2017
CREEK BEND HOUSE

CREEK BEND HOUSE,
AUCTION #483

Bidding Period
Begins 10:00 a.m.,
September 15, 2017
Ends 5:00 p.m.,
October 16, 2017

Opening of Sealed-Bids for
Auction #483
10:00 a.m.,
October 19, 2017

Available Over-the Counter:
if not sold at Auction

http://landsales.alaska.gov

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Options to Consider

Veterans discount of 25%

- The once in a life time Alaska Veteran's discount will apply 100% to the bid price on the Creek Bend parcel since there are no reimbursable costs to the State. See Page 38 for details

Consider A Private Mortgage:

- Possible lower interest rate under lender financing
- Longer finance period, lower monthly payments
- Earned equity with refinance options

If Considering A Private Mortgage:

- Winning bidder will need to provide a pre-approval letter from their lender of choice

Consider State Financing:

- 5% deposit required
- A standard private sector credit check is not required
- 20-year maximum contract length
- Interest rate locked for term of the contract. The August rate was 7.25%
- Higher monthly payments

If Considering State Finacing:

- Homeowners insurance that lists the State as an additional insured will be required

INTRODUCTION

The Creek Bend House, Auction #483 features one parcel, near Palmer, Alaska. We are excited to offer Alaskans a chance to purchase this home and it's surrounding 5 acres.

This brochure is divided into three main sections. The first section contains important dates. The next section provides information about the Creek Bend House. The last section is a general information section. All of the information in this brochure, plus much more, is online at **http://landsales.alaska.gov** or contact one of DNR's Public Information Centers listed below.

See page 31-33 of the brochure for an explanation of DNR's sealed bid auction procedures and policies regarding common errors and refunds in regards to our land sales.

Additional copies of this brochure are also available upon request. If you need this brochure or other information about DNR land offerings in an alternate format, or to request a copy please contact the Land Sales Section at 907-269-8594.

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 Center

Each Public Information Center has access to survey and status plats, appraisal reports, area plans, and other information relevant to this parcel. These centers also provide information regarding DNR's programs and policies, and can help you find the applications, forms, and fact sheets to answer your DNR-related questions.

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

Send your bids and applications here!

NORTHERN REGION - DNR Public Information Center
3700 Airport Way, Fairbanks, Alaska 99709
Tel: (907) 451-2705, Fax: (907) 451-2706, TDD: (907) 451-2770
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m., excluding State holidays
fbx-pic@alaska.gov

SOUTHEAST REGION - 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

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Important Dates

To Bid:

Creek Bend House, Auction #483 Bidding Period
Bidding Begins 10:00 a.m., September 15, 2017
Bidding for State of Alaska Employees Ends 5:00 p.m., October 1, 2017
Bidding Ends 5:00 p.m., October 16, 2017

Opening of Sealed-Bids for Auction #483
10:00 a.m., October 19, 2017 at the Robert Atwood Building

Over-the-Counter:

May be available Over-the-counter if not sold at auction

DNR will sponsor five Open Houses to offer prospective bidders the opportunity to view both the house and property.

Open House # 1
Saturday, September 16,2017
10 am - 2 pm

Open House #2
Wednesday, September 20, 2017
4 pm - 7 pm

Open House #3
Saturday, September 30, 2017
10 am - 2 pm

Open House #4
Wednesday, October 4, 2017
4 pm - 7 pm

Open House #5
Saturday, October 14, 2017
10 am - 2 pm

Land Sales staff will be present during these hours to show the house to prosepective bidders and answer questions. Appointments outside these hours will not be available.

Creek Bend House

The Creek Bend House offers Alaskan residents the opportunity to own a residential property within an hour of Anchorage, and just minutes from Wasilla and Palmer. The property is located off the Old Glenn Highway at MP 5.25 near the Ekultna Tail Race and Knik River Public Use Area. These areas provide a wide variety of opportunities to ATV, bike, boat, hunt, fish and hike. It is minutes away from Palmer and Wasilla, which provide access to grocery stores, emergency services and much more. The address is 10585 S. Old Glenn Highway

Creek Bend House

View of living room and kitchen island from the backside of the kitchen. The entryway can be seen to the left, which gives a perspective of one bedroom,. One full bath and an additional bedroom are to the right of that first bedroom.

Background:

The 5-acre parcel and the structures located on it are state property suitable for settlement, specifically residential use. For USS 3070, federal patent 1144258 was issued to a private individual, May 4, 1954. Less than a month later, that owner conveyed his interest via Quitclaim Deed date June 2, 1954 to another private party. Pursuant to Alaska Land Registration Law of 1953, the State of Alaska received title to the property via foreclosure on November 3, 1958. In 2004, descendants of the first private landowner returned to the property, without authorization or permission and built a home in trespass. In 2015, these same individuals filed a DNR Application for a preference right to purchase state land (ADL 232243). DNR found that the applicants did not qualify for a preference right, and the application was denied. After denial of the preference right, occupancy continued and the individuals asserted an equitable interest in the home built upon the property. DNR disputed this claim and intiated a formal trespass action (ADL 232402). One of the individuals intiated a pro se lawsuit against several parties, including the state. The case was dismissed on August 2, 2016 by the Alaska Superior Court. No subsequent lawsuits have been filed. The property was determined to be vacated on September 12, 2016 and has remained vacated since that time.

A rust stain on the side of garage was left by one of the aboveground storage tanks, which was removed from the property.

Creek Bend House

LOCATION

The Creek Bend House is located 35 miles north of Anchorage and 8 miles south of Palmer, at mile post 5.25 of the Old Glenn Highway, 10585 S. Old Glenn..

ACCESS

Access to the parcel is from the Old Glenn Highway onto a gravel driveway.

AMENITIES

The lot includes a 2516 sq. ft, single family house and 600 sq. ft cabin. The home includes 3 bedrooms and 2.5 baths. The frame is wood construction and concrete block foundation. It also has a laundry room, ample closet space, storage areas and a pantry. The main house is single story, the 2-car garage has a second story.

The house and cabin are connected to the local electrical grid. The well is approximately 157 ft deep, the static water level is 122.9 ft and the pump rate is 5.3 gpm. A water right has been filed for this property by DNR. The application requested a total of 500 gpd for the single family home and 250 gpd for the cabin. DNR will transfer the water right at time of patent to the new land owner. The house is heated by forced air, powered by an oil furnace. The existing septic tank outfall is discharged to an on-site absorption system.

RESTRICTIONS

Easements affecting this parcel, as depicted on the as-built survey, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the as-built survey, the United States Survey, or be recorded separately.

ATTENTION

There is a utility only access road that crosses the property from the Old Glenn Highway to the south boundary.
The utility lines on and across the property were constructed without authorization.
There is a well that serves the neighbor's property that is in trespass on this property.

Several items have been removed from the main house, including but not limited to; the fuel oil tank, propane tank, all the kitchen cabinets, kitchen appliances, the wood stove and the sink and vanity for one of the bathrooms.
DNR may be replacing the missing fuel tank before the auction.

There is a potential RS 2477 route across this parcel, serialized as RST 2002. The location and status of this potential trail is subject to further research and adjudication. As with any other public or private land, if an RS 2477 is determined to exist, the property will be subject to the applicable 100' ROW along this route.

LOCAL GOVERNMENT

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

NOTES

NOTE: Home inspection, and well and septic inspections have been conducted. Check for errata prior to bidding. Please visit our website to view the home inspection report, well and septic report, and cost to cure report.

Creek Bend House

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 property 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.

ADDITIONAL INFORMATION

Inspection Reports: Home inspection, well and septic inspections, cost to cure report, and an appraisal have been conducted. The minimum bid is representative of the inspection results, which reflect the known defects and current state of the property. Check for errata prior to bidding. Please visit our website for more information; http://landsales.alaska.gov.

Disclosures: In accordance with AS 34.70.010 Disclosures in Residential Real Property Transfers and AS 34.70.110 Waiver by Agreement, bidders agree that no disclosure is required and none will be provided. The winning bidder will be required to sign a Waiver by Agreement, to be submitted with the Declaration of Intent prior to contract or patent issuance. See page 20 for a sample document.

RST: There is a potential RS 2477 route across this parcel, serlized as RST 2002. The location and status of this potential trail is subject to further research and adjudication. As with any other public or private land, if an RS 2477 is determined to exist, the property will be subject to the applicable 100' ROW along this route.

Condition of House: Several items have been removed from the main house, including but not limited to; the fuel oil tank, propane tank, all the kitchen cabinets, kitchen appliances, the wood stove and the sink and vanity for one of the bathrooms. DNR may be replacing the missing fuel tank before the auction.

AS IS/WHERE IS

The encroaching well in trespass and unauthorized powerline issues are being passed on to the buyer under the AS IS and WHERE IS.

For the purposes of appraising, hypothetical conditions for the appraisal report included 1) the powerlines were authorized, and 2) the encroaching well was not considered.

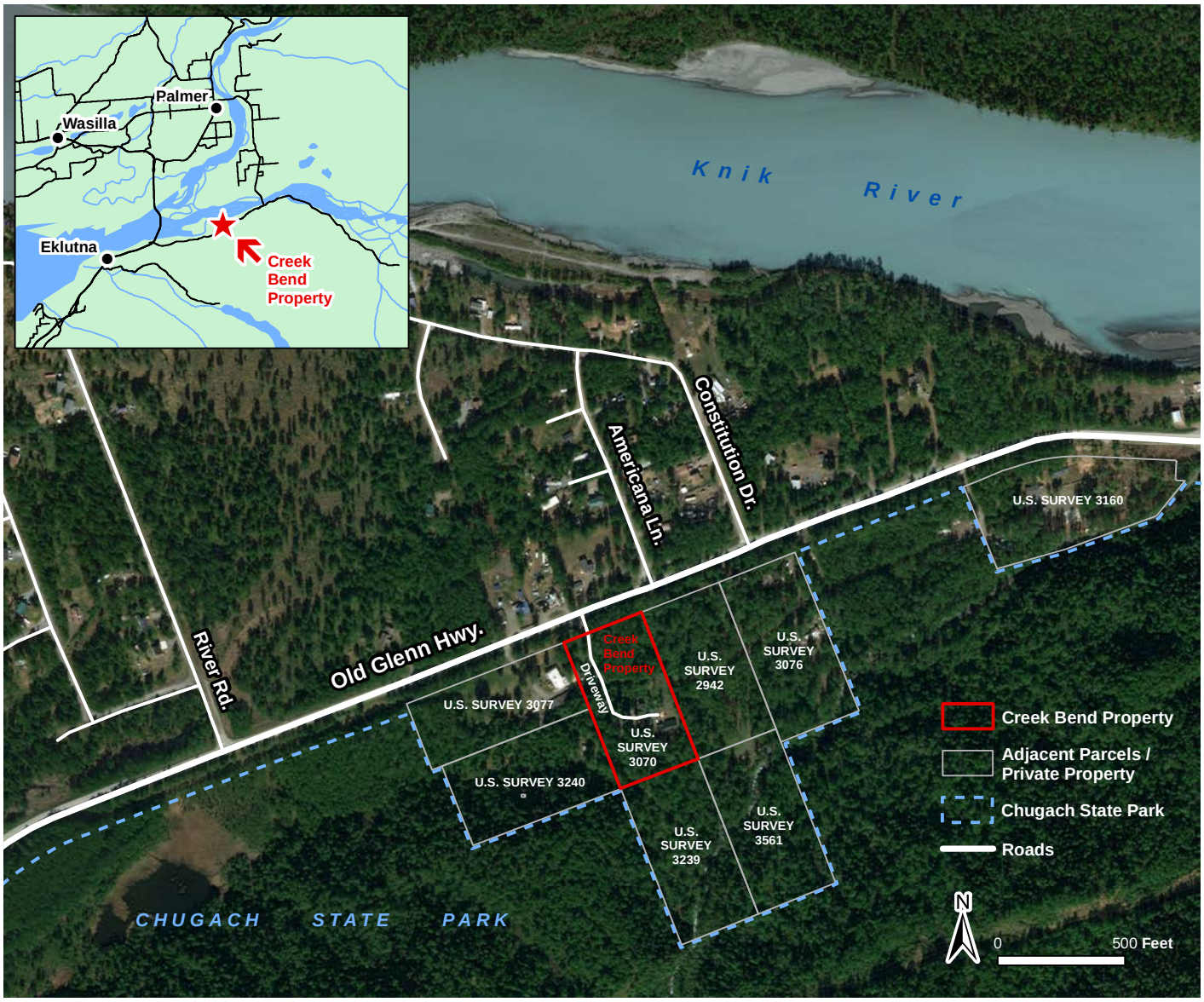
A copy of the appraisal is available upon request. Please call 907-269-8594.

The encroaching well and unauthorized powerline issues are viewed as conditions that can be remedied in an expedient fashion after the purchase of the subject and prior to market financing (if desired). The market value is predicated on the hypothetical condition that all have been cured by easements issued prior to conveyance by the state. Regardless, the subject is being sold "as is" and "where is" with identified encumbrances in place.

Creek Bend House

Parcel Map

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY	ACRES	MINIMUM BID
1001	232669	S016N002E09	USS 3070	5.00	$230,000



CREEK BEND HOUSE,

LOCATED AT MILEPOST 5.25,

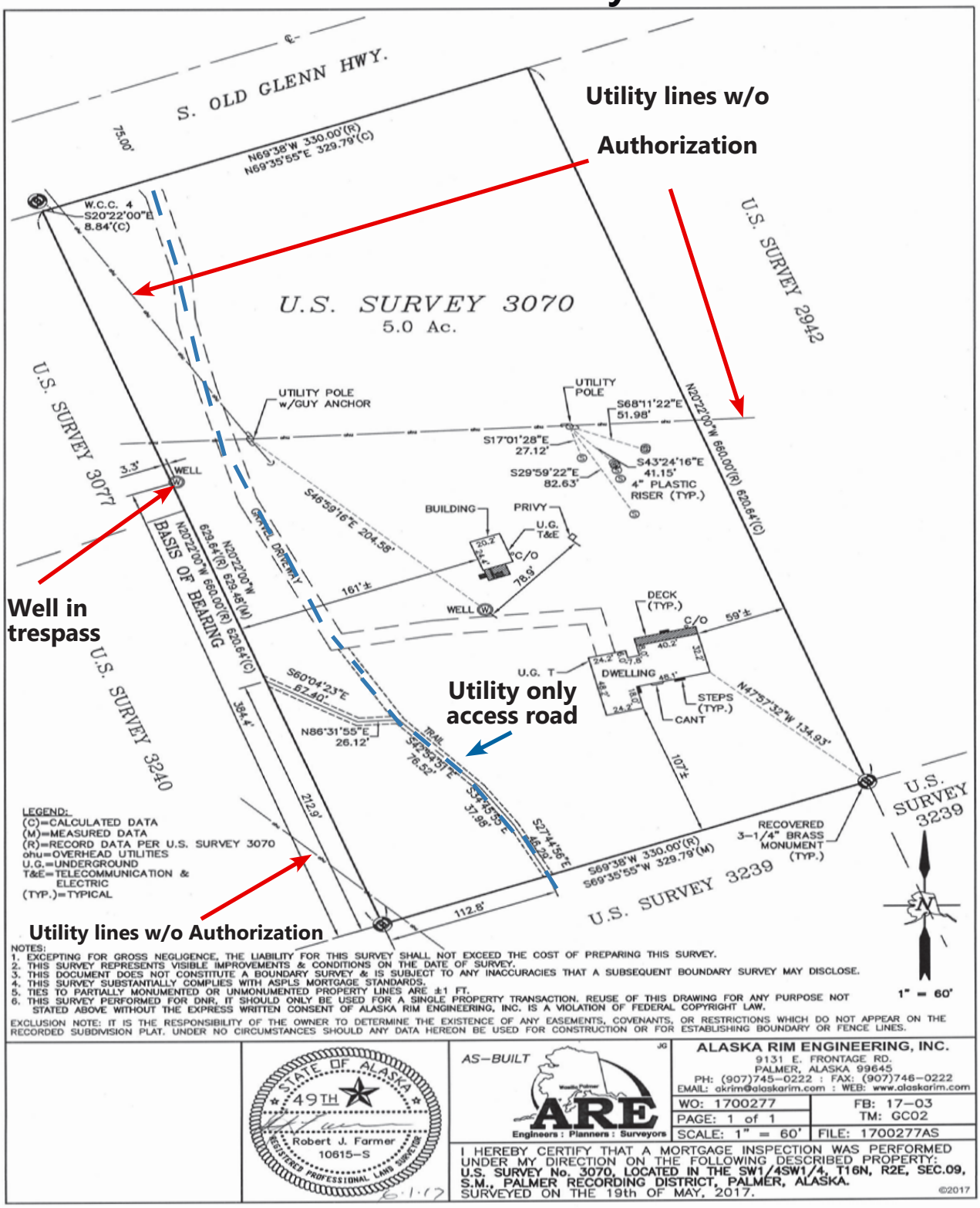
10585 S OLD GLENN HIGHWAY

PLEASE BE AWARE

Several items have been removed from the main house, including but not limited to; the fuel oil tank, propane tank, all the kitchen cabinets, kitchen appliances, the wood stove and the sink and vanity for one of the bathrooms.

Creek Bend House

As Built Survey



Creek Bend House Main Exterior

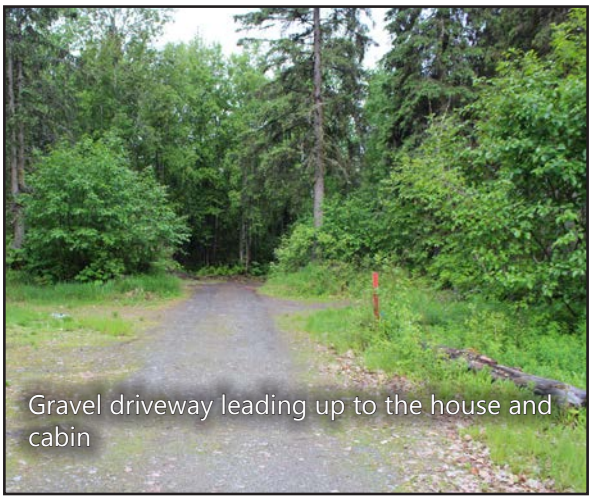
Front porch and main entrance to the house.

Two car garage with second story above and laundry room to the left.

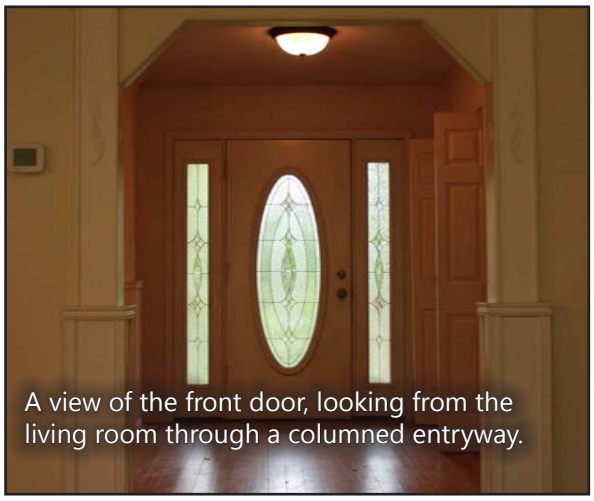
Perspective of the cabin from the backyard next to the garage.

Master bedroom entrance at the rear of the home.

A view of the rear living room entrance at the rear of the house from the backyard.


Gravel driveway leading up to the house and cabin

Creek Bend House Main Interior


A view of the front door, looking from the living room through a columned entryway.

Kitchen island, no appliances or cabinets are installed in the kitchen.

Wonderful mosaic located in the family room, where a woodstove was removed.

The appliances and all cabinets were removed from the kitchen.

Ample natural lighting from windows in the Living room.

View of kitchen looking into the living room. Wood stove was removed

Creek Bend House Main Interior

Looking into the backyard through the kitchen windows. Access to the garage, master bedroom and laundry room is to the right.

Wall and rail trim molding is present. in the house.

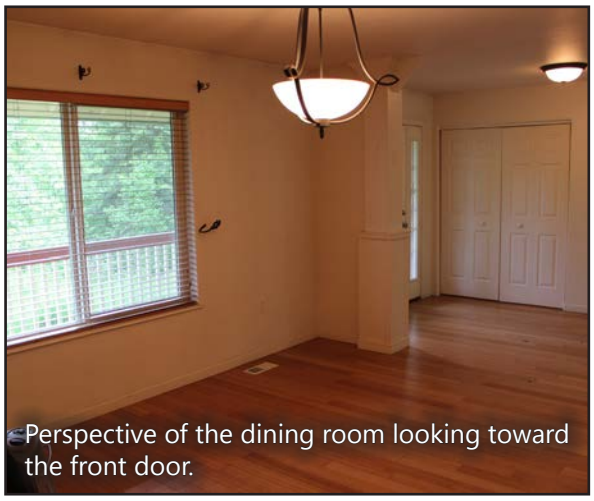
Molding running up to the ceiling.

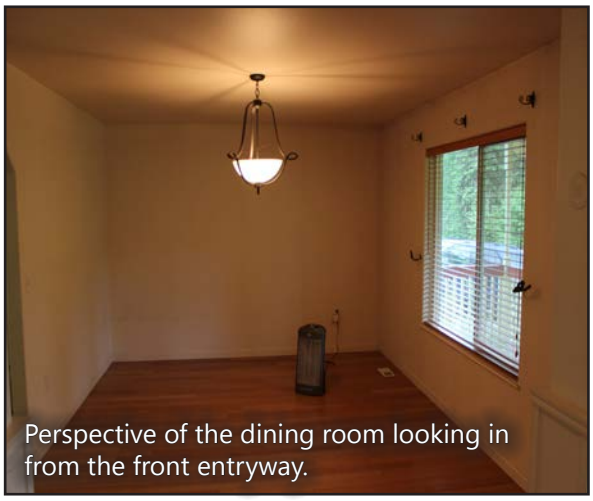
Pantry located near the garage, half bath on the right and laundry room straight ahead.

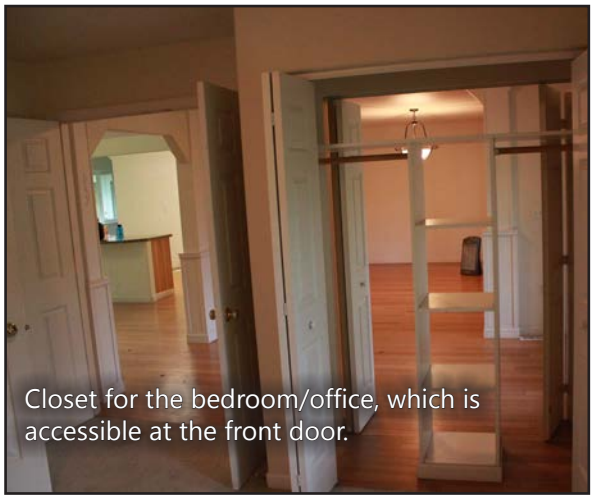
View of the half bath and hallway leading to the kitchen from the garage.

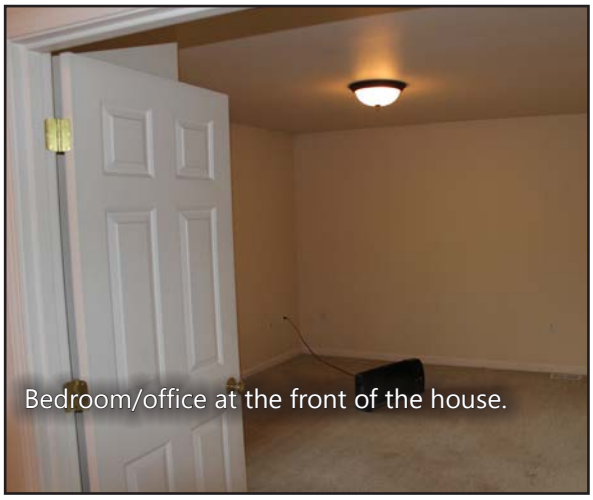
Laundry room in the main footprint of the house, next to the garage.

Creek Bend House Main Interior (continued)

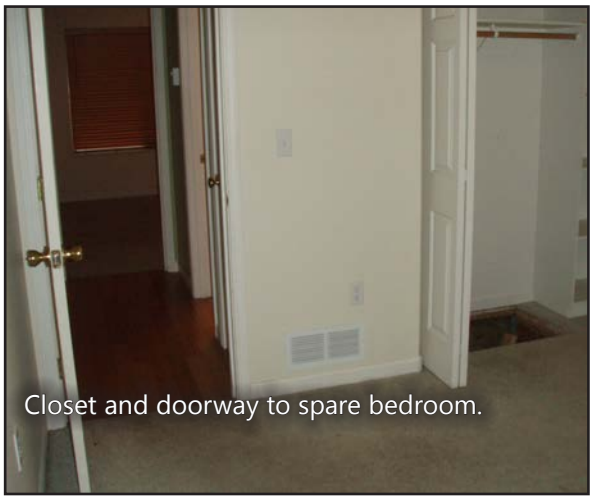

Perspective of the dining room looking toward the front door.


Perspective of the dining room looking in from the front entryway.


Closet for the bedroom/office, which is accessible at the front door.


Bedroom/office at the front of the house.

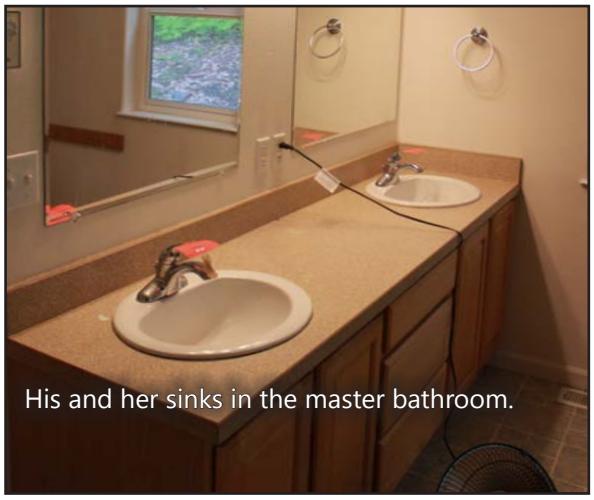
Spare Bedroom with window facing the backyard.


Closet and doorway to spare bedroom.

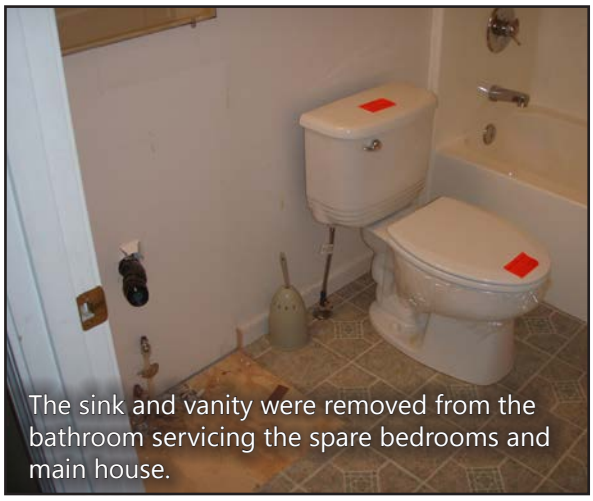
Creek Bend House Main Interior (continued)

Stand-up shower in the master bathroom.

Master bathroom with jetted bath and stand-up shower behind it.


His and her sinks in the master bathroom.

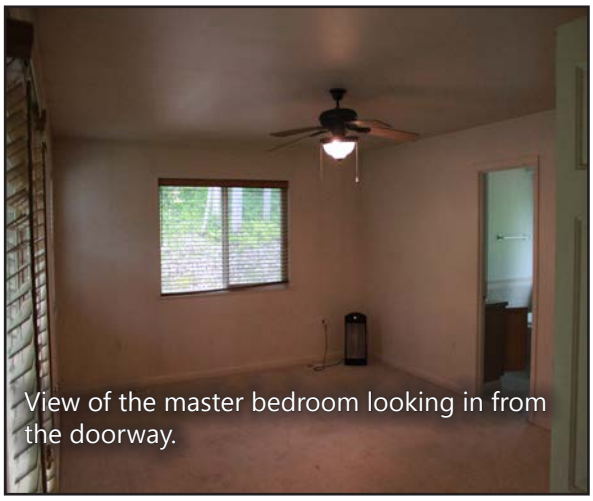
Bathroom with toilet and shower-bath combination servicing the spare bedrooms and main house


The sink and vanity were removed from the bathroom servicing the spare bedrooms and main house.

Closet in the masterbedroom and the access point to second floor.

Creek Bend House Main Interior (continued)

View of master bedroom looking toward the doorway leading to the main part of the house.

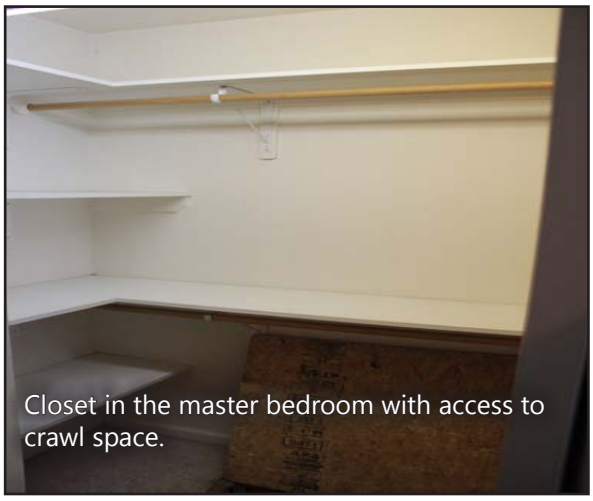


View of the master bedroom looking in from the doorway.

Dooway from the masterbedroom leading out into the backyard.

Second story above garage. The floor is plumbed for toilet, next to the utility sink.

Stairway leading up from the master bedroom closet, which is accessed from the master bathroom

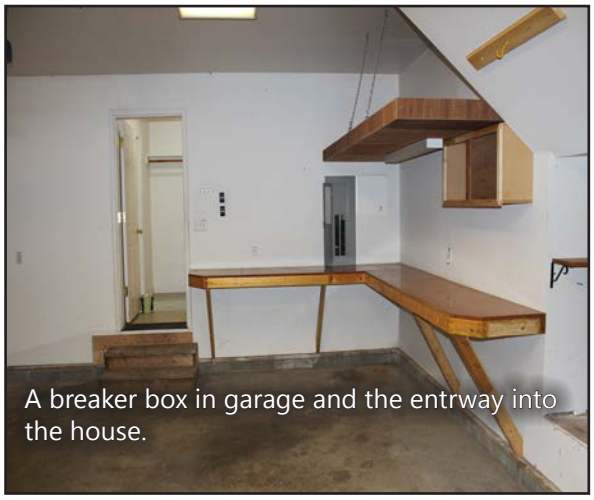


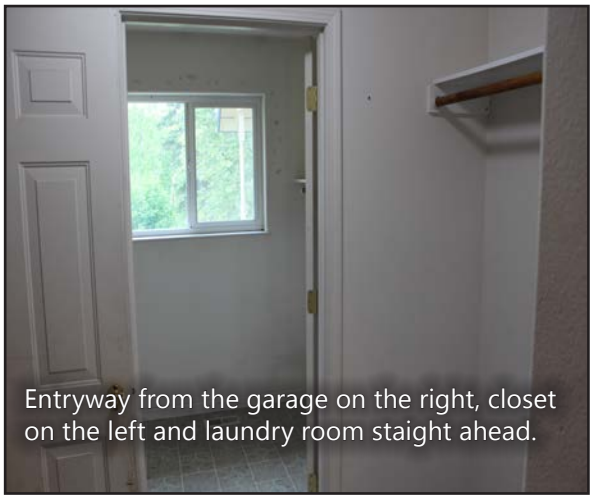
Closet in the master bedroom with access to crawl space.

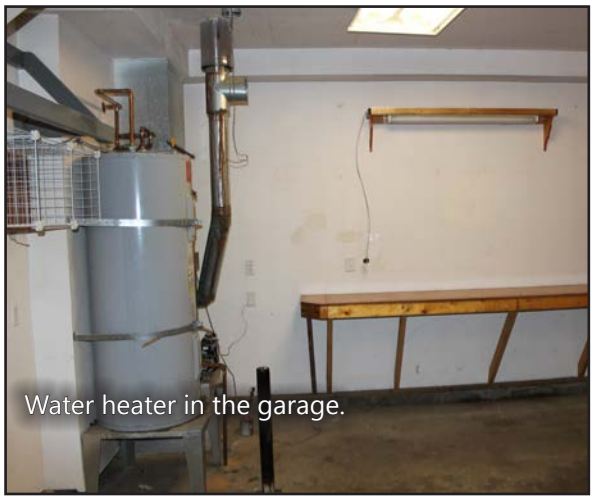
Creek Bend House Main Interior (continued)

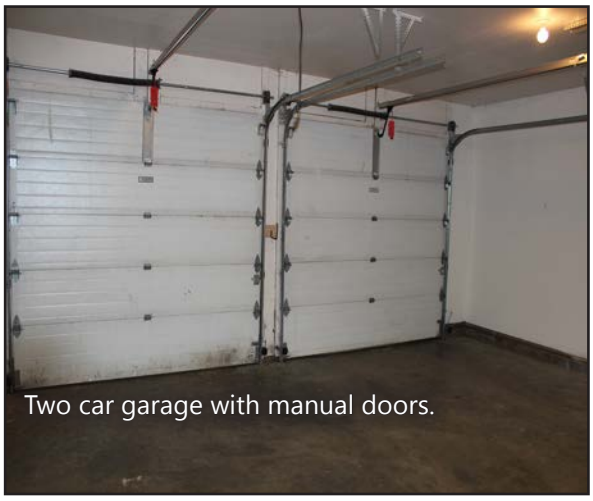
View of second story from room directly above the garage.

Heating oil furnace in the garage.

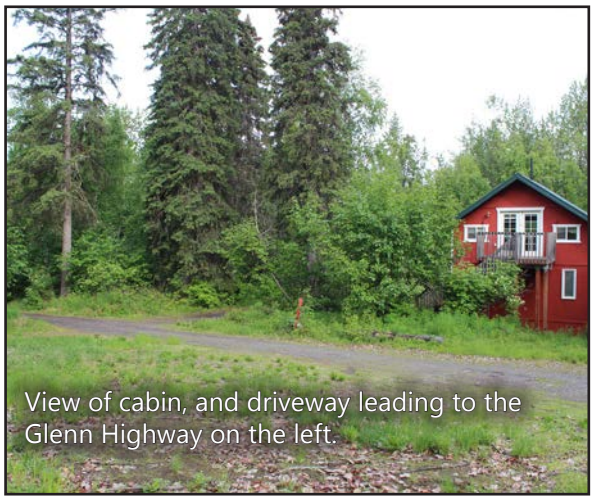

A breaker box in garage and the entrway into the house.


Entryway from the garage on the right, closet on the left and laundry room staight ahead.


Water heater in the garage.


Two car garage with manual doors.

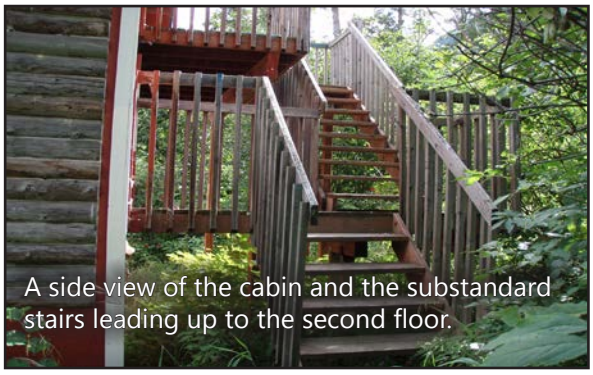
Creek Bend House Out Building



View of cabin, and driveway leading to the Glenn Highway on the left.

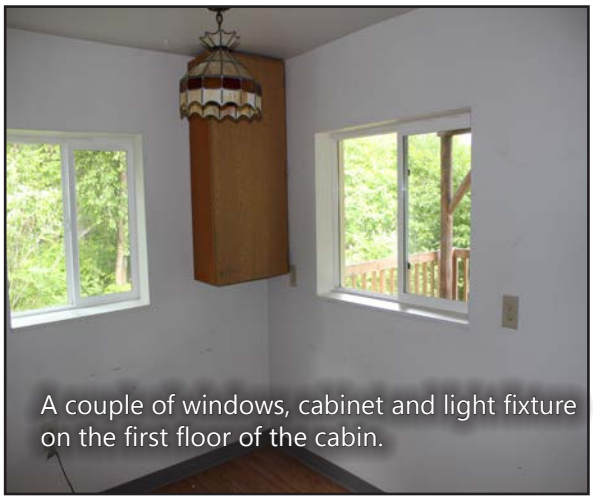
A view of the front porch and door. The stairs were removed by the previouse owners.

The front porch stairway has been boarded up for safety reasons



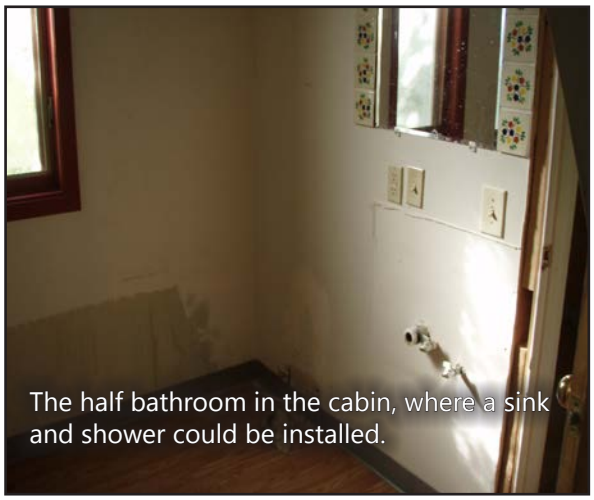
A side view of the cabin and the substandard stairs leading up to the second floor.

The first floor kitchen area of the cabin, no fridgerator or appliances are present.



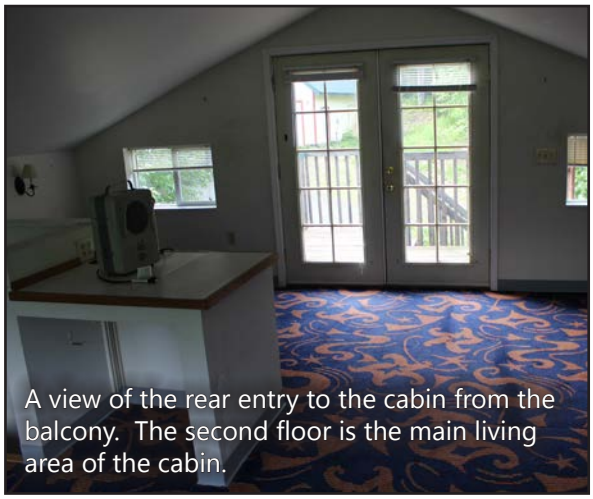
A couple of windows, cabinet and light fixture on the first floor of the cabin.

Creek Bend House Out Building



The half bathroom in the cabin, where a sink and shower could be installed.

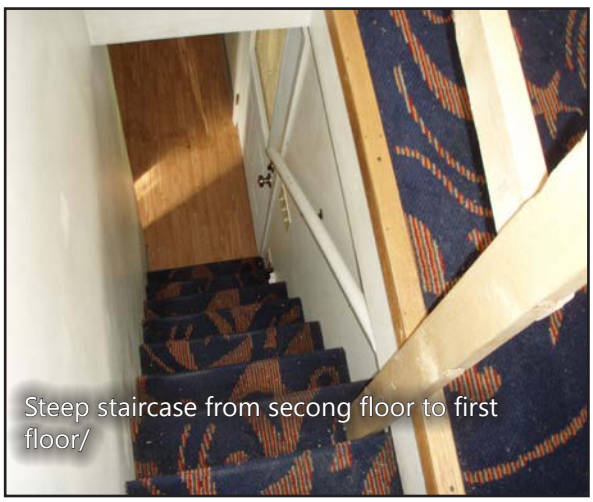
Toilet and breaker in the bathroom.



A view of the rear entry to the cabin from the balcony. The second floor is the main living area of the cabin.

A view of the second story of the cabin facing toward the Glenn Highway.

A different perspective of the second floor.



Steep staircase from secong floor to first floor/

State of Alaska

Residential Real Property Transfer Disclosure Statement

For Parcel 1001, Creek Bend House ONLY	Waiver By Agreement AS 34.70.110	For Parcel 1001, Creek Bend House ONLY

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

Legal Description: USS 3070, containing 5.00 acres, located within Section 9, township 16 North, Range 2 East, Seward Meridian

Property Address/City: 10585 South Old Glenn Highway.

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement, below.

★★★★★★★★

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

★★★★★★★★

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

★★★★★★★★

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Buyer:_____ Date: _____

Buyer:_____ Date: _____

Seller: **State of Alaska Representative**

_____ Date: _____

08-4229c

SAMPLE

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 and improvements before submitting a bid. The Creek Bend House can be viewed during open houses in accordance with the schedule on page 4 of the brochure. The land chosen by a bidder is taken **AS IS** with no guarantees, neither expressed nor implied, as to its suitability for any intended use. The submission of a bid 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 property 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** or at the Map Office, Geophysical Institute, University of Alaska Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, Alaska 99775, (907) 474-5823; or from numerous other commercial sources. Full-size copies of the recorded survey plats are available at DNR Public Information Centers or appropriate DNR District Recorder's Offices. A nominal fee for the maps may apply. Find the appropriate DNR District Recorder's Office at:

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

For more information about basic parcel information sources like surveys and casefile information, see the "Online Resources" section of this brochure on page 43 or visit one of the DNR Public Information Centers.

This fencing was installed to block illegal access across the property.

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.**

Appeal Provision

A person affected by the terms and conditions of this competitive disposal may appeal it, in accordance with 11 AAC 02. 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**. 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.

No Withdrawal of Bids from the Sealed-Bid Auction

Please give careful consideration to your bid. 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 a new bid 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 a bid 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. The apparent high bidder(s) 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 the apparent high bidder(s) who is 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.

The cabin is partially build with natural logs!

Returned Deposits for Unsuccessful Bidders/Applicants

Unsuccessful bidders and applicants may pick up their deposits at Robert Atwood Building, 550 West 7th Avenue, 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, or money order will be returned in the SASE. Unsuccessful bidders' deposits made by credit card authorization 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.

Multiple Bidders Bidding Together

Two or more individuals may jointly submit a bid in the 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.**

Mosaic backdrop for a wood stove in the living room!
(wood stove not included)

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 or stake a parcel in the RRCS program, you must be a current Alaska resident. You need not be an Alaska resident or even a United States Citizen 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 or stake a parcel in the RRCS program, 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 or drawing (AS 38.05.055 Auction Sale Procedures, 11 AAC 67.800(a) Qualifications for Remote Cabin Site).

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.

Chicken coop located on the property.

Proof of Residency

Only Alaska residents may submit bids in the Sealed-Bid Auction or applications for the Remote Recreational Cabin Sites (RRCS) drawing. 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 (and 11 AAC 67.800 (a) Qualifications for Remote Cabin Site), you must show you were physically present in Alaska the one year (12 months) prior to the date of the auction, the date of your RRCS drawing application, 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 at (907) 269-8594 or email landsales@alaska.gov, 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 or drawing, 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, applying to participate in the RRCS drawing, 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 the state with the intent to remain in the state indefinitely and to make a home in the state" for at least the past one year (12 months) immediately prior to the date of auction, during which time you have not claimed residency or been registered to vote in any other state or claimed another state or nation as your residence for purposes such as taxes, school tuition, or benefits, including obtaining a driver's license from another state.
- You are 18 years of age or older on the date of bid (11 AAC 67.005 General Qualifications).

For required and acceptable items of proof of residency, see the "Required Proof of Residency for Auction Bidders and Veterans' Land Discount Applicants" section of this brochure.

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

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.

Second story above the master bedroom and garage.

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. For example, some institutions have one day authorization limits regardless of available credit.

Submitting a Sealed Bid Online

To bid on a parcel online, go to: **http://landsales.alaska.gov** and use your 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 2017 Alaska State Land Auction Bid Form;
   - You must certify and prove that you meet the eligibility requirements for the program (See Qualifiying for the Sealed-Bid Auction section).
   - A separate bid form must be included for each bid submitted for each parcel.
2. a bid deposit of 5% of the total bid amount;
   - 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, BE SURE TO ROUND UP!).

     *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, money order, or credit card (Visa, MasterCard, or Discover only).
   - No personal checks accepted for this auction, bids with personal checks will be rejected.
3. a self-addressed, stamped envelope (SASE) to return the bid deposit for an unsuccessful bid submitted with a deposit made by cashier's check 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 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:

2017 CREEK BEND HOUSE AUCTION #483 - 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 "**2017 Creek Bend House Auction #483 - 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

Information 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.

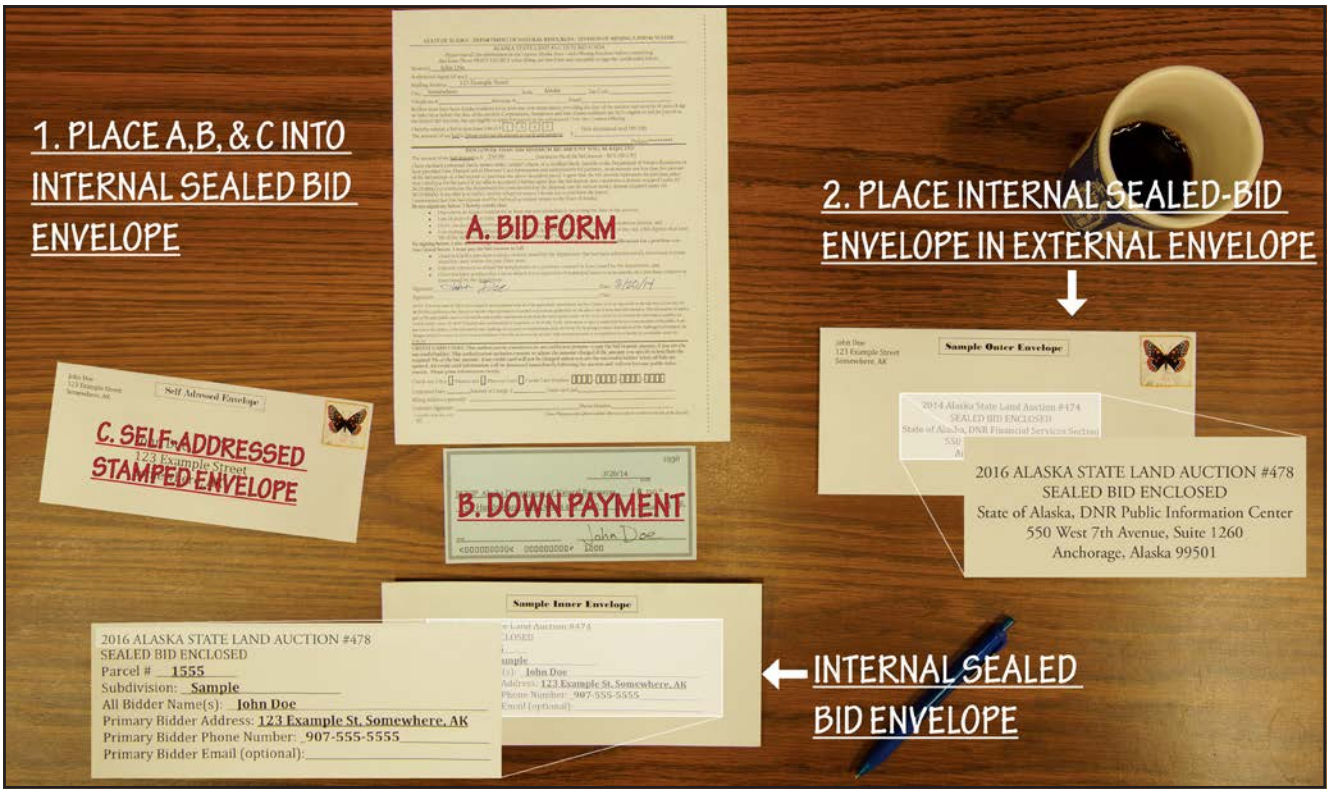
To submit a sealed bid by mail, address the **exterior**, **delivery** envelope to:

2017 CREEK BEND HOUSE AUCTION #483
SEALED BID ENCLOSED
State of Alaska, DNR Public Information Center
550 West 7th Avenue, Suite 1260
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 the **Anchorage DNR Public Information Center** as listed in the "DNR Public Information Centers" section of this brochure. Be sure to include "**2017 Creek Bend House Auction #483 - SEALED BID ENCLOSED**" on the exterior, delivery envelope. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

Illustration of a Sealed Bid



SEALED-BID AUCTION PROCEDURES

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

Minimum Bid

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

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

Sealed-Bid Auction Bidding Period

All bids for the 2017 Creek Bend House Auction #483 must be RECEIVED online or at the Anchorage DNR offices no sooner than 10:00 a.m., Thursday, September 15, 2017 and no later than 5:00 p.m., Monday, October 16, 2017. 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., Thursday, October 19, 2017, 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.**

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. For more information, please refer to the appropriate qualification sections throughout this brochure.

If there are two or more identical high bids for a parcel, the apparent high bidder will be determined by the earliest DNR date received stamp on the bid envelope (not the postmark). If the date stamps are also identical, then the name of the successful bidder will be determined by a drawing.

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 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.

Cashier's checks, or money orders must:

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

Credit card authorization forms must:

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

The following Bid Errors may be curable.

On a bid form:

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

On a check or money order:

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

On a credit card authorization form:

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

Refunds

In accordance with 11 AAC 05.010(a), 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, the apparent high bidder(s) will be sent a certified Award Notification Letter. **DNR must receive the following items from successful bidder(s) by 5 p.m., October 26, 2017:**

1. proof of eligibility;
   - You must certify and prove that you meet the eligibility requirements for the program (see Qualifiying 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. Pre-approval letter from lender if private financing is chosen;
6. 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 (as defined in the "Refunds" section of this brochure).

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

If this parcel does not sell at this auction, it may be made available Over-the-Counter.

If an apparent high bidder choses to enter into a land sales contract with the state they will be required to purchase and maintain homeowner's insurance at their own expense, listing the State as the loss payee of the policy.

The apparent high bidder will have a target date of November 20, 2017 to enter into a sales contract with the state, or provide funding from a private financing source. If the apparent high bidder fails to comply with the requirements stated in this brochure and the award notification letter by the deadline, their bid may be considered abdandoned and they may forfeit all deposits and fees paid. The parcel may then be offered to the second highest bidder.

BUYING LAND OVER-THE-COUNTER (OTC)

If the parcel is not sold in the 2017 Auction #483, it may be made available in the Over-the-Counter (OTC) offering at the minimum bid.

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.

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

Please give careful consideration to your applications. Once you have submitted an application for the Over-the-Counter Offering, 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 this parcel. 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.

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

The once-in-a-lifetime Veteran's discount will apply to 100% of the bid price for Auction #483. See page 38 for veteran's land discount information.

Call Land Sales @ 907-269-8851 to confirm if you have used your once-in-a-lifetime veteran's discount previously.

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. 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 for your contract or patent to be issued, and you should anticipate longer wait times after the annual Auction.
The director, with the consent of the commissioner, may also include in contract, conditions, limitation, and terms considered necessary and proper to protect the interest of the state.
The contract for sale of real property will be subject to Homeowner's Insurance at the expense of the purchaser wherin the seller is the loss payee of the policy

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% above 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.

Creek Bend House State Finacing Example

Below is an example of how Contract is calculated for the Creek Bend House Parcel with a bid price of $250,000.00 and 20-year contract. Actual bid amount, down payment and interest rate could change.

Bid Price	250,000.00
5% Minimum Down Payment	x 0.05
Minimum Down Payment	**$12,500.00**
Bid Price	250,000.00
5% Minimum Down Payment	- $12,500.00
Amount of Loan	**$237,500.00**

M= Monthly payment

P =Principal ($237,500.00)
r = Annual Interest Rate (0.075)
N= Number of months of payments (240)

Monthly Payment = $ 1,913.28

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 issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years (contact the Contract Initiation team at (907) 269-8594 or dnr.dmlw.contracts@alaska.gov if you have questions about eligibility);
2. are not currently in default for nonpayment on a purchase contract or lease issued by DNR; and
3. are not currently in default for nonpayment of municipal taxes or assessments on property currently under a purchase contract or lease issued by DNR.

Purchase contracts will not be issued by DNR unless all 3 qualifications listed above are met. If the successful bidder or applicant for a parcel does not qualify for a contract, a lump sum payment will be required. Failure to submit payment in full upon notification may result in deposit forfeiture and loss of purchase rights to the parcel.

Making Contract Payments

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

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

Anchorage PIC
(Atwood Building)
550 West 7th Ave., Suite 1260
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 and assignment 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 contracts team at dnr.dmlw.contracts@alaska.gov or (907) 269-8594.

Receiving Title

Once you have paid off the parcel and completed any other conditions of the sale, DNR will issue a state patent giving you title to the land. Once the patent has been issued and recorded, you own the land as detailed in the patent. The State of Alaska will retain ownership of the mineral estate of all land sold as required by the statehood act, the state constitution, and state law. DNR will transfer the water right at time of patent to the new land owner. 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 or 907-269-8594.

Keep Your Address Current with Contracts Unit

In accordance with 11 AAC 67.005 (g) General Qualifications, an applicant or bidder is responsible for keeping DNR DMLW, Contacts Intiation and Revenue Recovery Unit (CIRR), informed of their current address throughout the bid/application, lease, contract, and patent processes.

A change of address must be signed by the applicant or purchaser and submitted in writing to CIRR at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, Fax (907) 269-8594. An application is subject to rejection if Land Sales Section 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 Contracts and your records may not be updated. **Failure to keep your address and contact information current with Contracts could result in closure of your application or contract, loss of all opportunity, right, title, and interest in the land, or termination of your contract.**

Private Financing

It may be in the best interest of bidders to seek private financing options. The interest rates set by statute may be higher than other competitive finacing options. Another advantage of seeking private finacing would be a longer duration for finacing in the form of a mortgage. The state issues “contracts”, which are 5 to 20 years in length, which is not ideal for this parcel.
DISCLAIMER: This parcel would be allowed to be financed at a 20-year maximum contract, where the monthly payment could be a signifcant amount relative to a traditional mortgage.

Bidders using private financing options are encouraged to get pre-approved for financing with their lender.

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 details of how the discount amounts are calculated are below. **NOTE: The Veterans Discount may be applied to the full amount of the bid for the Creek Bend House!**

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

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

This discount, by law, is a once in a lifetime opportunity. Contact the Land Sales Section to verify your eligibility

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 this parcel.

The 25% veterans' discount will apply 100% to the purchase price since there are no reimbursable costs on the parcel.

Calculating the Veteran's Discount Amount

Below is an example of a discount calculation.

Creek Bend House Bid Example

Below is an example of how a Veterans' Land Discount is calculated for a 5.00-acre Creek Bend House Parcel with reimbursable costs of $0.00 per acre, if the bid price was $250,000.00.

Reimbursable Cost / Acre	$0.0000
Parcel Size in Acres	x 5.00
Total Reimbursable Costs	**$0,000.00**
Bid Price	$250,000.00
Less Reimbursable Cost	- $0,000.00
Amount Eligible for Discount	**$250,000.00**
Amount Eligible for Discount	$250,000.00
25% Veterans' Discount Rate	x 0.25
Veterans' Land Discount	**$62,500.00**
Bid Price	$250,000.00
Less the Veterans' Land Discount	- $62,500.00
Discounted Purchase Price	**$187,500.00**
Bid Price	$250,000.00
5% Minimum Down Payment	x 0.05
Minimum Down Payment	**$12,500.00**
Balance Due	**$175,000.00**

*plus applicable fees

STATE INTERESTS

New Construction, Development, or Improvements

It is your responsibility to properly locate all property boundary monuments on your parcel and to contain any improvements within the parcel (11 AAC 67.020 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.

Easements, Reservations, & Restrictions

This parcel is subject to all platted and valid existing easements and reservations, such as rights-of-way, building setbacks, utility easements, pedestrian easements, roads, and trails. These easements and reservations may be shown. 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/

There is a potential RS 2477 route across this parcel, serialized as RST 2002. The location and status of this potential trail is subject to further research and adjudication. As with any other public or private land, if an RS 2477 is determined to exist, the property will be subject to the applicable 100' ROW along this route.

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.

Access

Information on the conditions of state-maintained highways only is available from the State of Alaska Department of Transportation and Public Facilities at **www.511.alaska.gov/**

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 close an area to mineral entry, thereby closing the 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. Contact one of the DNR Public Information Centers for more information.

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 parcels listed herein. 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 or Contracts Unit at (907) 269-8594 for additional information.

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

Archaeological Sites

The Alaska Historic Preservation Act prohibits the appropriation, excavation, removal, injury, or destruction of any historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of DNR (AS 41.35.200 Unlawful Acts). Should any sites be discovered, you must cease activities that may damage the site and immediately contact the Office of History and Archaeology (OHA) in the DNR Division of Parks and Outdoor Recreation. To contact OHA, call (907) 269-8721 or visit:: **http://dnr.alaska.gov/parks/oha/**

LOCAL GOVERNMENT

Borough/Municipality Authority

Parcels may be subject to zoning, restrictions, easements, and setbacks imposed by the local government (borough or city). Parcels with no incorporated local government may become part of a municipality in the future should the local community decide to incorporate. Additional information may be available from the State of Alaska, Department of Commerce, Community, and Economic Development, Division of Corporation, Business, and Professional Licensing, at (907) 465-2530, or online at:

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

Taxes

This parcel is subject to taxes and assessments levied by the local taxing authority. **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 that contract and may result in termination.**

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 local platting requirements and in accordance with the requirements of other agencies such as the State of Alaska, Department of Environmental Conservation; the United States Army Corps of Engineers; and the like. See "Land Records, Survey Plats, and Maps" section of this brochure for additional information.

Three large windows facing toward the Glenn Highway from the cabin.

DEVELOPING YOUR LAND

New Construction, Development, or Improvements

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

This parcel has existing improvements, structures, and/or limited development on the land.

The utility lines on and across the property were constructed without authorization.
There is a well that serves the neighbor's property that is in trespass on this property.

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 parcel prior to submitting a bid or application and buyers assume all responsibility for such items.

Sewer and Water

Additional 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.

For existing systems, 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 parcel and its inspection reports prior to submitting a bid or application and buyers assume all responsibility for such items.

A water right has been filed for this property by DNR. DNR will transfer the water right at time of patent to new land 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/**

ONLINE RESOURCES

These websites are listed as a reference to assist you when researching a parcel, a land region, or certain development restrictions or policies. They may also include links to appropriate regional offices and phone numbers. This is by no means a complete list of agencies that have authority over all aspects of land ownership and development, but it is a good place to start. Many of these websites are referenced throughout this brochure.

Alaska Legislature
http://w3.legis.state.ak.us

Alaska Statutes and Regulations
http://www.legis.state.ak.us/basis/folio.asp

State of Alaska Home Page
http://alaska.gov

State of Alaska, Department of Natural Resources (DNR)
http://dnr.alaska.gov

DNR Division of Parks, Office of History and Archaeology
http://dnr.alaska.gov/parks/oha/

DNR Division of Forestry
http://forestry.alaska.gov

Firewise
http://firewise.org

DNR Division of Mining, Land, & Water (DMLW)
http://dnr.alaska.gov/mlw/

DNR Land Records Information
http://dnr.alaska.gov/landrecords/

DNR DMLW Fact Sheets
http://dnr.alaska.gov/mlw/factsht/

DNR DMLW Land Sales & Contract Administration Section
http://landsales.alaska.gov

DNR DMLW Water Resources Section
http://dnr.alaska.gov/mlw/water/

State of Alaska, Department of Fish and Game (DFG)
http://dfg.alaska.gov

DFG Division of Habitat
http://habitat.adfg.alaska.gov

State of Alaska, Department of Environmental Conservation
http://dec.alaska.gov

State of Alaska, Department of Transportation & Public Facilities
http://dot.alaska.gov

State of Alaska, Department of Commerce, Community, & Economic Development
http://commerce.alaska.gov

RS 2477 Rights-of-way
http://dnr.alaska.gov/mlw/trails/rs2477/

Alaska Railroad Corporation
http://alaskarailroad.com

U.S. Government
http://usa.gov

U.S. Department of the Interior, Bureau of Land Management (BLM), Alaska
http://www.ak.blm.gov/ak/st/en.html

BLM AK Land Records and Surveys
http://sdms.ak.blm.gov/sdms/

U.S. Army Corps of Engineers, Alaska District, Regulatory Branch
http://www.poa.usace.army.mil/

U.S. Fish and Wildlife Service
http://fws.gov

Matanuska-Susitna Borough
http://www.matsugov.us/

Alaska Mapped - Statewide Digital Mapping Initiative
http://www.alaskamapped.org/

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

ALASKA STATE LAND AUCTION BID FORM

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

Name(s): _____

Authorized Agent (if any): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone #: _____ Alternate #: _____ Email: _____

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

Bidders must have been Alaska residents for at least one year immediately preceding the date of the auction and must be 18 years of age or older on or before the date of bid. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels in the Sealed-Bid Auction, except on commercial parcels as indicated in the brochure. They are eligible to apply for parcels in the subsequent Over-the-Counter Offering.

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

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

_____ Dollars**********

BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED

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

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

By my signature below, I hereby certify that:

- I have been an Alaska resident for at least one year immediately preceding the date of the auction;
- I am 18 years of age or older;
- I have read and understood the auction brochure and accept the terms and conditions therein;
- I have checked for any errata or supplemental information and accept the terms and conditions therein, and;
- I am making an unconditional promise to pay, on demand or on the date of the acceptance of this bid, a bid deposit of at least 5% of the bid amount, to the order of the Department of Natural Resources.

By signing below, I also acknowledge that if I am the successful bidder and do not meet the qualifications for a purchase contract listed below, I must pay the bid amount in full.

- I have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
- I am not currently in default for nonpayment on a purchase contract or lease issued by the department, and;
- I am not in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Signature: _____ Date: _____

Signature: _____ Date: _____

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

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

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

Expiration Date: _____ Amount of Charge: $ _____ Name on Card: _____

Billing Address (optional): _____

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

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

Auction Bidder Checklist

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

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

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

All bids should be mailed to:

DNR Public Information Center
550 West 7th Avenue, Ste. 1260
Anchorage, Alaska 99501

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

- ☐ Proof of Alaska residency, including a copy of valid, current photo ID.
- ☐ Declaration of Intent form, including the document handling fee. This fee is set at $100 as of January 2017, however it is likely to increase prior to the auction. DNR will publicize the final fee amount at http://landsales.alaska.gov/ as soon as the fee change is finalized.

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

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

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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?**
   ☐Yes ☐No ☐Did not use website
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?**
   ☐1 to 5 acres ☐5 to 10 acres ☐10 to 20 acres ☐20 to 40 acres ☐40+ acres

Additional comments:

_____

_____

_____

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

ALASKA STATE LAND AUCTION BID FORM

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

Name(s): _____

Authorized Agent (if any): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone #: _____ Alternate #: _____ Email: _____

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

Bidders must have been Alaska residents for at least one year immediately preceding the date of the auction and must be 18 years of age or older on or before the date of bid. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels in the Sealed-Bid Auction, except on commercial parcels as indicated in the brochure. They are eligible to apply for parcels in the subsequent Over-the-Counter Offering.

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

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

_____ Dollars**********

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Expiration Date: _____ Amount of Charge: $ _____ Name on Card: _____

Billing Address (optional): _____

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

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

Customer Signature: _____ Phone Number: _____

(Rev. 7/15) *(Note: Please provide a phone number where you may be reached on the day of the auction)*

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- ☐ A copy of your DD-214, showing length of service and the character of discharge.

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   ☐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?**
   ☐Yes ☐No ☐Did not use website
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?**
   ☐1 to 5 acres ☐5 to 10 acres ☐10 to 20 acres ☐20 to 40 acres ☐40+ acres

Additional comments:

_____

_____

_____

_____