

# 2018 Alaska State Land Offering Auction #484



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



<http://landsales.alaska.gov>

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



Dear Fellow Alaskans,

I am pleased to once again announce the Department of Natural Resources' Annual Alaska State Land Offering. The 2018 offering includes 200 parcels of land, in various sizes, all across our vast state. From south east ocean front to interior lakes, road accessible and remote, DNR is offering a wide range of parcels. Each of these parcels is available to Alaskans through DNR's sealed-bid auction.

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

Best Regards,

*Bill Walker*  
Governor



Dear Alaskans,

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

Our 2018 Annual Alaska State Land Offering brochure showcases 200 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 of Luck!

*Andy Mack*  
Commissioner  
Alaska Department of Natural Resources



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## INTRODUCTION

This year's State of Alaska Annual Land Auction #484 features approximately 200 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 100 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 115 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 pages 113-114 of the brochure for an explanation of DNR's policies regarding common errors and refunds in regards 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. 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)



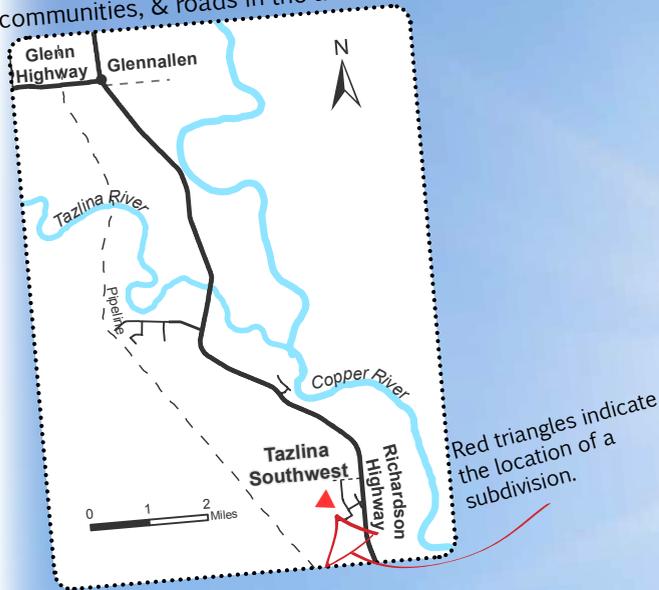
Send your bids and applications here!

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

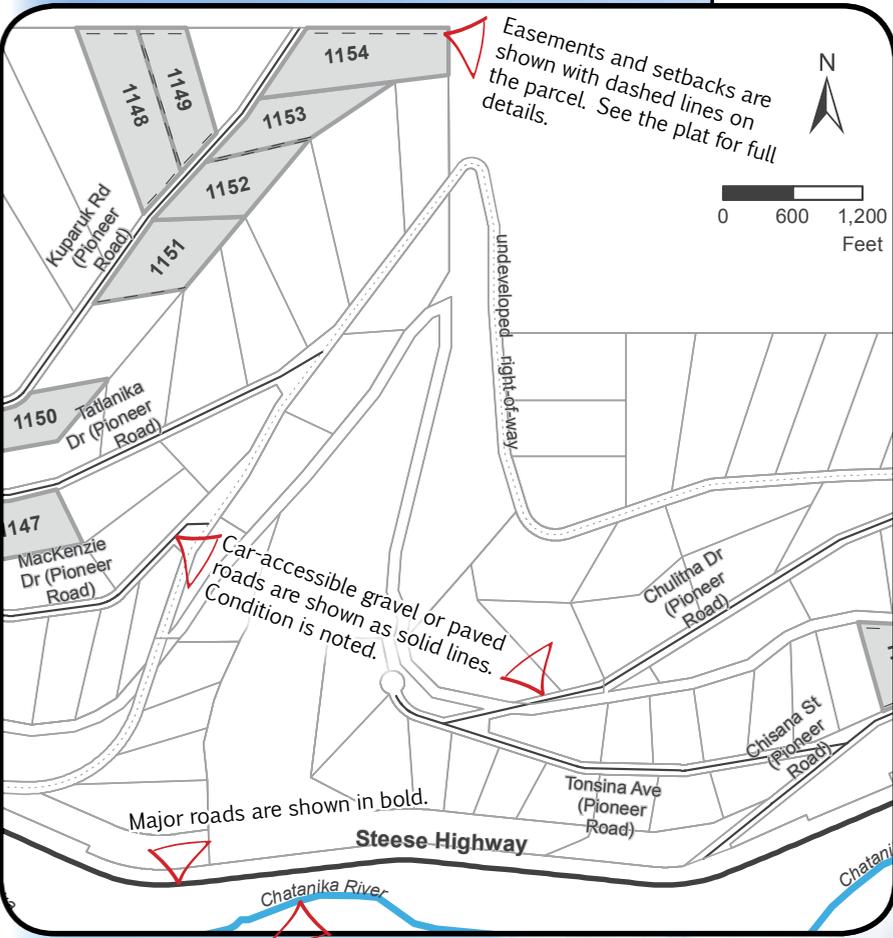
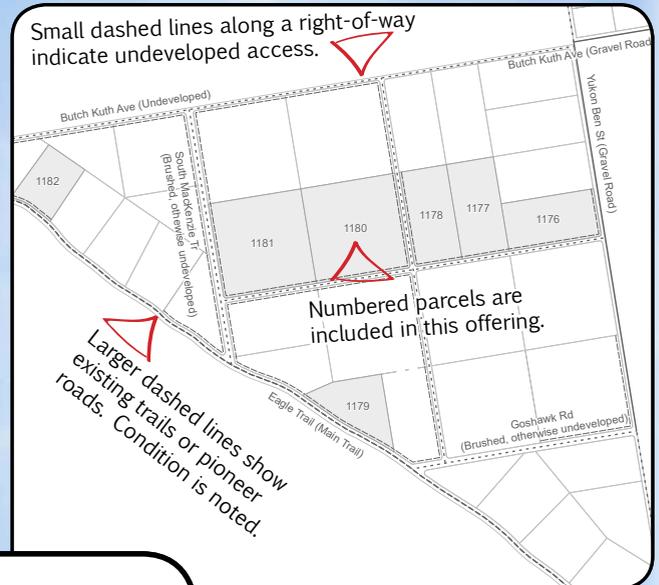


# How to Read Our Maps

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



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



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

## IMPORTANT DATES

To Bid:  
**Annual Auction #484 Bidding Period**  
 Begins 10:00 a.m., March 23, 2018  
 Ends 5:00 p.m., June 29, 2018

**Opening of Sealed-Bids for Auction #484**  
 10:00 a.m., July 11, 2018

To Buy Over-the Counter:  
**Over-the-Counter (OTC) Parcel List Available**  
 10:00 a.m., July 25, 2018

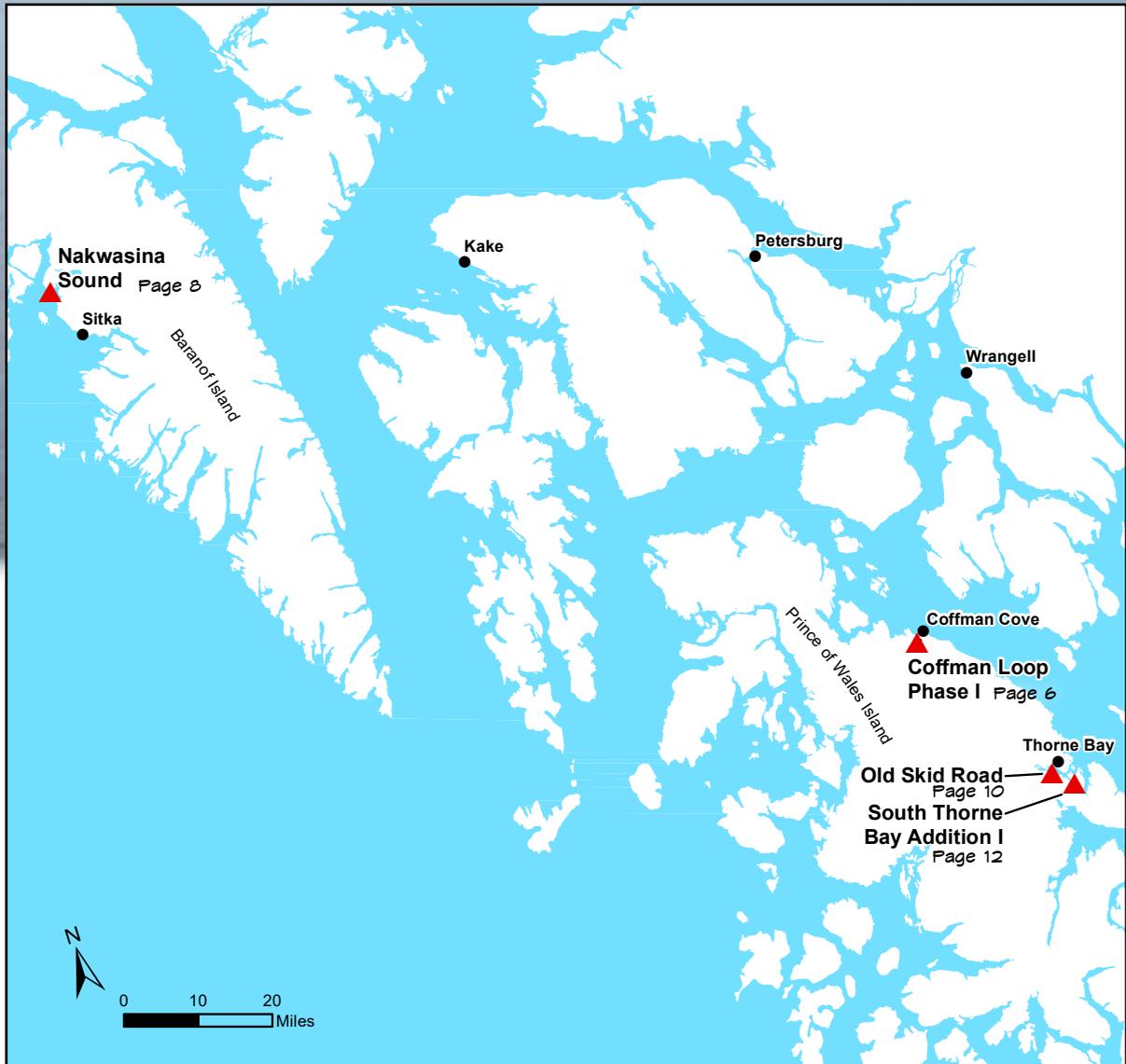
**1<sup>st</sup> OTC Offering**  
 (up to 30% above minimum auction bid)  
 Begins 10:00 a.m., July 25, 2018  
 Ends 5:00 p.m., August 7, 2018

**2<sup>nd</sup> OTC Offering**  
 (up to 15% above minimum auction bid)  
 Begins 10:00 a.m., August 8, 2018  
 Ends 5:00 p.m., August 21, 2018

**General OTC Offering**  
 (price set at minimum auction bid)  
 Begins 10:00 a.m., August 22, 2018

## Southeast Alaska - Road Access & Remote

Southeast Alaska features 24 parcels on the Prince of Wales and Baranof Islands. Spectacular ocean and mountain vistas are offered with many of the parcels. Access to these parcels is largely by boat or floatplane; road access may be available from local communities. Many of these communities are connected to the rest of the state by the Alaska Marine Highway.



Southeast AK

Mat-Su Road

Kenai

Copper River Valley

Susitna Valley Remote

Fairbanks, Elliott Hwy.

N. Parks Highway

Richardson, AK Highways

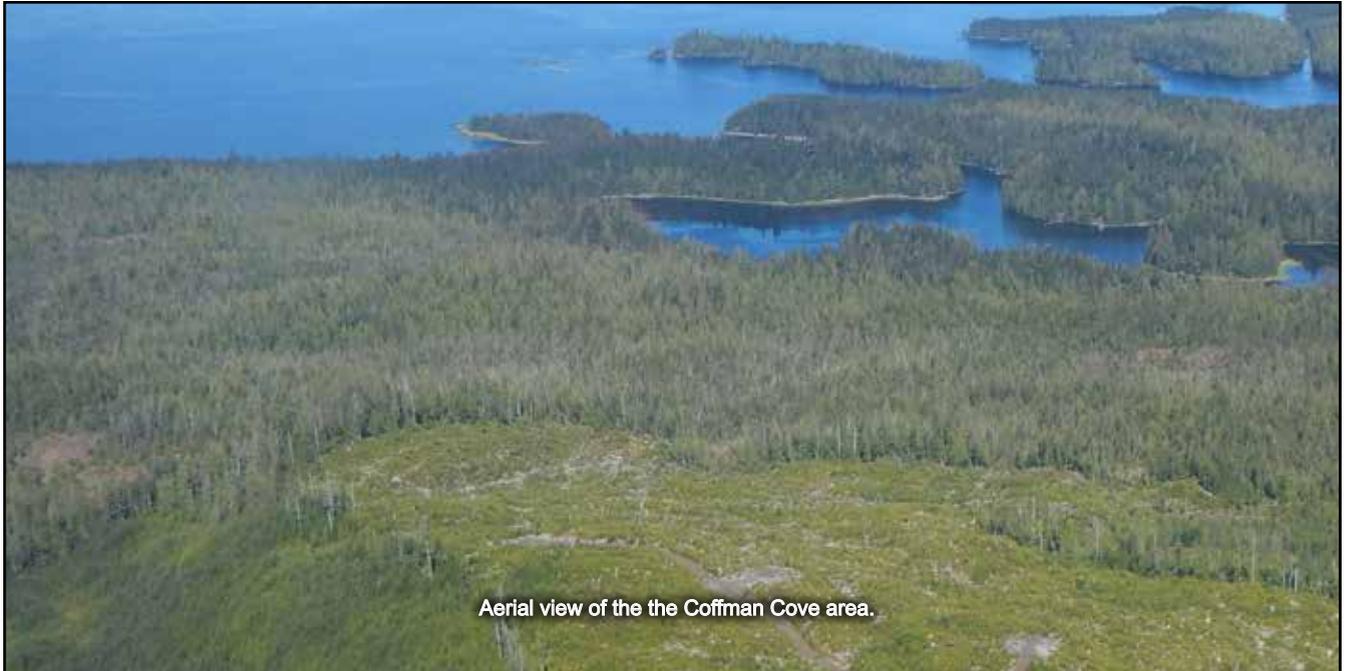
Steese Highway

Interior Remote

General Information



# Coffman Loop Phase I



Aerial view of the the Coffman Cove area.

## 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 Whales Island road system. The subdivision is located via Coffman Cove Road (paved highway). Parcels 1001-1006 are accessible by vehicle on FDR 3030, a developed Forest Service Road. Parcels 1007-1009 are adjacent to the brushed ROW and portions of FDR 3030.

## 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

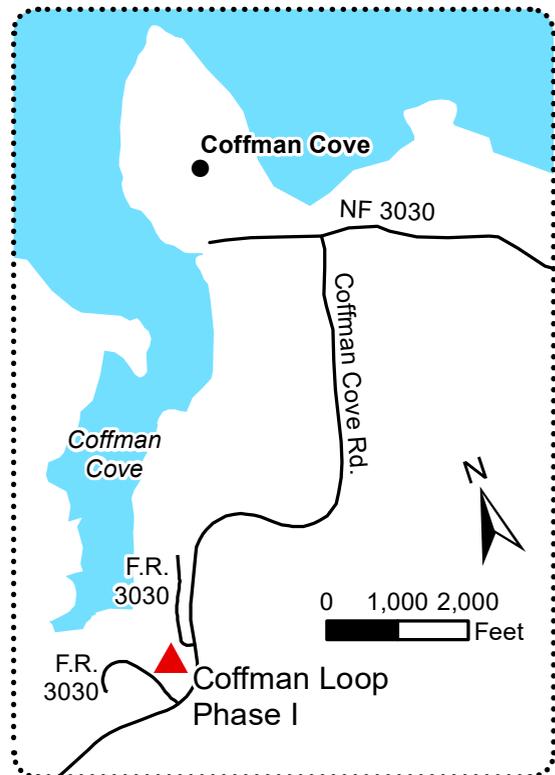
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Parcels are subject to a 50-foot wide building setback from wetland areas.

## SURVEY & MTRS

Coffman Loop Phase I is survey ASLS 2016-2 located in C068S081E02. The survey has been recorded as a plat 2018-1 in the Ketchikan Recording District and as plat 2018-6 in the Petersburg Recording District.

## RIGHT-OF-WAY STATUS

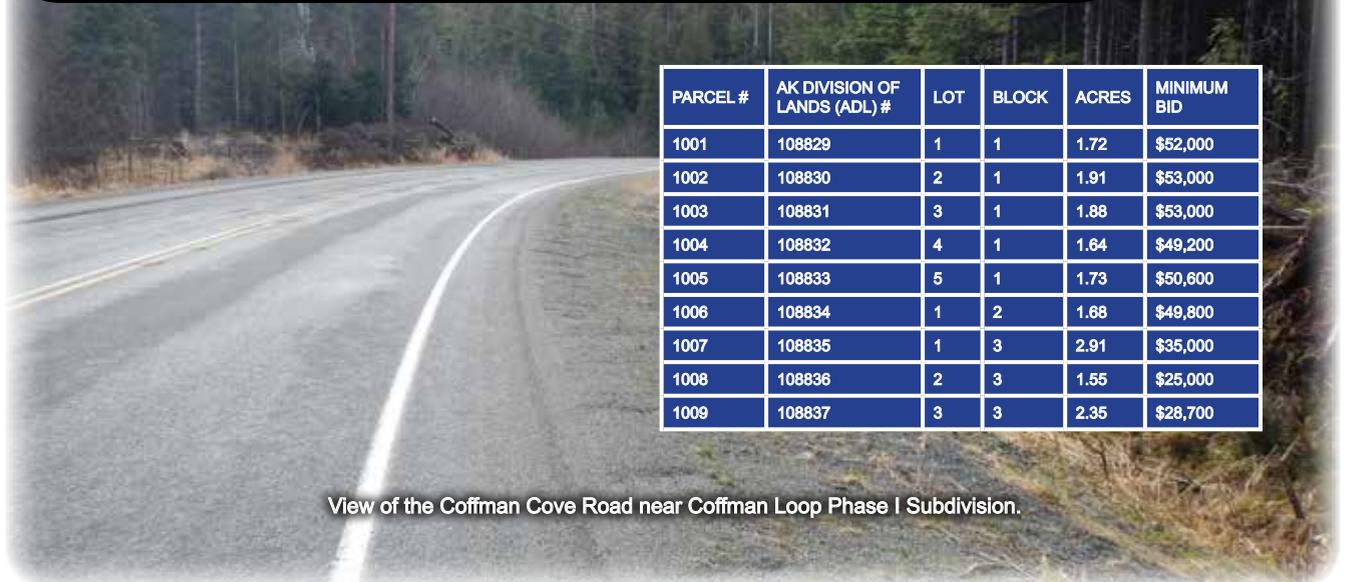
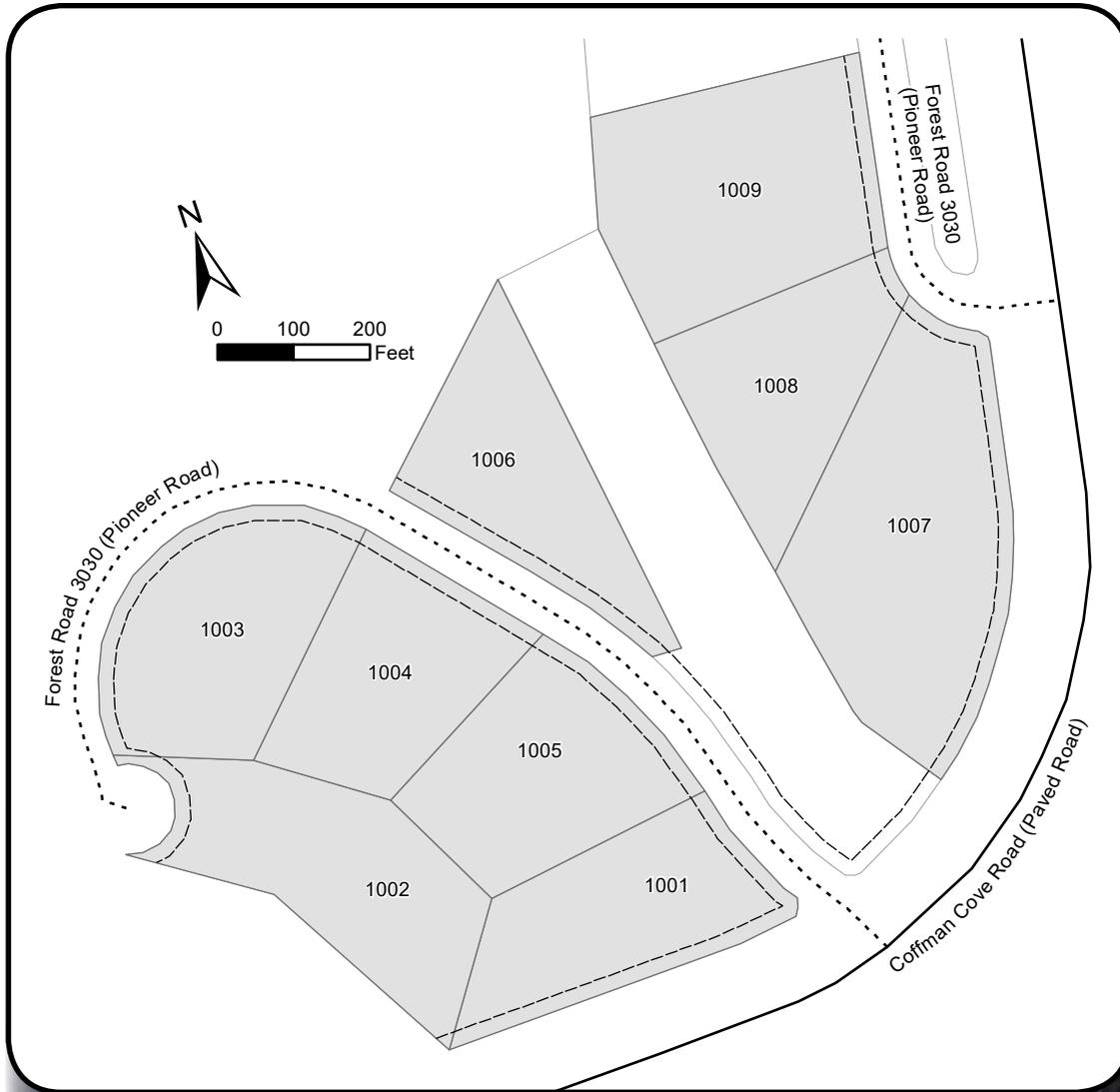
The access easements are undeveloped.



**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
1001	108829	1	1	1.72	\$52,000
1002	108830	2	1	1.91	\$53,000
1003	108831	3	1	1.88	\$53,000
1004	108832	4	1	1.64	\$49,200
1005	108833	5	1	1.73	\$50,600
1006	108834	1	2	1.68	\$49,800
1007	108835	1	3	2.91	\$35,000
1008	108836	2	3	1.55	\$25,000
1009	108837	3	3	2.35	\$28,700

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

Southwest  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

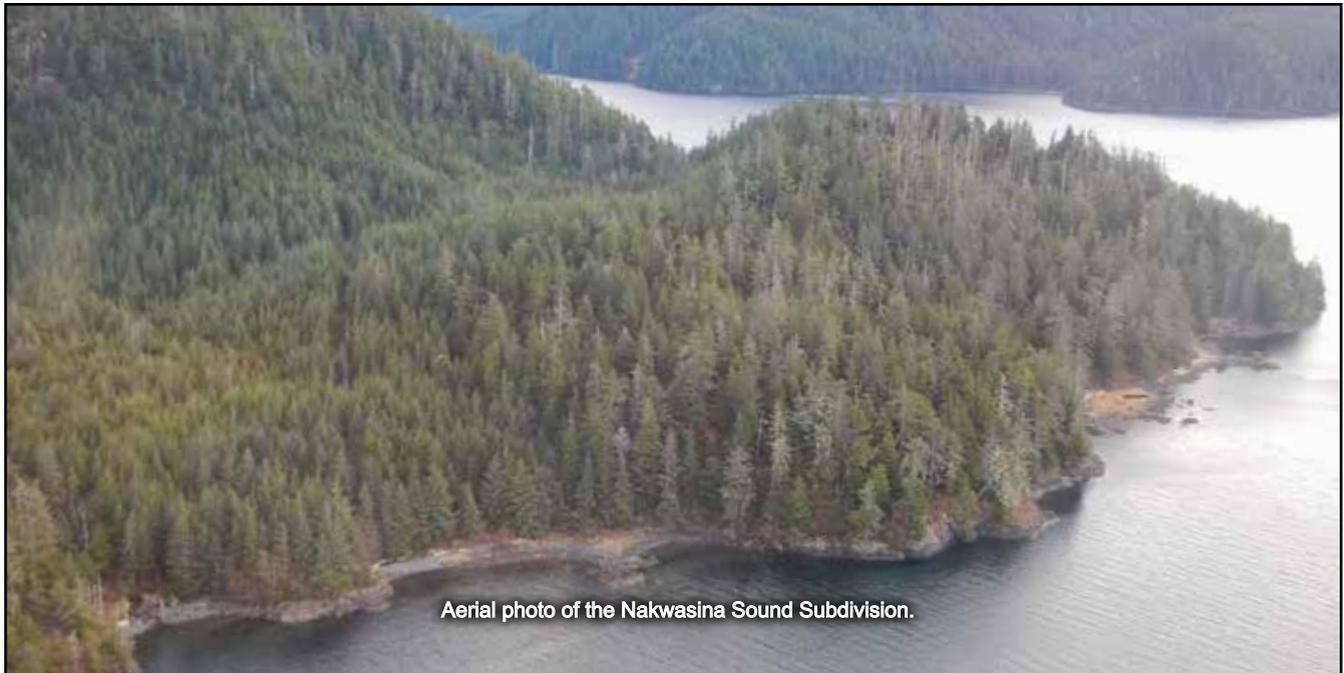
Steese  
Highway

Interior  
Remote

General  
Information



# Nakwasina Sound



Aerial photo of the 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 section of this brochure for details. These parcels are located on Tentatively Approved land, please see the Tentative Approval section for details.

## RESTRICTIONS

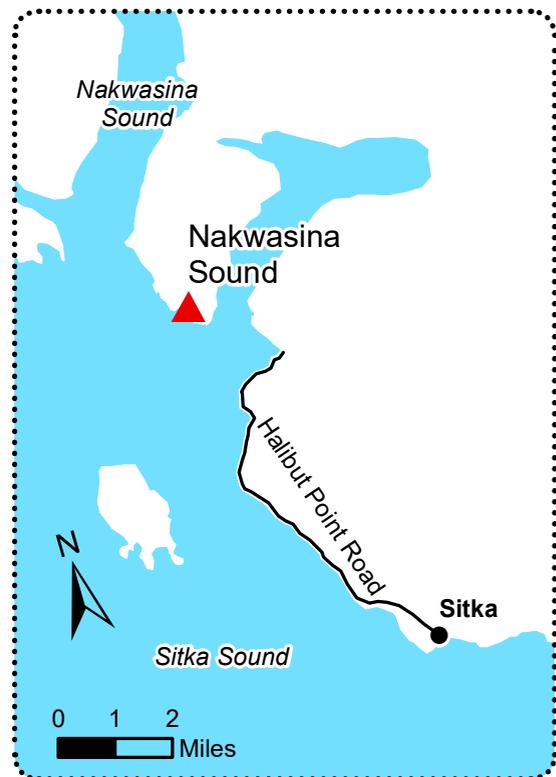
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. There is a 100 ft. building setback from Sitka Sound. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes,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

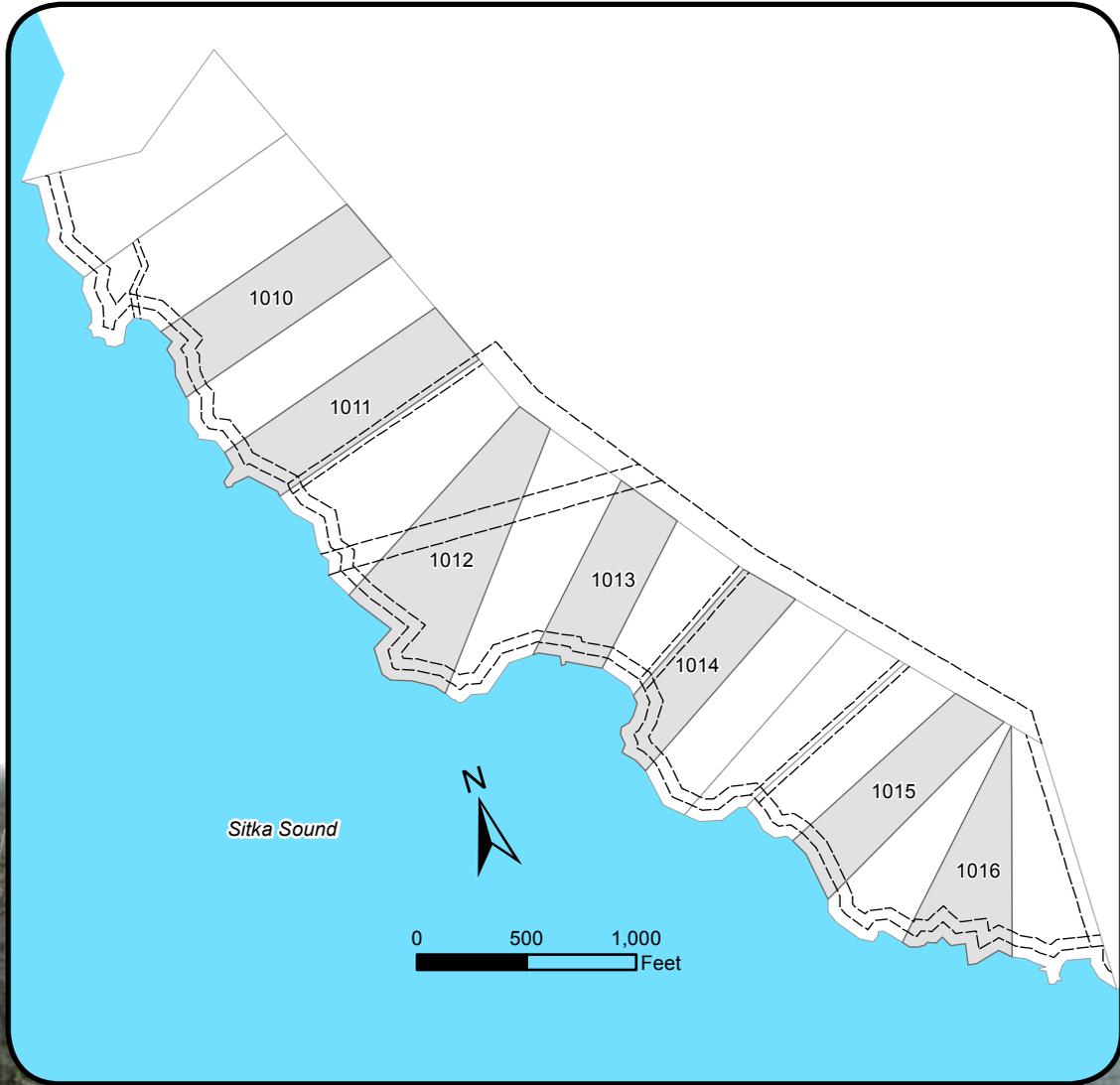
The access easements are undeveloped.



**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/>.



# Nakwasina Sound



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1010	108720	3	6.86	\$114,000
1011	108722	5	7.26	\$112,000
1012	108724	7	9.51	\$125,000
1013	108726	9	5.16	\$155,000
1014	108728	11	5.2	\$158,000
1015	108732	15	5.92	\$167,000
1016	108734	17	5.37	\$154,000

Southwest  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
Information



## Old Skid Road



Old Skid Road parcels above Thorne Bay.

### WHY BUY?

Old Skid Road offers ocean front and road-accessible parcels in beautiful southeast Alaska near the community of Thorne Bay.

### LOCATION

Old Skid Road is located in the City of Thorne Bay on Prince of Wales Island.

### ACCESS

Access to the oceanfront parcels is from the ocean by boat, float plane or platted easements. Access to the other parcels is from North Road. The access to parcel 1023 is via a portion of North Road, which is undeveloped.

### 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 may need to extend the lines at their own expense.

### LOCAL GOVERNMENT

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

### NOTES

Use of these parcels is restricted by the zoning, please contact the City of Thorne Bay for details. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

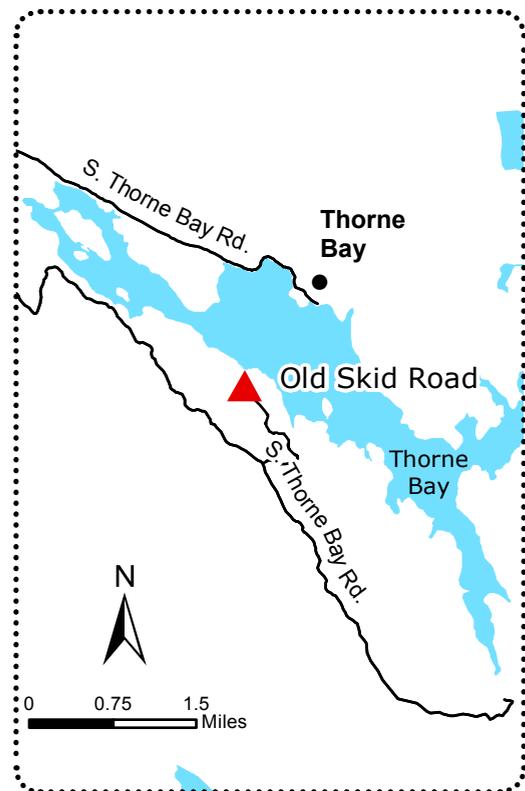
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Waterfront parcels are subject to a 100 foot building setback from Thorne Bay. All parcels are subject to a 25 foot building setback from all utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Old Skid Road is survey ASLS 2014-62, located in C071S084E33. The survey has been recorded as plat 2016-7 in the Ketchikan Recording District.

### RIGHT-OF-WAY STATUS

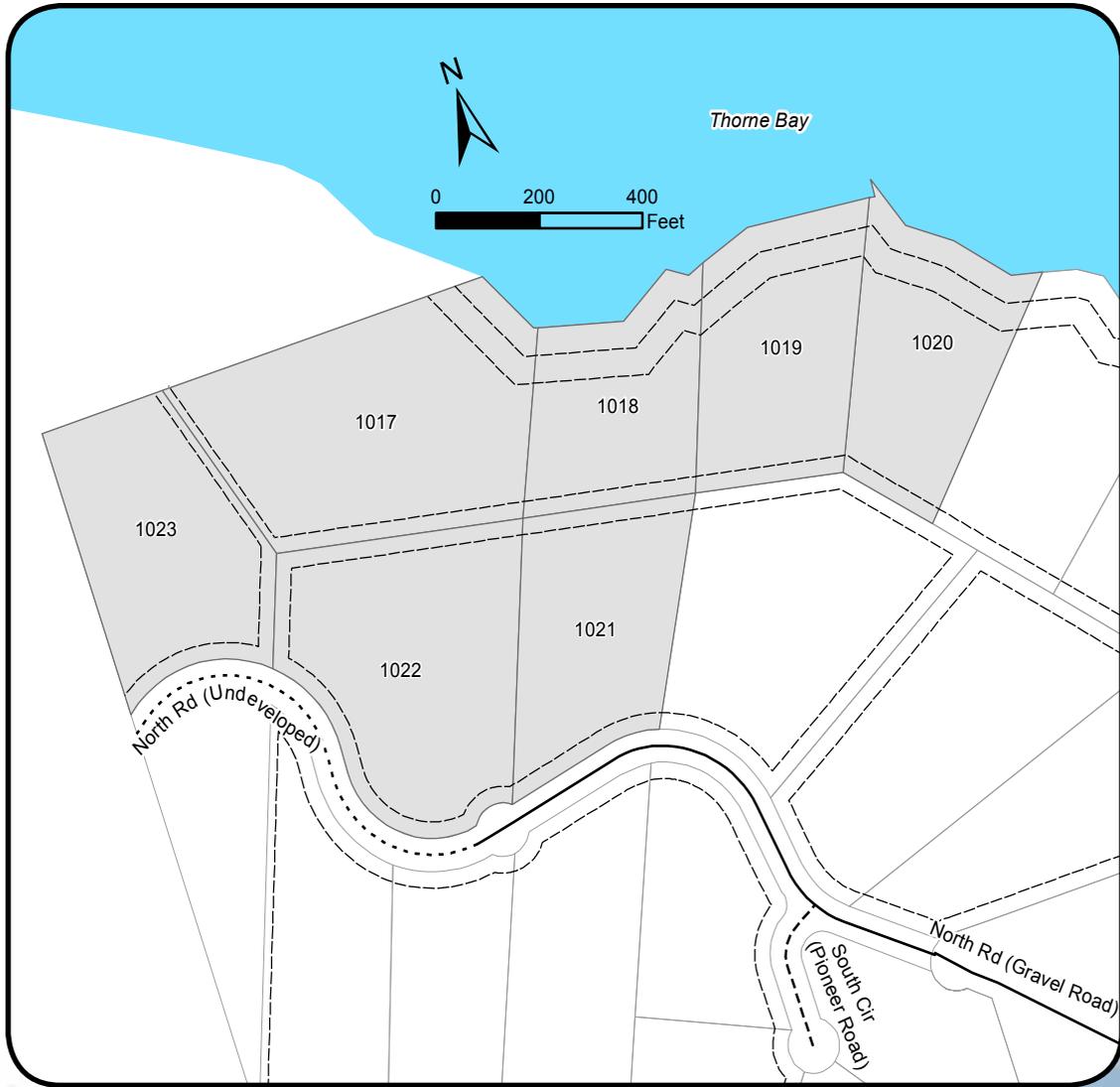
North Road is an old gravel logging road and has been cleared up to a point between parcels ADL 108480 and ADL 108481. South Circle is a gravel road with a small turn around.



**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/>.



# Old Skid Road



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1017	108465	1	1	5.57	\$80,000
1018	108466	2	1	2.69	\$66,000
1019	108467	3	1	3.39	\$74,300
1020	108468	4	1	2.89	\$68,500
1021	108476	12	1	3.2	\$28,800
1022	108477	13	1	4.91	\$36,500
1023	108478	14	1	3.68	\$29,000

Parcels of Old Skid Road are on the left overlooking Thome Bay.

Southwest  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

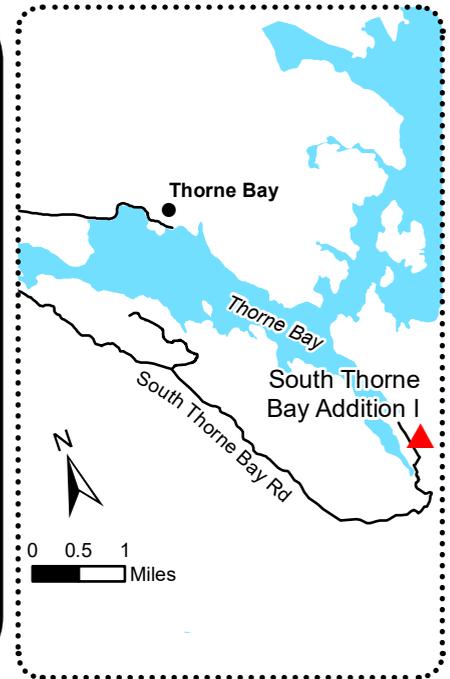
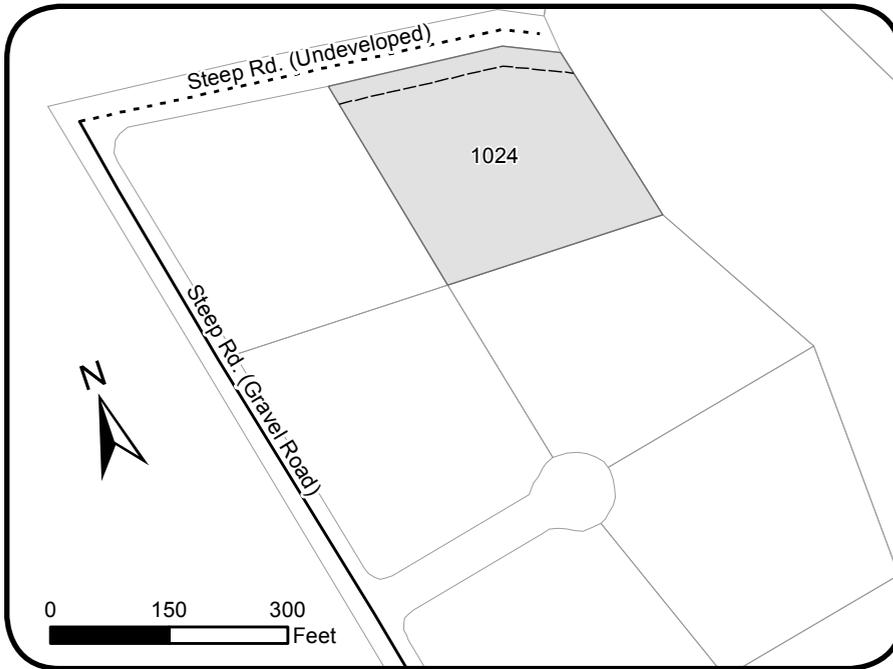
Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
Information

# South Thorne Bay Addition I



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1024	107756	12	18	1.78	\$16,900

### WHY BUY?

This South Thorne Bay parcel is a nice residential lot near the community of Thorne Bay.

### LOCATION

South Thorne Bay is located near the southern end of Thorne Bay on Prince of Wales Island.

### ACCESS

Access to South Thorne Bay Addition I is by road from the town of Thorne Bay. This parcel is accessed via South Thorne Bay Rd to Steep Rd, an undeveloped platted 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. Electricity is available along the roads. Purchasers may need to extend the lines at their own expense.

### LOCAL GOVERNMENT

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

### NOTES

The South Thorne Bay parcels are zoned Residential-Commercial III by the City of Thorne Bay. Use of these parcels is restricted by the zoning, please contact the City of Thorne Bay for details. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

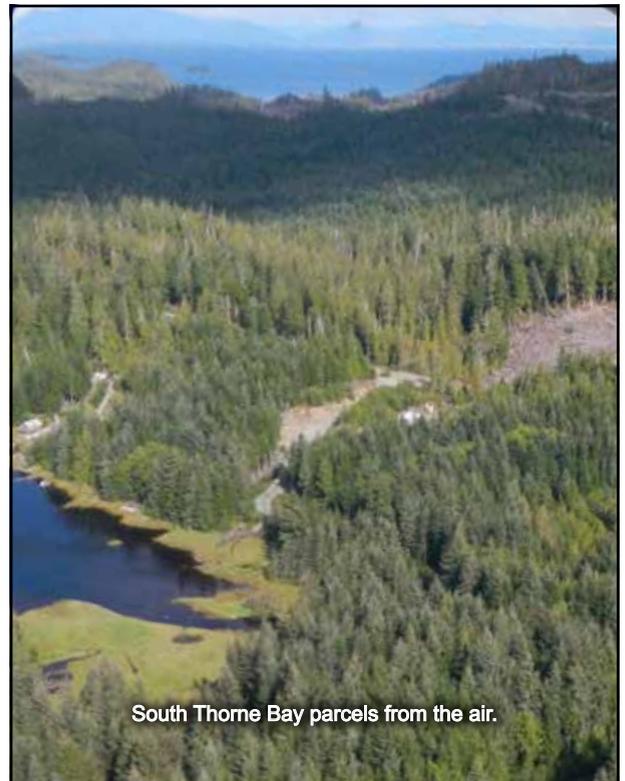
Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

South Thorne Bay, Addition No. 1 is survey ASLS 2006-72, located in C072S084E11. The survey has been recorded as plat 2009-7 in the Ketchikan Recording District.

### RIGHT-OF-WAY STATUS

Gravel roads are built near the parcel. The right-of-way to this parcel is undeveloped.



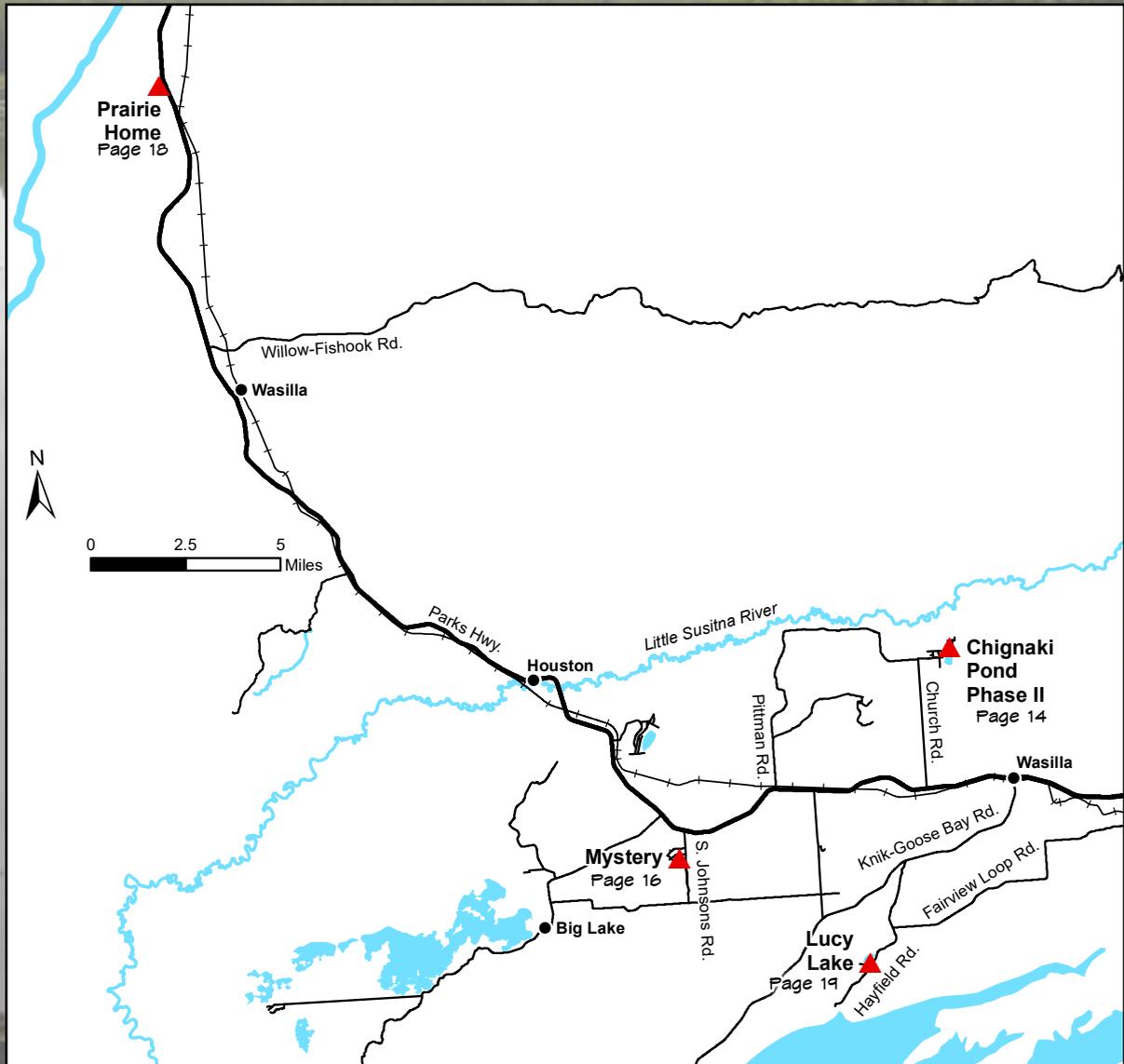
South Thorne Bay parcels from the air.

**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/>.



# Matanuska - Susitna Valley - Road Access

These subdivisions feature residential lots near Wasilla, Big Lake, Willow and Houston. 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.





# Chignaki Pond

Mat-Su  
Road



Looking north along North Sandhill Crane Street.

### 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 three and a quarter 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 West Woodpecker Circle.

### 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

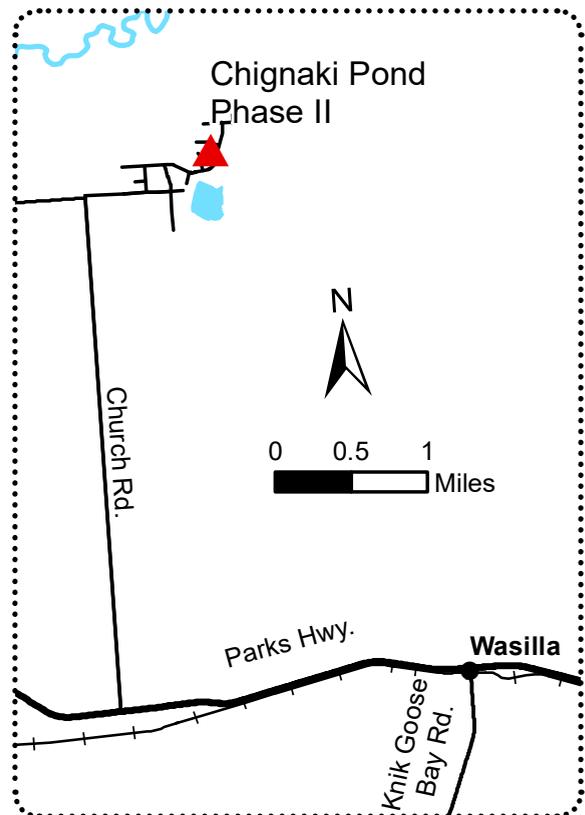
Chignaki Pond is survey ASLS 2006-12, located in S018N001W20. The survey has been recorded as plat and 2008-37 in the Palmer Recording District.

### RIGHT-OF-WAY STATUS

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

### HOMEOWNER'S ASSOCIATION

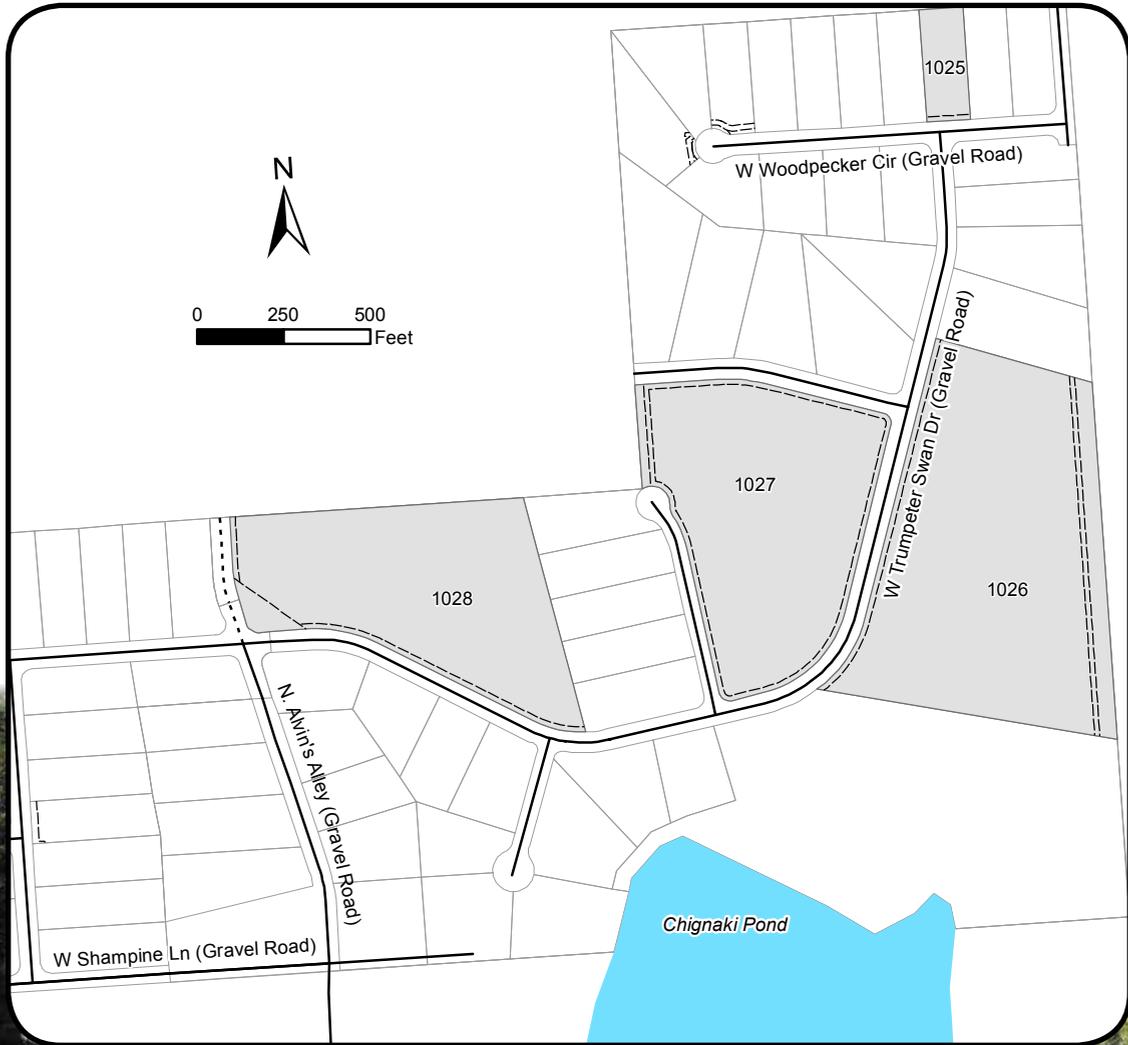
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on January 4, 2007 in the Palmer Recording District.



**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/>.



# Chignaki Pond



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	LOT	BLOCK	ACRES	MINIMUM BID
1025	230345		3	7	0.92	\$32,000
1026	232459	A-1			15.01	\$46,650
1027	232480	B			10.5	\$45,300
1028	232482	D			9.43	\$42,500

Looking west down West Woodpecker Circle.

Southeast  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
Information



# 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.

### ACCESS

Access to Mystery parcels is from S. Johnson Road which is about 9 miles west of Wasilla along the Parks Highway. To drive to the parcels, turn south on S. Johnson Road from the highway, then head west into the subdivision on W. 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 STATUS

Gravel roads within the subdivision have been constructed.

### HOMEOWNER'S ASSOCIATION

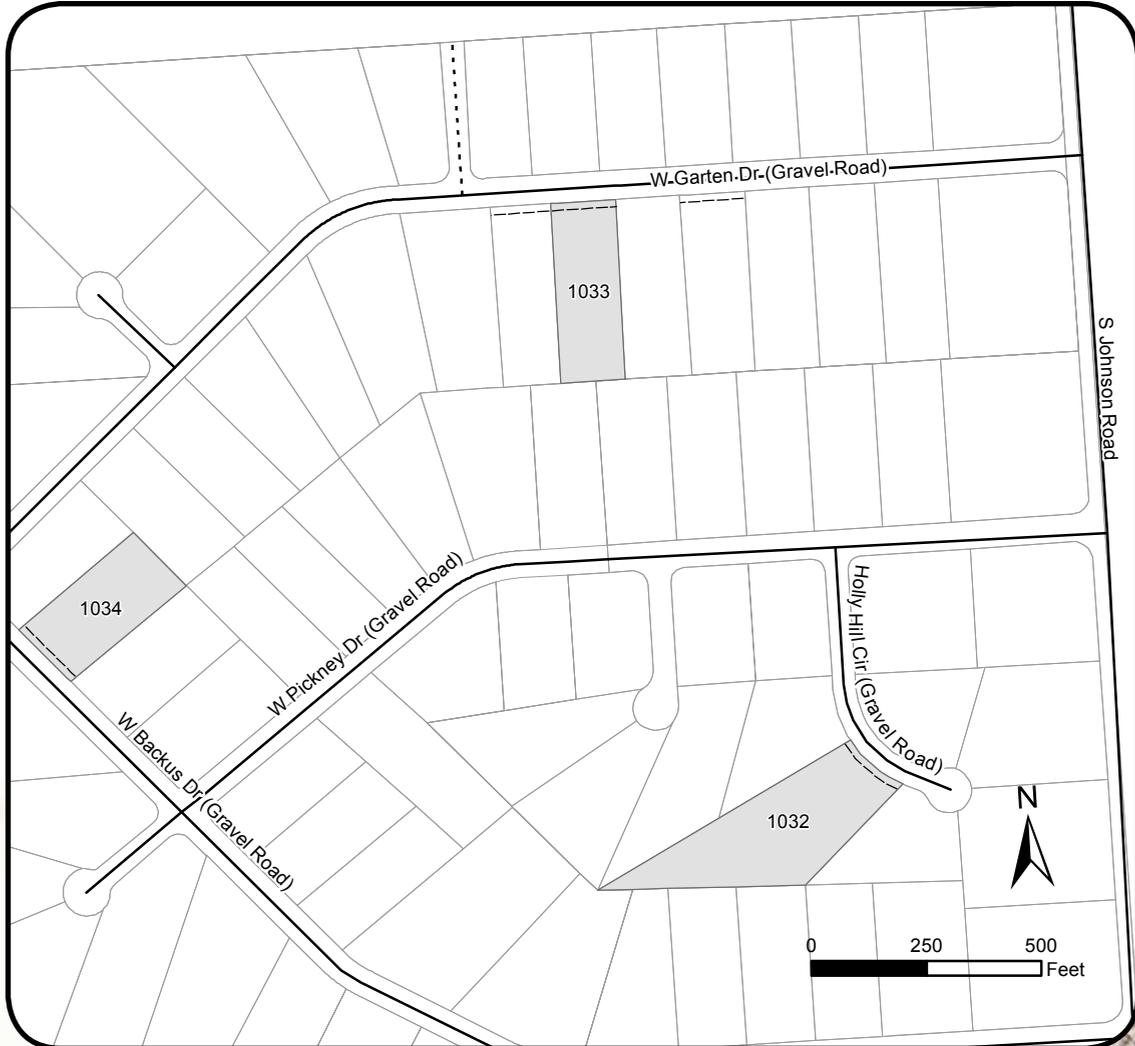
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on April 9, 2004 in the Palmer Recording District.



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



# Mystery



PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1032	228525	ASLS 2002-28	7	3	2.1	\$24,100
1033	229634	ASLS 2004-32	7	2	1.27	\$28,000
1034	229643	ASLS 2004-32	16	2	1.19	\$28,000

Mystery Phase II Subdivision is located just south of the George Parks Hwy on the west side of Johnson Rd.

Southeast AK

Mat-Su Road

Kenai

Copper River Valley

Susitna Valley Remote

Fairbanks, Elliott Hwy.

N. Parks Highway

Richardson, AK Highways

Steese Highway

Interior Remote

General Information

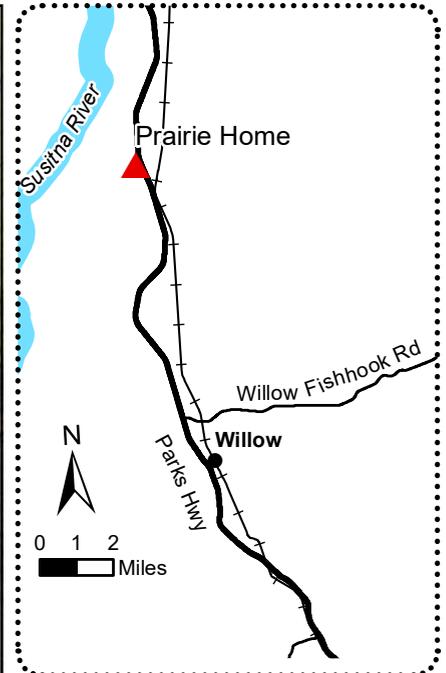


# Prairie Home

Mat-Su Road



At the southwest corner of the Prairie Home Subdivision (monument seen in photo) looking east down E. Whispering Birch Circle.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1035	232829	1	11.84	\$38,600
1036	232830	2	12.76	\$43,400

### WHY BUY?

Prairie Home features nice size residential lots with access to the Parks Highway.

### LOCATION

Prairie Home Subdivision is located 7.5 miles north of Willow along the Parks Highway.

### ACCESS

Access to Lots 1 and 2 is via a common access point from the Parks Highway, which connects to an undeveloped access easement. These lots can also be accessed via an undeveloped section-line easement from East Whispering Birch Circle.

### 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. This area is served by MEA and electricity is available along the east side of the Parks Highway and along the south side of the subdivision. 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 Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

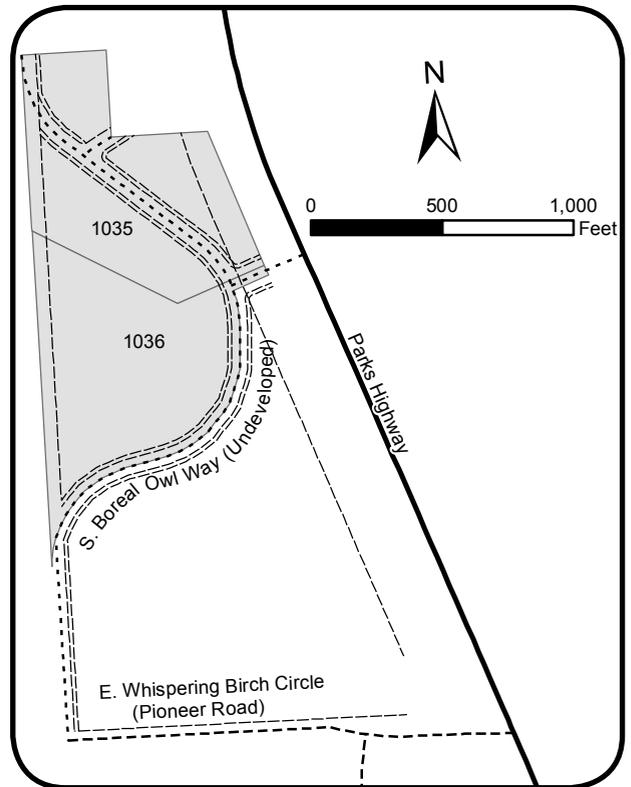
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Parcels are subject to a 100 foot non-development buffer along the Parks Highway. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Prairie Home is survey ASLS 2016-5, located in S021N004W31, and recorded as plat 2017-114 in the Palmer Recording District.

### RIGHT-OF-WAY STATUS

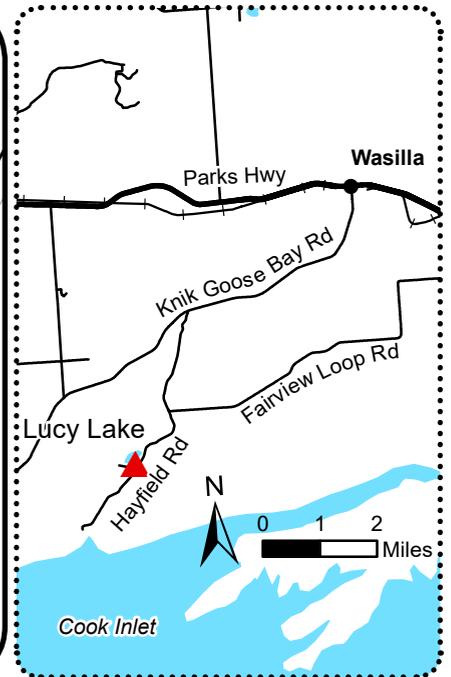
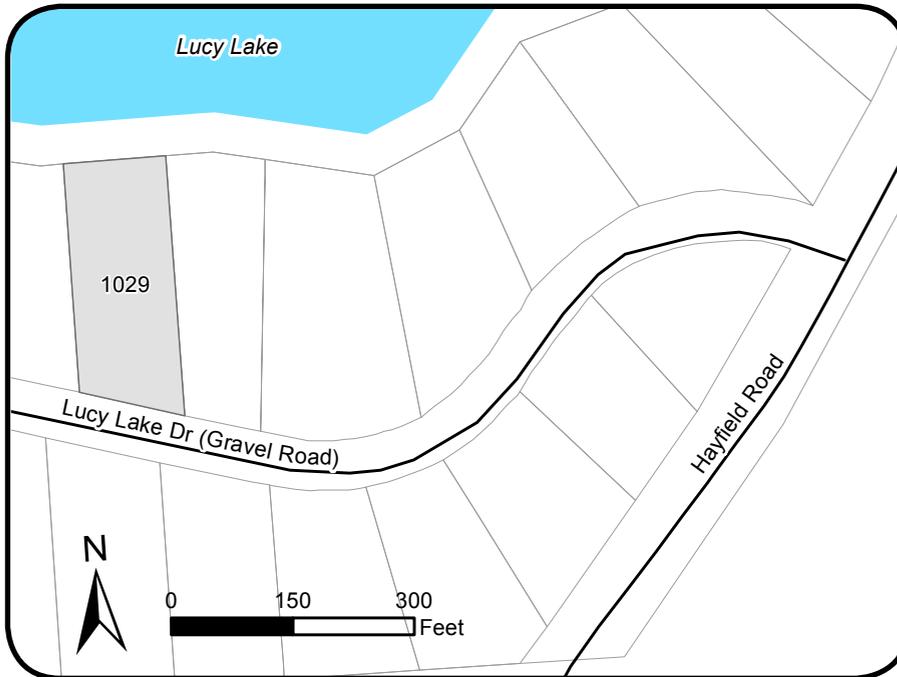
East Whispering Birch Circle is a borough maintained pioneer road. The rights-of-way within the subdivision are undeveloped.



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# Lucy Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1029	19535	13	1	0.913	\$75,000

### WHY BUY?

This is a beautiful lakefront parcel with gravel road access. A great spot for a residence or a weekend getaway cabin.

### LOCATION

Lucy Lake is located approximately 7.5 miles southwest of Wasilla on the westerly side of Hayfield Road. This subdivision is located near the Palmer Hay Flats State Game Refuge.

### ACCESS

From the intersection of Fairview Loop Rd and Hayfield Rd, turn south onto Hayfield Road, then west onto Lucy Lake 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, 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. Lucy Lake parcels that abut Lucy Lake are subject to an access easement of 50 feet upland and along the ordinary high water mark.

### SURVEY & MTRS

Lucy Lake is survey EPF 22-50, located in S017N002W36. The survey has been recorded as plat 63-37 in the Palmer Recording District as document Number 1963-003113-0.

### RIGHT-OF-WAY STATUS

Hayfield Road and Lucy Lake Drive are a developed gravel roads.



A view from the shore of Lucy Lake.

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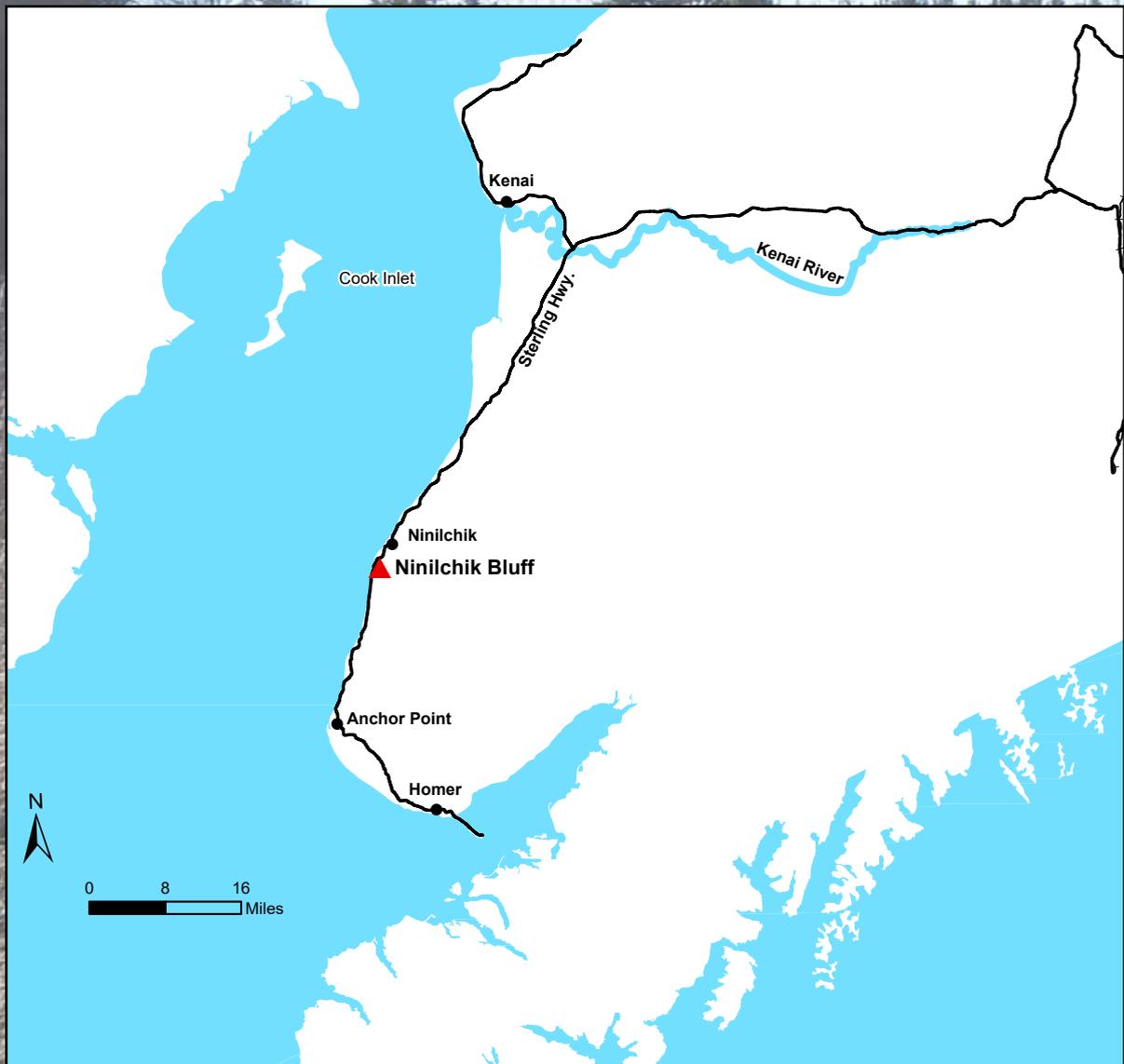
South  
east  
AK  
Mat-Su  
Road  
Kenai  
Copper  
River valley  
Susitna Valley  
Remote  
Fairbanks,  
Elliott Hwy.  
N. Parks  
Highway  
Richardson,  
AK Highway  
Steese  
Highway  
Interior  
Remote  
General  
Information



# Kenai

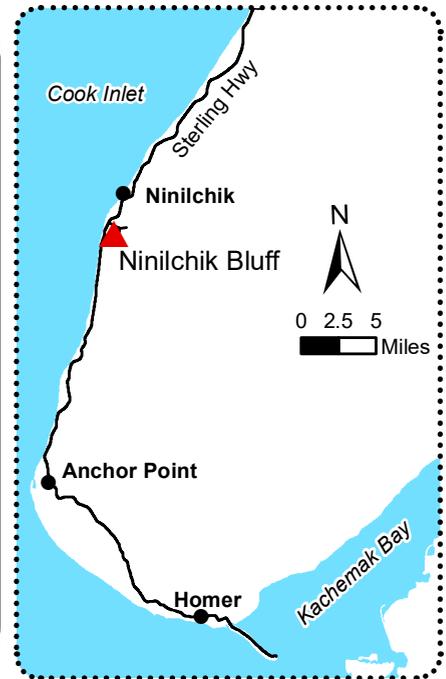
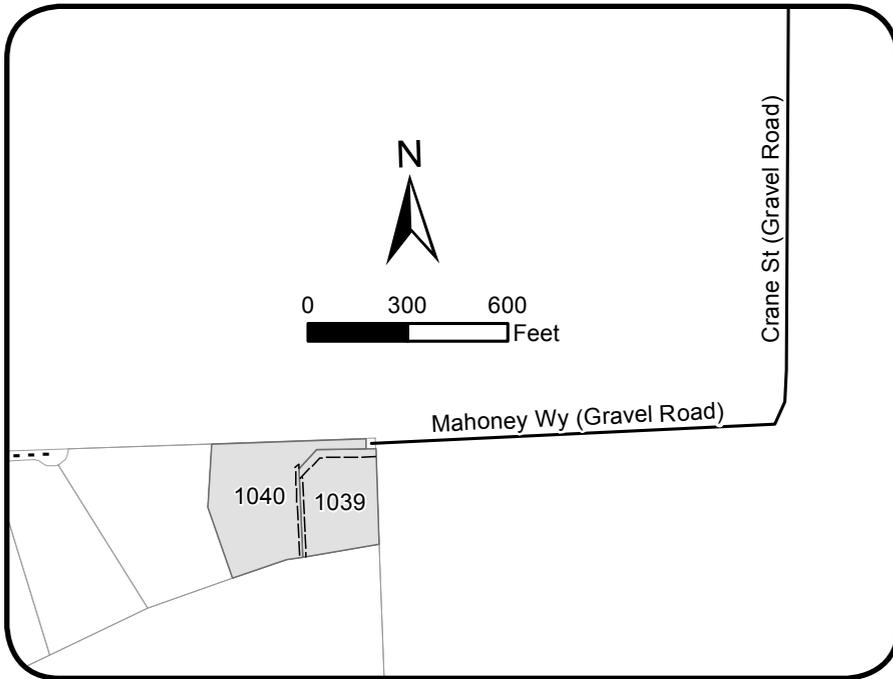
Ninilchik Bluff subdivision offers great residential opportunity off the Sterling Highway. It is located within the Kenai Peninsula Borough and encompasses 20 acres. The surrounding area is fairly dense with residential development.

Kenai





# Ninilchik Bluff



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1039	232833	1	1.606	\$15,000
1040	232834	2	2.429	\$17,500

### WHY BUY?

Bluff top parcels with great views of the surrounding area.

### LOCATION

Ninilchik Bluff is located on the Kenai Peninsula, 3.5 miles south of Ninilchik, just off the Sterling Highway.

### ACCESS

Access to the northeast corner is by Crane Street to Mahoney Way off borough maintained Deep Creek Road.

### 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 80-260 feet. This area is served by Homer Electric Association.

### LOCAL GOVERNMENT

This area is within the boundary of the Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions. 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

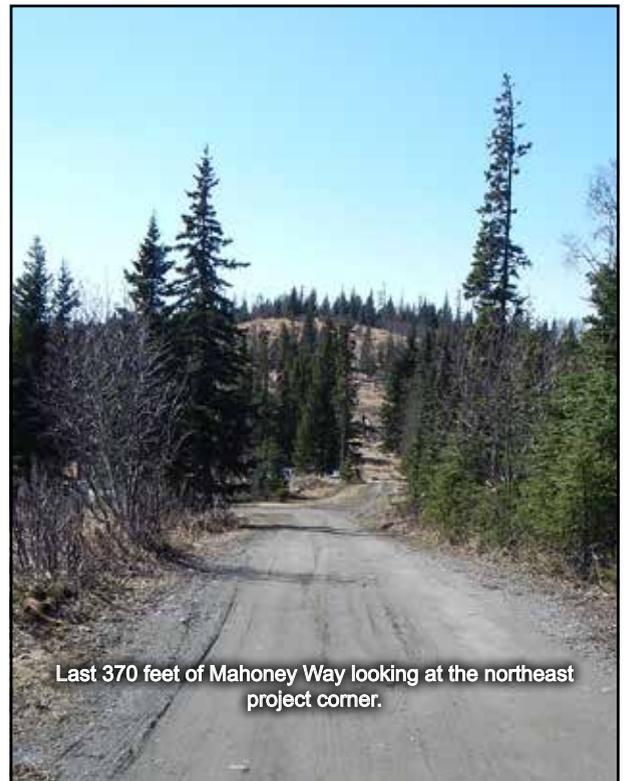
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Ninilchik Bluff Subdivision is survey ASLS 2016-01, which was recorded in the Homer Recording District as Plat 2017-10 and is located in a portion of the SW1/4 of the SE1/4 of S002S014W09.

### RIGHT-OF-WAY STATUS

Mahoney Way is a borough maintained road.



Last 370 feet of Mahoney Way looking at the northeast project corner.

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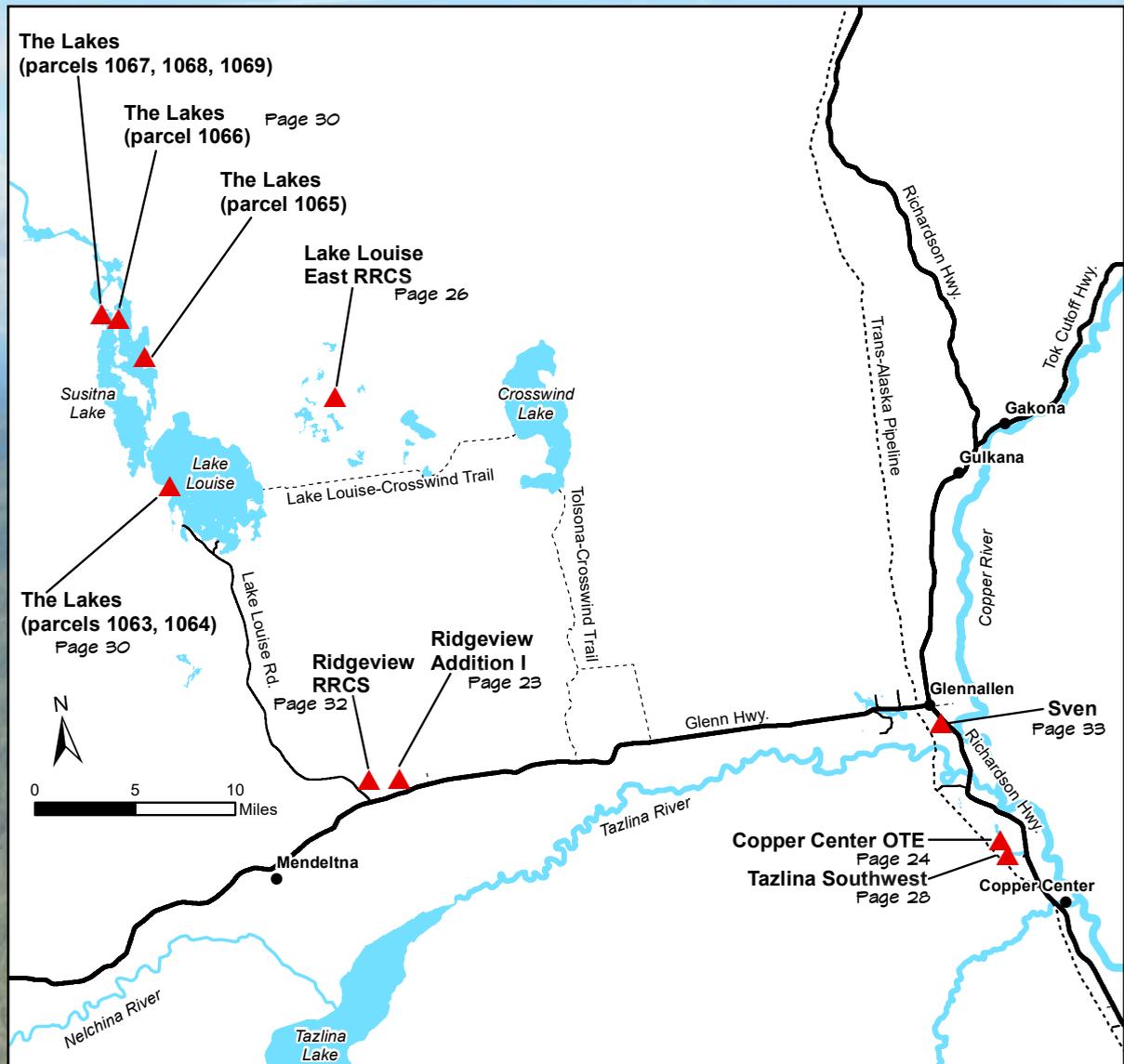
- Southwest AK
- Mat-Su Road
- Kenai**
- Copper River Valley
- Susitna Valley Remote
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Richardson, AK Highways
- Steese Highway
- Interior Remote
- General Information



# Copper River Valley

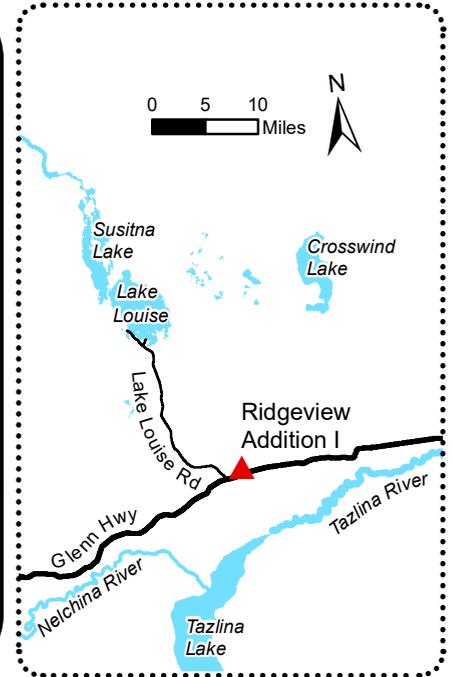
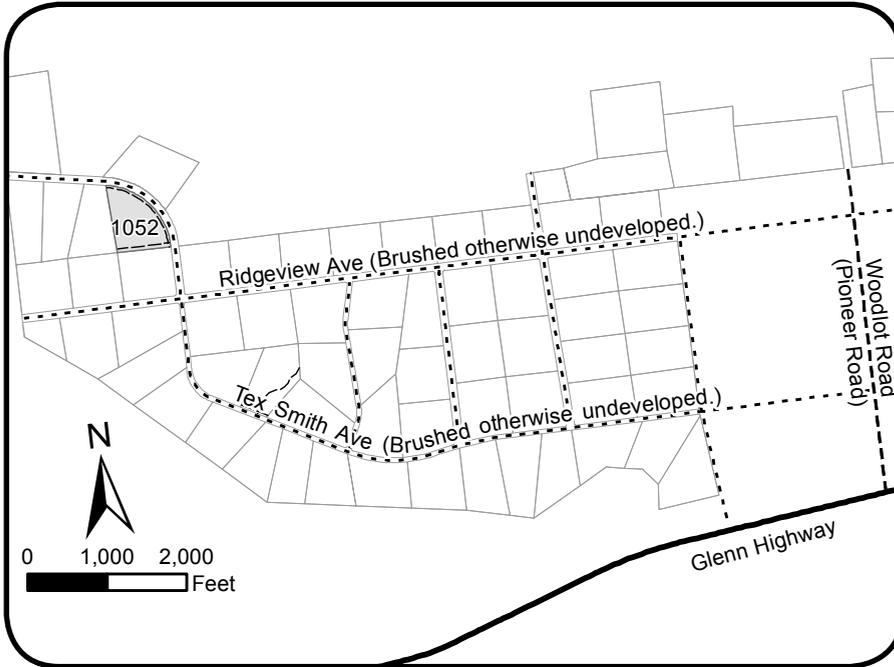
Waterfront parcels in The Lakes Subdivision on Lake Louise and Susitna Lake offer recreational opportunities in the Lake Louise State Recreational Area. The other parcels offer residential or recreational opportunities near Glennallen, Eureka and Copper Center. Access to these parcels is from gravel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

Copper River Valley





# Ridgeview Addition I



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1052	229946	2	1	10.11	\$17,200

### WHY BUY?

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

### LOCATION

Ridgeview Addition I is located 20 miles west of Glennallen, on the north side of the Glenn Hwy, near milepost 163.

### ACCESS

From the Glenn Hwy, turn north onto Woodlot Rd (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

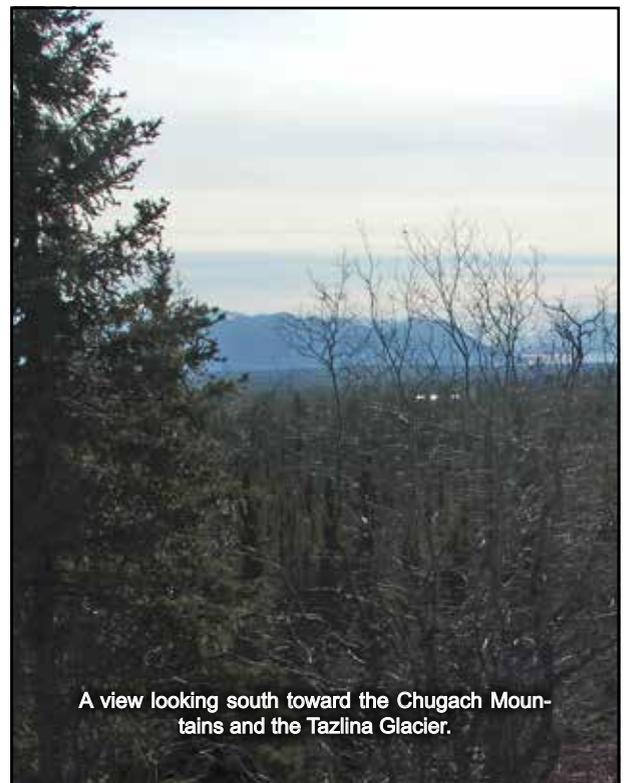
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Ridgeview Addition I is survey ASLS 2005-16, located in C004N006W22. The survey has been recorded as plat 2006-23 in the Chitina Recording District.

### 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 29, 2006 in the Chitina Recording District as Document Number 2006-23.



A view looking south toward the Chugach Mountains and the Tazlina Glacier.

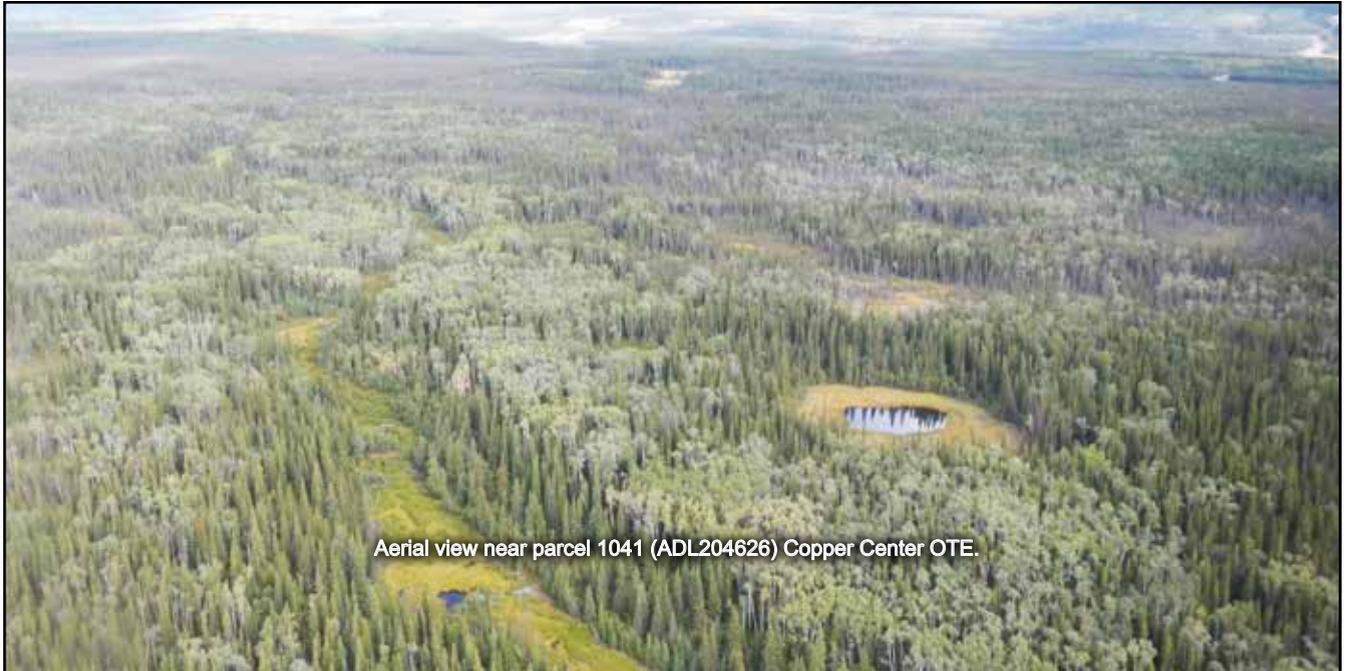
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other 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
- Mat-Su Road
- Kenai
- Copper River Valley
- Susitna Valley Remote
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Richardson, AK Highways
- Steese Highway
- Interior Remote
- General Information



# Copper Center OTE

Copper River Valley



Aerial view near parcel 1041 (ADL204626) Copper Center OTE.

### LOCATION

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

### ACCESS

Access is from the Richardson Highway via 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

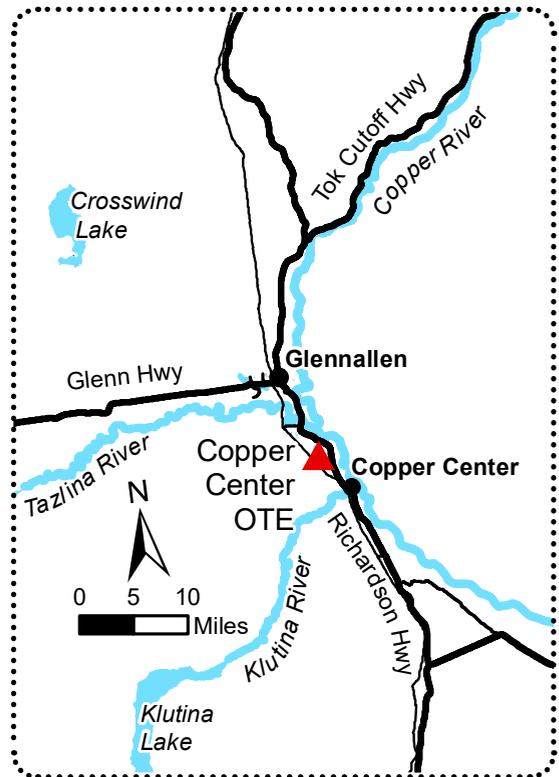
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

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

### RIGHT-OF-WAY STATUS

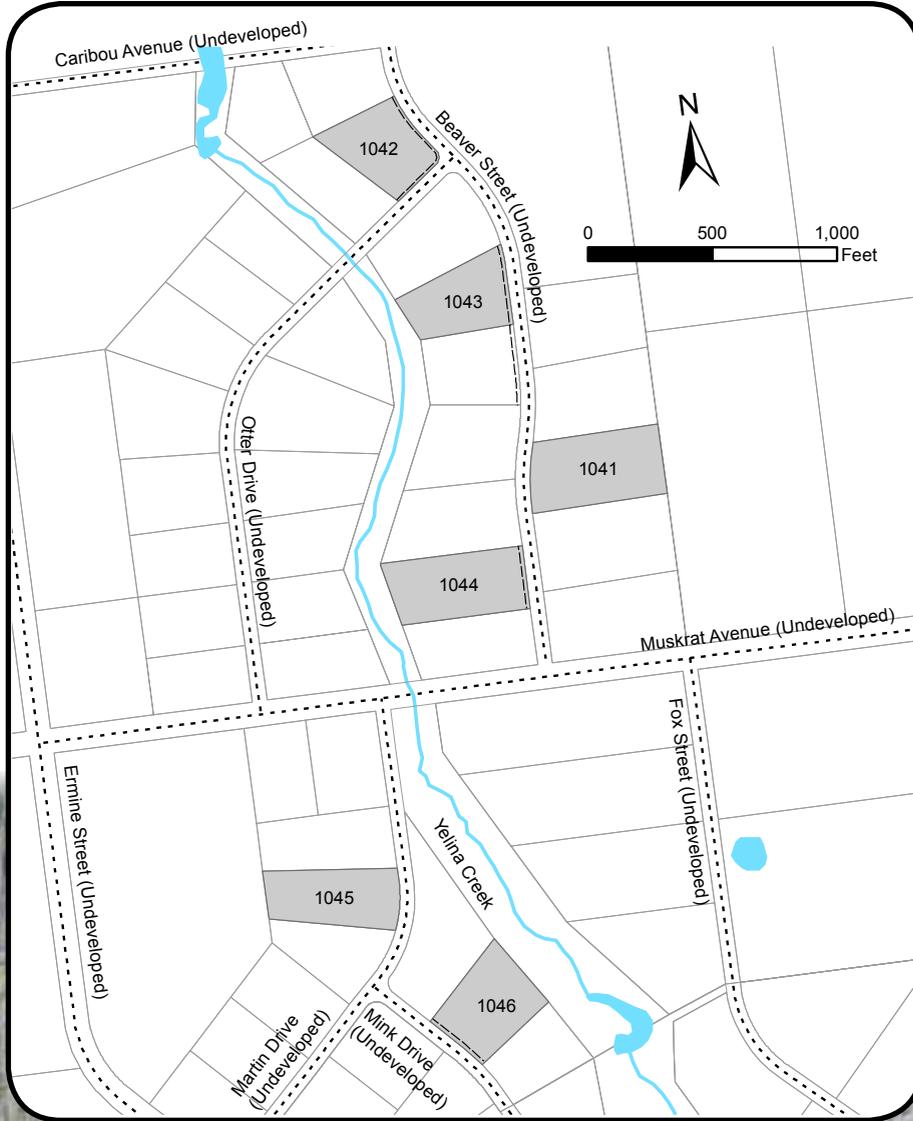
Most of the rights-of-way are undeveloped. A few are trails.



**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/>.



# Copper Center OTE



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1041	204626	4	12	3.51	\$6,300
1042	232484	3	10	2.45	\$4,200
1043	232485	2	11	2.55	\$5,300
1044	232486	6	11	3.16	\$6,600
1045	232487	4	13	2.83	\$5,500
1046	232488	2	14	2.71	\$5,700

Southeast AK

Mat-Su Road

Kenai

**Copper River Valley**

Susitna Valley Remote

Fairbanks, Elliott Hwy.

N. Parks Highway

Richardson, AK Highways

Steese Highway

Interior Remote

General Information



# Lake Louise East RRCS

Copper River Valley



Aerial view of Lake Louise East area.

### LOCATION

Lake Louise East RRCS is approximately 120 miles northeast of Anchorage and 30 miles northwest of Glennallen. The parcels are between Lake Louise and Crosswind Lake.

### ACCESS

Access is via one of the many trails in the area. Float plane access is also possible to one of the many lakes in 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 for more 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

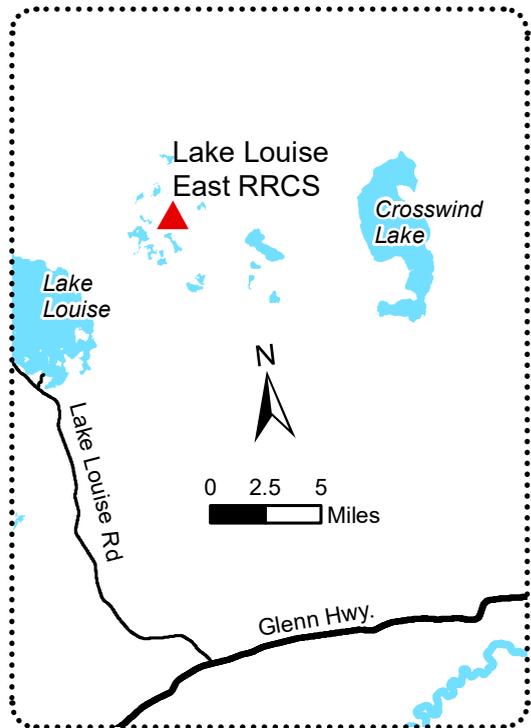
This area is in a Modified Fire Management Option.

### RESTRICTIONS

Parcels are subject to all platted easements and reservations of record. Setbacks depicted on the plat include, but are not limited to, 100 feet from streams and public water, etc. 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 wetland.

### SURVEY & MTRS

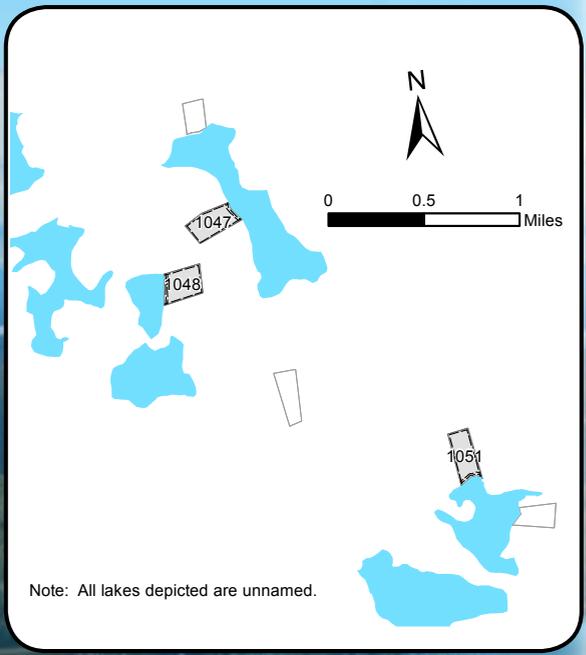
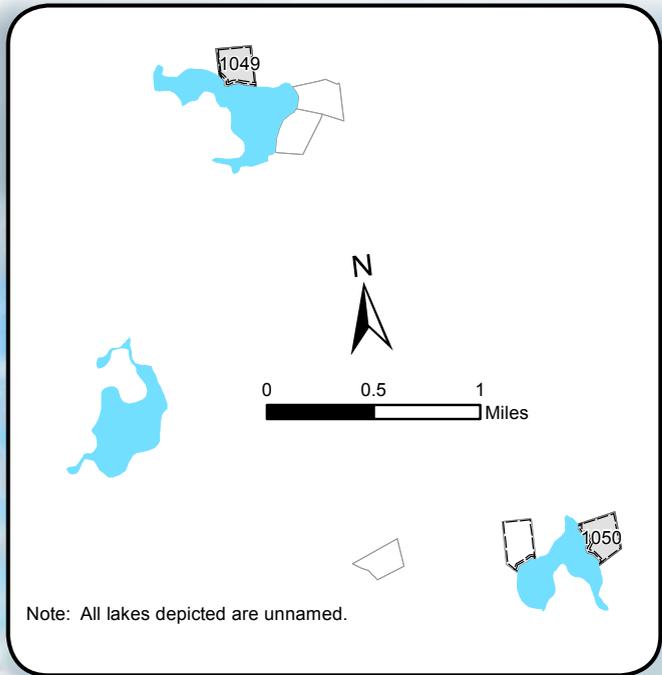
Lake Louise East RRCS is survey ASLS 2007-23, located in C007N006W03,14,28,34. The survey has been recorded as plat 2011-1 in the Chitina Recording District.



**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/>.



# Lake Louise East RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1047	230155	12	20	\$36,000
1048	230228	13	19.98	\$36,000
1049	230243	1	19.25	\$34,700
1050	230244	7	20	\$36,000
1051	230292	15	18.98	\$34,200

Lake Louise East RRCS area as seen from the air.

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



# Tazlina Southwest

Copper River Valley



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

### 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 via Coyote Avenue along the southern edge of the subdivision. It is accessed from an easement (ADL 228042) across state land and a public access easement across a private parcel (Recorded 11/22/16, Chitina Recording District). These easements have been constructed. The other rights-of-way to the parcels are undeveloped.

### 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

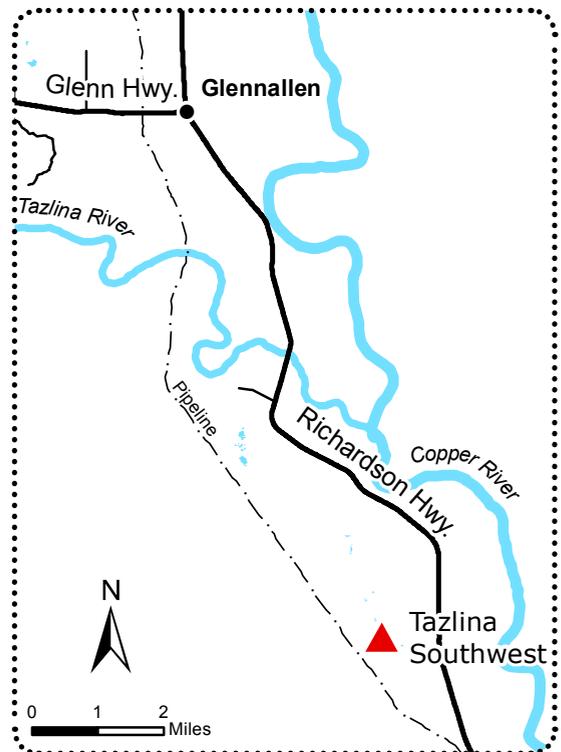
Tazlina Southwest is survey ASLS 79-121, located in C003N001W34. The survey has been recorded as plat 80-3 in the Chitina Recording District.

### RIGHT-OF-WAY STATUS

The rights-of-way leading to these parcels, other than the access easement near the highway, are undeveloped.

### HOMEOWNER'S ASSOCIATION

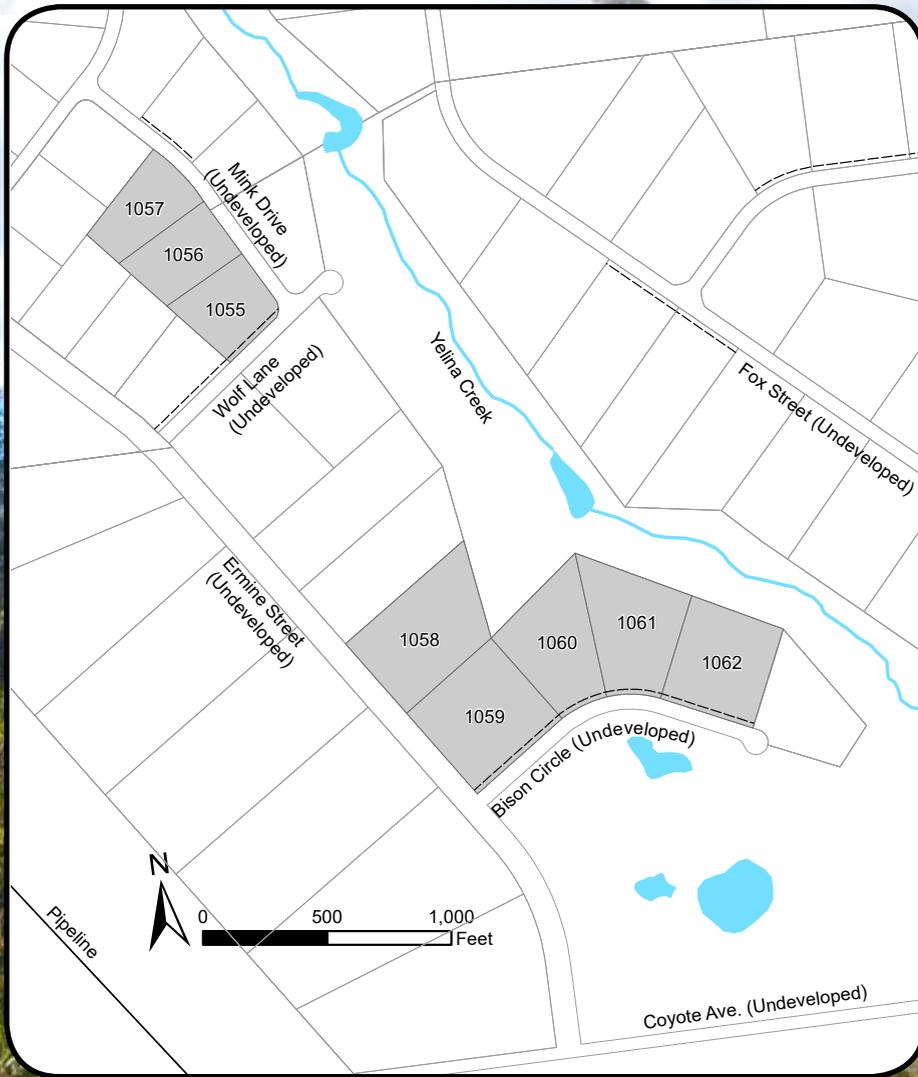
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on November 25, 1991 in the Chitina Recording District in Book 35 Page 379.



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



# Tazlina Southwest



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1055	204522	7	2	2.374	\$5,100
1056	204523	8	2	2.374	\$5,100
1057	204524	9	2	2.374	\$5,100
1058	204530	6	3	4.563	\$7,600
1059	204531	7	3	4.5	\$7,500
1060	204532	8	3	3.506	\$7,000
1061	204533	9	3	3.833	\$6,900
1062	204534	10	3	3.812	\$6,800

Typical vegetation in Tazlina Southwest.

Southwest  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
Information



# The Lakes

Copper River Valley



An aerial view of parcels located in USS 4585.

### WHY BUY?

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

### LOCATION

Parcels 1063 and 1064 (ADLs 232075 and 232076) are located along the southwestern shore of Lake Louise. Parcel 1065 (ADL 232088) is located on the eastern shore of Lake Susitna. Parcel 1050 (ADL 232094) is located in the middle of Lake Susitna. Parcels 1067 through 1069 (ADLs 232119, 232120, & 232121) are located on the northwestern shore of Lake Susitna.

### 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

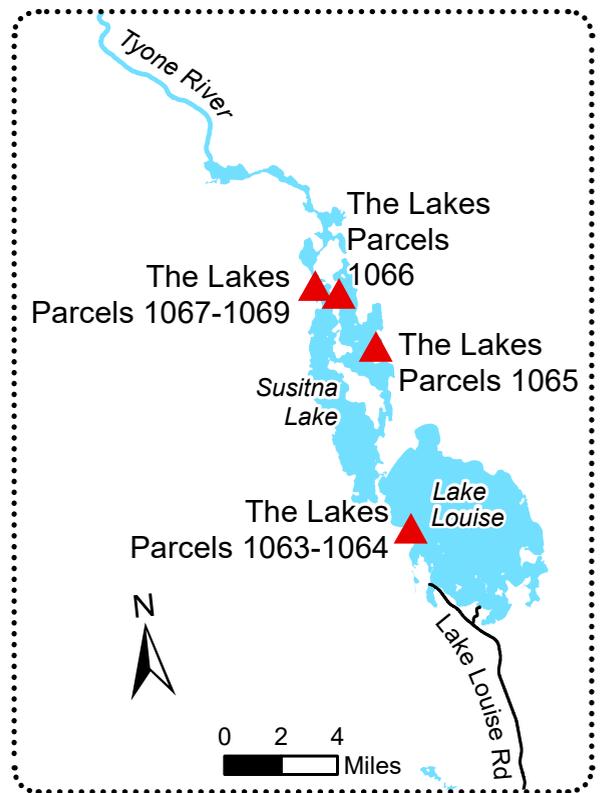
All parcels in The Lakes will be subject to the following restrictions as a condition of sale:

- 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.
- 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

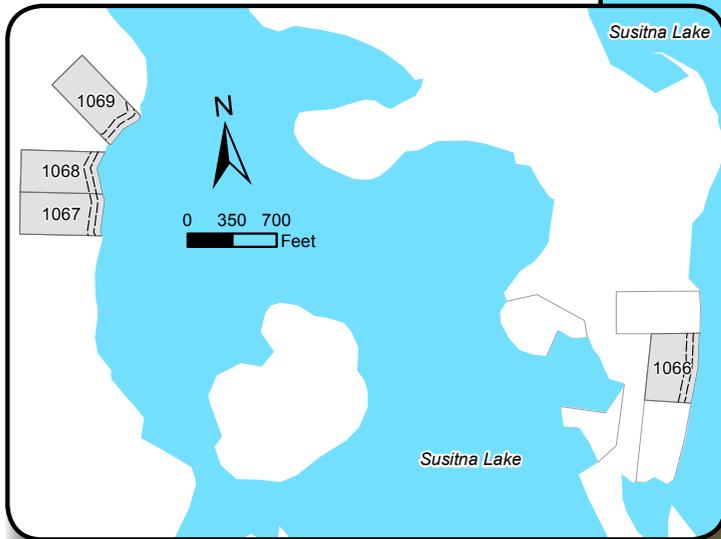
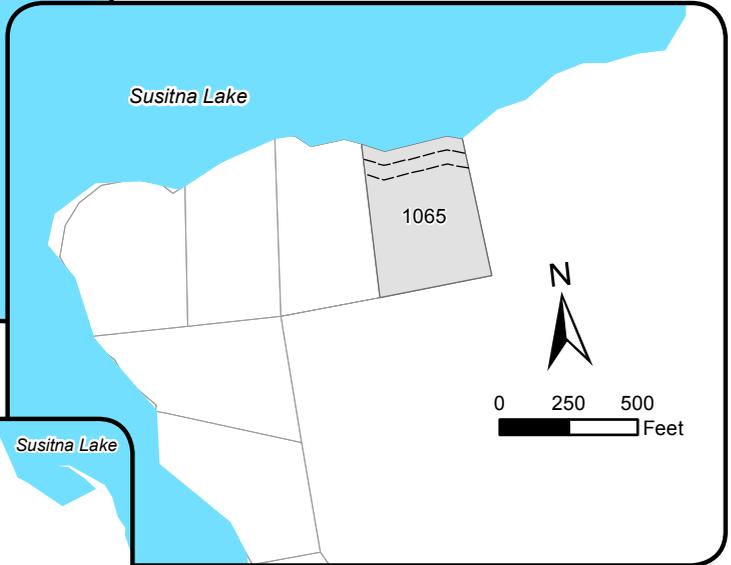
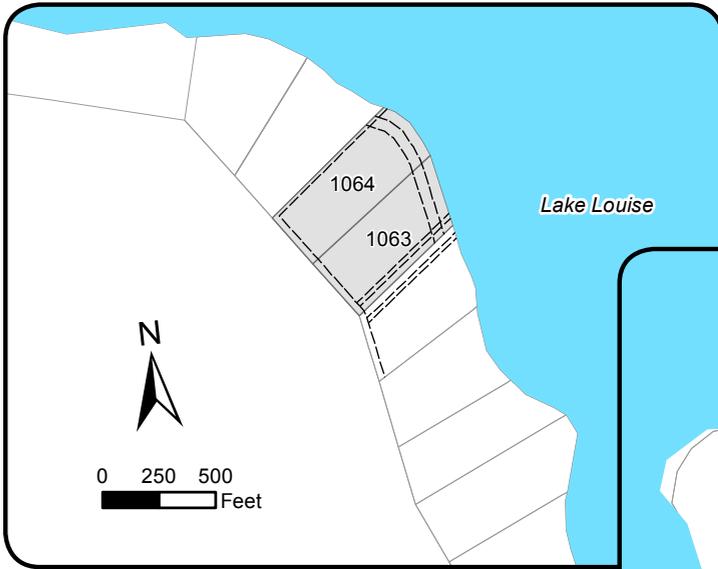
The Lakes is US Surveys 3504, 4585, 4589, and 5655, located in C006N008W01, C007N008W01, C008N008W22, and 23. An Easement Vacation Plat, EV 3-239, of USS Survey 3504 has been recorded as plat 2017-3 in the Talkeetna Recording District.



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



# The Lakes



PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	LOT	ACRES	MINIMUM BID
1063	232075	EV 3-239	12	4.46	\$37,900
1064	232076	EV 3-239	13	4.73	\$38,200
1065	232088	USS 4585	10	4.69	\$37,900
1066	232094	USS 4589	2	4.79	\$40,715
1067	232119	USS 5655	1	4.93	\$41,900
1068	232120	USS 5655	2	4.75	\$40,400
1069	232121	USS 5655	3	4.97	\$42,200

Susitna Lake as seen from small aircraft, looking northwest.

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

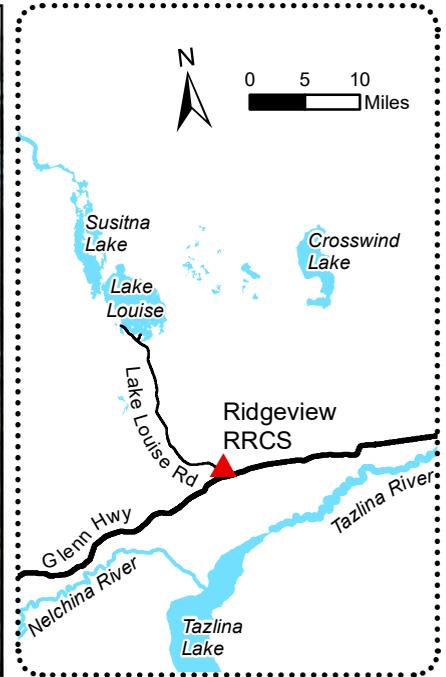


# Ridgeview RRCS

Copper River Valley



Typical vegetation in the Ridgeview RRCS area.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1053	230743	26	17.24	\$24,300

### WHY BUY?

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

### LOCATION

Ridgeview RRCS is located on the north side of the Glenn Highway, near mile 163.

### ACCESS

Access is from the Glenn Highway, north onto Lake Louise Road, along gravel roads, trails and protracted section line easements.

### 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. This parcel is located on Tentatively Approved land, please see the Tentative Approval section for details.

### RESTRICTIONS

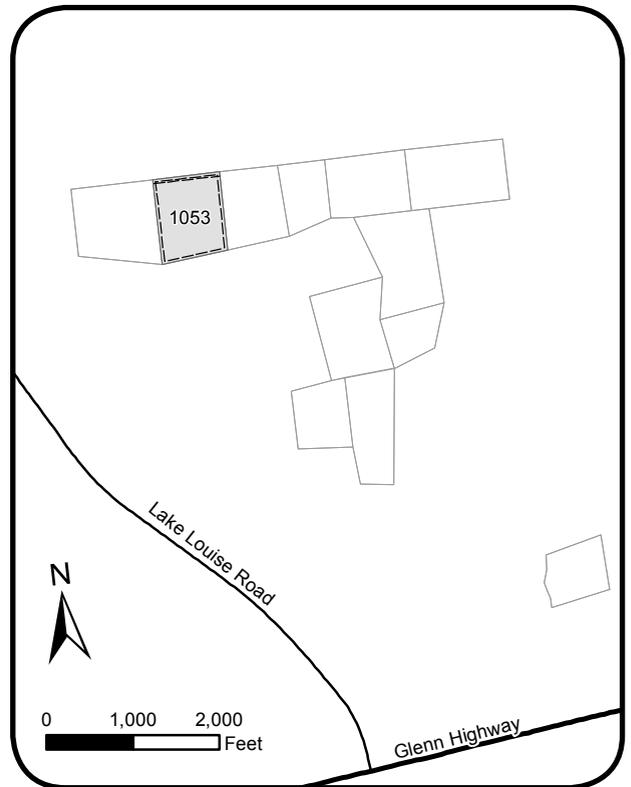
Easements affecting this parcel, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Ridgeview RRCS is survey ASLS 2009-46, located in C004N006W29. The survey has been recorded as plat 2012-10 in the Chitina Recording District.

### RIGHT-OF-WAY STATUS

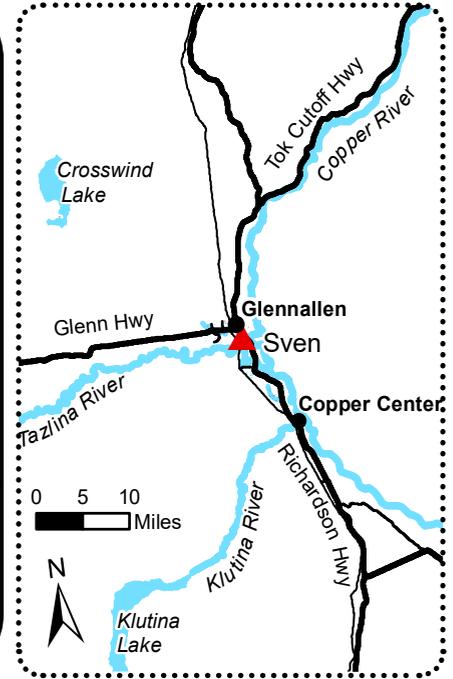
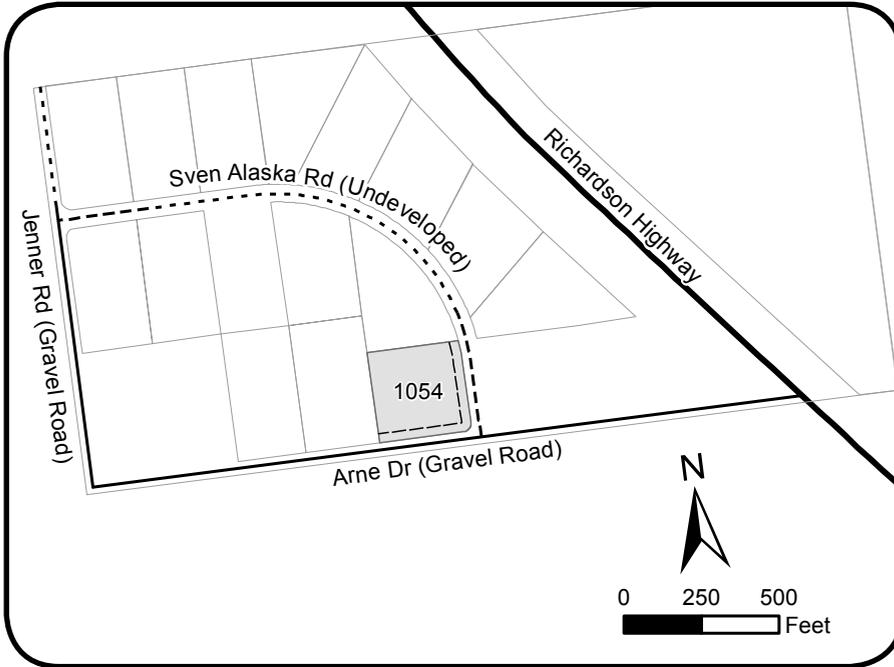
The rights-of-way are undeveloped.



**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/>.



# Sven



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1054	230143	9	2	2	\$11,600

### LOCATION

Sven Subdivision is located near Glennallen, approximately 1 mile south of the Glenn and Richardson Highway junction.

### ACCESS

Access is from the Richardson Hwy. via Arne Dr, the parcel is located on the corner of Arne Dr (Gravel Rd) and Sven Alaska Rd (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. Electricity service is available along the Richardson Highway. Purchasers will be responsible for extending the existing 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

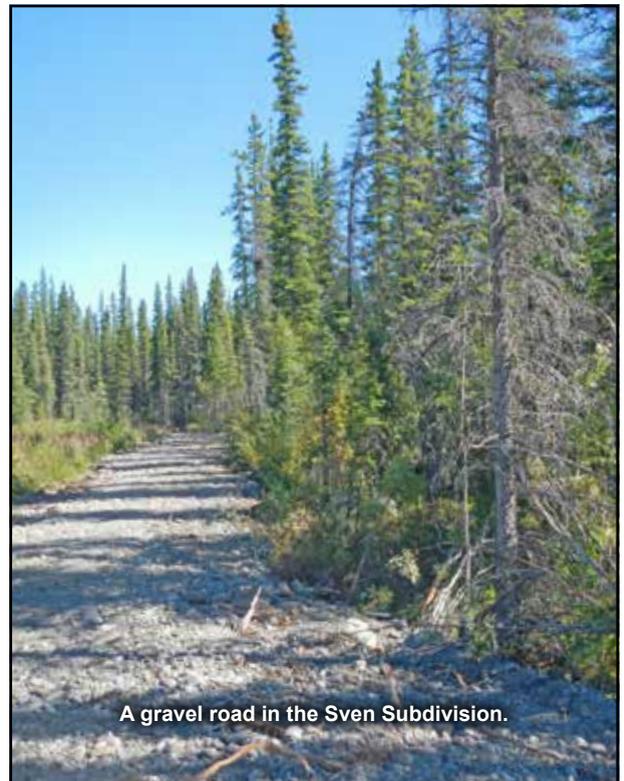
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, 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

Sven is survey ASLS 2004-43, located in C004N001W29. The survey has been recorded as plat 2007-4 in the Chitina Recording District.



A gravel road in the Sven Subdivision.

**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/>.

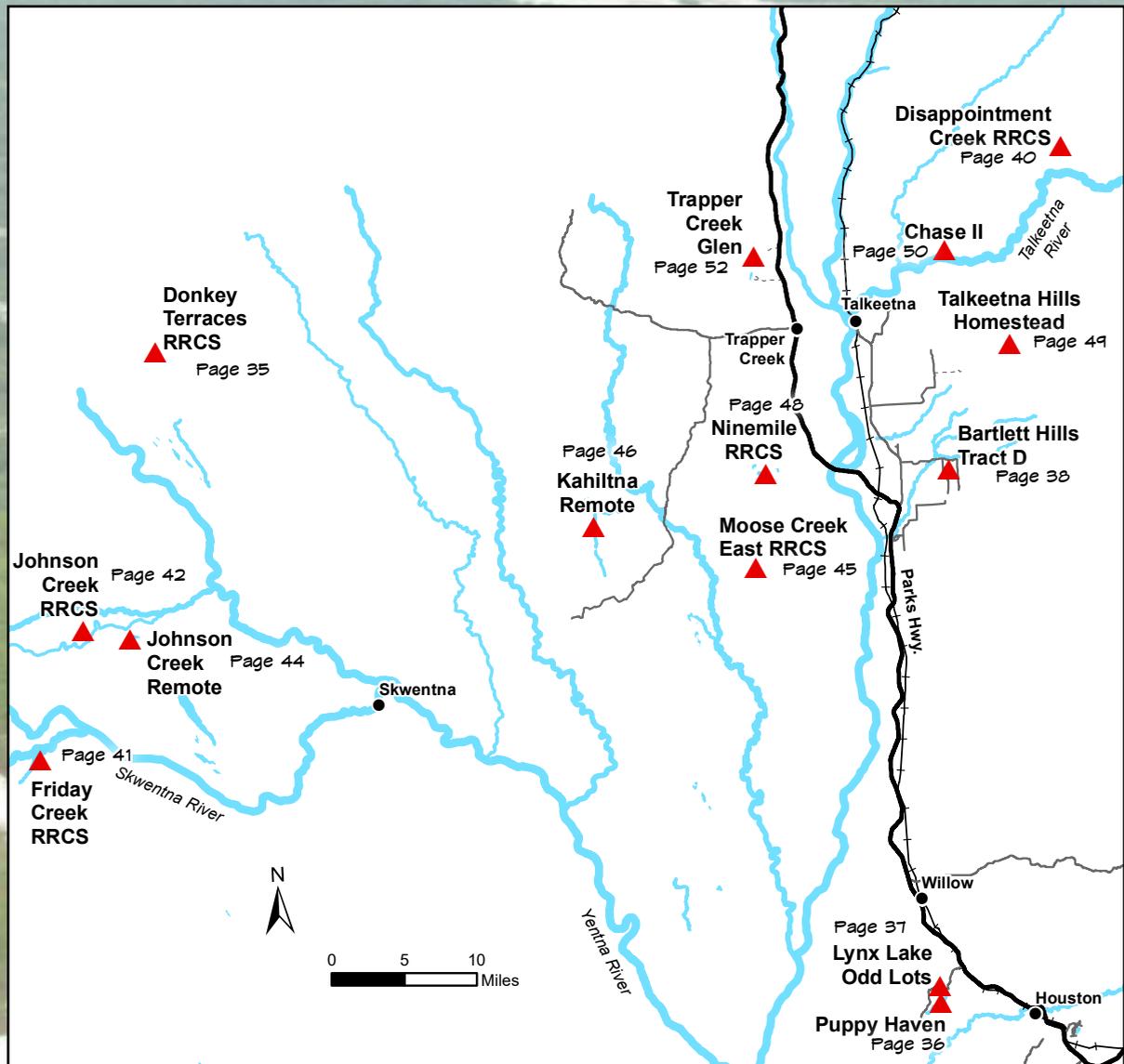
- Southwest AK
- Mat-Su Road
- Kenai
- Copper River Valley
- Susitna Valley Remote
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Richardson, AK Highways
- Steese Highway
- Interior Remote
- General Information



# Susitna Valley - Remote

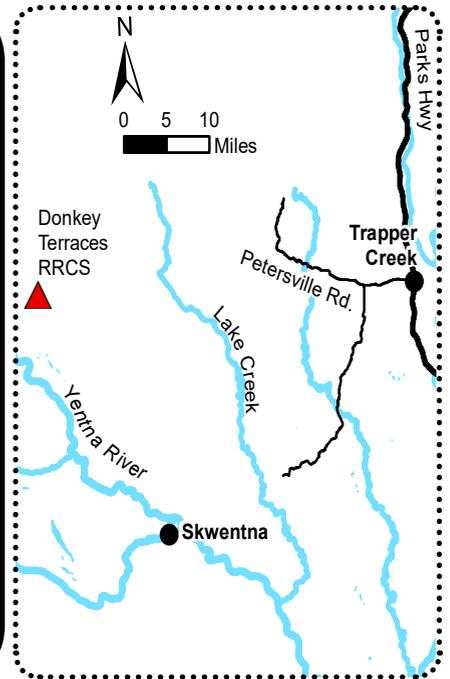
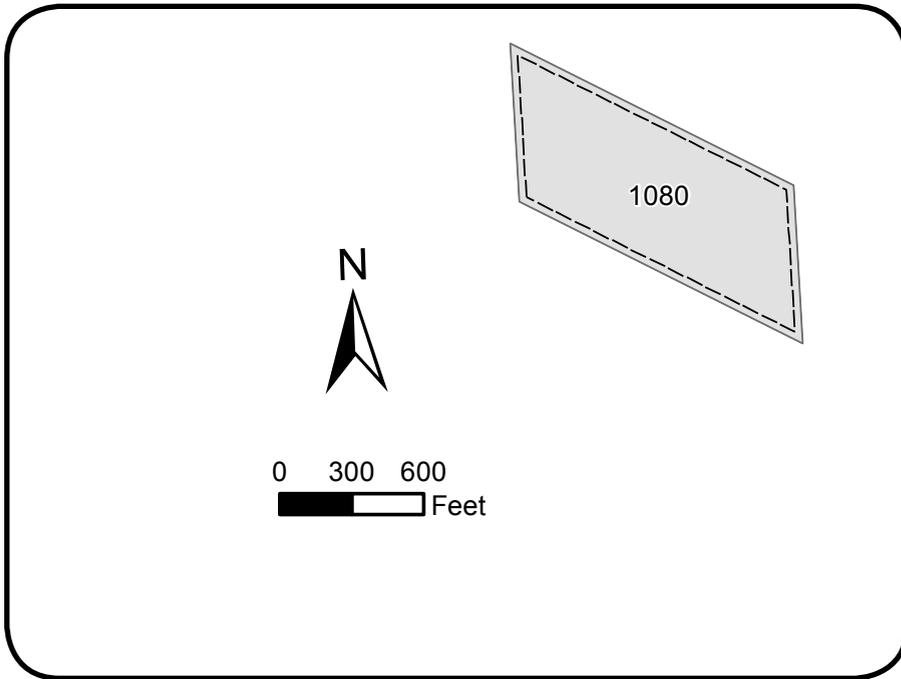
Susitna Valley Remote parcels are ideal for recreation or remote living. Many are located near roads off short ATV or snowmachine trails. Others are far from the road system and are best accessed by boat or plane.

Susitna Valley  
Remote





# Donkey Terraces RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1080	230314	C	17.32	\$11,600

### LOCATION

Donkey Terraces RRCS is approximately 92 air miles northwest of Anchorage, 23 air miles northwest of Skwentna landing strip and 1 to 2 miles east of the Skwentna River.

### ACCESS

Access is by plane to Skwentna landing strip or small lakes in area, or via the Yentna and Skwentna River and across state land. See the access section of this brochure for details of access across 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 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

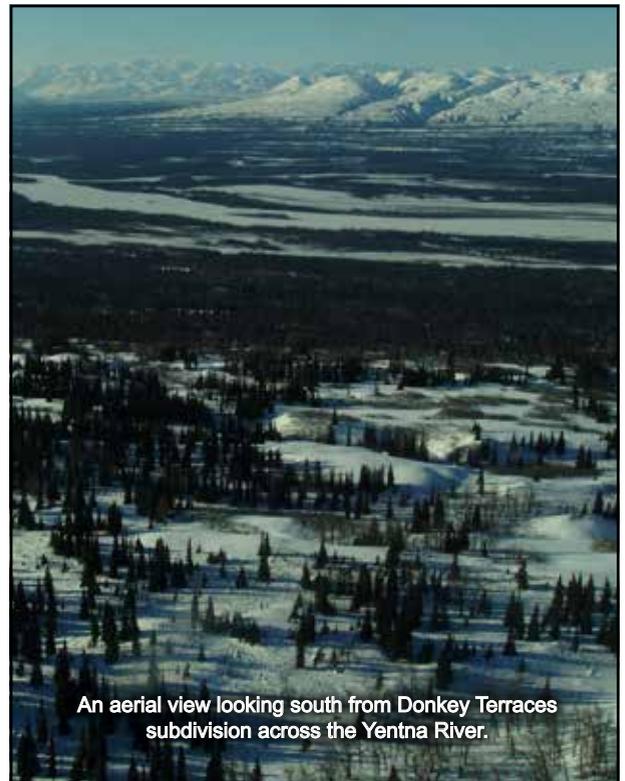
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

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

### SURVEY & MTRS

Donkey Terraces RRCS is survey ASLS 2007-20, located in S026N013W24. The survey has been recorded as plat 2011-11 in the Talkeetna Recording District.



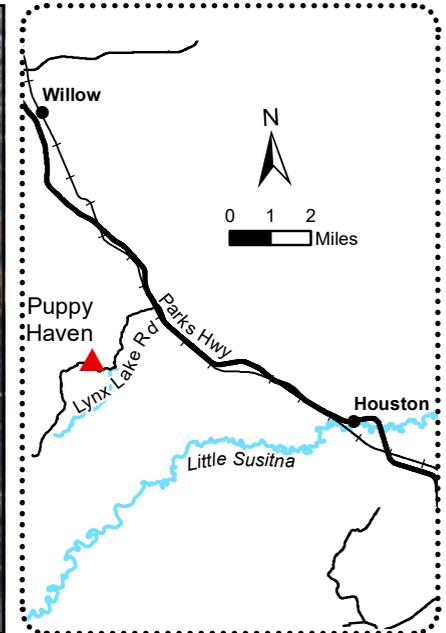
An aerial view looking south from Donkey Terraces subdivision across the Yentna River.

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



# Puppy Haven



Susitna Valley Remote

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1037	210438	SW4NE4	39.94	\$37,300
1038	219548	NW4SW4	39.96	\$34,000

### WHY BUY?

Puppy Haven offers 40 acre parcels.

### LOCATION

Puppy Haven is located near milepost 63.9 of the Parks Highway just east of the Nancy Lake State Recreational Area.

### ACCESS

Access to these parcels is provided by Lynx Lake Road and section line easements. The section line easement to parcel 1038 is undeveloped.

### 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 Critical Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

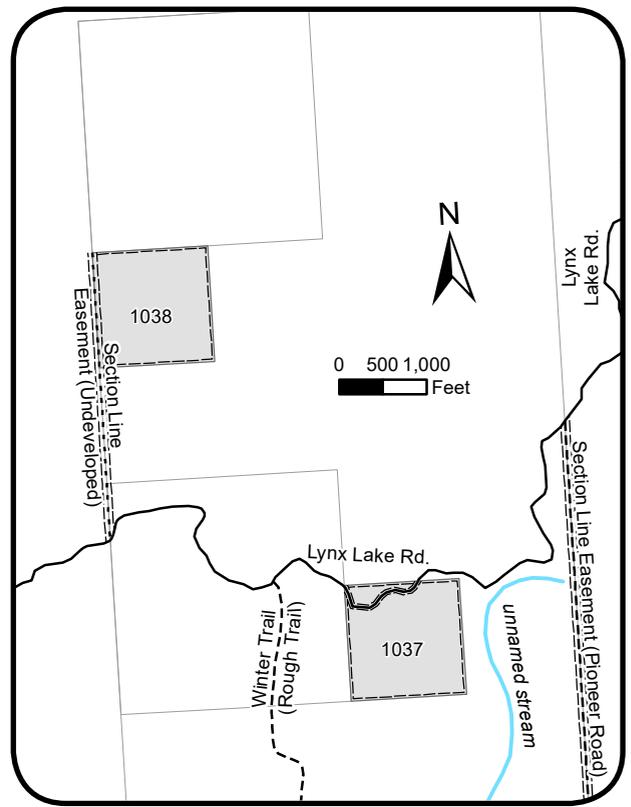
Easements affecting these parcels, may include, but are not limited to, 25-foot public access and utility easements along the interior of all lot lines which are not section lines, a 50' public access easement reserved along public water bodies. A 60-foot access easement on Lynx Lake Road. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Puppy Haven is survey ASCS S018N004W103, which was recorded in the Palmer Recording District as Plat 83-215 and located in S018N004W09,16.

### RIGHT-OF-WAY STATUS

Lynx Lake Road is a public road up to the point where it intersects Section 10. The parcels that are adjacent to Lynx Lake Road in Sections 9 and 16 are subject to a 60-foot easement.



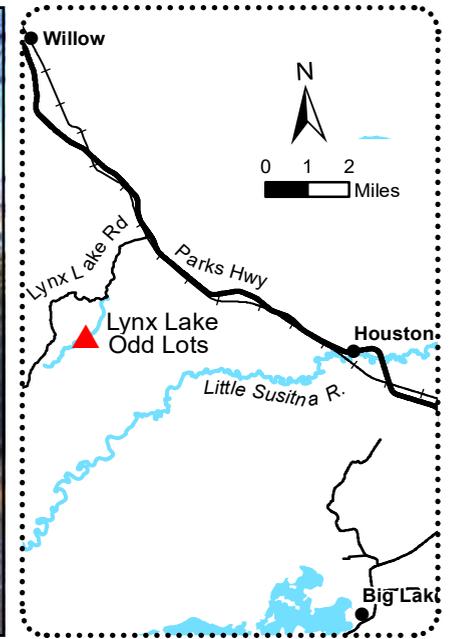
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



# Lynx Lake Oddlots



A cleared section line easement adjacent to parcel 1031.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1030	219562	NW4NW4	40.01	\$37,400
1031	219564	NW4NE4	40.13	\$37,500

### WHY BUY?

Lynx Lake offers 40 acre parcels.

### LOCATION

Lynx Lake Oddlots are located near milepost 63.9 of the Parks Highway just east of the Nancy Lake State Recreational Area.

### ACCESS

Access to these parcels is provided by Lynx Lake Road to the southeast corner of section 10 where a cleared section line easement runs south along the east side of section 16 and along the south side of section 16.

### 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 Critical Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

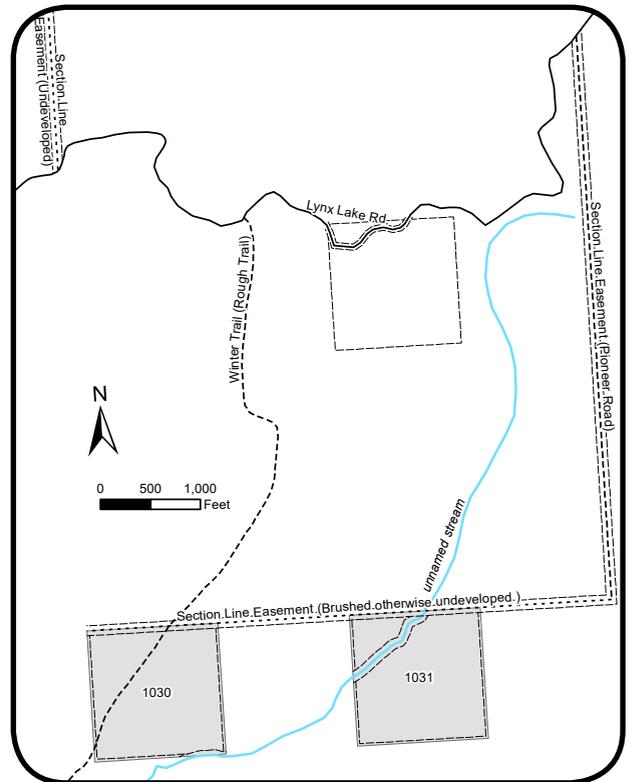
Easements affecting these parcels, may include, but are not limited to, 25' public access and utility easements along the interior of all lot lines which are not section lines, a 50' public access easement reserved along public water bodies. A 60' access easement exists on Lynx Lake Road. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Lynx Lake Oddlots is survey ASCS S018N004W103, which was recorded in the Palmer Recording District as Plat 83-215 and located in S018N004W21.

### RIGHT-OF-WAY STATUS

Access to these parcels is provided by Lynx Lake Road to the west boundary off section 10, where a cleared section line easement (pioneer road) runs south along the east side of section 16 and then westerly along a cleared section line easement, along the northern boundary of section 21.



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



# Bartlett Hills Tract D



Parcel 1073 in the Bartlett Hills Tract D Subdivision.

Susitna Valley  
Remote

### LOCATION

Bartlett Hills is located 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 Yoder Rd, south on W. Montana Creek Road and east onto Kushtaka Rd.

### 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

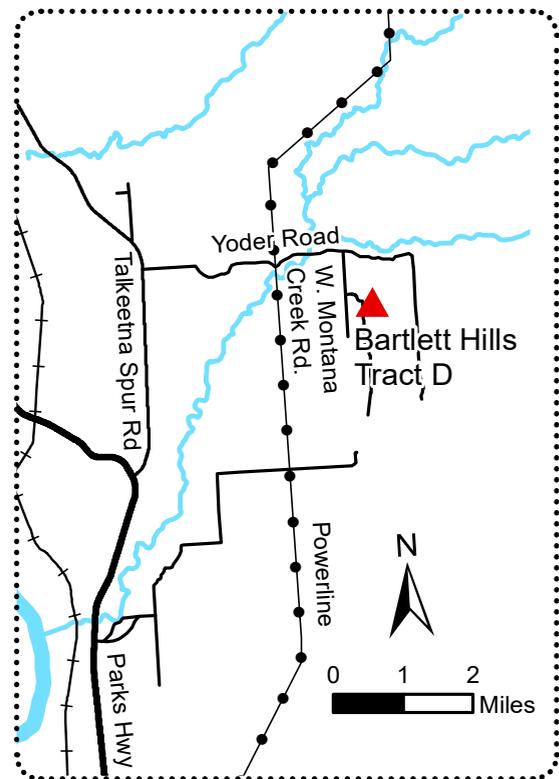
Bartlett Hills Tract D is survey ASLS 79-143, located in S024N004W13. The survey has been recorded as plat 81-75 in the Talkeetna Recording District.

### RIGHT-OF-WAY STATUS

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

### HOMEOWNER'S ASSOCIATION

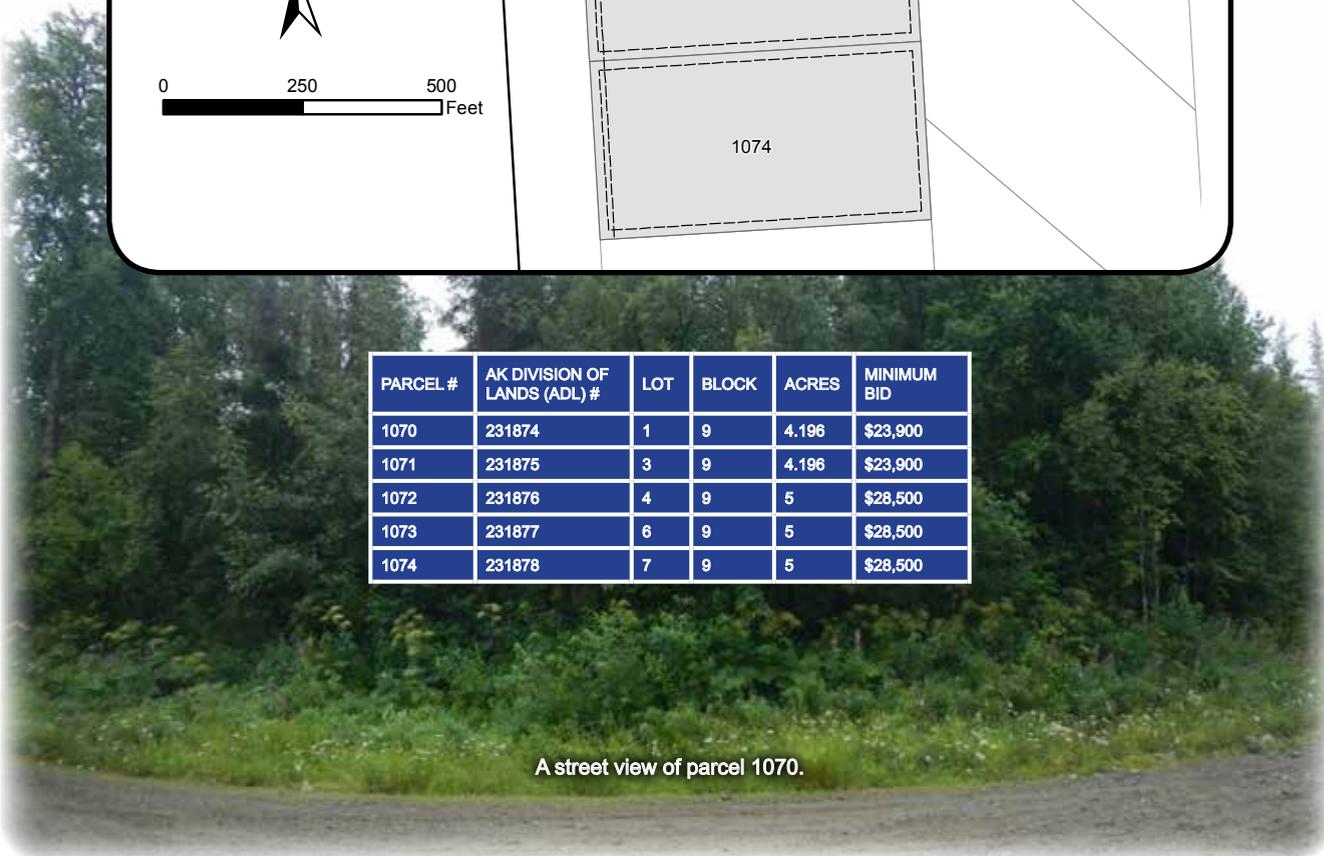
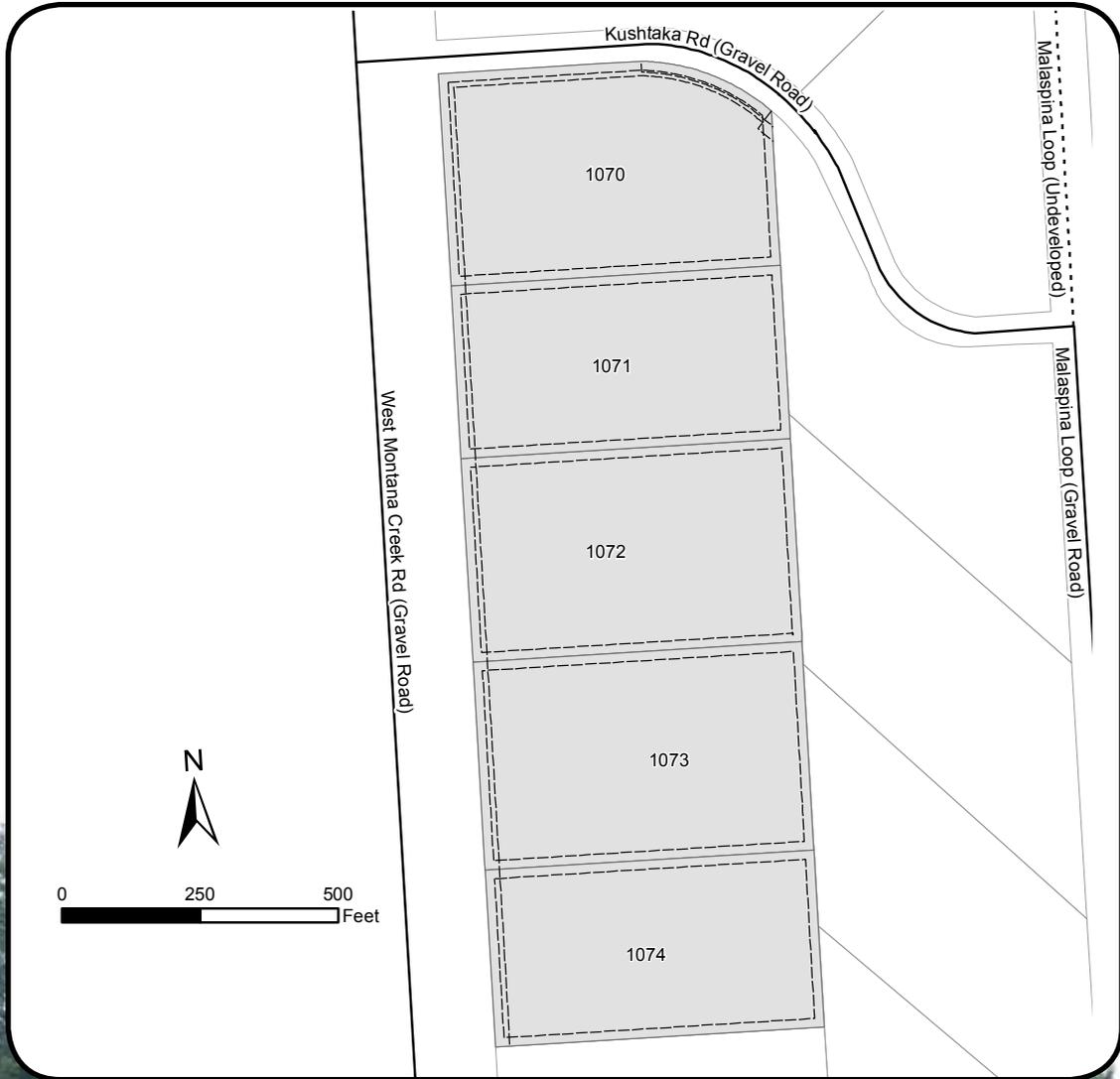
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on September 28, 1988 in Book 122, Page 985 in the Talkeetna Recording District.



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# Bartlett Hills Tract D



A street view of parcel 1070.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1070	231874	1	9	4.196	\$23,900
1071	231875	3	9	4.196	\$23,900
1072	231876	4	9	5	\$28,500
1073	231877	6	9	5	\$28,500
1074	231878	7	9	5	\$28,500

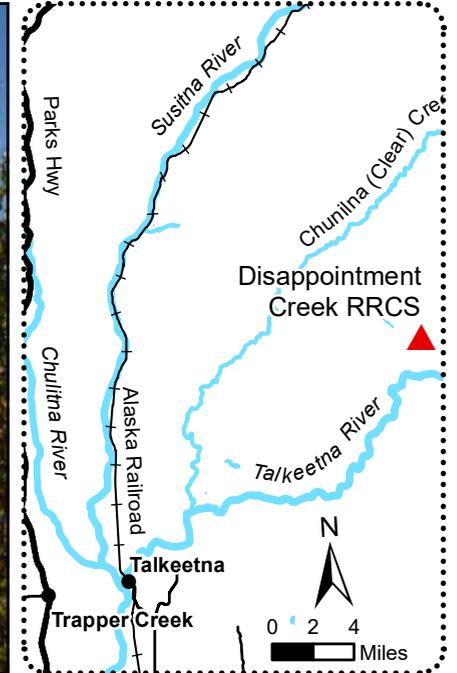
- Southwest AK
- Mat-Su Road
- Kenai
- Copper River Valley
- Sustitna Valley Remote**
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Richardson, AK Highways
- Steese Highway
- Interior Remote
- General Information



# Disappointment Creek RRCS



Lake in Disappointment Creek area.



Susitna Valley Remote

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1079	230484	R	19.69	\$21,300

### LOCATION

Disappointment Creek area is approximately 17 miles northeast of Talkeetna, 2 to 3 miles north of the Talkeetna River.

### ACCESS

Access may be possible by float plane to Unnamed Lake. Parcel 1079 may be reached from Unnamed Lake or across general state land using the Talkeetna River Trail via snowmachine in the winter. Overland access from the Talkeetna River and/or travel across state land may be possible in the summer, but has not been verified.

### UTILITIES

There are no utilities 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 Modified Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

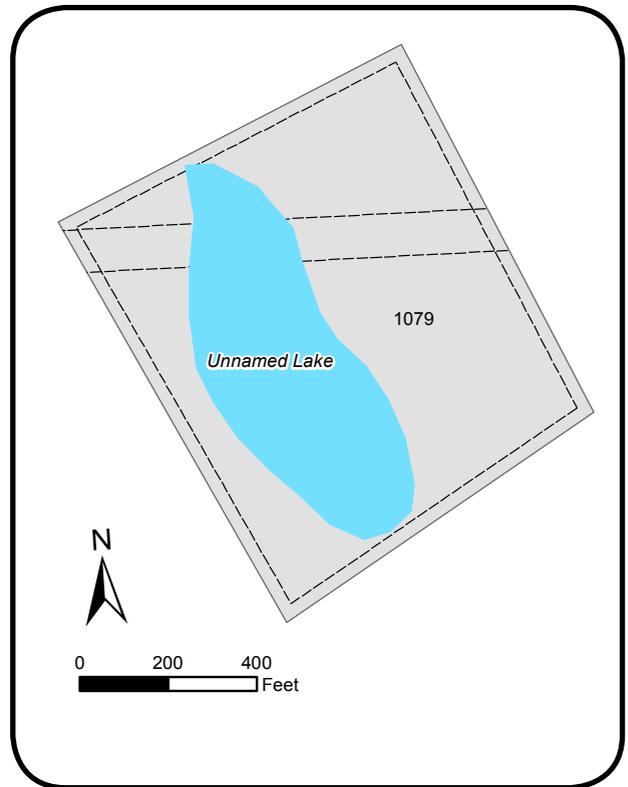
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. There is a 100 ft. building setback from all public and navigable water bodies. Information on restrictions, easements, reservations, and setbacks may be depicted on the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

### SURVEY & MTRS

Disappointment Creek RRCS is survey ASLS 2009-4, located in S028N002W28.33. The survey has been recorded as plat 2012-11 in the Talkeetna Recording District.

### RIGHT-OF-WAY STATUS

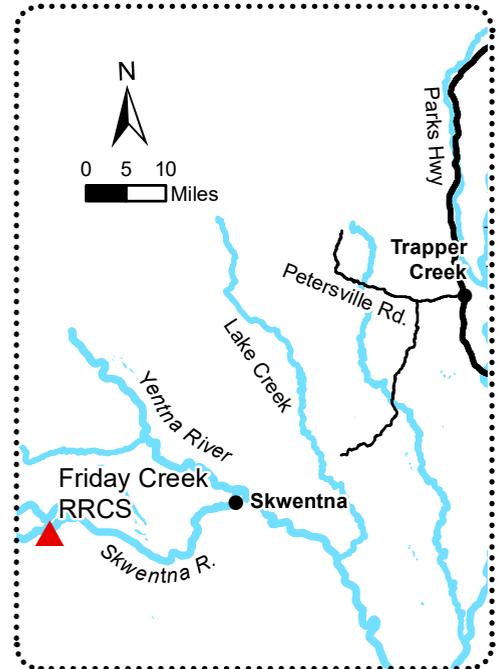
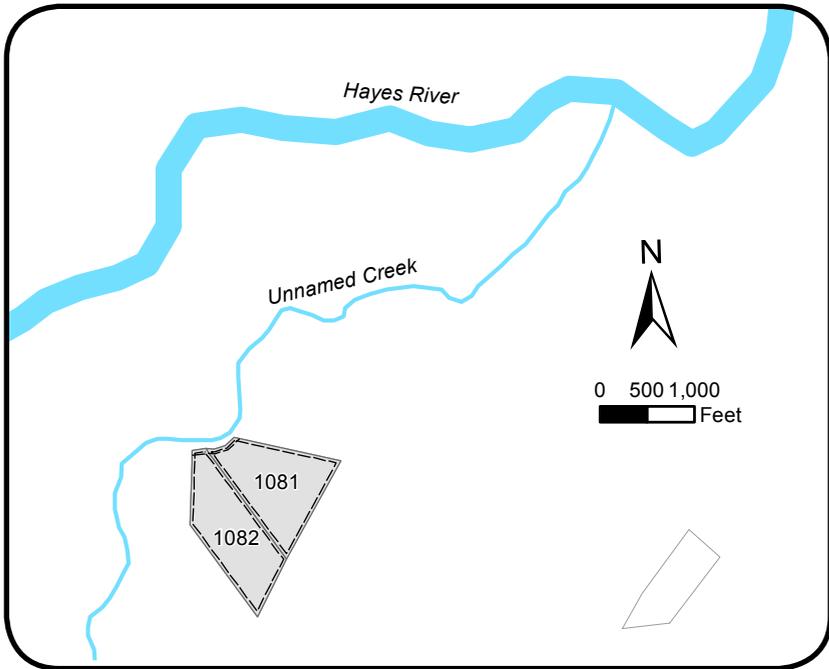
The rights-of-way are undeveloped.



**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/>.



# Friday Creek RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1081	228405	B	20	\$12,600
1082	228594	A	19.82	\$12,500

### LOCATION

Approximately 110 air miles northwest of Anchorage and 20 airmiles west of Skwentna on the western slope of the Alaska Range. The area is bounded on the north by the Hayes and Skwentna Rivers, with Dickason Mountain to the South.

### ACCESS

Primary access is via wheeled aircraft on sand bars along the Hayes and Skwentna Rivers or by snowmachine in the 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 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

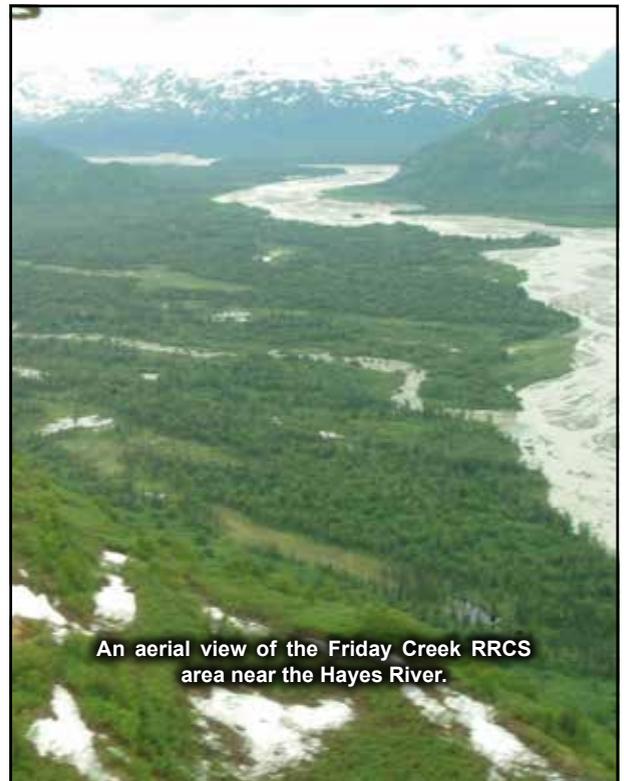
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

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

### SURVEY & MTRS

Friday Creek RRCS is survey ASLS 2003-11, located in S021N014W08. The survey has been recorded as plat 2005-87 in the Anchorage Recording District.



An aerial view of the Friday Creek RRCS area near the Hayes River.

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



# Johnson Creek RRCS



Susitna Valley  
Remote

### LOCATION

Approximately 75 air miles northwest of Anchorage, between the Alaska Range and the Yenina River. It is 15 miles west of Skwentna and northwest of Shell Lake.

### ACCESS

Primary access is via snowmachine in the winter on the Iditarod Trail or the Skwentna River. Wheeled aircraft may be able to land on some of the gravel bars on the Skwentna River during summer and fall.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this area. 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

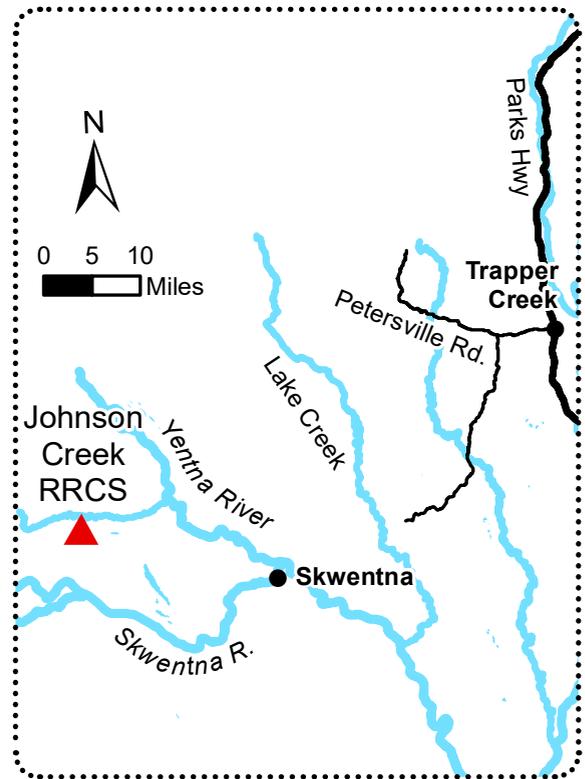
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, 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

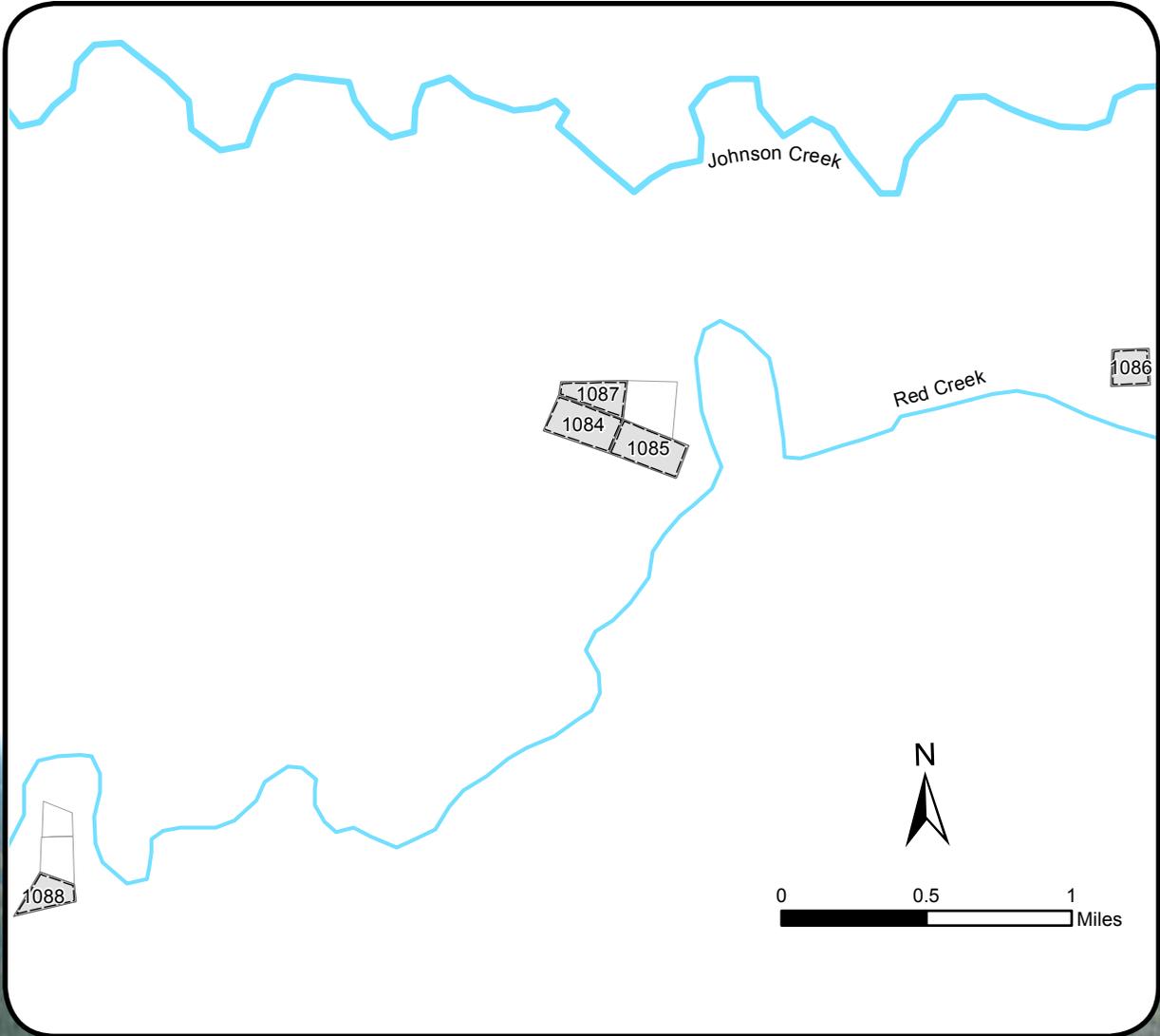
Johnson Creek RRCS is survey ASLS 2003-10, located in S022N014W03, S023N013W29, S023N014W25. The survey has been recorded as plat 2005-168 in the Anchorage Recording District.



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



# Johnson Creek RRCS



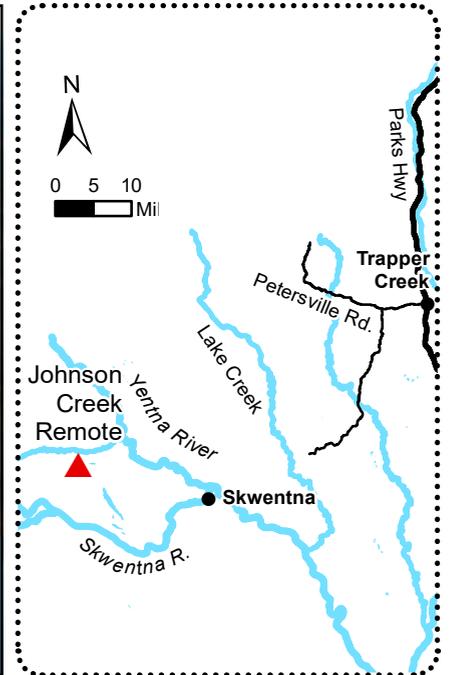
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1084	228390	C	20	\$12,000
1085	228392	D	19.54	\$13,500
1086	228582	G	10.39	\$8,300
1087	228591	F	13.1	\$9,800
1088	228592	A	11.22	\$8,800

Aerial view of Pappy Lake.

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



# Johnson Creek Remote



Susitna Valley Remote

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1083	217205	G	11.4	\$17,400

### LOCATION

Approximately 75 air miles northwest of Anchorage, between the Alaska Range and the Yentna River. The area is bound on the north by Johnson Creek and the south by Skwentna River.

### ACCESS

Access is by boat during high water via the Skwentna river, to Johnson Creek, to Red Creek and then across state land. Access may be possible by floatplane to Unnamed Lake. Overland access by snowmachine may be possible in winter via the Iditarod Trail or Skwentna 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 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

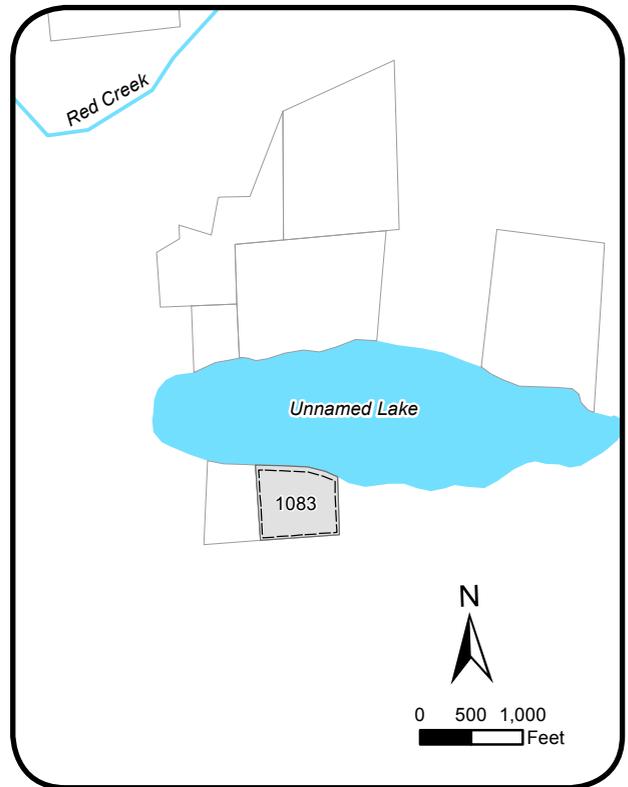
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, 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

Johnson Creek Remote is survey ASLS 84-152, located in S023N013W,33. The survey has been recorded as plat 85-174 in the Anchorage Recording District.



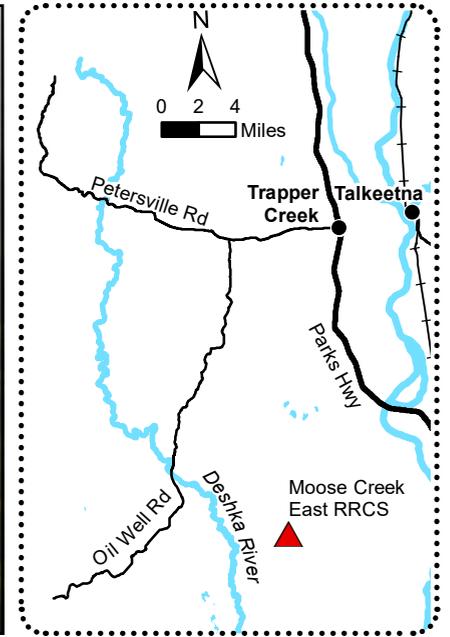
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



# Moose Creek East RRCS



A view of two small lakes in Moose Creek East RRCS.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1092	229790	F	14.93	\$20,700

### LOCATION

The Moose Creek East RRCS parcel is located approximately 8 miles southwest of the Susitna River Bridge on the Parks Highway. The parcel is 1 mile east of Moose Creek.

### ACCESS

Primary access is by snowmachine across state land. Ski plane or float plane may 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 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

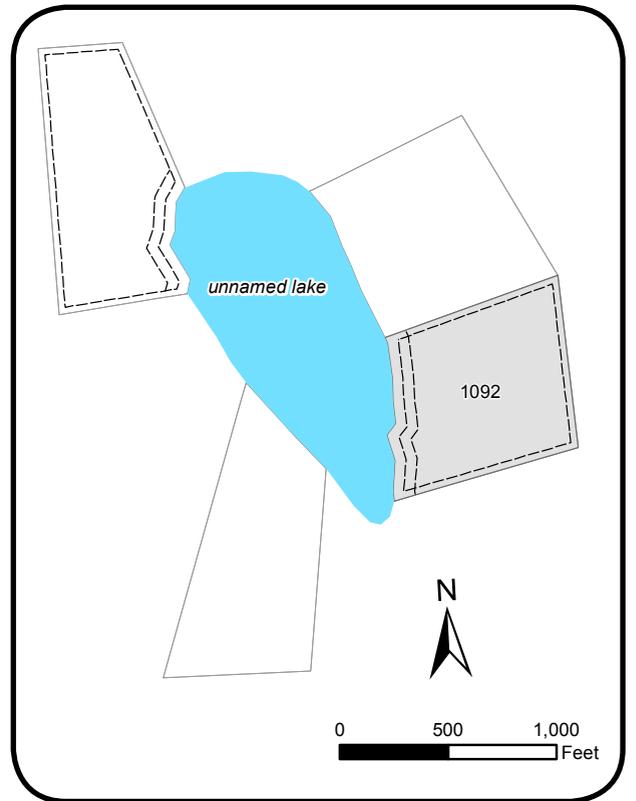
This area is a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, 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

Moose Creek East RRCS is survey ASLS 2006-22, located in S023N006W15. The survey has been recorded as plat 2009-9 in the Talkeetna Recording District.



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

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



# Kahiltna Remote

Susitna Valley  
Remote



A view of the Kahiltna area with Denali in the distance.

### LOCATION

Kahiltna Remote is 30 miles northwest of Willow, between the Kahiltna River and Deshka River, east of Shulin Lake and south of Peters Creek.

### ACCESS

Access is by airplane, off road vehicle, snowmachine, and foot. Primary access is west from the Parks Highway at milepost 120 to mile 10 on Petersville road, then south approximately 14 miles on Oil Well Road and west across 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 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

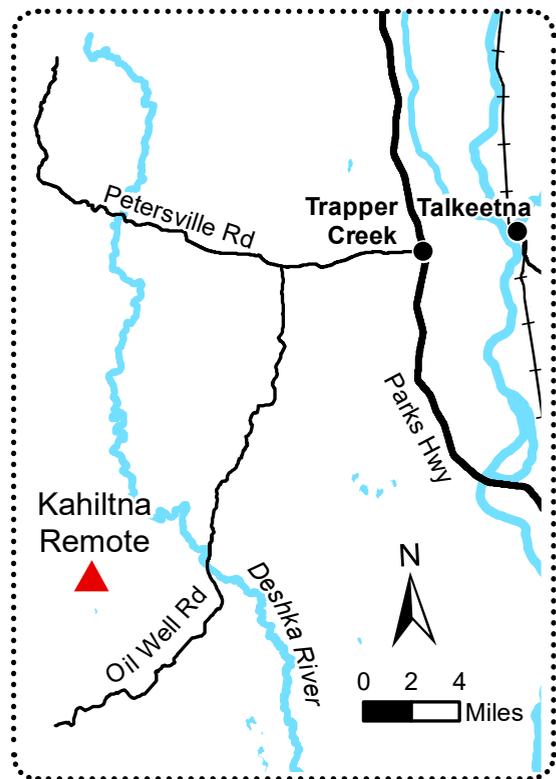
This area is a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, 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

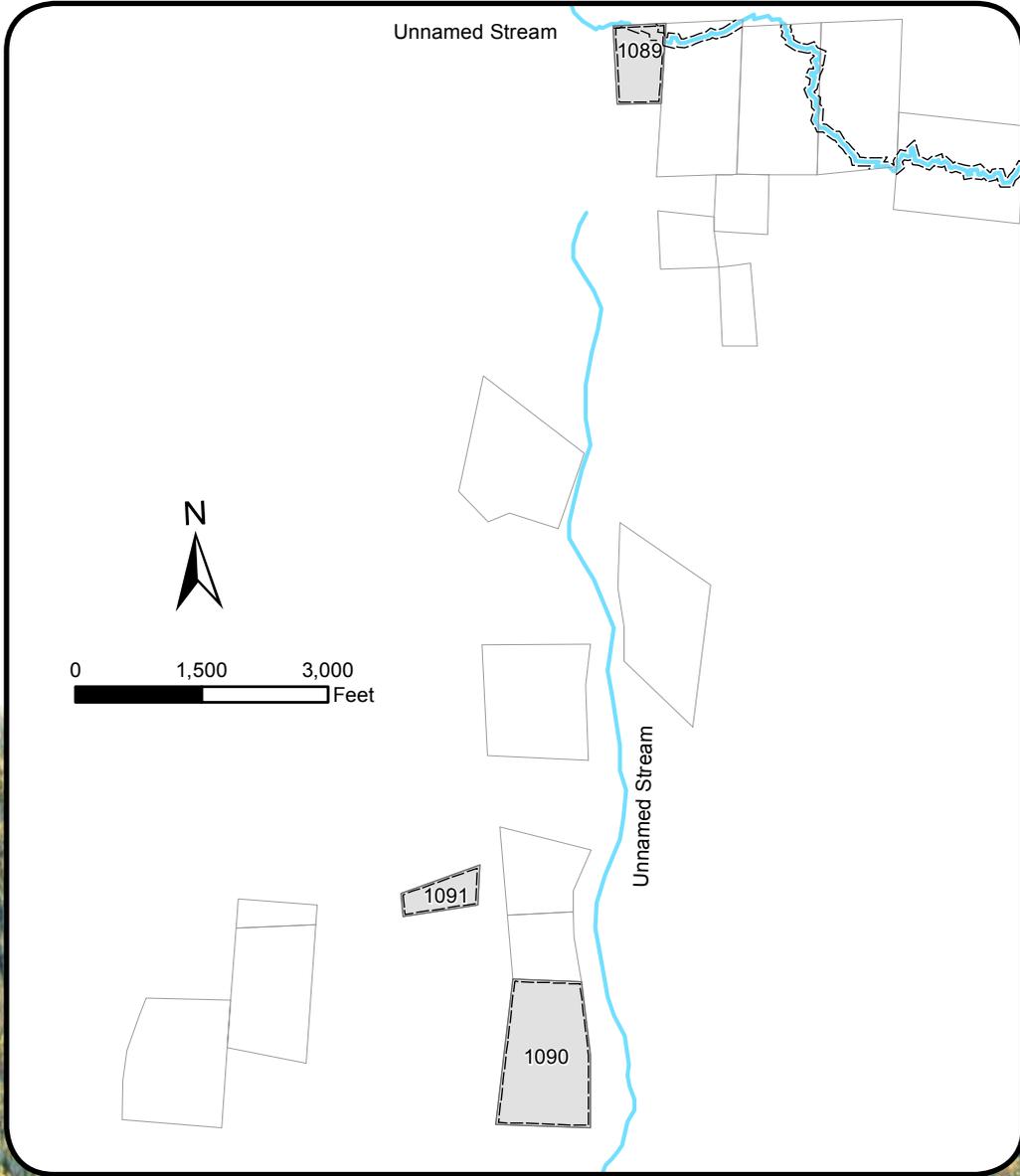
Kahiltna Remote parcel 1089 (ADL 218909) is survey ASLS 85-44, located in S024N008W26 and recorded as plat 88-25, parcel 1090 (ADL220465) is survey ASLS 85-208, located in S023N008W02 and recorded as plat 88-24, and parcel 1091 (ADL 220636) is survey ASLS 85-270, located in S024N008W35 and recorded as plat 88-41, all recorded in the Talkeetna Recording District.



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# Kahiltna Remote

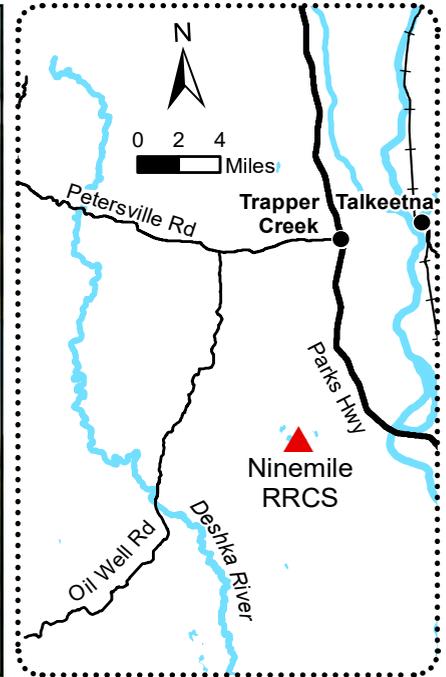


PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	TRACT	ACRES	MINIMUM BID
1089	218909	ASLS 85-44	A	12.49	\$9,400
1090	220465	ASLS 85-208	D	40	\$18,000
1091	220636	ASLS 85-270	B	8.11	\$7,400

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



# Ninemile RRCS



Susitna Valley Remote

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1093	229070	K	13.04	\$18,300

### LOCATION

Ninemile RRCS parcels are located approximately 10 miles south of mile 3 of the Petersville Road, and approximately 3 miles west of the Parks Highway.

### ACCESS

Access is via trails from the Parks Highway located 4 miles west of the Susitna River bridge or by float plane.

### 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 a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

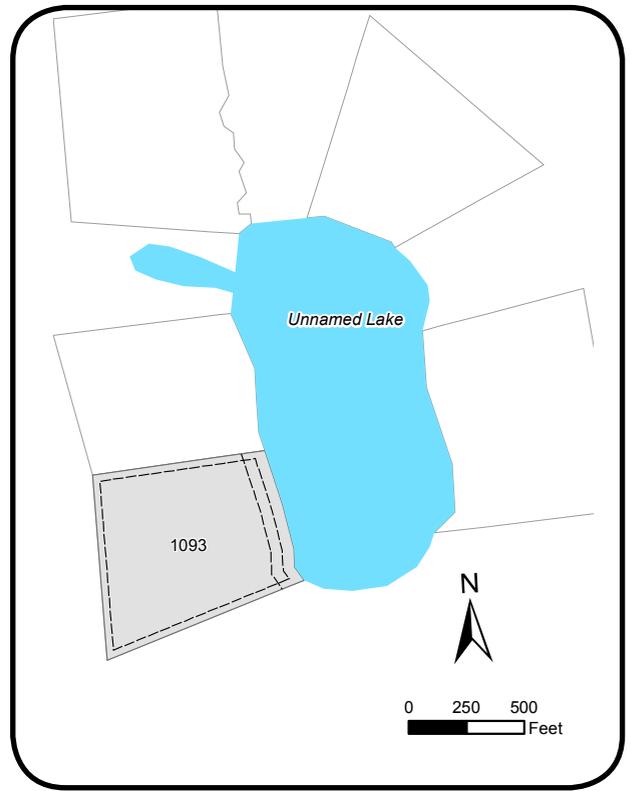
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Ninemile RRCS is survey ASLS 2003-43, located in S024N006W13. The survey has been recorded as plat 2006-13 in the Talkeetna Recording District.

### RIGHT-OF-WAY STATUS

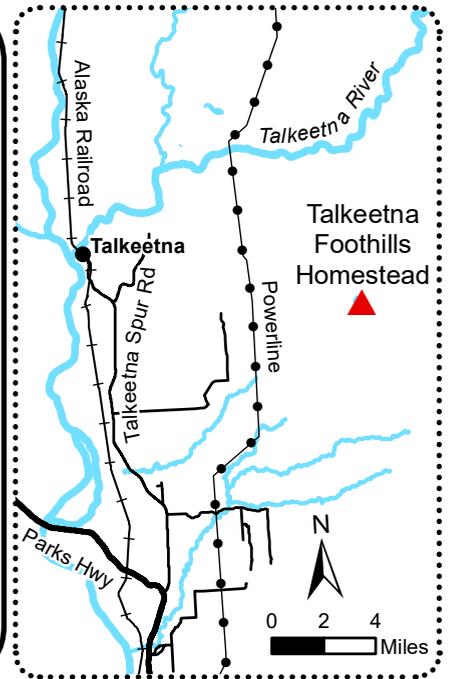
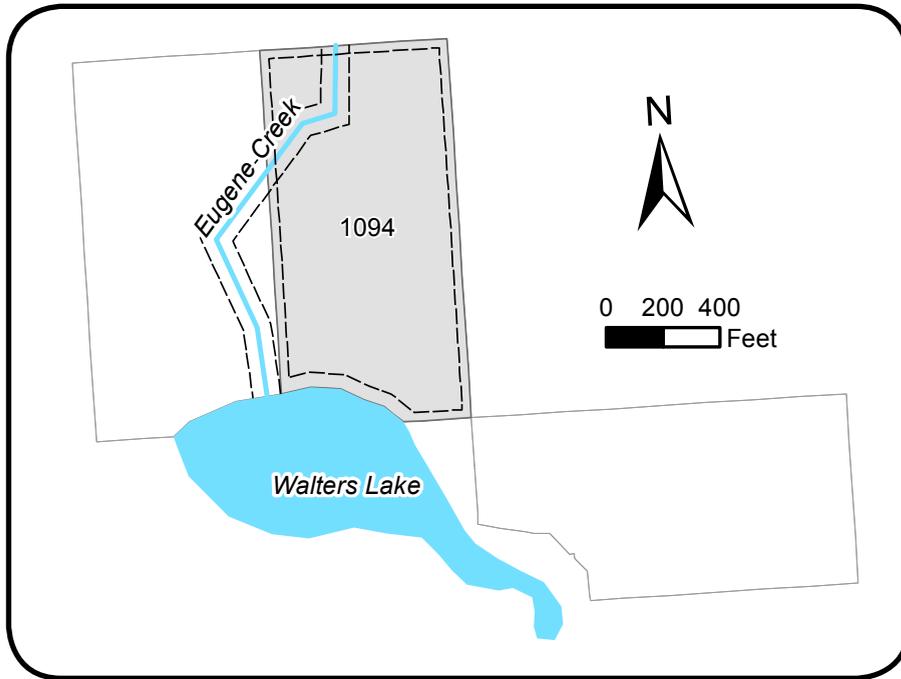
There is a winter use only trail easement (ADL 217085) from Oil Well Road by Amber Lake to the Parks Highway that crosses the Ninemile Area. Although brushed and surveyed, the trail is difficult to locate.



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# Talkeetna Foothills Homestead



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1094	223426	B	19.6	\$21,900

### LOCATION

The Talkeetna Foothills Homestead parcel is located approximately 7 miles southeast of Talkeetna and 3 miles southeast of Larsen Lake.

### ACCESS

Access is by ATV or snowmachine on existing trails or by float plane.

### 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 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

Talkeetna Foothills Homestead is survey ASLS 90-168, located in S025N003W02. The survey has been recorded as plat 93-11 in the Talkeetna Recording District.



Aerial view of the Talkeetna Foothills Homestead 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/>.

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



# Chase II

Susitna Valley  
Remote



Chase II Subdivision as seen from small aircraft.

### LOCATION

Chase II is 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

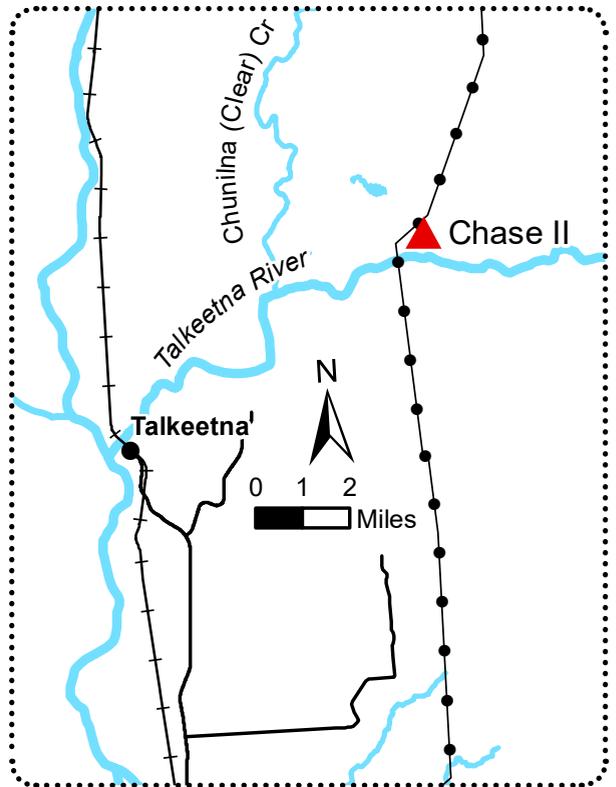
Chase II is survey ASLS 79-149, located in S026N004W01, 03, S027N003W32. The survey has been recorded as plat 82-3 in the Talkeetna Recording District.

### RIGHT-OF-WAY STATUS

Rights-of-way within the subdivision are undeveloped.

### HOMEOWNER'S ASSOCIATION

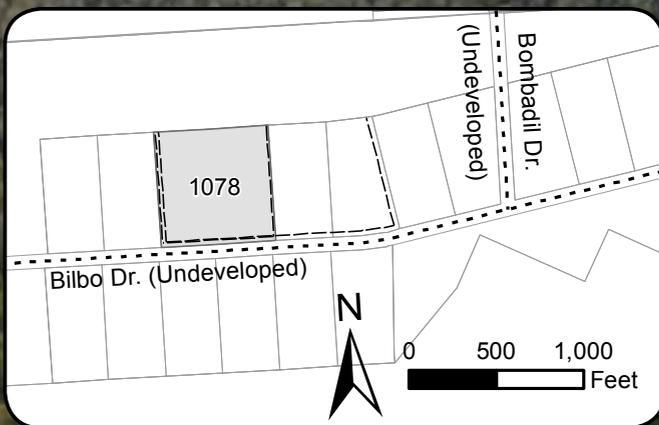
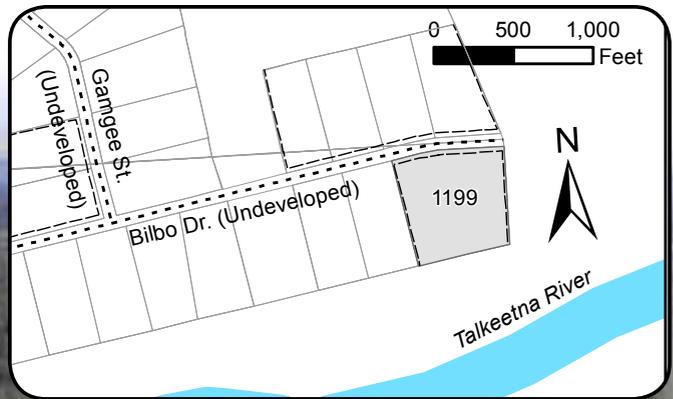
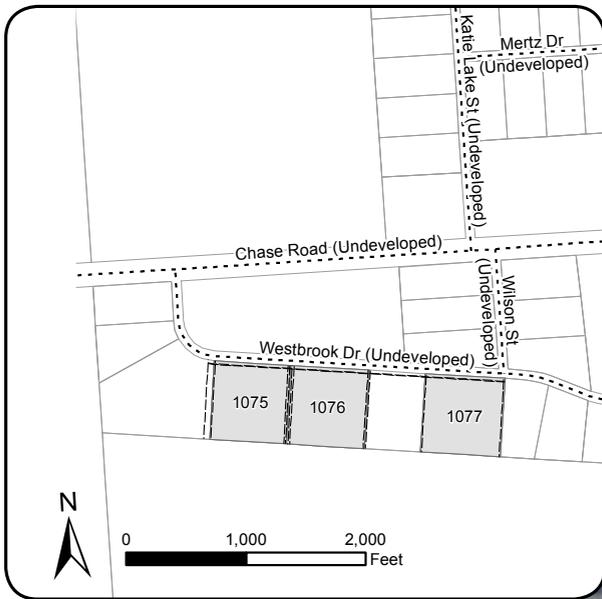
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on October 22, 1980 in the Talkeetna Recording District.



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# Chase II



PARCEL #	AK DIVISION OF LANDS (ADL) #	MTRS	UNIT	LOT	BLOCK	ACRES	MINIMUM BID
1075	214541	S027N003W32	VA	1,2	2	10	\$9,000
1076	214542	S027N003W32	VA	3,4	2	10	\$9,000
1077	214543	S027N003W32	VA	1,2	3	10	\$9,000
1078	214549	S028N004W03	IIIA	3,4	4	10	\$9,000
1199	214536	S028N004W01	IIIC	3,4	17	10	\$9,000

Aerial view near Chase II.

Southeast AK

Mat-Su Road

Kenai

Copper River Valley

Sustitna Valley Remote

Fairbanks, Elliott Hwy.

N. Parks Highway

Richardson, AK Highways

Steese Highway

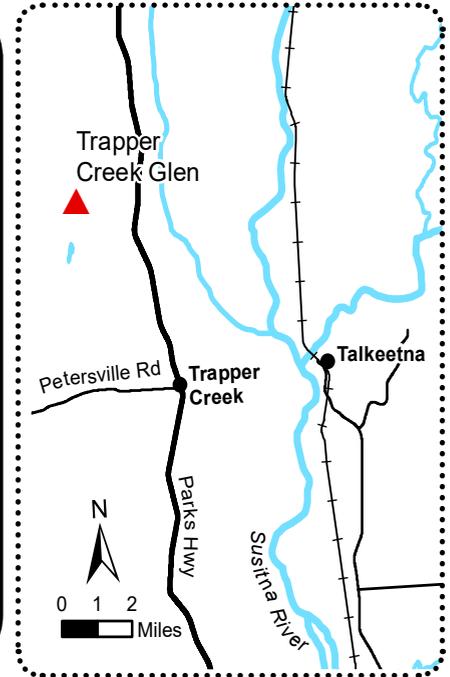
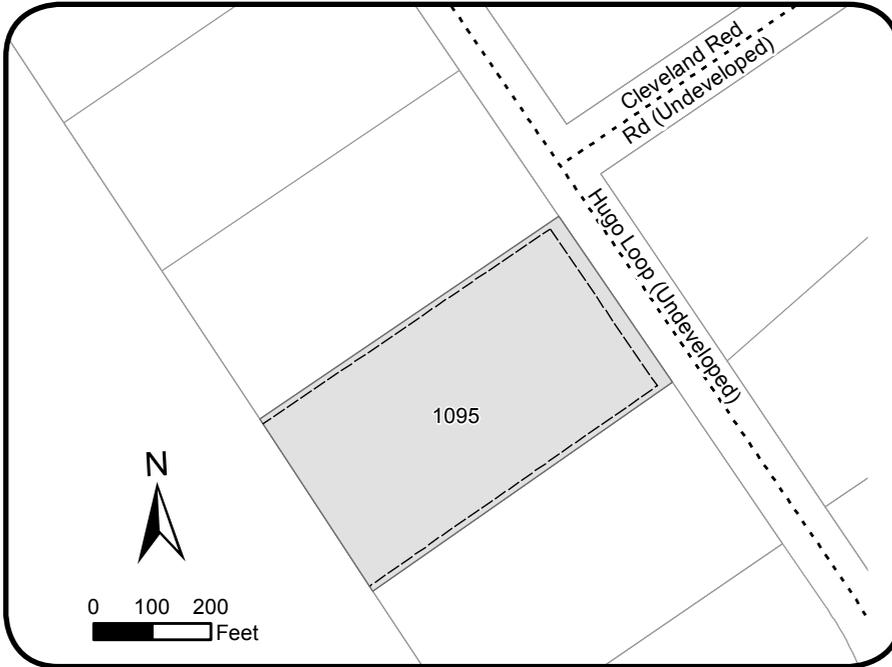
Interior Remote

General Information



# Trapper Creek Glen

Susitna Valley  
Remote



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1095	205717	2	24	4.99	\$9,000

### LOCATION

This subdivision is located approximately 82 miles northwest of Anchorage, five miles northwest of Trapper Creek, and one mile west of the Parks Hwy.

### ACCESS

Access to the subdivision is via developed trails from mile 118 and 120 of the Parks Highway. The developed trails do not extend to these 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 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

The Trapper Creek Glen Homeowner's Association is active, see their website at <http://tcghoa.org>. 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

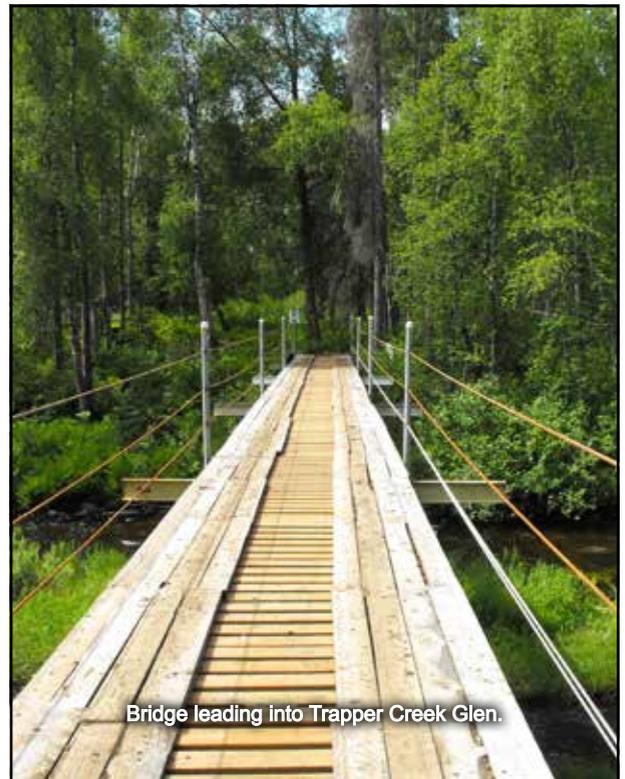
Trapper Creek Glen is survey ASLS 79-242, located in S027N006W35. The survey has been recorded as plat 80-119 in the Talkeetna Recording District.

### RIGHT-OF-WAY STATUS

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 September 29, 1980 in the Talkeetna Recording District.

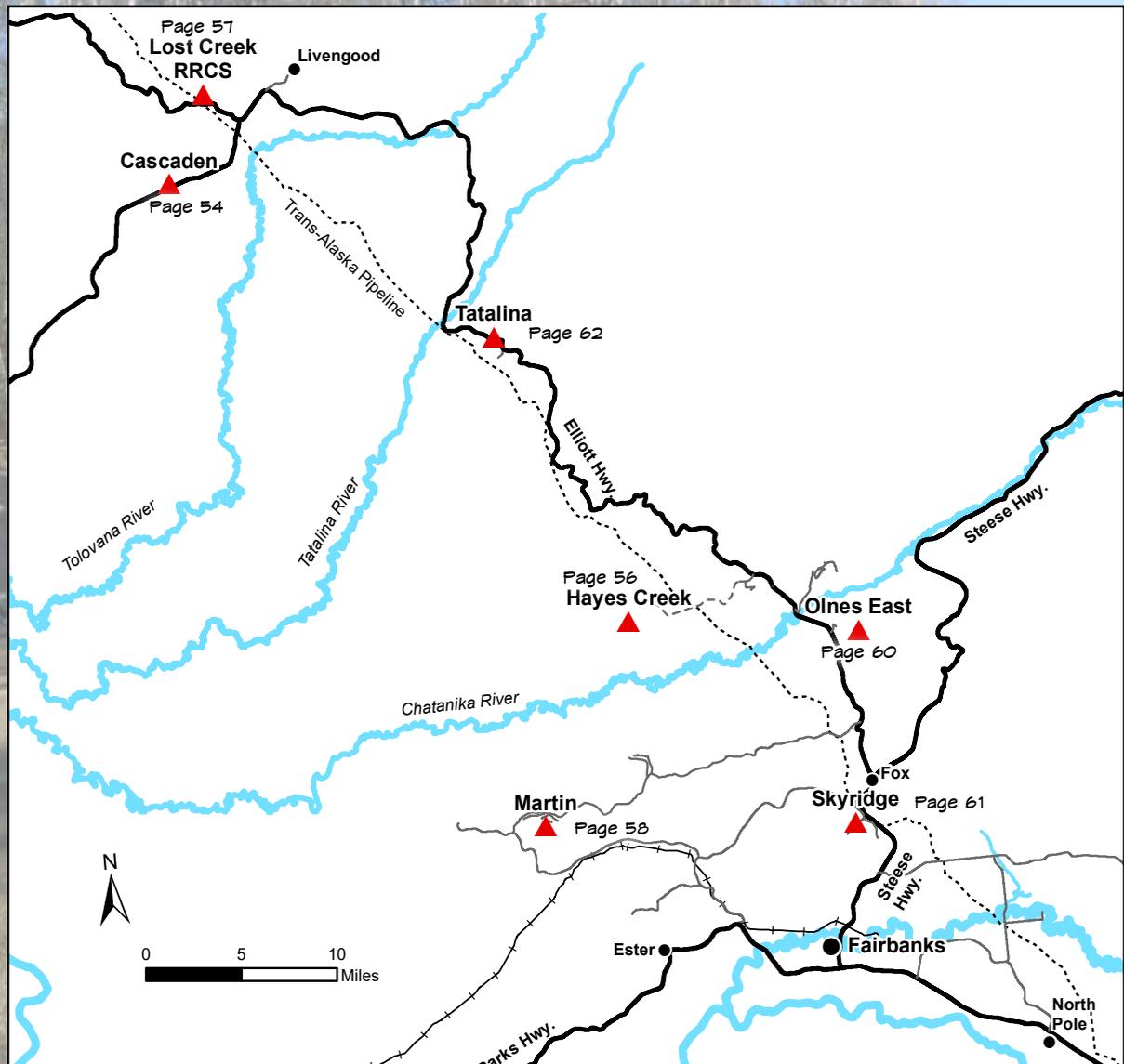


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



# Fairbanks, Elliott Highway - Road Access & Remote

Parcels within this brochure region are located west of Fairbanks, and along the Elliott and Dalton Highways northwest of Fairbanks. Access to parcels in Skyridge, Olnes East and Hayes Creek Subdivisions is via gravel roads. Most of the other parcels are not located on maintained roads and are accessed by established trails or unbuilt rights-of-way using an all-terrain vehicle or snowmachine. These parcels are ideal for recreational or rural residential use.



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



# Cascaden



Trail near parcel 1098.

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

### RESTRICTIONS

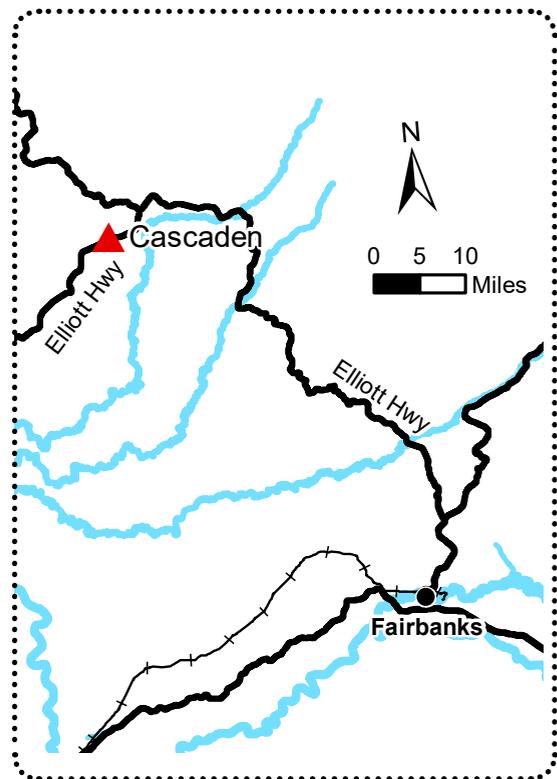
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and pedestrian access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Cascaden is survey ASLS 86-98, located in F007N006W09,10,11. The survey has been recorded as plat 87-20 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

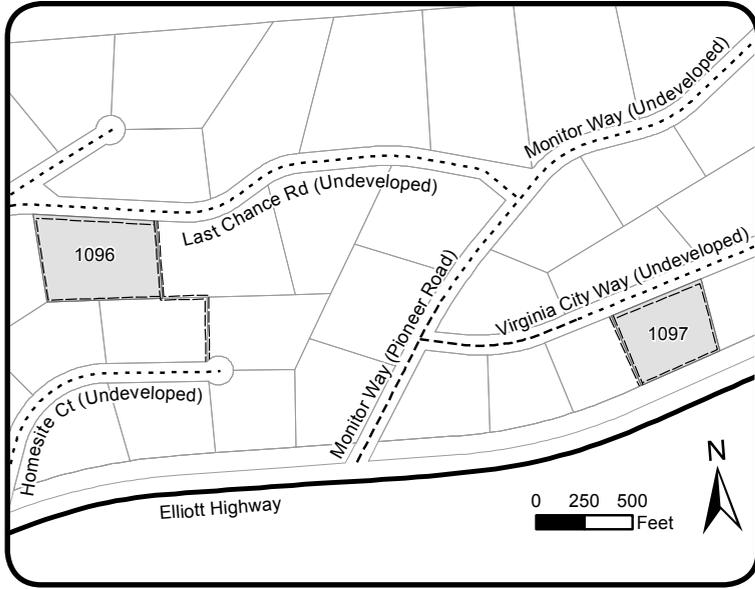
Some of the rights-of-way within the subdivision are established trails. Others are undeveloped.



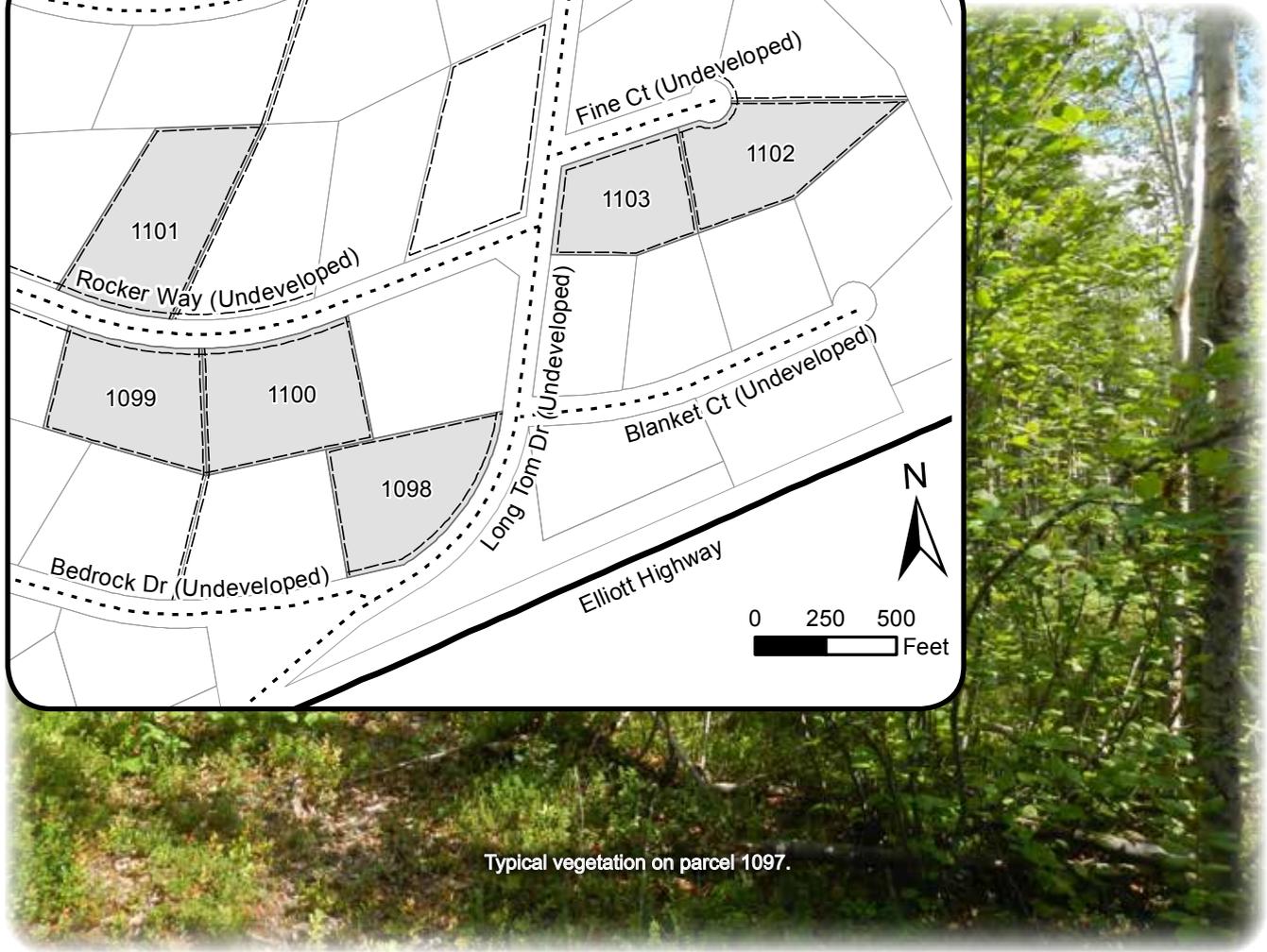
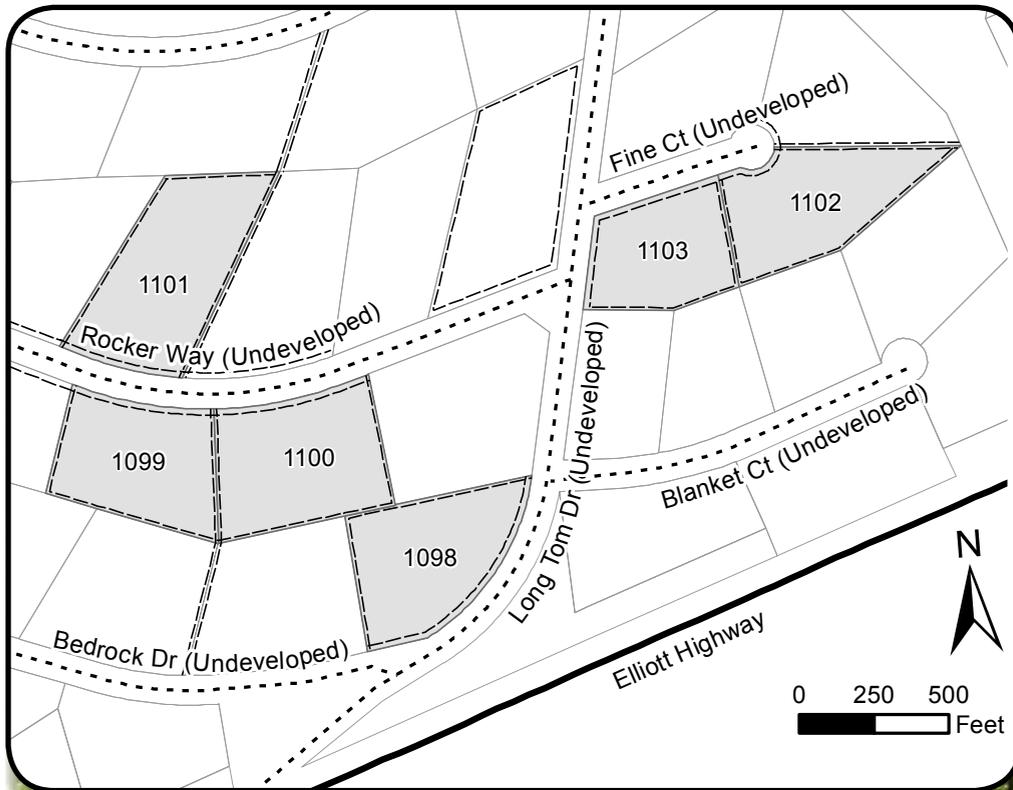
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



# Cascaden



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1096	413682	9	7	6.09	\$16,400
1097	413699	4	8	4.189	\$11,300
1098	419367	6	2	5.084	\$13,700
1099	419813	3	2	4.81	\$13,000
1100	419814	4	2	5.539	\$15,000
1101	419819	10	3	6.165	\$15,800
1102	420212	4	5	4.889	\$13,200
1103	420213	5	5	3.99	\$11,900



Typical vegetation on parcel 1097.

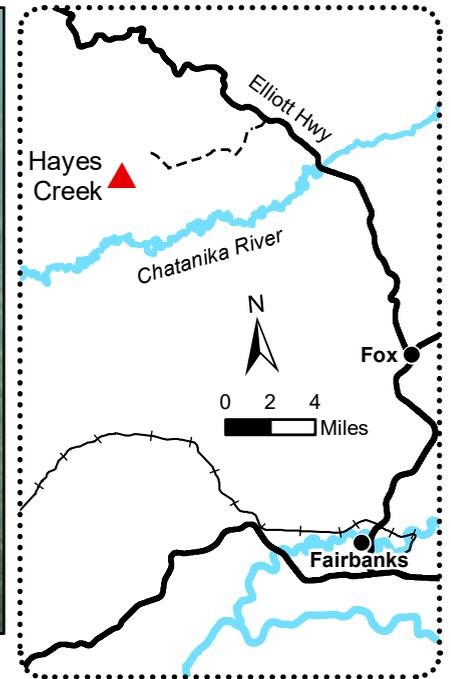
- Southwest AK
- Mat-Su Road
- Kenai
- Copper River Valley
- Susitna Valley Remote
- Fairbanks, Elliott Hwy.**
- N. Parks Highway
- Richardson, AK Highways
- Steese Highway
- Interior Remote
- General Information



# Hayes Creek



Aerial view of the Hayes Creek Subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1104	409290	3	2	5	\$7,300

### 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 81-21 and adjacent properties. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

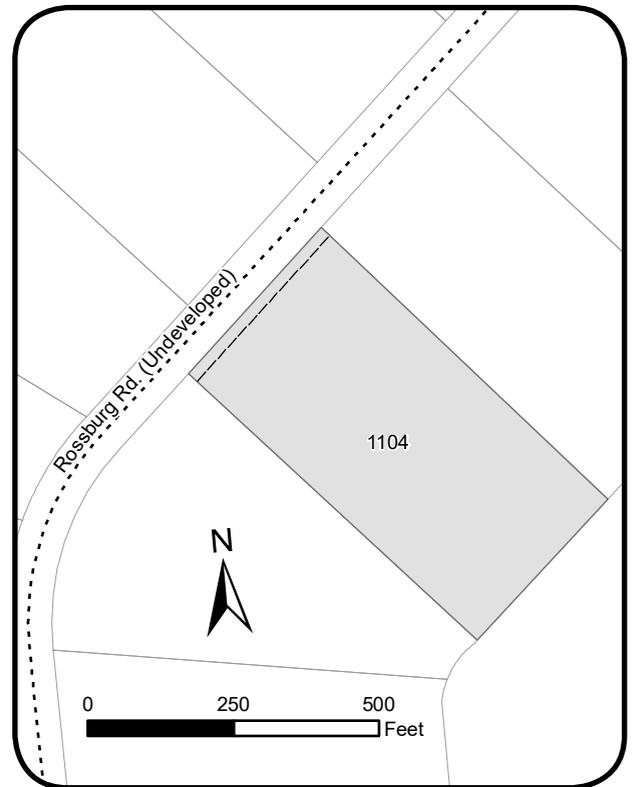
Parcels are subject to all platted easements, setbacks, and reservations of record. Easement ADL 403097 provides access from Elliott Highway, across Alyeska Pipeline to Hayes Creek Subdivision. The access easement is 100 feet wide. There are also utility, pedestrian, and section line easements. Information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

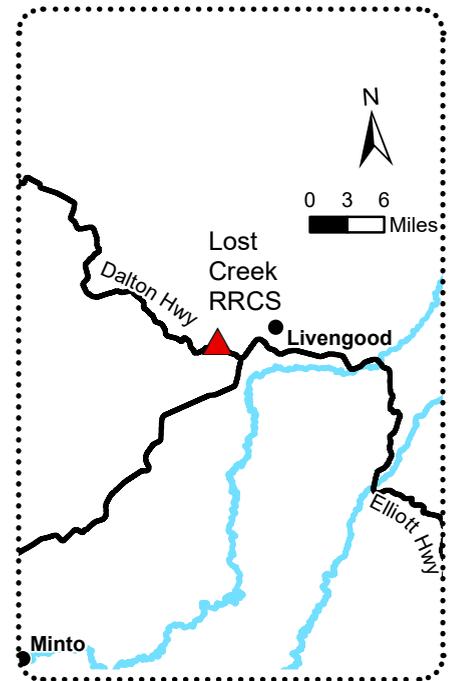
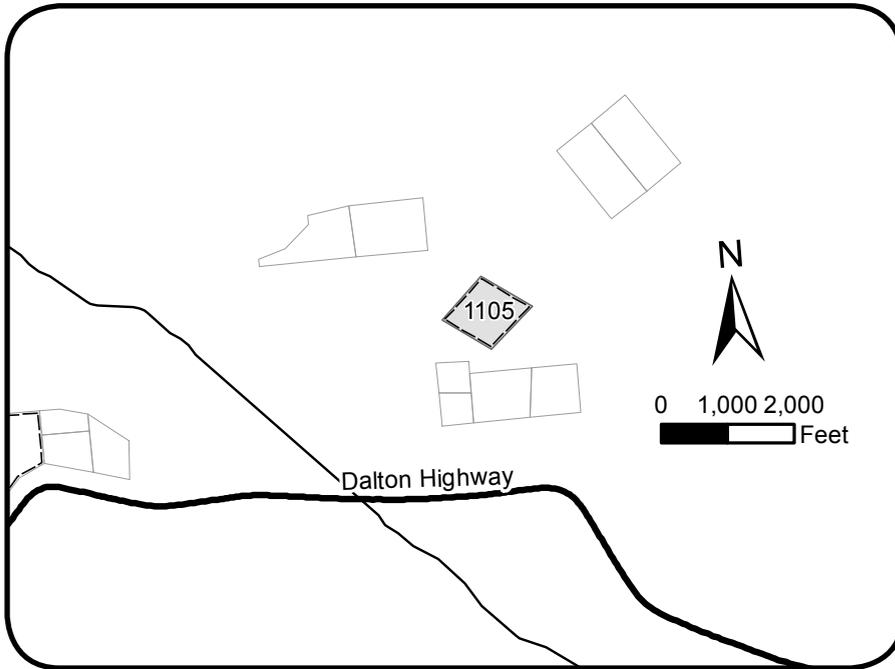


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Fairbanks, Elliott Hwy.



# Lost Creek RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1105	417978	F	17.41	\$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, 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.



Forest in Lost Creek RRCS 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/>.

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



# Martin



An electrical line within the Martin Subdivision.

### 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 intersects Old Murphy Dome Rd and leads to High Sierra Dr Parcel 1106 is down an undeveloped right-of-way from High Sierra Dr Parcels 1107-1114 may be 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 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 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

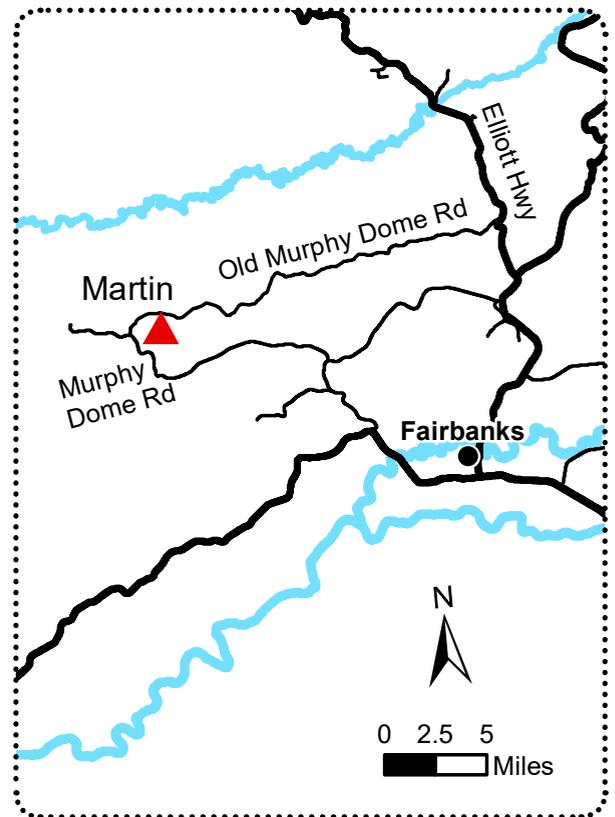
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Martin is survey ASLS 84-21, located in F001N003W05,06 and F002N003W31. The survey has been recorded 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.

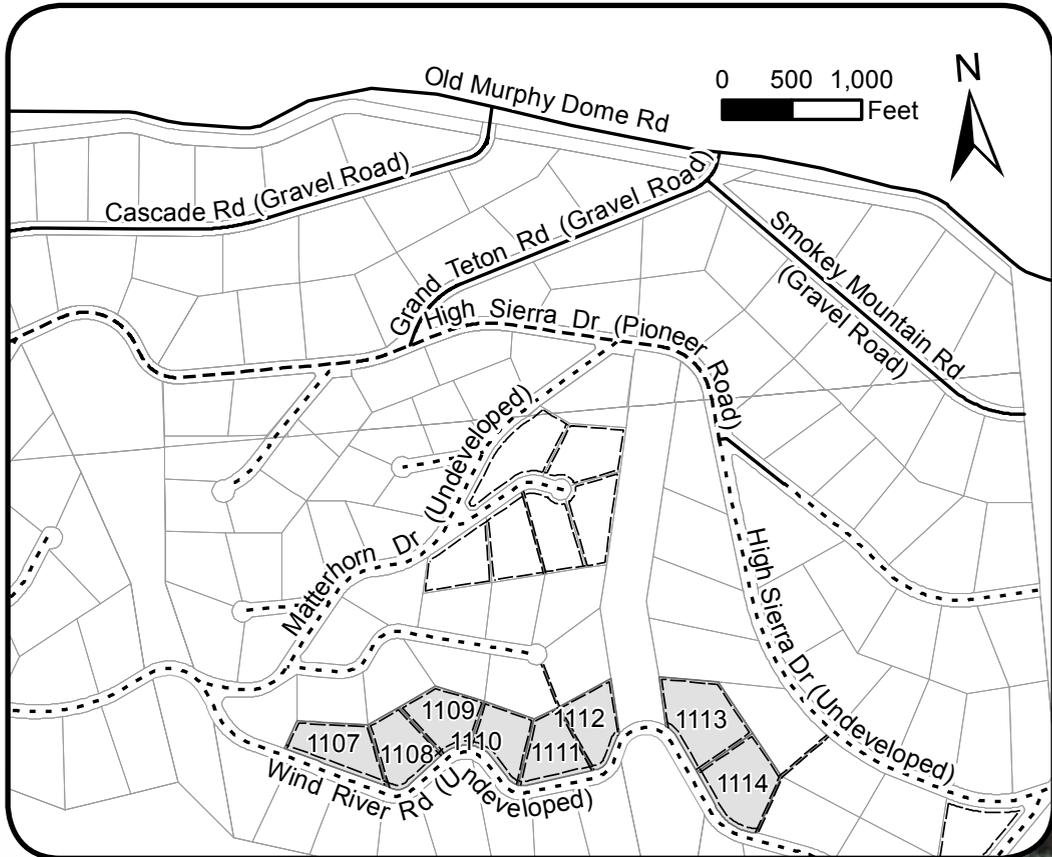


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

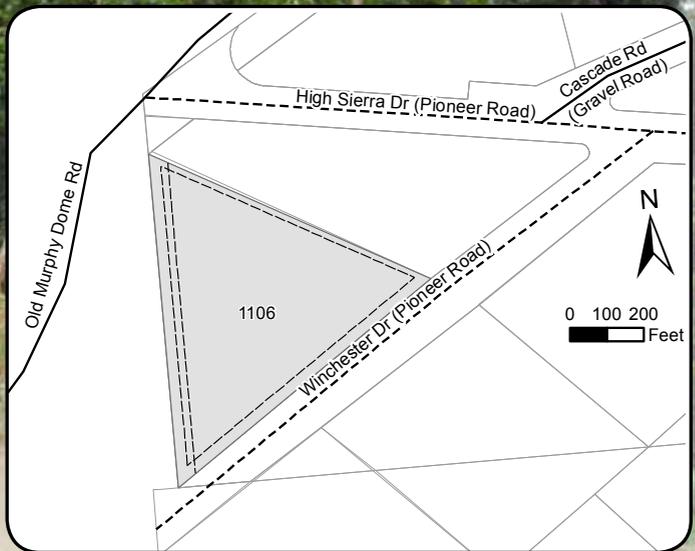
Fairbanks,  
Elliott Hwy.



# Martin



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1106	412166	1	2	7.862	\$28,300
1107	419106	19	7	4.46	\$12,100
1108	419107	20	7	4.04	\$10,900
1109	419108	21	7	3.96	\$11,600
1110	419109	22	7	3.68	\$11,400
1111	419110	23	7	3.99	\$10,800
1112	419111	24	7	3.68	\$11,400
1113	419112	25	7	6.33	\$16,200
1114	419113	26	7	5.69	\$15,400

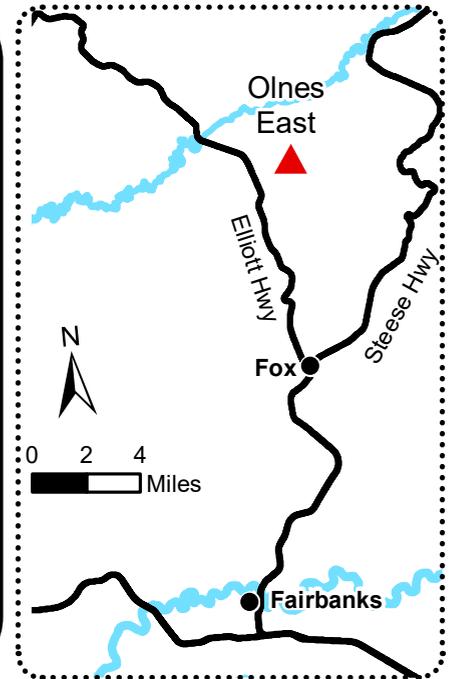


A dirt road leading into the Martin Subdivision.

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



# Olnes East



Fairbanks, Elliott Hwy.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1115	407231	4	3	4.982	\$14,900

### WHY BUY?

Olnes East parcels are residential parcels north of Fairbanks. This parcel are eligible for the Veteran's Preference Auction! See the Veteran's Preference Auction section of the brochure for details.

### LOCATION

Olnes East is located 18 miles north of Fairbanks.

### ACCESS

Access is from the Elliot Highway near milepost 9 via At Your Own Risk Rd and pioneer roads and trails 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. 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

Parcels in Olnes East are eligible for the Veteran's Preference Auction. 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

Olnes East is survey ASLS 80-178, located in F003N001E19. The survey has been recorded as plat 81-143 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

At Your Own Risk Rd is a gravel road. Other ROWs are trails or pioneer roads.



An eastern view of Simpson Way in Olnes East.

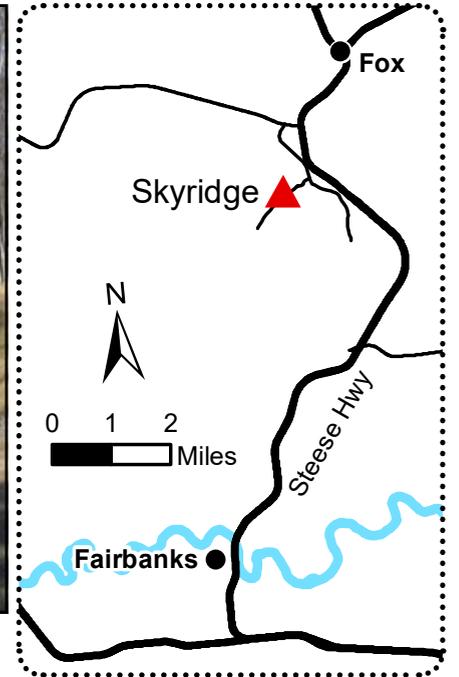
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



# Skyridge



Constance Court in Skyridge Subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1116	418595	5	1	1.702	\$34,100
1117	418597	7	1	1.187	\$31,000

### WHY BUY?

Skyridge Drive features residential lots near Fairbanks. These parcels are eligible for the Veteran's Preference Auction! See the Veteran's Preference Auction section of the brochure for details.

### LOCATION

Skyridge Drive is approximately 6 miles north of Fairbanks between Farmers Loop Road and the Elliott Highway along Skyridge Drive.

### ACCESS

Access is by gravel roads from Skyridge 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 in the area. Purchasers 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. Please check with the borough for details of current ordinances.

### NOTES

Parcels in Skyridge Drive are eligible for the Veteran's Preference Auction. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

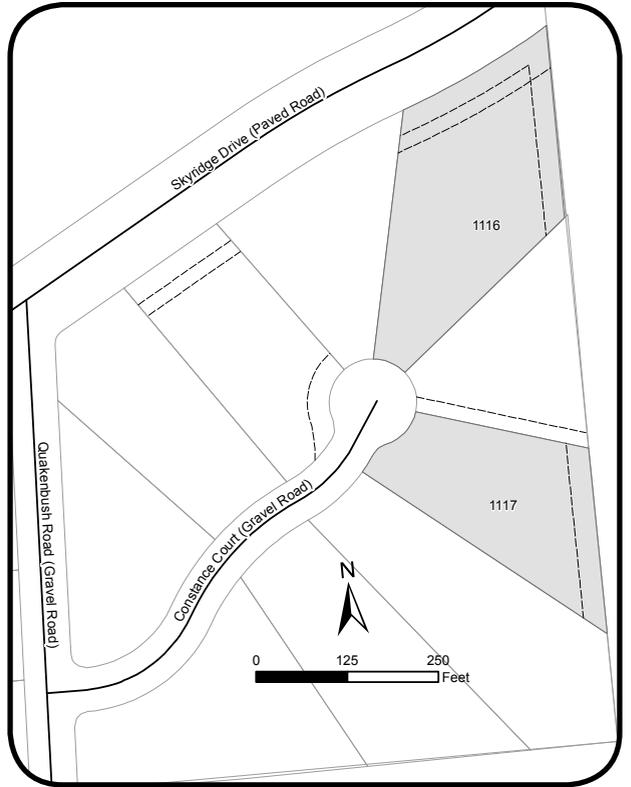
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. There is a 50 foot building setback from Skyridge Drive. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Skyridge is survey ASLS 2007-13, located in F001N001W12. The survey has been recorded as plat 2012-104 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

The rights-of-way are good gravel roads.



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



# Tatalina



Leopold Loop in Tatalina Subdivision.

### LOCATION

Tatalina Subdivision is located approximately 40 miles northwest of Fairbanks along the Elliott Hwy.

### ACCESS

Access is via platted rights-of-way from mile 43 of the Elliott Highway. Rights-of-way have been cleared but are unimproved. Direct access from the Elliott Highway to any lot is prohibited.

### 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

There are active mining claims in the vicinity of this subdivision. Direct access from any parcel to the Elliott Highway is prohibited. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

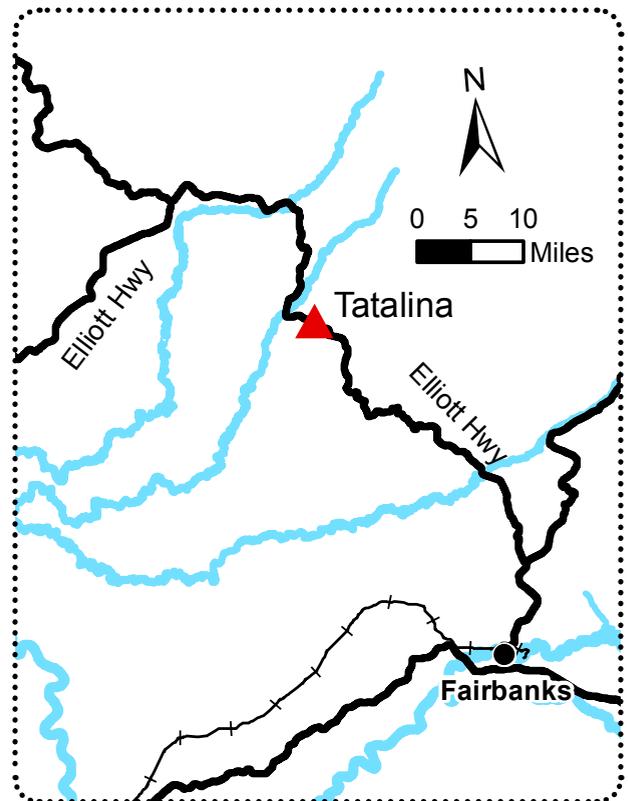
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Tatalina is survey ASLS 2003-14, located in F006N003W29, 30, 31. The survey has been recorded as plat 2005-52 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

Rights-of-way within the subdivision have been cleared but are unimproved.

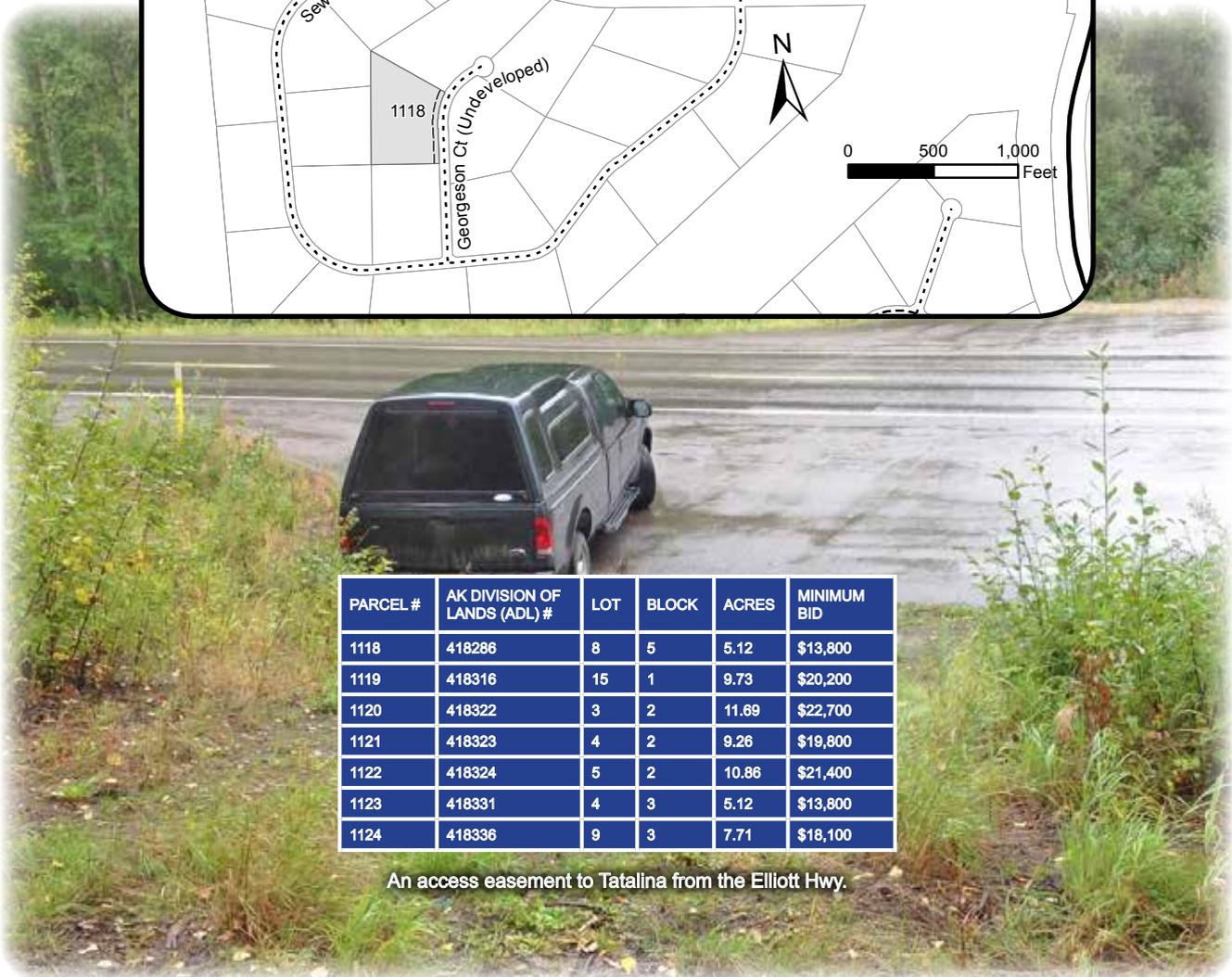
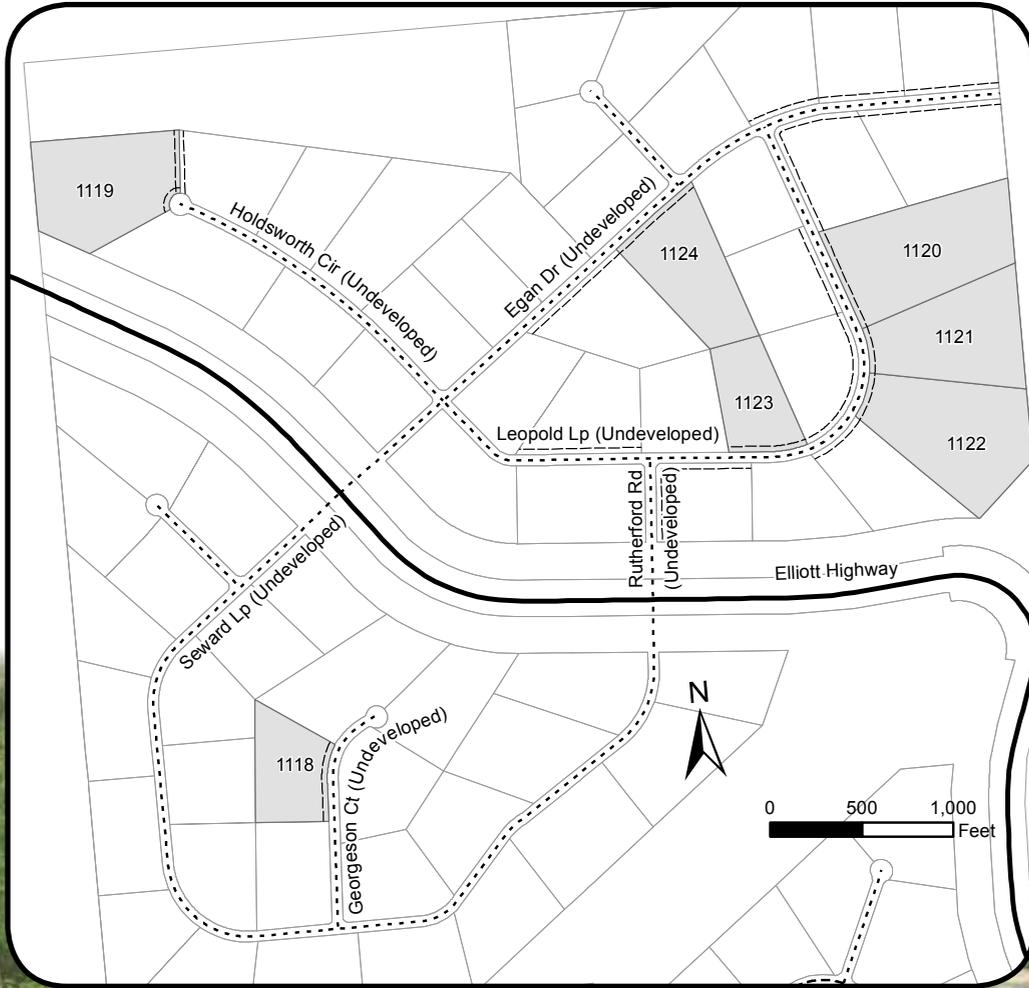


Fairbanks,  
Elliott Hwy.

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# Tatalina



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1118	418286	8	5	5.12	\$13,800
1119	418316	15	1	9.73	\$20,200
1120	418322	3	2	11.69	\$22,700
1121	418323	4	2	9.26	\$19,800
1122	418324	5	2	10.86	\$21,400
1123	418331	4	3	5.12	\$13,800
1124	418336	9	3	7.71	\$18,100

An access easement to Tatalina from the Elliott Hwy.

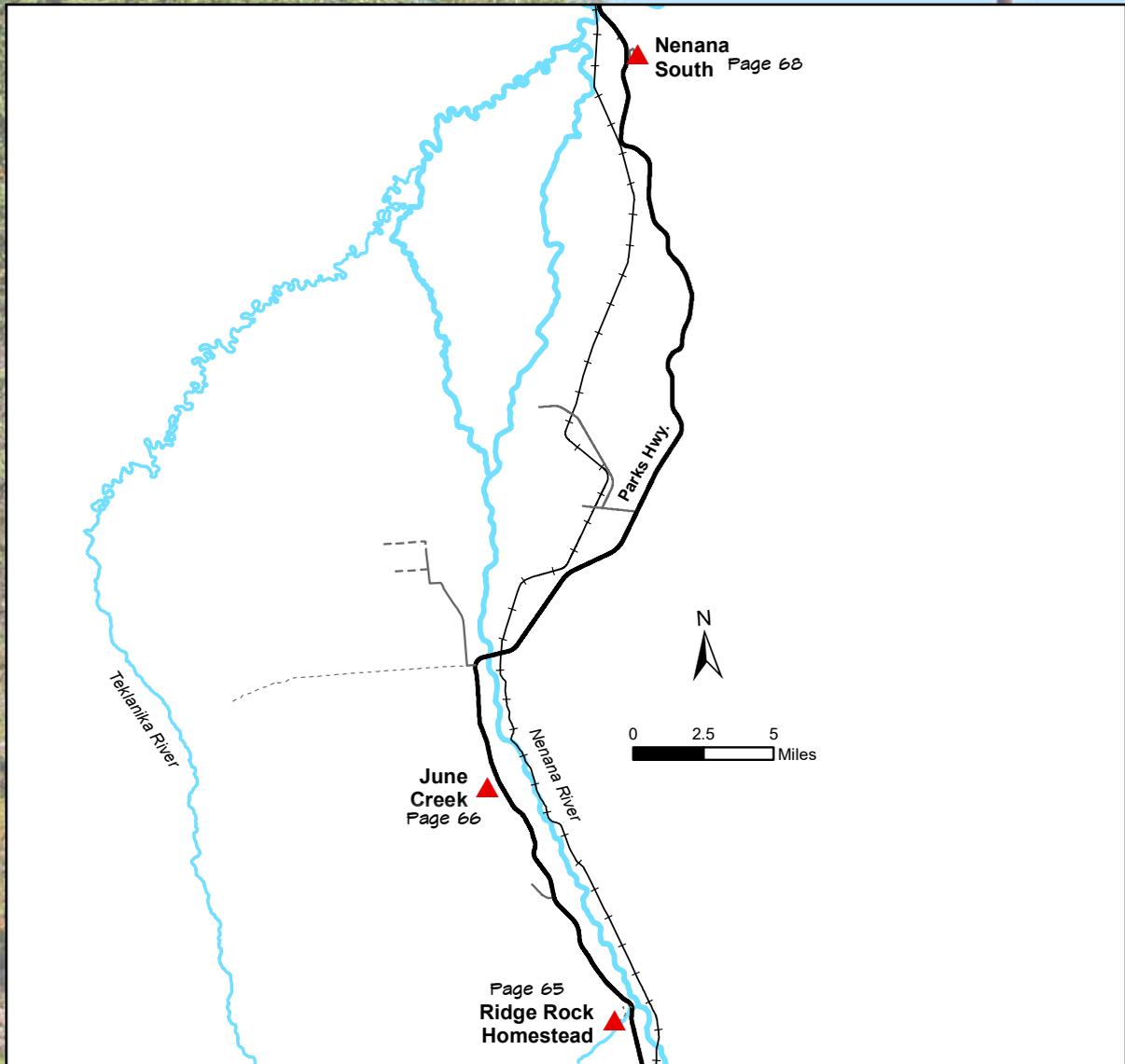
- Southwest AK
- Mat-Su Road
- Kenai
- Copper River Valley
- Susitna Valley Remote
- Fairbanks, Elliott Hwy.**
- N. Parks Highway
- Richardson, AK Highways
- Steese Highway
- Interior Remote
- General Information



# Northern Parks Highway - Road Access & Remote

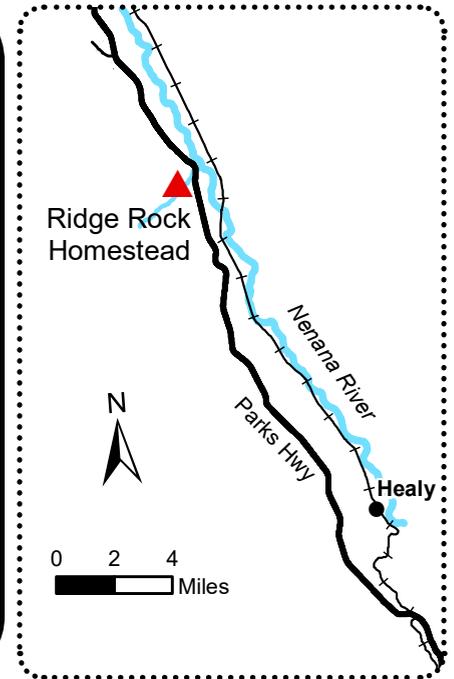
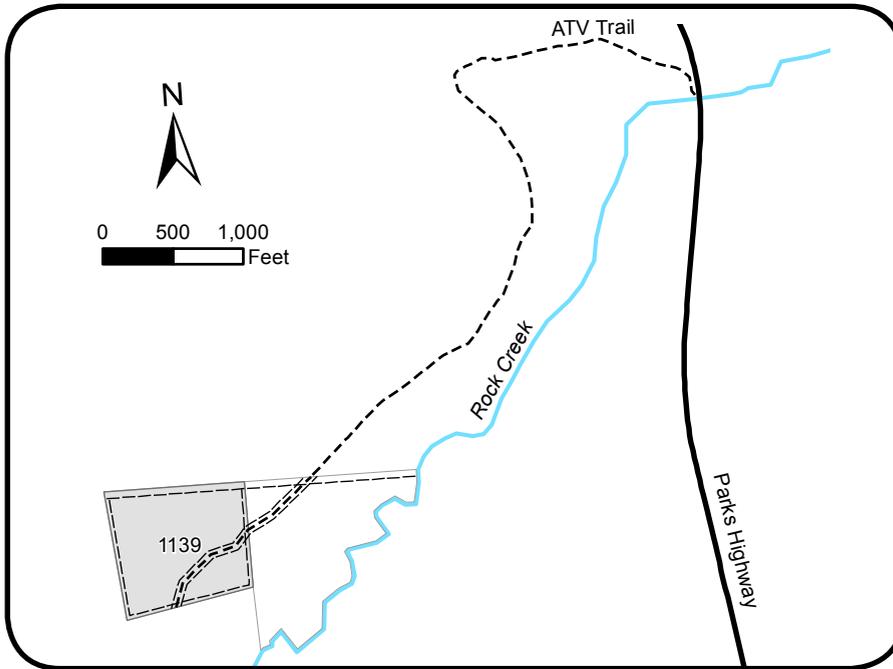
The parcels in this region are located near the Parks Highway, between Healy and Fairbanks. Access to parcels within this region is via a combination of gravel roads, established trails, and unbuilt rights-of-way.

N. Parks Highway





# Ridge Rock Homestead



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1139	411874	A	19.26	\$28,400

### LOCATION

Ridge Rock Homestead is located approximately 90 miles south of Fairbanks on the west side of the Parks Highway.

### ACCESS

The most direct access route into this project is via an ATV trail from the Parks Highway, which runs through Parcel 1139.

### 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. 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, 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

Ridge Rock Homestead is survey ASLS 85-229, located in F010S008W29. The survey is recorded as plat 86-2 in the Nenana Recording District.



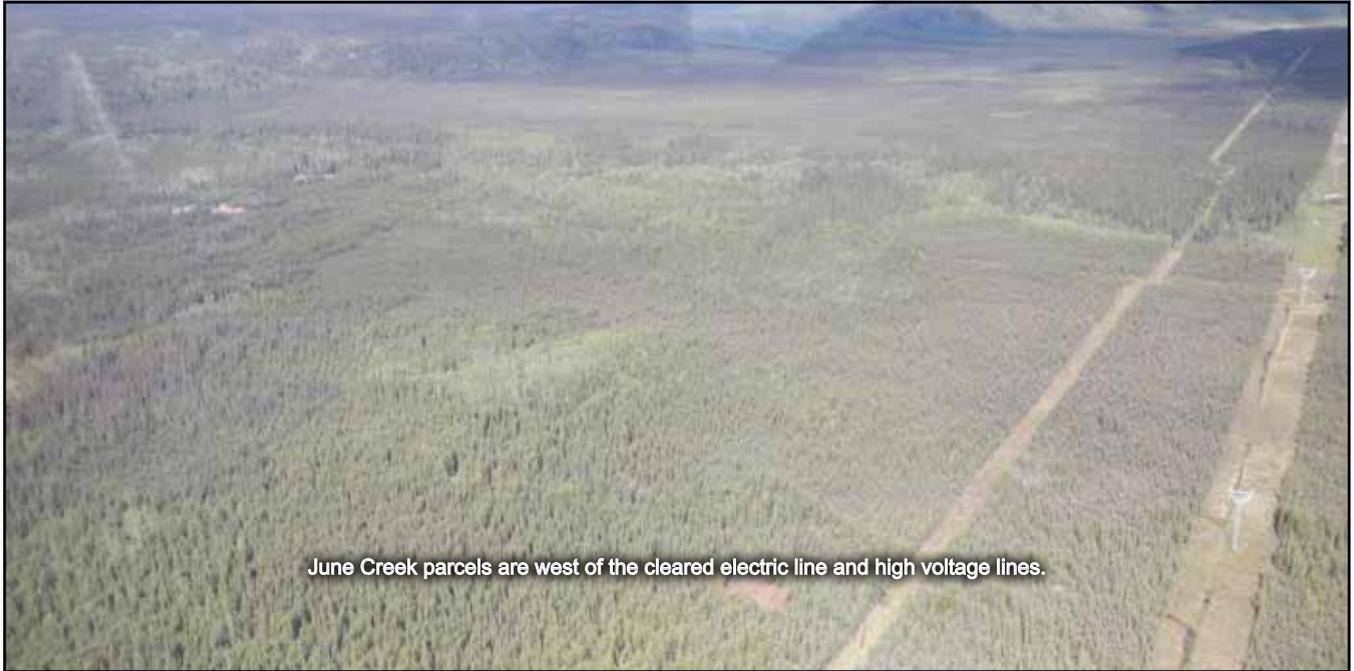
Cabin on Ridge Rock Homestead, Parcel 1139 (ADL 411874).

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



# 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 Tentative Approval section for details.

### RESTRICTIONS

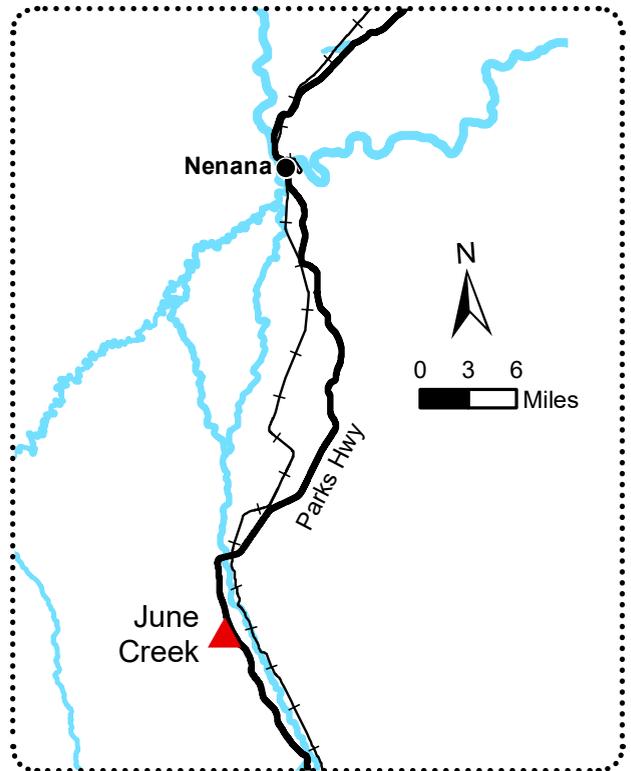
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

June Creek is survey ASLS 79-166, located in F009S009W10,14,22,36. The survey has been recorded as plat 80-9 in the Nenana Recording District.

### RIGHT-OF-WAY STATUS

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



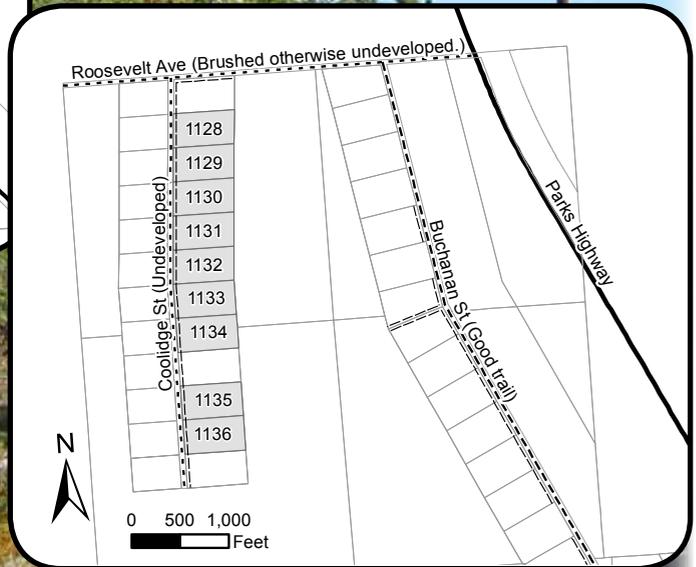
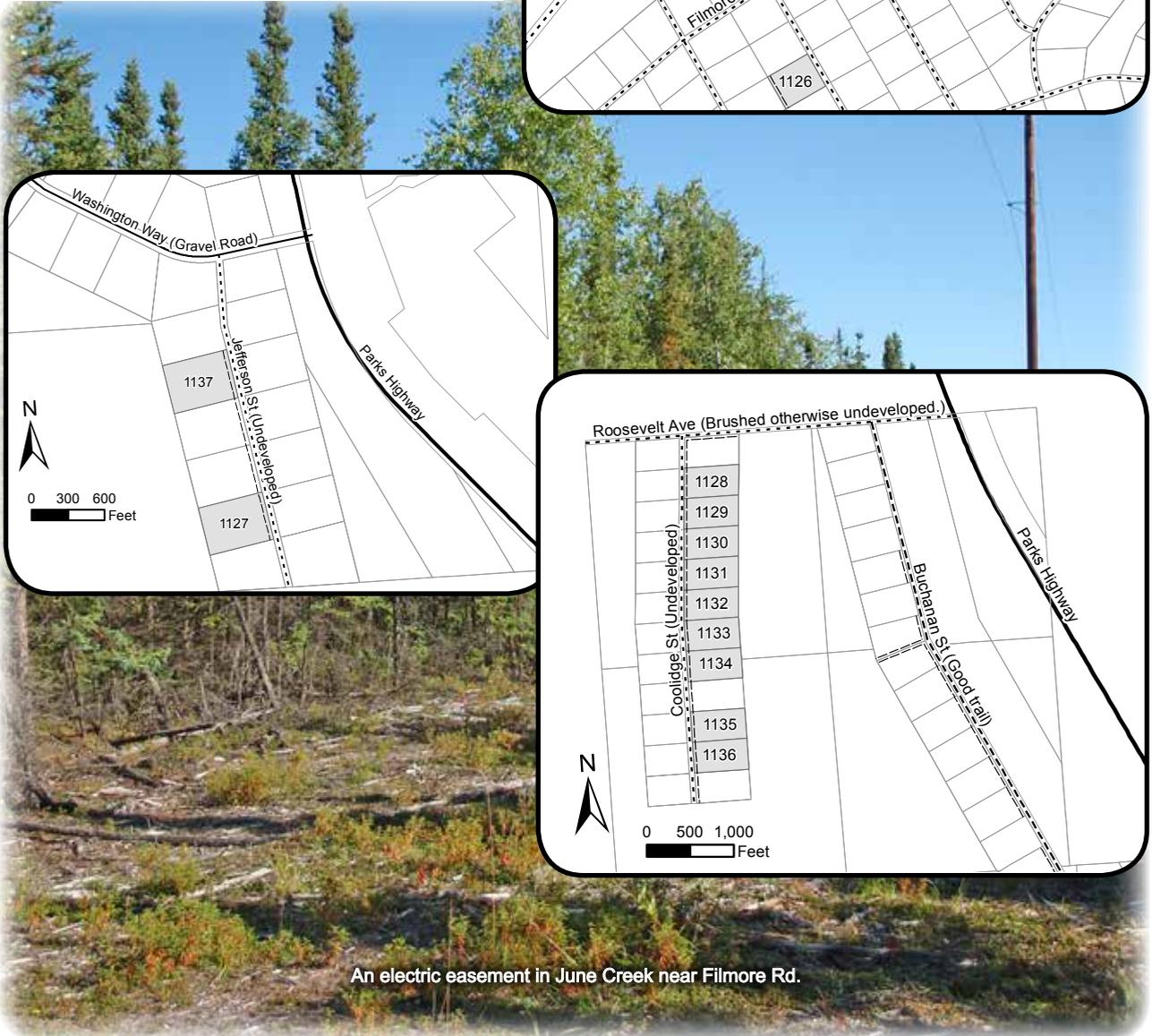
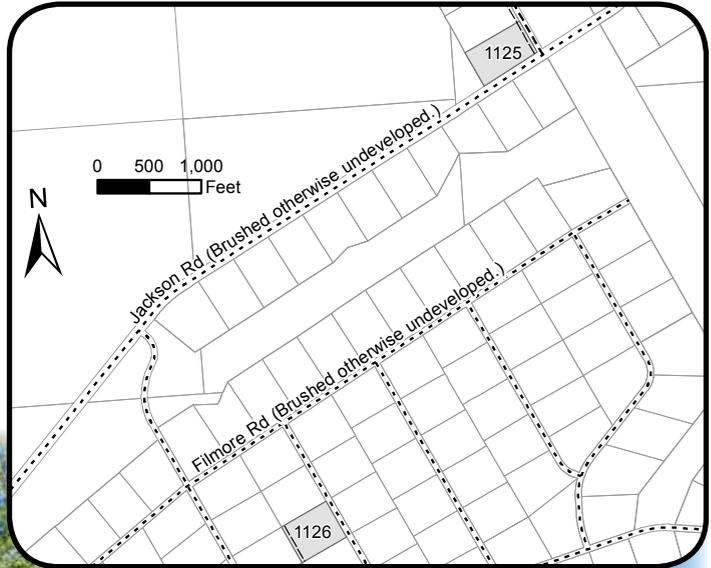
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N. Parks Highway



# June Creek

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1125	405138	1	1	4.98	\$10,000
1126	405190	3	5	4.591	\$9,600
1127	405403	9	26	4.959	\$9,200
1128	405421	2	29	5.009	\$9,000
1129	405422	3	29	5.009	\$9,000
1130	405423	4	29	5.009	\$9,000
1131	405424	5	29	5.009	\$9,000
1132	405425	6	29	5.017	\$9,000
1133	405426	7	29	5.014	\$9,000
1134	405427	8	29	5.022	\$9,000
1135	405429	10	29	5.022	\$9,000
1136	405430	11	29	5.022	\$9,000
1137	406470	6	26	4.959	\$9,600

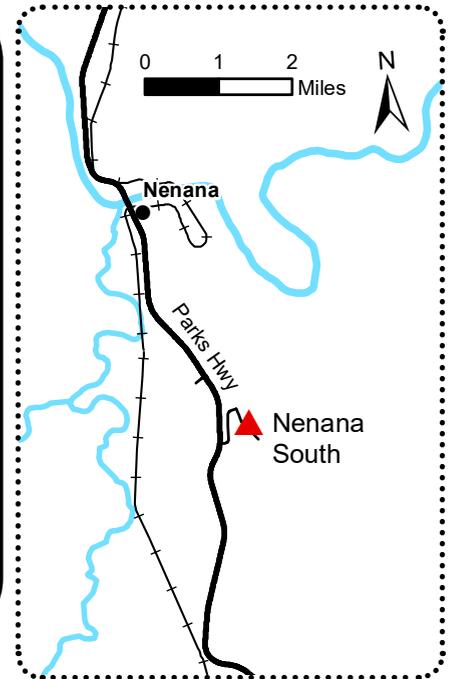
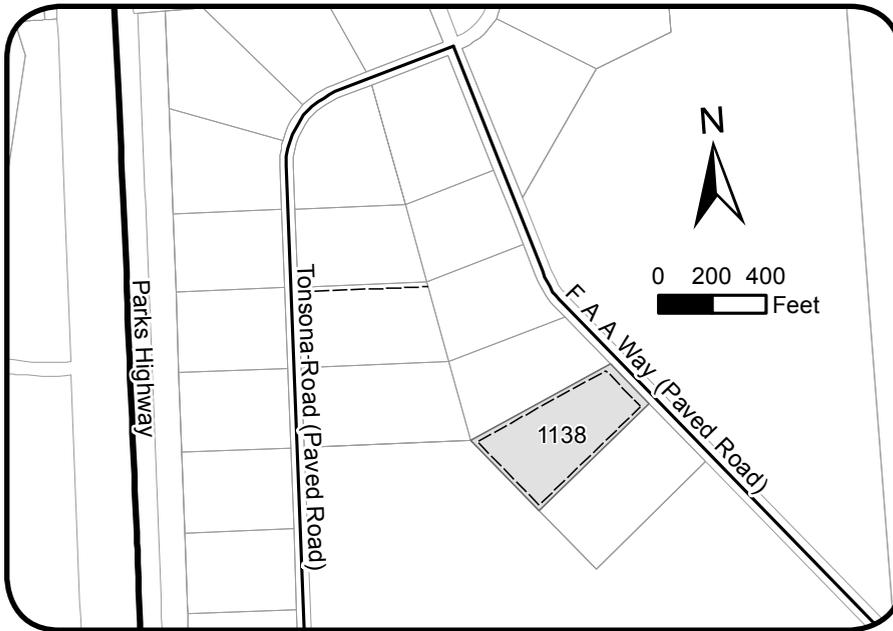


- Southwest AK
- Mat-Su Road
- Kenai
- Copper River Valley
- Susitna Valley Remote
- Fairbanks, Elliott Hwy.
- N. Parks Highway**
- Richardson, AK Highways
- Steese Highway
- Interior Remote
- General Information

An electric easement in June Creek near Filmore Rd.



# Nenana South



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1138	407006	9	K	3.739	\$10,500

### WHY BUY?

Nenana South offers a very accessible getaway with great access for hunting, fishing, 4-wheeling, snow machining, and other outdoor pursuits.

### LOCATION

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

### ACCESS

Nenana South Subdivision is accessible off the Parks Highway via east onto Tonsona Road and then southeast to FAA Way (both paved roads).

### 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 is power along the highway. Purchasers will be responsible for extending the existing power lines.

### LOCAL GOVERNMENT

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

### NOTES

The utility companies shall have the right to remove any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement. 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 80-106 and adjacent properties. 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, 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

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

### 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 13, 1981 in the Nenana Recording District.



An aerial view of typical vegetation and land in Nenana South.

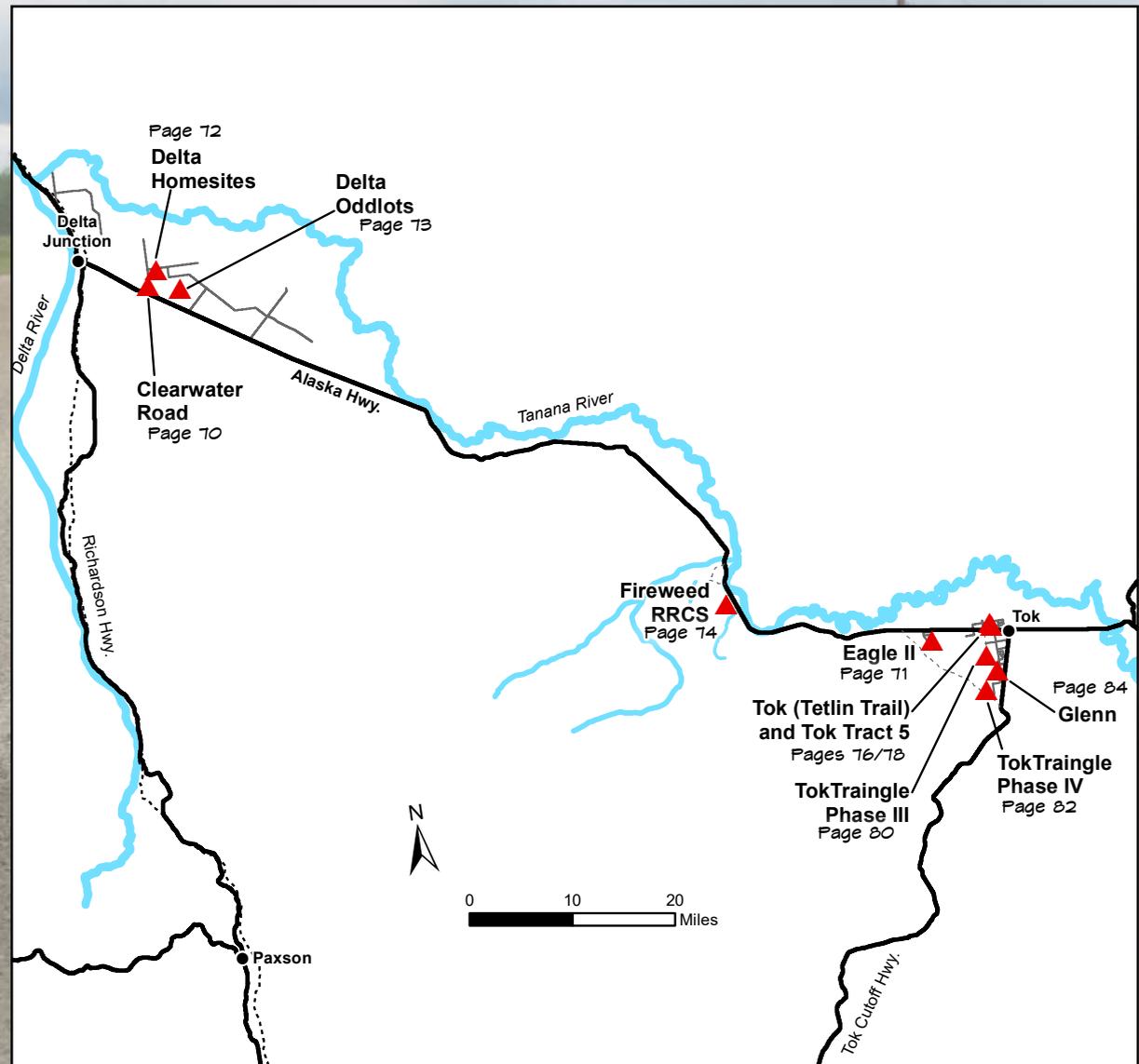
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

N. Parks Highway



# Richardson & Alaska Highways - Road Access & Remote

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



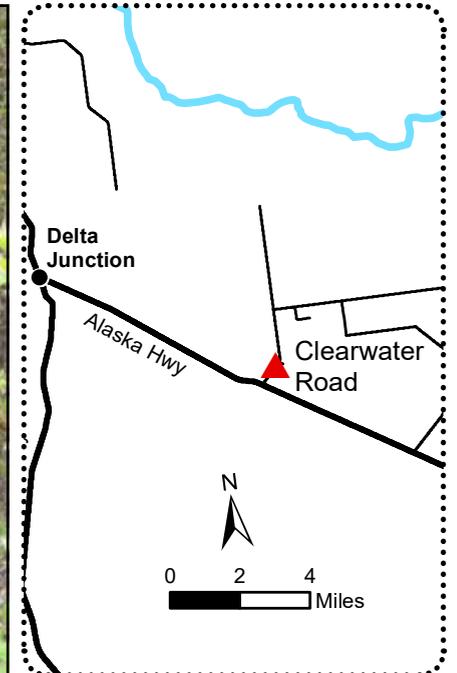
- Southwest AK
- Mat-Su Road
- Kenai
- Copper River Valley
- Susitna Valley Remote
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Richardson, AK Highways**
- Steese Highway
- Interior Remote
- General Information



# Clearwater Road



A brushed boundary line in Clearwater Road Subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1151	420550	D1	4.02	\$12,300
1152	420551	E	4.01	\$12,200
1153	420552	F	3.45	\$10,100

### LOCATION

Clearwater Road Subdivision is located 8 miles southeast of Delta Junction along Clearwater Road.

### ACCESS

Clearwater Road is a paved road which intersects the Alaska Highway south of milepost 1415. The parcels are one mile from the highway along Clearwater 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 Clearwater 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. These parcels are located on Tentatively Approved land, please see the Tentative Approval section for details.

### RESTRICTIONS

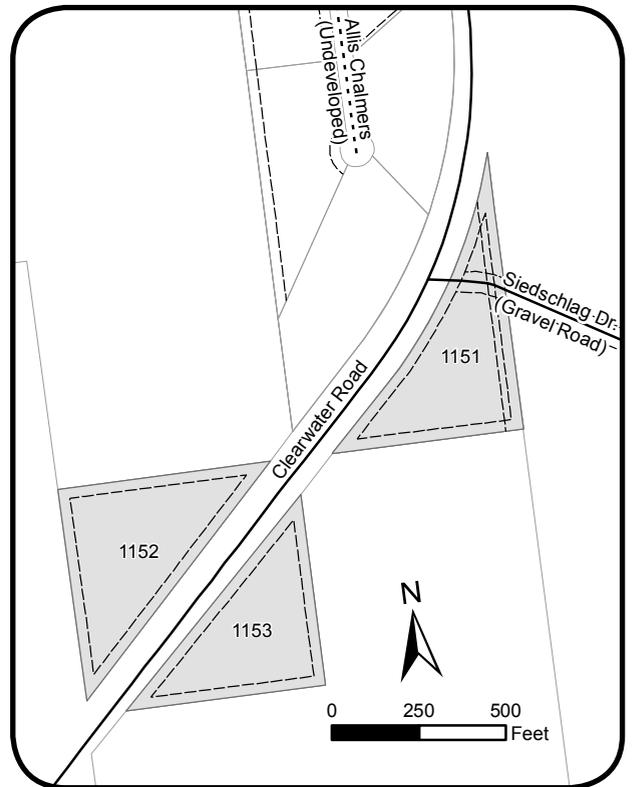
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Clearwater Road is survey ASLS 2005-53 and ASLS 2008-25, located in F011S011E02. The surveys have been recorded as plats 2007-147 and 2010-6 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

Access from the parcels directly to Clearwater Road would require permission from DOT&PF.



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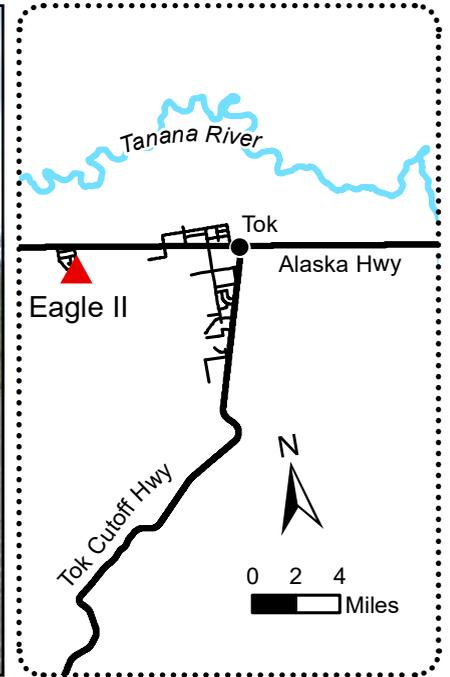
Richardson,  
AK Highways



# Eagle II



Gravel Road and typical vegetation in Eagle II Subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1156	410952	8	10	4.54	\$11,800

### LOCATION

Eagle Subdivision is located 8 miles west of Tok junction, south of the Alaska Highway.

### ACCESS

Access is from Pringle Road which intersects the Alaska Highway northwest of milepost 1322.

### 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 may need to extend 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, 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

Eagle II is survey ASLS 82-136, located in C018N011E14. The survey has been recorded as plat 83-4 in the Fairbanks Recording District.

### 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 9, 1981 and January 11, 1983, in the Fairbanks Recording District.



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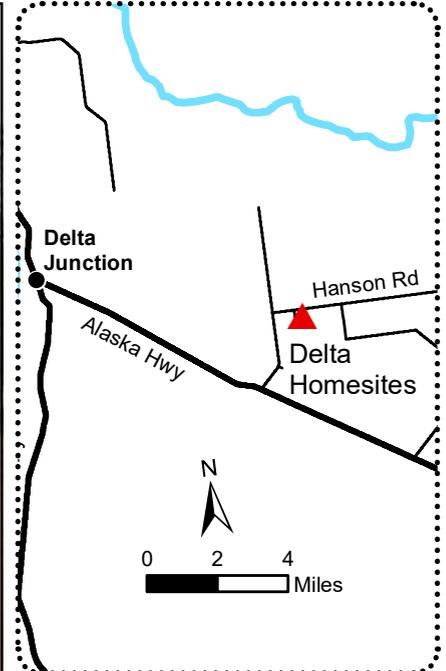
- Southwest AK
- Mat-Su Road
- Kenai
- Copper River Valley
- Susitna Valley Remote
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Richardson, AK Highways
- Steese Highway
- Interior Remote
- General Information



# Delta Homesites



A dirt road in Delta Homesites Subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	LOT	BLOCK	ACRES	MINIMUM BID
1154	400995	J		1	2.56	\$9,200

### LOCATION

Delta Homesites is located southeast of Delta Junction near Clearwater.

### ACCESS

Access to this parcel is from the Alaska Hwy, northeast onto Clearwater Rd, east onto Hanson Rd and southeast onto Schene Rd (gravel 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 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

There is a cleared swath near the eastern edge of these parcels. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

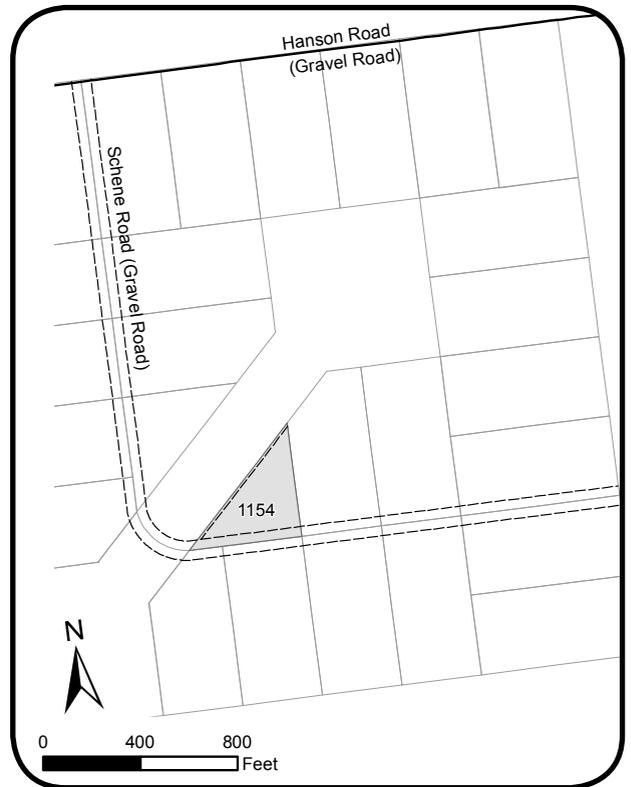
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, roadway and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Delta Homesites is survey ASLS 77-163, located in F010S011E36. The survey has been recorded as plat 78-29 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

The right-of-way to these parcels is a narrow gravel road.



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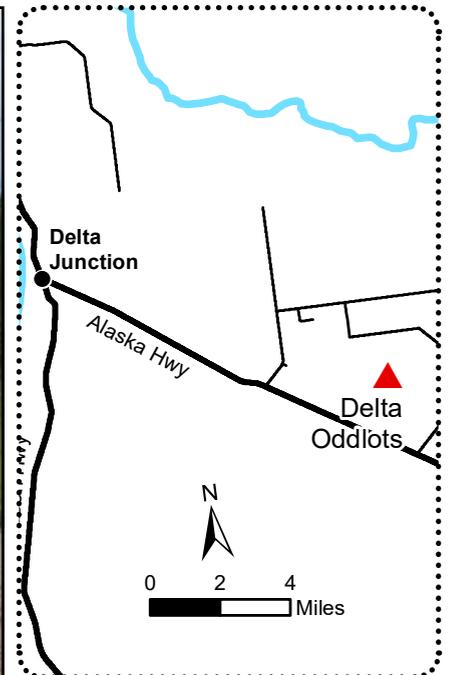
Richardson,  
AK Highways



# Delta Oddlots



Mountain views from Spruce Road in Delta Oddlots.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	LOT	BLOCK	ACRES	MINIMUM BID
1155	406463	13		5	4.99	\$13,500

### LOCATION

Delta Oddlots is located about 13 miles southeast of Delta Junction.

### ACCESS

Access to the parcels is from Agricultural Street, a pioneer road. Agricultural Street intersects the Alaska Highway just south of milepost 1411.

### 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 Agricultural Road.

### LOCAL GOVERNMENT

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

### NOTES

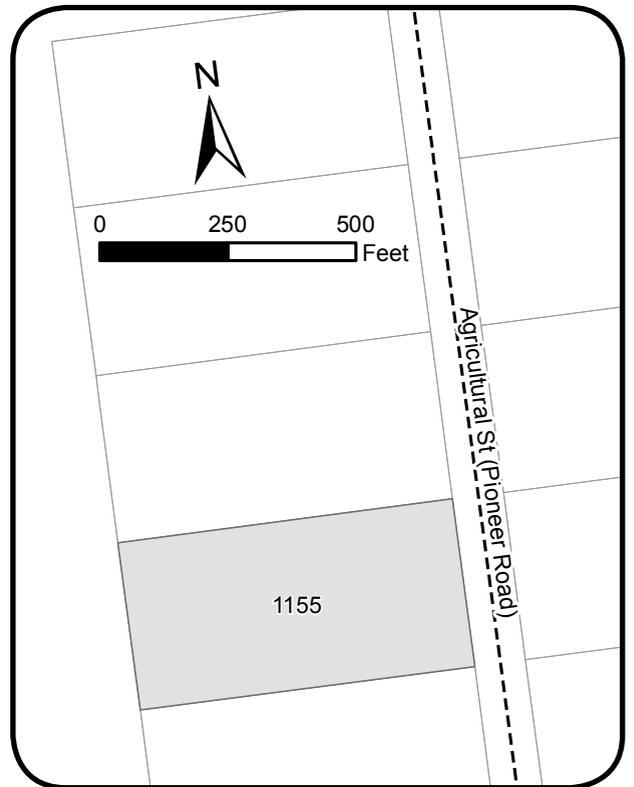
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see the Tentative Approval section for details.

### 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

Delta Oddlots is survey ASLS 78-93, located in F011S012E08. The survey has been recorded as plat 79-40 in the Fairbanks Recording District.



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



# Fireweed RRCS



Access trail in the Fireweed RRCS area.

### WHY BUY?

Fireweed RRCS offers remote parcels near the Tanana and Robertson Rivers.

### LOCATION

These parcels are located a short distance west of the Alaska Highway 18 miles south of Dot Lake and 25 miles west of Tok.

### ACCESS

Access is from the Alaska Highway by foot, ATV, or snowmachine trails.

### 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 may need to extend 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.

### RESTRICTIONS

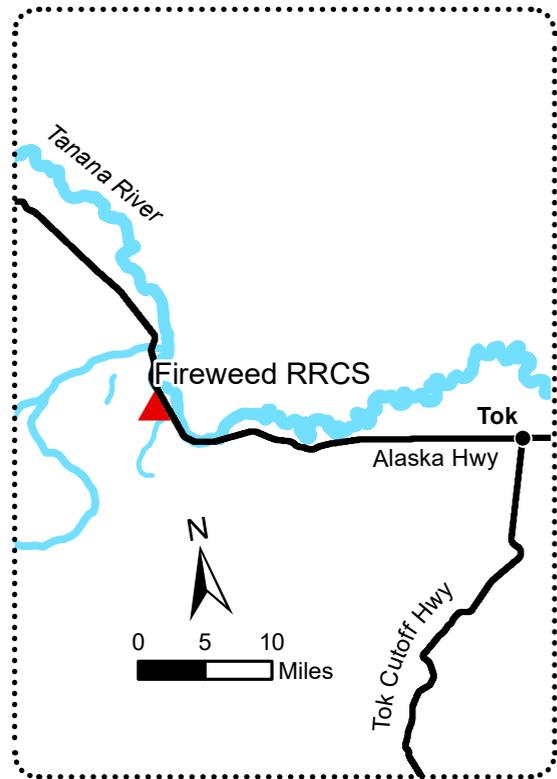
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Fireweed RRCS is survey ASLS 2003-18, located in C019N008E03.22. The survey has been recorded as plat 2005-75 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

The turnoff for a public access trail intersects the Alaska Highway at approximately mile 1344.

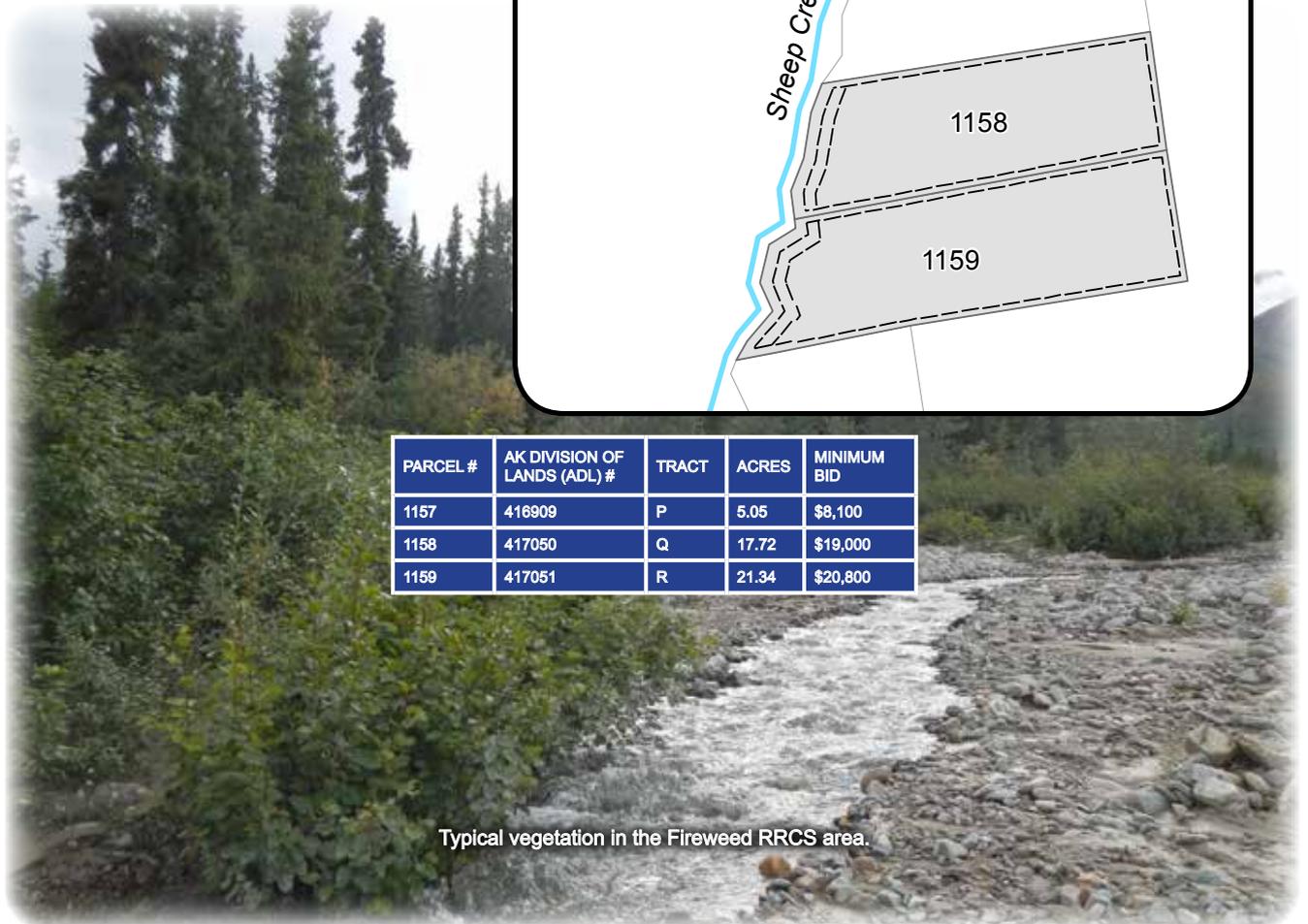
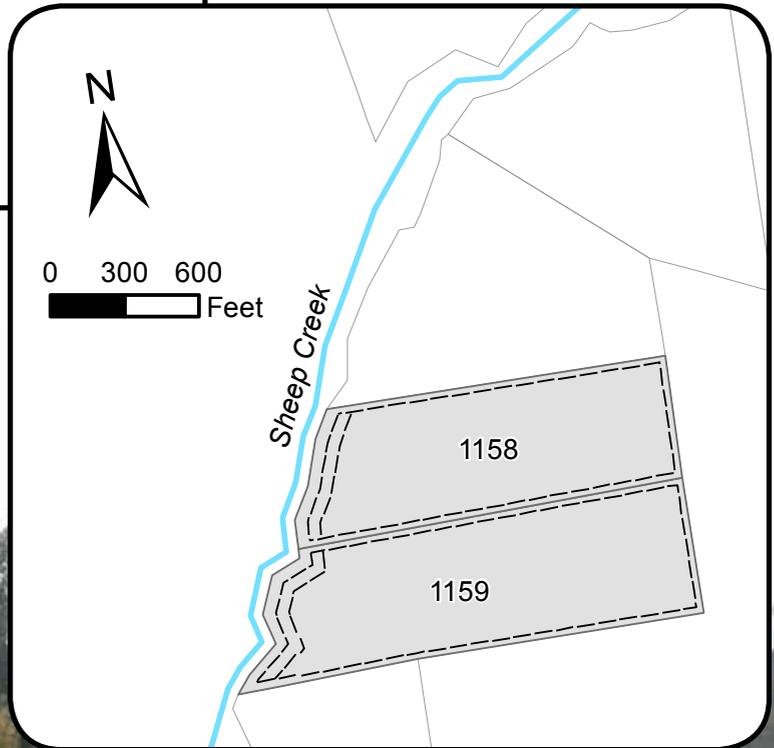
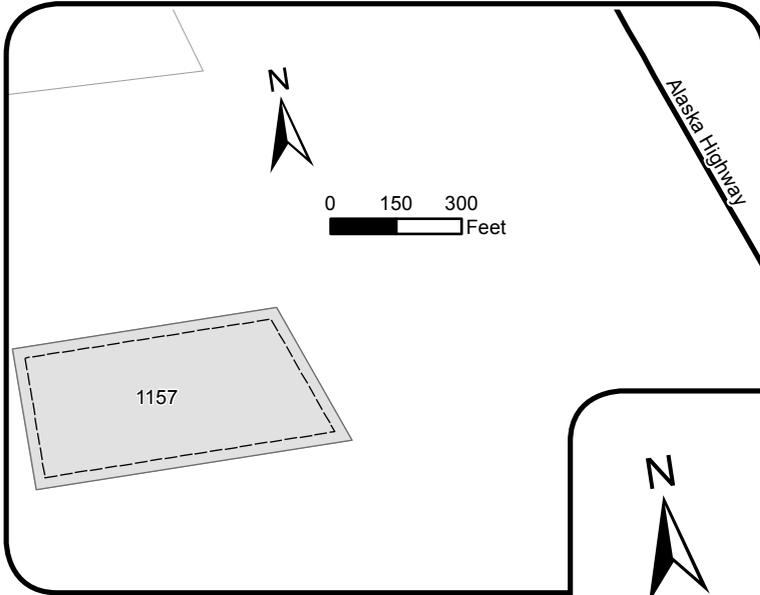


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Richardson,  
AK Highways



# Fireweed RRCS



Typical vegetation in the Fireweed RRCS area.

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1157	416909	P	5.05	\$8,100
1158	417050	Q	17.72	\$19,000
1159	417051	R	21.34	\$20,800

Southeast AK

Mat-Su Road

Kenai

Copper River Valley

Susitna Valley Remote

Fairbanks, Elliott Hwy.

N. Parks Highway

Richardson, AK Highways

Steese Highway

Interior Remote

General Information



# Tok (Tetlin Trail)



Red Fox Dr (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 Drive, a gravel 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 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

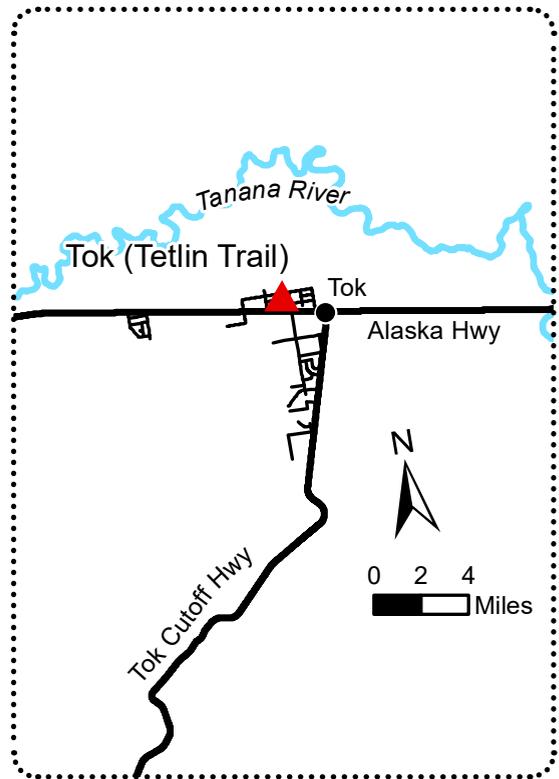
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Tok (Tetlin Trail) is survey ASLS 79-136, located in C018N012E14. The survey has been recorded as plat 80-27, 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.

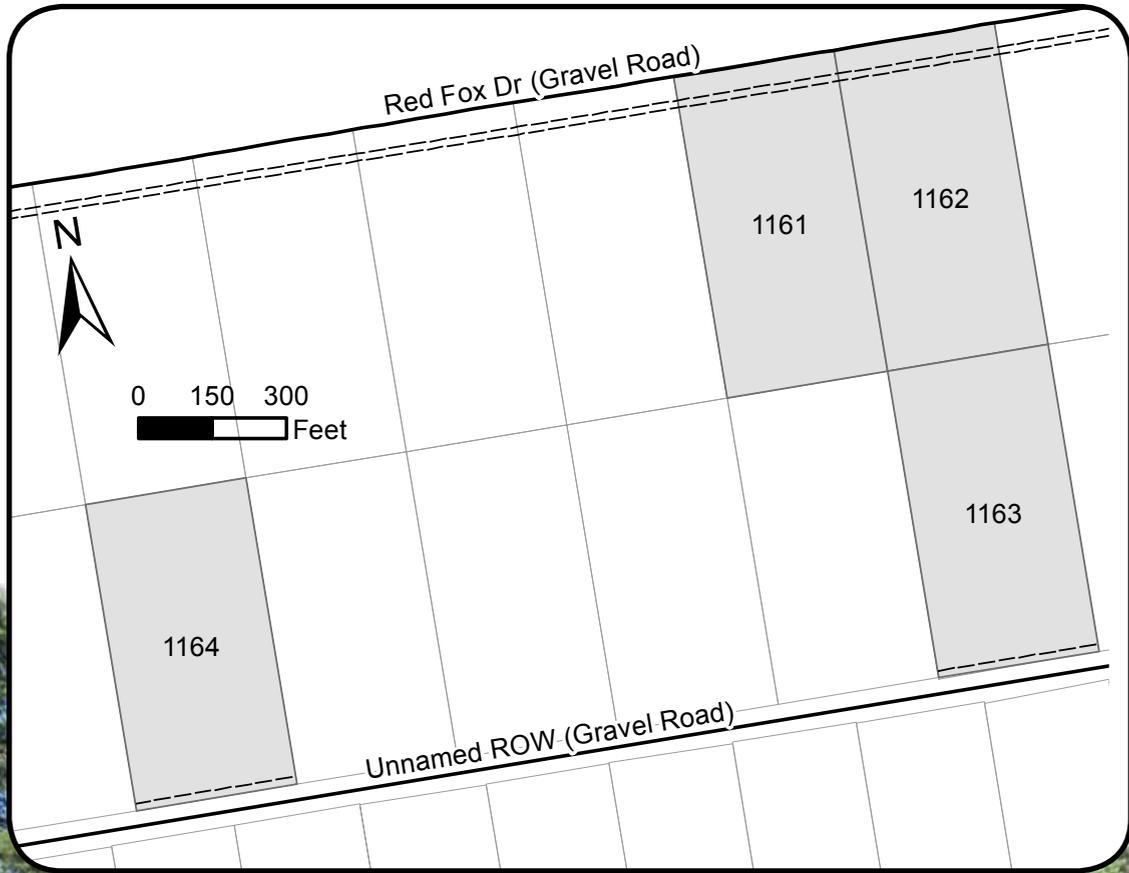


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Richardson,  
AK Highways



# Tok (Tetlin Trail)



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1161	405905	10	5	\$13,000
1162	405906	11	5	\$13,000
1163	405909	14	4.78	\$12,400
1164	405914	19	4.78	\$12,400



Unnamed pioneer road within Tok (Tetlin Trail).

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

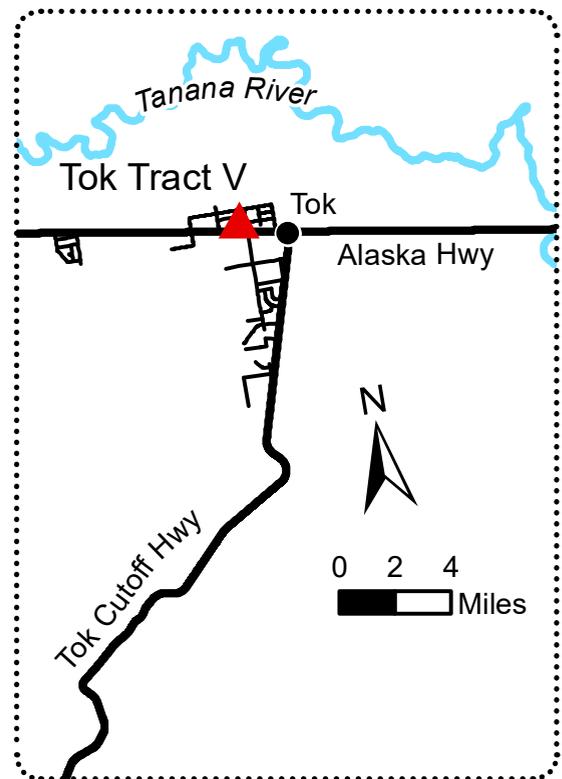
Parcels are subject to all platted easements, setbacks, and reservations of record. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Tok Tract 5 is survey ASLS 79-199, located in C018N012E14. The survey has been recorded as plat 80-88 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

The easement to ADL 405981 is undeveloped.

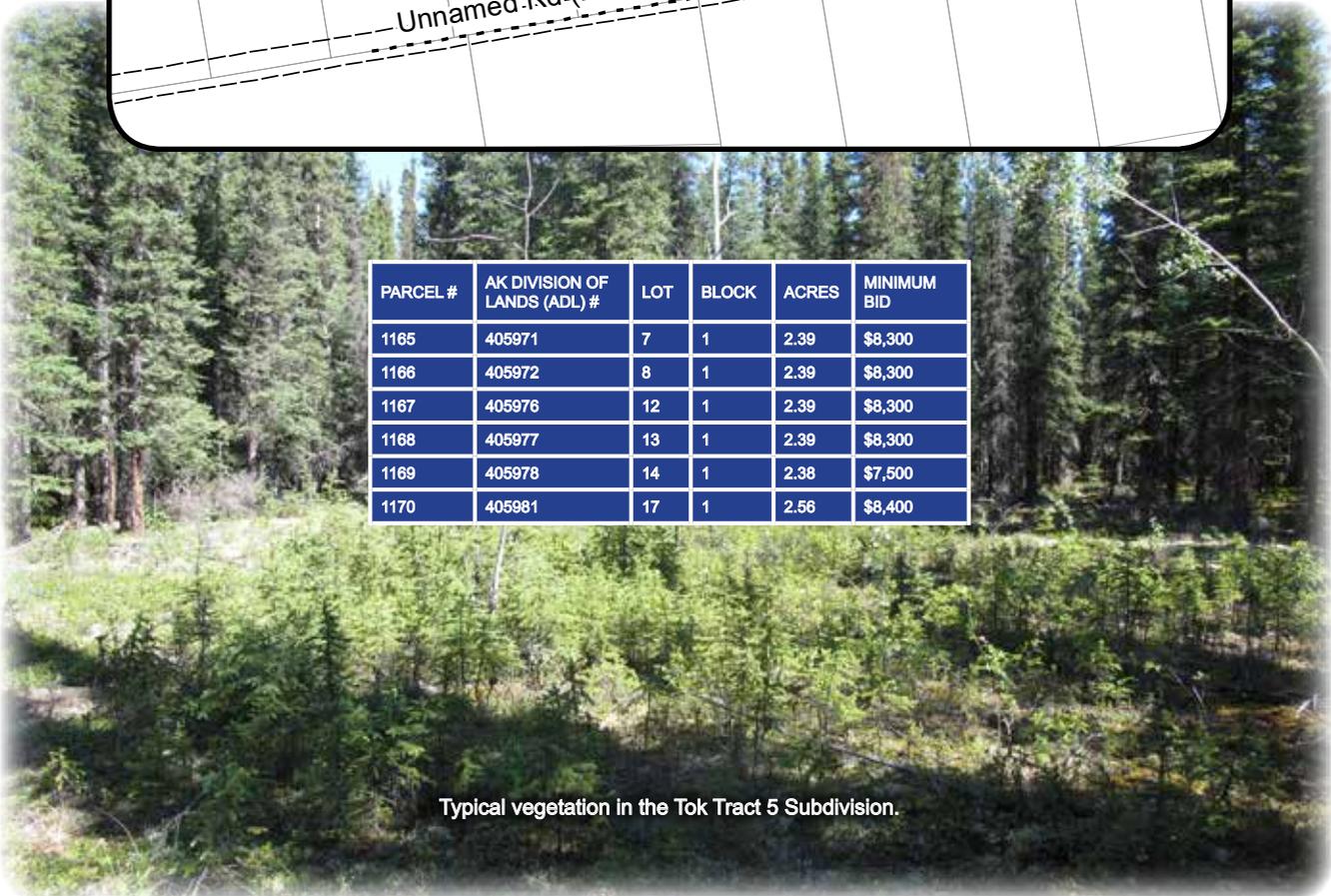
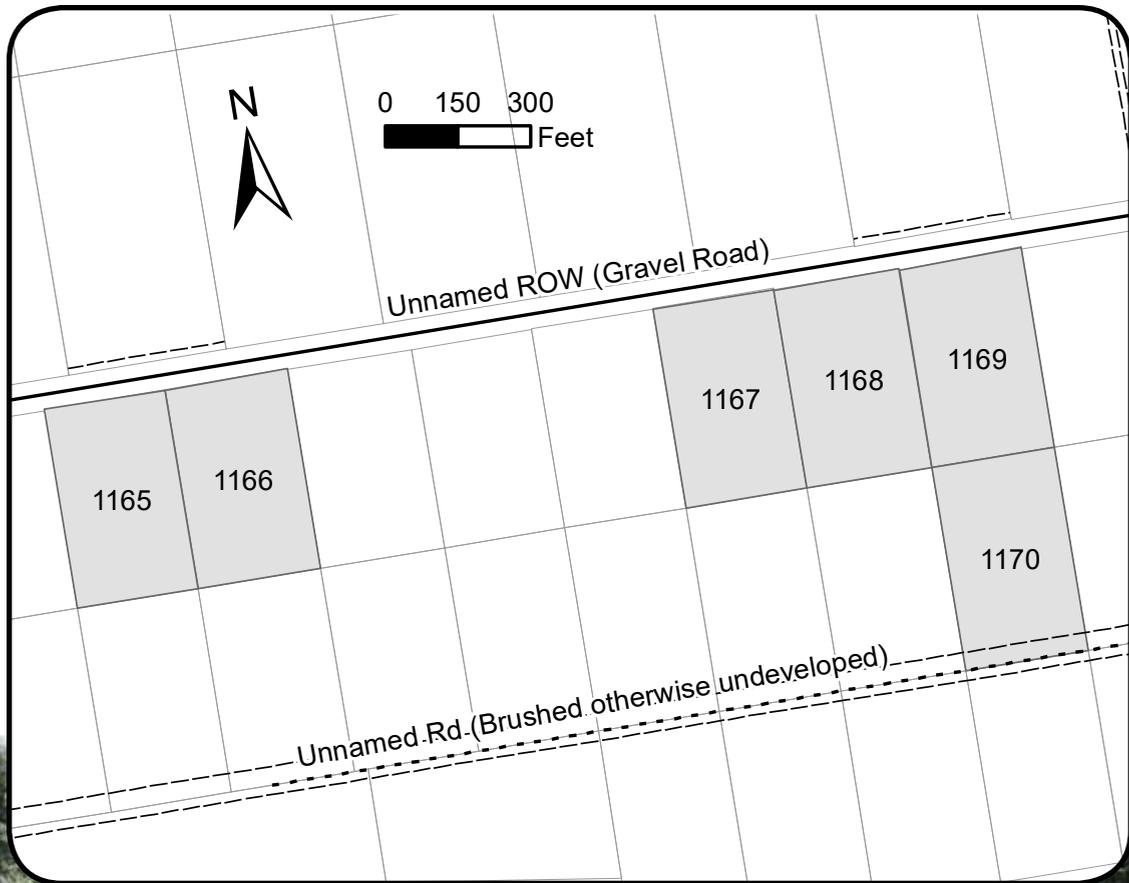


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Richardson,  
AK Highways



# Tok Tract 5



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1165	405971	7	1	2.39	\$8,300
1166	405972	8	1	2.39	\$8,300
1167	405976	12	1	2.39	\$8,300
1168	405977	13	1	2.39	\$8,300
1169	405978	14	1	2.38	\$7,500
1170	405981	17	1	2.56	\$8,400

Typical vegetation in the Tok Tract 5 Subdivision.

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

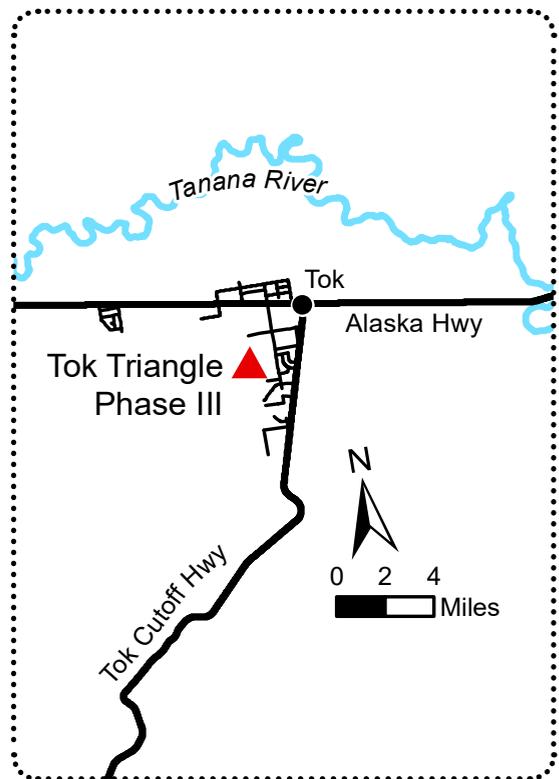
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### 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 STATUS

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.

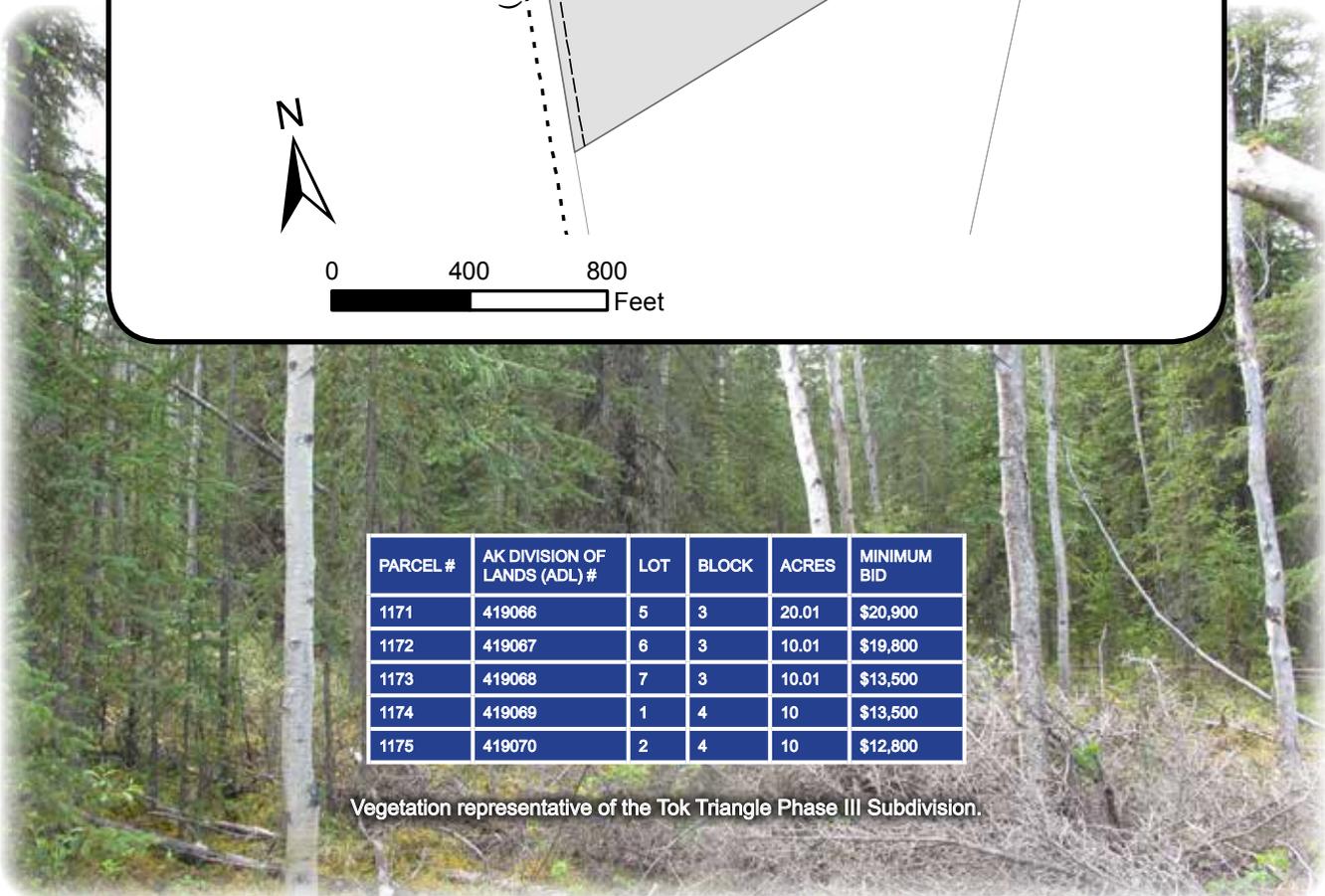
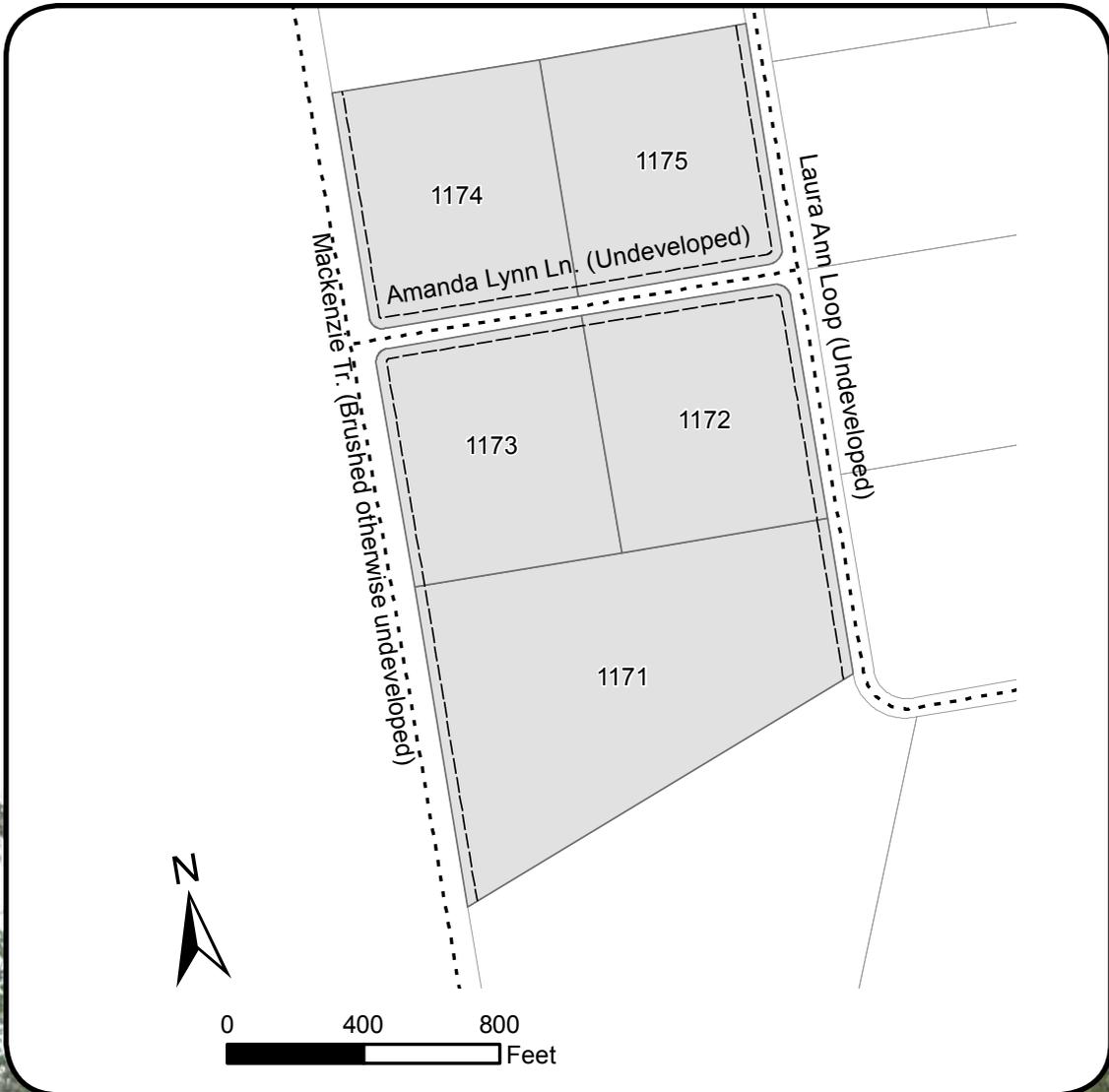


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Richardson,  
AK Highways



# Tok Triangle Phase III



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1171	419066	5	3	20.01	\$20,900
1172	419067	6	3	10.01	\$19,800
1173	419068	7	3	10.01	\$13,500
1174	419069	1	4	10	\$13,500
1175	419070	2	4	10	\$12,800

Vegetation representative of the Tok Triangle Phase III Subdivision.

South  
east  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
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 south of Tok.

### ACCESS

Access to parcels 1176, 1177, 1178, 1180 and 1181 is from the Tok Cutoff, then west onto Butch Kuth Ave, south to Yukon Ben St and west onto Moose Nugget Rd. Eagle Trail runs along the west side of the subdivision and is the access for parcels 1179 and 1182.

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

### RESTRICTIONS

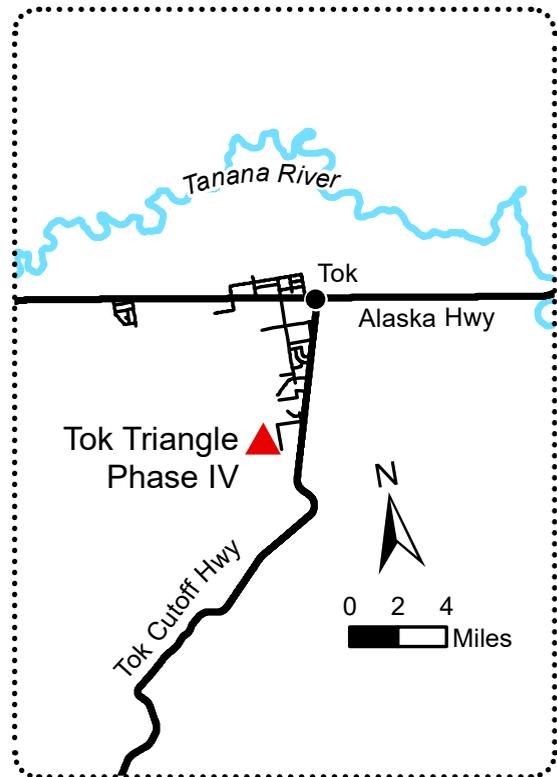
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Tok Triangle Phase IV is survey ASLS 2012-11, located in C017N012E15, 16. The survey has been recorded as plat 2013-17 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

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.

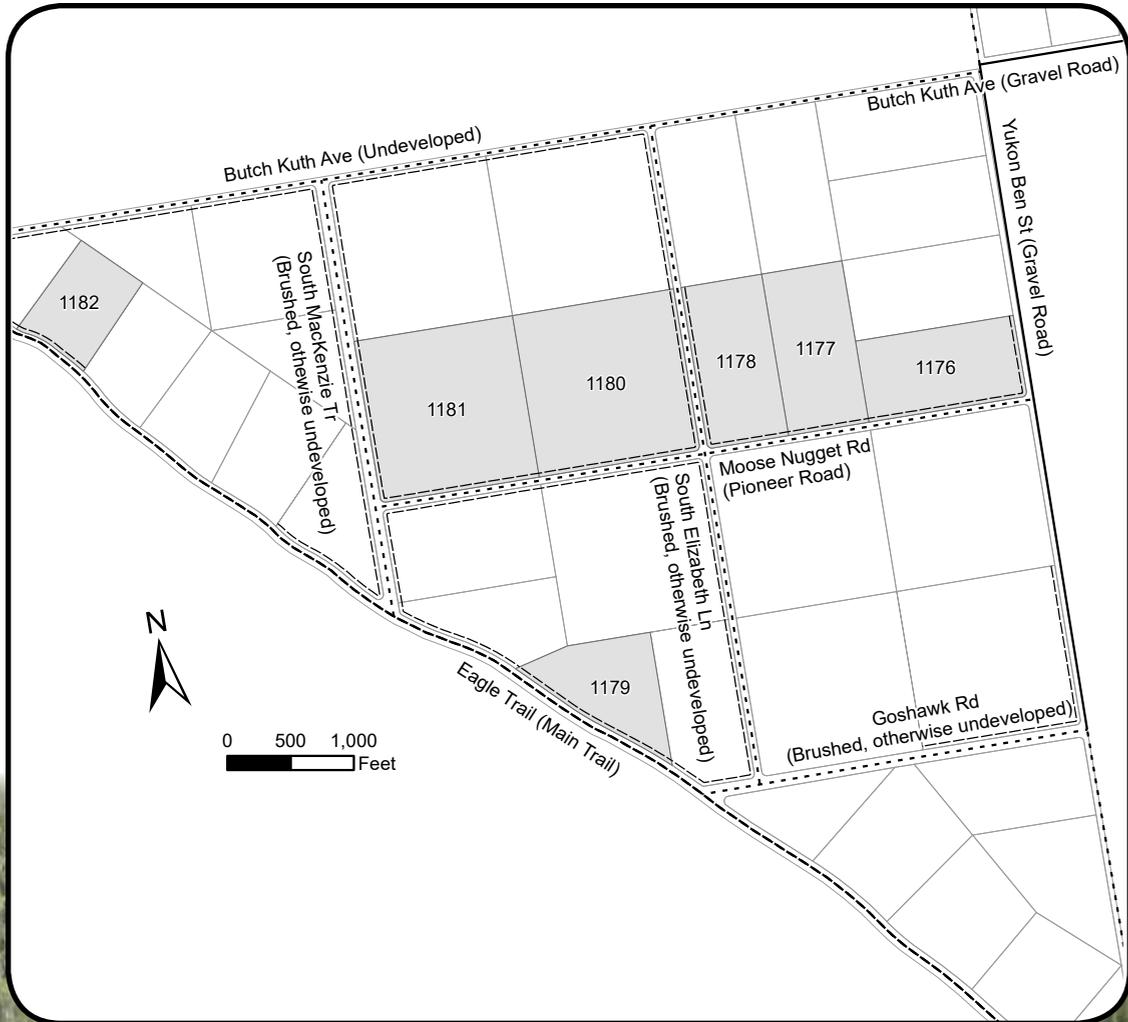


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Richardson,  
AK Highways



# Tok Triangle Phase IV



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1176	420242	3	1	18.83	\$22,800
1177	420243	4	1	19.13	\$21,000
1178	420244	5	1	19.12	\$21,000
1179	420260	3	4	14.74	\$18,300
1180	420264	2	5	38.19	\$31,100
1181	420265	3	5	37.6	\$31,000
1182	420273	7	6	11.48	\$15,700

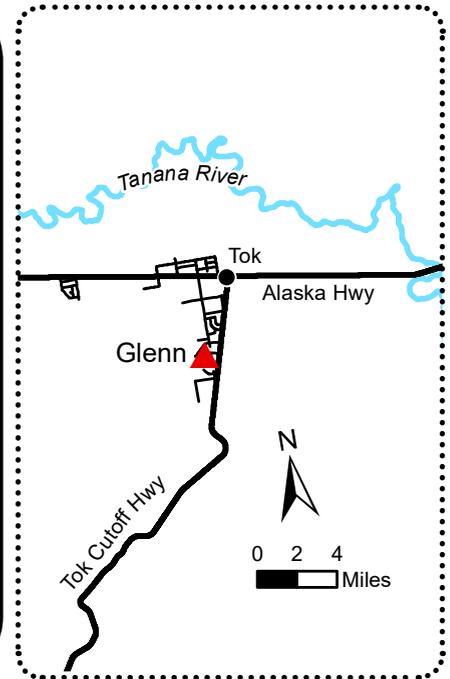
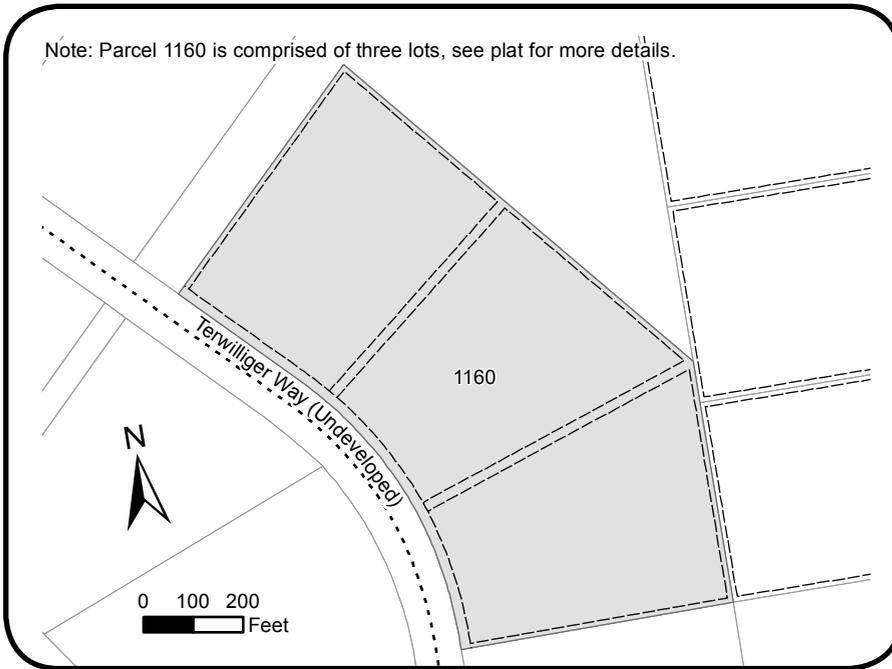
Aerial view of Tok Triangle Phase IV.

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



# Glenn

Note: Parcel 1160 is comprised of three lots, see plat for more details.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1160	412751	3,4,5	2	15	\$17,500

### LOCATION

The Glenn Subdivision is located approximately 4 miles south of Tok, west of the Tok Cutoff Hwy.

### ACCESS

From the Tok Cutoff Hwy, Jack Wade Ave is a gravel road leading into the subdivision. Take Hanus St south to John Taylor Ave, turn west and then north to Terwilliger Way, 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. Electricity is available in the subdivision. Purchasers will be responsible for extending the lines to individual parcels.

### 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

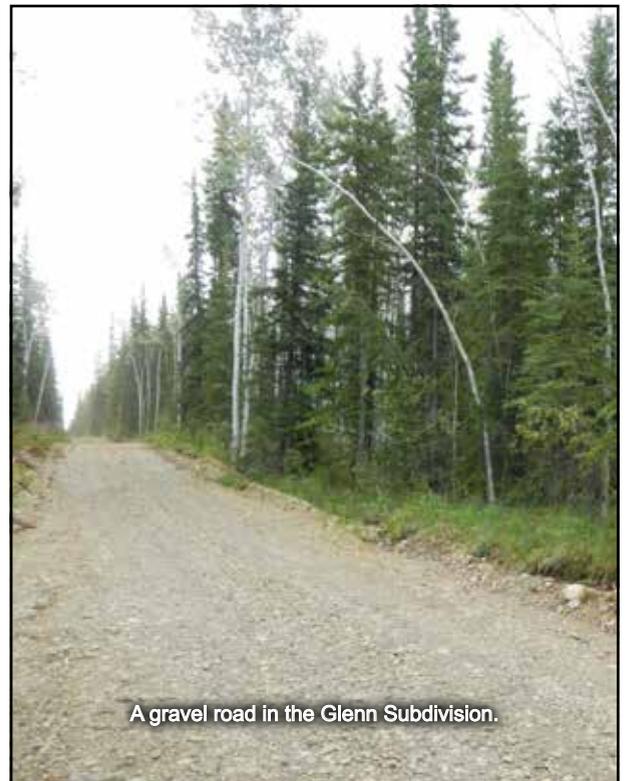
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Glenn is survey ASLS 81-205, located in C017N012E02. The survey has been recorded as plat 86-48 in the Fairbanks Recording District.

### 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, 1983 in the Fairbanks Recording District.



A gravel road in the Glenn Subdivision.

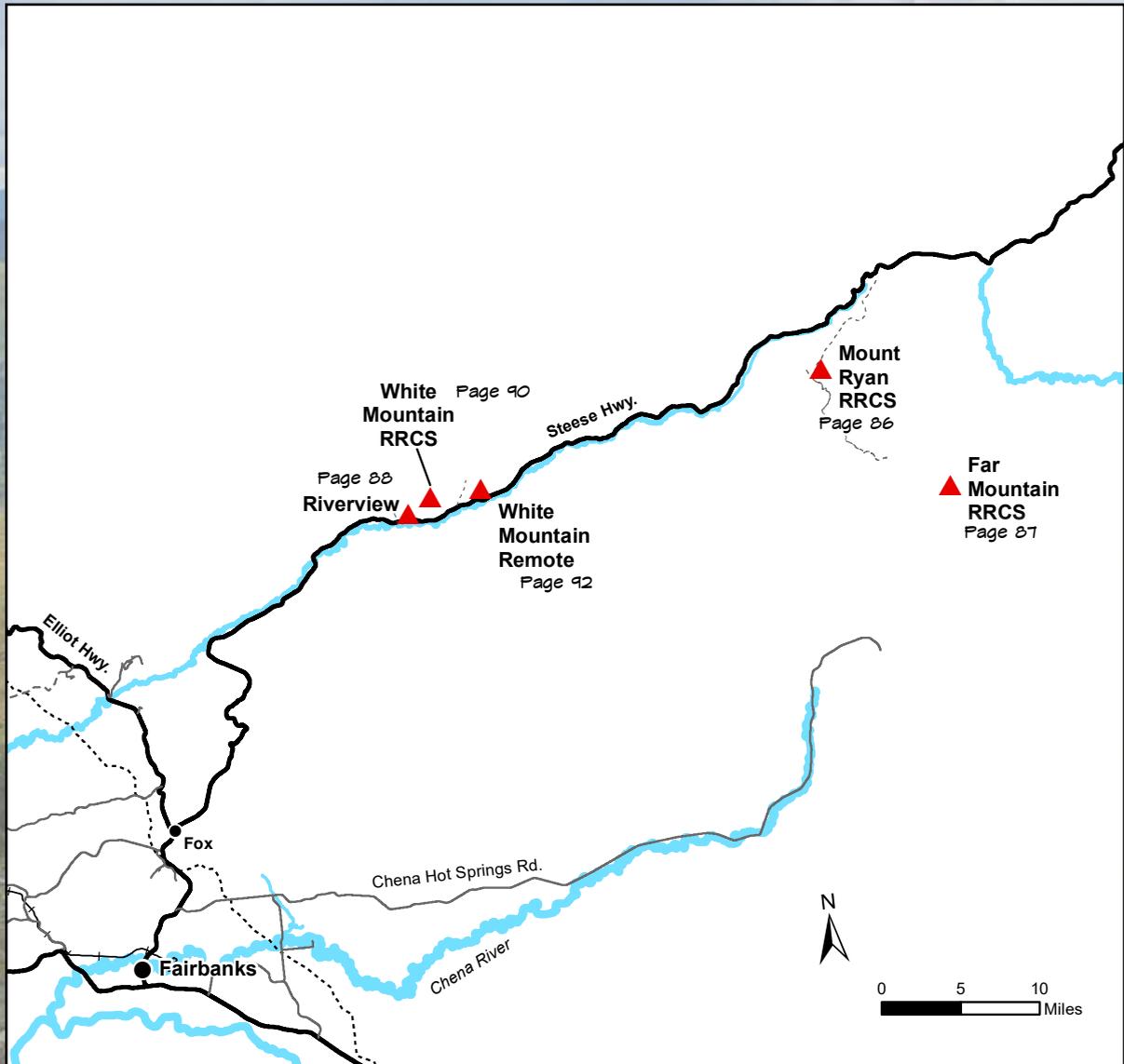
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Richardson,  
AK Highways



## Steese Highway - Road Access & Remote

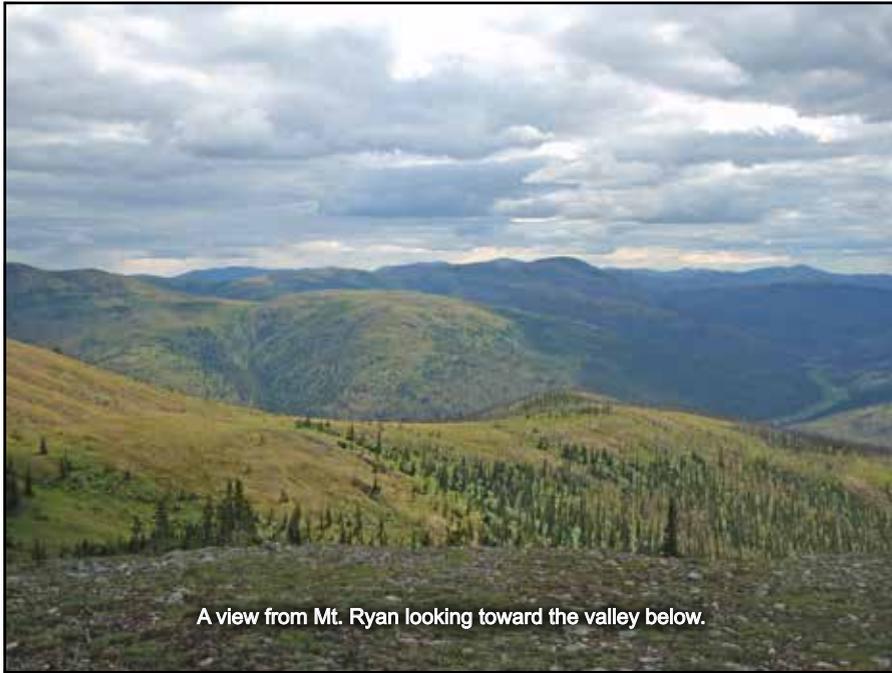
Mount Ryan RRCS, White Mountain Remote, White Mountain RRCS, Far Mountain RRCS and Riverview parcels are located near the Steese Highway. Most of them are not located on maintained roads, and are accessed from established trails or unbuilt rights-of-way by all-terrain vehicle or snowmachine. These parcels offer recreational opportunities, including hunting, fishing, snowmachining, hiking, and ATV riding. They may also be suitable for rural residential use.



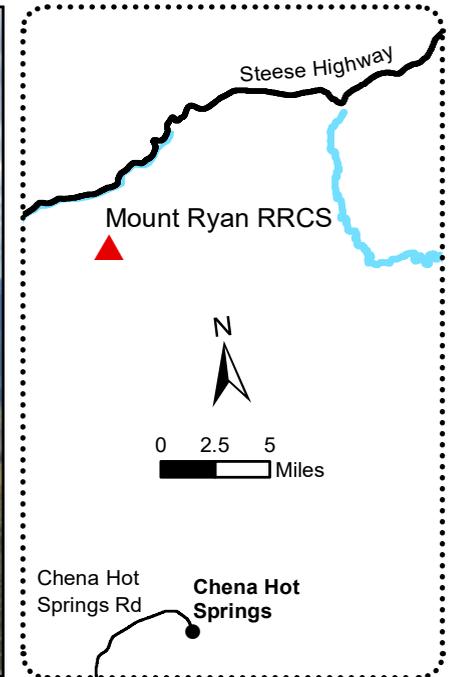
- South-east AK
- Mat-Su Road
- Kenai
- Copper River Valley
- Susitna Valley Remote
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Richardson, AK Highways
- Steese Highway**
- Interior Remote
- General Information



# Mount Ryan RRCS



A view from Mt. Ryan looking toward the valley below.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1142	418820	19	13.8	\$13,800

### LOCATION

Mount Ryan is located 50 miles northeast of Fairbanks, southeast of the Chatanika River and McManus Creek, between milepost 75 and milepost 85 of the Steese Highway, it is near the Twelvemile Summit Wayside.

### ACCESS

Primary access to and through the area is over state land from the Steese Highway via ATV or by snowmachine on established trails along ridgelines and hilltops. This parcel can be accessed from the Fairbanks to Circle Trail (ADL 408830).

### 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

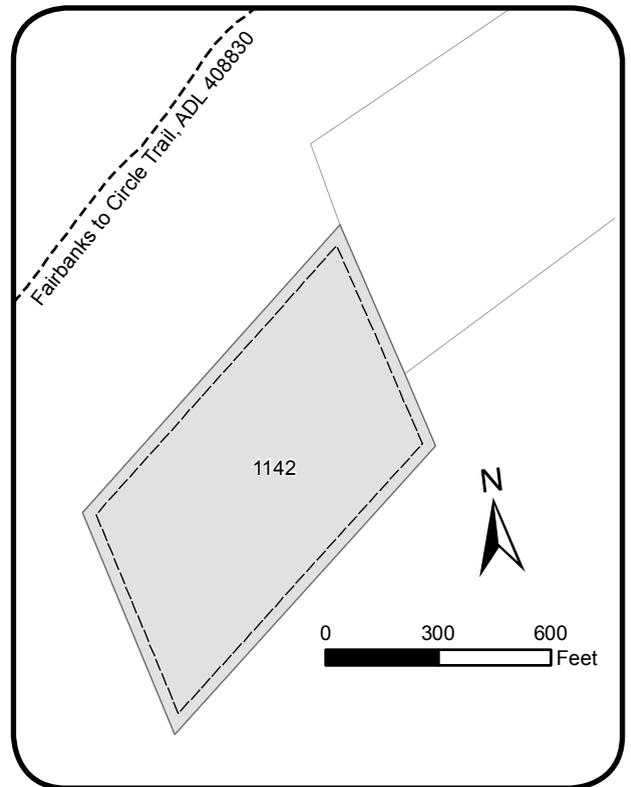
Parcels are subject to all platted easements, setbacks, and reservations of record. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Mount Ryan RRCS is survey ASLS 2009-45, located in F006N008E28. The survey has been recorded as plat 2013-8 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

Several ATV trails in the area are reserved rights-of-way. There are no roads.

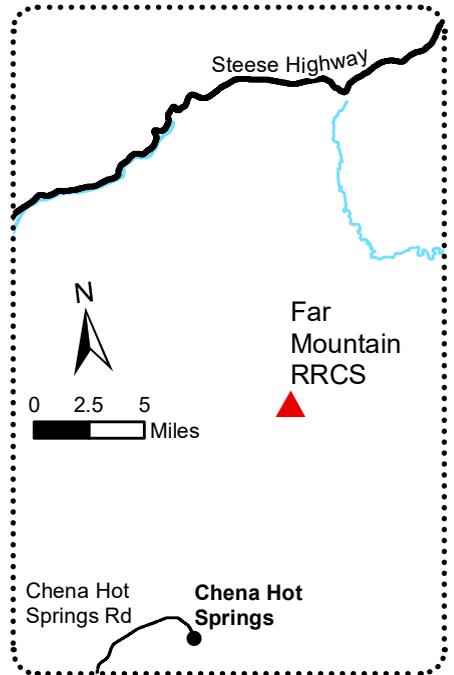
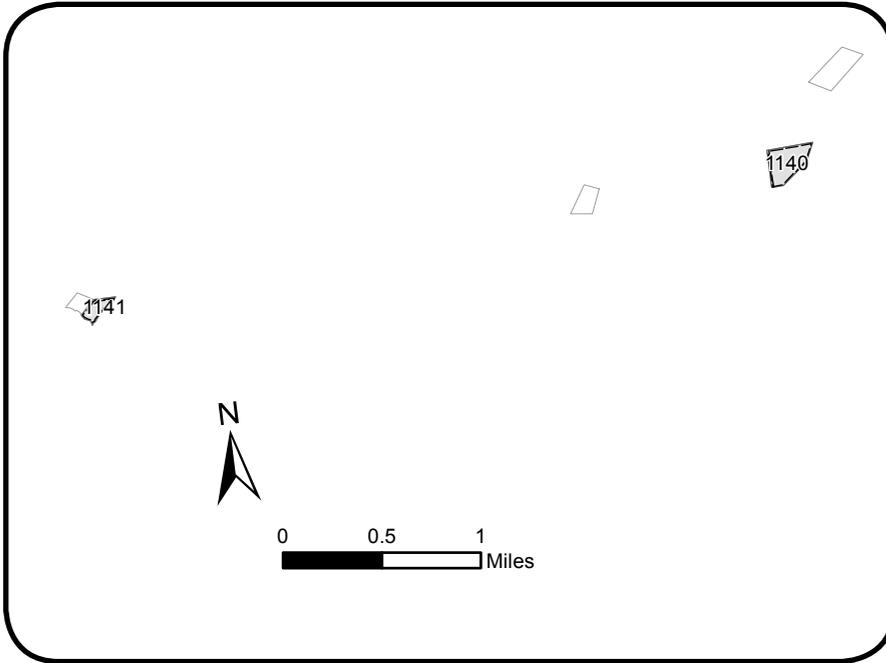


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Steese Highway



# Far Mountain RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1140	417679	T	20	\$16,800
1141	418045	U	6.68	\$9,200

### WHY BUY?

Far Mountain RRCS offers a great remote getaway in the hills with excellent access for hunting, fishing, 4-wheeling, snow machining, 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, Tract U 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.

### NOTES

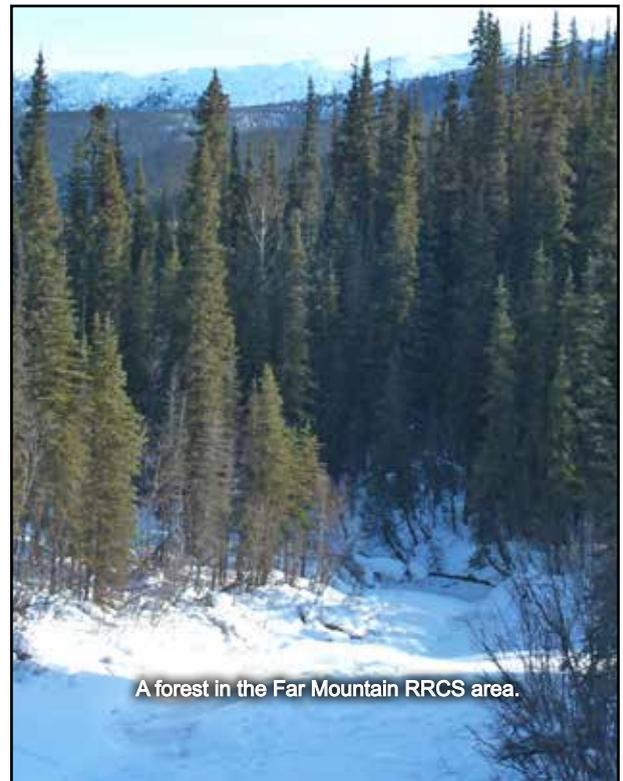
All development within the flood hazard areas shall comply with Federal regulations and Title 15 of the Fairbanks North Star Borough Code. Any construction or substantial improvement within Flood Zone "A" requires a flood plain permit from the borough. This area is in a Limited Fire Management Option. 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 and 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 F004N009E09, F004N010E06. The survey has been recorded as plat 2009-60 in the Fairbanks Recording District.



A forest in the Far Mountain RRCS 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 AK  
 Mat-Su Road  
 Kenai  
 Copper River Valley  
 Susitna Valley Remote  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Richardson, AK Highways  
 Steese Highway  
 Interior Remote  
 General Information



# Riverview



The Steese Hwy and Riverview Subdivision.

### LOCATION

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

### ACCESS

Access to parcels 1143 & 1145 is via Tatlanika Dr and MacKenzie Dr, pioneer roads. Parcel 1144 is accessed by 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. These parcels are located on Tentatively Approved land, please see the Tentative Approval section for details.

### RESTRICTIONS

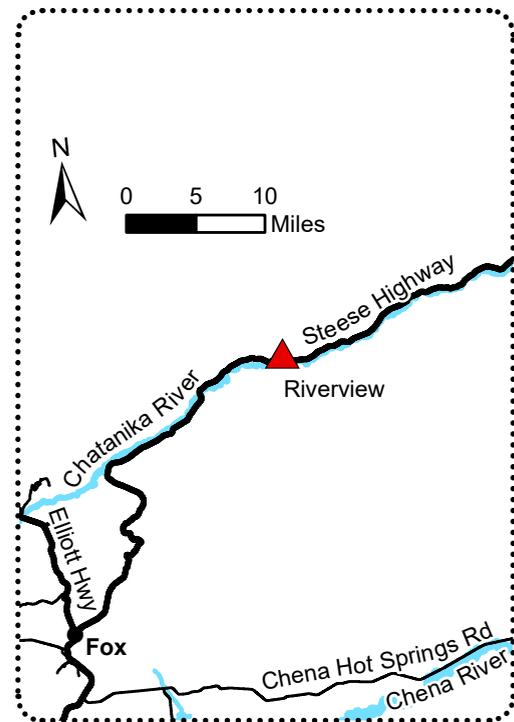
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility and public walkway easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Riverview is survey ASLS 83-128, located in F005N003E25,26,36. The survey has been recorded as plat 84-93 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

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

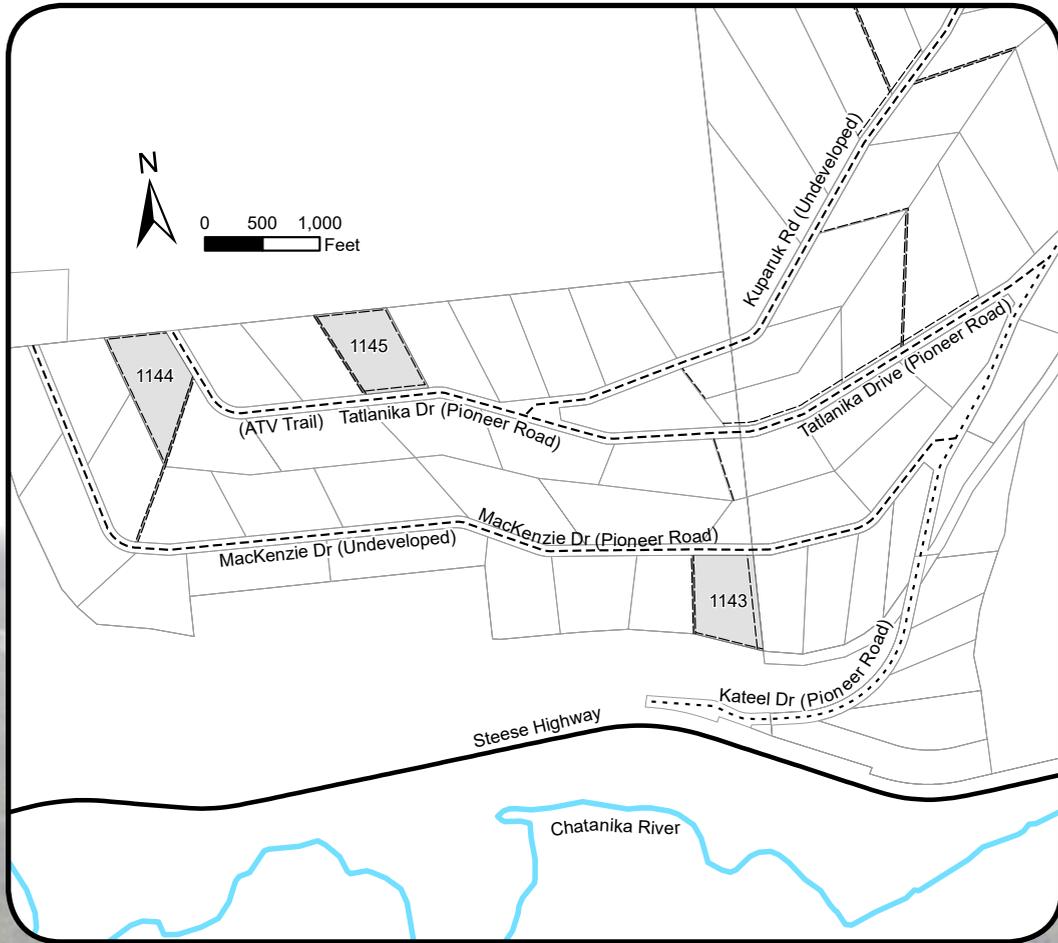


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Steese Highway



# Riverview



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1143	411121	9	1	9.636	\$11,600
1144	411126	1	2	10.539	\$11,400
1145	411146	3	3	10.012	\$15,000

South  
east  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
Information



# White Mountain RRCS



Rolling hills and mountains in the White Mountain RRCS area.

### LOCATION

White Mountain is located approximately 45 miles northeast of Fairbanks, north of the Steese Hwy.

### ACCESS

Access is from miles 43-48 of the Steese Hwy and along existing trails and platted rights-of-way. ADL 410504 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. These parcels are located on Tentatively Approved land, please see the Tentative Approval section for details.

### RESTRICTIONS

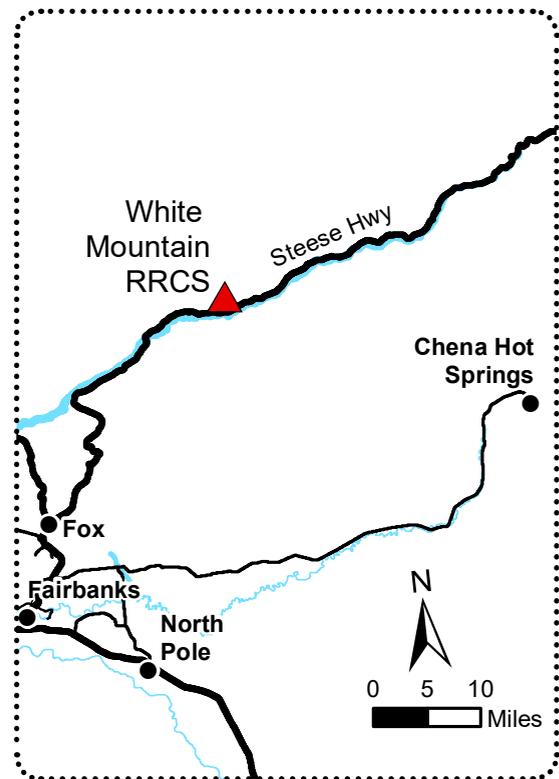
Parcels are subject to all platted easements, setbacks, and reservations of record. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

White Mountain RRCS is survey ASLS 2002-11, located in F005N003E26, F005N004E28, the survey has been recorded as plat 2006-21, and survey ASLS 2011-18, located in F005N004E21,22, recorded as plat 2013-94, all in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

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

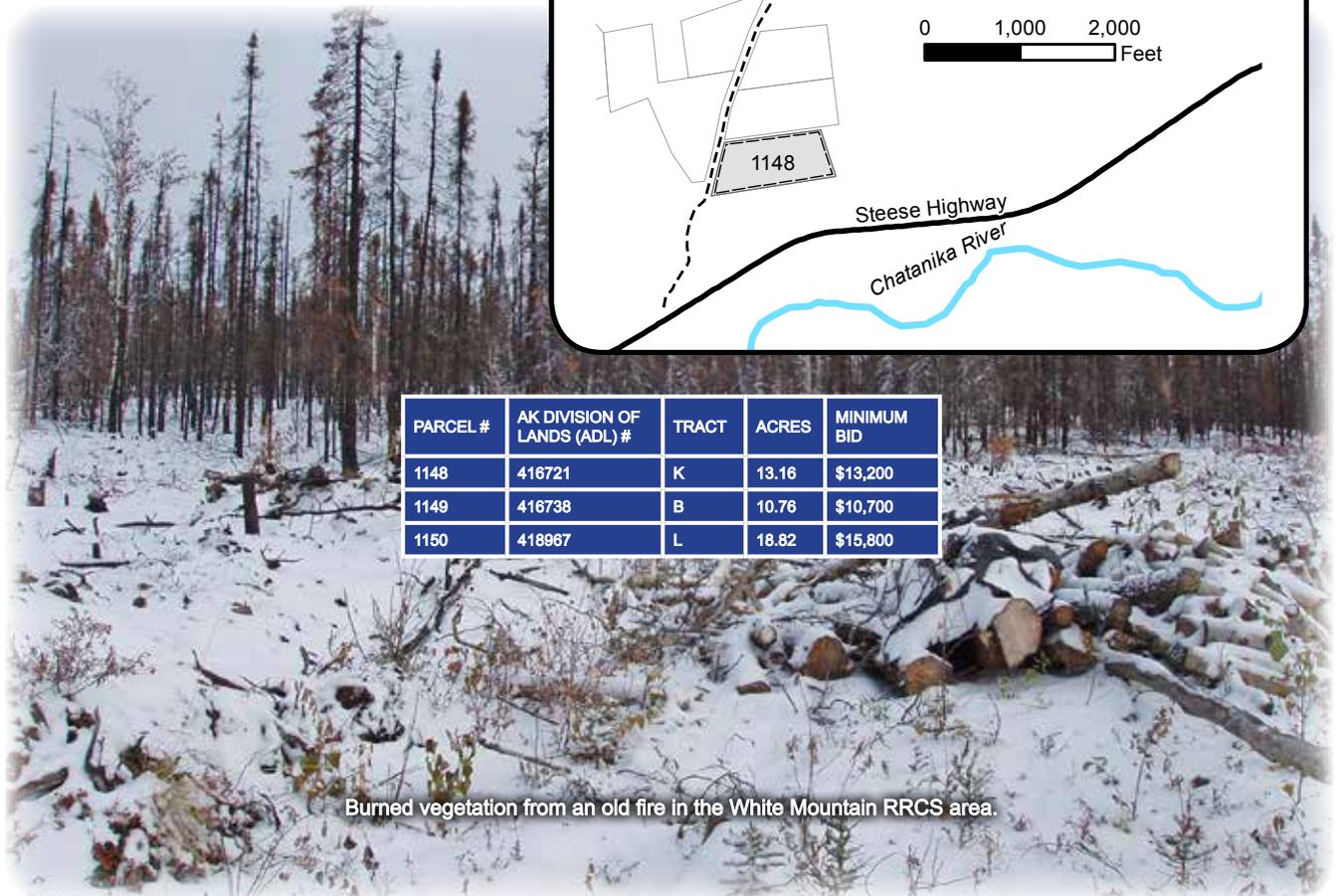
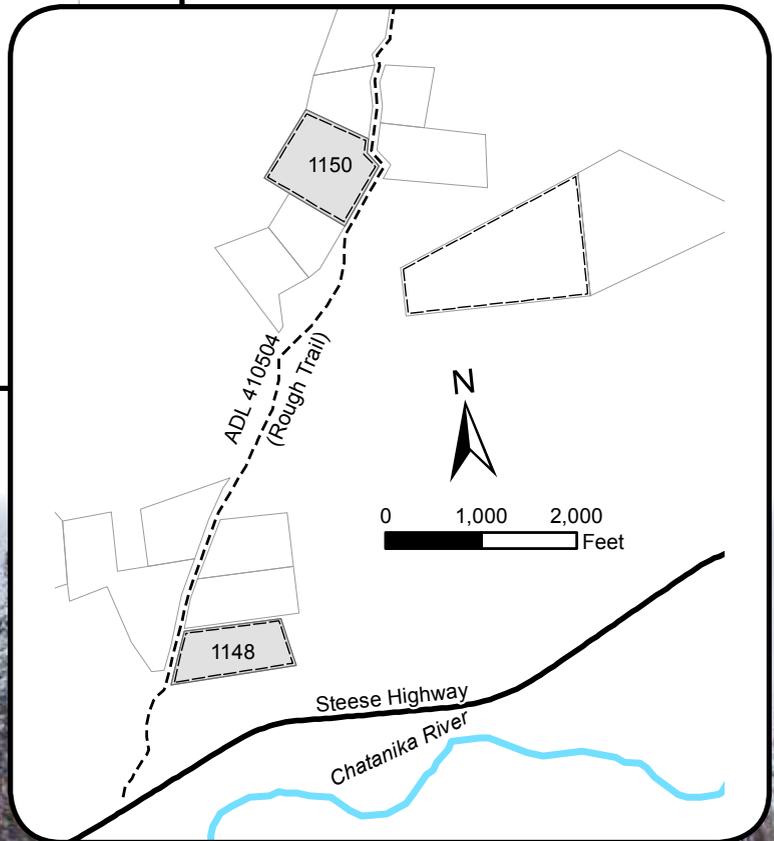
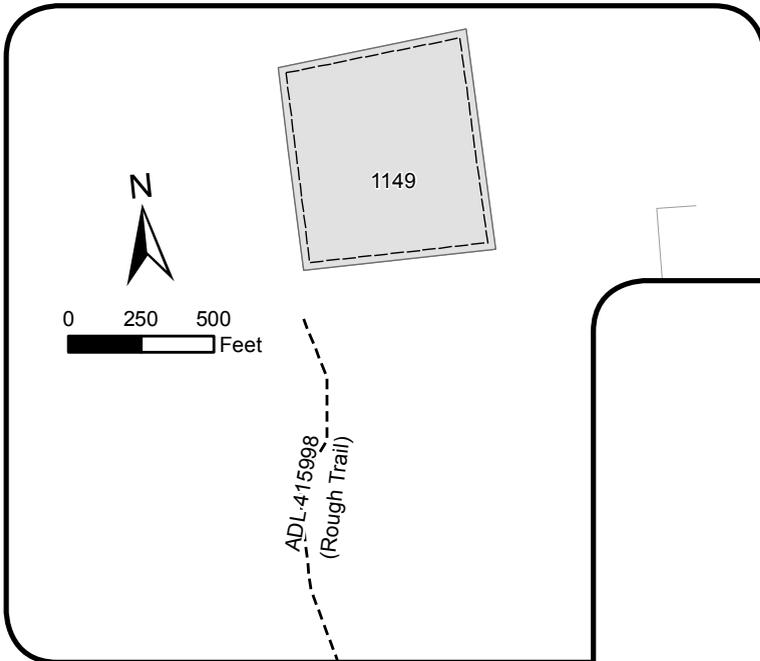


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Steese Highway



# White Mountain RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1148	416721	K	13.16	\$13,200
1149	416738	B	10.76	\$10,700
1150	418967	L	18.82	\$15,800

Burned vegetation from an old fire in the White Mountain RRCS area.

Southeast  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

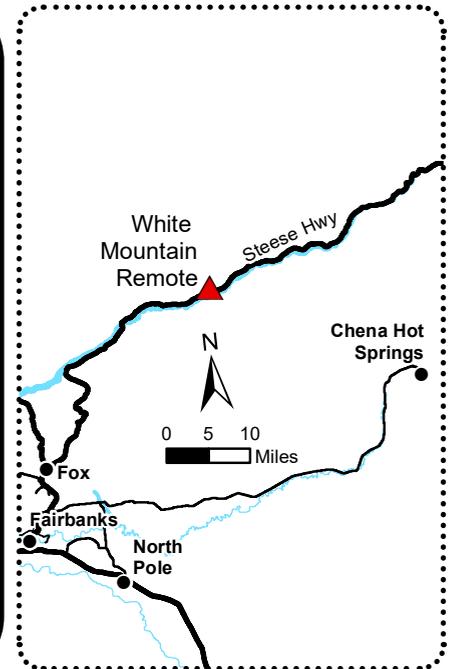
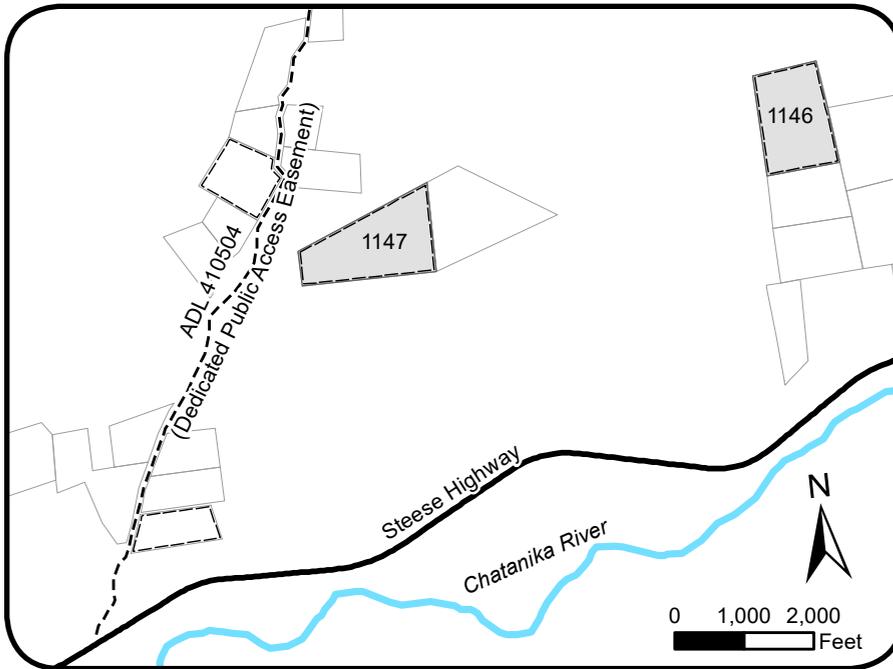
Steese  
Highway

Interior  
Remote

General  
Information



# White Mountain Remote



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1146	410704	C	33.93	\$23,400
1147	411697	A	39.99	\$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 and 415998 are dedicated public access easements to the parcels. 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

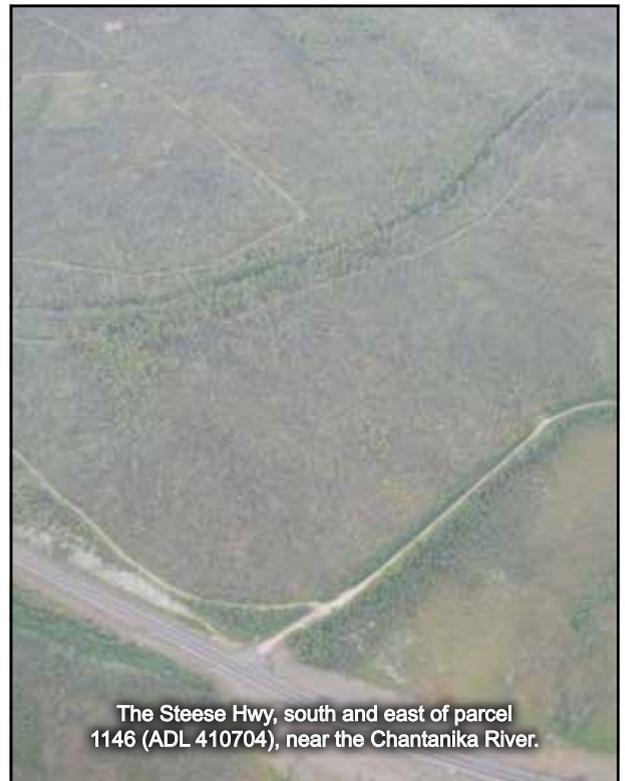
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

### 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 survey ASLS 85-34, located in F005N004E23 and ASLS 93-142, located in F005N004E22. The surveys have been recorded in the Fairbanks Recording District as plat 85-167 and 95-116 respectively.



The Steese Hwy, south and east of parcel 1146 (ADL 410704), near the Chatanika River.

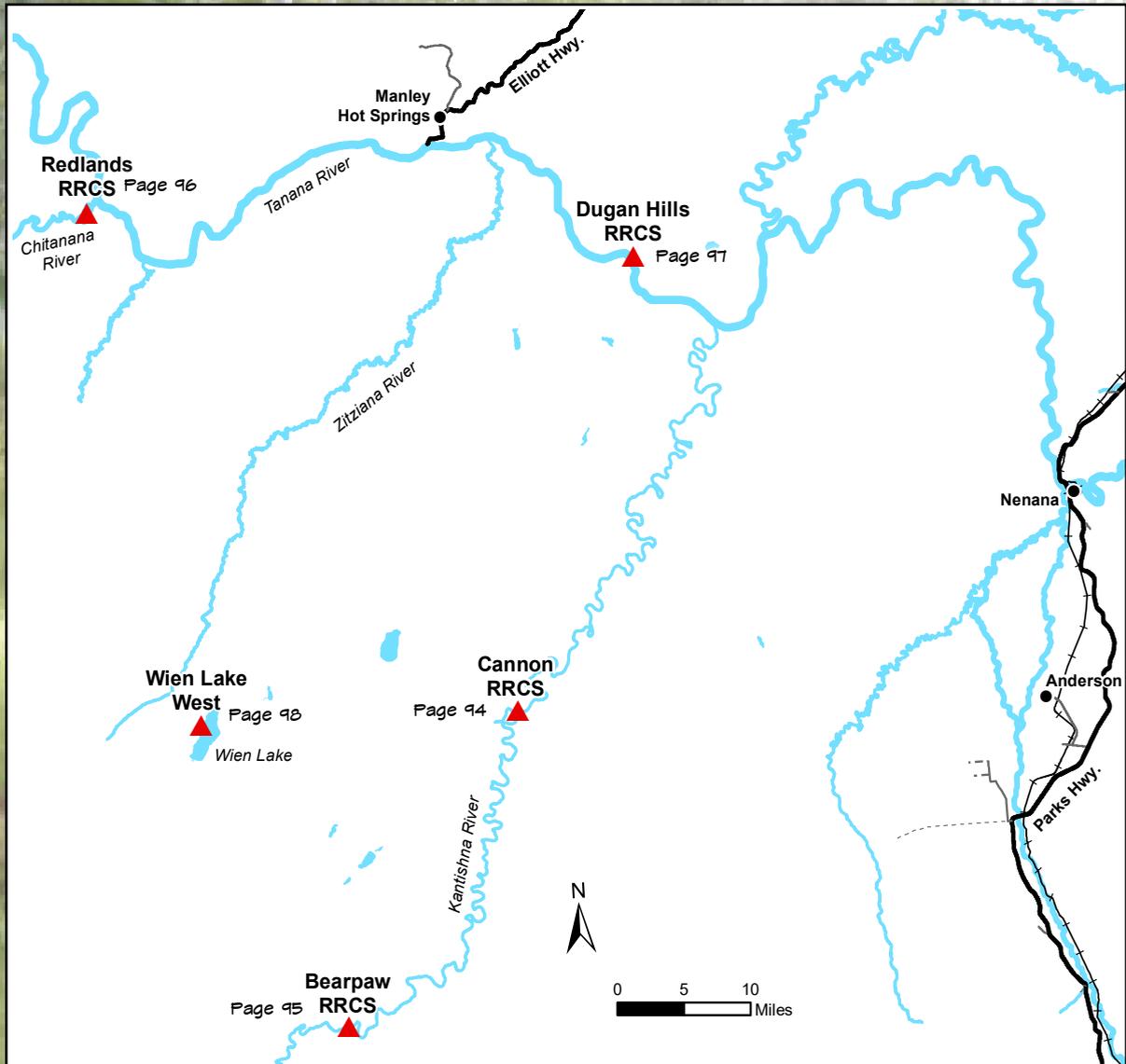
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Steese Highway



# Interior Remote

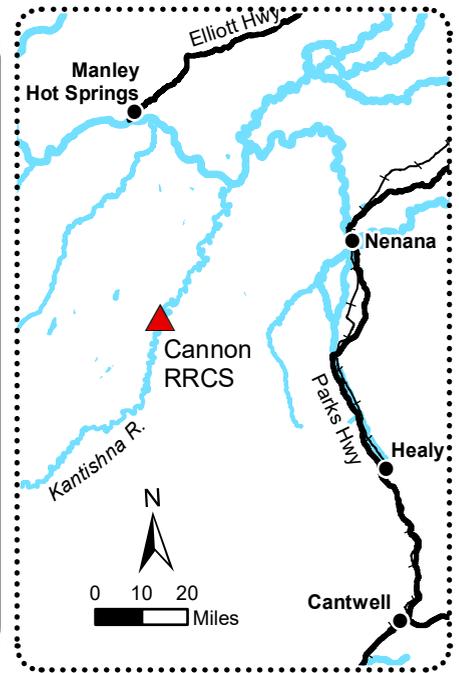
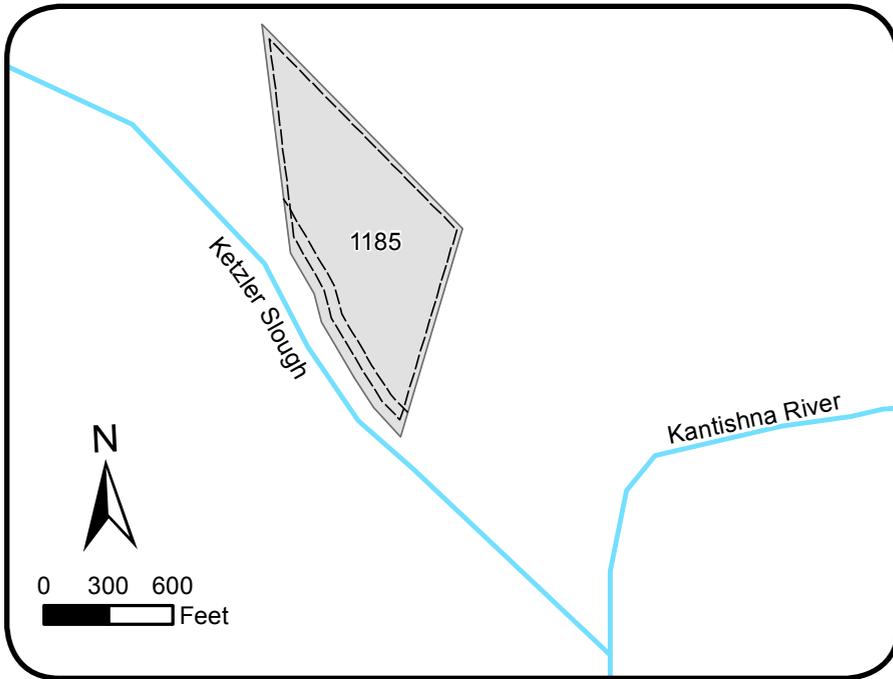
Interior Remote parcels are located west of Fairbanks. They offer recreational opportunities including hunting, fishing, boating and snowmachining. The best access to these parcels is by boat or air, though snowmachine access is also possible.



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



# Cannon RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1185	417977	D	18.85	\$26,500

### LOCATION

Located approximately 50 air miles west of Nenana and 40 air miles south of Manley Hot Springs, southwest of the confluence of the Kantishna and Toklat Rivers.

### ACCESS

Access is via the Kantishna River or over state land. 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 parcel 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.

### NOTES

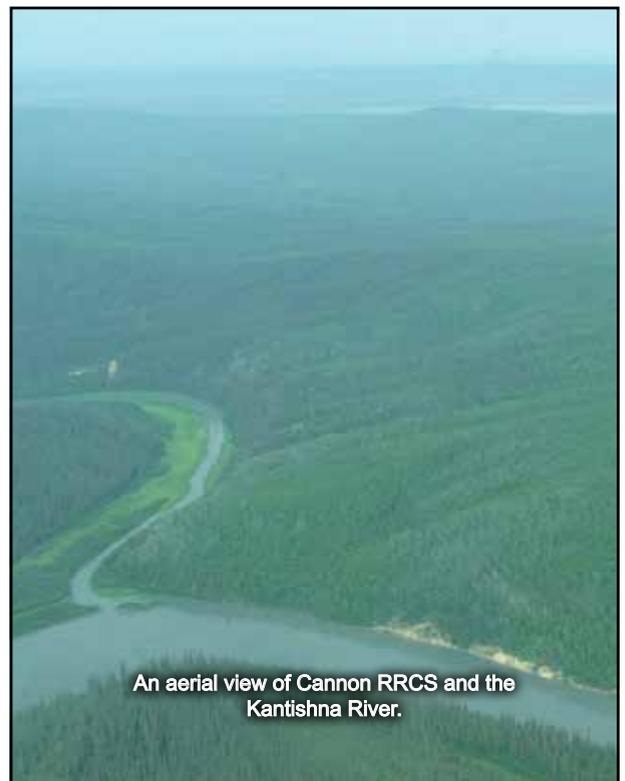
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see the Tentative Approval section for details.

### RESTRICTIONS

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

Cannon RRCS is survey ASLS 2007-6, located in F006S015W28. The survey is recorded as plat 2009-124 in the Fairbanks Recording District.



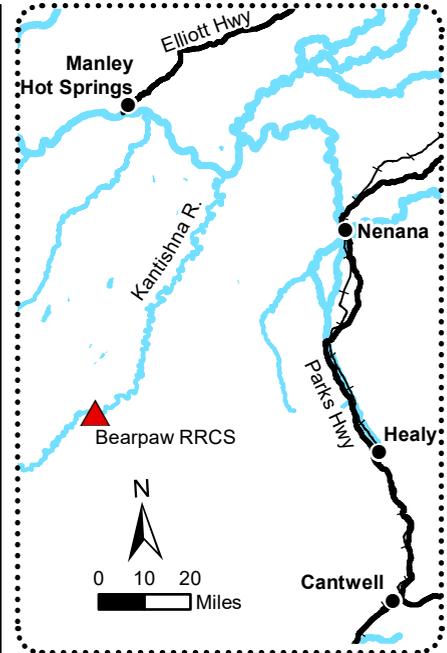
An aerial view of Cannon RRCS and the Kantishna River.

**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



# Bearpaw RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1183	418259	B	9.72	\$21,000
1184	418260	C	12.09	\$23,200

### LOCATION

Located approximately 60 miles west of Healy and 50 miles northeast of Lake Minchumina, north of the Denali National Park and Preserve boundary.

### ACCESS

Primary access to the staking area is via boat on the Kantishna River, approximately 100 river miles south of the confluence of the Kantishna and Tanana Rivers.

### 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.

### NOTES

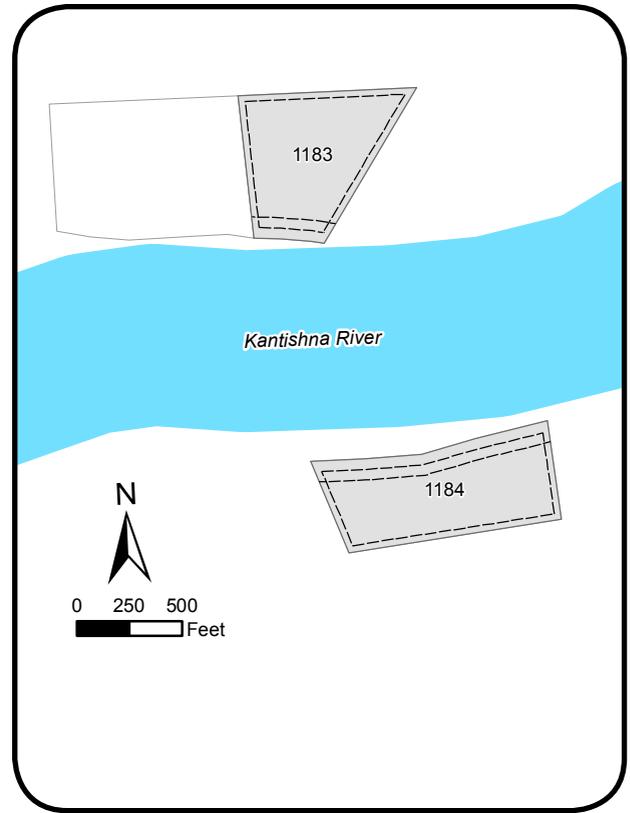
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.

### 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

Bearpaw RRCS is survey ASLS 2007-21, located in F010S017W19. The survey is recorded as plat 2011-10 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/>.

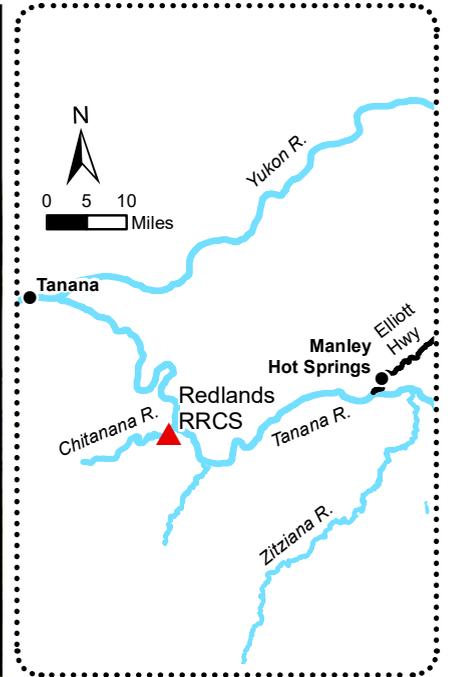
Southwest  
AK  
Mat-Su  
Road  
Kenai  
Copper  
River Valley  
Susitna Valley  
Remote  
Fairbanks,  
Elliott Hwy.  
N. Parks  
Highway  
Richardson,  
AK Highways  
Steese  
Highway  
Interior  
Remote  
General  
Information



# Redlands RRCS



Chitanana River as seen from the Redlands RRCS area.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1188	419027	K	10.27	\$19,700

### WHY BUY?

Redlands RRCS offers a truly remote getaway with great access for relaxing, hunting, fishing, and other outdoor pursuits. Recreational opportunities abound with the Chitanana and Tanana Rivers within or adjacent to the parcel, respectively.

### LOCATION

Redlands RRCS is located approximately 25 miles west of Manley Hot Springs.

### ACCESS

Redlands RRCS is accessible by shallow draft boat along the Tanana River from Manley Hot Springs, then up the Chitanana River. Winter access is via existing trails along the Tanana 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

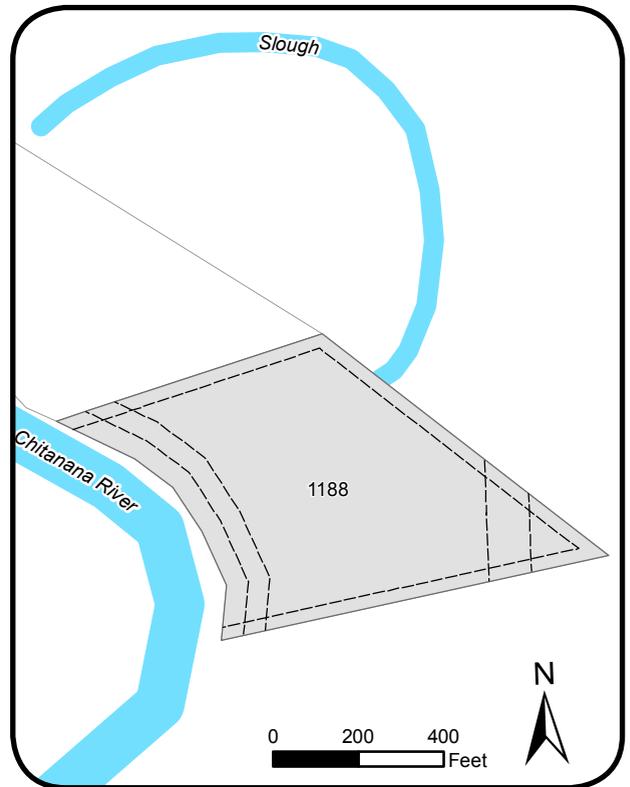
Seasonal flooding may occur along the Tanana and Chitanana Rivers. Flood information maps are not available for this area. This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

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

### SURVEY & MTRS

Redlands RRCS is survey ASLS 2011-17, located in F001N020W14. The survey has been recorded in the Manley Hot Springs Recording District as plat 2013-1.



**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/>.

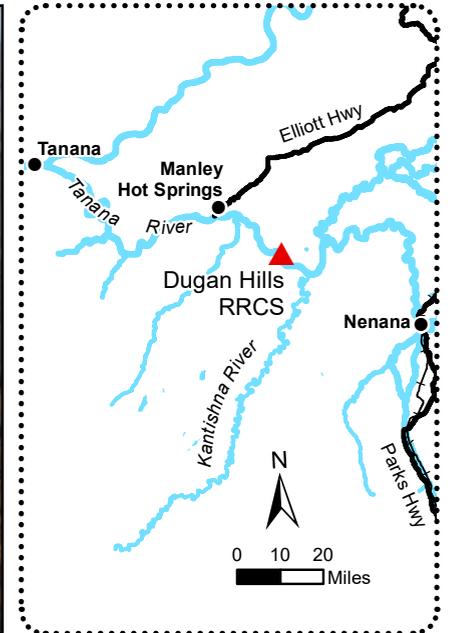
Interior Remote



# Dugan Hills RRCS



Looking east across the Tanana River towards the Dugan Hills RRCS area.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1186	417619	L	9.02	\$24,400
1187	417623	K	12.39	\$29,400

### WHY BUY?

Dugan Hills offers a truly remote getaway with great access for four-wheeling, snowmachining, hunting, fishing, and other outdoor pursuits. Recreational opportunities are seemingly limitless with the adjacent Tanana River and surrounding hills.

### LOCATION

Dugan Hills is located along the Tanana River, 13 miles southeast of Manley Hot Springs.

### ACCESS

Access is by boat or snowmachine using the Tanana 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

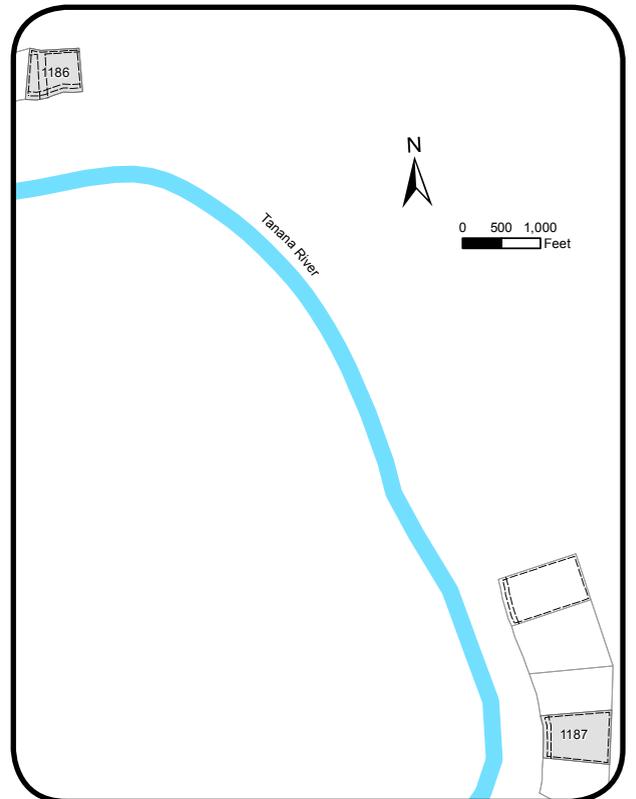
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see the Tentative Approval section of this brochure for details.

### RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, screening, public access, and utility easements. Parcels are subject to a 100 foot building setback and screening easement from the Tanana 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

Dugan Hills RRCS is survey ASLS 2005-26, located in F001S013W08,09.15. The survey has been recorded as plat 2008-1 in the Manley Hot Springs Recording District and as plat 2008-33 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/>.

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



# Wien Lake West



View along Wien Lake.

### 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

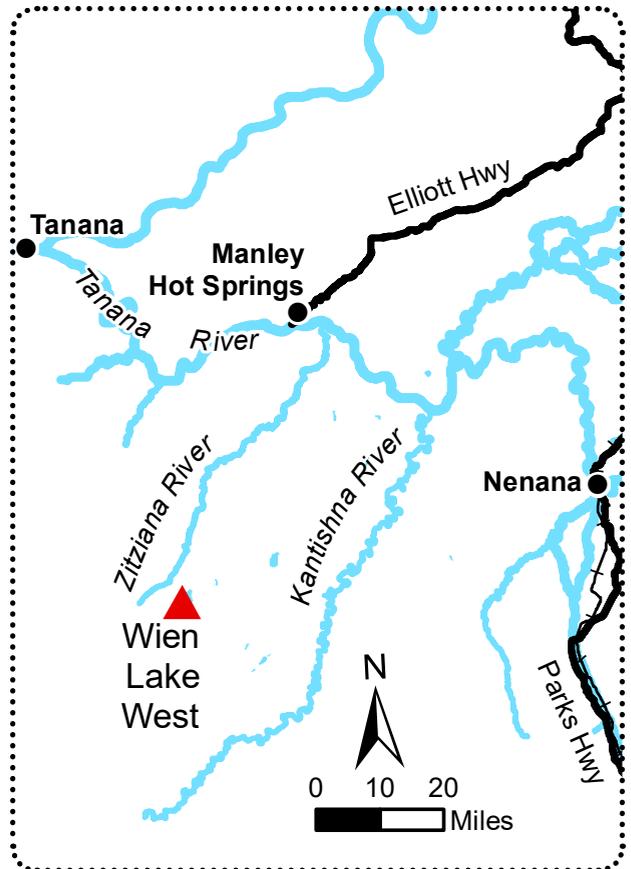
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. Waterfront parcels are subject to a 100 foot building setback from Wien Lake. Information on restrictions, easements, reservations, and setbacks may be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

### RIGHT-OF-WAY STATUS

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

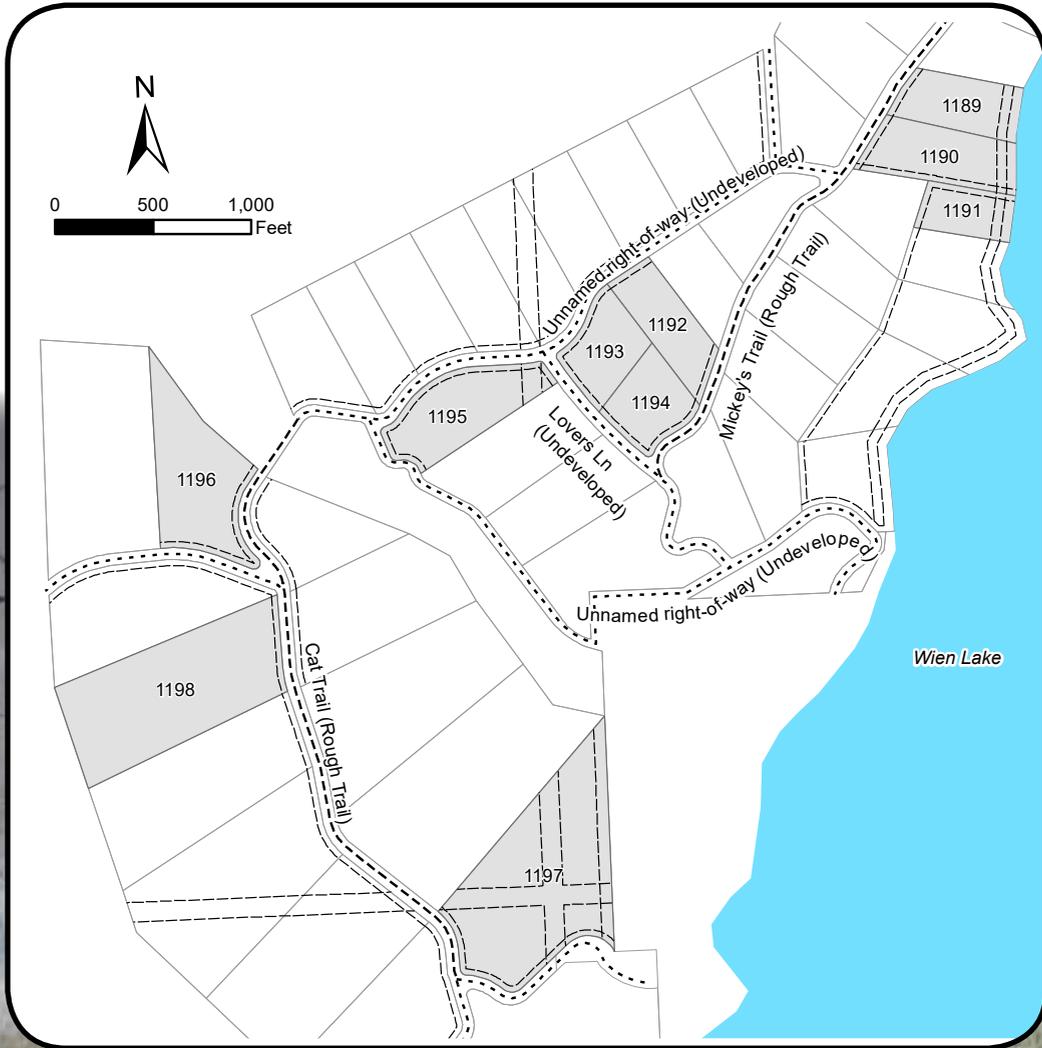


Interior Remote

**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/>.



# Wien Lake West



An airstrip north of Wien Lake Subdivision parcels.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1189	420502	8	2	3.53	\$14,400
1190	420503	9	2	4.59	\$16,000
1191	420514	20	2	2.51	\$14,400
1192	420517	3	3	3.94	\$2,800
1193	420518	4	3	3.62	\$2,800
1194	420519	5	3	3.55	\$2,800
1195	420520	1	4	5.93	\$3,900
1196	420533	1	6	7.65	\$4,600
1197	420539	5	7	14.58	\$6,600
1198	420541	2	8	13.77	\$6,500

South  
east  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
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 State Financing page 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. Alaska residents: 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 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 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.

Southeast  
AKMat-Su  
Road

Kenai

Copper  
River ValleySusitna Valley  
RemoteFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information

## History of State Land Sale Offerings

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

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

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

**1966 Open-to-entry program** - Between 1966 and 1974, the 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 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 too 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 programs 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, without limitation, the soil conditions, water drainage, access, or natural or artificial hazards that may exist, or the profitability of the parcel.

It is your responsibility to inspect the 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 casefile summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS) online at [store.usgs.gov](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  
Road

Kenai

Copper  
River ValleySusitna Valley  
RemoteFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
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 (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:

**Nakwasina Sound, Parcels 1010 to 1016**

**June Creek, Parcel 1125 to 1137**

**Ridgeview Addition I, Parcel 1052**

**Clearwater Road, Parcel 1151 to 1153**

**Ridgeview RRCS, Parcel 1053**

**Delta Oddlots, Parcel 1155**

**Cascaden, Parcel 1097**

**Tok Triangle Phase IV, Parcels 1176 to 1182**

**Cannon RRCS, Parcel 1185**

**Riverview, Parcels 1143 and 1145**

**Dugan Hills RRCS, Parcel 1186 to 1187**

**White Mountain RRCS, Parcel 1148 to 1150**

## 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).

## Appeal 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). 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.



## 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 #484 you would need to notify DNR of your wish to relinquish one of the two parcels by 5:00 pm on Monday, July 16, 2018.** 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 \$100 assignment fee.** All of your bids will count towards the limit of winning two parcels in this auction. If you submit some bids jointly, and other bids individually, each winning bid will be counted towards each individual's limit of two parcels. If one of the bidders on a joint bid has already won two parcels, the joint bid will be disqualified.



# QUALIFYING FOR THE SEALED-BID AUCTION

## Qualifying for Land Sales Programs

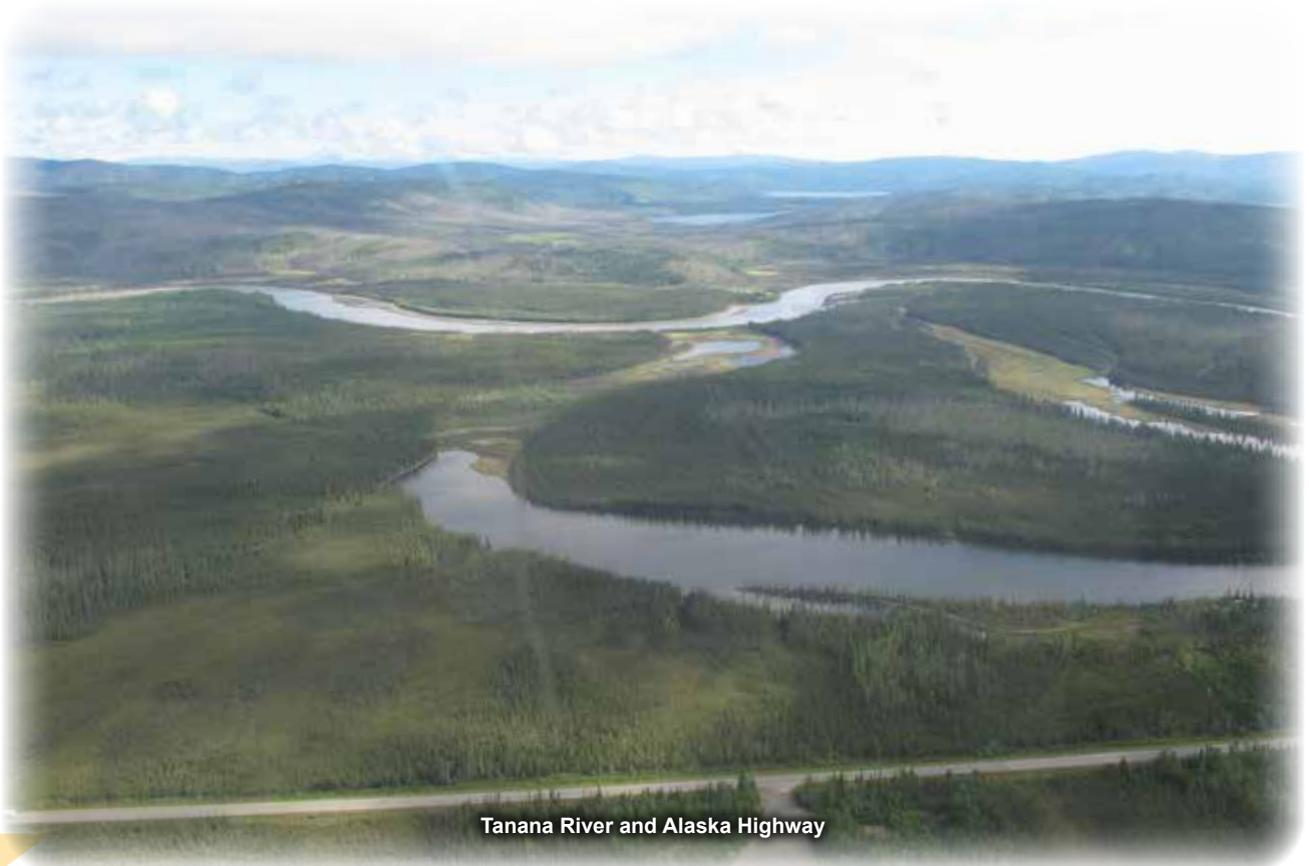
Participants in all State of Alaska Land Sales programs must be age 18 or older. To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident. Alaskan residency and United States citizenship is not required to participate in Over-the-Counter sales. Businesses purchasing land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

**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.



Tanana River and Alaska Highway

Southeast  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
Information





## **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 Veterans' Discount.

In accordance with AS 01.10.055 *Residency* and 11 AAC 67.005-.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:**
  1. Alaska Permanent Fund Dividend confirmation of eligibility or confirmation of receipt of funds,
  2. Employment, unemployment, or military records,
  3. Current and valid occupational licenses issues by the State of Alaska,
  4. Income tax records showing employment in Alaska; or
  5. School records.

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

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 US Armed Forces Personnel**

If you are on active duty in the US 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 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 and 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-.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; and
- 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 US 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.

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 discount are once in a lifetime benefits. Please see those sections of the brochure for details.

Southeast  
AKMat-Su  
Road

Kenai

Copper  
River ValleySusitna Valley  
RemoteFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## 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.**

**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 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.

### 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 2018 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").
  - A separate bid form must be included for each bid submitted for each parcel.
2. A bid deposit plus the current document handling fee of \$100, which is subject to change;
  - A separate bid deposit must be included for each bid submitted.
  - The bid deposit for each bid must be at least 5% of the total bid amount, before applying the Veterans' Land Discount. \* (CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!).  
*\*VETERANS PLEASE NOTE: If you will be applying for the Veterans' Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, do NOT subtract your discount from your bid amount or your bid deposit. If you are a successful bidder, and you are an eligible veteran who will be applying for the Veterans' Land Discount, the discount will be deducted from the purchase price after the auction (see "Veterans' Land Discount" section of this brochure for more detailed information).*
  - You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**
  - Payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).
3. A completed Declaration of Intent form;
4. 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:

**2018 ALASKA STATE LAND AUCTION #484 - SEALED BID ENCLOSED**

Parcel # \_\_\_\_\_, Subdivision/Area \_\_\_\_\_  
 Names of All Bidders for this Submission: \_\_\_\_\_  
 Primary Bidder's Mailing Address: \_\_\_\_\_  
 Primary Bidder's Phone Number(s): \_\_\_\_\_  
 Primary Bidder's Email Address (Optional): \_\_\_\_\_

There should be no additional markings on the interior envelope.

Place the **sealed, interior** bid envelope inside a **sealed, exterior, delivery** envelope for mailing or hand delivery. You may include more than one sealed, interior bid envelope within a single sealed, external, delivery envelope, but each sealed, interior bid envelope must contain all of the required information for that bid submission as detailed in the "Submitting a Sealed Bid by Mail or in Person" section of this brochure. The **exterior delivery** envelope must be marked with the words "**2018 ALASKA STATE LAND AUCTION #484 - 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:

**2018 ALASKA STATE LAND AUCTION #484**  
**SEALED BID ENCLOSED**

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 "**2018 ALASKA STATE LAND AUCTION #484 - 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.

South  
east  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highway

Steese  
Highway

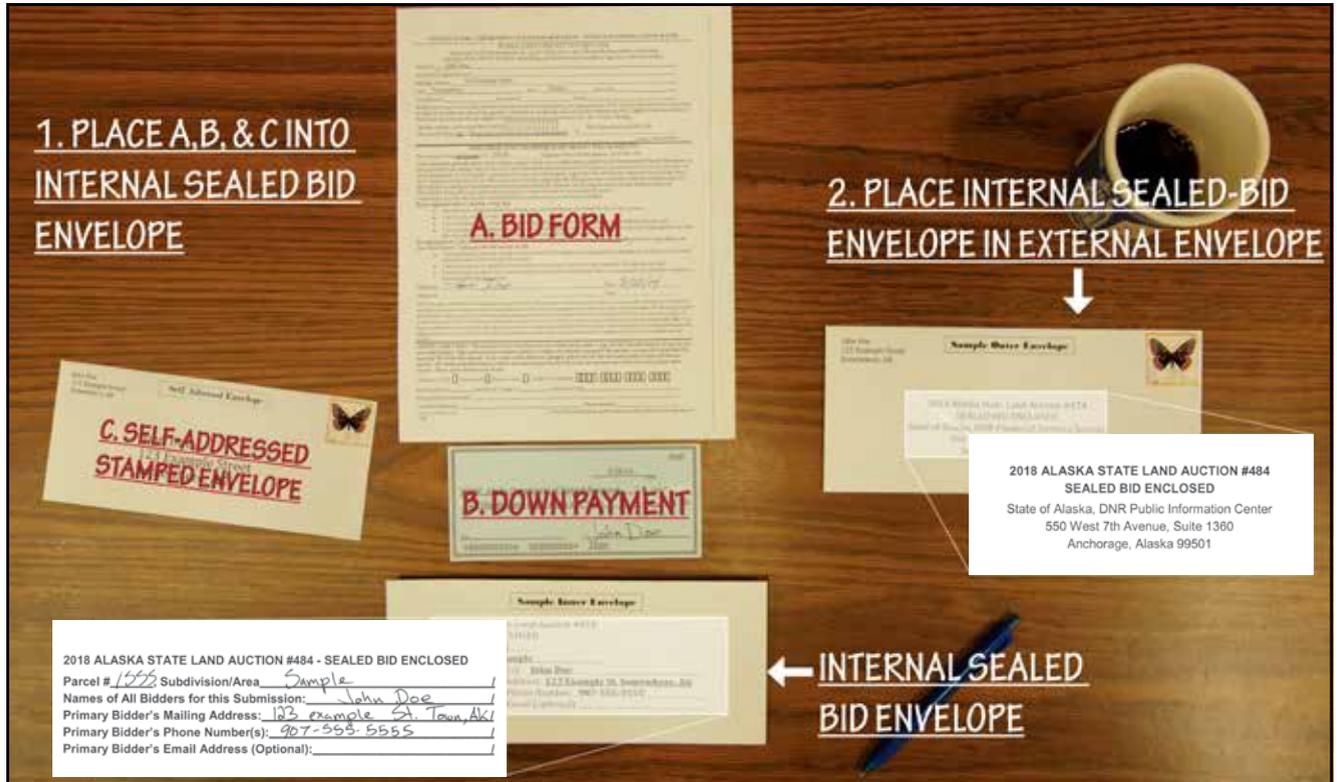
Interior  
Remote

General  
Information





## 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 Veterans' Land Discount under AS 38.05.940 *Land Purchase Price Discount For Veterans*, do NOT subtract your discount from your purchase price amount or your bid deposit. If you are a successful bidder, and you are an eligible veteran who will be applying for the Veterans' Land Discount, the discount will be deducted from the purchase price **after** the offering (see the "Veterans' Land Discount" section of this brochure for more detailed information).

### Sealed-Bid Auction Bidding Period

**All bids for the 2018 Alaska State Land Sealed-Bid Auction #484 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Friday, March 23, 2018 and no later than 5:00 p.m., Wednesday, June 29, 2018.** 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 11, 2018, 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 Bid Opening Determined by Number of Bids Received for Each Parcel

For the General Sealed-Bid Auctions, bids will be opened in an order determined by the number of bids received for each parcel. The parcel with the most bids will be opened first, the next highest number of bids second, etc. Where an equal number of bids are received for more than one parcel, bids for the parcel with the lowest Parcel 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 #484. 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 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.

Southeast  
AKMat-Su  
Road

Kenai

Copper  
River ValleySusitna Valley  
RemoteFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteeze  
HighwayInterior  
RemoteGeneral  
Information



## 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, 2018:**

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. A nonrefundable \$100.00 document handling fee (11 AAC 05.010 (a) (7) (F) *Fees*);
4. If applying for a Veterans' Land Discount, a *Veteran Eligibility Affidavit* and required documentation (see "Qualifications for Veterans' Land Discount" section of this brochure);
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 2018 DNR has 42 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 2018 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 25, 2018, 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 25, 2018 through 5:00 p.m., Tuesday, August 7, 2018 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 8, 2018 through 5:00 p.m., Tuesday, August 21, 2018 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 22, 2018, 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 government issued ID clearly showing your full legal name and date of birth.

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

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

### Buying Multiple Parcels in the Over-the-Counter Offerings

In the 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 Offerings

Please give careful consideration to your applications. Once you have submitted an application for an OTC parcel, your 5% down payment and document handling fee are nonrefundable.

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

To purchase a parcel, go to <http://dnr.alaska.gov/mlw/landsale/otc/>. Use one of the many search options to find the parcel you wish to purchase. Maps, parcel information, and a link for purchasing the parcel 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 and the document handling 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 Veterans' Land Discount, DNR must also receive your proof of eligibility for the program (see "Veterans' Land Discount" section of this brochure for more information).**

Southeast  
AKMat-Su  
Road

Kenai

Copper  
River ValleySustitna Valley  
RemoteFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
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 document handling 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 the State of Alaska, in accordance with 11 AAC 67.008 *Ineligibility Due to Default*, you must also certify that you:

1. Have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years (contact the Contract Initiation & Revenue Recovery team at (907) 269-8594 or email [contracts@alaska.gov](mailto: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/index.cfm>

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 [contracts@alaska.gov](mailto: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 and 11 AAC 05.010. 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.**

Southeast  
AKMat-Su  
Road

Kenai

Copper  
River ValleySustitna Valley  
RemoteFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information



## VETERANS' 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 following.

### Qualifications for Veterans' Land Discount

To qualify for the Veterans' 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: <http://dnr.alaska.gov/mlw/landsale/akresident.cfm>; and
3. A *Form DD 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 *Form DD 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-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 *Form DD 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 Veterans' Discount requirements will be required to proceed with purchase of the parcel at the full, non-discounted purchase price.

**Veterans are encouraged to request their *Form DD 214* and gather their other required documentation well in advance of the auction.**

### Once-In-A-Lifetime Benefit

**The Veterans' Land Discount is a once-in-a-lifetime benefit and a purchaser that received this benefit on a past land purchase from the State of Alaska is not eligible to receive the discount a second time, regardless of final conveyance on the original parcel.**

If two or more individuals jointly submit a bid or application for a parcel for which they wish to apply a Veterans' Land Discount, both must be eligible bidders/applicants but only one need be an eligible veteran and apply for the discount. Upon approval, a single 25% discount will be given and only the eligible veteran bidder/applicant will have exhausted their "once in a lifetime" Veterans' 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% Veterans' Discount Rate	x 0.25
<b>Veterans' Land Discount</b>	<b>\$ 9,550.91</b>
Bid Price	\$ 40,000.00
Less the Veterans' Land Discount	- \$ 9,550.91
<b>Discounted Purchase Price</b>	<b>\$ 30,449.09</b>
Bid Price	\$ 40,000.00
5% Minimum Down Payment	x 0.05
<b>Minimum Down Payment</b>	<b>\$ 2,000.00</b>
Discounted Purchase Price	\$ 30,449.09
Less 5% Minimum Down Payment	- \$ 2,000.00
<b>Balance Due</b>	<b>\$ 28,449.09</b>

\*plus applicable fees

### Remote Parcel Example

Below is an example of how a 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% Veterans' Discount Rate	x 0.25
<b>Veterans' Land Discount</b>	<b>\$ 2,465.00</b>
Bid Price	\$ 15,000.00
Less the Veterans' Land Discount	- \$ 2,465.00
<b>Discounted Purchase Price</b>	<b>\$ 12,535.00</b>
Bid Price	\$ 15,000.00
5% Minimum Down Payment	x 0.05
<b>Minimum Down Payment</b>	<b>\$ 750.00</b>
Discounted Purchase Price	\$ 12,535.00
Less 5% Minimum Down Payment	- \$ 750.00
<b>Balance Due</b>	<b>\$ 11,785.00</b>

\*plus applicable fees



South  
east  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
Information

**Reimbursable Costs for Determining Veterans' Land Discount**

Subdivision Name	Survey	Reimbursable Costs / Acre
Coffman Loop	ASLS 2016-2	\$3,742
Nakwasina Sound	ASLS 2015-6	\$1,220
Old Skid Road	ASLS 2014-62	\$929
South Thorne Bay Addition 1	ASLS 2006-72	\$1,460
Chignaki Pond Phase 2	ASLS 2006-12	\$6,422
Mystery	ASLS 2002-28	\$3,809
Mystery Phase II	ASLS 2004-32	\$5,058
Prairie Home	ASLS 2016-5	\$341
Ninilchik Bluff	ASLS 2016-1	\$1,074
Ridgeview Addition No.1	ASLS 2005-16	\$137
Copper Center OTE	ASLS 79-42	\$140
Tazlina Southwest	ASLS 79-121	\$349
The Lakes	USS 3494, 3504, 4585, 4590, & 5655	\$0
Sven	ASLS 2004-43	\$736
Puppy Haven	ASCS S018N004W103	\$23
Lynx Lake Odd Lots	ASCS S018N004W103	\$23
Bartlett Hills Tract D	ASLS 79-143D	\$234
Kahiltna Remote	ASLS 85-44	\$0
Talkeetna Foothills Homestead	ASLS 90-168	\$0
Chase II	ASLS 79-149	\$236
Trapper Creek Glen	ASLS 79-242	\$265
Cascaden	ASLS 86-98	\$367
Hayes Creek	ASLS 81-20	\$302
Martin	ASLS 84-21	\$257
Olnes East	ASLS 80-178	\$190
Skyridge	ASLS 2007-13	\$12,007
Tatalina	ASLS 2003-14	\$198
Ridge Rock Homestead	ASLS 85-229	\$0
June Creek	ASLS 79-166	\$88
Nenana South	ASLS 80-106	\$225
Clearwater Road	ASLS 2008-25	\$1,537
Clearwater Road	ASLS 200-53	\$387
Eagle II	ASLS 82-136	\$209
Delta Homesites	ASLS 77-163	\$142
Delta Oddlots	ASLS 78-93	\$41
Tok Tract 5	ASLS 79-199	\$288
Tok Triangle Phase III	ASLS 2008-41	\$58
Tok Triangle Phase IV	ASLS 2012-11	\$46
Glenn	ASLS 81-205	\$410
Riverview	ASLS 83-128	\$262
Wien Lake West	ASLS 2013-30	\$260
Riverview	ASLS 83-128	\$262
West Twin Lake	ASLS 81-219	\$465
Wien Lake West	ASLS 2013-30	\$260

Remote Area Name	ASLS Survey	Parcel	Reimbursable Costs / Parcel
Lucy Lake	EPF 22-50	1029	\$0
Lake Louise East RRCS	ASLS 2007-23	1047	\$3,001
"	ASLS 2007-23	1048	\$3,031
"	ASLS 2007-23	1049	\$3,001
"	ASLS 2007-23	1050	\$3,031
"	ASLS 2007-23	1051	\$2,990
Ridgeview RRCS	ASLS 2009-46	1053	\$1,999
Donkey Terraces RRCS	ASLS 2007-20	1080	\$3,504
Disappointment Creek RRCS	ASLS 2009-4	1079	\$3,082
Friday Creek RRCS	ASLS 2003-11	1081	\$4,919
"	ASLS 2003-11	1082	\$4,909
Johnson Creek RRCS	ASLS 2003-10	1084	\$4,864
"	ASLS 2003-10	1085	\$4,836
"	ASLS 2003-10	1086	\$4,279
"	ASLS 2003-10	1087	\$4,444
"	ASLS 2003-10	1088	\$4,329
Johnson Creek Remote	ASLS 84-152	1083	\$0
Moose Creek East RRCS	ASLS 2006-22	1092	\$4,454
Ninemile RRCS	ASLS 2003-43	1093	\$4,014
Lost Creek RRCS	ASLS 2007-9	1105	\$2,978
Fireweed RRCS	ASLS 2003-18	1157	\$2,772
"	ASLS 2003-18	1158	\$3,760
"	ASLS 2003-18	1159	\$3,760
Tok (Tetlin Trail)	ASLS 79-136	1161	\$4
"	ASLS 79-136	1162	\$4
"	ASLS 79-136	1163	\$4
"	ASLS 79-136	1164	\$4
Mount Ryan RRCS	ASLS 2009-45	1142	\$2,705
Far Mountain RRCS	ASLS 2006-21	1140	\$4,868
"	ASLS 2006-21	1141	\$3,786
White Mountain RRCS	ASLS 2002-11	1148	\$3,609
"	ASLS 2002-11	1149	\$3,454
"	ASLS 2011-18	1150	\$3,350
White Mountain Remote	ASLS 85-34	1146	\$0
"	ASLS 93-142	1147	\$0
Cannon RRCS	ASLS 2007-6	1185	\$4,746
Bearpaw RRCS	ASLS 2007-21	1183	\$4,868
"	ASLS 2007-21	1184	\$4,868
Redlands RRCS	ASLS 2011-17	1188	\$2,820
Dugan Hills RRCS	ASLS 2005-26	1186	\$3,080
"	ASLS 2005-26	1187	\$3,303



## 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 11, 2018, 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 #484.

**Parcels 1115 , Olnes East subdivision**

**Parcels 1116 to 1117, Skyridge Drive subdivision**

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 Veterans' Land Discount on Veteran's Preference Auction Purchases

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

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## **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:
  - Served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard for at least 90 days, unless tenure was shortened due to a service connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214 Report of Separation from Active Duty); and
  - Received an honorable discharge or general discharge under honorable conditions.
- You have NOT won the opportunity to purchase a parcel in a previous Veteran's Preference Auction, regardless of final conveyance.

## **Veteran's Preference Auction Once-In-A-Lifetime Participation**

**The Veteran's Preference is a once-in-a-lifetime preference and a winner of a past Veteran's Preference Auction, regardless of final conveyance, is not eligible to participate in a future Veteran's Preference Auction. In addition, a person may win only two parcels in Auction #484.** Apparent winners of Veteran's Preference Auction #484 are eligible to win a second parcel (but not a third) in the General Sealed-Bid Auction #484. 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 Form DD 214 and gather their other required documentation well in advance of the auction.**

## **Clearly Mark Bids for Veteran's Preference Auction**

It is your responsibility to properly complete, mark, and submit your bid as instructed throughout this brochure. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Sealed bids submitted for consideration in the Veteran's Preference Auction must be marked with the words, "**2018 VETERAN'S PREFERENCE AUCTION #484 - 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, 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://www.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: [http://dnr.alaska.gov/mlw/factsht/land\\_fs/gen\\_allow\\_use.pdf](http://dnr.alaska.gov/mlw/factsht/land_fs/gen_allow_use.pdf).

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

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

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; or traveling by horse or dogsled or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel-drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmachine (or other tracked vehicle), motorcycle or ATV, on or off an established road easement, if use of the road easement does not cause or contribute to water-quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. Use of larger off-road vehicles over 1,500 pounds curb weight and off-road travel of construction and mining equipment requires a permit from DNR. An authorization is required from the State of Alaska, Department of Fish and Game, Division of Habitat for any motorized travel in fish-bearing streams. Contact and program information can be found online at: <http://habitat.adfg.alaska.gov>.
- Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

Access improvements on unreserved State-owned land may be allowed without a permit under the following conditions:

- Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail).
- Anchoring a mooring buoy in a lake, river, or marine waters, or placing a float, dock, boat haul out, floating breakwater, or boathouse in a lake, river, or in marine waters, for the personal, noncommercial use of the upland owner, if the use does not interfere with public access or another public use, and if the improvement is placed within the projected sidelines of the contiguous upland owner's parcel or otherwise has the consent of the affected upland owner.



**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 State of Alaska, Department of Transportation and Public Facilities (DOTPF) may need to be constructed in order to provide access to the subdivision or RRCS parcel and individual parcels, and a permit may be required. Prior to any driveway or approach road construction utilizing a State-managed right-of-way, you must consult the Right-of-Way Section of the appropriate regional office of DOTPF. Parking on the side or shoulder of roads can cause traffic safety problems and damage to the road shoulder and these activities may be restricted or disallowed.



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





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



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



## 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: <https://www.commerce.alaska.gov/>.

### 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: <https://www.commerce.alaska.gov/>.

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  
AKMat-Su  
Road

Kenai

Copper  
River ValleySustitna Valley  
RemoteFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
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 on your parcel or more information on permit requirements contact the U.S. Army Corps of Engineers, Alaska District at (800) 478-2712 or visit: <http://www.poa.usace.army.mil/>.

## 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 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, or even urban, locations in Alaska. DFG's website (listed below) makes the following suggestions:

- Avoid surprising bears at close distance; look for signs of bears and make plenty of noise
- Avoid crowding bears; respect their "personal space"
- Avoid attracting bears through improper handling of food or garbage
- Plan ahead, stay calm, identify yourself, don't run.

We remind you to be aware of your surroundings and diligent when in the Alaska outdoors. 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  
Road

Kenai

Copper  
River ValleySusitna Valley  
RemoteFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
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.

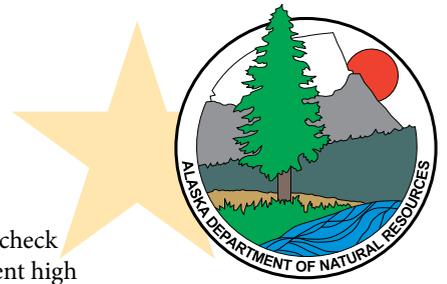
## **Migratory Birds**

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

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

- Completed auction bid form.
- Complete, valid 5% down payment.
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## 1. How did you hear about this offering?

- Friend  Newspaper  Radio  Flyer  Website  Brochure  Social Media

## 2. Have you ever purchased land from the state before?

- Yes  No

### a. If so, what program did you take advantage of?

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

## 3. Did you find all the information you needed on the website?

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## 4. For parcels with no direct road access, what type of access do you prefer?

- Nearby airstrip  Floatplane  Boat  ATV/Snowmachine  Hiking

## 5. What size parcel most interests you?

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

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

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(Rev. 7/15)

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## ■ **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>

**Alaska Statutes and Regulations**

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

**State of Alaska Home Page**

<http://alaska.gov>

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

<http://dnr.alaska.gov>

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

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

**DNR Division of Forestry**

<http://forestry.alaska.gov>

**Firewise**

<http://firewise.org>

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

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

**DNR Land Records Information**

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

**DNR DMLW Fact Sheets**

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

**DNR DMLW Land Sales & Contract Initiation & Revenue Recovery sections**

<http://landsales.alaska.gov>

**DNR DMLW Water Resources Section**

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

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

<http://dfg.alaska.gov>

**DFG Division of Habitat**

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

**State of Alaska, Department of Environmental Conservation**

<http://dec.alaska.gov>

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

<http://dot.alaska.gov>

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

<http://commerce.alaska.gov>

**RS 2477 Rights-of-way**

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

**Alaska Railroad Corporation**

<http://alaskarailroad.com>

**U.S. Government**

<http://usa.gov>

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

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

**BLM AK Land Records and Surveys**

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

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

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

**U.S. Fish and Wildlife Service**

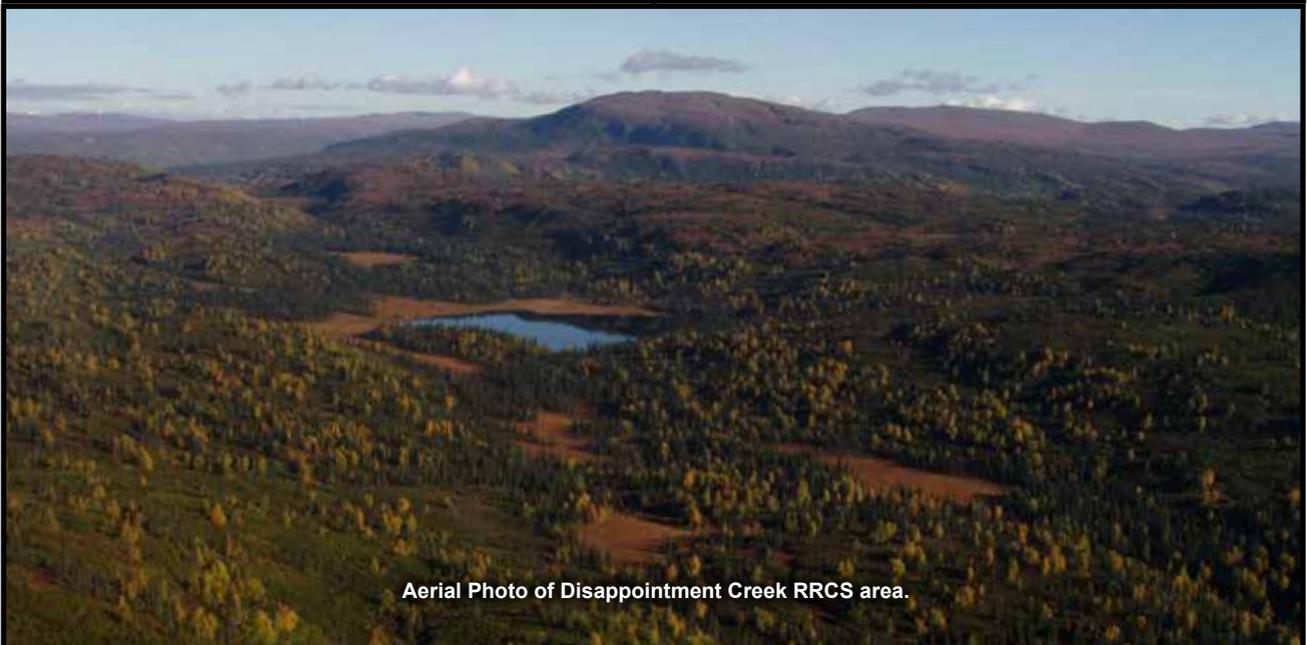
<http://fws.gov>

**Matanuska-Susitna Borough**

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



## Photo Album



General Information



# Over-the-Counter (OTC) Parcels Available



This map shows parcels available for purchase over the counter as of March 2018. 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.**

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





# LAND FOR ALASKANS

## AUCTION #484 DATES

**Annual Auction #484 Bidding Period**  
Begins 10:00 a.m., March 23, 2018  
Ends 5:00 p.m., June 29, 2018

**Opening of Sealed-Bids for Auction #484**  
10:00 a.m., July 11, 2018

**Over-the-Counter (OTC) Parcel List Available**  
10:00 a.m., July 25, 2018

**1st OTC Offering**  
(up to 30% above minimum auction bid)  
Begins 10:00 a.m., July 25, 2018  
Ends 5:00 p.m., August 7, 2018

**2nd OTC Offering**  
(up to 15% above minimum auction bid)  
Begins 10:00 a.m., August 8, 2018  
Ends 5:00 p.m., August 21, 2018

**General OTC Offering**  
(price set at minimum auction bid)  
Begins 10:00 a.m., August 22, 2018

This publication, produced in Alaska at a cost of \$1.39 per copy, was released by the Department of Natural Resources, Division of Mining, Land, and Water to inform the public about Auction #484.

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