2017
Alaska State Land Offering
Auction #480

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

http://landsales.alaska.gov

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Dear Fellow Alaskans,

I am pleased to announce the Department of Natural Resources' 2017 Annual Alaska State Land Offering, which includes more than 200 parcels of land across our great state. From Interior lake property, to Southeast ocean front, road accessible and remote, DNR is offering a wide range of parcels this year. Each of these parcels is available to Alaskans through DNR's sealed-bid auction.

Alaska is a vibrant and unique place to live, work, and raise a family, and this land sale provides an exciting opportunity to make your own Alaskan dream come true. I encourage you to review the properties listed here and consider going online to the Department's website at http://landsales.alaska.gov to purchase your land parcel.

Sincerely,

Bill Walker
Governor

Dear Alaskans,

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

The 2017 Annual Alaska State Land Offering showcases more than 200 parcels available in this sale. This brochure lists the parcels being offered as well as the rules and procedures for our sealed-bid and over-the-counter sales.

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

Best of Luck!

Andy Mack
Commissioner
Alaska Department of Natural Resources

Table of Contents

Introduction 3
How to Read Our Maps 4
Southeast AK 5-11
Mat-Su Road 12-21
Kenai 22-23
Copper River Valley 24-35
Susitna Valley Remote 36-48
Southwest AK 49-51
Fairbanks, Elliott Highway 52-62
North Parks Highway 63-68
Steese Highway 69-71
Richardson, Alaska Highways 72-87
Interior Remote 88-93
How the State of Alaska Sells Land 94-95
General Information 96-129
Auction Bid Forms 130-133
Auction Parcel Photo Album 134
Over-the-Counter (OTC) Offering 135

Use these tabs to flip to the sections you want

INTRODUCTION

This year's State of Alaska Annual Land Auction #480 features over 200 parcels statewide, in a variety of areas throughout the state. We are excited to offer Alaskans a chance to purchase their own piece of Alaska. From road-accessible parcels near Anchorage and Fairbanks to remote lots on wilderness lakes, this offering features a wide selection of parcels.

If you're curious about how the state sells land, please see the "How the State of Alaska Sells Land" section on page 94 for an introduction to the auction, over-the-counter, and Remote Recreational Cabin Sites programs. **DNR made changes to over-the-counter sales in 2016. New for 2017 over-the-counter sales will be online or in-person only. See pages 109-110 for details of over-the-counter procedures.**

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

See page 107-108 of the brochure for an explanation of DNR's policies regarding common errors and refunds in regards to our land sales.

Our next Remote Recreational Cabin Sites staking offering is planned for fall 2017. Please visit us online at **http://landsales.alaska.gov**, where you can join our email list to receive notification when more information on that offering is available.

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

Like us on Facebook

"Like" us on Facebook at **http://facebook.com/alaskaland/** or follow **@AlaskaLand4Sale** on Twitter!

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

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

DNR Public Information Centers

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

Send your bids and applications here!

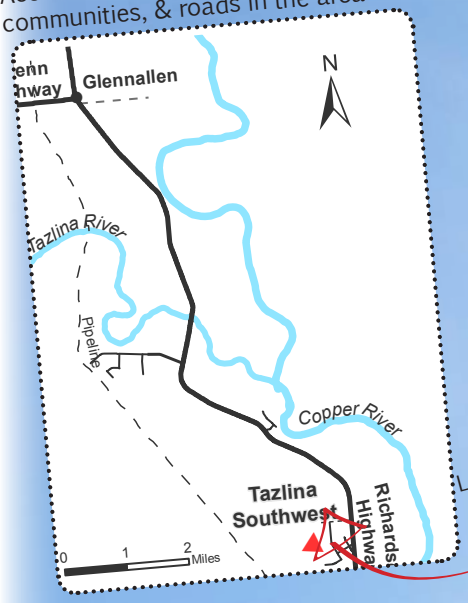
SOUTHCENTRAL REGION - DNR Public Information Center
550 West 7th Avenue, Ste. 1260, Anchorage, Alaska 99501
Tel: (907) 269-8400, Fax: (907) 269-8901, TDD: (907) 269-8411
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m., excluding State holidays
dnr.pic@alaska.gov

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

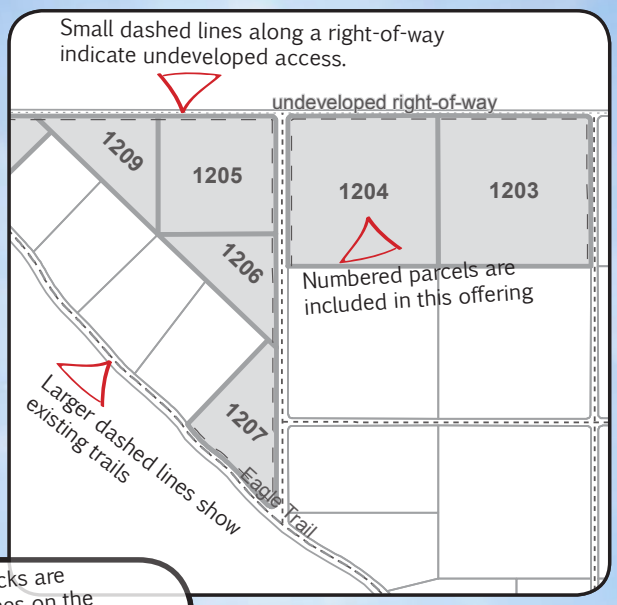
How to Read Our Maps

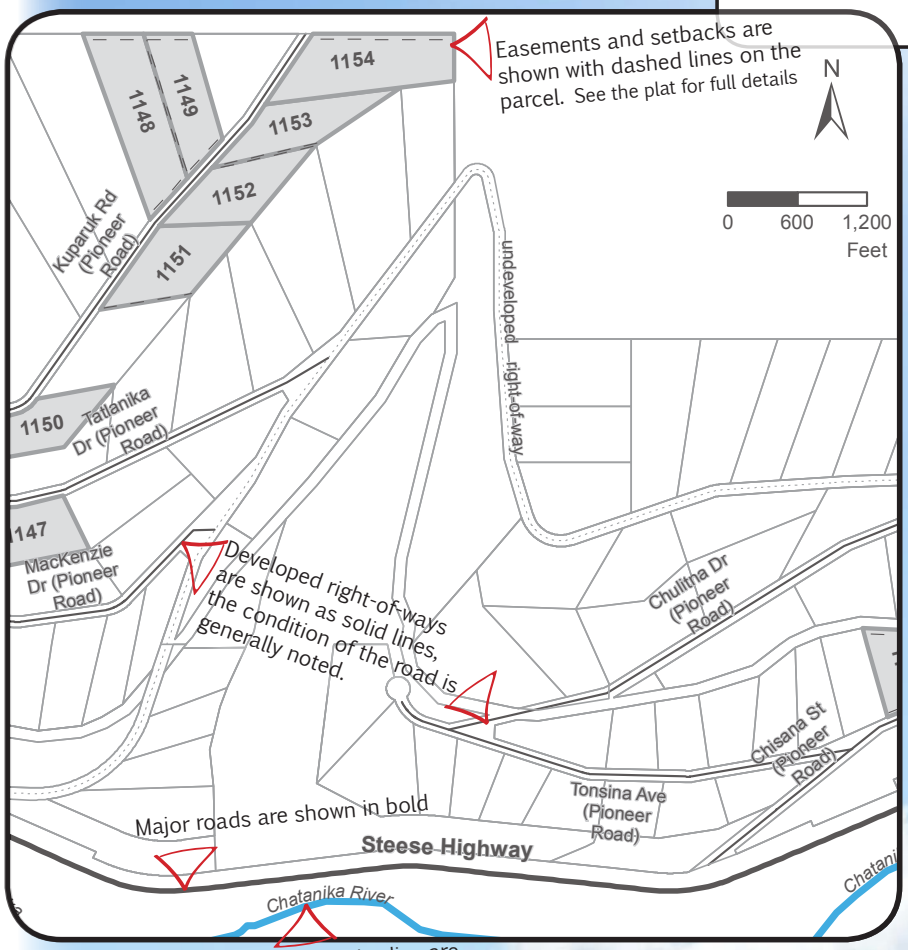
Access Maps show the landmarks, communities, & roads in the area



Location of Subdivision

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





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

IMPORTANT DATES

To Bid:

Annual Auction #480 Bidding Period
Begins 10:00 a.m., March 24, 2017
Ends 5:00 p.m., July 5, 2017

Opening of Sealed-Bids for Auction #480
10:00 a.m., July 12, 2017

To Buy Over-the Counter:

Over-the-Counter (OTC) Parcel List Available
10:00 a.m., July 26, 2017

1st OTC Offering
(up to 30% above minimum auction bid)
Begins 10:00 a.m., July 26, 2017
Ends 5:00 p.m., August 8, 2017

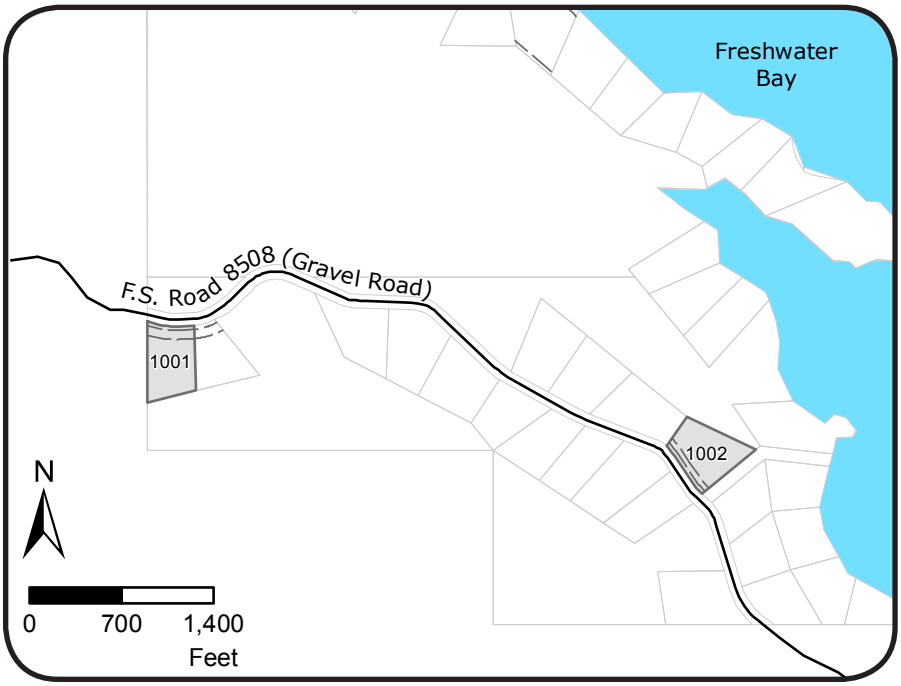
2nd OTC Offering
(up to 15% above minimum auction bid)
Begins 10:00 a.m., August 9, 2017
Ends 5:00 p.m., August 22, 2017

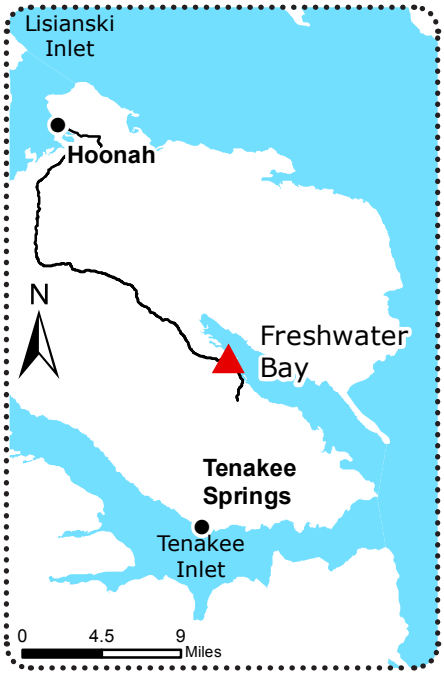
General OTC Offering
(price set at minimum auction bid)
Begins 10:00 a.m., August 23, 2017

Southeast Alaska - Road Access & Remote

Southeast Alaska features 16 parcels on Prince of Wales, Baranof, and Chichagof Islands with spectacular ocean and mountain scenery. Access to these parcels is largely by boat or floatplane; road access may be available from local communities. Many of these communities are connected to the rest of the state by the Alaska Marine Highway.

Freshwater Bay





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1001	108171	4.55	1	1	$56,000
1002	108206	4.5	4	5	$58,500

WHY BUY?

Freshwater Bay offers southeast Alaska parcels. Perfect for boating with easy access to Tongass National Forest.

LOCATION

Freshwater Bay Subdivision is located on Chichagof Island, about 17 miles southeast of Hoonah and 35 miles west of Juneau.

ACCESS

These interior lots have frontage on a gravel Forest Service Road. The gravel road allows for seasonal access from Hoonah and was in good condition at the time of inspection. In the winter snowmachine access may be possible from Hoonah.

RIGHT-OF-WAY STATUS

The platted right-of-way is a Forest Service gravel road.

SURVEY & MTRS

Freshwater Bay is survey ASLS 2010-44, located in C046S063E02, 03. The survey has been recorded as plat 2012-13 in the Sitka Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

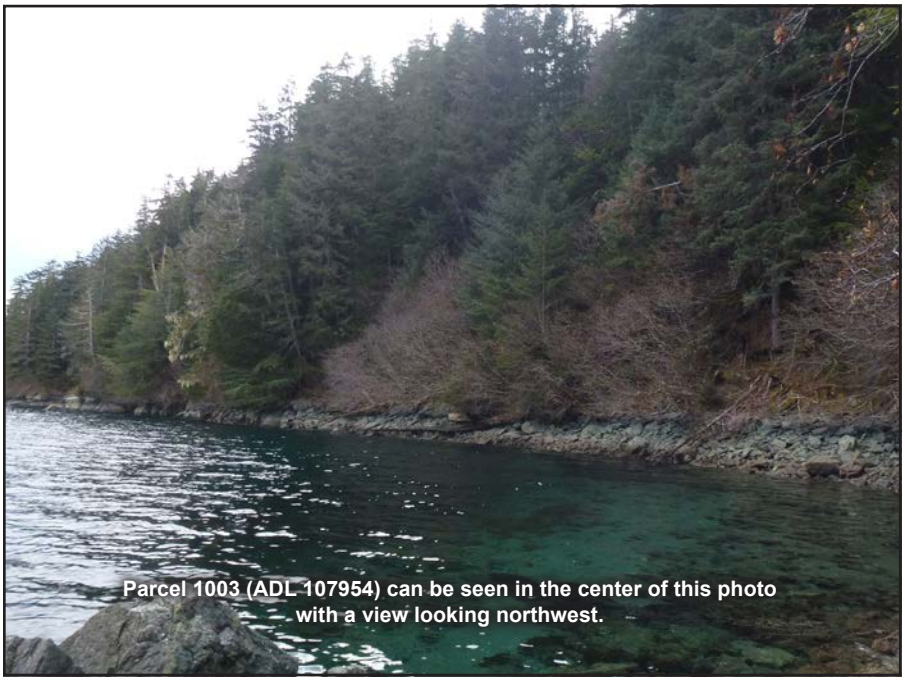
UTILITIES

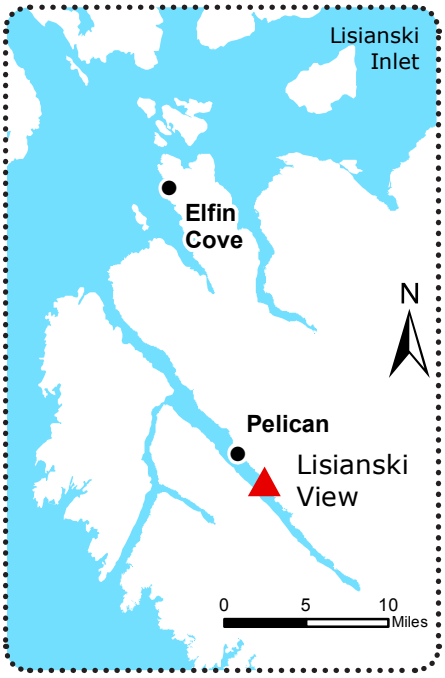
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

Aerial view of the Southern portion of Freshwater Bay subdivision

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

Lisianski View





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1003	107954	3.01	8	$36,000

WHY BUY?

This Lisianski View is on the ocean in beautiful Lisianski Inlet.

LOCATION

Lisianski View Subdivision is located about 1.5 miles south of Pelican, on the northwest coast of Chichagof Island. The parcel is about 80 miles north of Sitka and 70 miles west of Juneau.

ACCESS

The Lisianski View Subdivision is accessed via the waters of Lisianski Inlet by boat or float plane. The City of Pelican has a State-owned seaplane base, a small boat harbor, dock, and State ferry terminal.

SURVEY & MTRS

Lisianski View is survey ASLS 2007-18, located in C045S057E28. The survey has been recorded as plat 2010-2 in the Sitka Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

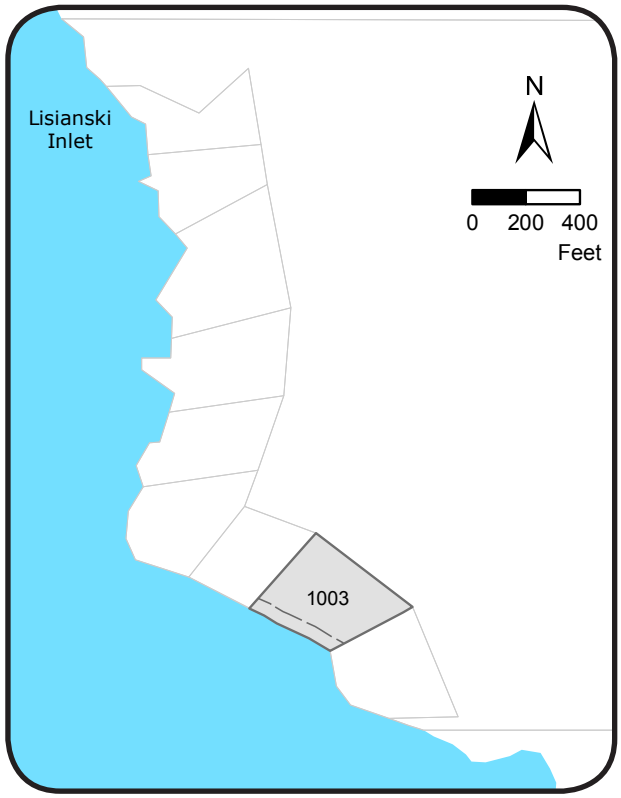
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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

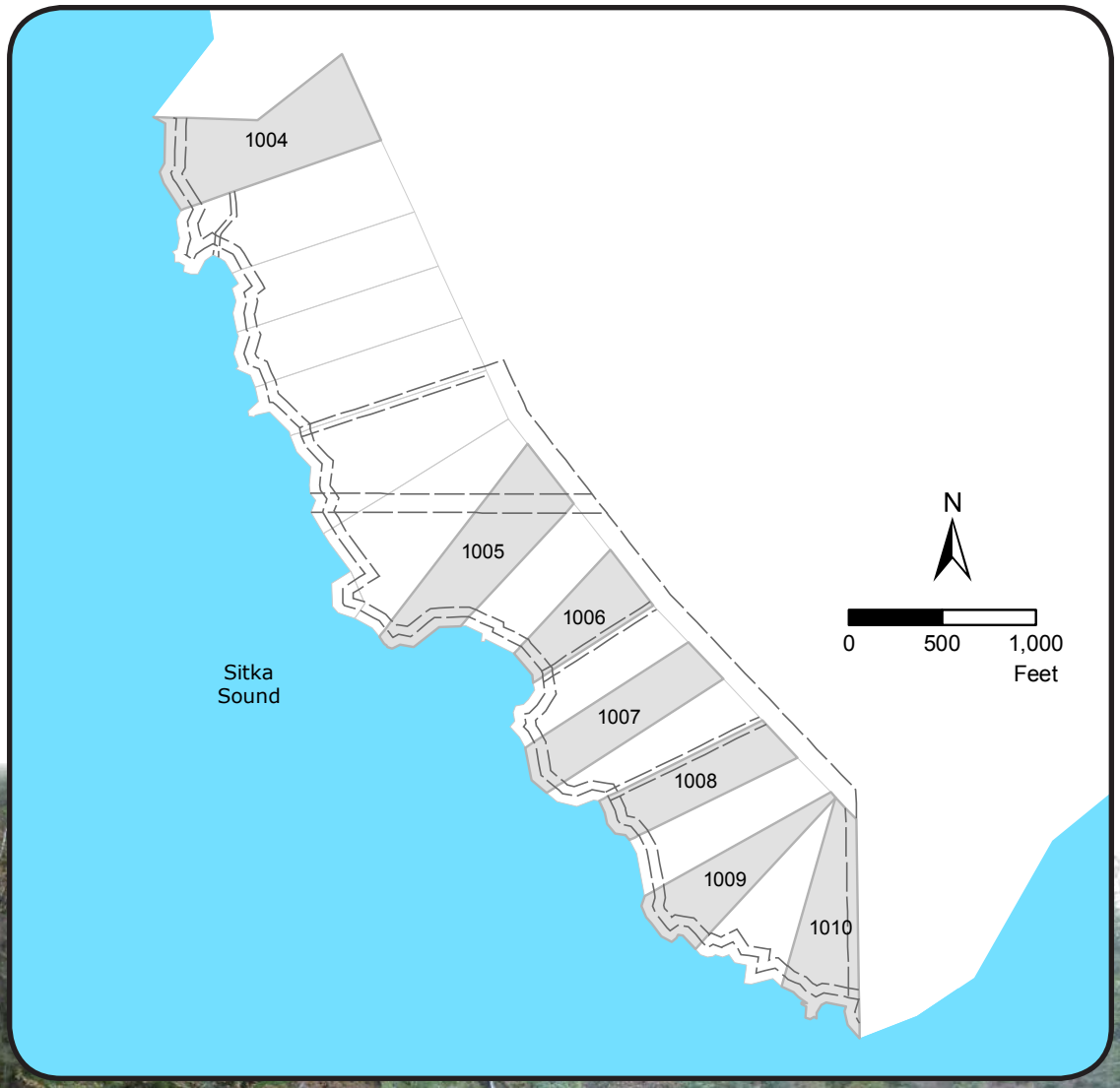
Nakwasina Sound

Aerial photo of the Nakwasina Sound Subdivision

WHY BUY?
Nakwasina Sound features ocean front parcels on beautiful Sitka Sound near Nakwasina Sound.
LOCATION
Nakwasina Sound subdivision is located in southeast Alaska on Baranof Island near Sitka. The parcels are 1-2 miles northwest of the Sitka ferry terminal, which is about 7 miles from central Sitka.
ACCESS
Access to the parcels is by boat from Sitka. Float plane access may be possible as well. Several parcels are on or near steep bluffs. An access easement provides a less steep route to access Parcel 1004 (ADL 108718).
RIGHT-OF-WAY STATUS
The access easements are undeveloped.
SURVEY & MTRS
Nakwasina Sound is survey ASLS 2015-6, located in C054S063E28, 33. The survey has been filed as a plat in the Sitka Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are limited to, public access easements. There is a 100 ft. setback from Sitka Sound. Information on restrictions, easements reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the City & Borough of Sitka and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
Nakwasina Sound subdivision has been zoned Open Space by the City & Borough of Sitka; contact the city for more information. This area is in a Limited Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see the Tentative Approval section for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

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

Nakwasina Sound



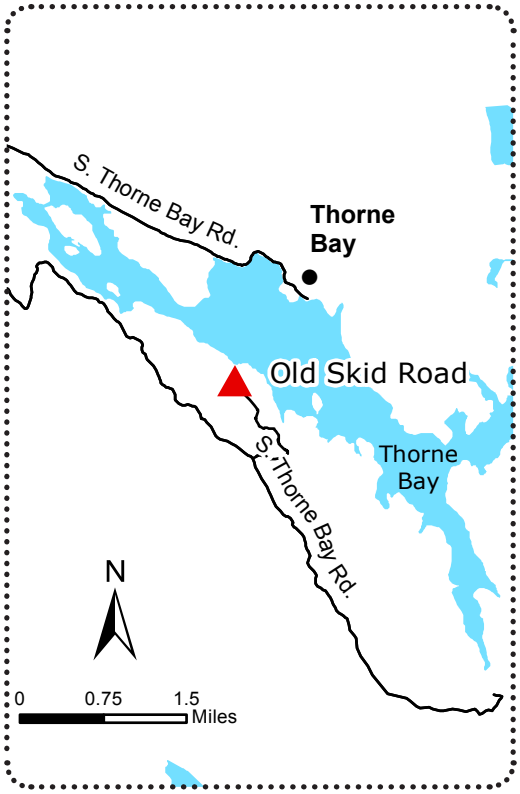
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1004	108718	9.42	1	$128,000
1005	108725	8.02	8	$116,000
1006	108727	4.29	10	$142,000
1007	108729	5.99	12	$165,000
1008	108731	5.34	14	$158,000
1009	108733	5.23	16	$146,000
1010	108735	6.22	18	$171,000

A southern view of the beach of parcel 1004 (ADL 108718)

Old Skid Road

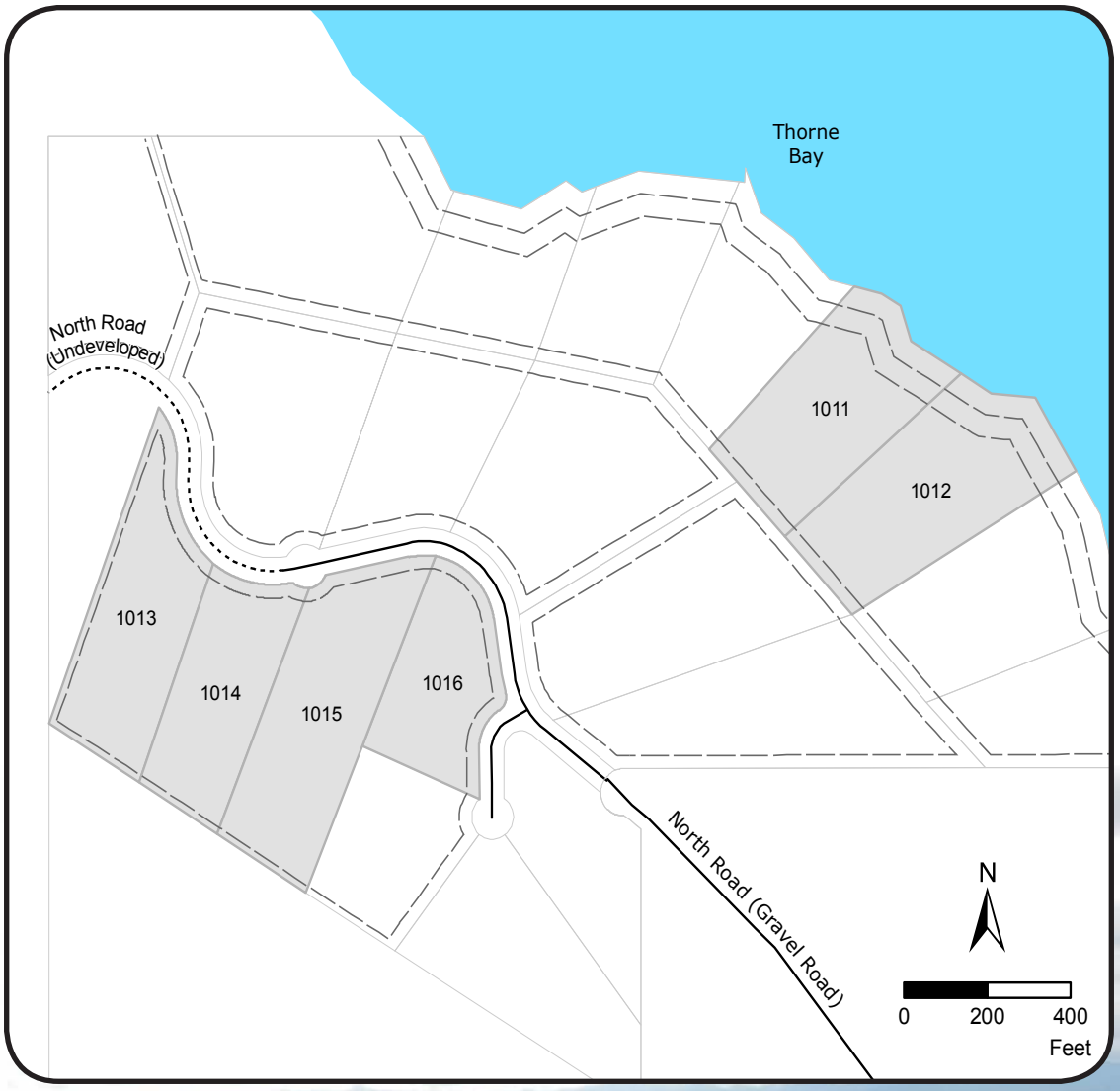
Old Skid Road parcels above Thorne Bay

WHY BUY?
Old Skid Road offers ocean front and road-accessible parcels in beautiful southeast Alaska near the community of Thorne Bay.
LOCATION
Old Skid Road is located in the City of Thorne Bay on Prince of Wales Island.
ACCESS
Access to the oceanfront parcels is from the ocean by boat or float plane. Access to the other parcels is from North Road.
RIGHT-OF-WAY STATUS
North Road is an old gravel logging road and has been cleared up to a point between parcels 1014 and 1015 (ADLs 108480-108481). South Circle is a gravel road with a small turn around.
SURVEY & MTRS
Old Skid Road is survey ASLS 2014-62, located in C071S084E33. The survey has been recorded as plat 2016-7 in the Ketchikan Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Waterfront parcels are subject to a 100 foot building setback from Thorne Bay. All parcels are subject to a 25 foot building setback from all utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the City of Thorne Bay and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the city for details of current ordinances.
NOTES
Use of these parcels is restricted by the zoning, please contact the City of Thorne Bay for details. This area is in a Modified Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available in the area. Purchasers may need to extend the lines at their own expense.



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

Old Skid Road

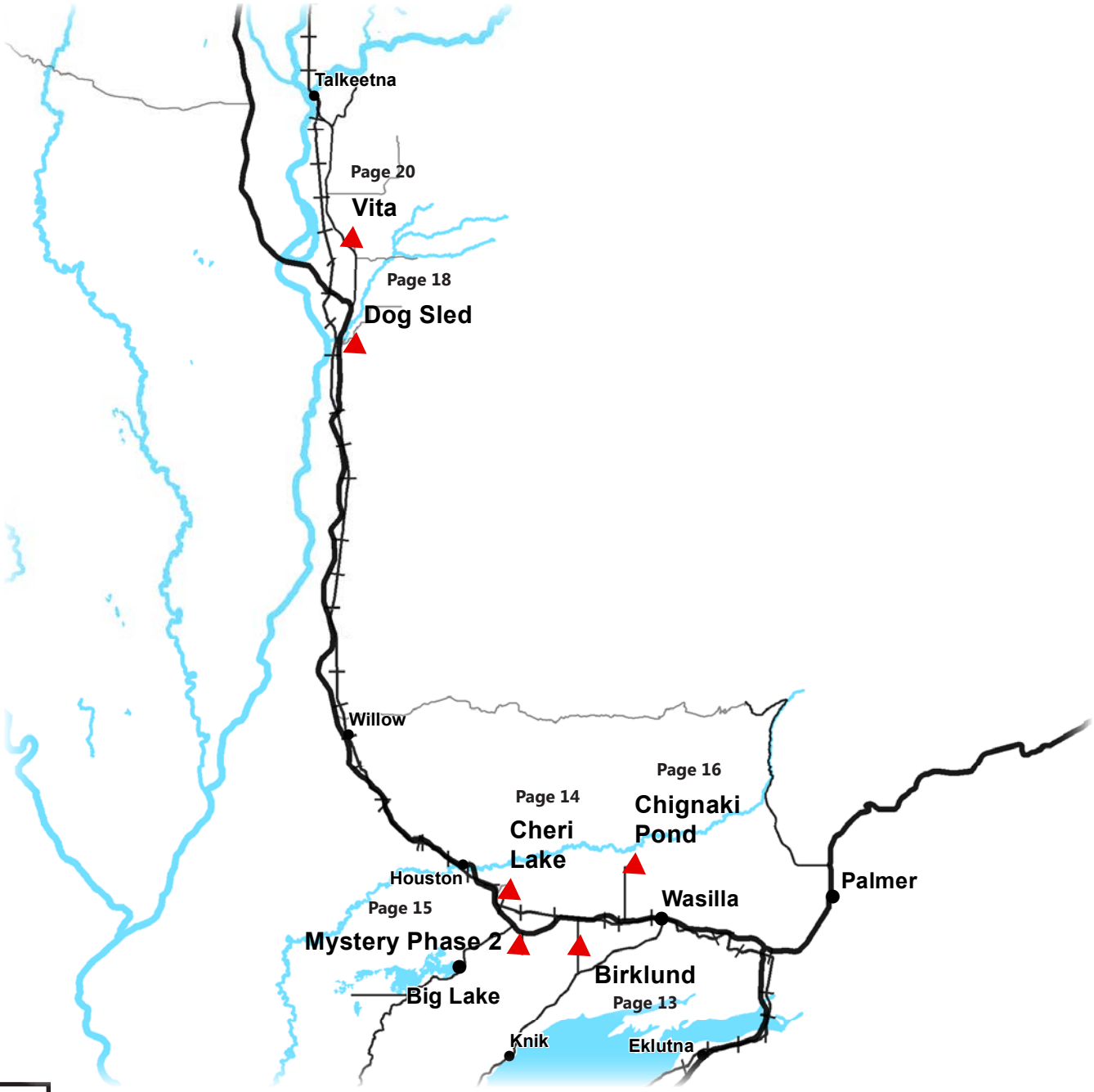


PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1011	108469	3.51	5	1	$68,400
1012	108470	4.06	6	1	$75,100
1013	108479	3.53	1	2	$25,800
1014	108480	2.84	2	2	$26,700
1015	108481	4.14	3	2	$31,900
1016	108482	2.55	4	2	$25,500

Parcels of Old Skid Road are on the left overlooking Thorne Bay

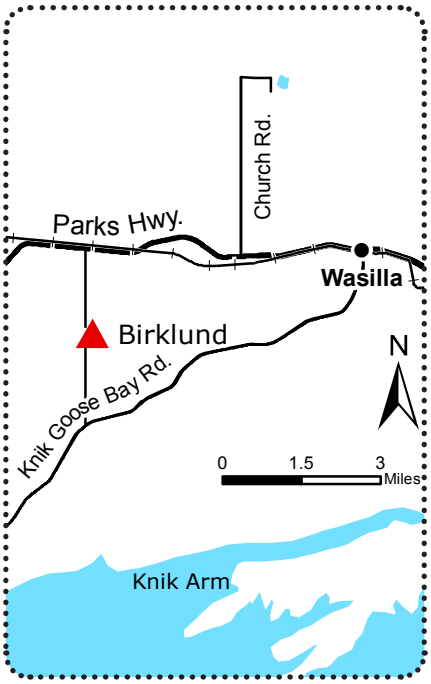
Matanuska - Susitna Valley - Road Access

These subdivisions feature residential lots near Wasilla, Big Lake, and Talkeetna. Dog Sled subdivision offers recreational opportunities, including easy access to a popular winter trail and to the popular fishing destination of Montana Creek.

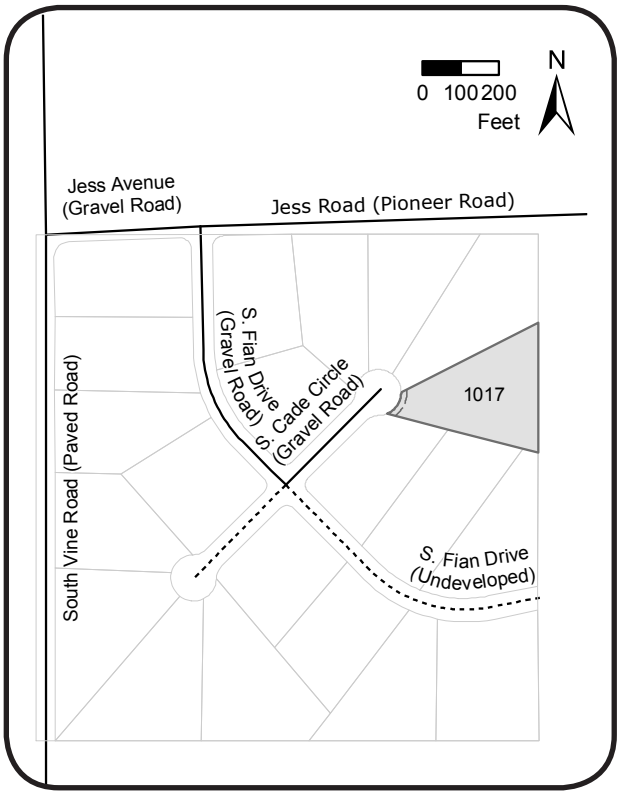


Birklund

Birklund Subdivision off Vine Rd south of the George Parks Highway



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1017	231331	1.7	6	1	$35,000



WHY BUY?

Birklund features residential lots just outside of Wasilla with easy access to the Parks Highway.

LOCATION

The Birklund Subdivision is located approximately 5 miles west of Wasilla.

ACCESS

From the Parks highway, turn south onto South Vine Road. Continue for about 1.5 miles to West Jess Avenue. Turn east onto West Jess Avenue for access to the subdivisions lots.

RIGHT-OF-WAY STATUS

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

SURVEY & MTRS

Birklund is survey ASLS 2009-17, located in S017N002W14. The survey has been recorded as plat 2012-7 in the Palmer Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

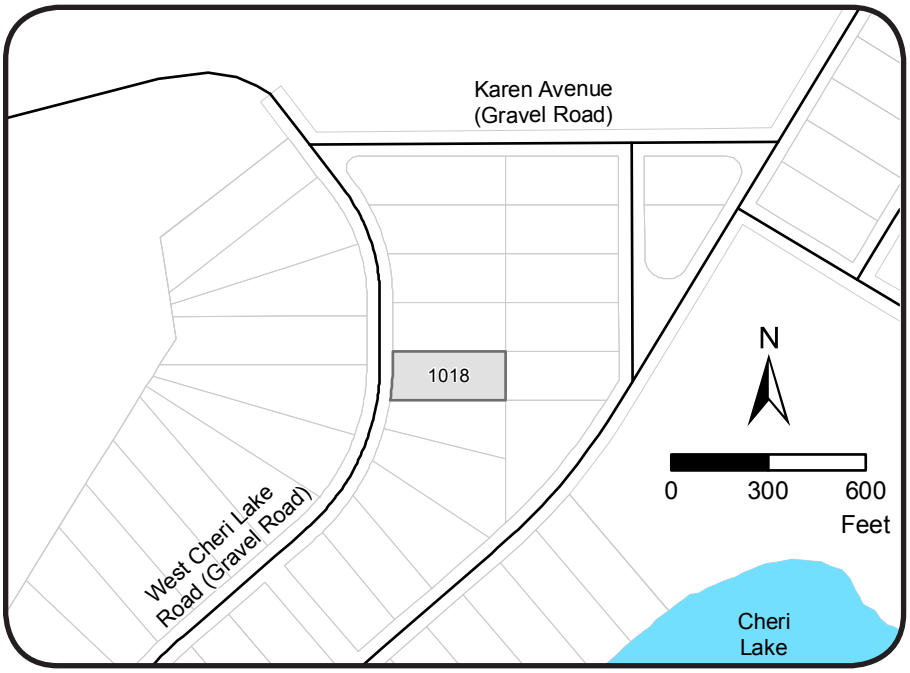
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

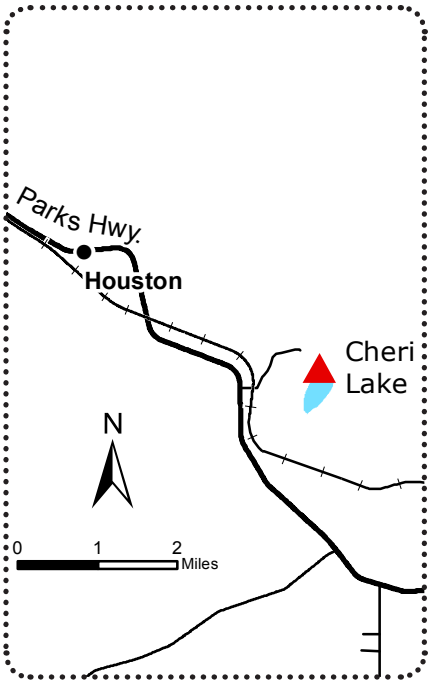
UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity and telephone service are available along the west side of Vine Road. Purchasers will be responsible for extending the existing power lines.

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

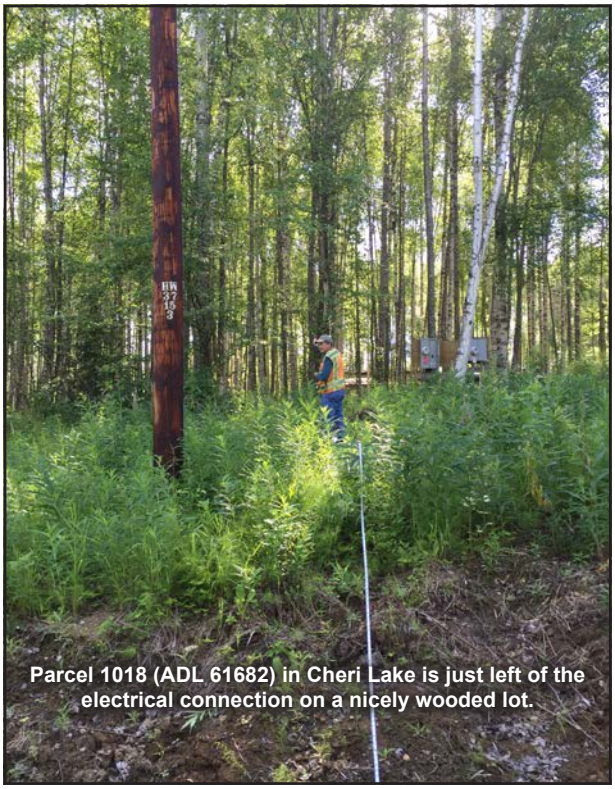
Cheri Lake





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1018	61682	1.213	6	3	$13,500

WHY BUY?
Cheri Lake features residential lots just outside of Wasilla with easy access to the Parks Highway.
LOCATION
The Cheri Lake Subdivision is located approximatly 10 miles west of Wasilla.
ACCESS
From the Parks highway, turn east onto Cheri Lake Drive. Continue on Cheri Lake Drive for approximately 1.2 miles to the parcel.
RIGHT-OF-WAY STATUS
Cheri Lake Drive is a developed gravel road.
SURVEY & MTRS
Cheri Lake is survey EPF 23-15, located in S018N003W36. The survey has been filed as plat 63-29 in the Palmer Recording District.
RESTRICTIONS
Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the City of Houston and 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 city for details of current ordinances.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electric service is available along the road.



Parcel 1018 (ADL 61682) in Cheri Lake is just left of the electrical connection on a nicely wooded lot.

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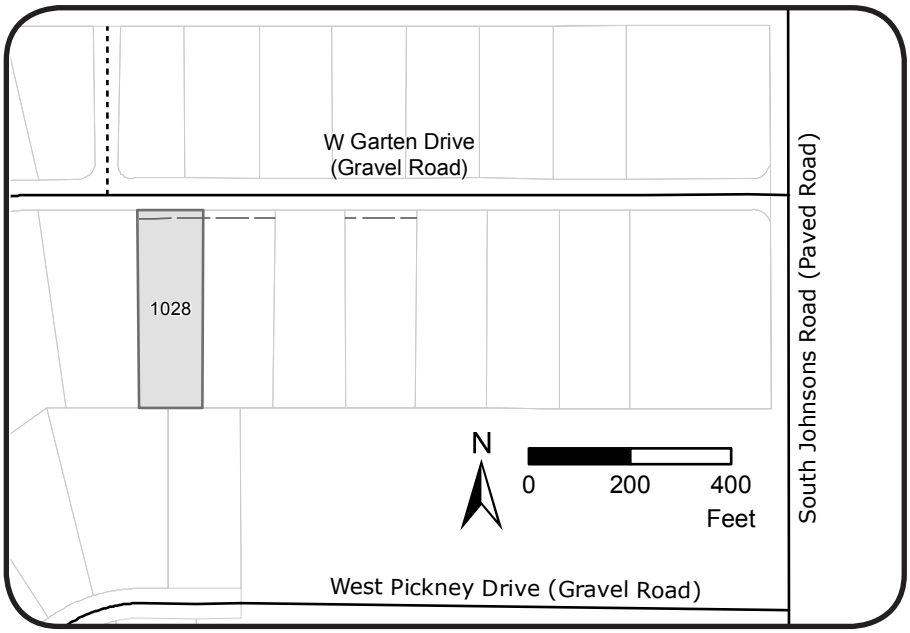
Mystery Phase II



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1028	229635	1.27	8	2	$28,000

WHY BUY?

Mystery Phase II Subdivision features residetial lots close to the Parks Highway and Wasilla. Many of the parcels are on high ground and have good views of the surrounding mountains and valleys.

LOCATION

Mystery Phase II Subdivision is located approximately 10 miles west of Wasilla.

ACCESS

Access to Mystery Phase II parcels is from Johnson's Road which is about 9 miles west of Wasilla along the Parks Highway. To drive to the parcels, turn south on Johnson's Road from the highway, then head west into the subdivision on W. Garten Dr., Pinckney Dr., or Backus Dr.

RIGHT-OF-WAY STATUS

Gravel roads within the subdivision have been constructed.

SURVEY & MTRS

Mystery Phase II is survey ASLS 2004-32, located in S017N002W18. The survey has been recorded as plat 2006-24 in the Palmer Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

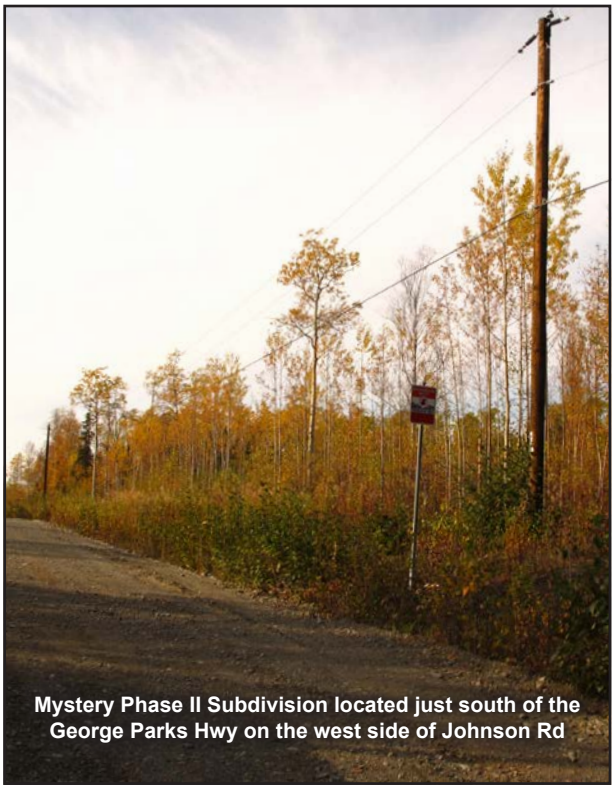
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along the roads. Purchasers may need to extend the lines to the parcels at their own expense.

HOMEOWNER'S ASSOCIATION

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



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

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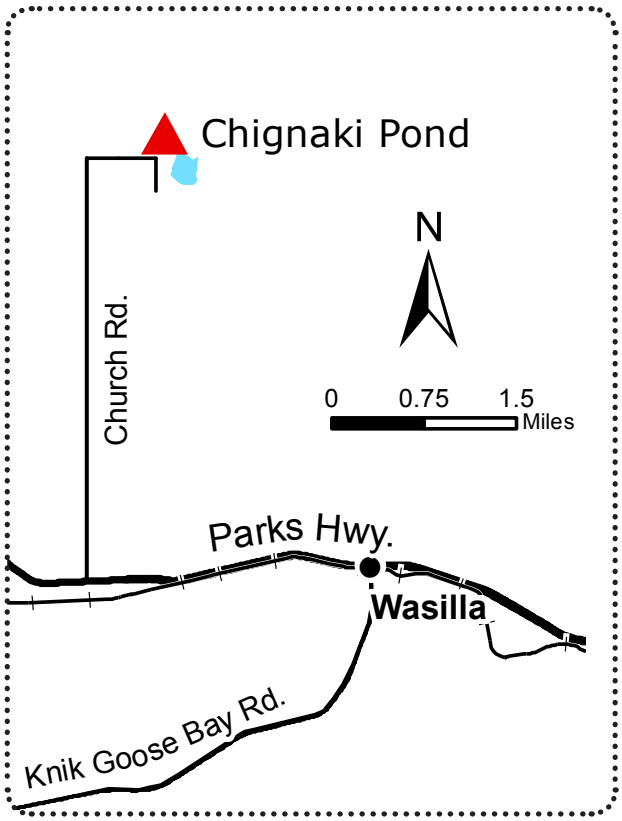
Chignaki Pond

The intersection of North Sandhill Crane St and West Shampine Ln just south of parcel 1019 (ADL 229899)

WHY BUY?
Chignaki Pond features wooded residential lots just outside of Wasilla with easy access to the Parks Highway.
LOCATION
The Chignaki Pond subdivision is located northwest of Wasilla off of West Shampine Lane, about two thirds of a mile south of the intersection of Church Road and Schrock Road.
ACCESS
From the Parks Highway, turn north onto Church Road. Continue for about three and a quarter miles then turn right onto West Shampine Lane. The individual parcels are accessed from the constructed interior subdivision roads of North Sandhill Crane Street, West Trumpeter Swan Dr. and West Woodpecker Circle.
RIGHT-OF-WAY STATUS
Rights-of-way within the subdivision are developed gravel roads.
SURVEY & MTRS
Chignaki Pond is surveys ASLS 2004-17 and ASLS 2006-12, located in S018N001W20. The surveys have been recorded as plats 2007-3 and 2008-37 in the Palmer Recording District.
RESTRICTIONS
Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
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
There is junk scattered on parcel 1021 (ADL 230352), field inspection prior to purchase is strongly recommended. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along the roads. Purchasers may need to extend the lines to the parcels at their own expense.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on January 4, 2007 in the Palmer Recording District.



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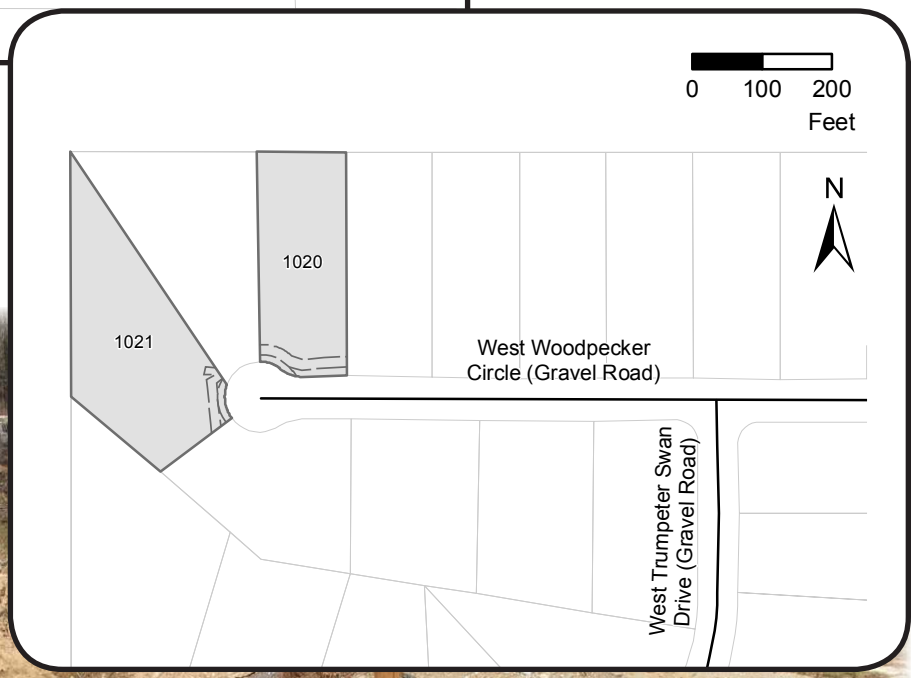
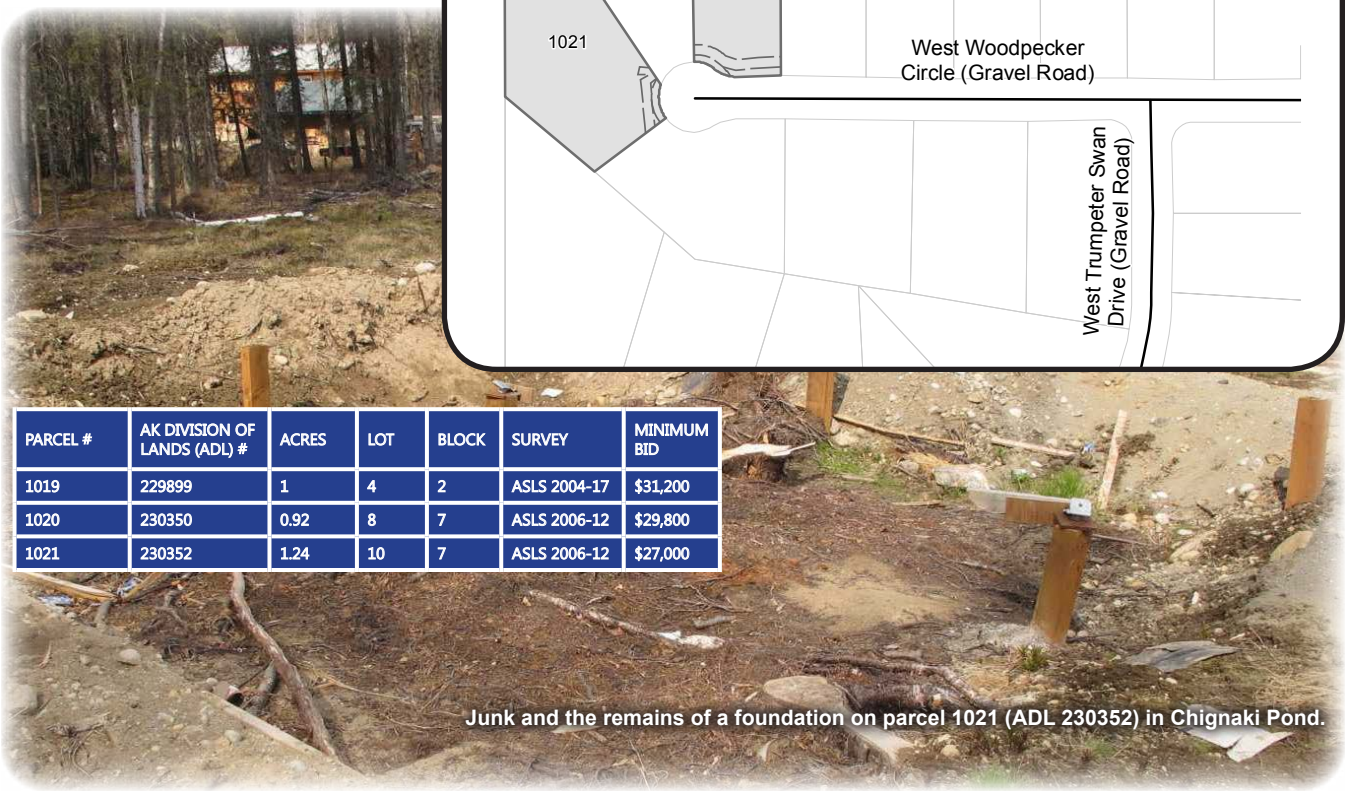
Chignaki Pond



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	SURVEY	MINIMUM BID
1019	229899	1	4	2	ASLS 2004-17	$31,200
1020	230350	0.92	8	7	ASLS 2006-12	$29,800
1021	230352	1.24	10	7	ASLS 2006-12	$27,000

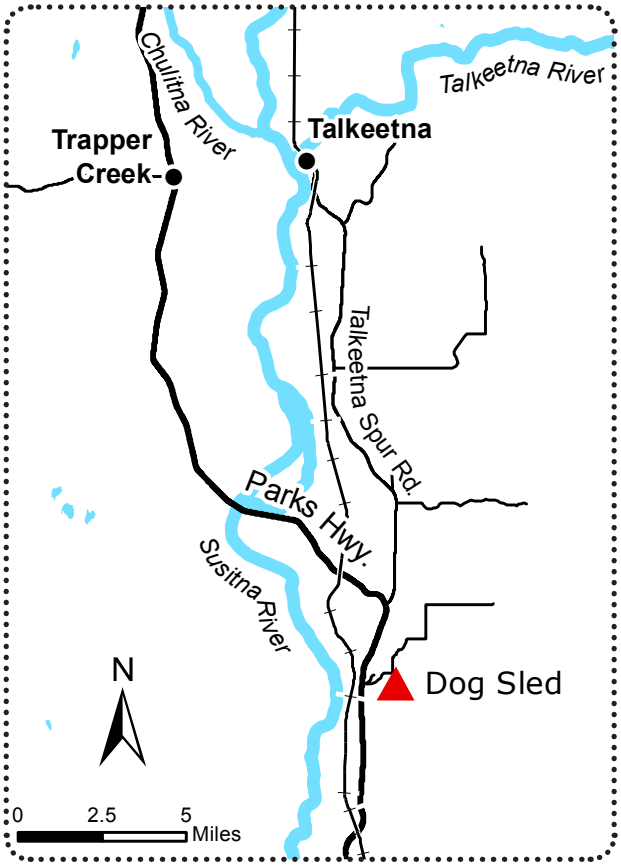


Junk and the remains of a foundation on parcel 1021 (ADL 230352) in Chignaki Pond.

Dog Sled

Dog Sled Drive, shown here, borders the westerern edges of Dog Sled parcels

WHY BUY?
Dog Sled offers scenic views of the Talkeetna Mountains and easy access to a popular dog sled trail along a maintained gravel road.
LOCATION
Dog Sled subdivision is located between Willow and Talkeetna, just south of Montana Creek.
ACCESS
All parcels have frontage on Dog Sled Drive, a borough maintained gravel road. Dog Sled Dr is 2 miles east of the Parks Highway on Montana Creek Road.
RIGHT-OF-WAY STATUS
Dog Sled Dr. is a brough maintained gravel road.
SURVEY & MTRS
Dog Sled is survey ASLS 2014-69, located in S023N004W09. The survey has been recorded as plat 2016-2 and 2016-49 in the Talkeetna and Palmer Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility, and screening easements. There is a 50 foot building setback from apparent wetlands (see plat for details). Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electric service is available along Dog Sled Dr.



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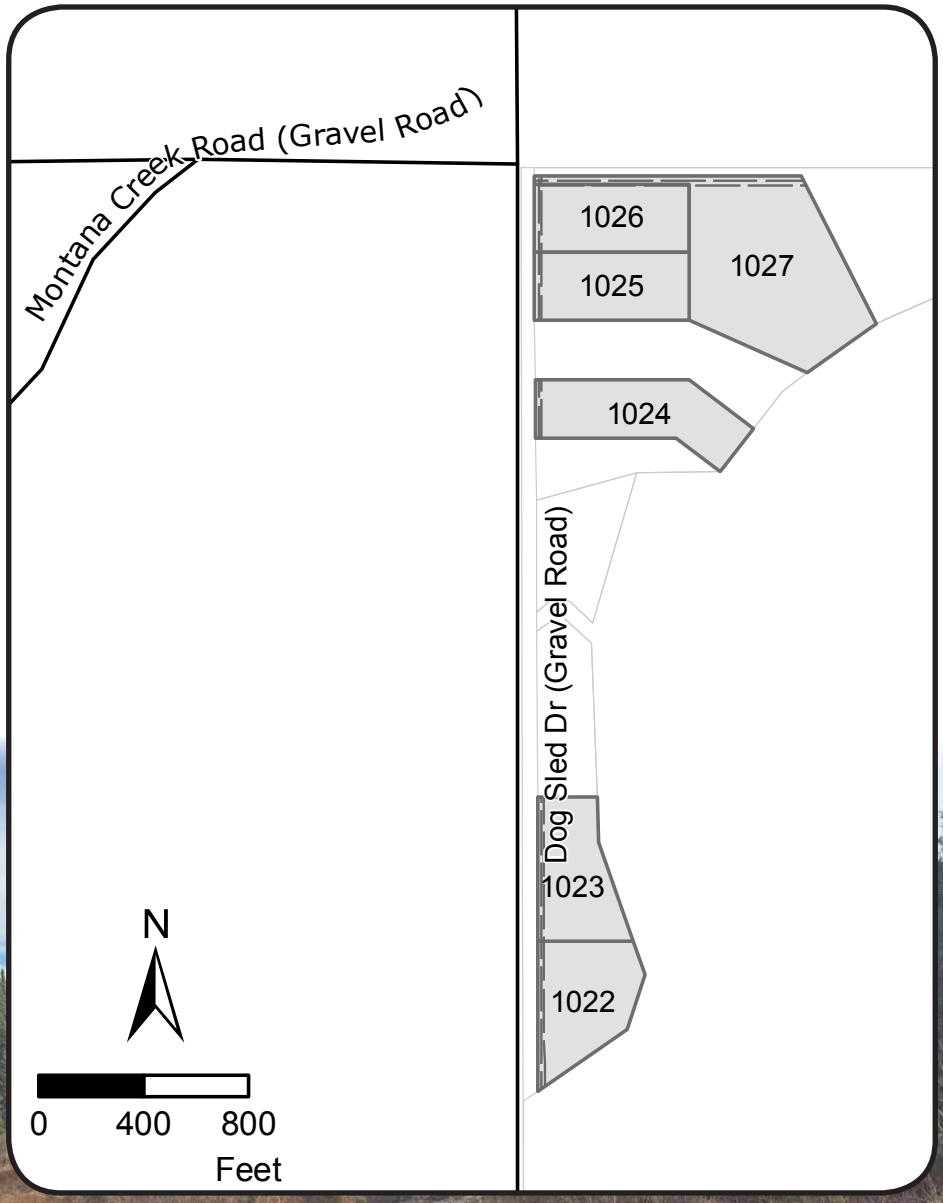
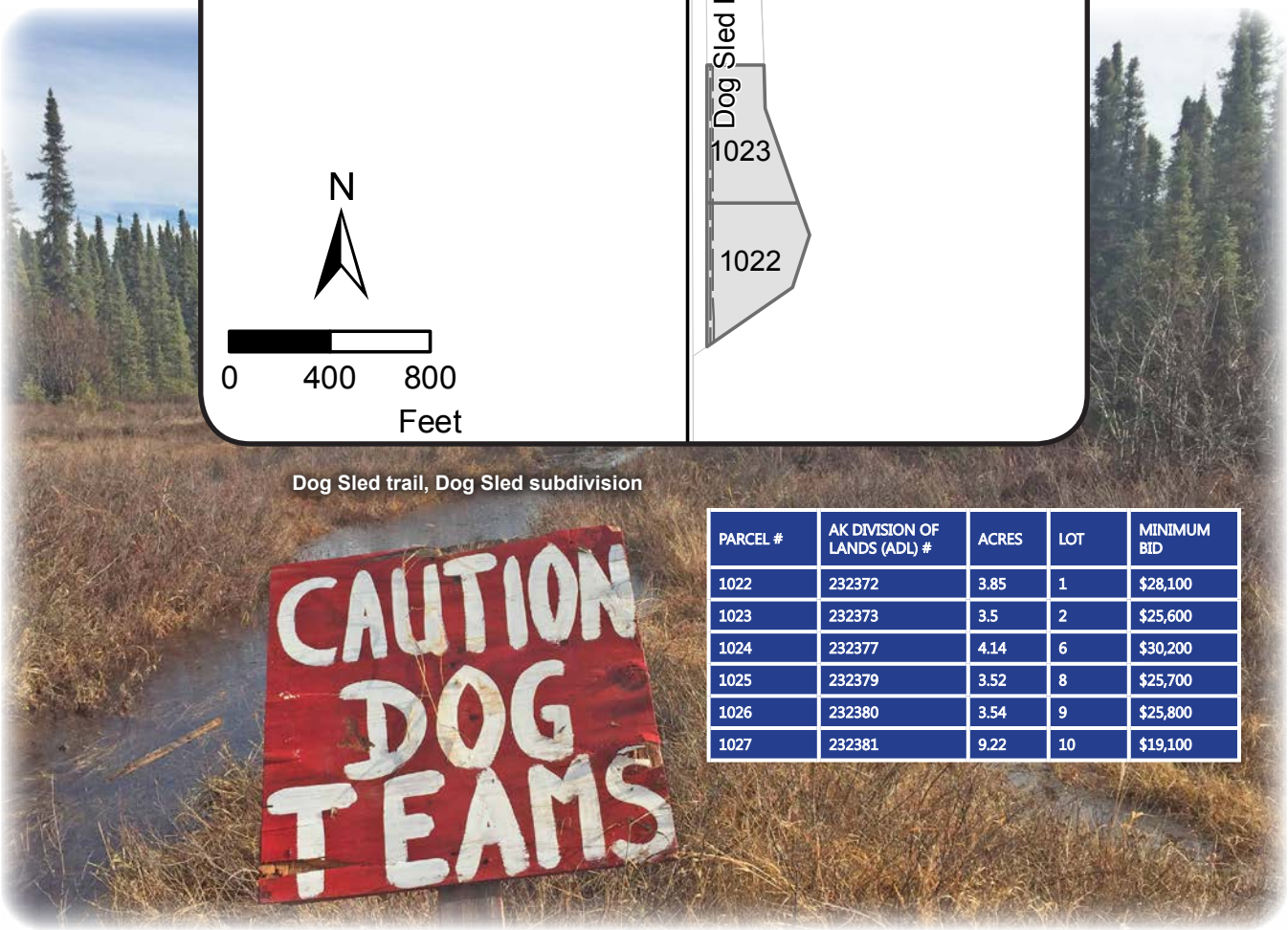
Dog Sled





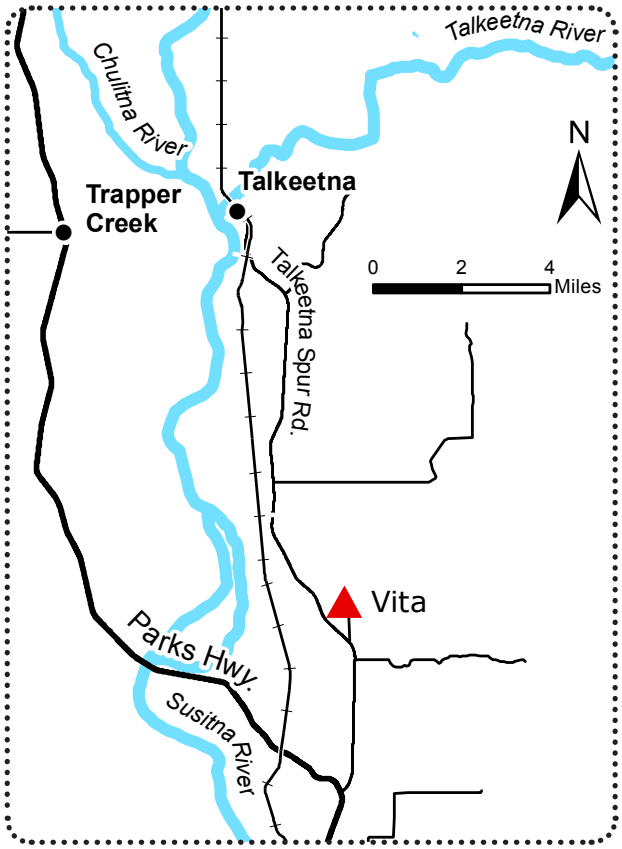
Dog Sled trail, Dog Sled subdivision

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1022	232372	3.85	1	$28,100
1023	232373	3.5	2	$25,600
1024	232377	4.14	6	$30,200
1025	232379	3.52	8	$25,700
1026	232380	3.54	9	$25,800
1027	232381	9.22	10	$19,100

Vita

Typical parcel frontage adjacent to gravel road in Vita Subdivision

WHY BUY?
Vita offers nicely wooded parcels for recreational or residential use near Talkeetna.
LOCATION
Vita is approximately 9 miles south of Talkeetna.
ACCESS
Access is from the Talkeetna Spur Rd, north on Noel Wien Ave, then continue straight north on Moose Hollow Ave. Turn left on East Horton's Hollow Rd into the subdivision. All parcels are on the road.
RIGHT-OF-WAY STATUS
The right-of-way is an established gravel road.
SURVEY & MTRS
Vita is survey ASLS 2008-23, located in S024N004W05. The survey has been recorded as plat 2011-8 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along roads. Purchasers may need to extend the lines to the parcels at their own expense.



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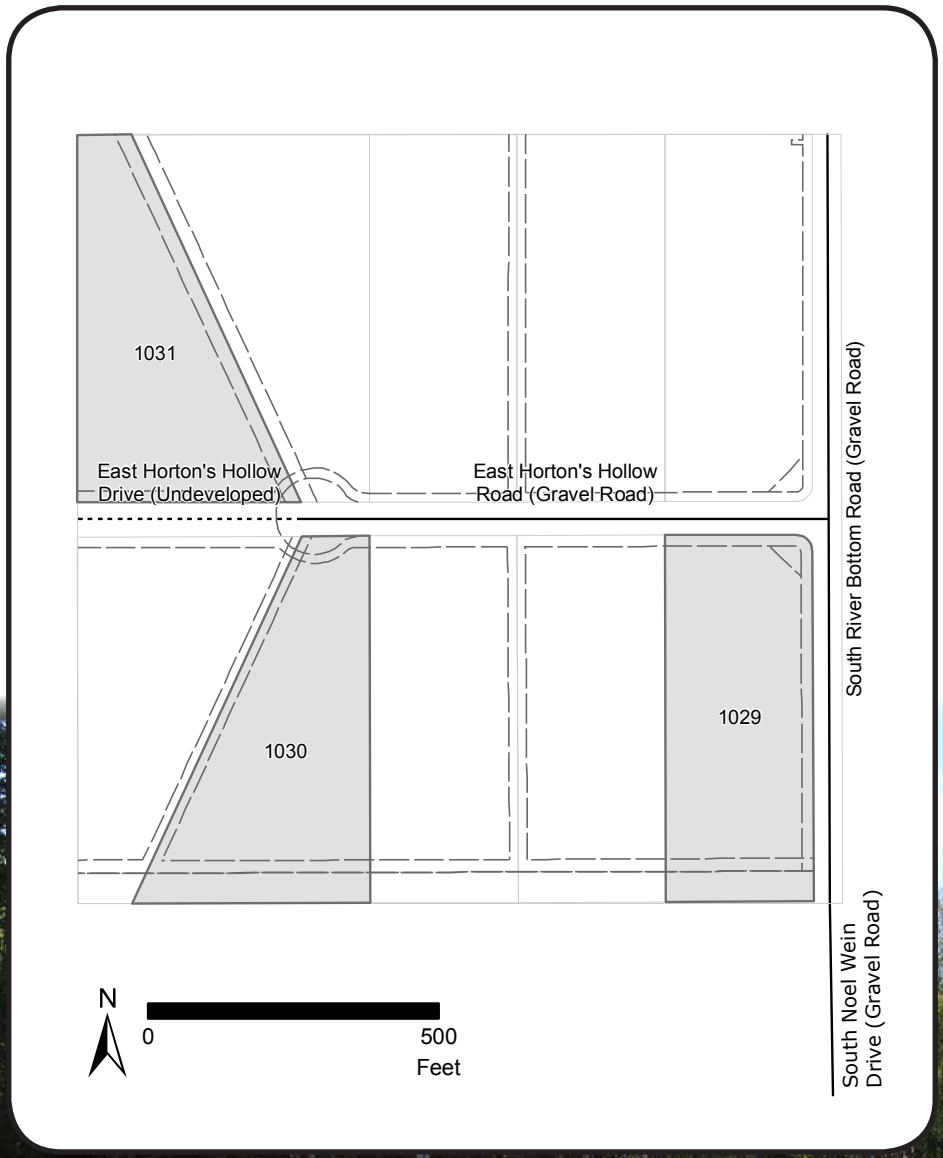
Vita



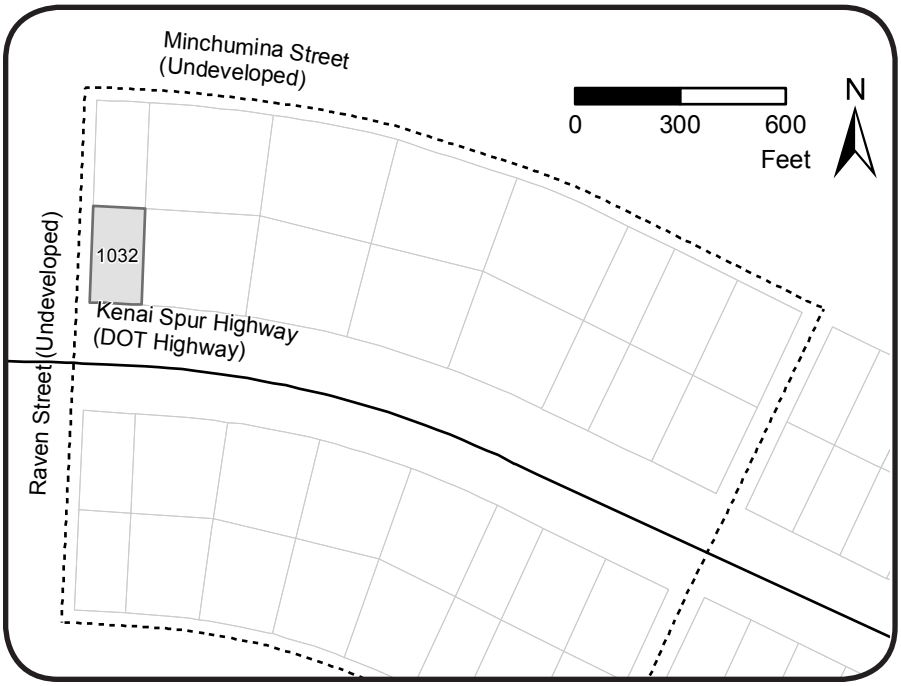
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1029	231086	3.68	1	1	$33,000
1030	231089	3.82	4	1	$29,000
1031	231095	3.48	5	2	$28,400

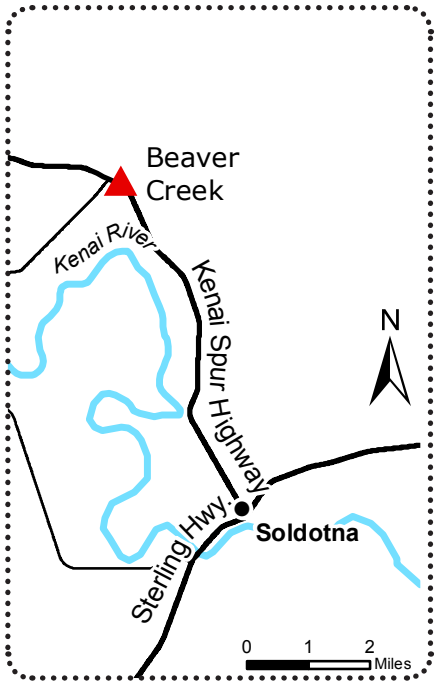
A general representation of the vegetation types growing in Vita

Kenai

This Beaver Creek parcel offers commercial opportunities along the Kenai Spur Highway in the City of Kenai.

Beaver Creek





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1032	201207	0.947	9	C	$30,000

WHY BUY?

This commercial Beaver Creek parcel has Kenai Spur Hwy. frontage. It is well located for a variety of business uses.

LOCATION

Beaver Creek subdivision is located on the Kenai Spur Hwy., 4 miles east of the central business district of the City of Kenai.

ACCESS

Access is directly from the Kenai Spur Hwy.

SURVEY & MTRS

Beaver Creek is survey EPF 3-9, located in S006N011W36. The survey has been filed as plat 81-101 in the Kenai Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

The City of Kenai has zoned this lot as General Commercial (CG). As a result, residential use of this parcel is restricted. Contact the city for details. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity, telephone and natural gas service are available along the Kenai Spur Hwy.

A view of Beaver Creek from the Kenai Spur Hwy

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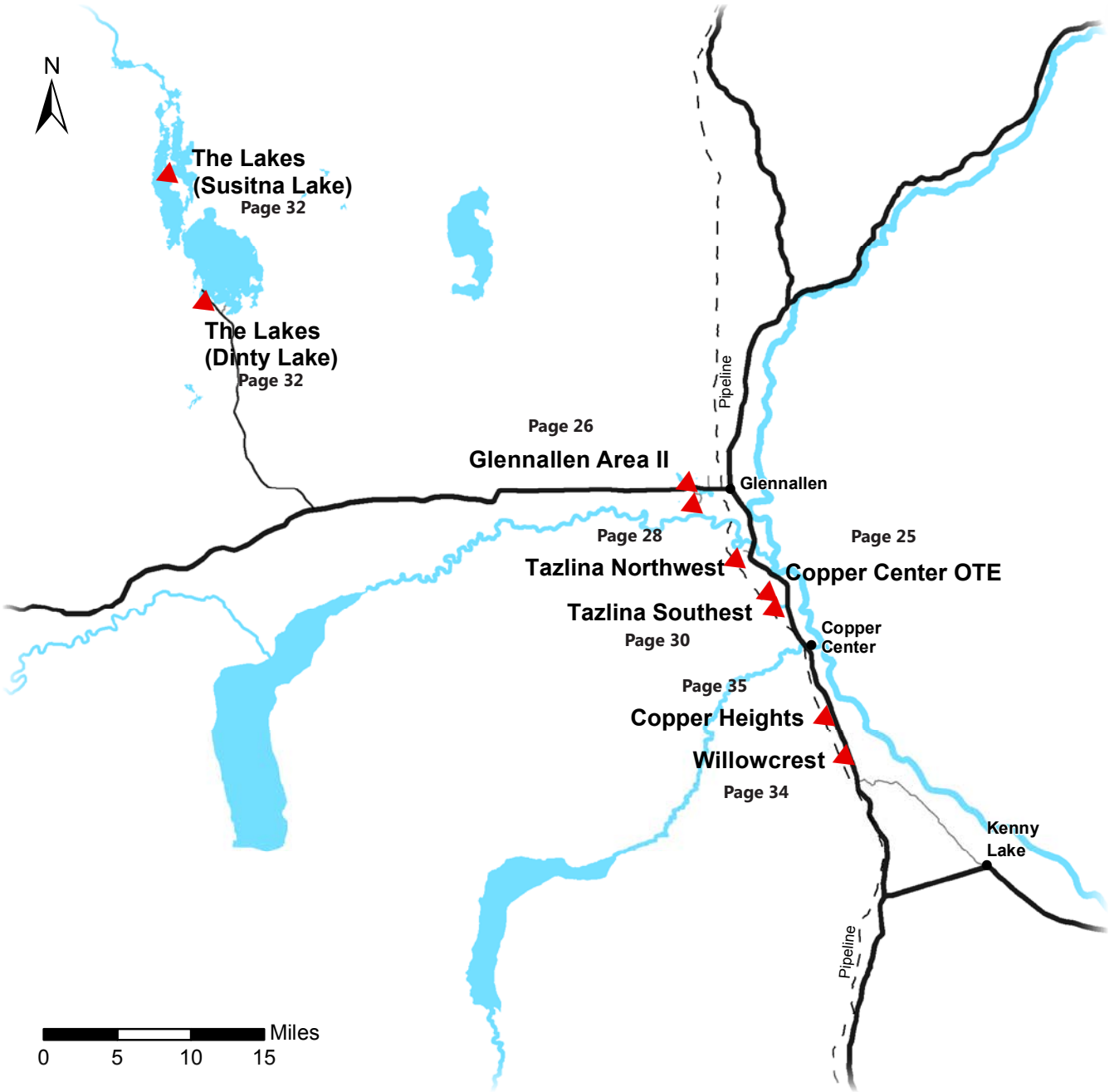
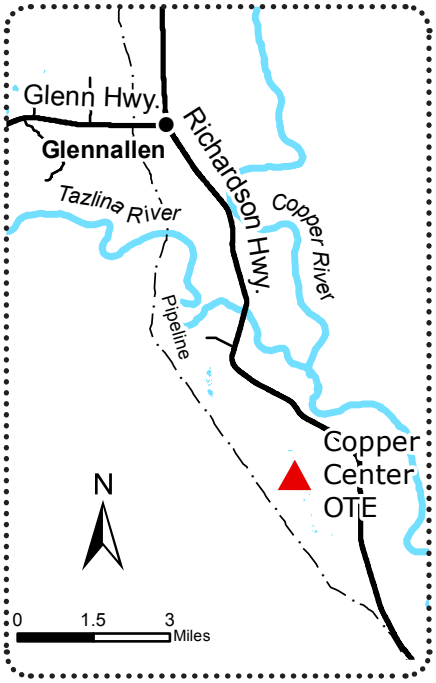
Copper River Valley

Waterfront parcels in The Lakes on Dinty Lake and Lake Susitna offer recreational opportunities in a gorgeous setting. The other parcels offer residential or recreational opportunities near Glennallen and Copper Center. Access to these parcels is from gravel roads or via 1-5 miles of trails leading off the highways.



Copper Center OTE

Aerial view of parcel 1033 (ADL 204621) Copper Center OTE



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1033	204621	2.54	3	11	$5,400

LOCATION

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

ACCESS

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

RIGHT-OF-WAY STATUS

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

SURVEY & MTRS

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

RESTRICTIONS

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

LOCAL GOVERNMENT

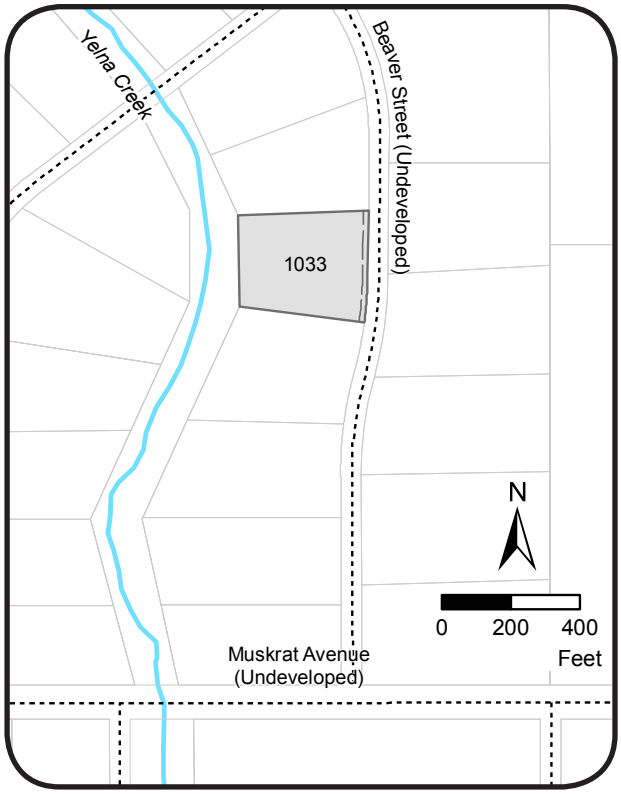
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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Glennallen Area II

Aerial view of the Glennallen Area II Subdivision

LOCATION

Glennallen Area II parcels are located west of Glennallen. Parcels 1037, 1038, and 1039 (ADLs 204780, 206091, and 229210) are north of the Glenn Highway. Parcels 1040 and 1041 (ADLs 204819 and 206097) are south of the Glenn Highway.

ACCESS

Access to parcels 1037-1039 (ADLs 204780, 206091, and 229210) is from Snowshoe Street, which is a good gravel road. Parcel 1038 (ADL 206091) is on Lakeside Drive, a gravel road. Parcels 1037 and 1039 are accessed from undeveloped rights-of-way. Access to parcels 1040 and 1041 (ADLs 204819 and 206097) is via undeveloped rights-of-way from Pilcho Drive, a good gravel road. Pilcho Drive is connected to Memory Lane which crosses University of Alaska land. Please seek permission from the university prior to using Memory Lane. An undeveloped section line easement provides legal access to the subdivision.

RIGHT-OF-WAY STATUS

Snowshoe St, Lakeshore Dr, Memory Lane, and Pilcho Drive are gravel roads. The other rights-of-way are undeveloped.

SURVEY & MTRS

Glennallen Area II is surveys ASLS 79-250 and ASLS 79-251, located in C004N002W22, 26. The surveys have been filed as plats 80-10 and 80-13 in the Chitina Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

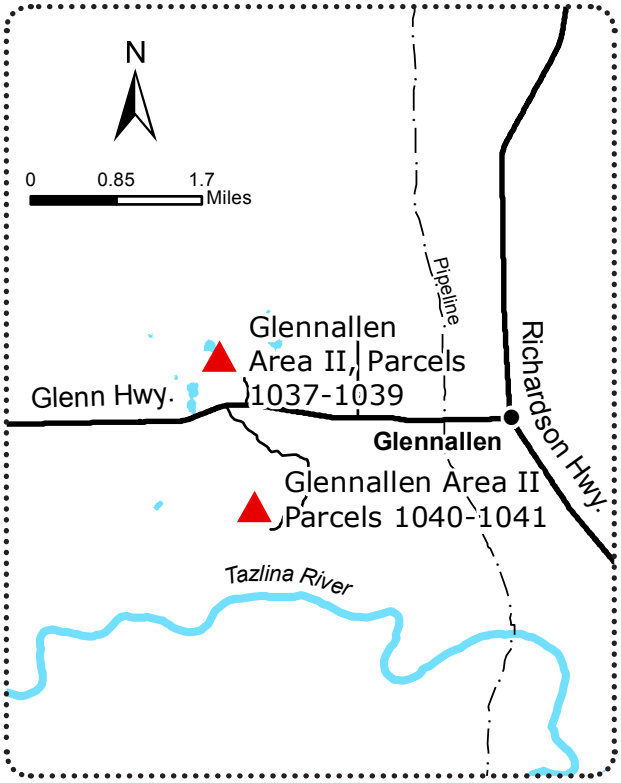
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.

NOTES

There is a dilapidated trailer on parcel 1038 (ADL 206091). Field inspection of the current condition is highly recommended.
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity may be available in the vicinity. Purchasers will be responsible for extending the lines at their own expense.



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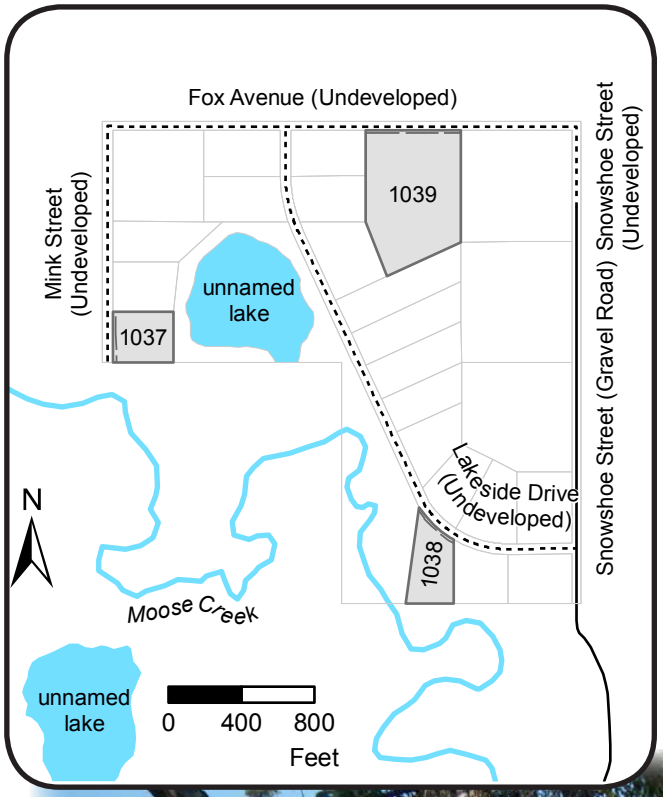
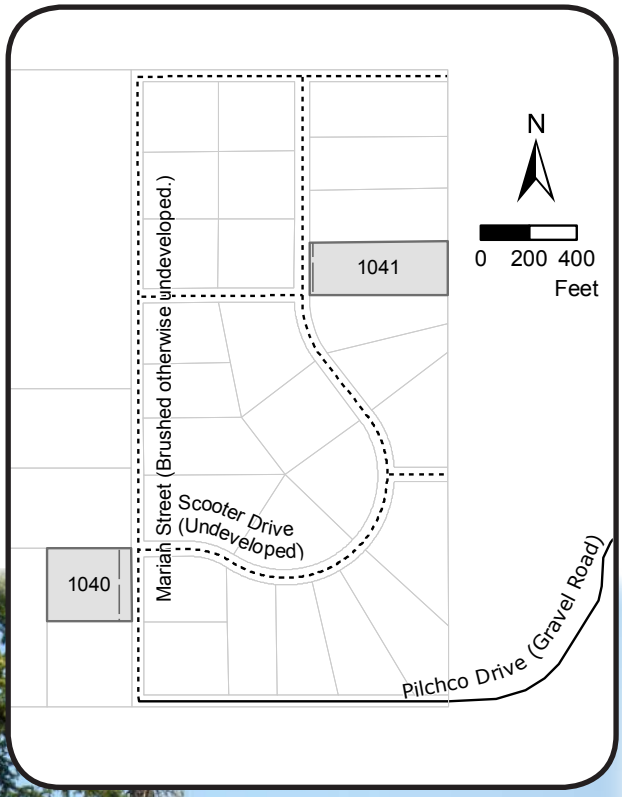
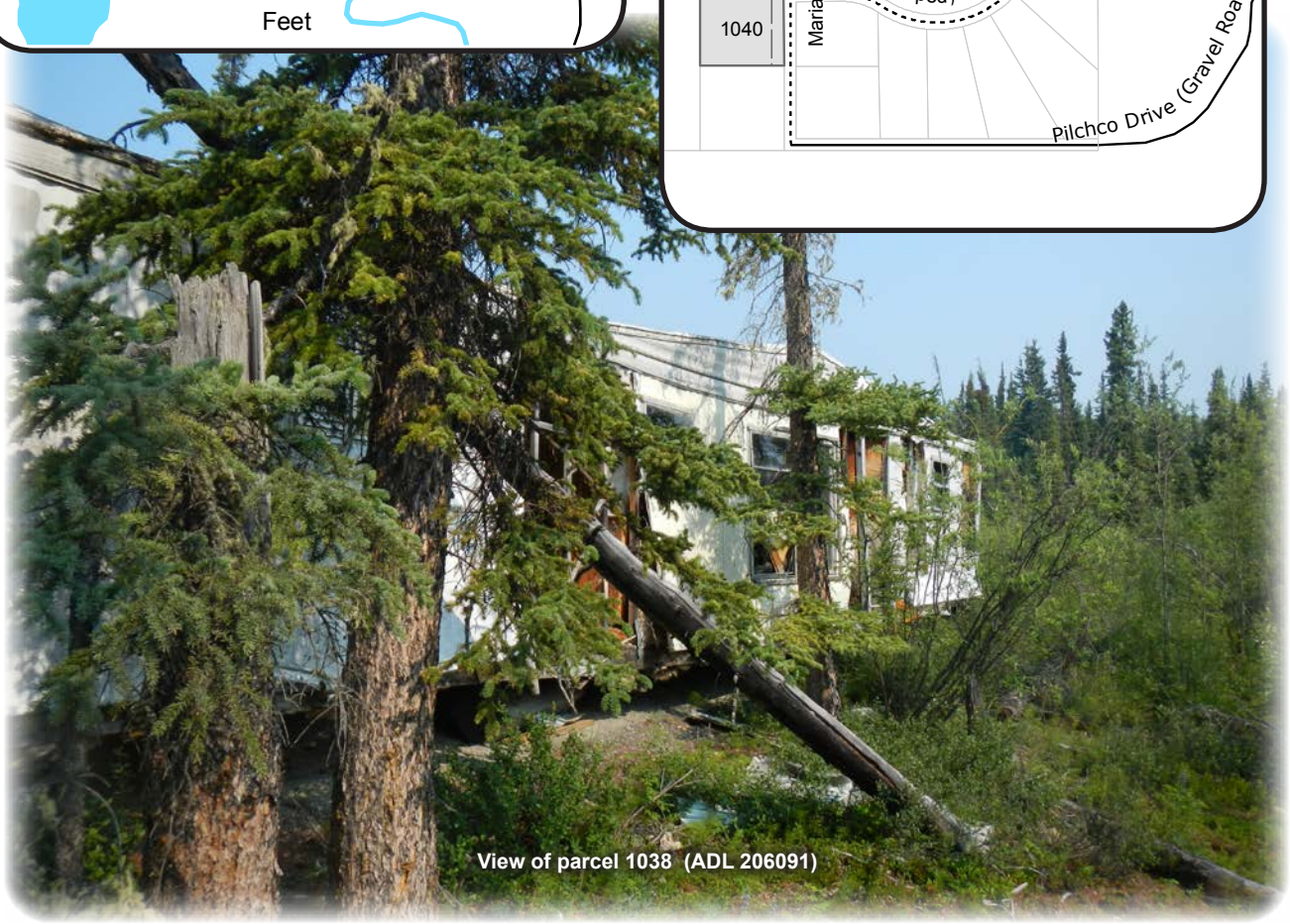
Glennallen Area II

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	SURVEY	MINIMUM BID
1037	204780	2.07	1	ASLS 79-250	$4,400
1038	206091	2.24	22	ASLS 79-250	$7,100
1039	229210	8.27	21	ASLS 79-250	$10,900
1040	204819	2.49	39	ASLS 79-251	$14,200
1041	206097	2.86	18	ASLS 79-251	$5,000





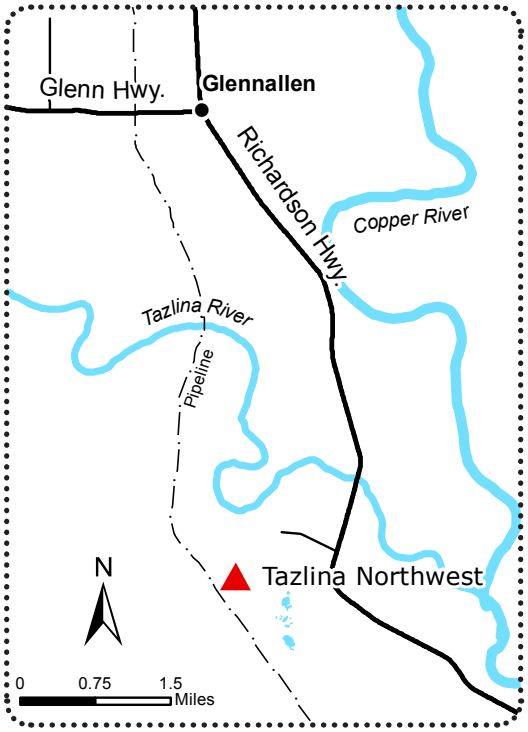


View of parcel 1038 (ADL 206091)

Tazlina Northwest

Trans-Alaska Pipeline with Tazlina Northwest in the foreground.

LOCATION
Tazlina Northwest is located west of the Richardson highway, approximately 5 miles south of Glennallen near the Tazlina River.
ACCESS
Access is from the Richardson Highway via a pipeline access road. The rights-of-way from the access road are pioneer roads part of the way to the parcels. The last 1/2 mile to mile to the parcels is via undeveloped rights-of-way.
RIGHT-OF-WAY STATUS
Klawasi Ave is a gravel road. Dadina Street and parts of Chichokna Ave and Kuskulana Way are pioneer roads. The other rights-of-way are undeveloped. A portion of Moose Way is a pioneer Road; the rest is undeveloped.
SURVEY & MTRS
Tazlina Northwest is survey ASLS 79-226, located in C003N001W17, 18. The survey has been filed as plat 80-4 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Access to the parcels along the Trans-Alaska Pipeline is prohibited without permission from Alyeska Pipeline Service Company. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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Tazlina Northwest

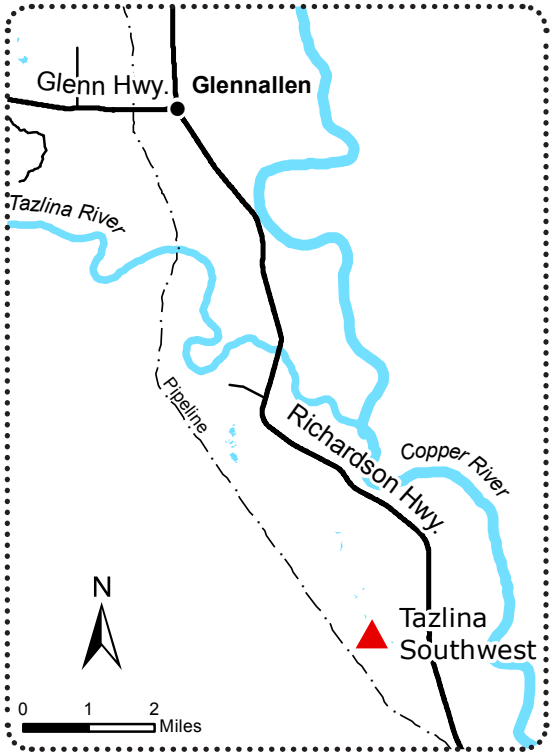
Pipeline and access road along Tazlina Northwest subdivision.

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1042	204675	4.896	5	5	$7,800
1043	204676	4.896	6	5	$7,800
1044	204677	4.896	7	5	$7,800
1045	204694	4.646	8	6	$7,700
1046	204708	5	11	7	$8,000

Tazlina Southwest

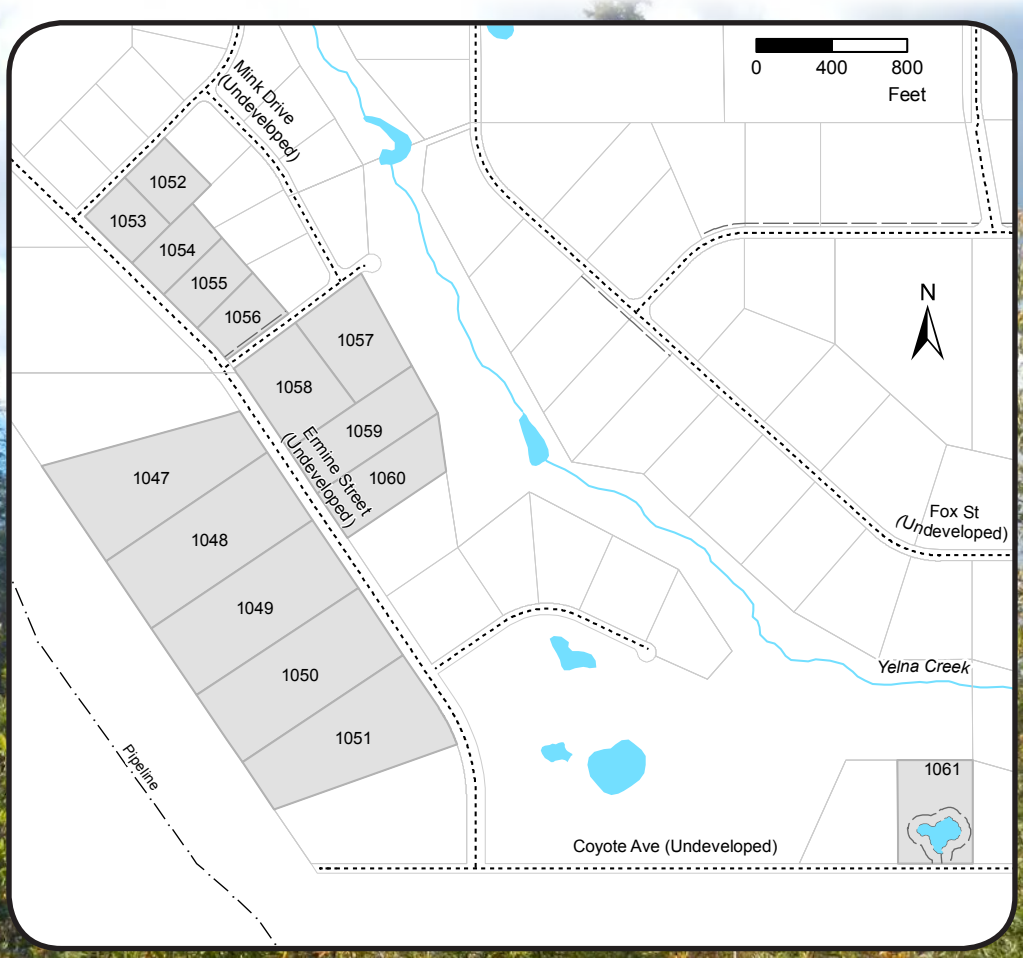
Tazlina Southwest with views of the Chugach Mountains and Trans-Alaska Pipeline in the background

LOCATION
Tazlina Southwest is located 10 miles south of Glennallen and approximately 4 miles northwest of Copper Center, west of the Richardson Highway.
ACCESS
Access is from the Richardson Highway. Coyote Avenue along the southern edge of the subdivision is accessed from an easement across state land (ADL 228042) and a public access easement across a private parcel (Recorded 11/22/16, Chitina Recording District). These easements have been constructed. The other rights-of-way to the parcels are undeveloped.
RIGHT-OF-WAY STATUS
The rights-of-way leading to these parcels, other than the access easement near the highway, are undeveloped.
SURVEY & MTRS
Tazlina Southwest is survey ASLS 79-121, located in C003N001W34. The survey has been filed as plat 80-3 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Access to the parcels along the Trans-Alaska Pipeline is prohibited without permission from Alyeska Pipeline Service Company. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on November 25, 1991 in the Chitina Recording District.



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

Tazlina Southwest



Typical vegetation in Tazlina Southwest

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1047	204510	10.18	2	1	$12,200
1048	204511	10.18	3	1	$12,200
1049	204512	10.18	4	1	$12,200
1050	204513	10.18	5	1	$12,200
1051	204514	10.17	6	1	$12,200
1052	204517	2.374	2	2	$5,100
1053	204518	2.374	3	2	$4,800
1054	204519	2.374	4	2	$5,100
1055	204520	2.374	5	2	$5,100
1056	204521	2.374	6	2	$5,100
1057	204526	5	2	3	$8,000
1058	204527	5	3	3	$8,000
1059	204528	5	4	3	$8,000
1060	204529	4.563	5	3	$7,600
1061	204573	5	2	7	$8,000

The Lakes

An aerial view of The Lakes Subdivison over the southern half of Susitna Lake

WHY BUY?

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

LOCATION

Parcels 1062 and 1063 (ADLs 232053 and 232054) are along the southeastern shore of Dinty Lake. Parcels 1064 through 1069 (ADLs 232082 to 232087) are located on Lake Susitna, approximately 10 miles from Lake Louise State Recreation Area.

ACCESS

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

SURVEY & MTRS

The Lakes is US Surveys 3494 and 4584, located in C006N007W19, C007N008W02, 03. Easement vacation plats of these surveys have been recorded as plats in the Talkeetna Recording District.

RESTRICTIONS

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

- 50 foot public access easement upland from ordinary high water.
- 100 foot building setback upland from ordinary high water.
- 50 foot public access easements along certain upland lot lines.
- 30 foot utility easements along certain upland lot lines.

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

LOCAL GOVERNMENT

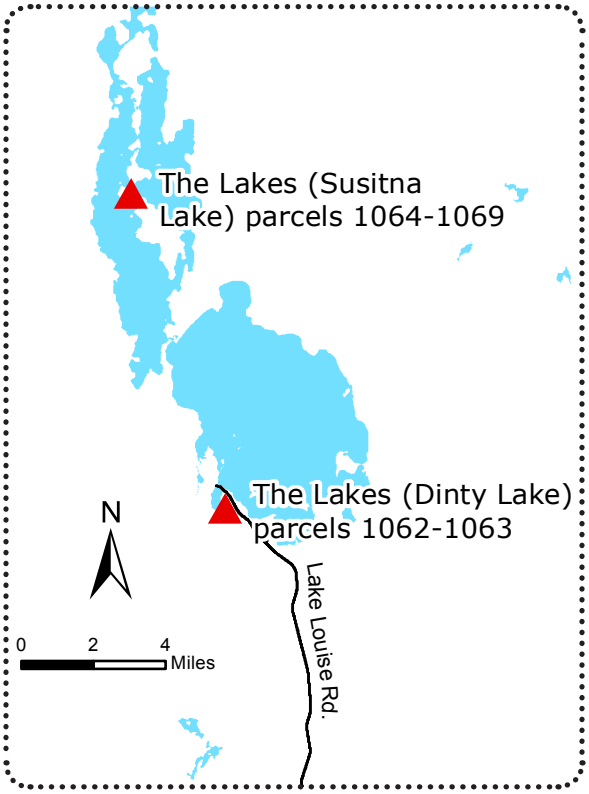
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the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

NOTES

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

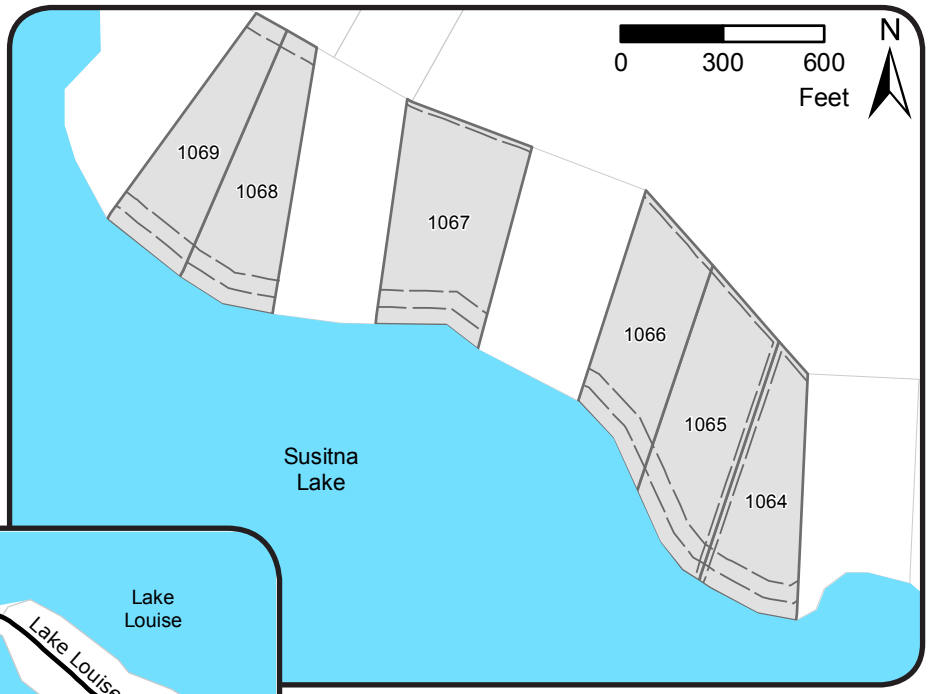
UTILITIES

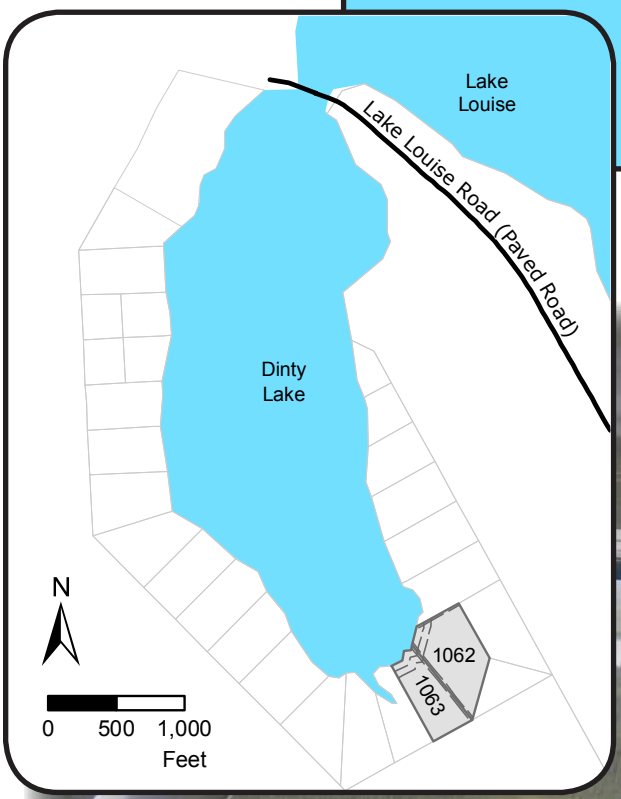
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



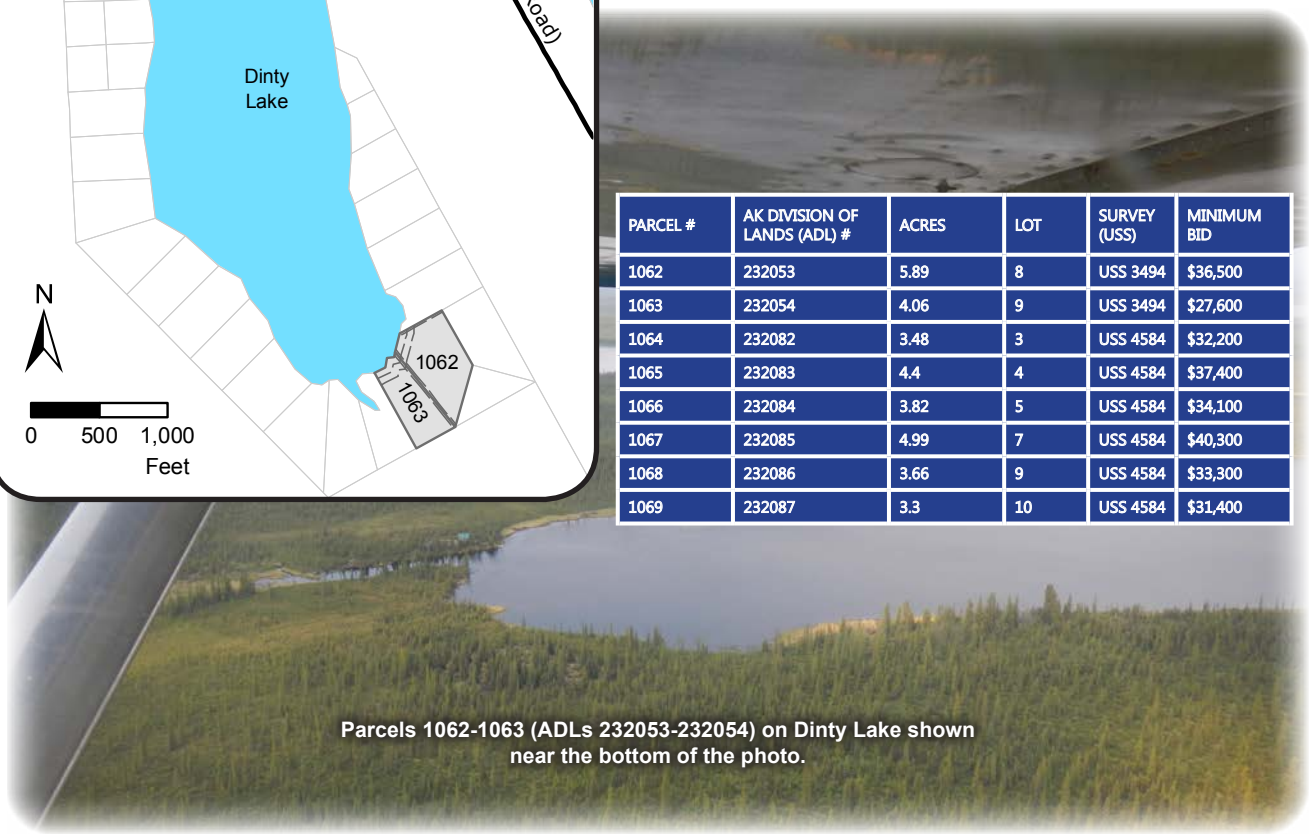
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

The Lakes



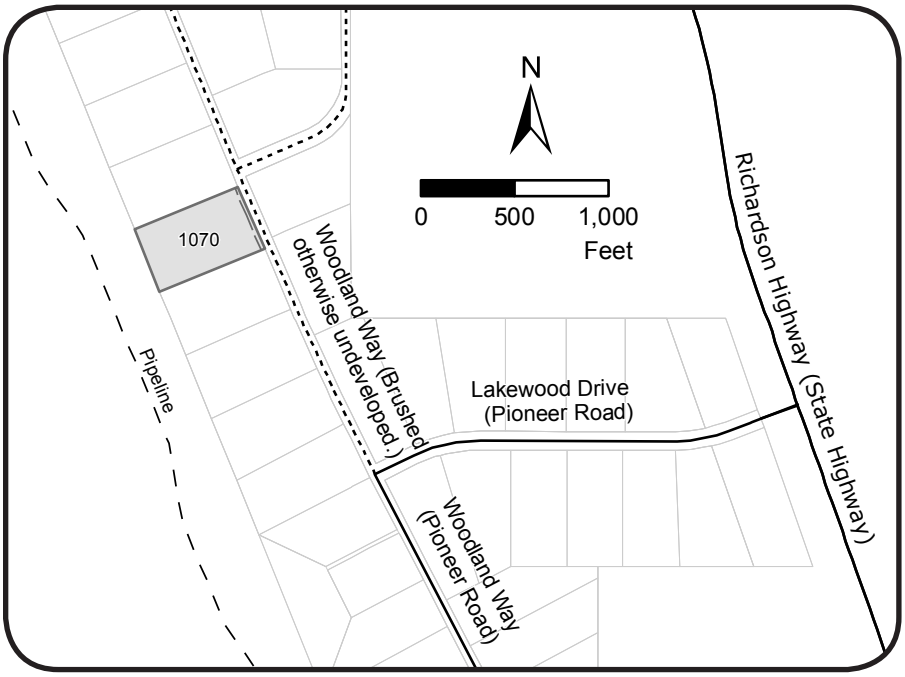


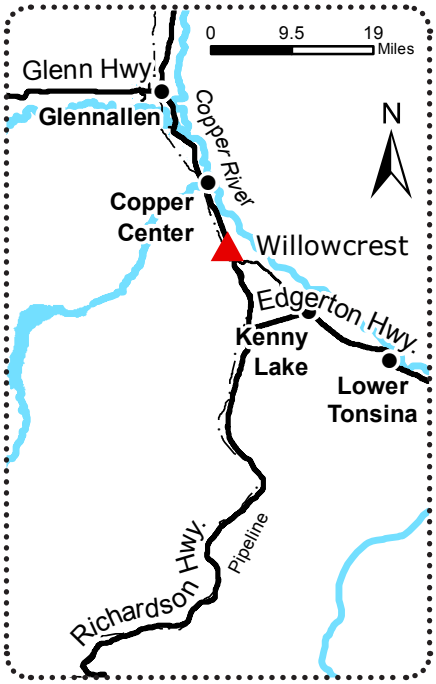
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	SURVEY (USS)	MINIMUM BID
1062	232053	5.89	8	USS 3494	$36,500
1063	232054	4.06	9	USS 3494	$27,600
1064	232082	3.48	3	USS 4584	$32,200
1065	232083	4.4	4	USS 4584	$37,400
1066	232084	3.82	5	USS 4584	$34,100
1067	232085	4.99	7	USS 4584	$40,300
1068	232086	3.66	9	USS 4584	$33,300
1069	232087	3.3	10	USS 4584	$31,400



Parcels 1062-1063 (ADLs 232053-232054) on Dinty Lake shown near the bottom of the photo.

Willowcrest





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1070	204397	4.965	7	1	$7,900

LOCATION

Willowcrest is located within the Copper River Valley and is bounded by the Richardson Highway on the east and the Trans-Alaska pipeline on the west. The subdivision is located 8 miles south of Copper Center at mile 93.5 of the Richardson Highway.

ACCESS

Access is by Lakewood Dr, a good gravel road, from the Richardson Highway. Woodland Way is a gravel road part of the way from Lakewood to the parcel. The last 500 feet of Woodland Way to the parcel are undeveloped.

RIGHT-OF-WAY STATUS

Lakewood Dr and part of Woodland Way are narrow gravel roads. Other rights-of-way are undeveloped.

SURVEY & MTRS

Willowcrest is survey ASLS 80-8, located in C001N001E20. The survey has been filed as plat 80-27 in the Chitina Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

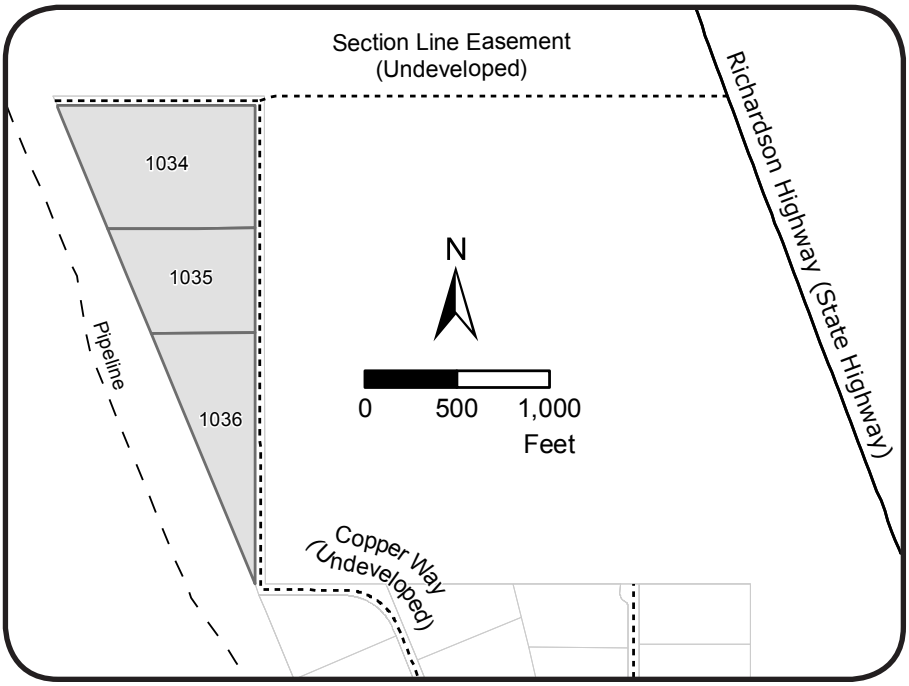
UTILITIES

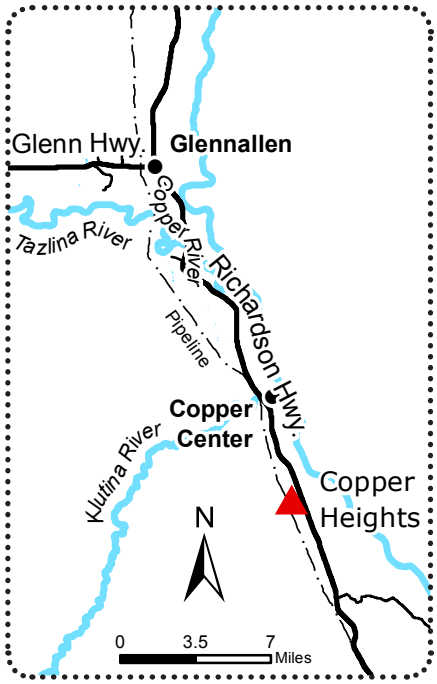
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

Wooded area of Parcel 1070 (ADL 204397).

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

Copper Heights





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1034	204463	14.26	1,2,3	1	$15,300
1035	204466	8.902	4,5	1	$11,400
1036	204468	8.902	6,7	1	$10,800

LOCATION

The Copper Heights Subdivision is located within the Copper River Valley west of the Richardson Highway and east of the Trans-Alaska Pipeline, about 4.5 miles south of Copper Center.

ACCESS

To access the subdivision, head west from the Richardson Highway along the section line easement between sections 5 and 8, T. 1 N, R. 1 E, C.R.M. This easement is just north of milepost 96 of the Richardson Highway. The section line easement has not been developed. Access may be limited to ATV, snowmachine, or by foot.

RIGHT-OF-WAY STATUS

The rights-of-way are undeveloped.

SURVEY & MTRS

Copper Heights is survey ASLS 80-9, located in C001N001E07. The survey has been filed as plat 80-20 in the Chitina Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

Copper Heights parcels 1034 and 1035 (ADLs 204463 and 204466).

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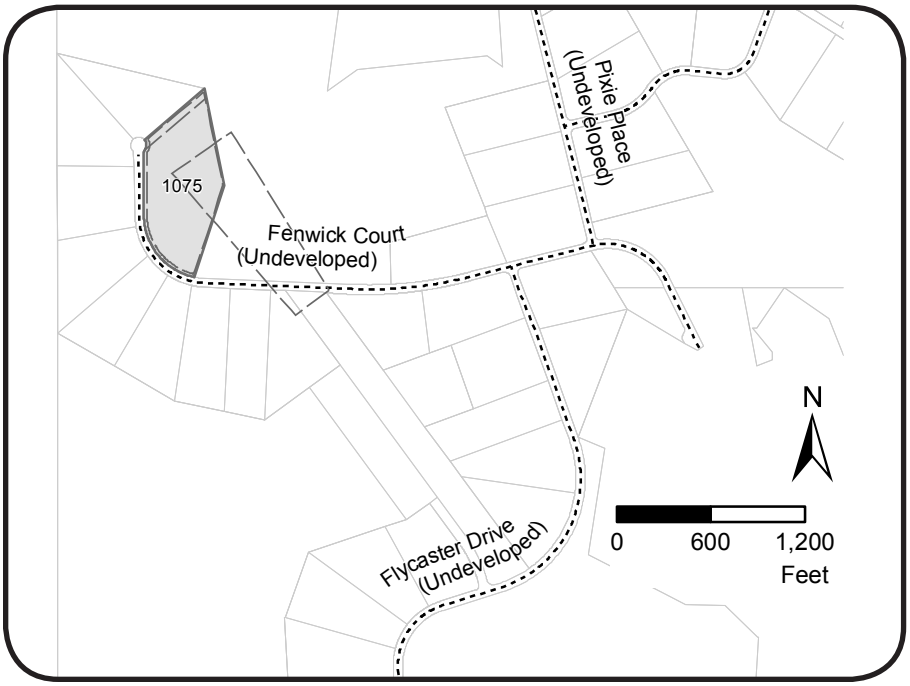
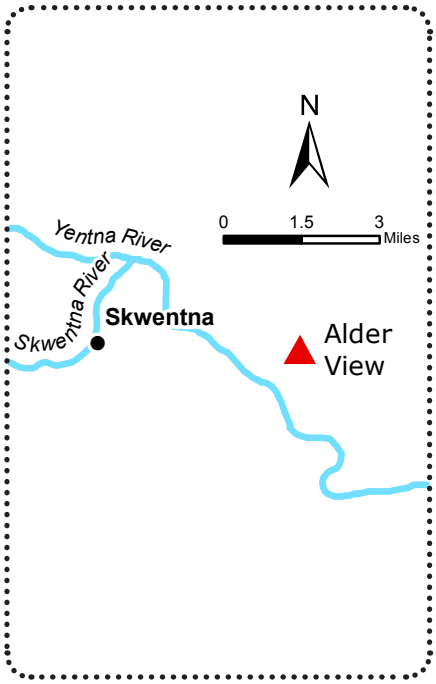
Susitna Valley - Remote

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

Alder View





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1075	214076	9.83	1,2	11	$7,800

LOCATION

Alder View is approximately 64 air miles northwest of Anchorage, 1 mile northeast of the Yetna River, and approximately 4 miles downstream of the Yentna - Skwentna confluence.

ACCESS

Access is by plane to a small local landing strip, or to one of the small lakes in the area, landing conditions are unkown. Access is also possible from the Yentna River. Access to individual parcels is along platted rights-of-way or across general state land. See the access of this brochure for details of access across state land.

RIGHT-OF-WAY STATUS

Rights-of-way within the subdivision are undeveloped.

SURVEY & MTRS

Alder View is survey ASLS 80-137, located in S022N010W25. The survey has been filed as plat 82-91 in the Talkeetna Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

HOMEOWNER'S ASSOCIATION

Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on December 15, 1981 in the Talkeetna Recording District.

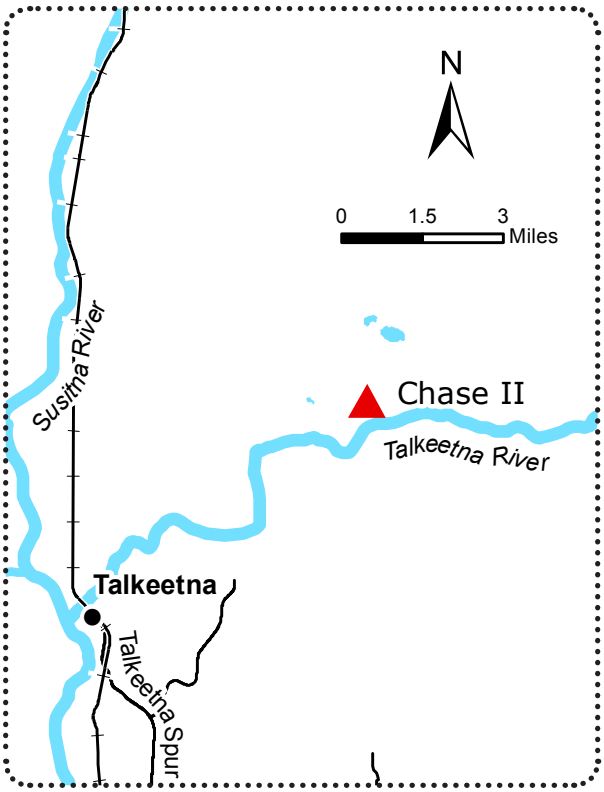
Alder View Subdivison can be seen from the air with views of the Yetna River in the background

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

Chase II

Chase II Subdivision, parcels 1076 - 1080
(ADL 214529 - 214536) can be seen in the upper right portion of this photo

LOCATION
Chase II is northeast of Talkeetna, approximately a half mile north of the Talkeetna River.
ACCESS
The Chase Trail crosses the railroad bridge from downtown Talkeetna, and provides access to easements and platted rights-of-way leading to the parcels.
RIGHT-OF-WAY STATUS
Rights-of-way within the subdivision are undeveloped.
SURVEY & MTRS
Chase II is survey ASLS 79-149, located in S026N004W01, 02, 03, S027N004W36. The survey has been filed as plat 82-3 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on October 22, 1980 in the Talkeetna Recording District.



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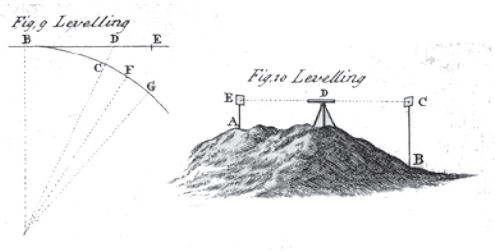
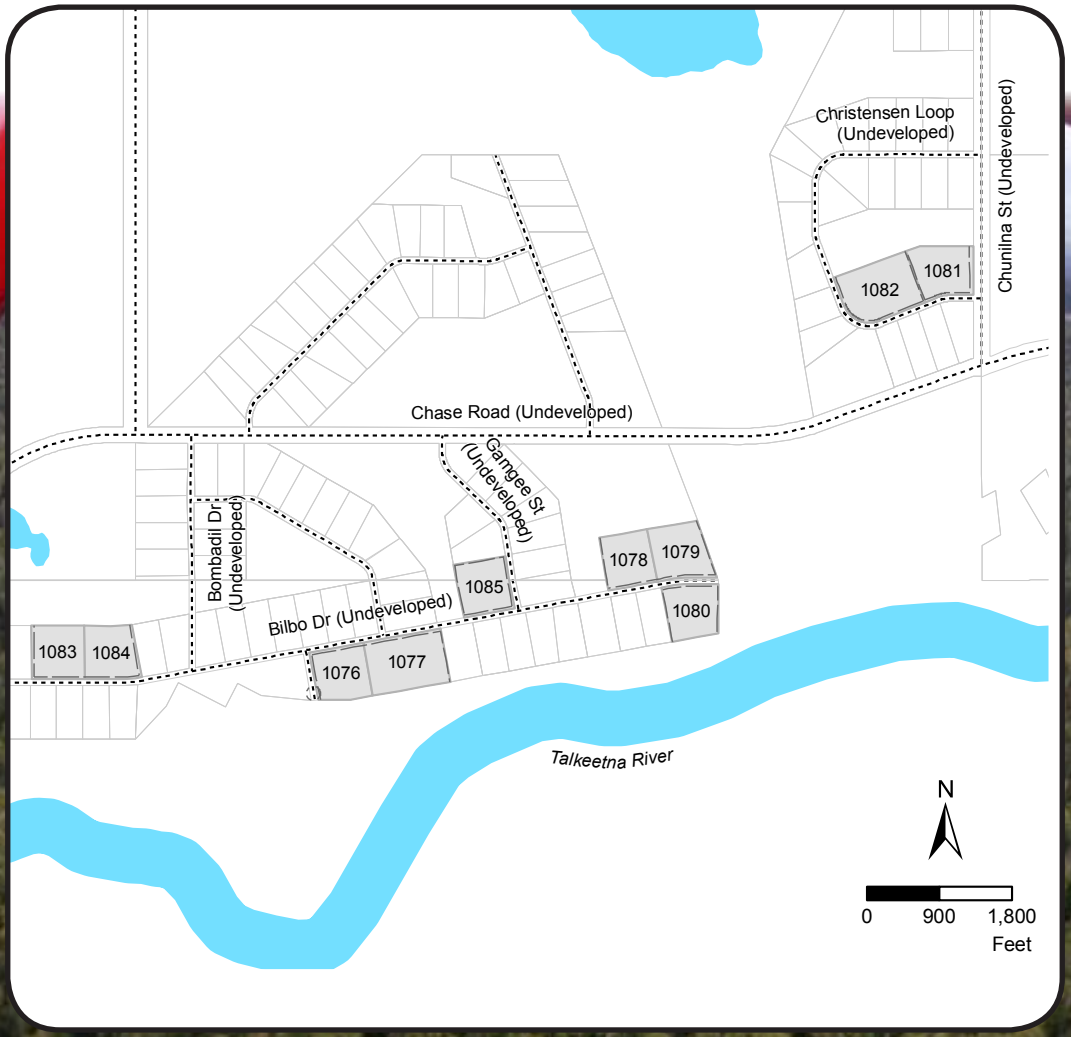
Chase II

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	UNIT	MINIMUM BID
1076	214529	10	1,2	7	IIIA	$9,000
1077	214530	15	3,4,5	7	IIIA	$11,700
1078	214531	10	1,2	15	IIIC	$9,000
1079	214532	10	3,4	15	IIIC	$9,000
1080	214536	10	3,4	17	IIIC	$9,000
1081	214539	10	1,2	2	IVA	$9,000
1082	214540	15	3,4,5	2	IVA	$11,700
1083	214549	10	3,4	4	IIIA	$9,000
1084	214550	10	5,6	4	IIIA	$9,000
1085	214556	10	3,4	13	IIIC	$9,000



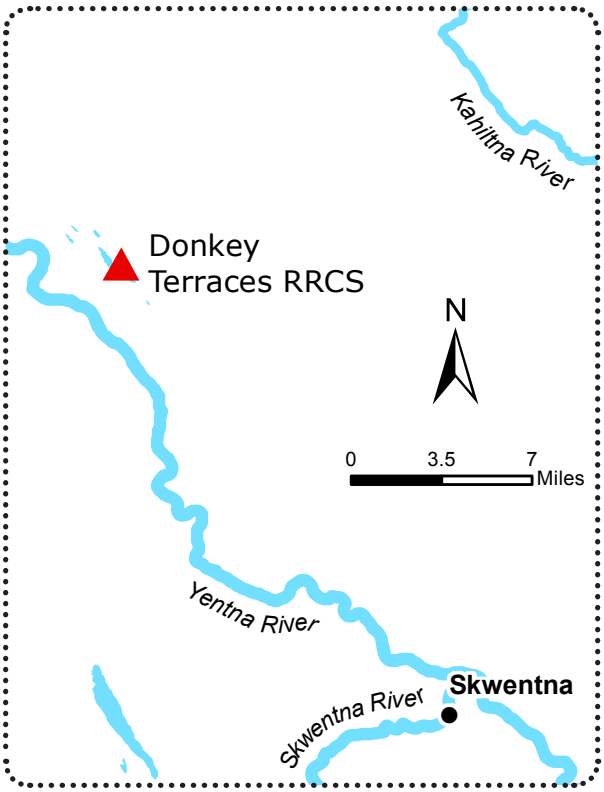


Aerial view of the Talkeetna River and Clear Creek near Chase II

Donkey Terraces RRCS

Photo of the Alaska Range with the Donkey Terraces RRCS in the foreground

LOCATION
The Donkey Terraces area is approximately 92 air miles northwest of Anchorage, 23 air miles northwest of the Skwentna landing strip and 1 to 2 miles east of the Skwentna River.
ACCESS
Access is by plane to Skwentna landing strip or small lakes in area, or via the Yentna and Skwentna River then across state land. See the access section of this brochure for details of access across state land.
SURVEY & MTRS
Donkey Terraces RRCS is survey ASLS 2007-20, located in S025N012W31, 32. The survey has been recorded as plat 2011-11 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. There is a 100 ft. building setback from all navigable water bodies. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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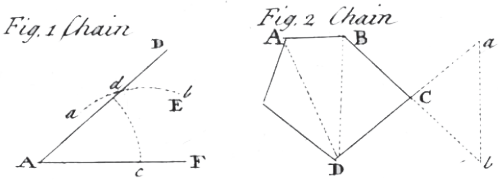
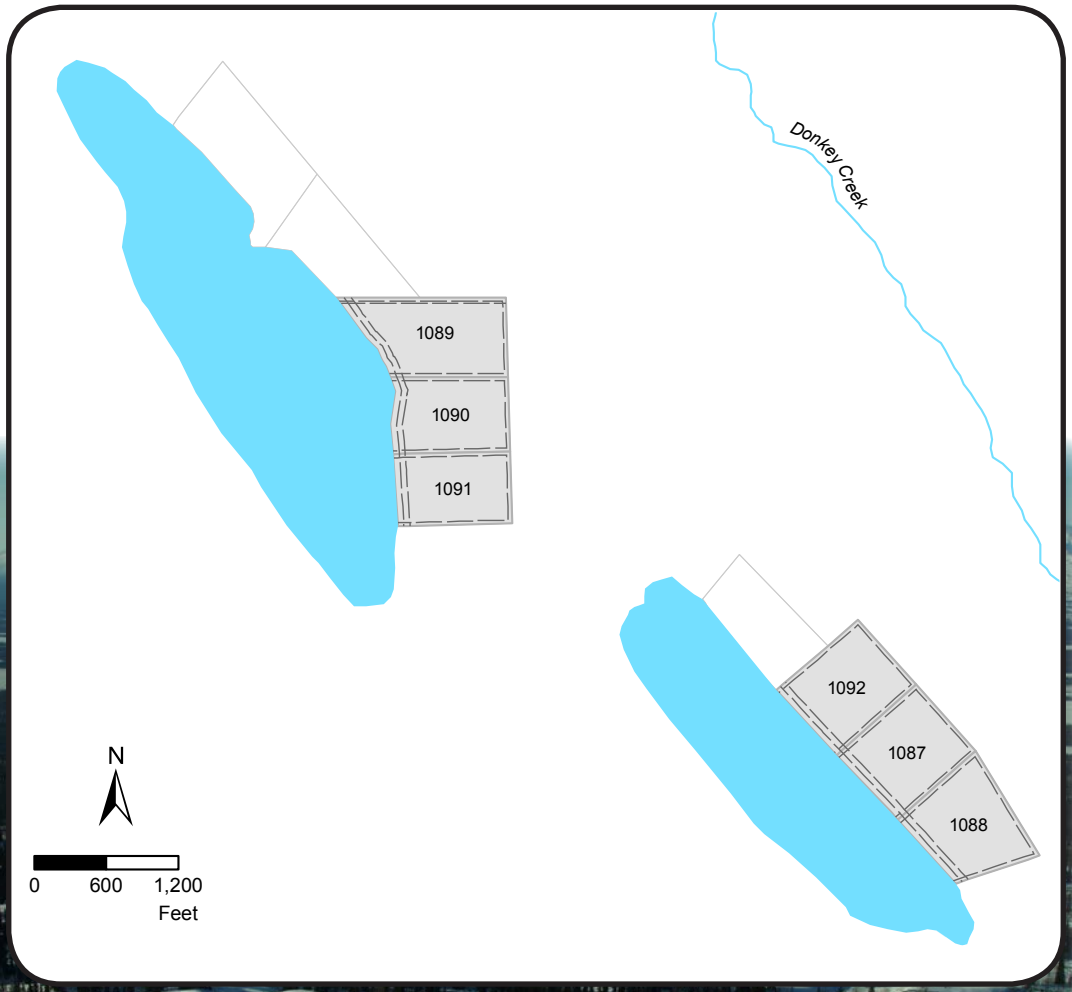
Donkey Terraces RRCS

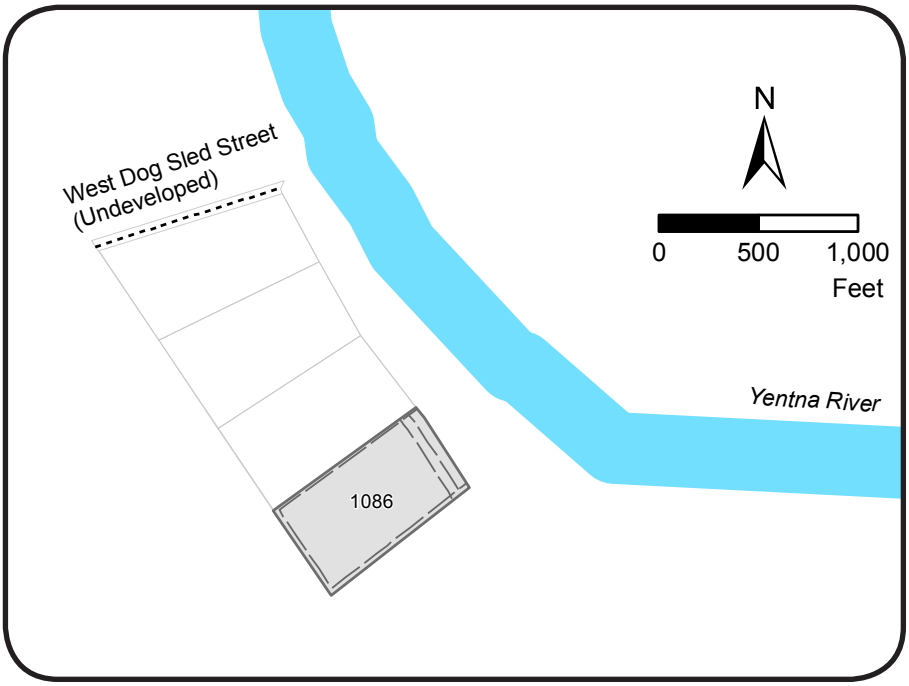
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1087	230416	15	R	$21,000
1088	230417	15.56	S	$21,800
1089	230687	18.03	M	$22,100
1090	230688	13.88	N	$19,000
1091	230689	13.78	O	$19,900
1092	230690	15.06	Q	$21,100

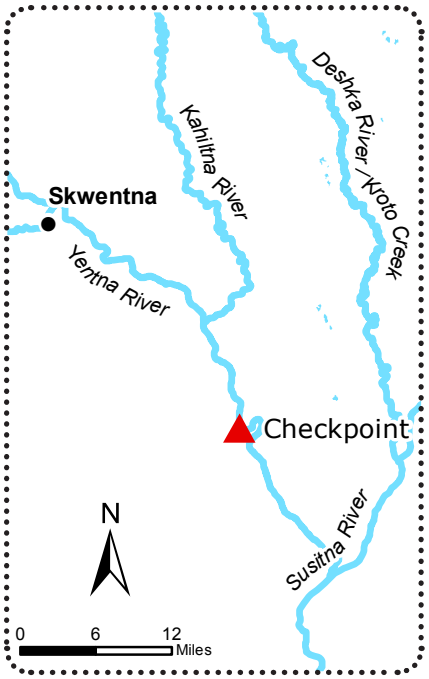




A scenic view looking south from Donkey Terraces Subdivison across the Yetna River

Checkpoint





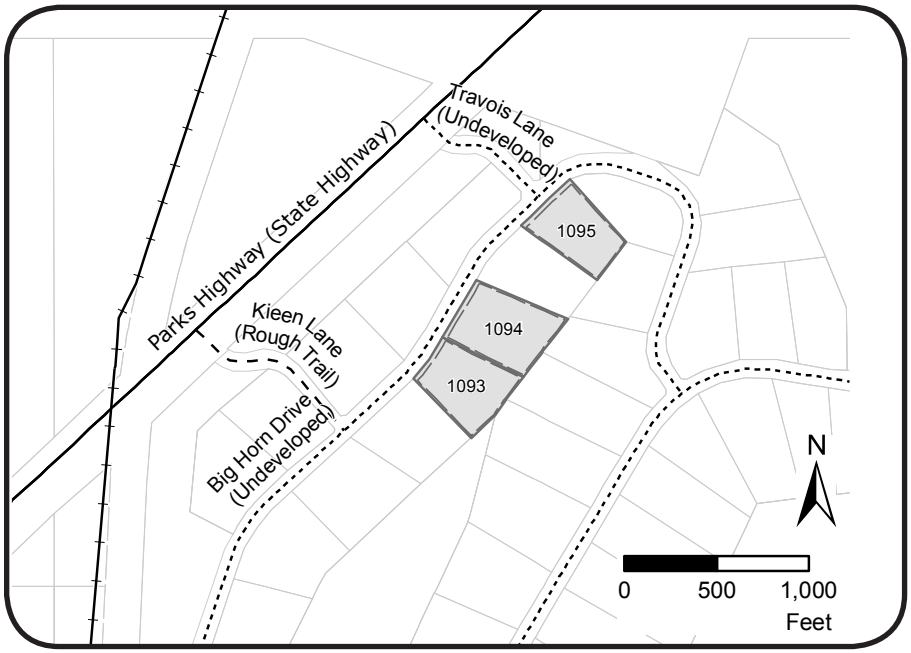
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1086	231116	9.3	1		$28,400

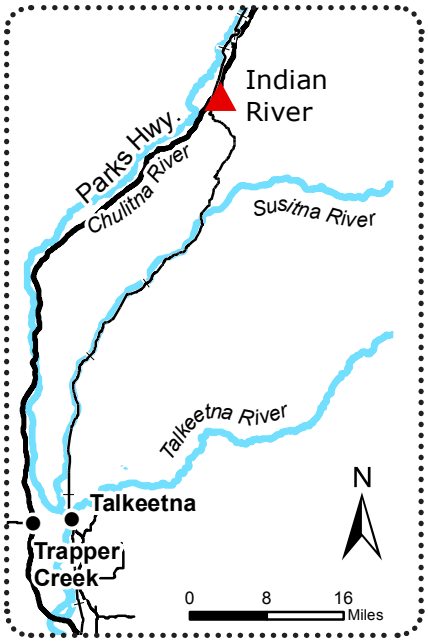
LOCATION
Checkpoint is located on the big bend of the Yentna River, approximately 20 miles upstream of the Susitna River.
ACCESS
Access is from the Yentna River by boat or snowmachine.
SURVEY & MTRS
Checkpoint is survey ASLS 2009-9, located in S019N008W14,15,22. The survey has been recorded as plat 2011-10 in the Anchorage Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. There is a 100 ft. building setback from the Yentna River Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

Checkpoint parcel (ADL 231116) alongside the Yentna River.

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

Indian River





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1093	210355	3.808	6	2	$10,000
1094	210356	4.418	7	2	$10,000
1095	232476	3.306	9	2	$9,900

LOCATION

Indian River is approximately 40 miles northwest of Talkeetna, adjacent to and east of the Alaska Railroad and the Parks Highway.

ACCESS

From the Parks highway at mile 169, just north of the railroad crossing, using one of the two platted right of way: Kieen Lane or Travios Lane. These rights of way are ATV trails, and are not currently useable by highway vehicles. The Alaska Railroad right-of-way is NOT legal access.

RIGHT-OF-WAY STATUS

Rights-of-way within the subdivision are undeveloped.

SURVEY & MTRS

Indian River is survey ASLS 80-131, located in S033N002W15,16. The survey has been filed as plat 81-50 in the Talkeetna Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

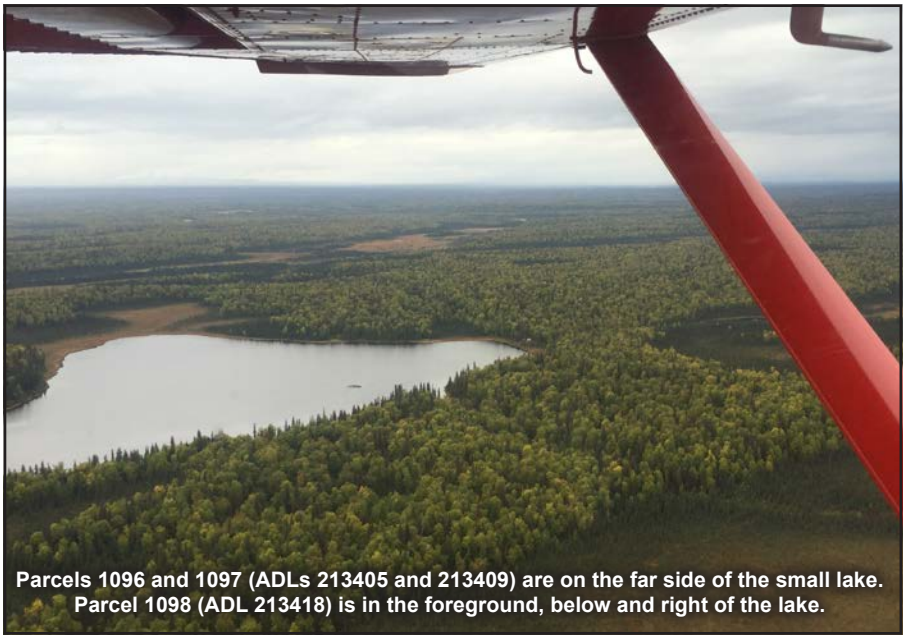
UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

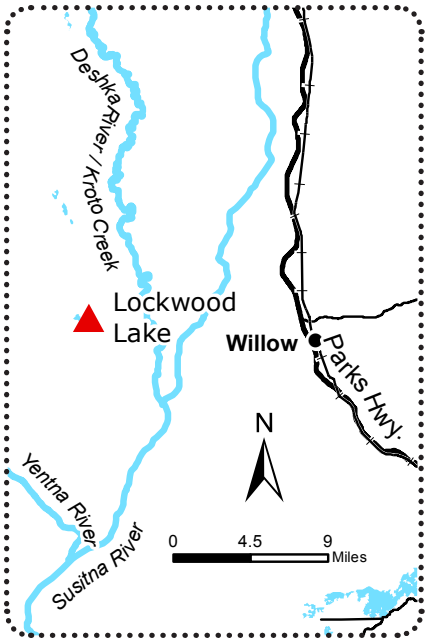
Aerial view of trail access to parcels 1093, 1094 and 1095 (ADL 210355, 210356 and 232476)

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

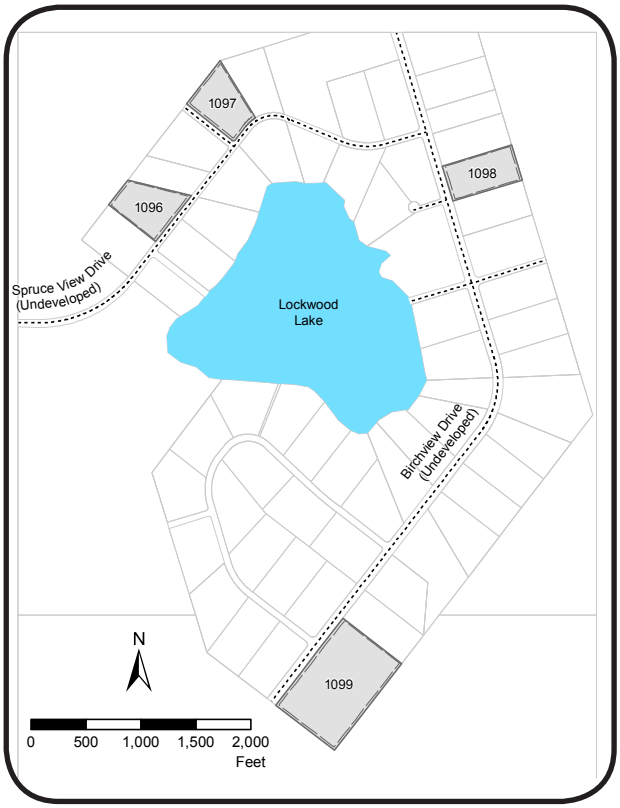
Lockwood Lake



Parcels 1096 and 1097 (ADLs 213405 and 213409) are on the far side of the small lake. Parcel 1098 (ADL 213418) is in the foreground, below and right of the lake.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1096	213405	5	2	1	$4,800
1097	213409	4.996	1	4	$4,800
1098	213418	5	2	9	$4,800
1099	213423	15	3,4,5	14	$9,400



LOCATION

Lockwood Lake subdivision is located between the Susitna and Yentna Rivers around a small lake.

ACCESS

Access is by snowmachine across state land or by float plane to the small lake, then along platted rights-of-way to the parcels.

RIGHT-OF-WAY STATUS

Rights-of-way within the subdivision are undeveloped.

SURVEY & MTRS

Lockwood Lake is survey ASLS 80-91, located in S019N007W01, 12. The survey has been filed as plat 82-8 in the Talkeetna Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

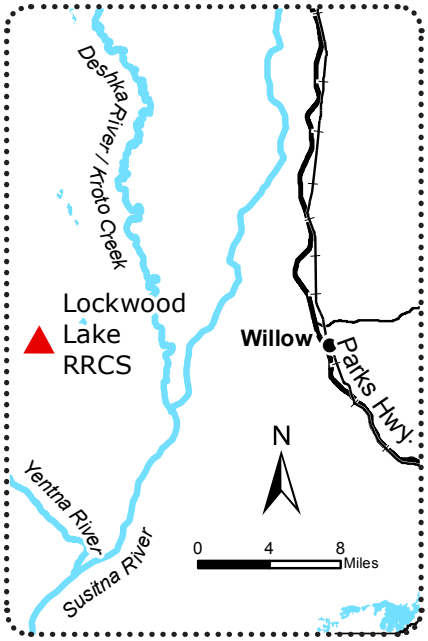
HOMEOWNER'S ASSOCIATION

Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on August 27, 1981 in the Talkeetna Recording District.

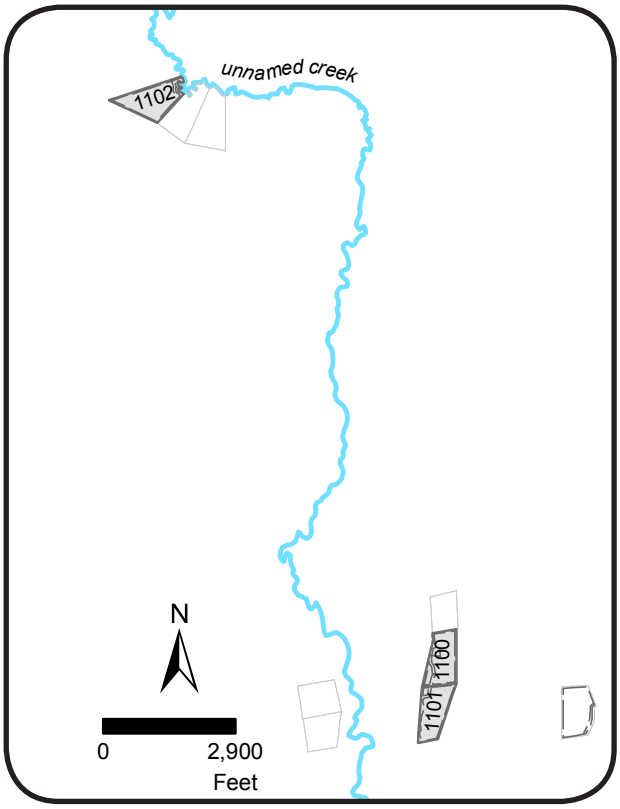
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Lockwood Lake RRCS

Parcel 1102 (ADL 229061) is between the small lake and creek.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1100	228746	16.7	C	$9,100
1101	228747	16.36	B	$10,100
1102	229061	18.01	G	$11,400



LOCATION

Lockwood Lake RRCS area is between the Susitna and Yentna Rivers southwest of Lockwood Lake.

ACCESS

Access is by snowmachine across state land or by float plane to one of the lakes in the area, then across state land to the parcels.

SURVEY & MTRS

Lockwood Lake RRCS is survey ASLS 2003-46, located in S019N007W04, 15. The survey has been recorded as plat 2006-7 in the Talkeetna Recording District.

RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. There are two easements, a 50 foot public access easement and a 30 foot public access and utility easement, and a 100 foot building setback at Unnamed Creek. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

LOCAL GOVERNMENT

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

NOTES

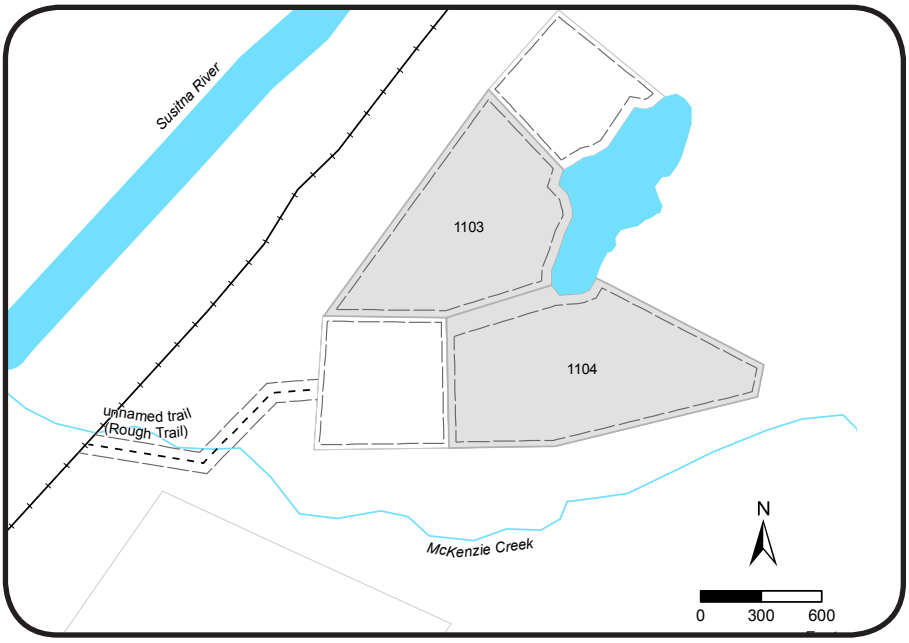
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

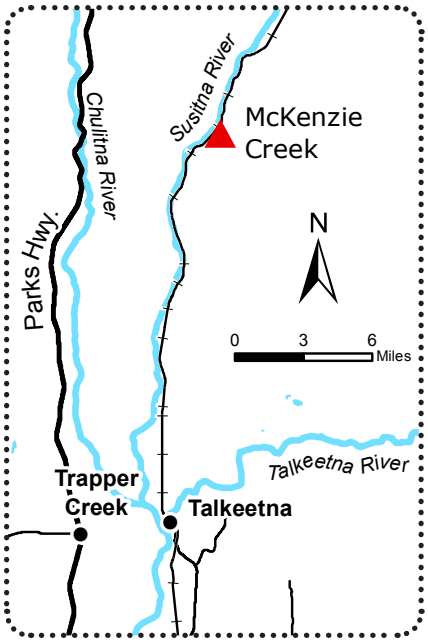
UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

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

McKenzie Creek





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	SURVEY	MINIMUM BID
1103	222459	18.04		ASLS 90-11	$23,400
1104	222780	21.249	A	ASLS 91-225	$25,400

WHY BUY?

Mckenzie Creek parcels are located on a river bluff above the Susitna River and Alaska Railroad in the foothills of the Talkeetna Mountains.

LOCATION

McKenzie Creek is located 18 miles north of Talkeetna along the Alaska Railroad.

ACCESS

Access is by railroad. Snowmachine or boat access along the Susitna River may be possible.

SURVEY & MTRS

McKenzie Creek is surveys ASLS 90-11 and ASLS 91-225, located in S029N004W28, 33. The surveys have been recorded as plats 93-21 and 93-62 in the Talkeetna Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

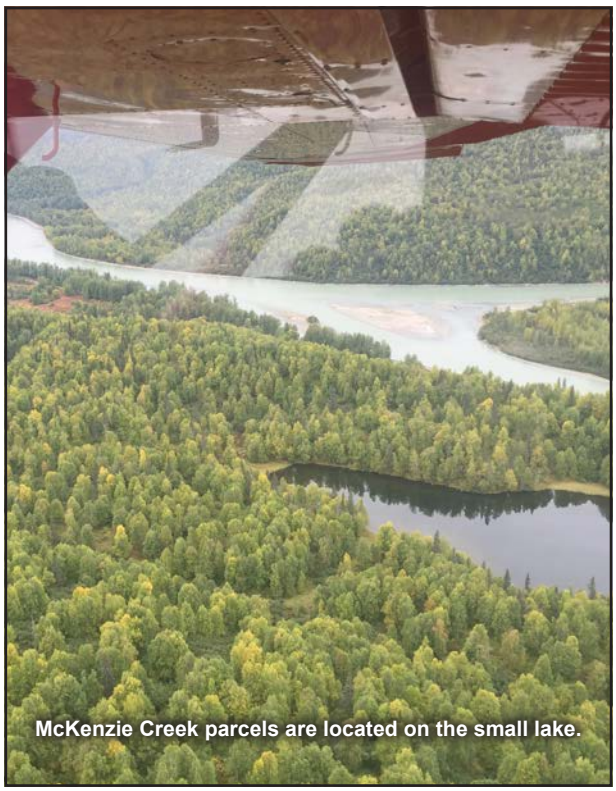
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the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

NOTES

Public use of the railroad right-of-way, bridges, or trestles is prohibited except for access to trains or by written agreement with the railroad. This area is in a Modified Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see the Tentative Approval section for details.

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

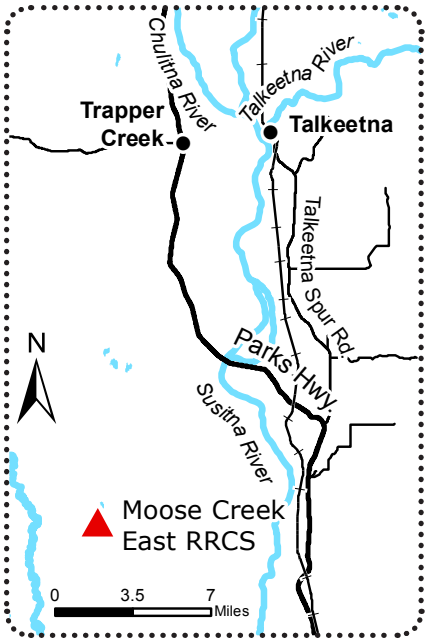


McKenzie Creek parcels are located on the small lake.

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

Moose Creek East RRCS

Moose Creek East parcel 1105 (ADL 229602) is located between the two small lakes.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1105	229602	14.92	D	$20,900
1106	229759	14.1	I	$9,100

LOCATION

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

ACCESS

Access is by snowmachine across state land. Ski plane access to swamps near the parcels may also be possible.

SURVEY & MTRS

Moose Creek East RRCS is survey ASLS 2006-22, located in S023N006W15, 26 . The survey has been recorded as plat 2009-9 in the Talkeetna Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

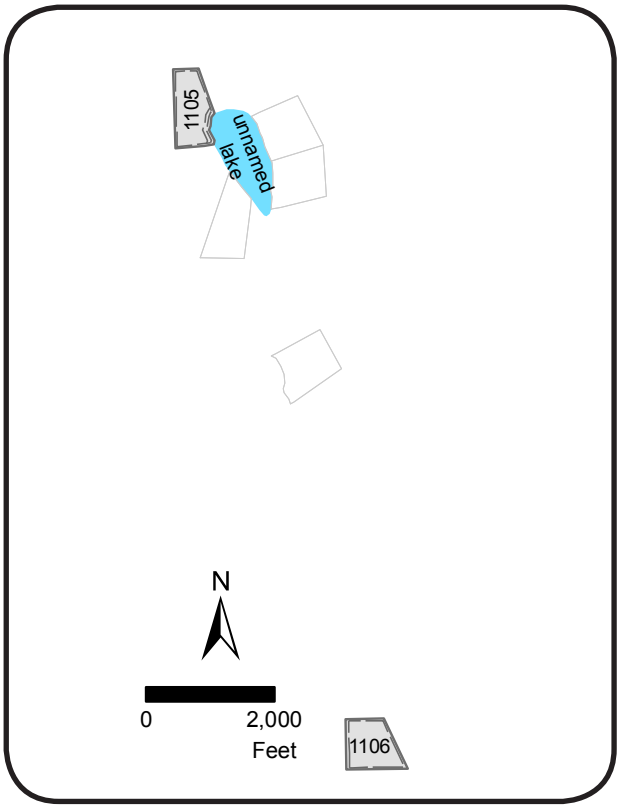
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the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

NOTES

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

UTILITIES

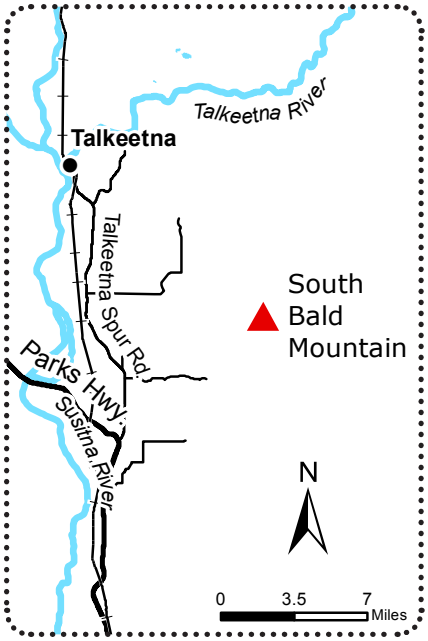
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



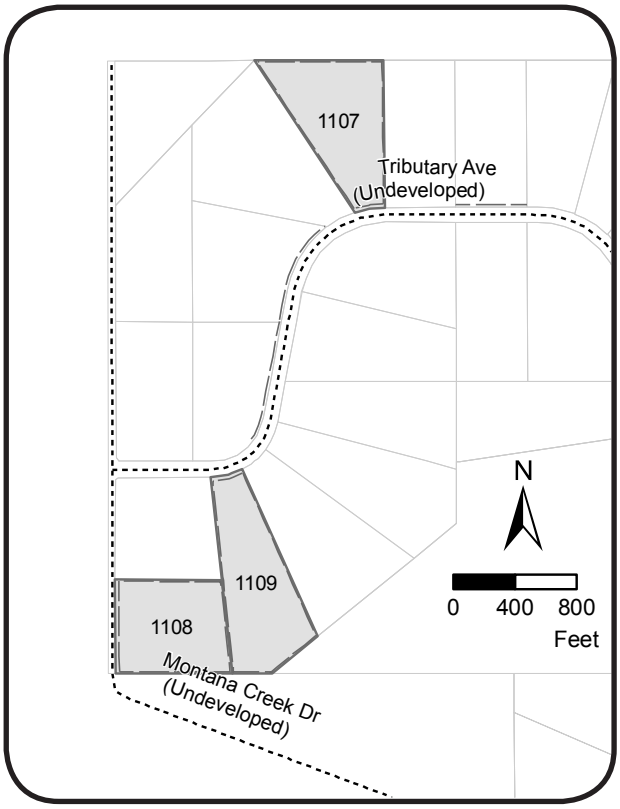
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

South Bald Mountain

A view from the air of the South Bald Mountain Subdivision



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1107	216133	11.83	6	1	$10,700
1108	216134	10.14	1	2	$9,700
1109	216136	12.03	3	2	$10,800



LOCATION

South Bald Mountain is located in the foothills of the Talkeetna Mountains, 12 miles southeast of Talkeetna.

ACCESS

From Yoder Road or the Luthman Trail, access is along undeveloped rights-of-way or section line easements.

RIGHT-OF-WAY STATUS

The rights-of-way are undeveloped.

SURVEY & MTRS

South Bald Mountain is survey ASLS 82-1, located in S025N003W28, 33. The survey has been filed as plat 82-59 in the Talkeetna Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

HOMEOWNER'S ASSOCIATION

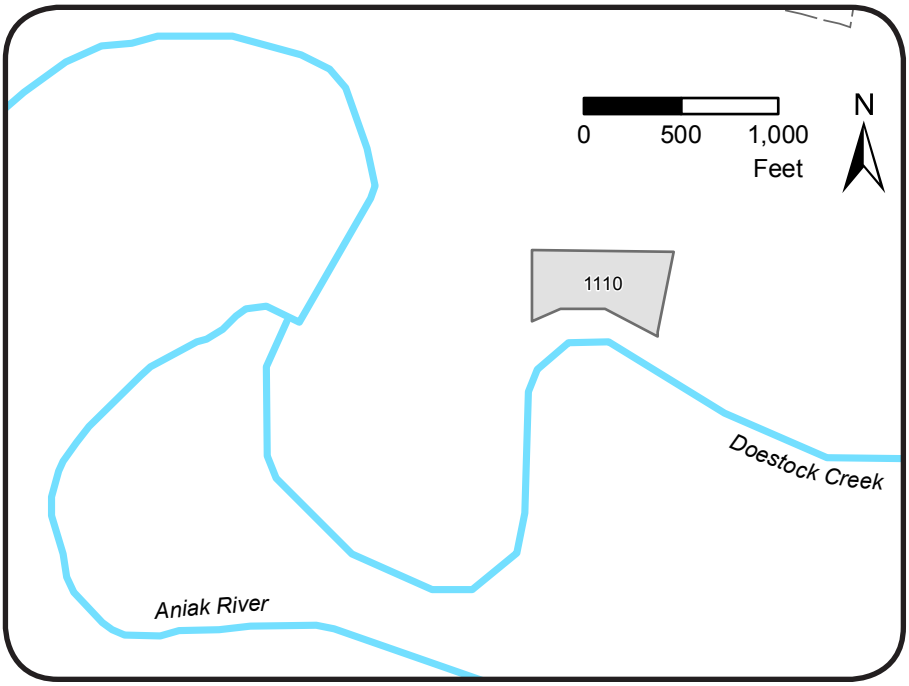
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on August 18, 1982 in the Talkeetna Recording District.

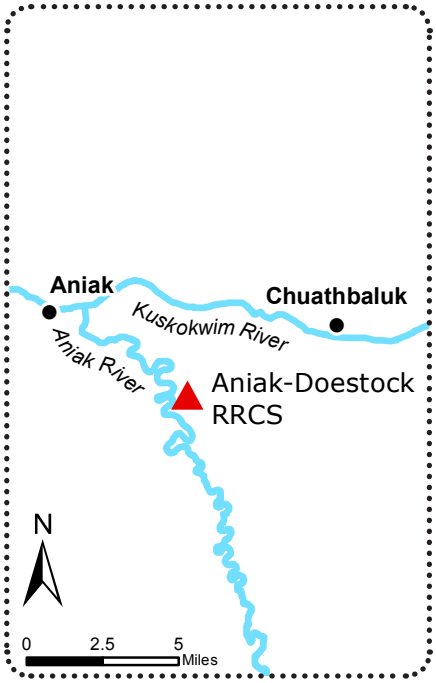
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Southwest Alaska - Remote

This region contains remote parcels in southwestern Alaska. The Aniak-Doestock parcel can be accessed from the town of Aniak by boat or snowmachine. Kakhonak Lake is a scenic lake with float plane access.

Aniak-Doestock RRCS





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1110	231567	5.46	H	$10,900

LOCATION

This parcel is located about 5 miles east of the town of Aniak along Doestock Creek, and about two miles upstream of the Aniak River. Doestock Creek meets the Aniak River approximately 8 miles upstream of the Kuskokwim River.

ACCESS

Access is from Doestock Creek by boat or snowmachine from the town of Aniak along the Kuskokwim River.

SURVEY & MTRS

Aniak-Doestock RRCS is survey ASLS 2013-17, located in S017N056W26. The survey has been recorded as plat 2015-1 in the Kuskokwim Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

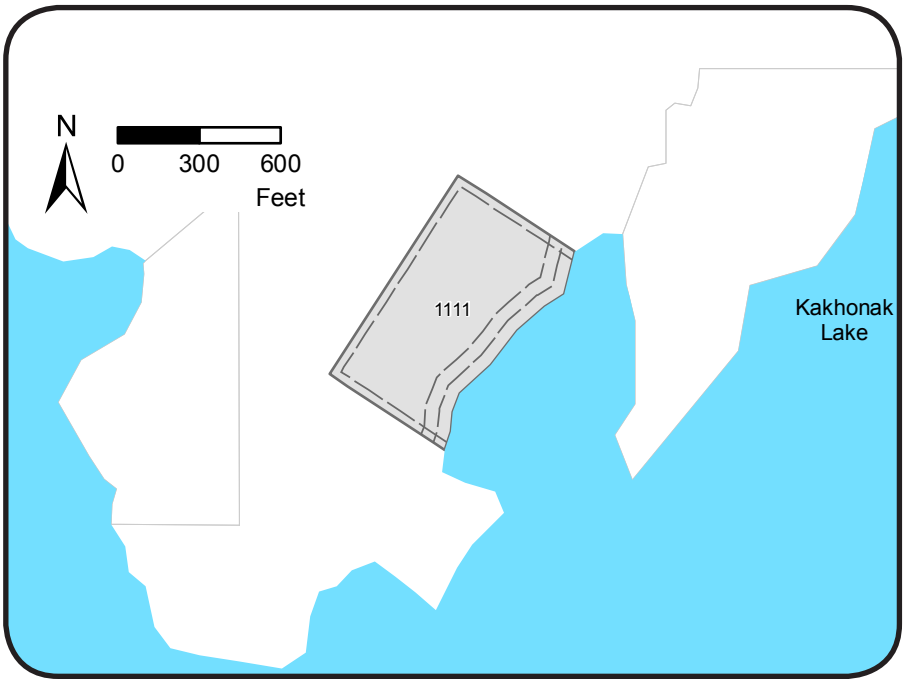
UTILITIES

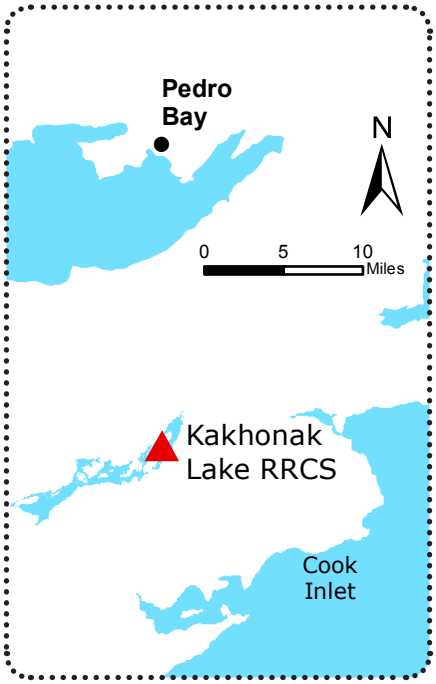
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

Parcel 1110 (ADL 231567) and it's typical vegetation

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

Kakhonak Lake RRCS





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1111	231397	9.879	D	$31,500

LOCATION

This parcel is located on Kakhonak Lake, approximately 30 miles southeast of Iliamna and 90 miles west of Homer, on the Alaska Peninsula.

ACCESS

Access to the parcel is by float plane to Kakhonak Lake.

SURVEY & MTRS

Kakhonak Lake RRCS is survey ASLS 2013-16, located in S008S028W06. The survey has been recorded as plat 2015-3 in the Iliamna Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

UTILITIES

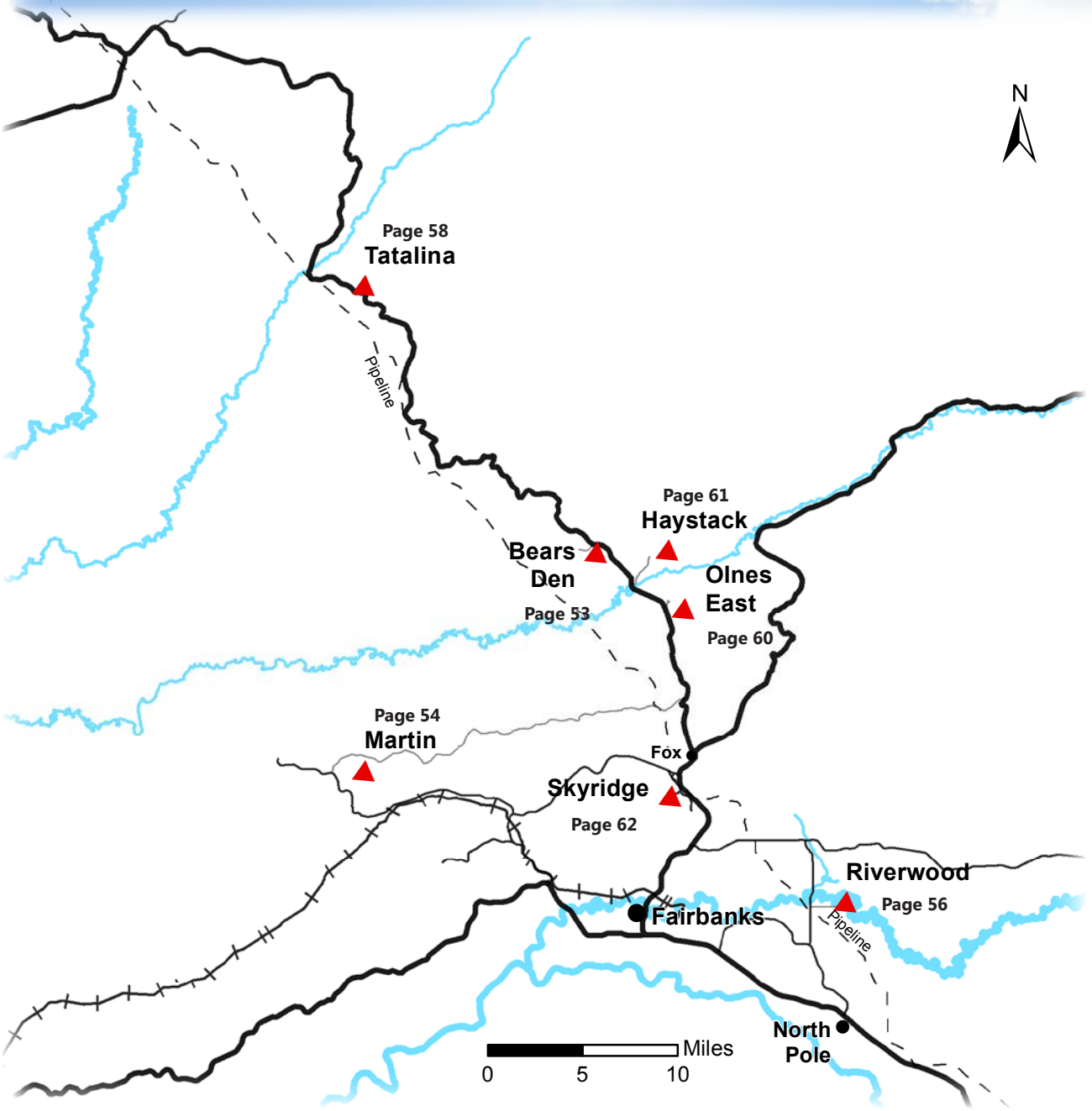
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

A view of Kakhonak Lake from parcel 1111 (ADL 231397)

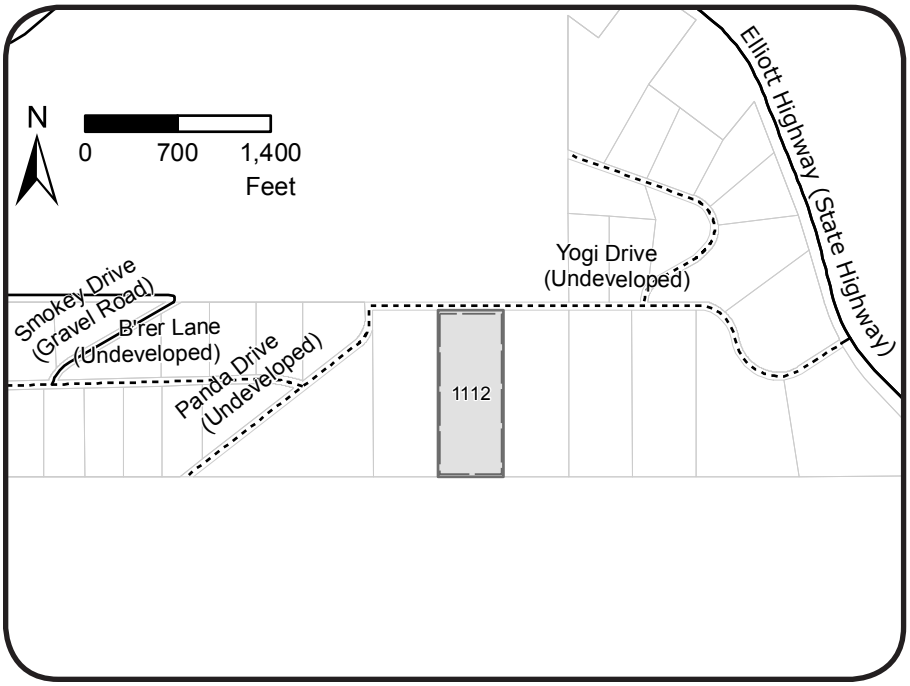
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

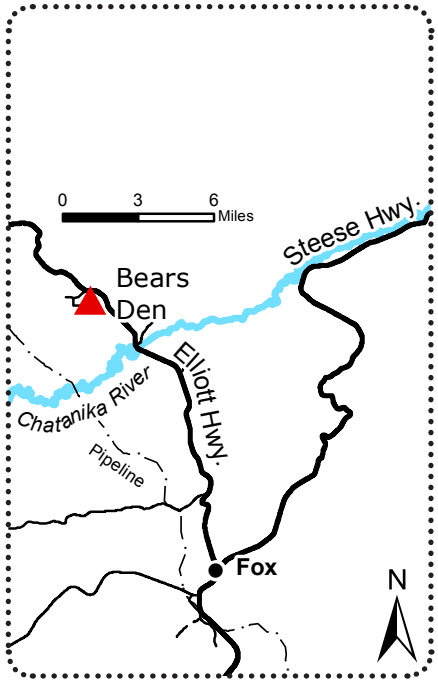
Fairbanks, Elliott Highway - Road Access & Remote

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



Bears Den





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1112	409993	14.324	3	3	$14,300

LOCATION

Bears Den subdivision is located northwest of Fairbanks along the Elliott Highway.

ACCESS

Access from Himalaya Road and Brer Lane. Brer Lane is a rough gravel road until approximately 600 ft west of the parcel, after which it is undeveloped. Yogi Drive, the platted right-of-way which intersects the Elliott Highway east of the parcel, is only practical for foot access.

RIGHT-OF-WAY STATUS

Brer Lane is a rough gravel road. Other rights-of-way are undeveloped.

SURVEY & MTRS

Bears Den is survey ASLS 82-125, located in F003N001W08. The survey has been filed as plat 82-194 in the Fairbanks Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

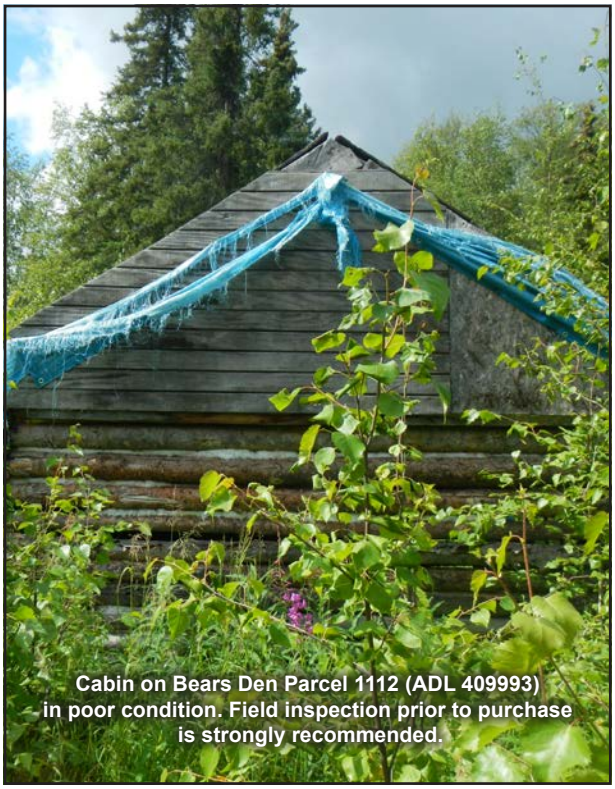
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with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

NOTES

There is a dilapidated cabin on this parcel; please see photos for details. Field inspection prior to purchase is strongly recommended. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



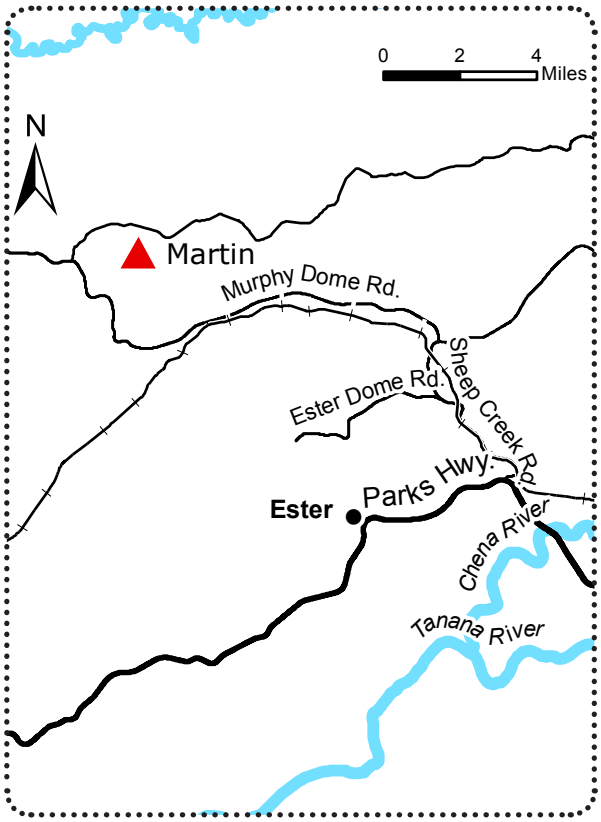
Cabin on Bears Den Parcel 1112 (ADL 409993) in poor condition. Field inspection prior to purchase is strongly recommended.

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

Martin

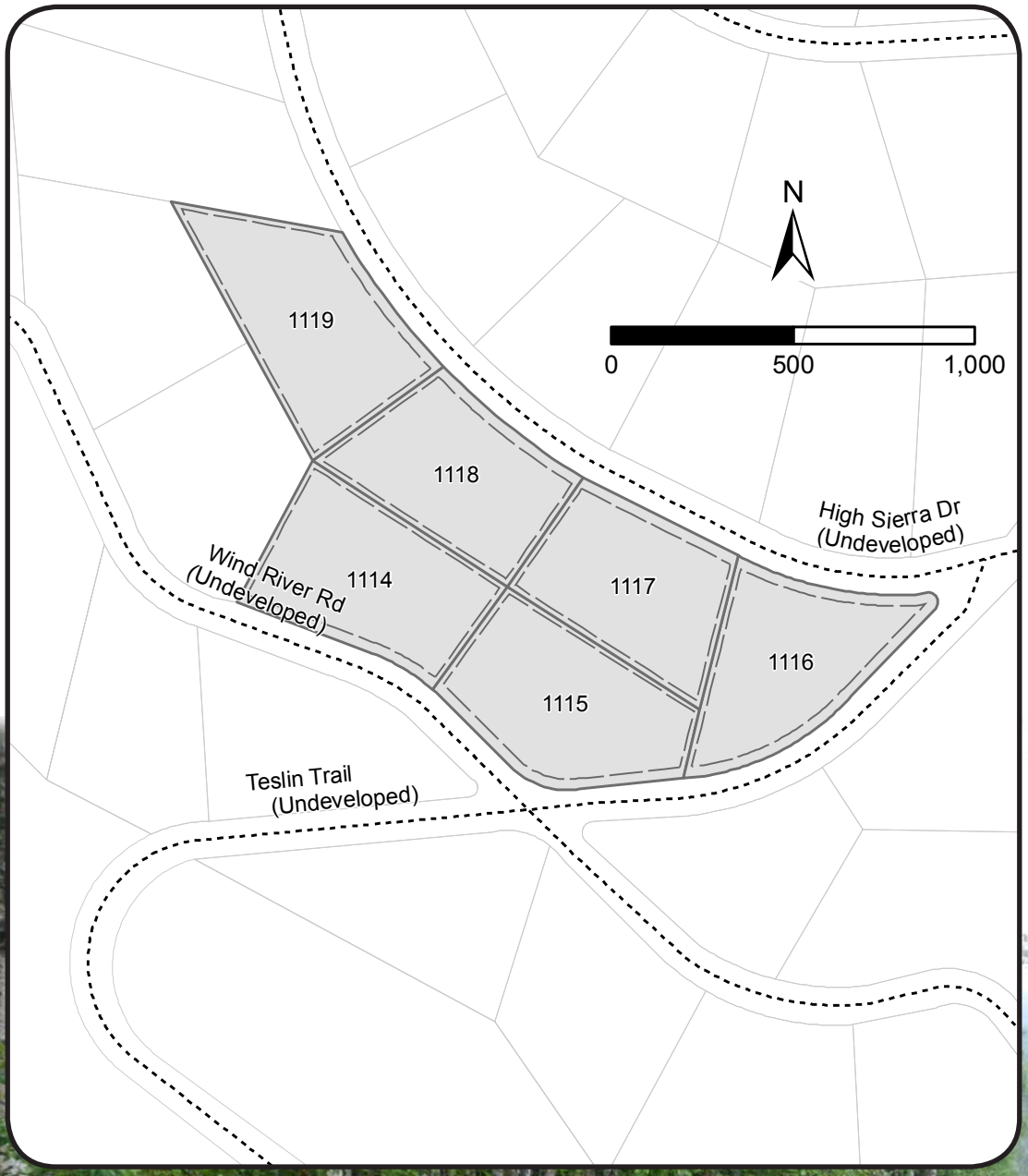
A view of typical vegetation on a nearby property (ADL 419088) along High Sierra Dr

WHY BUY?
Martin subdivision parcels are south facing parcels offering an out of town feel combined with easy access to Fairbanks.
LOCATION
Martin subdivision is located on the south side of Old Murphy Dome Rd., approximately 20 miles from Fairbanks.
ACCESS
Access to these parcels is along dirt roads and undeveloped rights-of-way within the subdivision. Cascade Rd intersects Old Murphy Dome Rd and leads to High Sierra Dr. These parcels are down an undeveloped right-of-way from High Sierra Dr.
RIGHT-OF-WAY STATUS
Some rights-of-way have been constructed. Rights-of-way to these parcels are undeveloped.
SURVEY & MTRS
Martin is survey ASLS 84-21, located in F001N003W05. The survey has been filed as plat 84-275 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility, non-motorized trail easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available within the subdivision. Buyers may need to extend the lines at their own expense.



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

Martin



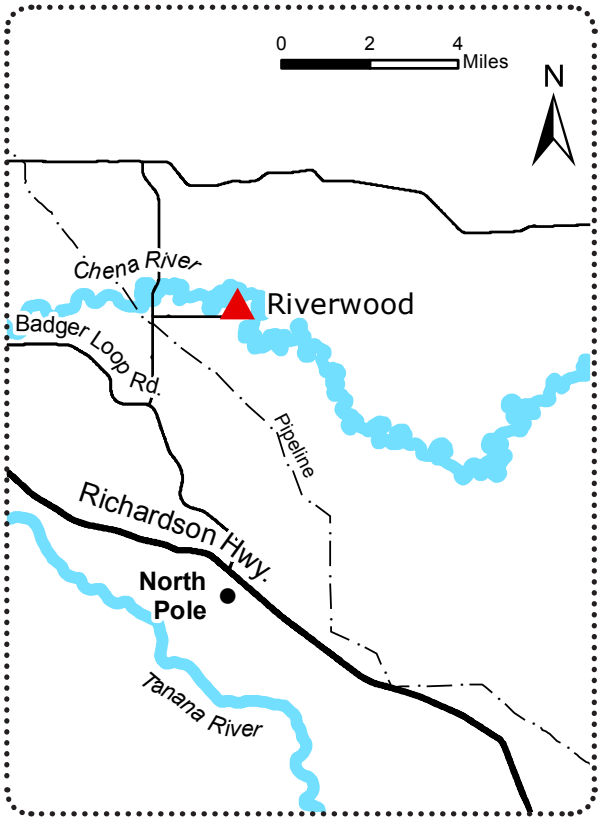
An electrical bisect within the Martin Subdivision

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1114	419114	5.3	27	7	$14,300
1115	419115	5.49	28	7	$14,800
1116	419116	5.05	29	7	$13,700
1117	419117	5.02	30	7	$13,600
1118	419118	5.015	31	7	$13,500
1119	419119	5.836	32	7	$15,800

Riverwood

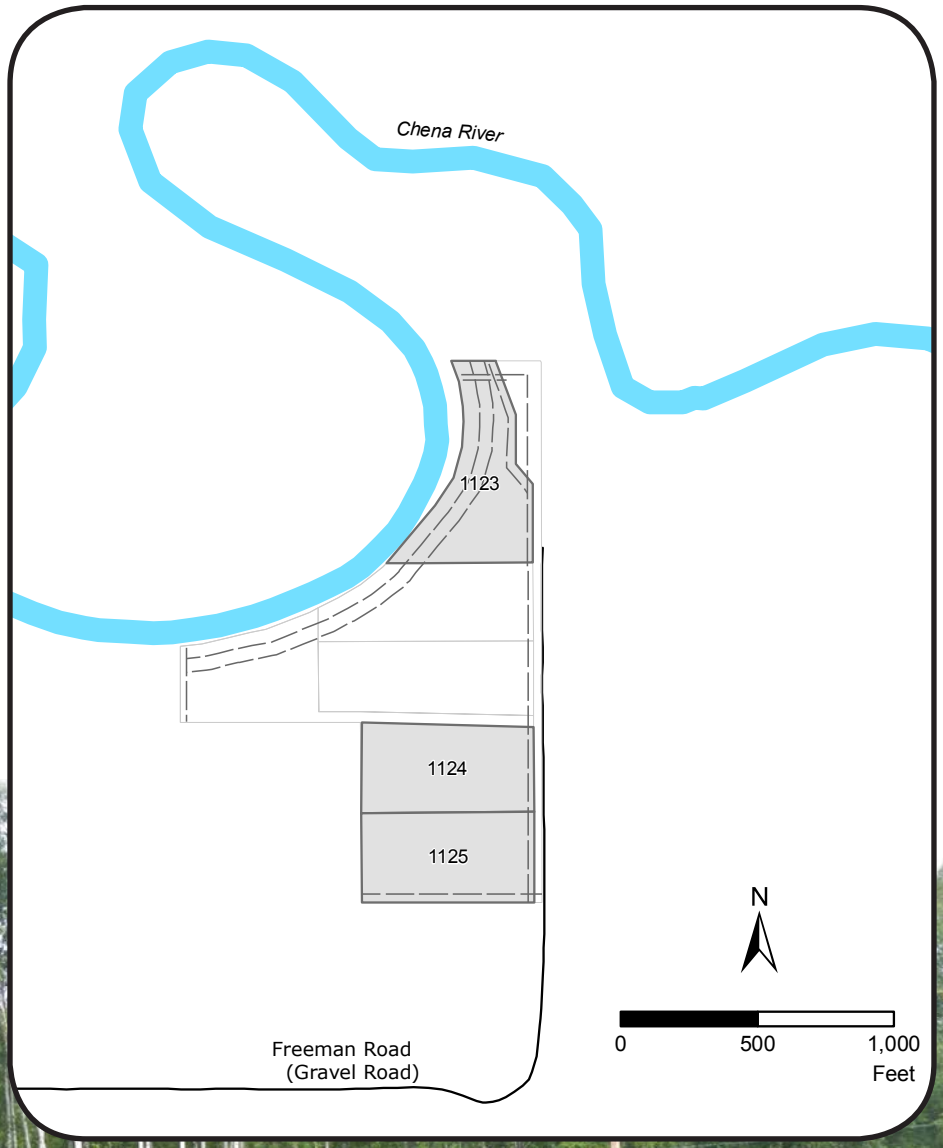
A view of the Chena River near the parcels in Riverwood.

WHY BUY?
Riverwood offers residential or recreational parcels along the Chena River near Fairbanks.
LOCATION
Riverwood is located 10 miles northwest of Fairbanks along the southern bank of the Chena River.
ACCESS
Access is from North Freeman Road. Several main roads from Fairbanks and North Pole lead to Nordale Road. From Nordale Road go east on Freeman Road, then north on North Freeman Road.
RIGHT-OF-WAY STATUS
North Freeman Road is a gravel road. The turn around within the subdivision is a gravel road.
SURVEY & MTRS
Riverwood is survey ASLS 2014-44, located in F001S002E09. The survey has been recorded as plat 2015-99 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. There is a 100 foot building setback from the Chena River. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
Streets within and providing access to the subdivision are subject to flooding during breakup and other high water events of the Chena River. Emergency services and access may be limited at these times as a result. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along North Freeman Road, purchasers may need to extend the lines at their own expense.



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

Riverwood



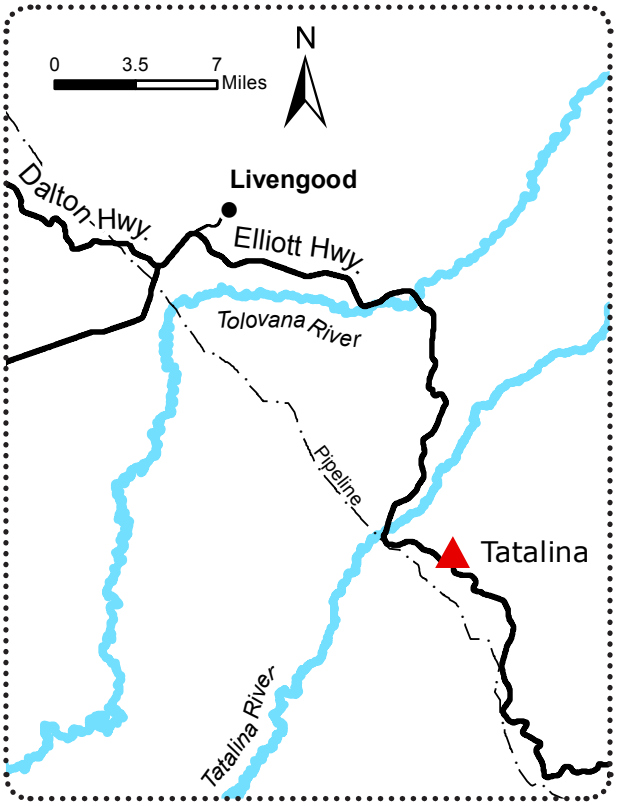
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1123	420584	4.782	1	$64,600
1124	420588	4.69	5	$28,100
1125	420589	4.8	6	$28,800

North Freeman Rd in Riverwood Subdivision

Tatalina

Leopold Loop in Tatalina

LOCATION
Tatalina Subdivision is located approximately 40 miles northeast of Fairbanks along the Elliott Hwy.
ACCESS
Access is via platted rights-of-way from mile 43 of the Elliott Hwy. Rights-of-way have been cleared but are unimproved. Direct access from the Elliott Highway to any lot is prohibited.
RIGHT-OF-WAY STATUS
Rights-of-way within the subdivision have been cleared but are unimproved.
SURVEY & MTRS
Tatalina is survey ASLS 2003-14, located in F006N003W29, 32. The survey has been recorded as plat 2005-52 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
There are active mining claims in the vicinity of this subdivision. Direct access from any parcel to the Elliott Highway is prohibited. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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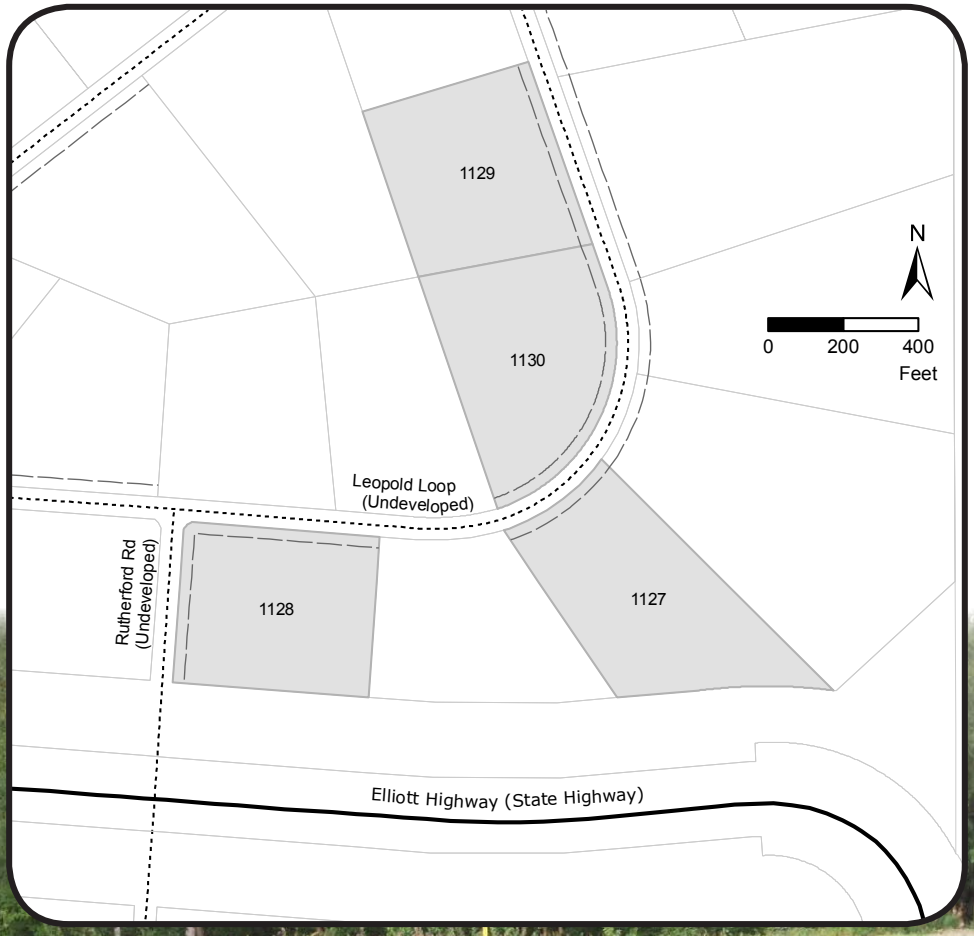
Tatalina

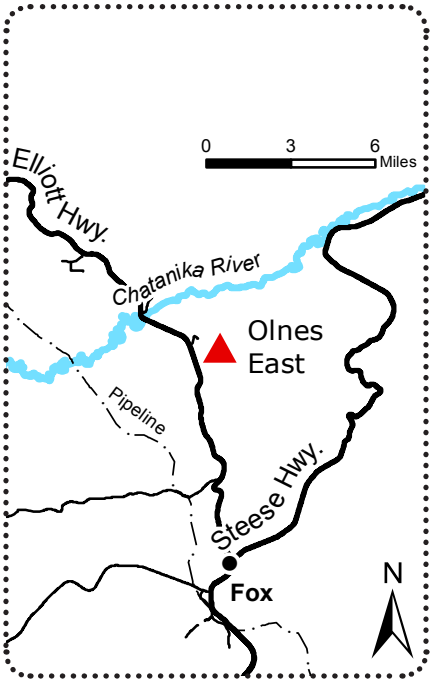


PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1127	418325	5.99	6	2	$15,000
1128	418327	5.07	8	2	$13,900
1129	418329	5.25	2	3	$13,100
1130	418330	5.67	3	3	$14,200

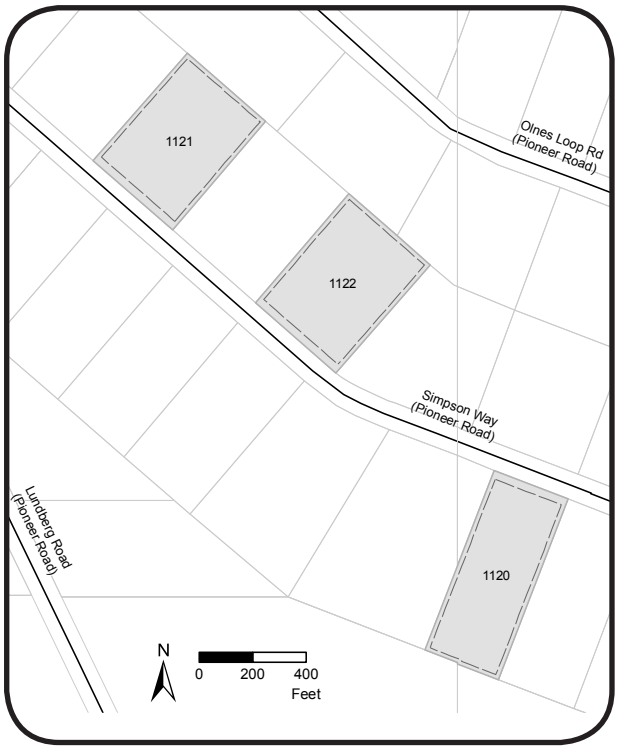
An access easement to Tatalina from the Elliott Hwy

Olnes East

An eastern view of Simpson Way in Olnes East



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1120	407261	5	11	4	$15,000
1121	407293	5	21	3	$16,500
1122	407305	5	19	3	$15,000



WHY BUY?

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

LOCATION

Olnes East is located 18 miles north of Fairbanks.

ACCESS

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

RIGHT-OF-WAY STATUS

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

SURVEY & MTRS

Olnes East is survey ASLS 80-178, located in F003N001E19, F003N001W24. The survey has been filed as plat 81-143 in the Fairbanks Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

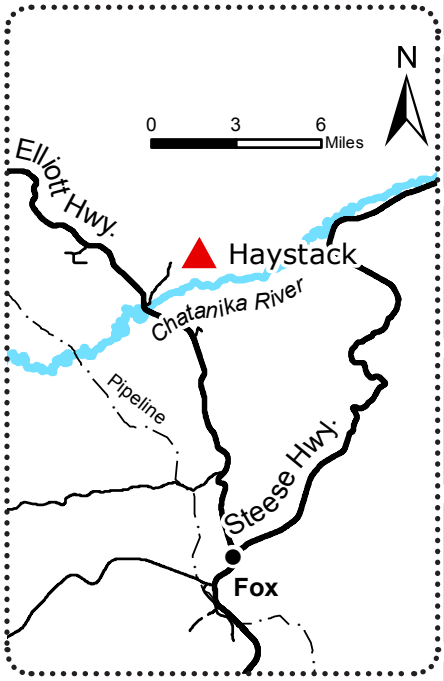
UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

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

Haystack

Haystack Mountain Road near Parcel 1113 (ADL 408357).



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1113	408357	4.931	7	4	$22,000

LOCATION

Haystack subdivision is located northwest of Fairbanks along the Elliott Highway.

ACCESS

Access is from the Elliott Highway and Haystack Mountain Road, a good gravel road.

RIGHT-OF-WAY STATUS

Haystack Mountain Road is a good gravel road.

SURVEY & MTRS

Haystack is survey ASLS 80-117, located in F003N001W02. The survey has been filed as plat 82-13 in the Fairbanks Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

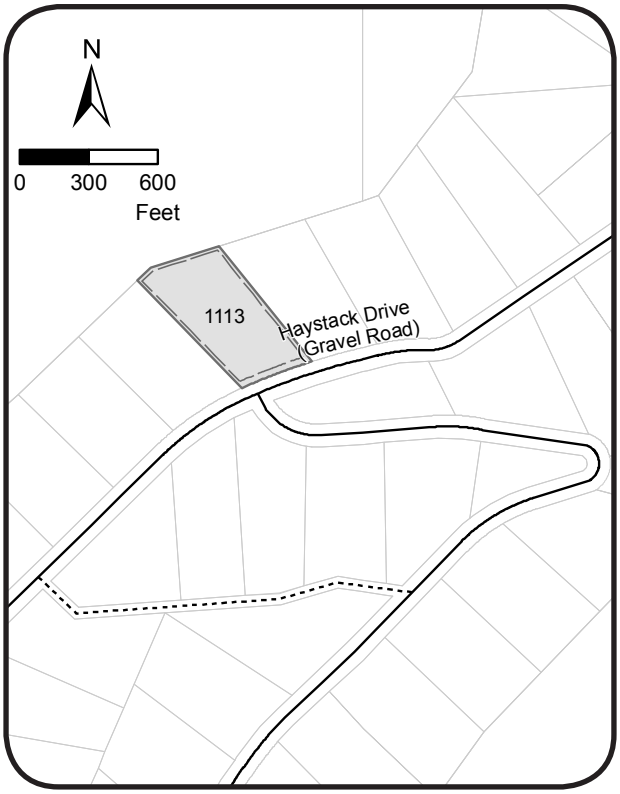
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with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

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Phone and internet service are not currently available in this area. There is overhead electric on the parcel.



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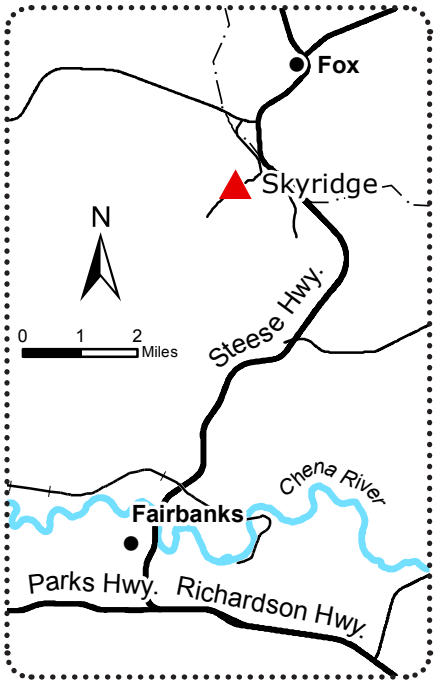
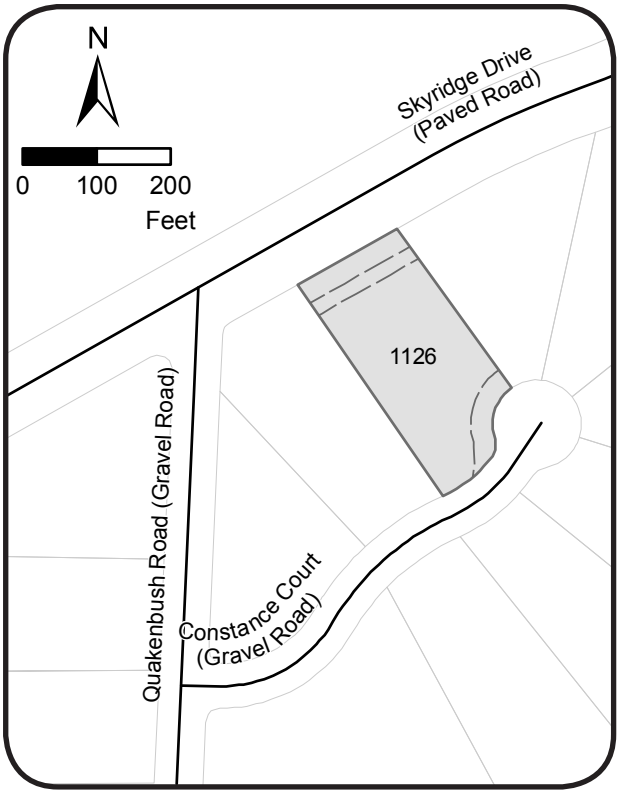
Skyridge

Constance Court in Skyridge



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1126	418593	1.152	3	1	$31,000



WHY BUY?

Skyridge Drive features residential lots near Fairbanks. This parcel is eligible for the Veteran's Preference Auction! See the Veteran's Preference Auction section of the brochure for details.

LOCATION

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

ACCESS

Access is by gravel roads from Skyridge Drive.

RIGHT-OF-WAY STATUS

The rights-of-way are good gravel roads.

SURVEY & MTRS

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

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available in the area. Purchasers may need to extend the lines at their own expense.

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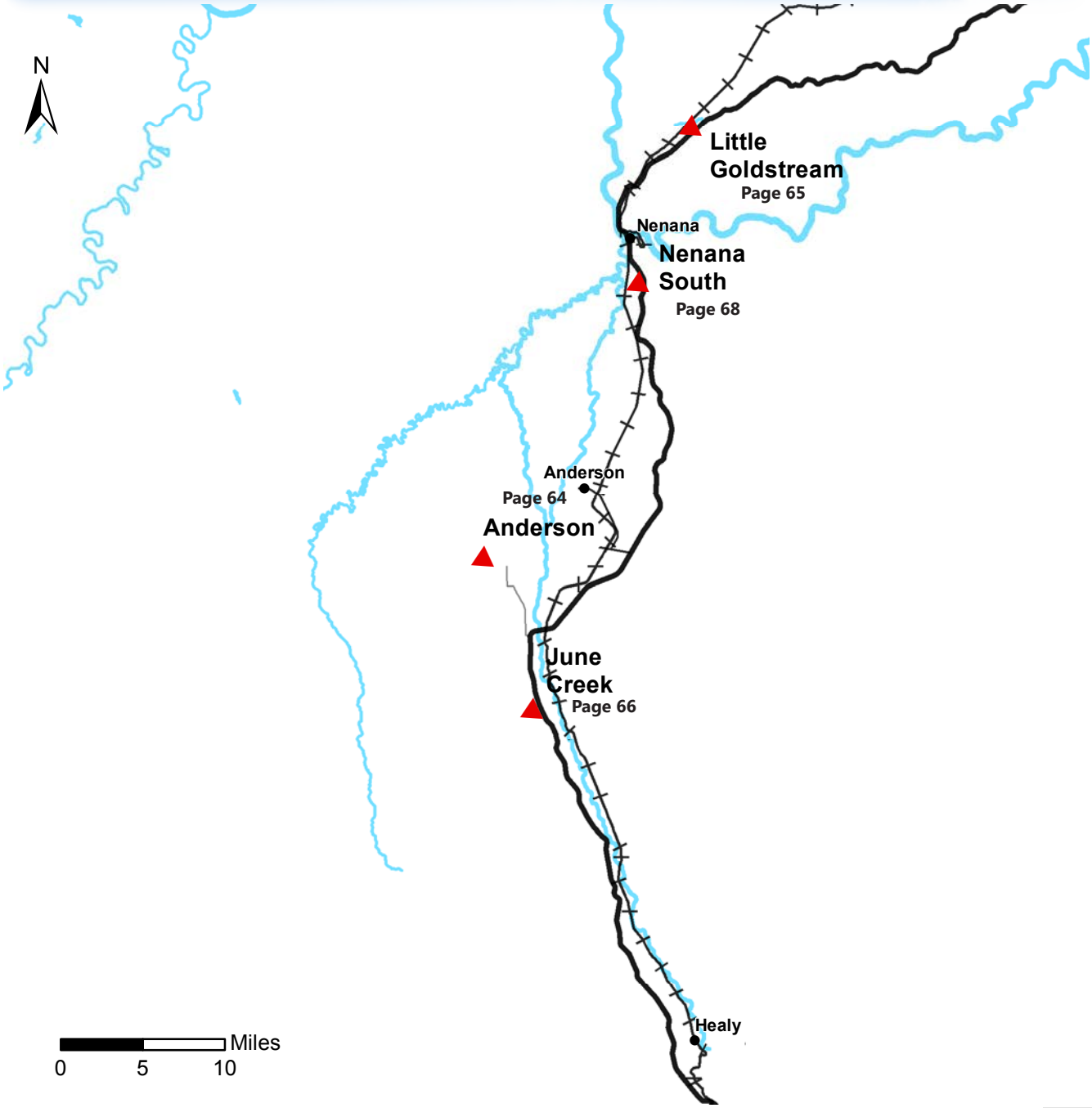
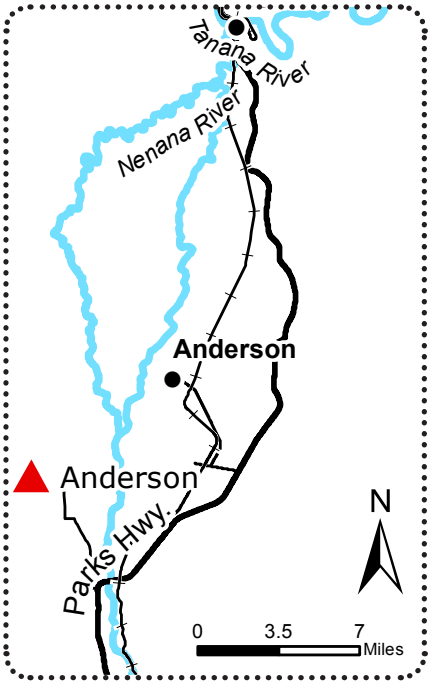
Northern Parks Highway - Road Access & Remote

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



Anderson

Aerial view of the Anderson



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	SURVEY	MINIMUM BID
1135	417053	37.61	9	ASLS 79-25	$22,100
1136	404975	34.11	16	ASLS 79-29	$17,300

LOCATION

These Anderson parcels are located west of the Nenana River, approximately 5 miles from the Parks Highway Bridge. They are across the river from the community of Anderson.

ACCESS

Access is by gravel roads from the Parks Highway. The parcels are accessible via the undeveloped right-of-way.

RIGHT-OF-WAY STATUS

Some of the rights-of-way are gravel roads. Others are undeveloped, or minimally developed ATV trails.

SURVEY & MTRS

Anderson is surveys ASLS 79-25 and ASLS 79-29, located in F007S009W19, 30. The survey has been filed as plat 79-12 and 79-16 in the Nenana Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

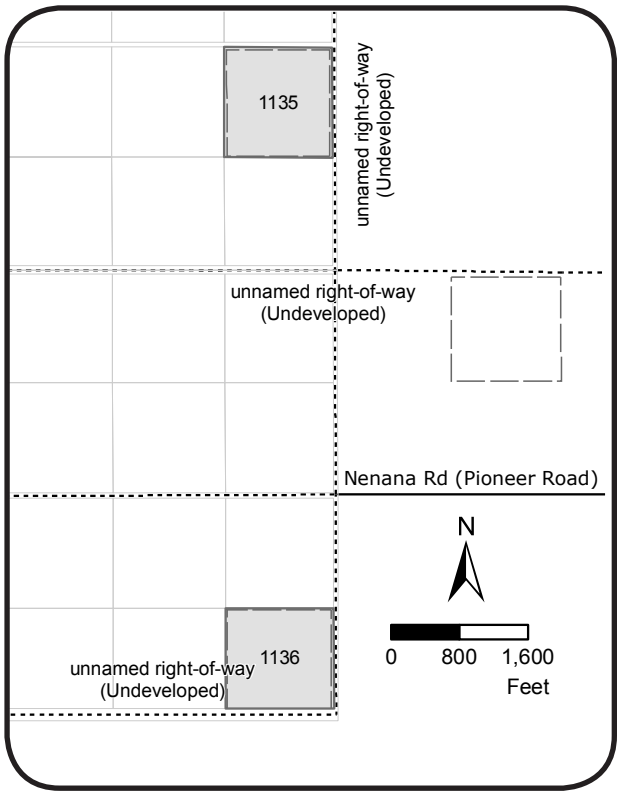
This area is within the boundary of the Denali Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for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

NOTES

This area burned recently. Field inspection of the current conditions is strongly recommended. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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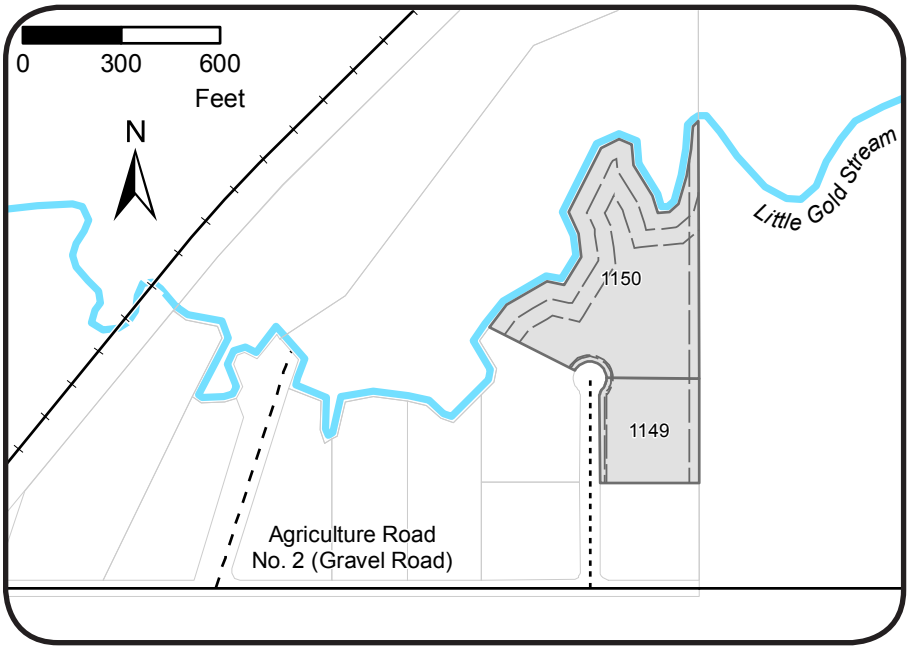
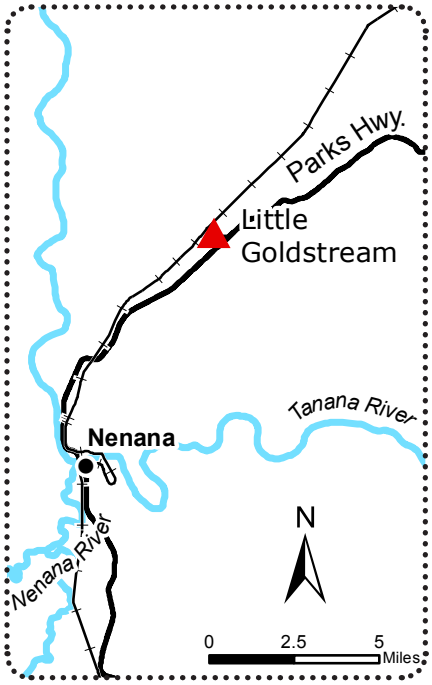
Little Goldstream





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1149	419421	2.17	2	$5,400
1150	419422	6.24	3	$9,200

WHY BUY?

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

LOCATION

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

ACCESS

Little Goldstream subdivision is accessible off the Parks Highway. Access to parcels is not constructed. Caboose Court has not been brushed. The right-of-way is marked. The east boundary of the subdivision is approximately 0.3 miles from the Parks Highway.

RIGHT-OF-WAY STATUS

Ag road #2 along the southern edge of the subdivision is a gravel road. Caboose Court is undeveloped.

SURVEY & MTRS

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

RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. There is a 100 foot development setback upland from the ordinary high water mark of Little Goldstream Creek. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

LOCAL GOVERNMENT

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

NOTES

The utility companies shall have the right to identify, and then remove, any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Phone and internet service are not currently available in this area. Overhead electric is available on Agriculture Road #2, but it is not extended to the parcels.

A northern view near Little Goldstream

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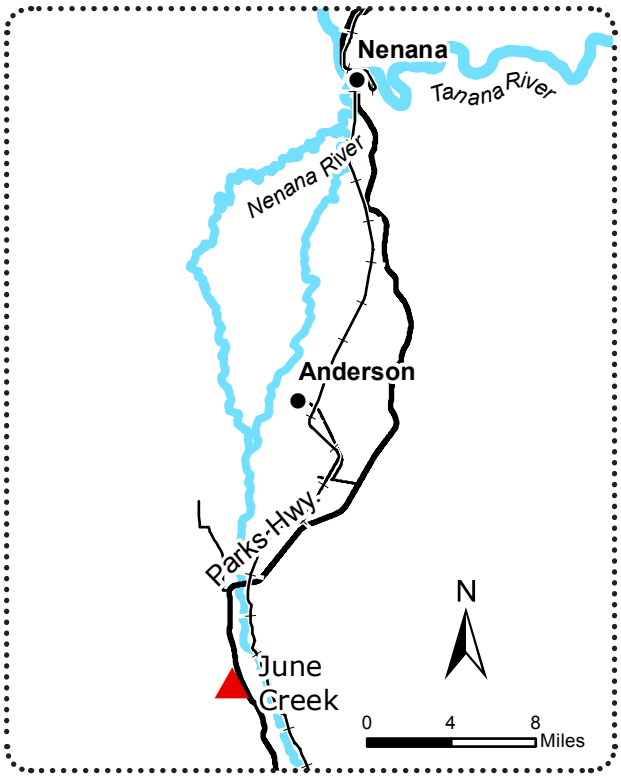
June Creek

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

LOCATION
June Creek Subdivison is located approximately 26 miles north of Healy on the west side of the Parks Highway.
ACCESS
Access is via the Parks Highway, from mile 266 to 269, to platted rights-of-way within the subdivision.
RIGHT-OF-WAY STATUS
Many of the rights-of-way in the subdivision have been brushed, but not constructed.
SURVEY & MTRS
June Creek is survey ASLS 79-166, located in F009S009W10, 25, 35, 36. The survey has been filed as plat 80-9 in the Nenana Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Denali Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see the Tentative Approval section for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines at their own expense.
MINERAL ESTATE
These parcels are subject to oil and gas exploration license ADL 390606. For more information, please refer to the Mineral Estate section of this brochure or contact the DNR Division of Oil and Gas.



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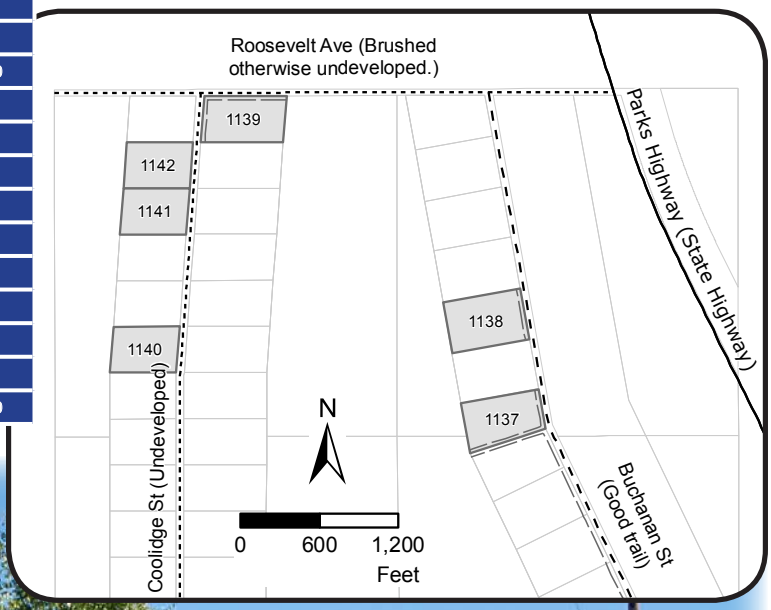
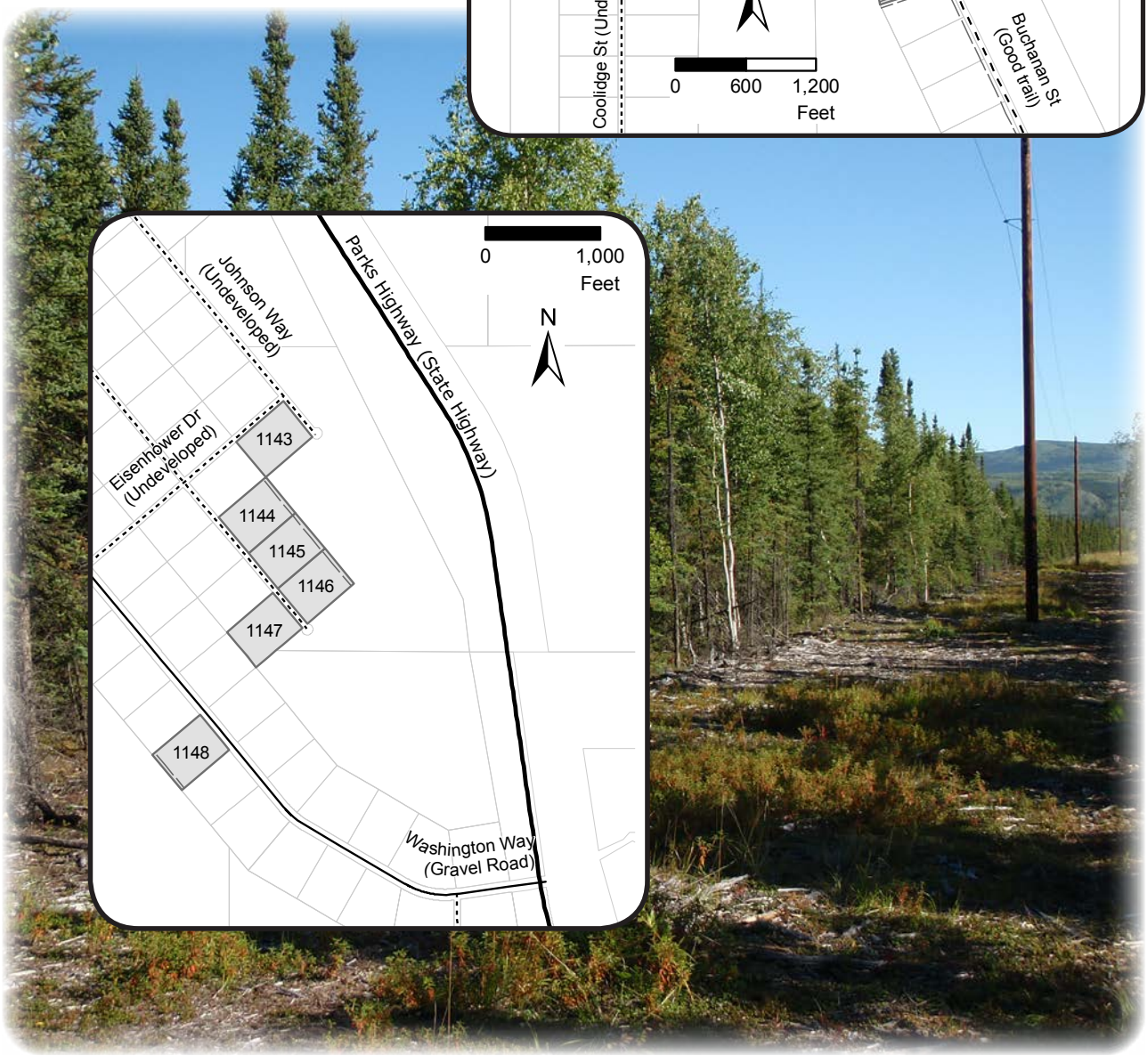
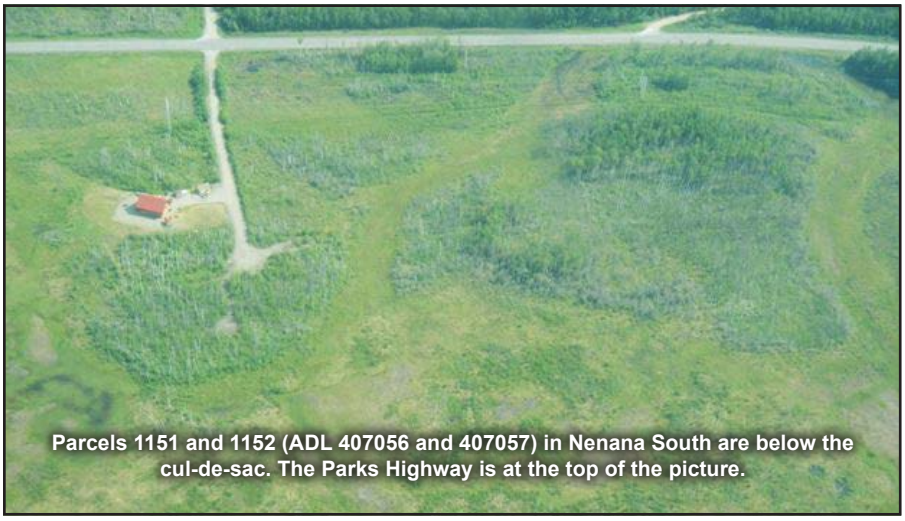
June Creek

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1137	405152	4.857	15	1	$9,700
1138	405154	5.372	17	1	$10,700
1139	405420	5.02	1	29	$9,000
1140	405413	4.037	6	28	$8,000
1141	405410	4.043	3	28	$7,300
1142	405409	4.054	2	28	$8,000
1143	405397	4.959	5	25	$8,900
1144	405395	4.959	3	25	$8,900
1145	405394	4.959	2	25	$8,900
1146	405393	4.959	1	25	$8,900
1147	405378	4.959	1	24	$8,900
1148	405375	4.959	11	23	$10,900

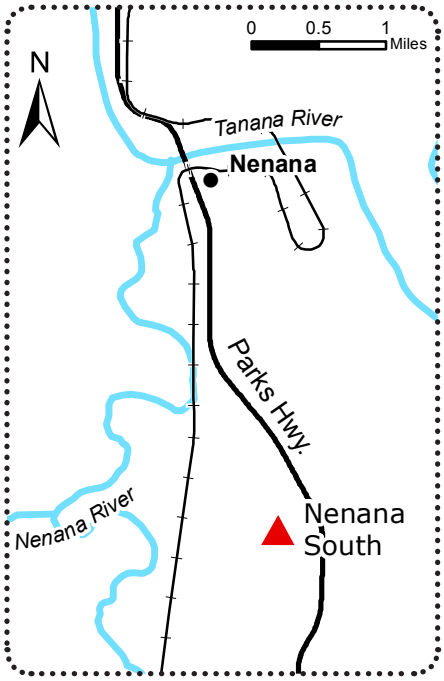




Nenana South



Parcels 1151 and 1152 (ADL 407056 and 407057) in Nenana South are below the cul-de-sac. The Parks Highway is at the top of the picture.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1151	407056	4.977	3	G	$14,400
1152	407057	4.803	4	G	$13,900

WHY BUY?

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

LOCATION

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

ACCESS

Nenana South subdivision is accessible off the Parks Highway via Cosna Circle, a gravel road.

RIGHT-OF-WAY STATUS

Cosna Circle is a gravel road.

SURVEY & MTRS

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

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

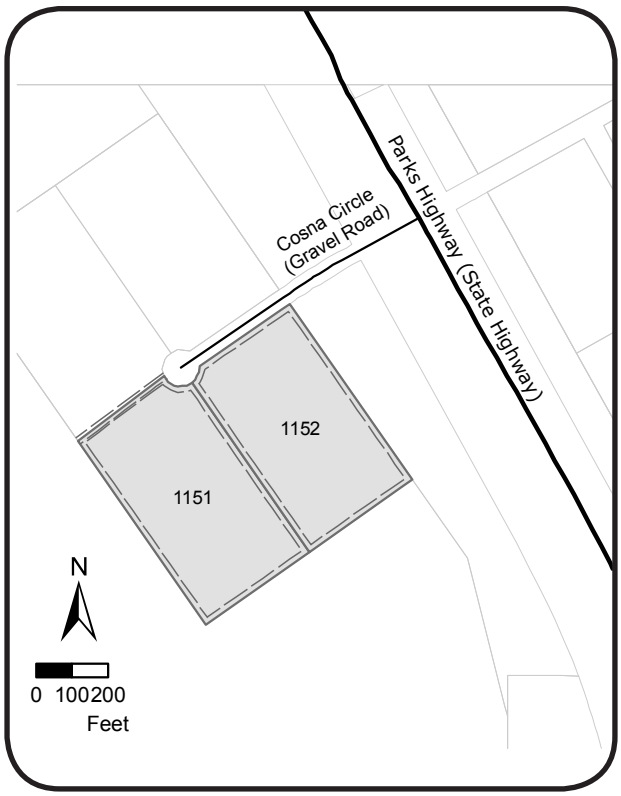
The utility companies shall have the right to remove, any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement. The utility companies shall have the right to cross streets, buffer strips, reserve areas, and special interest areas or construct support devices within such lots and tracts as necessary to serve ASL 80-106 and adjacent properties. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There is power along the highway. Purchasers will be responsible for extending the existing power lines.

HOMEOWNER'S ASSOCIATION

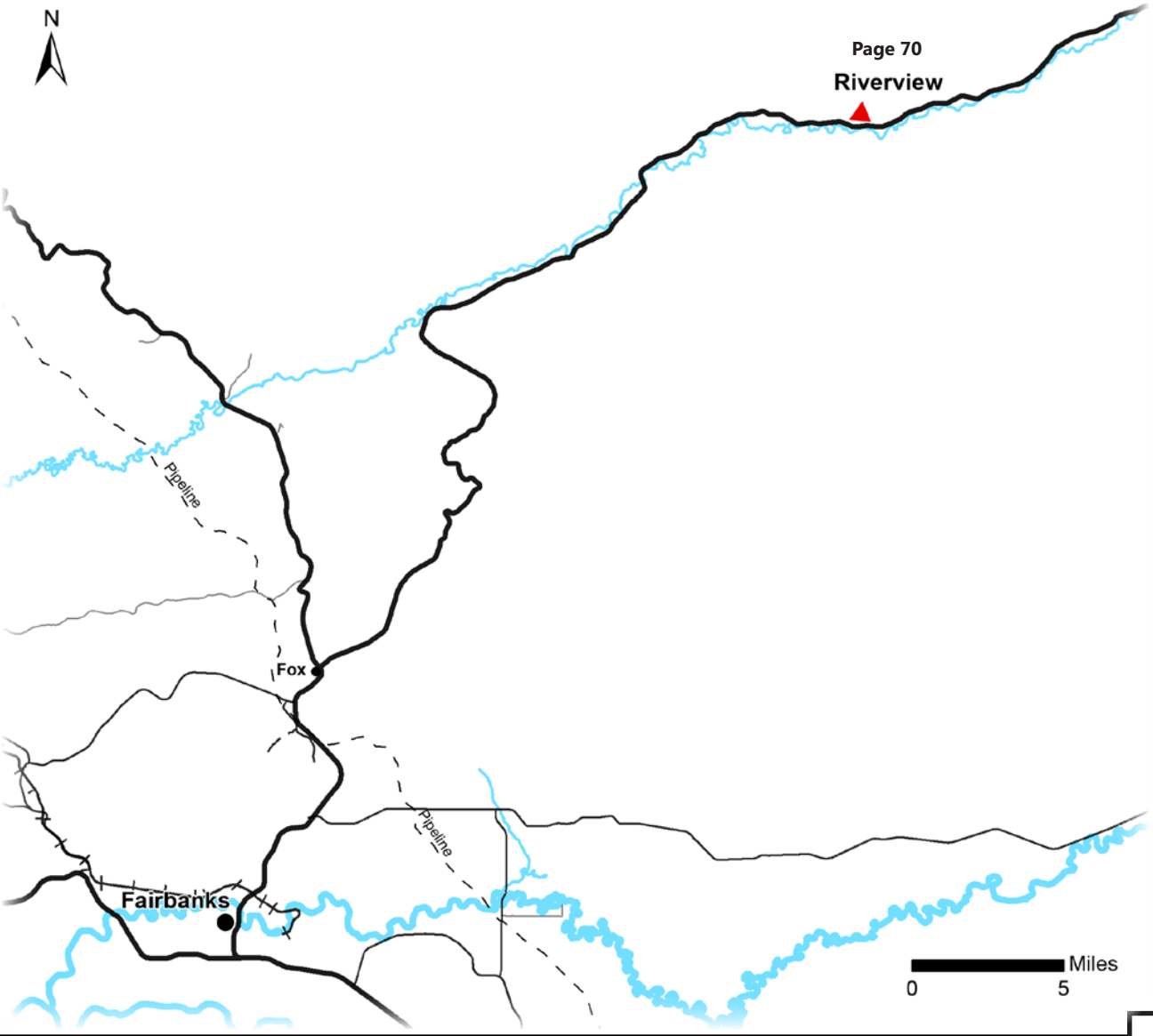
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on April 13, 1981 in the Nenana Recording District.



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

Steese Highway - Road Access & Remote

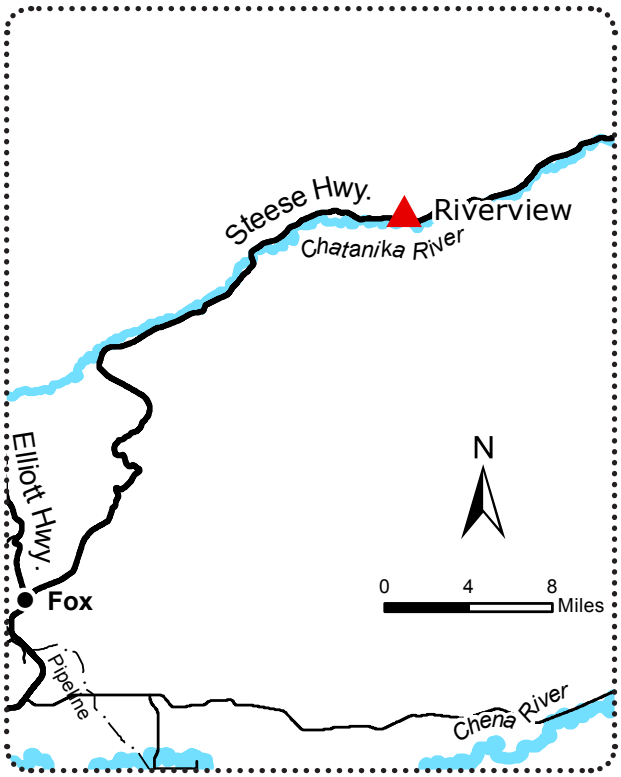
These Riverview parcels are located near the Steese Highway. Most of them are not located on maintained roads, and are accessed from established trails or un-built rights-of-way by all-terrain vehicle or snowmachine. These parcels offer recreational opportunities, including hunting, fishing, snowmachining,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



Riverview

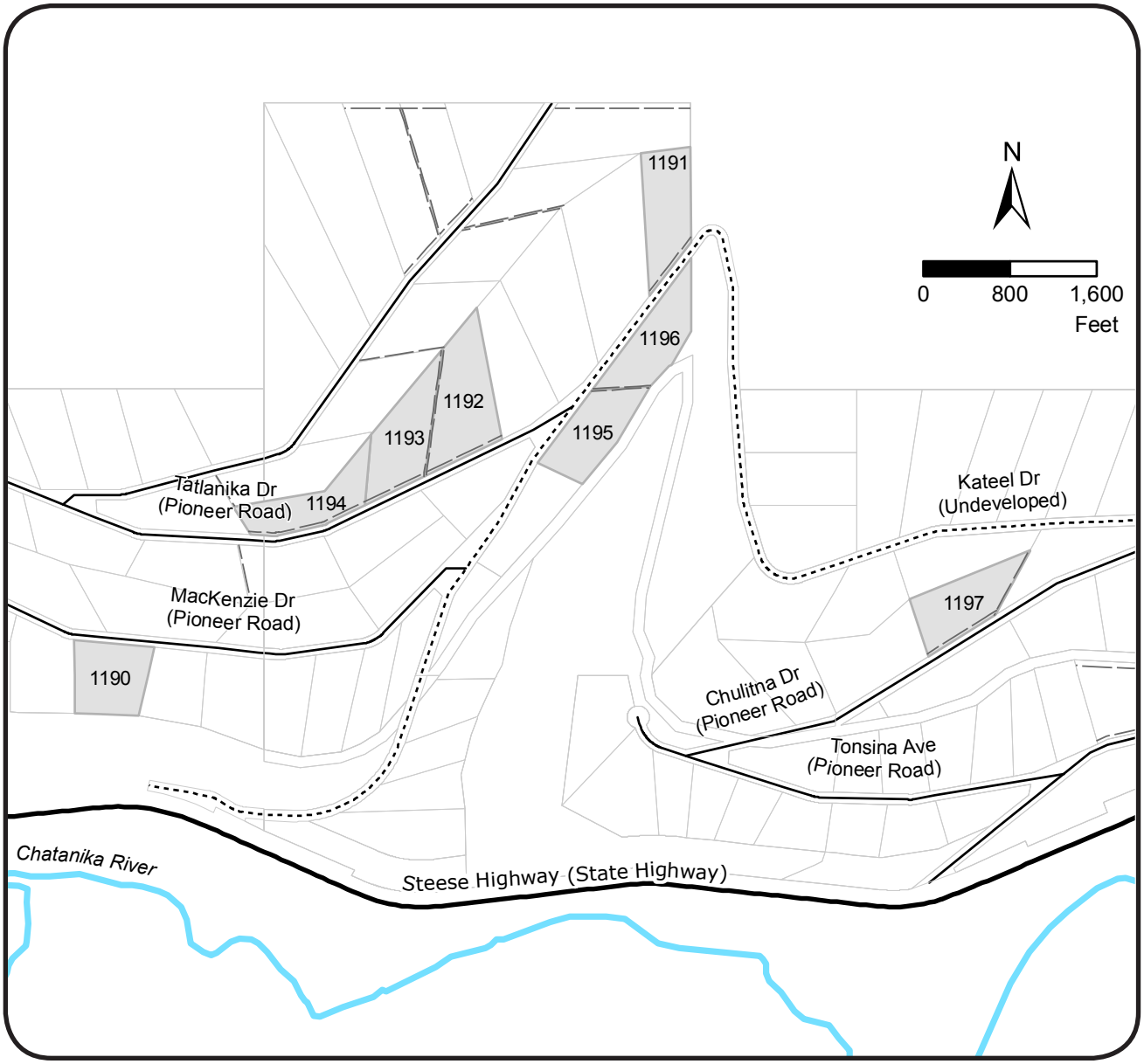
The Steese Hwy and Riverview Subdivision

LOCATION
The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks off the Steese Hwy.
ACCESS
Access is from miles 43-48 of the Steese Hwy, then north on to platted rights-of-way. Access to Riverview Subdivision requires crossing the historic Davidson Ditch. Please contact DNR's Public Information Center in Fairbanks at 907-451-2705 for details.
RIGHT-OF-WAY STATUS
The rights-of-way have been cleared, some are gravel roads, others are unimproved.
SURVEY & MTRS
Riverview is survey ASLS 83-128, located in F005N003E25,36, F005N004E29, 30. The survey has been filed as plat 84-93 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility, public walkway easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
Direct access to the Steese Hwy. from any lot is prohibited. Parcels may have burned during the 2004 fire season. There are active mining claims in the vicinity. This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see the Tentative Approval section for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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

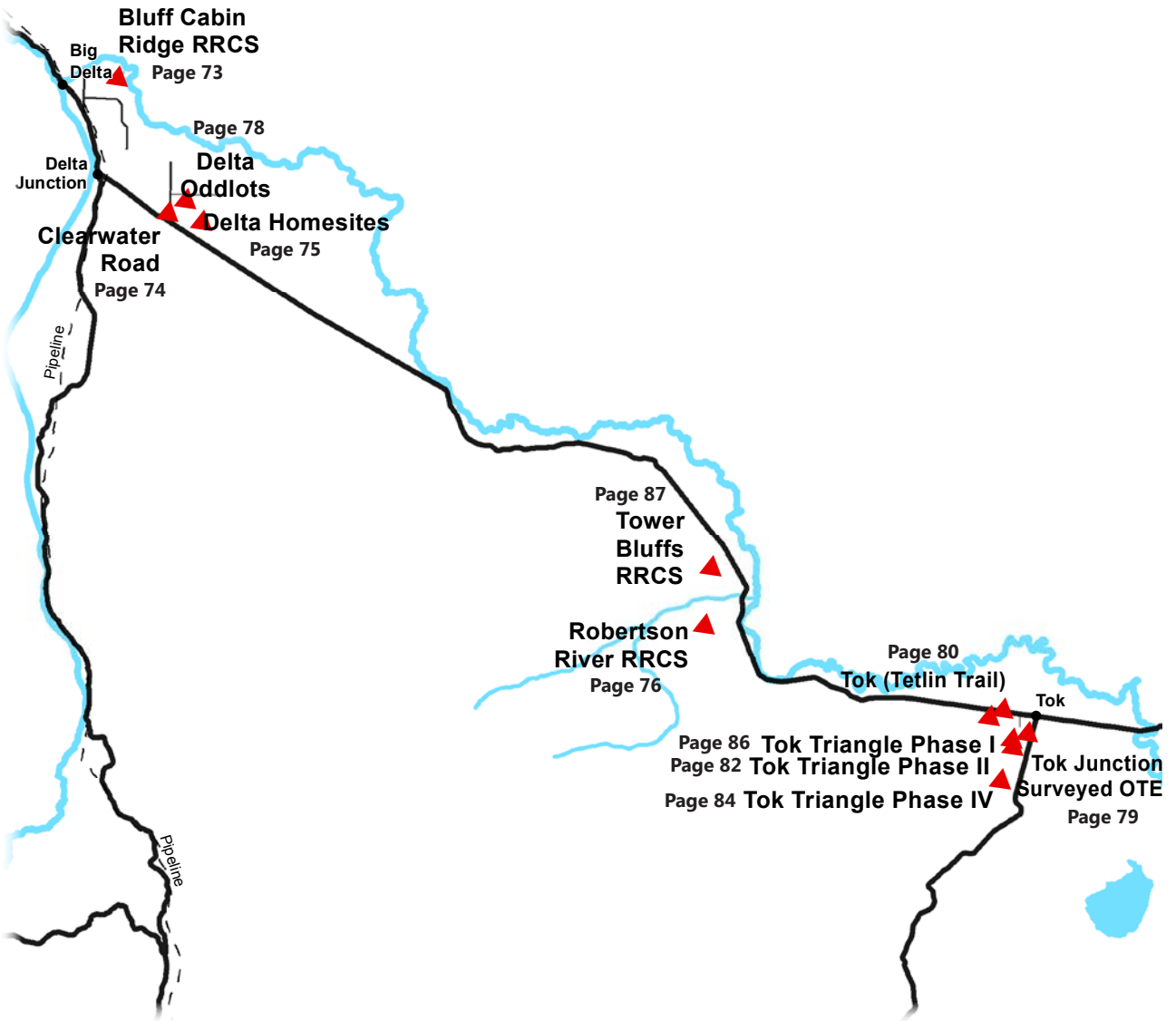
Riverview



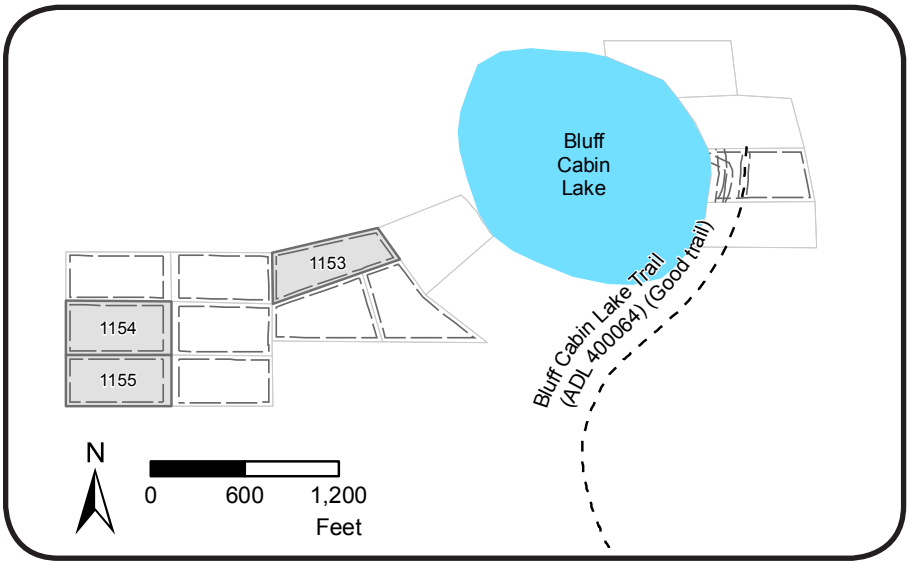
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1190	411119	7	1	10.08	$12,100
1191	411165	8	4	10.8	$13,000
1192	411169	12	4	13.82	$14,800
1193	411170	13	4	11.07	$12,900
1194	411171	14	4	10.06	$12,100
1195	411173	2	5	10.03	$12,000
1196	411174	3	5	10.12	$12,100
1197	411192	5	8	10.45	$11,300

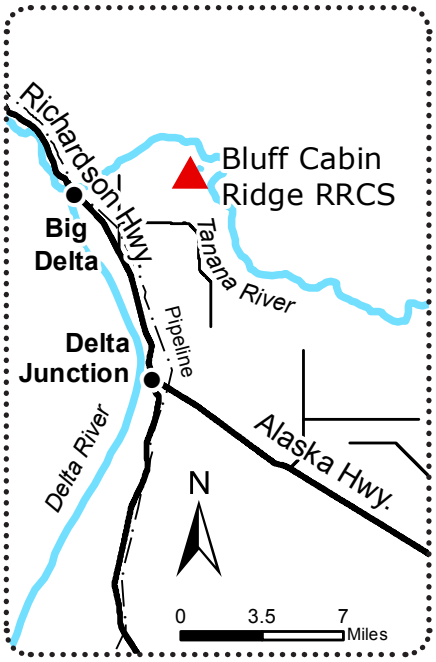
Richardson & Alaska Highways - Road Access & Remote

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



Bluff Cabin Ridge RRCS





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1153	417837	5	K	$5,000
1154	417844	5	F	$5,000
1155	417845	5	G	$5,000

LOCATION

Bluff Cabin Ridge is located 10 miles northeast of Delta Junction near two small lakes and the Tanana River.

ACCESS

Access to the area is via the Bluff Cabin Lake Trail (ADL 400064) off of Tanana Loop Extension by ATV or snowmachine. The last half-mile to one mile to the parcels is across state land under generally allowed uses or along lot line easements.

RIGHT-OF-WAY STATUS

Bluff Cabin Lake Trail is an estabilished trail.

SURVEY & MTRS

Bluff Cabin Ridge RRCS is survey ASLS 2006-18, located in F009S011E06, F009S010E01. The survey has been recorded as plat 2008-70 in the Fairbanks Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

Aerial view of Bluff Cabin Lake near the Tanana River

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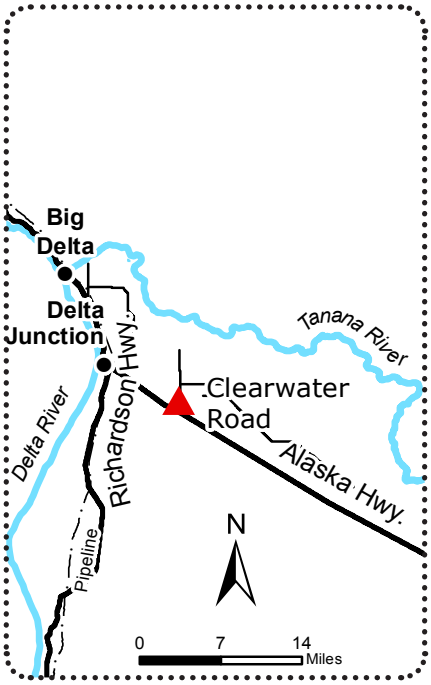
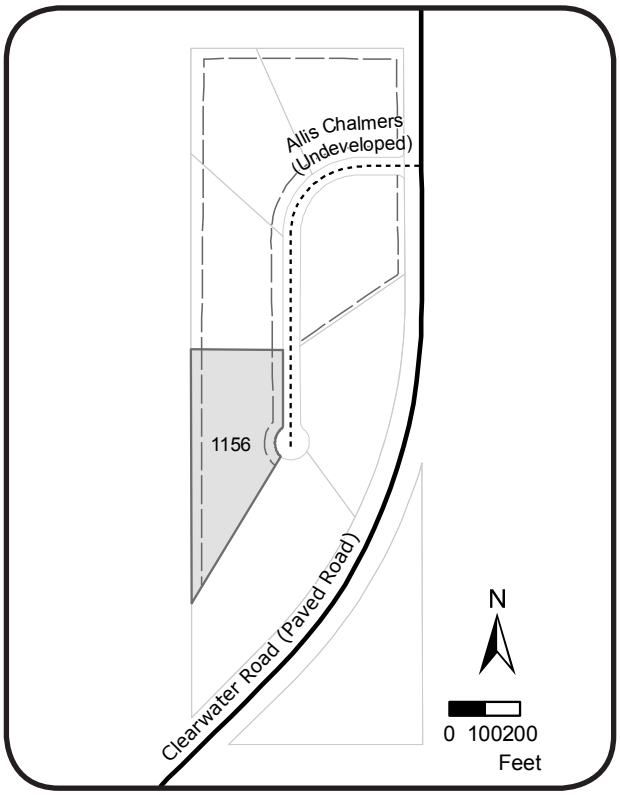
Clearwater Road

A brushed boundary line in Clearwater Road Subdivision



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1156	420236	2.83	C4	$6,400



LOCATION

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

ACCESS

Clearwater Road is a paved road which intersects the Alaska Highway south of milepost 1415. The parcels are one mile from the highway along Clearwater Road. Access to the parcels is from Allis Chalmers Ct, which has not been developed.

RIGHT-OF-WAY STATUS

The apron for Allis Chalmers Court has been constructed and the centerline has been brushed a few feet wide. Vehicle travel is not practical without further clearing. Access from the parcels directly to Clearwater Road would require permission from DOT&PF.

SURVEY & MTRS

Clearwater Road is survey ASLS 2008-25, located in F011S011E02. The survey has been recorded as plat 2010-6 in the Fairbanks Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along Clearwater Road.

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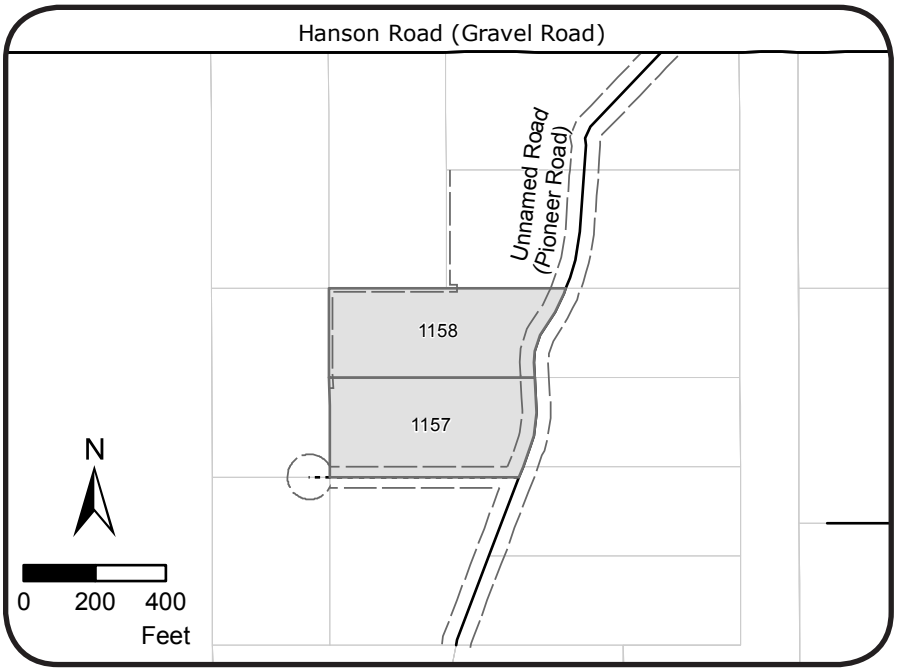
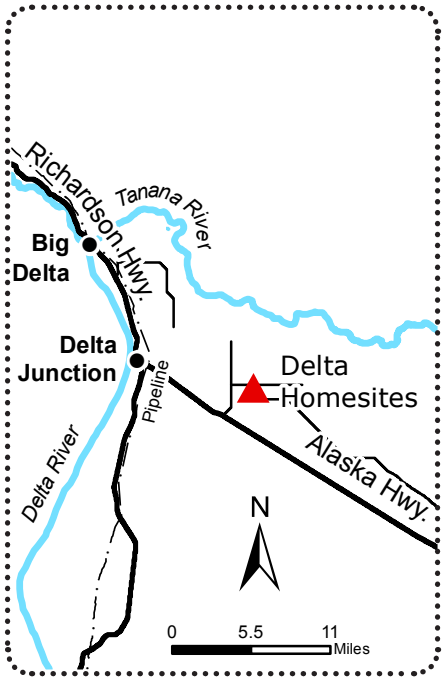
Delta Homesites





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	BLOCK	MINIMUM BID
1157	400233	3.64	G	3	$11,600
1158	400989	3.47	F	3	$9,200

LOCATION

Delta Homesites is located southeast of Delta Junction near Clearwater Road.

ACCESS

Access to the parcels is by a narrow gravel road from Hanson Road, which connects to Clearwater Road and the Alaska Highway.

RIGHT-OF-WAY STATUS

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

SURVEY & MTRS

Delta Homesites is survey ASLS 77-162, located in F010S012E31. The survey has been filed as plat 78-27 in the Fairbanks Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

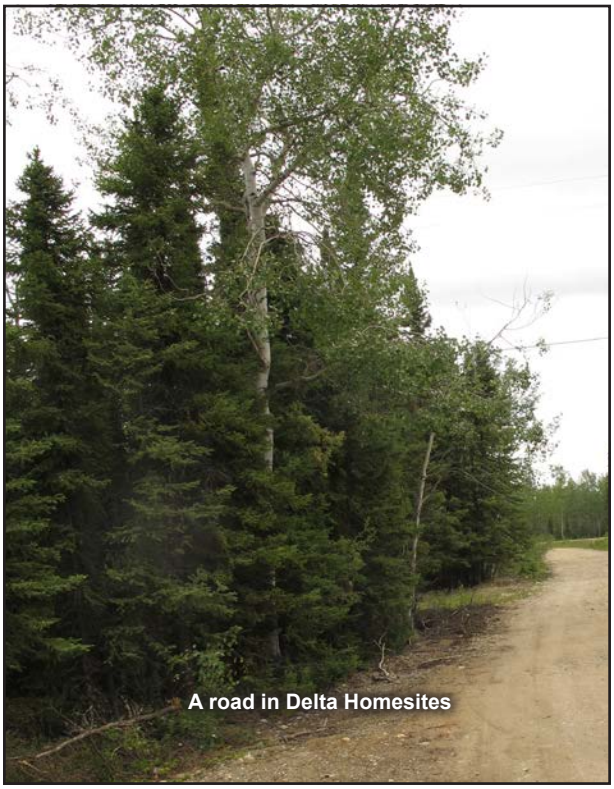
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along the roads. Purchasers may need to extend the lines at their own expense.


A road in Delta Homesites

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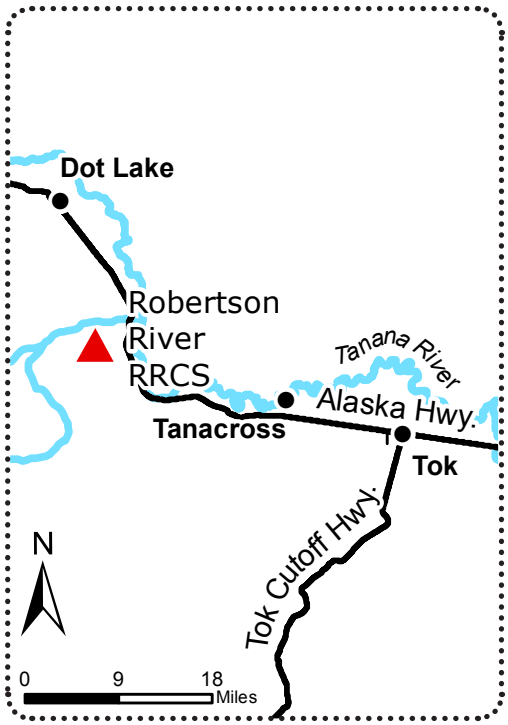
Robertson River RRCS

Hillside near parcel 1165 (ADLs 418468) in Robertson River RRCS

LOCATION
Robertson River is located about 2 miles west of the Alaska Highway, 33 road miles north of Tok near the confluence of the Robertson and Tanana Rivers.
ACCESS
Access to parcel 1165 (ADL 418468) is by trail easements (ADLs 418568 and 402724) at mileposts 1345 and 1347 of the Alaska Highway, respectively. Access to parcels 1166 and 1167 (ADLs 418470 and 418471) is across state land from these trails.
RIGHT-OF-WAY STATUS
The trail easements are developed a short distance from the highway, then are undeveloped and traverse several poorly drained areas.
SURVEY & MTRS
Robertson River RRCS is survey ASLS 2007-22, located in C019N008E05, 06, C020N008E31. The survey has been recorded as plat 2011-59 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access, trail, and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Modified Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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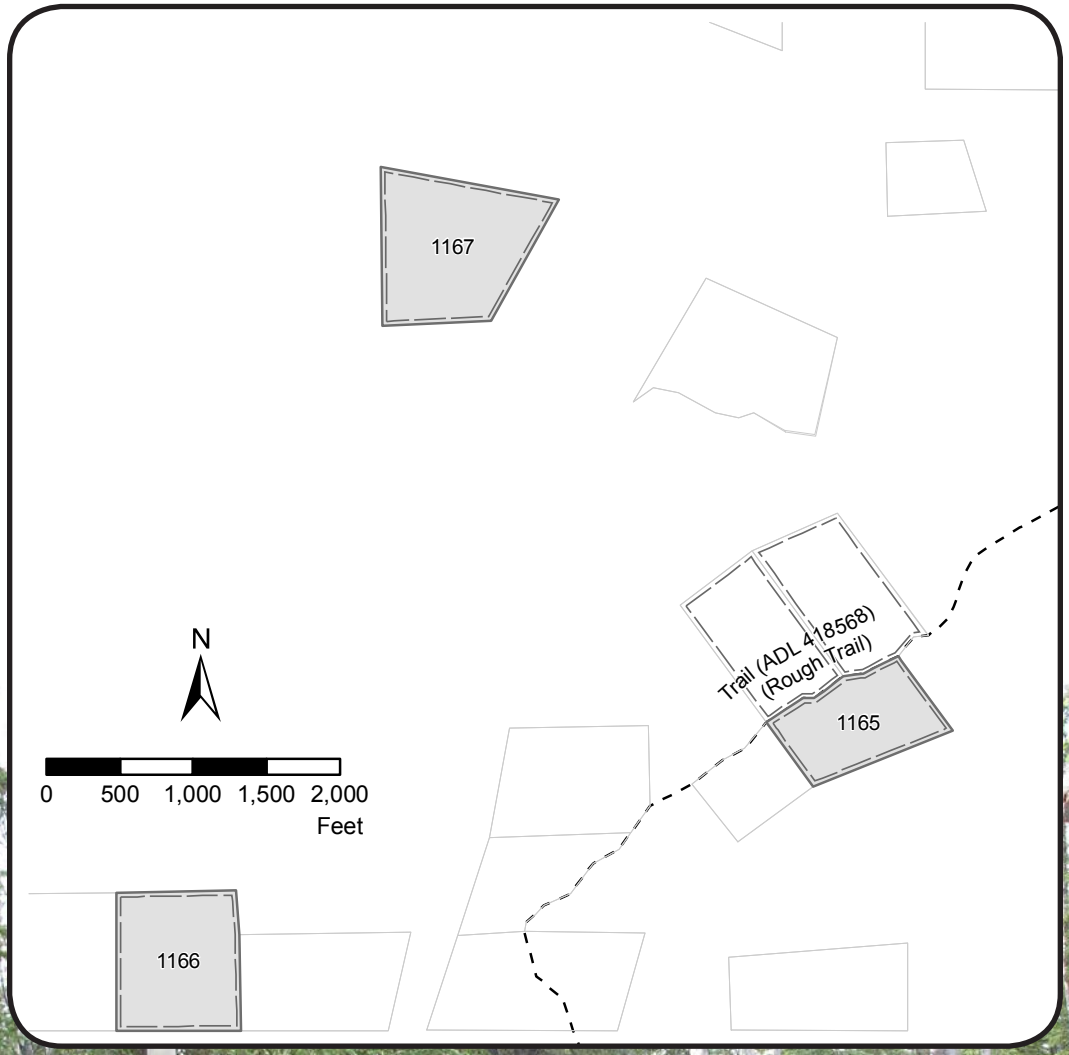
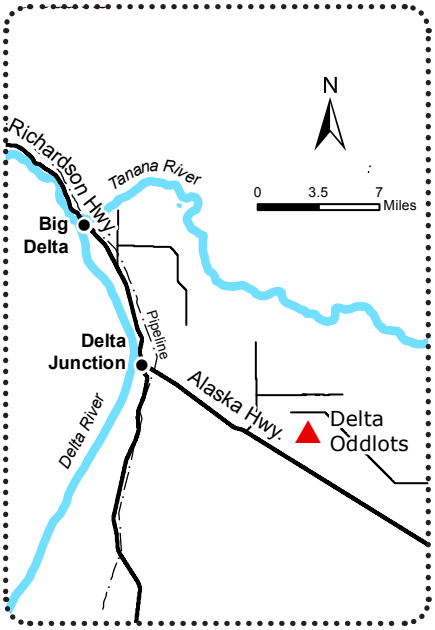
Robertson River RRCS



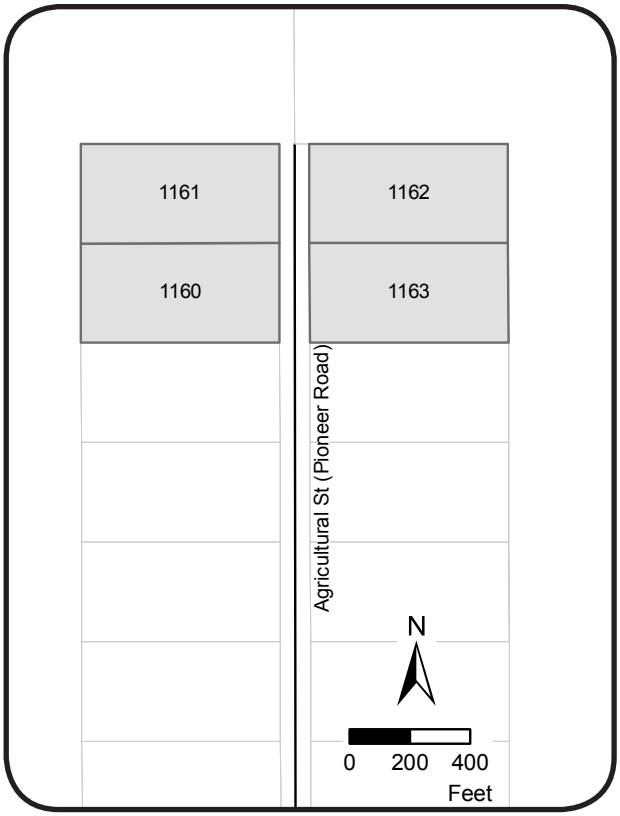
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1165	418468	13.23	T	$10,100
1166	418470	17.56	K	$10,700
1167	418471	20	G	$11,200

Delta Oddlots

Agricultural Street in Delta Oddlots.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	BLOCK	MINIMUM BID
1160	418586	4.99	15	5	$13,500
1161	418587	4.87	16	5	$12,600
1162	418588	4.87	17	5	$12,600
1163	418589	4.99	18	5	$12,800



LOCATION

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

ACCESS

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

RIGHT-OF-WAY STATUS

Agricultural St is a pioneer road.

SURVEY & MTRS

Delta Oddlots is survey ASLS 78-93, located in F011S012E08, 09. The survey has been filed as plat 79-40 in the Fairbanks Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along Spruce Road.

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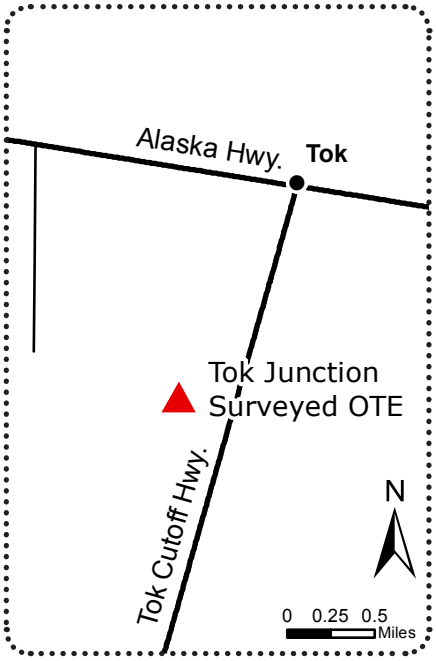
Tok Junction Surveyed OTE

Disused trail in Tok Junction OTE.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1172	401113	19.07	6	2	$24,800

LOCATION

Tok Junction Surveyed OTE is located one mile southwest of Tok junction.

ACCESS

Access is via an undeveloped right-of-way from C Street Extension, which is connected to the Tok Cutoff (Glenn Highway) by Borealis Ave.

RIGHT-OF-WAY STATUS

Borealis Ave and C Street Extension are good gravel roads. The right-of-way to the parcel is undeveloped.

SURVEY & MTRS

Tok Junction Surveyed OTE is survey ASLS 79-21, located in C018N012E25. The survey has been filed as plat 79-63 in the Fairbanks Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

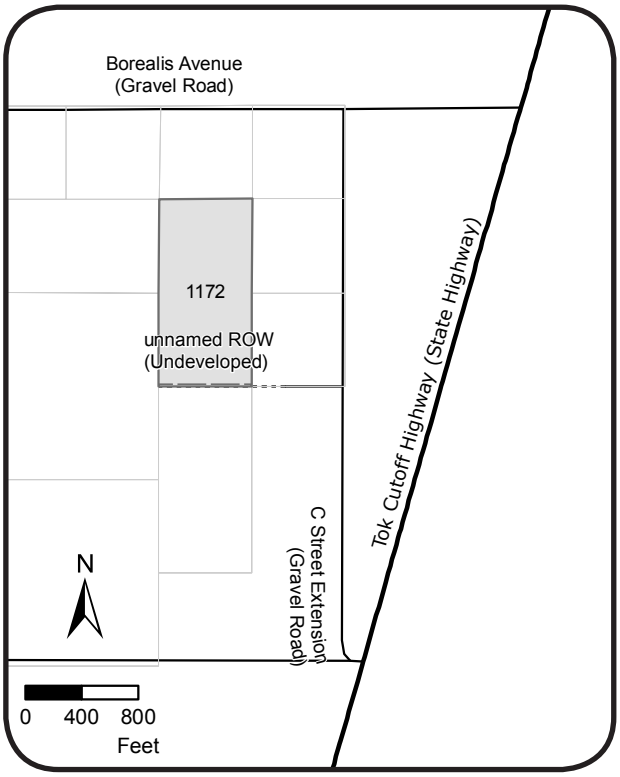
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.

NOTES

There is an old trail through the parcel, there was no evidence that the trail is in use at the time of inspection. This trail crosses through a neighboring parcel and is not a point of legal access. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available in the area; purchasers will be responsible for extending the lines at their own expense.



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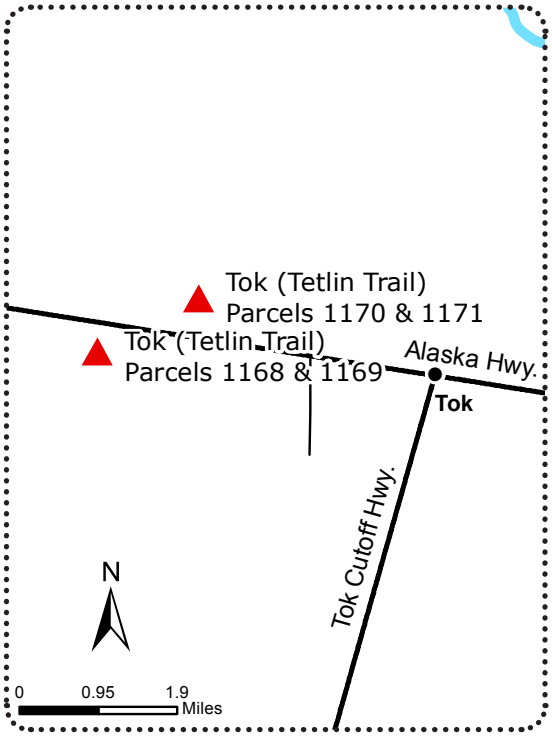
Tok (Tetlin Trail)

Red Fox Dr near parcel 1171 (AdL 405885)

LOCATION
Tok (Tetlin Trail) is located 5 miles west of Tok. Parcels 1168 and 1169 (ADLs 405833 and 405871) are located south of the Alaska Highway. Parcels 1170 and 1171 (ADLs 405882 and 405885) are located north of the Alaska Highway.
ACCESS
Access to parcels 1168 and 1169 (ADLs 405833 and 405871) is from the Alaska Highway south on McKenzie Trail (a gravel road), then west along an undeveloped public access easement. Access to parcel 1170 (ADL 405882) is from Red Fox Drive, a gravel road which intersects Sun Dog Trail north of the Alaska Highway. Access to parcel 1171 (ADL 405886) is via a public access easement from Sun Dog Trail, a gravel road
RIGHT-OF-WAY STATUS
Some rights-of-way are gravel roads. The rights-of-way to several parcels are undeveloped.
SURVEY & MTRS
Tok (Tetlin Trail) is survey ASLS 79-134, 79-135, located in C018N012E15, 16. The survey has been filed as plat 80-25, 80-26 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available in the area; purchasers will be responsible for extending the lines at their own expense.



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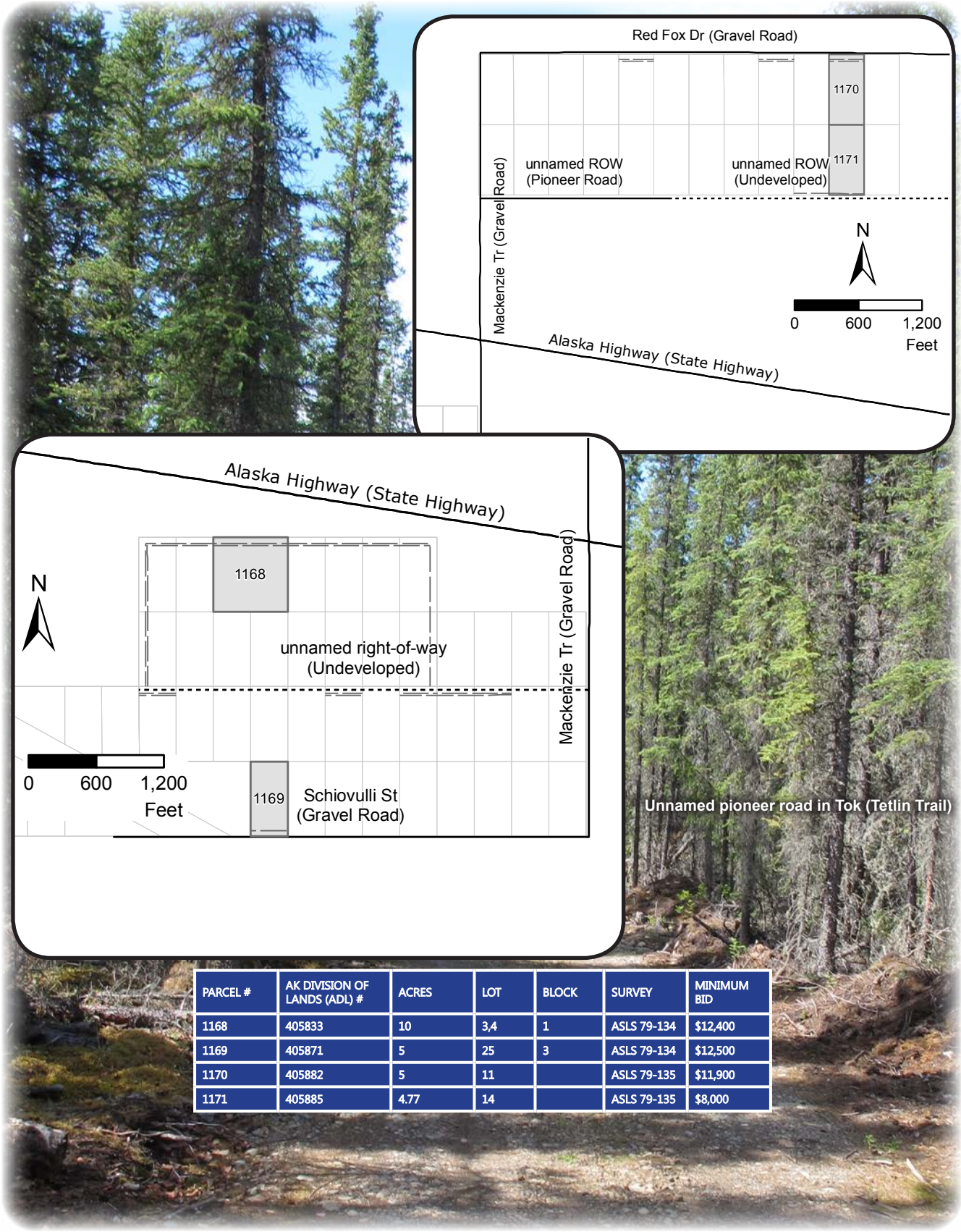
Tok (Tetlin Trail)

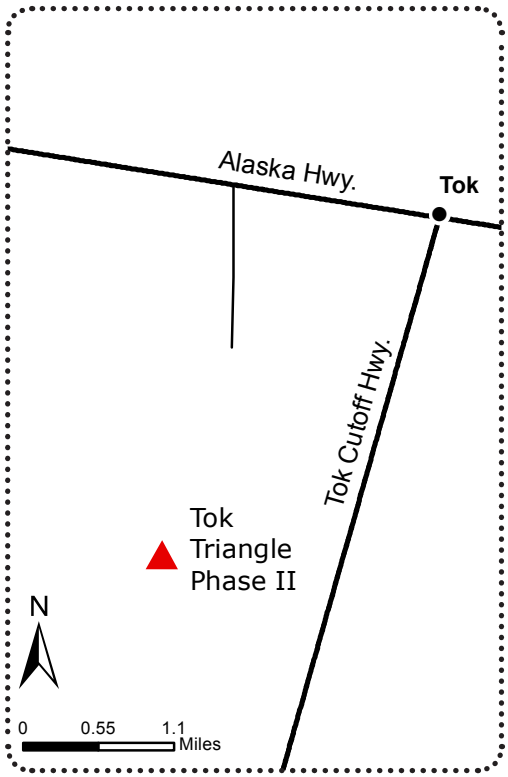


PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	SURVEY	MINIMUM BID
1168	405833	10	3,4	1	ASLS 79-134	$12,400
1169	405871	5	25	3	ASLS 79-134	$12,500
1170	405882	5	11		ASLS 79-135	$11,900
1171	405885	4.77	14		ASLS 79-135	$8,000

Tok Triangle Phase II

Gravel road through Tok Triangle Phase II Subdivision

LOCATION
Tok Triangle Phase II is located 3 miles south of Tok.
ACCESS
Access is from the Tok Cutoff (Glenn Highway) or the Alaska Highway to Midnight Sun Dr, a good gravel road. The parcel is on Annamarie Ave, an undeveloped right-of-way.
RIGHT-OF-WAY STATUS
Annamarie Ave is undeveloped. Midnight Sun Dr is a good gravel road. Other rights-of-way in the subdivision are a mix of trails and undeveloped.
SURVEY & MTRS
Tok Triangle Phase II is survey ASLS 2007-15, located in C018N012E35. The survey has been recorded as plat 2009-62 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There is overhead electric along Midnight Sun Drive (Trapper St). Phone and internet service are not currently available in this area.



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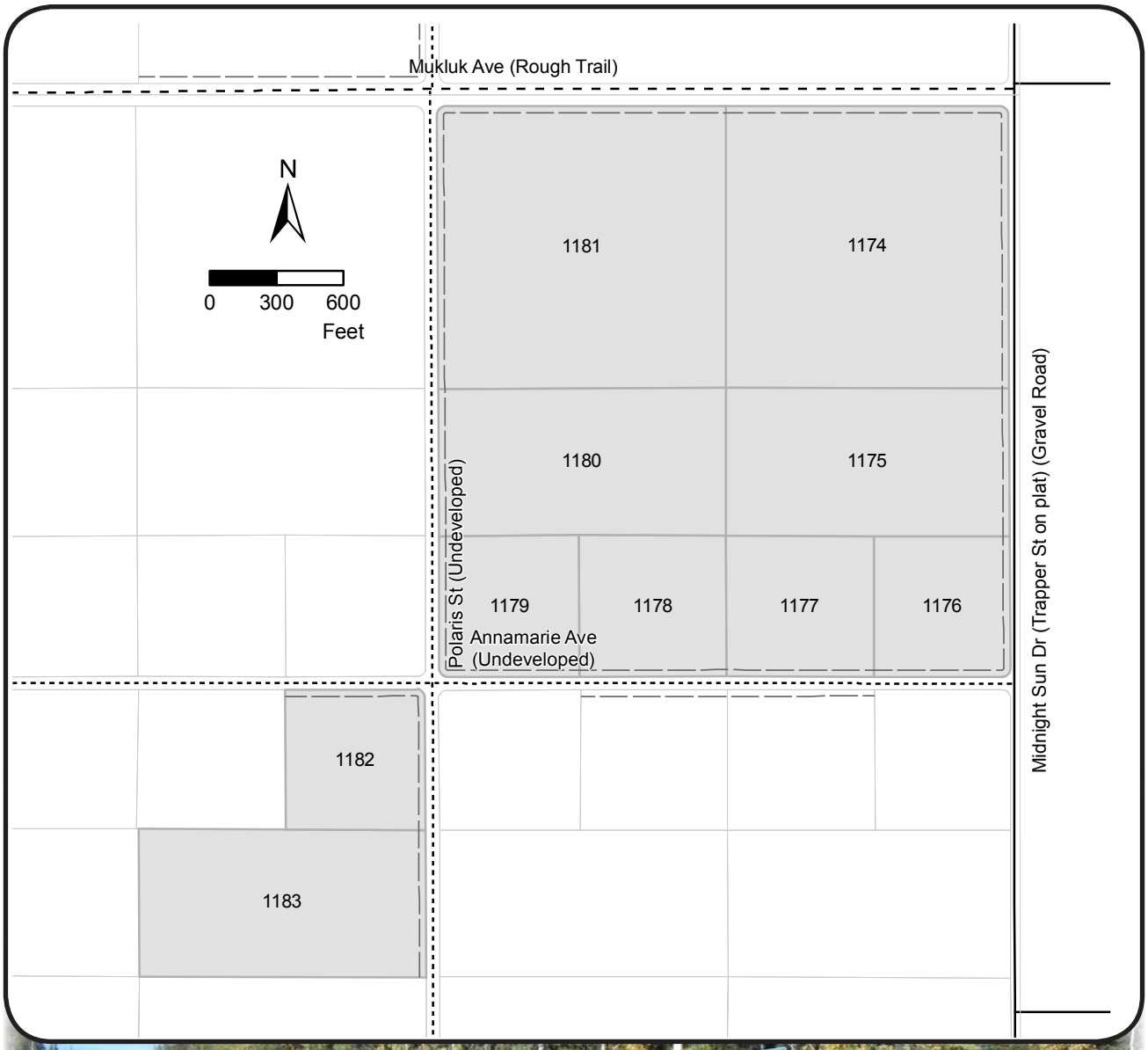
Tok Triangle Phase II



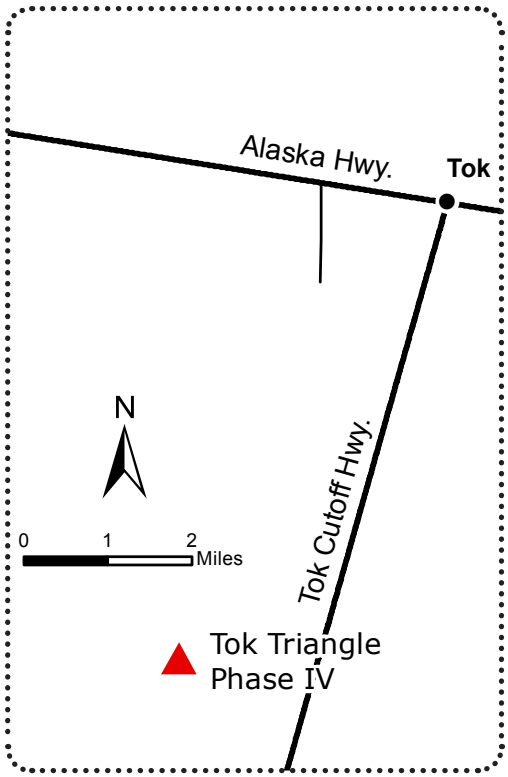
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1174	418606	37.02	1	1	$40,000
1175	418607	19.24	2	1	$27,300
1176	418608	8.82	3	1	$17,600
1177	418609	9.55	4	1	$14,400
1178	418610	9.55	5	1	$13,800
1179	418611	9.1	6	1	$13,500
1180	418612	19.55	7	1	$20,300
1181	418613	37.6	8	1	$30,800
1182	418626	9.11	1	3	$13,500
1183	418627	19.56	2	3	$20,700

Cleared section line along the edge of Tok Triangle Phase II subdivision.

Tok Triangle Phase IV

Looking south along Scoby Way (a brushed trail). Parcels 1186 and 1187 (ADLs 420261 and 420262) are on the right

LOCATION
Tok Triangle Phase IV is located 6 miles south of Tok.
ACCESS
Access to these parcels is from the Tetlin Trail from the Tok Cutoff.
RIGHT-OF-WAY STATUS
The Tetlin trail is a good trail. Butch Kuth and Yukon Ben Streets leading to the subdivision are good gravel roads. The rights-of-way within the subdivision were brushed, but are otherwise undeveloped.
SURVEY & MTRS
Tok Triangle Phase IV is survey ASLS 2012-11, located in C017N012E15. The survey has been recorded as plat 2013-17 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see the Tentative Approval section for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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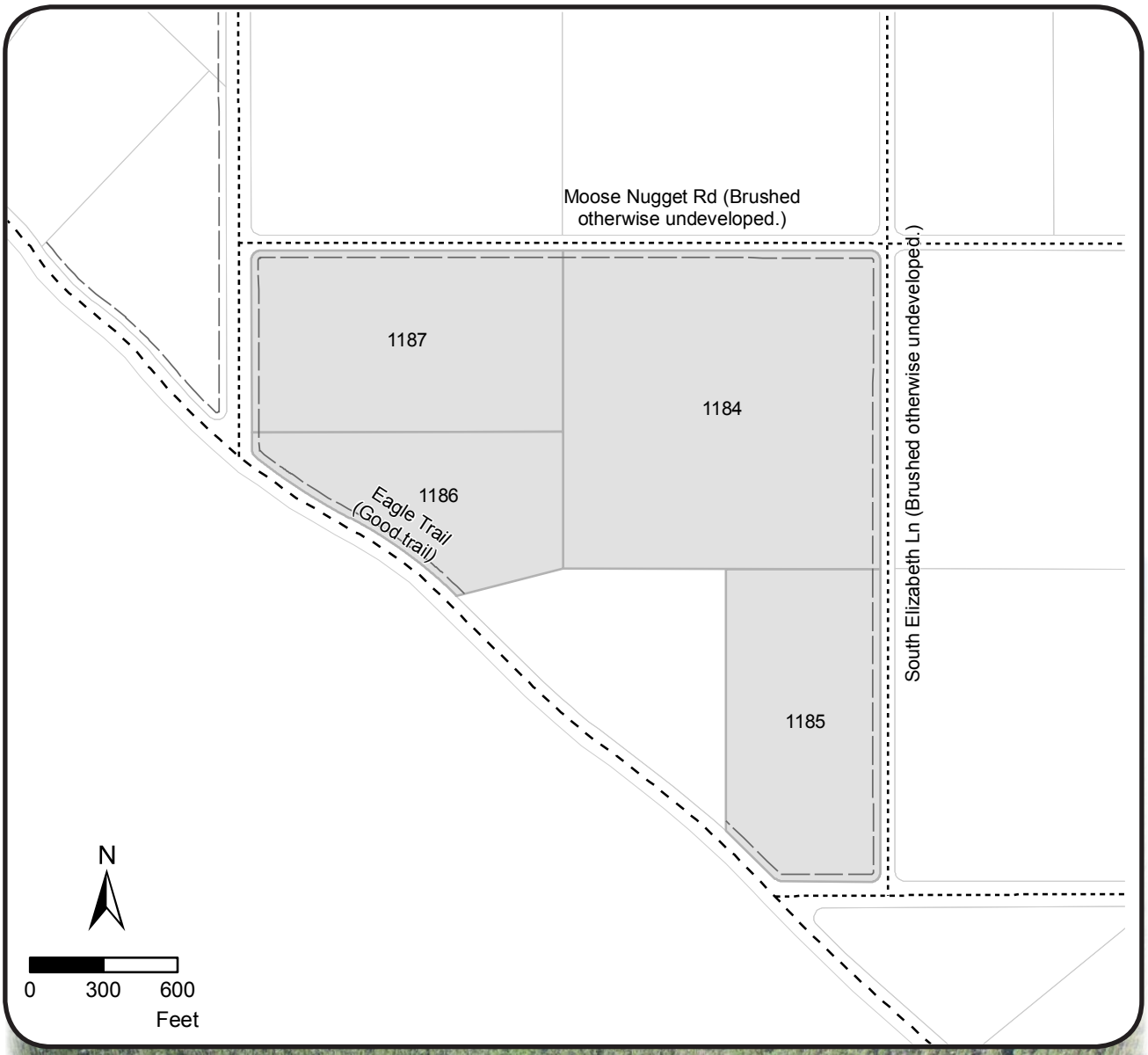
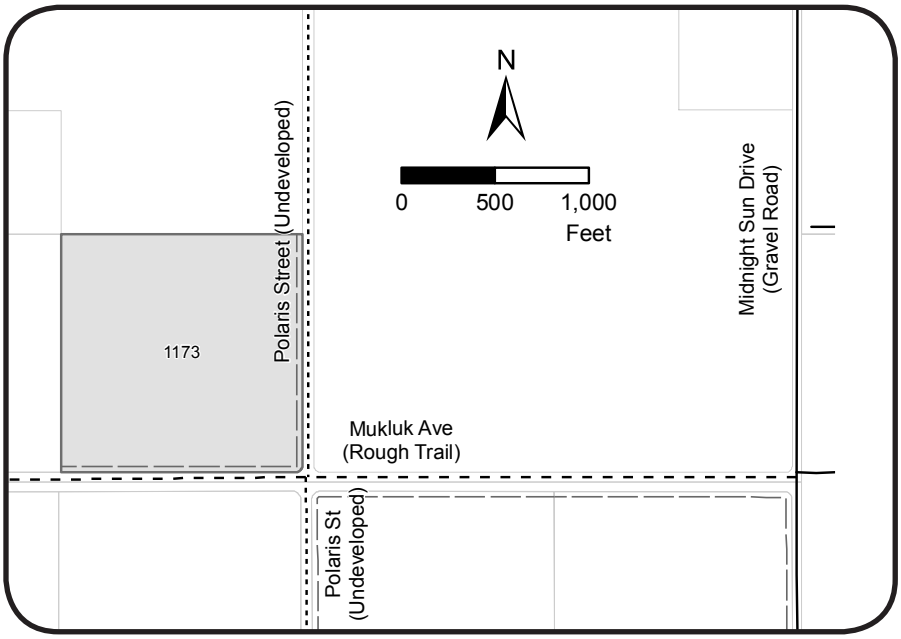
Tok Triangle Phase IV

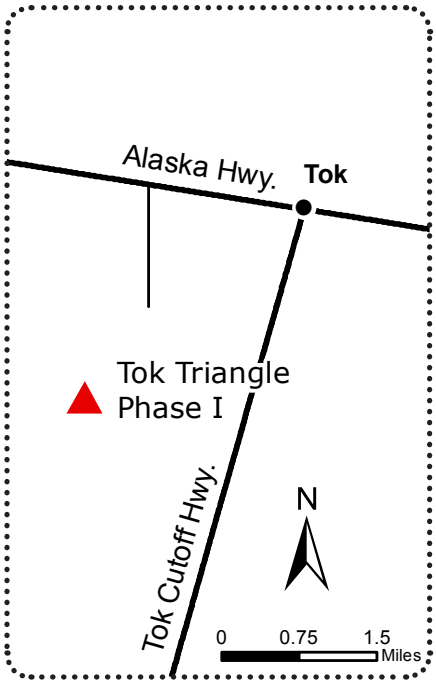


PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1184	420258	38.21	1	4	$26,900
1185	420259	17.85	2	4	$17,600
1186	420261	13.05	4	4	$14,800
1187	420262	21.42	5	4	$19,300

Aerial view looking southwest at Goshawk Rd and Yukon Ben

Tok Triangle Phase I





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1173	417804	37.6	6	3	$30,800

LOCATION

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

ACCESS

Access is from the Tok Cutoff (Glenn Highway) or the Alaska Highway to Midnight Sun Dr, a good gravel road. The parcel is on Mukluk Ave, a four-wheel drive trail.

RIGHT-OF-WAY STATUS

Midnight Sun Drive is a good gravel road. Mukluk Ave is a trail. Other rights-of-way are trails or are undeveloped.

SURVEY & MTRS

Tok Triangle Phase I is survey ASLS 2004-16, located in C018N012E26. The survey has been recorded as plat 2009-12 in the Fairbanks Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

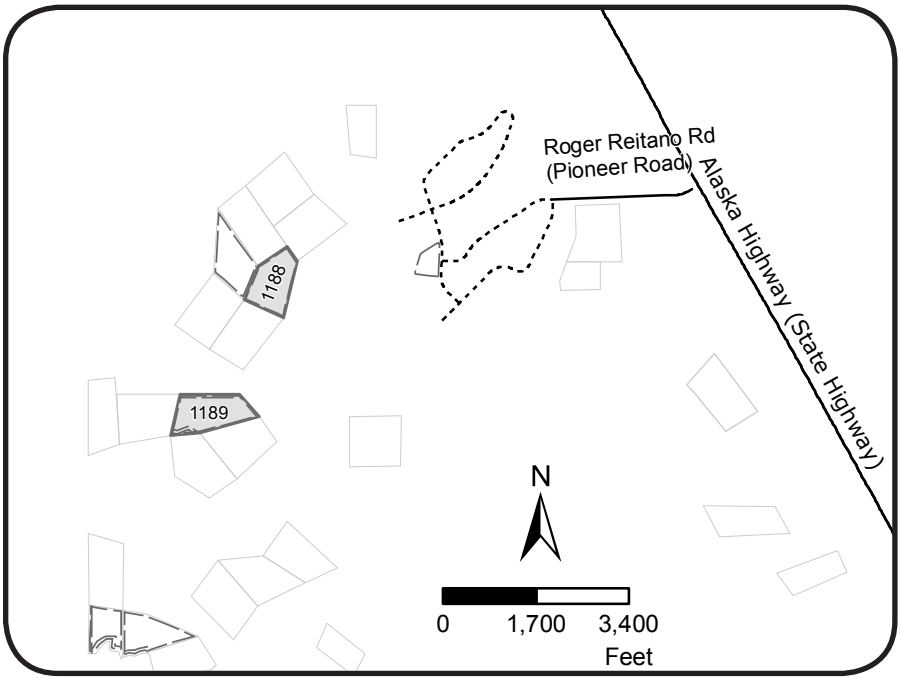
UTILITIES

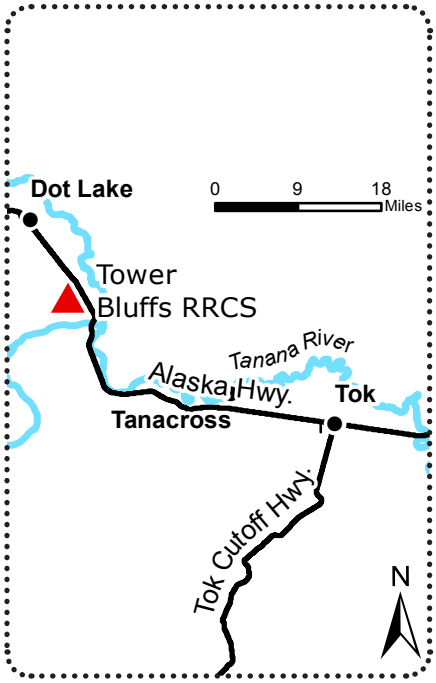
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

Trail leading into Tok Triangle Phase I.

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

Tower Bluffs RRCS





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1188	417834	16.8	3	$10,400
1189	417835	20	27	$12,400

LOCATION

Tower Bluffs is located west of the Alaska Highway, 32 road miles from Tok.

ACCESS

Access is from the Tower Bluffs Subdivision rights-of-way or across general state land.

RIGHT-OF-WAY STATUS

There are no developed rights-of-way to the parcels; trails leading into Tower Bluffs Subdivision may provide access partway to these parcels.

SURVEY & MTRS

Tower Bluffs RRCS is survey ASLS 2006-23, located in C020N008E05, 08. The survey has been recorded as plat 2009-109 in the Fairbanks Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

Aerial view near parcels 1188 & 1189 (ADL 417834 and 417835)

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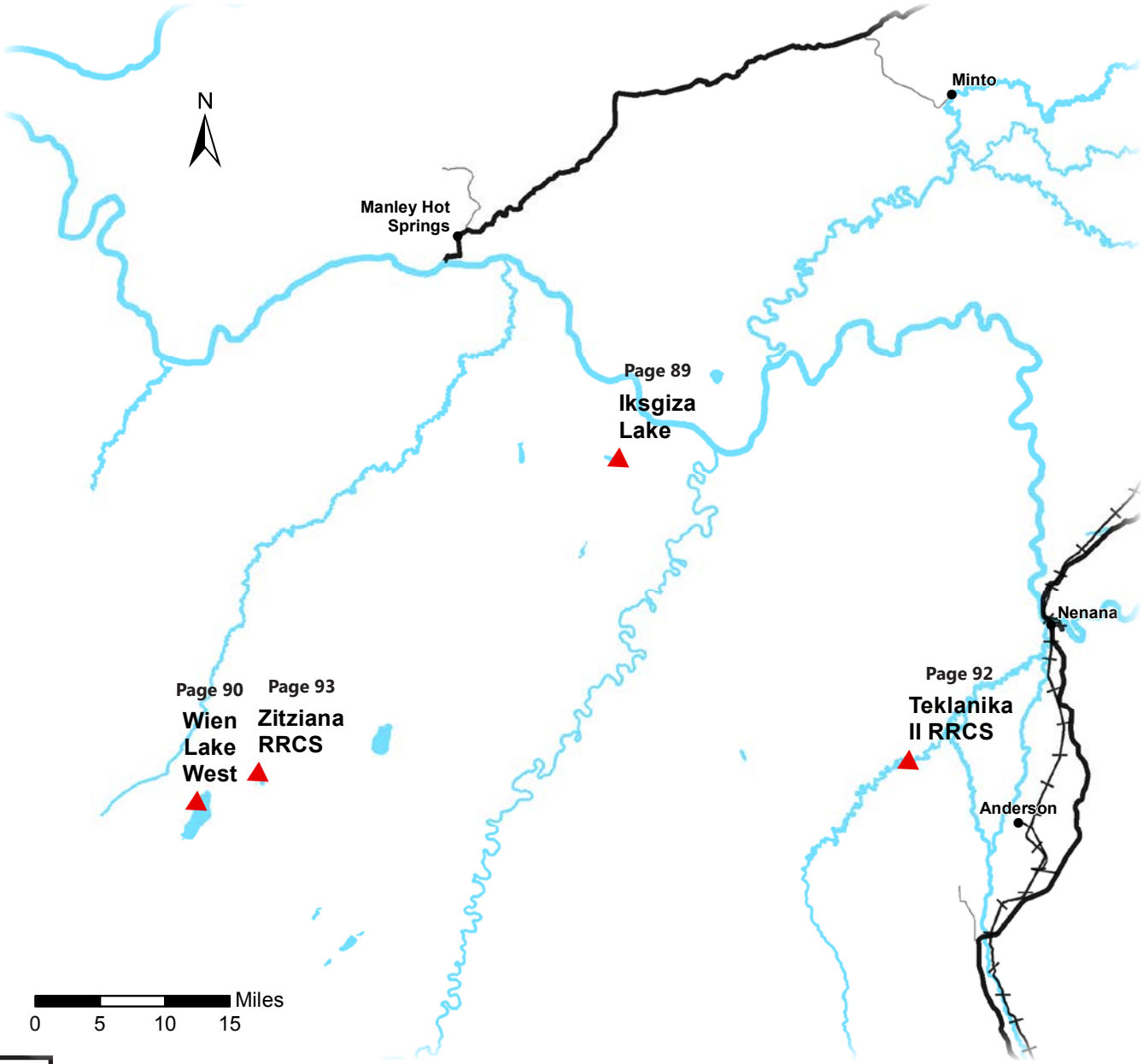
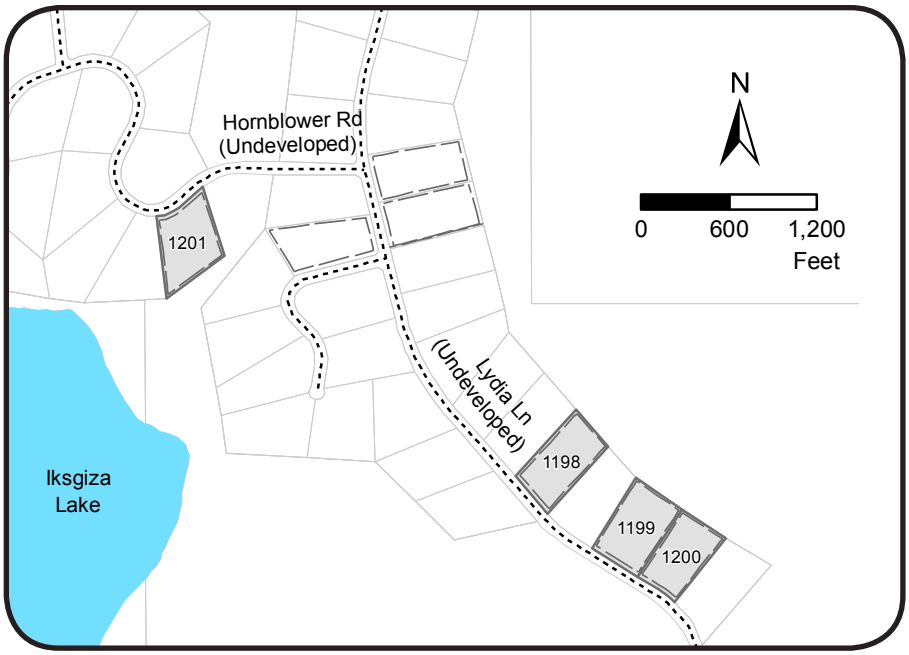
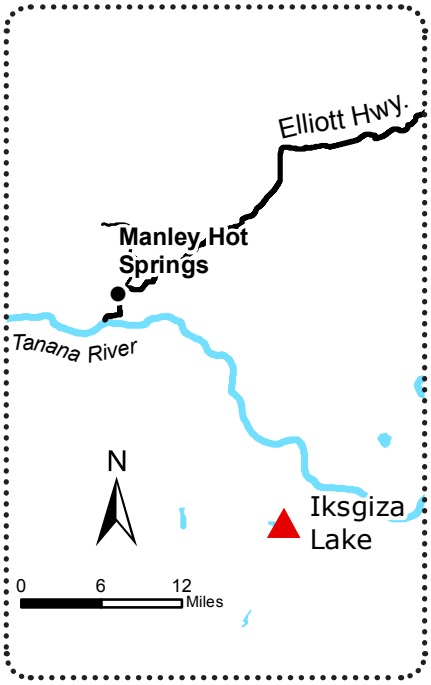
Interior Remote

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

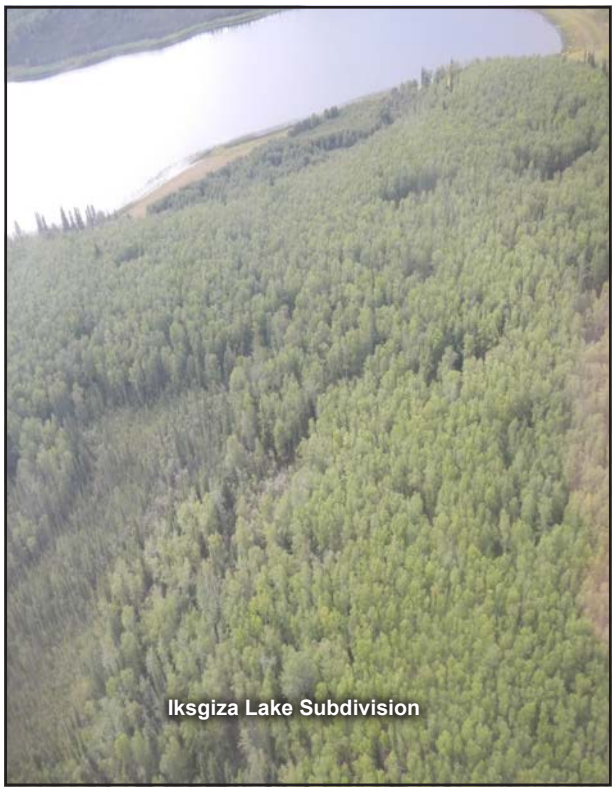


Iksgiza Lake





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1198	407439	4.723	11	5	$3,300
1199	407441	4.744	13	5	$3,300
1200	407442	4.73	14	5	$3,300
1201	407447	4.7	14	3	$3,300



LOCATION

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

ACCESS

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

RIGHT-OF-WAY STATUS

The rights-of-way are undeveloped.

SURVEY & MTRS

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

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

HOMEOWNER'S ASSOCIATION

Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on August 31, 1981 in the Manley Hot Springs Recording District.

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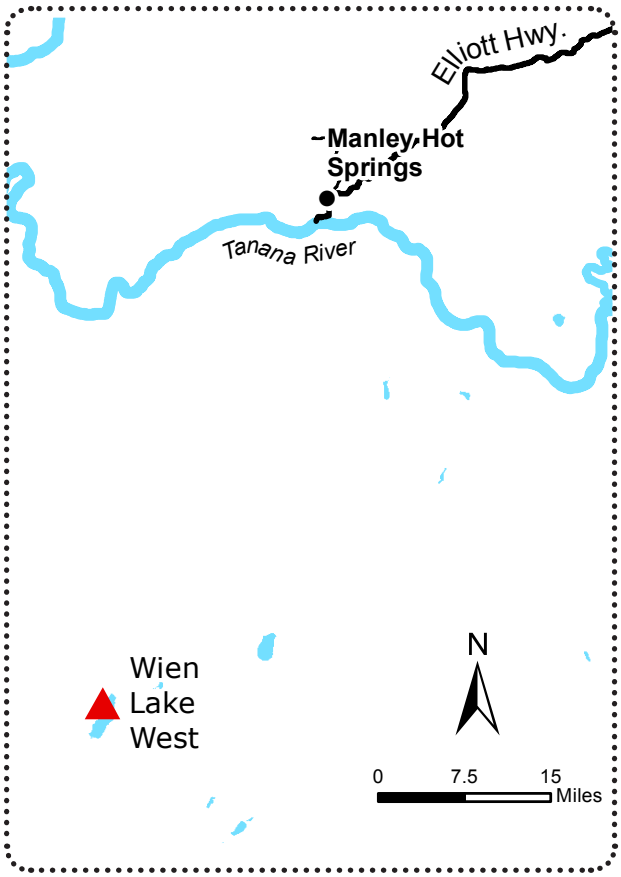
Wien Lake West

Parcels 1203 and 1204 (ADL 420512 and 420513) along Wien Lake

WHY BUY?
Wien Lake offers remote lake-front parcels, with great access for a variety of outdoor pursuits.
LOCATION
Wien Lake is approximately 65 miles southwest of Nenana.
ACCESS
Access is by float or ski plane to Wien Lake. Snowmachine access may be possible from Nenana or Manley Hot Springs.
RIGHT-OF-WAY STATUS
The right-of-way in the northern portion of the subdivision is a trail.
SURVEY & MTRS
Wien Lake West is survey ASLS 2013-30, located in F006S019W27, 28, 33, 34. The survey has been recorded as plat 2015-35 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. Waterfront parcels are subject to a 100 foot building setback from Wien Lake. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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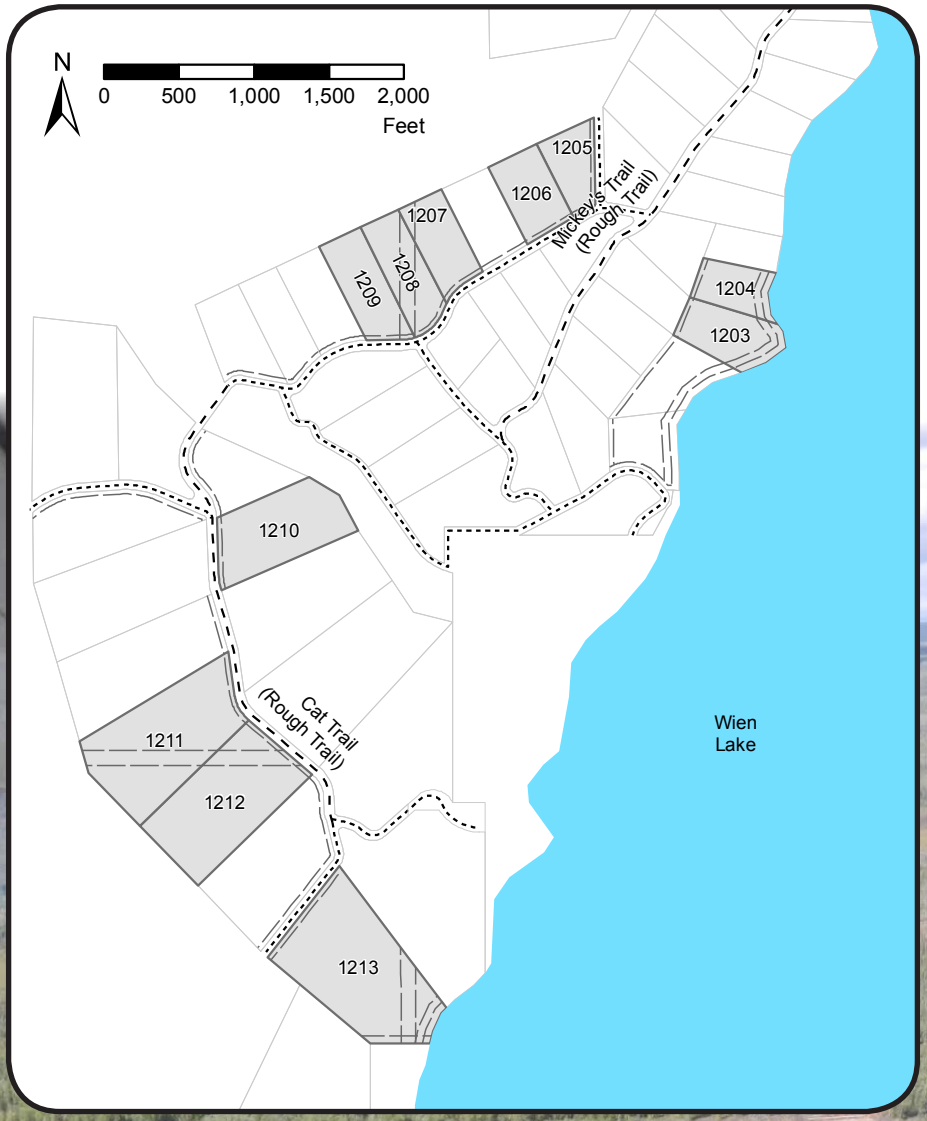
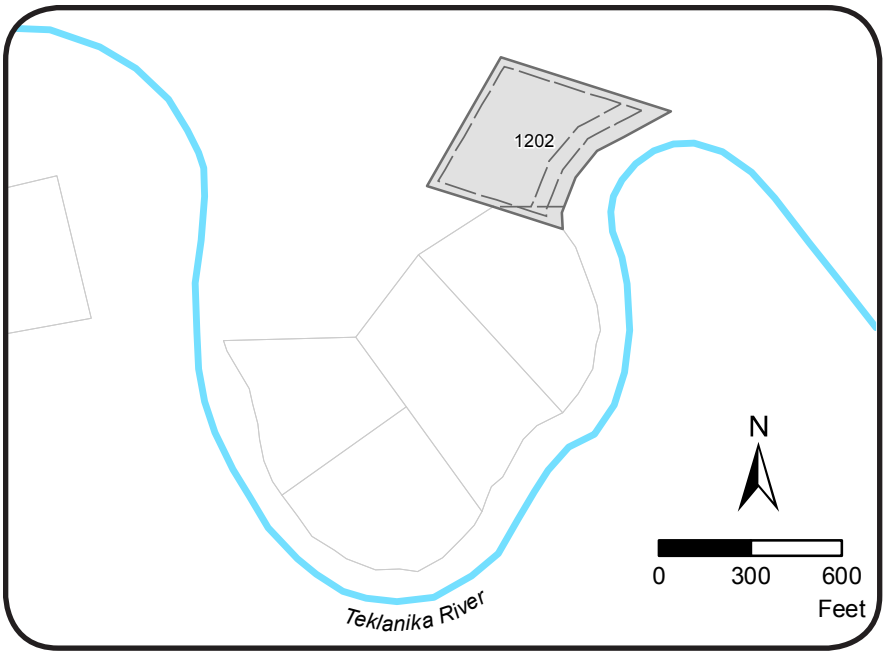
Wien Lake West

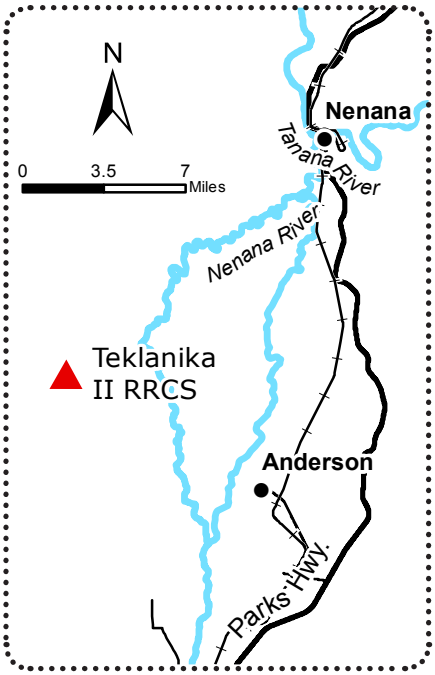


PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1203	420512	4.81	18	2	$16,000
1204	420513	3.23	19	2	$14,400
1205	420524	3.65	1	5	$2,900
1206	420525	4.64	2	5	$3,200
1207	420527	4.7	4	5	$3,300
1208	420528	5.07	5	5	$3,500
1209	420529	5.36	6	5	$3,800
1210	420536	9.25	2	7	$5,100
1211	420543	14.45	4	8	$6,700
1212	420544	13.36	5	8	$6,500
1213	420547	16.44	2	9	$27,100

An airstrip north of Wien Lake Subdivsion parcels

Teklanika II RRCS





PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1202	417254	5	A	$18,500

LOCATION

This Teklanika parcel is 15 air miles southwest of Nenana.

ACCESS

Access is by snowmachine or boat. The Teklanika River is shallow and prop boats are not recommended.

SURVEY & MTRS

Teklanika II RRCS is survey ASLS 2005-28, located in F006S010W02. The survey has been recorded as plat 2007-10 in the Nenana Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

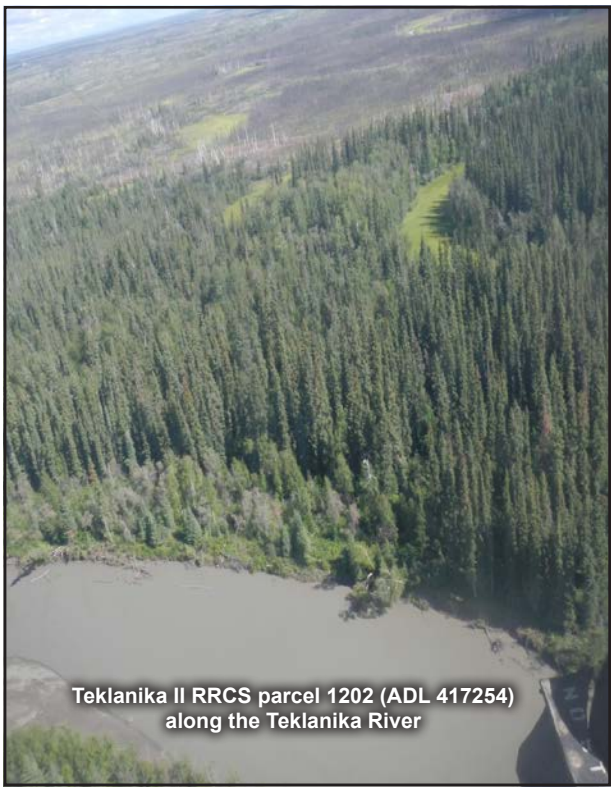
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

MINERAL ESTATE

This parcel is subject to an oil and gas lease (ADL 392429). For more information please refer to the Mineral Estate section of this brochure or contact the DNR Division of Oil and Gas.



Teklanika II RRCS parcel 1202 (ADL 417254) along the Teklanika River

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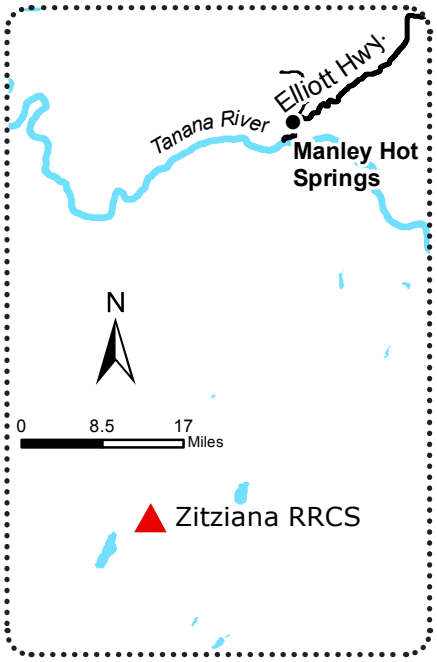
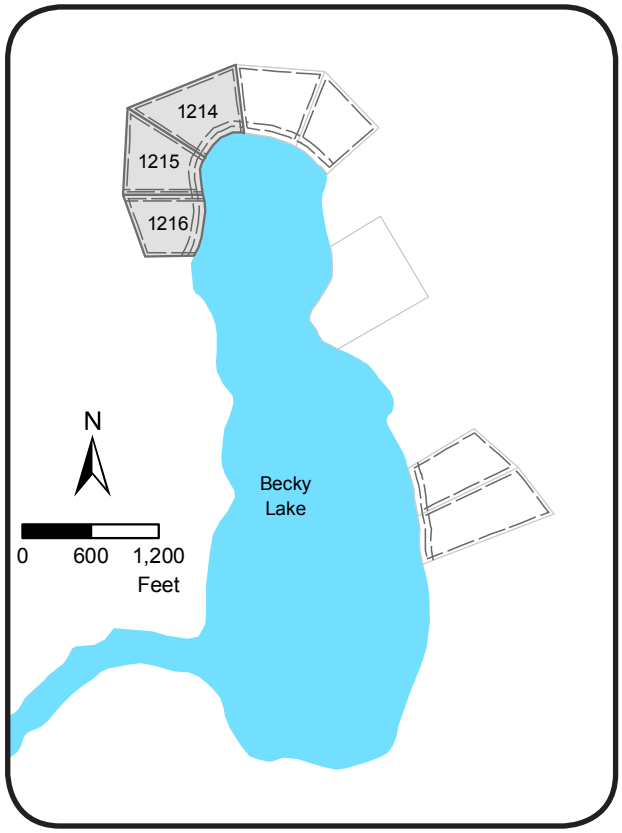
Zitziana RRCS

Parcels 1215 and 1216 (ADLs 420096 and 420097) along the shore of Becky Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1214	420095	10.13	F	$18,200
1215	420096	8.87	G	$17,200
1216	420097	7.54	H	$15,900



WHY BUY?

Zitziana parcels offer lake front parcels in a remote area.

LOCATION

The Zitziana parcels are located on Becky Lake, which is northeast of Wien Lake, approximately 62 miles southwest of Nenana.

ACCESS

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

RIGHT-OF-WAY STATUS

None.

SURVEY & MTRS

Zitziana RRCS is survey ASLS 2013-19, located in F006S018W09, F006S018W16. The survey has been recorded as plat 2015-1 in the Manley Hot Springs Recording District.

RESTRICTIONS

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

LOCAL GOVERNMENT

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

NOTES

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

UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

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

HOW THE STATE SELLS LAND

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

For all land sale programs, DNR will finance the purchase through a land sale contract with a down payment of 5% of the purchase price. Please see the State Financing page for details of contract length and interest rates.

Sealed Bid Auction

The **Sealed Bid Auction**, detailed in the Auction brochure, consists of parcels which have already been surveyed and appraised. The auction will have a bidding period and a minimum bid based on the appraised value. By law, you must be an Alaska resident to participate in the auction. There is a limit of 2 parcels per bidder in the annual auction. Alaska residents: the auction gives you an exclusive opportunity to buy a piece of state land!

Over-the-Counter (OTC)

Over-the-Counter (OTC) sales follow the Auction, and allow anyone, including Alaska residents, non-residents, and businesses to buy land offered over-the-counter on a first come-first-served basis at a fixed price. **New for 2017, OTC sales are online or in-person only! Mailed-in applications to purchase land OTC will not be accepted after April 1, 2017.**

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

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

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

Remote Recreational Cabin Sites (RRCS)

The Remote Recreational Cabin Sites (RRCS) staking program offers Alaskans a chance to stake their own parcel in a remote area. The next offering is tentatively planned for 2017. Alaska residents can apply for one or more areas that are of interest to them, but may only win an authorization to stake in one area. DNR then holds a drawing for each area being offered and drawing winners will have the opportunity to stake their own parcel within the staking area. Stakers will receive detailed instructions shortly after the drawing with general information as well as specific restrictions on the area in which they are authorized to stake. Stakers must mark the corners of their parcel and brush the lot lines, to prepare the parcel for survey and appraisal. Participants then lease the parcel from the state while DNR surveys and appraises the parcel. After the parcel has been surveyed and appraised, the staker then has the opportunity to purchase the parcel at the appraised value. From time to time, parcels created through the RRCS program are returned to state ownership or are created administratively; you will see a number of these RRCS parcels for sale in this auction brochure.

History of State Land Sale Offerings

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

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

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

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

1966 Agricultural Sales encouraged development of land suitable for agriculture.

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

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

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

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

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

Current Programs

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

1999 Sealed-bid auction sales - DNR began reoffering its inventory of unsold and foreclosed parcels.

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

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

2004 New Subdivisions were added to the auctions. DNR offers a combination of newly surveyed subdivisions, parcels being reoffered from previously-surveyed subdivisions and parcels created through the RRCS program.

GENERAL INFORMATION

Table of Contents for General Information

What to Know Before You Bid..... 96-100

Qualifying for the Sealed-Bid Auction 101-103

How to Bid.....104-105

Sealed-Bid Auction Procedures.....106-108

Buying Land Over-the-Counter (OTC)..... 109-110

Purchase Information.....111-113

Veterans' Land Discount 114-116

Veterans' Preference Auction..... 117-118

Further Information 119-121

State Interests 122-123

Local Government 124

Developing Your Land.....125-126

Fish & Wildlife.....127-128

Online Resources..... 129

Auction Bid Form & Checklist.....130-133

Photo Album..... 134

Over-the-Counter (OTC) Parcels 135

WHAT TO KNOW BEFORE YOU BID

Brochure Changes and Errata

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

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

Inspect the Site

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

DNR strongly urges participants to first review all information and then personally inspect the land before submitting a bid or application. The land chosen by a bidder/applicant is taken **AS IS** with no guarantees, neither expressed nor implied, as to its suitability for any intended use. The submission of a bid or application constitutes acceptance of the parcel AS IS and **WHERE IS**.

No Warranty of Suitability or Fitness

Important: In accordance with 11 AAC 67.022 No Warranty Implied, by selling, granting, or leasing land, the state does not give or imply any warranty as to the land's fitness, use, or suitability, or whether public utilities or services will be provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs.

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

It is your responsibility to inspect the land and be thoroughly acquainted with its condition prior to bidding or applying for a lease, contract, or patent. It is also the responsibility of all interested parties to determine and consider encumbrances, or the possibility of encumbrances, that may affect the use of the property, including those of record or apparent by inspection of the property, in your decision to enter into a lease, contract, or purchase.

Land Records, Survey Plats, and Maps

Auction Participants: It is the responsibility of the purchaser to review recorded plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that may affect any individual parcel prior to submitting a bid or application. **Parcels are legally defined by the survey monuments and recorded survey plats. Parcels are not defined by the location of trails, brushed areas, or by information in this brochure, on DNR's websites, or other maps**.

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

http://dnr.alaska.gov/landrecords

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

Topographic maps may be purchased from the United States Geological Survey (USGS) online at **store.usgs.gov** 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 129 or visit one of the DNR Public Information Centers.

Tentatively Approved Lands

The State of Alaska may not yet have received final patent from the federal government for some of the land in this offering. Such lands are designated as "tentatively approved". Title for parcels on tentatively approved land will be conditioned upon the State of Alaska receiving patent from the federal government.

In accordance with 11 AAC 67.015 Land Available, in addition to selling, leasing, or granting patented land, the division (DMLW) may conditionally sell, lease, or grant land that has been tentatively approved by the federal government for patent to the State, but that is not yet patented. A sale, lease, or grant on this conditional basis will be cancelled if the state is denied title to the land.

Based on the date of cancellation, a pro rata portion of money paid in advance to sell such land will be refunded, or may be applied to the sale of another parcel. The state has no further liability to the lessee, purchaser, or any third party for termination of the contract. The state is in no way liable for any damage that may be done to the land by the purchaser, lessee, or grantee, or liable for any claim of any third party or for any claim that may arise from ownership. If the state does receive title to the land, the conditional sale, lease, or grant then has the same effect as other sales, leases, or grants.

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

In our current offerings, the following parcels and staking areas are all or in part on tentatively approved land:

Nakwasina Sound, Parcels 1004 to 1010

Indian River, Parcels 1093 to 1095

McKenzie Creek, Parcels 1103 to 1104

Kakhonak Lake RRCS, Parcel 1111

June Creek, Parcels 1137 to 1148

Bluff Cabin Ridge RRCS, Parcel 1153

Clearwater Road, Parcel 1156

Delta Oddlots, Parcels 1160 to 1163

Tok Triangle Phase IV, Parcels 1184 to 1187

Riverview, Parcels 1190 and 1194

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 35.05.055 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. A copy of 11 AAC 02 may be obtained from any regional information office of the Department of Natural Resources.

No Withdrawal of Bids from the Sealed-Bid Auction

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

If a qualified successful bidder chooses not to purchase the land for any reason, the deposit (up to a maximum of 5% of the total bid) will be non-refundable, with the exception of a bidder who is the apparent winner of two parcels, as explained in the "Bidding on Multiple Parcels" section above. For those apparent high bidders who are not qualified to purchase, due to failure to meet residency or age requirements or other disqualifying factors, the deposit will be nonrefundable. For those apparent high bidders who are not qualified for a land sales contract (due to prior default, failure to pay taxes or assessments on a property under contract or lease from DNR, or other disqualifying factors) and cannot pay the lump sum due, the deposit will be nonrefundable. See the "Sealed-Bid Auction Procedures" section of this brochure for more information.

Returned Deposits for Unsuccessful Bidders/Applicants

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

Price Fixing or Misrepresentation

You may not attempt to influence bidding by others, conspire with other purchasers to reduce the price of a parcel, or otherwise act to defeat or manipulate an open, fair-market bidding process. **If you provide false information on forms or other required documents, you may be prosecuted to the full extent of the law.** In addition to any other penalties prescribed by law, you will forfeit monies paid and may lose all opportunity, right, title, and interest in the land.

Anyone who misrepresents him/herself as owner of any of these parcels of land or who wrongfully represents that he or she has any legal rights to these parcels may be engaged in a fraudulent practice and may be prosecuted to the full extent of the law. If you are approached by someone or become aware of someone who claims any ownership or other legal rights in these parcels, immediately report the incident to a DNR Public Information Center and provide any information you have.

Bidding on Multiple Parcels

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

If you are the apparent winner on two parcels, and only wish to purchase one of those two parcels, you will be allowed to choose which of those two parcels you wish to purchase. If you notify DNR within 5 calendar days from the date of the auction that you wish to relinquish one of the two parcels for which you were the apparent high bidder, DNR will refund your down payment for that one parcel. **For Auction #480 you would need to notify DNR of your wish to relinquish one of the two parcels by 5:00 pm on Monday, July 17, 2017.** The next highest qualified bidder will then be offered the opportunity to purchase the parcel at their original bid amount. **Please note that the down payment for one of the two parcels you were the apparent winner of will still be non-refundable.**

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

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

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

Multiple Bidders Bidding Together

Two or more individuals may jointly submit a bid in the annual auction. **ALL BIDDERS MUST BE ALASKA RESIDENTS and meet all other requirements. All individuals whose names are on the bid will be required to submit proof of residency**. Please see the "Proof of Residency" section for details of what is acceptable proof of residency.

Names may not be added or deleted after the bid has been submitted. All individuals whose names appear on the bid will appear on the land sale contract or patent. **Any changes between the individuals on the bid and the contract or patent require an assignment form and payment of the $100 assignment fee.** All of your bids will count towards the limit of winning two parcels in this auction. If you submit some bids jointly, and other bids individually, each winning bid will be counted towards each individual's limit of two parcels. If one of the bidders on a joint bid has already won two parcels, the joint bid will be disqualified.

QUALIFYING FOR THE SEALED-BID AUCTION

Qualifying for Land Sales Programs

Participants in all State of Alaska Land Sales programs must be age 18 or older. To be eligible to bid in the Sealed-Bid Auction 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). Note that the residency requirement does not apply to commercial parcels sold at auction.

You are not allowed to claim Alaska residency during any period that you claimed residency in another state, were registered to vote in another state, or claimed another state or nation as your residence for purposes such as taxes, school tuition, or benefits, including obtaining a driver's license from another state.

If you are a member of the Armed Forces of the United States or were during any part of the one-year residency period, you must either have been an Alaska resident prior to enlisting and maintained your Alaska residency, or have taken some affirmative action to make Alaska your residence, such as registering to vote or paying local property taxes on property you personally own as a residence for at least one year immediately preceding the date of auction. Filing a DD Form 2058 State of Legal Residence Certificate is not sufficient proof of Alaska residency on its own. If you collect overseas pay for being stationed in Alaska, or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, including obtaining a driver's license from another state, you do not qualify as an Alaska resident for this program.

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 their required documentation well in advance of the required date of submission.

Proof of residency must include:

1. **A copy of your valid and current Alaska Driver's License or State-issued ID card**. If you do not have a valid, current Alaska Driver's License or State ID card, please contact DNR Land Sales before bidding or applying to inquire about acceptable substitutions for this requirement. If you have a driver's license or ID card issued by another state, you are not considered an Alaska resident for the purposes of these programs.
2. **AND ONE of the following items:**

   1. Alaska Permanent Fund Dividend confirmation of eligibility or confirmation of receipt of funds;
   2. Employment, unemployment, or military records;
   3. Current and valid occupational licenses issues by the State of Alaska;
   4. Income tax records showing employment in Alaska; or
   5. School records.

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

To confirm PFD eligibility or payment, follow these directions:

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

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

Residency Consideration for Active Duty US Armed Forces Personnel

If you are on active duty in the US Armed Forces (or are accompanying a family member on active duty) during part or all of the year leading up to the auction 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 and to purchase commercial parcels (see list below).

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

HOW TO BID

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

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

Submitting a Sealed Bid Online

To bid on a parcel online, go to: **http://landsales.alaska.gov** and use your bank or credit card information to complete the submission. The online application process will ask for a MasterCard, Visa, or Discover credit card authorization. Your credit card will only be charged on the day of the Sealed-Bid Auction if you are the successful bidder for that parcel.

Submitting a Sealed Bid by Mail or in Person

A complete Sealed-Bid Auction application package (for mailing or hand delivery) includes the following items:

1. a completed 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 on page 101).
   - A separate bid form must be included for each bid submitted for each parcel.
2. a bid deposit plus the document handling fee of $100;
   - A separate bid deposit must be included for each bid submitted.
   - The bid deposit for each bid must be at least 5% of the total bid amount, before applying the Veterans' Land Discount. * (CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!).

     *VETERANS PLEASE NOTE: If you will be applying for the Veterans' Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, do NOT subtract your discount from your bid amount or your bid deposit. If you are a successful bidder, and you are an eligible veteran who will be applying for the Veterans' Land Discount, the discount will be deducted from the purchase price after the auction (see "Veterans' Land Discount" section of this brochure for more detailed information).
   - You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**
   - Payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).
3. a completed Declaration of Intent form;
4. a self-addressed, stamped envelope (SASE) to return the bid deposit for an unsuccessful bid submitted with a deposit made by cashier's check, personal check, or money order (see "Returned Deposits for Unsuccessful Bidders/Applicants" section of this brochure for more information). Unsuccessful bidders' deposits made by credit card authorization or by check without a SASE will be destroyed after the auction.

Clearly Mark Bids for Sealed-Bid Auction

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

2017 ALASKA STATE LAND AUCTION #480 - 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 ALASKA STATE LAND AUCTION #480 - 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

nformati 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.

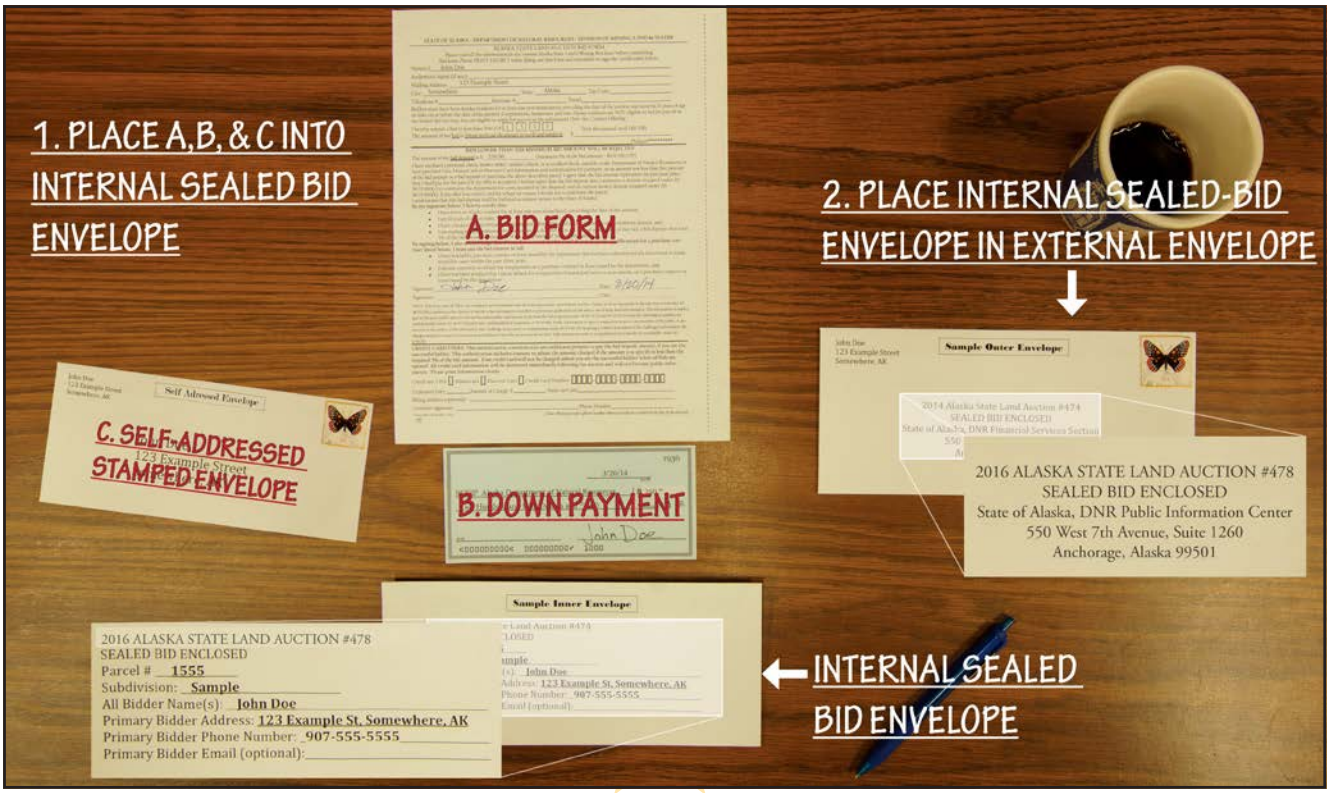
To submit a sealed bid by mail, address the **exterior**, **delivery** envelope to:

2017 ALASKA STATE LAND AUCTION #480
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 any DNR Public Information Center as listed in the "DNR Public Information Centers" section of this brochure. Be sure to include "**2017 ALASKA STATE LAND AUCTION #480 - 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 Alaska State Land Sealed-Bid Auction #480 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Friday, March 24, 2017 and no later than 5:00 p.m., Wednesday, July 5, 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., Wednesday, July 12, 2017, in the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. All complete, timely bids received will be opened. Attendance at the auction is not required and will not affect the outcome. **Attendees of the Sealed-Bid Opening will not be allowed to change or withdraw any bids.**

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

For the General Sealed-Bid Auctions, bids will be opened in an order determined by the number of bids received for each parcel. The parcel with the most bids will be opened first, the next highest number of bids second, etc. Where an equal number of bids are received for more than one parcel, bids for the parcel with the lowest Parcel number (not ADL number) will be opened first.

Apparent High Bidder

The eligible bidder from whom the State received a valid bid submission with the highest bid amount will be named the apparent high bidder. Bidders will be awarded their first two successful bids and will not be eligible to acquire another auction parcel for the remainder of Sealed-Bid Auction #480. 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 check, cashier's check, money order, or credit card. Check with one of the Public Information Centers to confirm which credit card types are currently accepted.

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

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

Credit card authorization forms must:

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

The following Bid Errors may be curable.

On a bid form:

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

On a check or money order:

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

On a credit card authorization form:

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

Refunds

In accordance with 11 AAC 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, apparent high bidders will be sent a certified Award Notification Letter. **DNR must receive the following items from successful bidders by 5 p.m., August 29, 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 on page 101).
   - If there is more than one bidder, all bidders must provide proof of eligibility.
2. a completed Declaration of Intent Form;
3. a nonrefundable $100.00 document handling fee (11 AAC 05.010 (a) (7) (F) Fees);
4. if applying for a Veterans' Land Discount, a Veteran Eligibility Affidavit and required documentation (see "Qualifications for Veterans' Land Discount" section of this brochure on page 114);
5. Any other documents or items requested in the Award Notification Letter.

If an apparent high bidder fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline, their bid will be considered abandoned and they may forfeit all deposits and fees paid.

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

Parcels not sold at this auction may be made available in the following OTC offering.

BUYING LAND OVER-THE-COUNTER (OTC)

As of February 2017 DNR has over seventy parcels available for purchase over the counter on a first-come-first-served basis. Parcels currently available over-the-counter are priced at their appraised fair market value and are located throughout the state. A complete listing of parcels available over-the-counter and purchase information is available online at:

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

Parcels not sold in the 2017 Auction may be made available in the subsequent Over-the-Counter (OTC) offerings. In 2017**, DNR will continue to use the procedures for parcels new to Over-the-Counter sales introduced in 2016. DNR has discontinued the use of IOTC offerings and will offer parcels not sold through regular competitive auction through the following OTC process::**

At 10:00 a.m., Wednesday, July 26, 2017, a complete list of all parcels to be included in the OTC Offerings will be available at all DNR Public Information Centers as well as online at **http://landsales.alaska.gov**. In the OTC offerings, parcels are offered first-come, first-served.

New Rule

- From 10:00 a.m., Wednesday, July 27, 2017 through 5:00 p.m., Tuesday, August 8, 2017 parcels will be available for purchase at up to 30% above the appraised fair market value (up to 30% above the minimum auction bid).
- From 10:00 a.m., Wednesday, August 9, 2017 through 5:00 p.m., Tuesday, August 22, 2017 remaining parcels will be available for purchase at up to 15% above the appraised fair market value (up to 15% above the minimum auction bid).
- At 10:00 a.m., Wednesday, August 23, 2017, remaining parcels will become available for purchase at the appraised fair market value (minimum auction bid).

New for 2017, OTC sales will be online only at http://landsales.alaska.gov/ or in-person at DNR's Public Information Centers in Anchorage and Fairbanks. Mailed applications to purchase land OTC will not be accepted after April 1, 2017.

OTC Applicant Qualifications

Corporations, businesses, and non-Alaska residents ARE eligible to apply in the OTC Offerings, but ARE NOT eligible to bid for parcels of residential land in the Sealed-Bid Auction. Past participation in previous DNR land sales does not prohibit you as an individual or business from participating in these offerings. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.

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

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

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

Buying Multiple Parcels in the Over-the-Counter Offerings

In the Over-the-Counter (OTC) Offerings, **you may submit applications for as many parcels as you like and you may purchase more than one parcel.** A separate application must be submitted for each parcel you wish to purchase.

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 the parcel you wish to purchase. Maps, parcel information, and a link for purchasing the parcel are available on the individual parcel pages. The online purchase process will ask for a MasterCard, Visa, or Discover credit card to pay the deposit of 5% of the purchase price and the document handling fee.

New for 2017, OTC sales will be online only at http://landsales.alaska.gov/ or in-person at DNR's Public Information Centers in Anchorage and Fairbanks. Mailed applications to purchase land OTC will not be accepted after April 1, 2017.

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

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 or more for your contract or patent to be issued, and you should anticipate longer wait times after the annual Auction.

State Financing

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

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

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

If the purchase price minus the minimum 5% down payment, per parcel, is $2,000 or less, the balance due must be paid in full and a land sale contract will not be issued (11 AAC 67.875. Installment Payments). The balance after down payment, plus a nonrefundable document handling fee will be due upon application for an Over-the-Counter (OTC) parcel or at a date specified in the Auction brochure for an apparent high bidder in the Sealed-Bid Auction. If an apparent winner or purchaser fails to comply with these requirements or it is the applicant's decision not to move forward; the applicant will forfeit all or part of the deposit and lose all opportunity, right, title, and interest in the land.

Land Sale Contract Applicant Qualifications

If you elect to enter into a purchase contract with the State of Alaska, in accordance with 11 AAC 67.008 Ineligibility Due to Default, you must also certify that you:

1. have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years (contact the Contract Initiation 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 of contract and a document and handling fee. The assignment of contract is then recorded as public record. Any change between the original intent to purchase; whether by bid, lease, purchase agreement, to the sale contract or patent requires an assignment. To request an assignment, please contact the 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. 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 a 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 LSS

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

A change of address must be signed by the applicant or purchaser and submitted in writing to LSS at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, Fax (907) 269-8916. An application is subject to rejection if LSS is unable to contact the lessee, applicant, or bidder at the current address of record.

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

VETERANS' LAND DISCOUNT

The State of Alaska offers Alaska resident Veterans a once in a lifetime discount on the purchase of state land in accordance with AS 38.05.940 Land Purchase Price Discount For Veterans. Please read the eligibility requirements below to confirm you qualify. The discount is 25% of the purchase price, although the discount does not apply to certain costs which DNR incurred to develop the parcel for sale. The web page for each Auction/OTC parcel provides an estimate of the purchase price with the discount for that parcel. Discount amounts for RRCS lease parcels are not available until the time of lease to sale conversion, once the survey and appraisal are complete and the reimbursable costs have been determined. The details of how the discount amounts are calculated are below.

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.

Once-In-A-Lifetime Benefit

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

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

Reimbursable Costs

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

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

For example:

Reimbursable Cost / Acre	$1,000.00
Parcel Size in Acres	x 2.00
Total Reimbursable Costs	**$2,000.00**

Calculating the Veteran's Discount Amount

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

Subdivision Parcel Example

Below is an example of how a Veterans' Land Discount is calculated for a 1.82-acre Subdivision Parcel with reimbursable costs of $987 per acre, if the bid price was $40,000:

Reimbursable Cost / Acre	$ 987.00
Parcel Size in Acres	x 1.82
Total Reimbursable Costs	**$ 1,796.34**
Bid Price	$ 40,000.00
Less Reimbursable Cost	- $ 1,796.34
Amount Eligible for Discount	**$ 38,203.66**
Amount Eligible for Discount	$ 38,203.66
25% Veterans' Discount Rate	x 0.25
Veterans' Land Discount	**$ 9,550.91**
Bid Price	$ 40,000.00
Less the Veterans' Land Discount	- $ 9,550.91
Discounted Purchase Price	**$ 30,449.09**
Bid Price	$ 40,000.00
5% Minimum Down Payment	x 0.05
Minimum Down Payment	**$ 2,000.00**
Discounted Purchase Price	$ 30,449.09
Less 5% Minimum Down Payment-	$ 2,000.00
Balance Due	**$ 28,449.09**

*plus applicable fees

Remote Parcel Example

Below is an example of how a Veterans' Land Discount is calculated for a Remote Parcel with reimbursable costs of $5,410, if the bid price was $15,000:

Total Reimbursable Costs	**$ 5,140.00**
Bid Price	$ 15,000.00
Less Reimbursable Cost	- $ 5,140.00
Amount Eligible for Discount	**$ 9,860.00**
Amount Eligible for Discount	$ 9,860.00
25% Veterans' Discount Rate	x 0.25
Veterans' Land Discount	**$ 2,465.00**
Bid Price	$ 15,000.00
Less the Veterans' Land Discount	- $ 2,465.00
Discounted Purchase Price	**$ 12,535.00**
Bid Price	$ 15,000.00
5% Minimum Down Payment	x 0.05
Minimum Down Payment	**$ 750.00**
Discounted Purchase Price	$ 12,535.00
Less 5% Minimum Down Payment	- $ 750.00
Balance Due	**$ 11,785.00**

*plus applicable fees

Reimbursable Costs for Determining Veterans' Land Discount

Subdivision Name	Survey	Reimbursable Costs / Acre
Freshwater Bay	ASLS 2010-44	$565
Lisianski View	ASLS 2007-18	$1,519
Nakwasina Sound	ASLS 2015-6	$485
Old Skid Road	ASLS 2014-62	$929
Birklund	ASLS 2009-17	$6,069
Cheri Lake	EPF 23-15	$29
Chignaki Pond	ASLS 2004-17	$15,087
Chignaki Pond	ASLS 2006-12	$6,422
Dog Sled	ASLS 2014-69	$680
Mystery Phase II	ASLS 2004-32	$5,058
Vita	ASLS 2008-23	$7,904
Copper Center OTE	ASLS 79-42	$140
Copper Heights	ASLS 80-9	$241
Glennallen Area II	ASLS 79-250 & ASLS 79-251	$122
Tazlina Northwest	ASLS 79-226	$349
Tazlina Southwest	ASLS 79-121	$349
The Lakes	USS 3494 & USS4584	$0
Willowcrest	ASLS 80-8	$310
Alder View	ASLS 80-137	$277
Chase II	ASLS 79-149	$236
Checkpoint	ASLS 2009-9	$452
Indian River	ASLS 80-131	$229
Lockwood Lake	ASLS 80-91	$248
South Bald Mountain	ASLS 82-1	$336
Bears Den	ASLS 82-125	$431
Haystack	ASLS 80-117	$274
Martin	ASLS 84-21	$257
Olnes East	ASLS 80-178	$190
Riverwood	ASLS 2014-44	$2,819
Skyridge	ASLS 2007-13	$12,007
Tatalina	ASLS 2003-14	$198
Anderson	ASLS 79-25 & ASLS 79-29	$54
June Creek	ASLS 79-166	$88
Little Goldstream	ASLS 2006-13	$350
Nenana South	ASLS 80-106	$225
Clearwater Road	ASLS 2008-25	$3,675
Delta Homesites	ASLS 77-162	$142
Delta Oddlots	ASLS 78-93	$41
Tok Triangle Phase I	ASLS 2004-16	$64
Tok Triangle Phase II	ASLS 2007-15	$55
Tok Triangle Phase IV	ASLS 2012-11	$46
Riverview	ASLS 83-128	$262
Iksgiza Lake	ASLS 81-54	$328
Wien Lake West	ASLS 2013-30	$260

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Beaver Creek	EPF 3-9	1032	$29
Donkey Terraces RRCS	ASLS 2007-20	1087	$3,390
"	ASLS 2007-20	1088	$3,418
"	ASLS 2007-20	1089	$3,538
"	ASLS 2007-20	1090	$3,336
"	ASLS 2007-20	1091	$3,331
"	ASLS 2007-20	1092	$3,393
Lockwood Lake RRCS	ASLS 2003-46	1100	$3,616
"	ASLS 2003-46	1101	$3,599
"	ASLS 2003-46	1102	$3,680
McKenzie Creek	ASLS 90-11	1103	$0
"	ASLS 91-225	1104	$0
Moose Creek East RRCS	ASLS 2006-22	1105	$4,389
"	ASLS 2006-22	1106	$4,389
Aniak-Doestock RRCS	ASLS 2013-17	1110	$4,516
Kakhonak Lake RRCS	ASLS 2013-16	1111	$3,857
Bluff Cabin Ridge RRCS	ASLS 2006-18	1153	$1,863
"	ASLS 2006-18	1154	$1,863
"	ASLS 2006-18	1155	$1,863
Robertson River RRCS	ASLS 2007-22	1165	$1,885
"	ASLS 2007-22	1166	$2,017
"	ASLS 2007-22	1167	$2,092
Tok (Tetlin Trail)	ASLS 79-134 & ASLS 79-135	1168 to 1171	$4
Tok Junction Surveyed OTE	ASLS 79-21	1172	$4
Tower Bluffs RRCS	ASLS 2006-23	1188	$2,799
"	ASLS 2006-23	1189	$2,932
Teklanika II RRCS	ASLS 2005-28	1202	$3,645
Zitziana RRCS	ASLS 2013-19	1214	$4,003
"	ASLS 2013-19	1215	$3,891
"	ASLS 2013-19	1216	$3,773

VETERAN'S PREFERENCE AUCTION

The Veteran's Preference Auction is a restricted sale in which eligible veterans have first option to purchase certain qualifying parcels available in the Sealed-Bid Auction (AS 38.05.067 Preference For Veterans For Unoccupied Residential Land and 11 AAC 67.050 Veteran's Preference).

In order to give preference to eligible veterans bidding in the Veteran's Preference Auction, bids for the Veteran's Preference Auction will be opened before the General Sealed-Bid Auction. The Sealed-Bid Opening will begin at 10:00 a.m., Wednesday, July 12, 2017, at the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. Attendance at the auction is not required and will not affect the outcome.

Qualifying Parcels

To qualify for offering in the Veteran's Preference Auction, parcels are required to be 5 acres or less, classified as Settlement land, unoccupied, and zoned for residential use only. Parcels are zoned by local governments, not the state. As a result of these requirements, the following parcels are eligible for a Veteran's Preference in Auction #480

Parcels 1120 to 1122 – Olnes East subdivision
Parcel 1126 – Skyridge Drive subdivision

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

Prove-up requirements

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

- The purchaser may not sell or otherwise transfer ownership of the land for 5 years, except to heirs upon the death of the purchaser, as security for a loan, or for other good cause as determined by the Director of DNR Division of Mining, Land, and Water.
- The purchaser shall submit proof within 2 years that residential development has begun. Proof shall show that access has been developed, if necessary, and improvements have been made to the property. These improvements can be utility installations, a permanent foundation, or the construction of waste disposal and sanitary facilities under a building permit issued by the appropriate authority. The 2-year development requirement will begin on the effective date of the contract for sale or on the date of payoff if a contract has not been issued.

The Director may not convey title to the parcel until the above requirements have been met.

No Requirement to Exercise Preference on Qualifying Parcels

If an eligible veteran wishes to purchase a qualifying parcel without the aforementioned restrictions and requirements attached (as described above), the veteran may choose to submit a bid in the General Sealed-Bid Auction and not submit a bid in the Veteran's Preference Auction. **However, if DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran's Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran's bid submitted in the General Sealed-Bid Auction.**

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

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

Veteran's Preference Auction Bidder Qualifications

Important: In order to verify eligibility, veterans wishing to participate in this program must submit the required proof with their Sealed-Bid Application. Any bid submitted for the Veteran's Preference Auction without this proof enclosed will not be considered for a Veteran's Preference but will be considered in the General Sealed-Bid Auction, if the parcel is still available at that time. If you submit your bid online, this proof must be received by the Anchorage DNR Public Information Center by the application deadline, regardless of postmark.

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

- You meet the Residency Requirements of this program detailed in the "Residency Requirement for Residential Parcels in the Sealed-Bid Auction" section of this brochure.
- You are 18 years of age or older on the date of bid (11 AAC 67.005 General Qualifications).
- You are a veteran that has:
  - served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard for at least 90 days, unless tenure was shortened due to a service connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214 Report of Separation from Active Duty); and
  - received an honorable discharge or general discharge under honorable conditions.
- You have NOT won the opportunity to purchase a parcel in a previous Veteran's Preference Auction, regardless of final conveyance.

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

The Veteran's Preference is a once-in-a-lifetime preference and a winner of a past Veteran's Preference Auction, regardless of final conveyance, is not eligible to participate in a future Veteran's Preference Auction. In addition, a person may win only two parcels in Auction #480. Apparent winners of Veteran's Preference Auction #480 are eligible to win a second parcel (but not a third) in the General Sealed-Bid Auction #480. Such winners may participate in subsequent land disposal offerings, including future general sealed bid auctions and OTC offerings, if eligible at the time of bid or application. Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in this offering.

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

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

Clearly Mark Bids for Veteran's Preference Auction

It is your responsibility to properly complete, mark, and submit your bid as instructed throughout this brochure. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Sealed bids submitted for consideration in the Veteran's Preference Auction must be marked with the words, "**2017 VETERAN'S PREFERENCE AUCTION #480 - SEALED BID ENCLOSED**." Improperly or incompletely addressed or marked submissions for the Veteran's Preference Auction risk being excluded from the Veteran's Preference Auction. **However, if DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran's Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran's bid that is improperly or incompletely addressed or marked**.

FURTHER INFORMATION

Access

Information on the location of legal access to a parcel or RRCS staking area may be obtained from the appropriate regional DNR Public Information Center. When possible, legal access to Remote Recreational Cabin Sites staking areas will be shown on individual staking maps. It is your responsibility to properly locate yourself when crossing both public and private land to ensure you are on a legal right-of-way or section-line easement and to avoid trespass. It is important to note that while access may be legally reserved, it may not yet be improved.

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

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

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

Easements, Reservations, & Restrictions

Surveyed parcels and RRCS staking areas are subject to all platted and valid existing easements and reservations, such as rights-of-way, building setbacks, utility easements, pedestrian easements, roads, and trails.

For surveyed parcels, these easements and reservations may be shown graphically on the survey plat or may be listed in the 'Notes' section of the plat, which may be detailed on a page of the recorded documents separate from the map or plan. It is your responsibility to fully review the recorded survey or subdivision plat, any reservations represented in this brochure, and any other items found in the recorded land records for a complete picture of the restrictions and conditions that may affect each individual parcel. It is also your responsibility to personally and thoroughly inspect the parcel prior to submitting a bid or application to purchase. Subdivision survey plats may be viewed at the nearest DNR Public Information Center or online at: **http://dnr.alaska.gov/landrecords/**

For RRCS staking areas, it is your responsibility to review the staking map, instructions, and additional source documents thoroughly to determine what restrictions, if any, may affect your staking area. You must meet any borough or state standards and obtain any required permits before developing any easement.

All State-owned lands bordering section lines have a reserved public access easement usually 33 or 50 feet in width along each side of the section line, unless the easement has been vacated or officially removed. Contact the appropriate DNR Public Information Center before constructing access, especially within surveyed or unsurveyed section-line easements.

All public access easements, including those along public or navigable water bodies, are reserved for public use. You may not obstruct public access easements or make them unusable by the public. Contact the appropriate Public Information Center before constructing access, especially within surveyed or unsurveyed section line easements.

Types of Access

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

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

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

Pioneer roads are narrow, gravel roads that usually require a 4-wheel drive vehicle and typically do not receive maintenance. Roads or trails indicated as year-round may receive maintenance from the state or a local government. Weather conditions may still make year-round roads impassable during certain times of the year.

Information on the conditions of state-maintained highways is available from the State of Alaska Department of Transportation and Public Facilities at

www.511.alaska.gov/

Generally Allowed Access & Uses

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

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

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

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

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; or traveling by horse or dogsled or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel-drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmachine (or other tracked vehicle), motorcycle or ATV, on or off an established road easement, if use of the road easement does not cause or contribute to water-quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. Use of larger off-road vehicles over 1,500 pounds curb weight and off-road travel of construction and mining equipment requires a permit from DNR. An authorization is required from the State of Alaska, Department of Fish and Game, Division of Habitat for any motorized travel in fish-bearing streams. Contact and program information can be found online at: **http://habitat.adfg.alaska.gov**
- Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.
- Access improvements on unreserved State-owned land may be allowed without a permit under the following conditions:
- Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail).
- Anchoring a mooring buoy in a lake, river, or marine waters, or placing a float, dock, boat haul out, floating breakwater, or boathouse in a lake, river, or in marine waters, for the personal, noncommercial use of the upland owner, if the use does not interfere with public access or another public use, and if the improvement is placed within the projected sidelines of the contiguous upland owner's parcel or otherwise has the consent of the affected upland owner.

Generally Allowed Access & Uses (continued)

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles are required to use the legal access to minimize the number of trails across public lands.

Moving heavy equipment, such as a bulldozer, is not authorized on State-owned land without a permit. A permit can be obtained from the appropriate DNR regional office.

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

Establishing new routes or making improvements to existing rights-of-way or easements may require an authorization depending on the type of activity and the site-specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel on routes you may wish to improve. Contact the DNR Public Information Centers for more information.

RS 2477 Rights-of-Way

Revised Statute 2477 is a Federal law that granted states and territories unrestricted rights-of-way over Federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on State-owned land and the transfer of State-owned land into private ownership does not extinguish pre-existing rights. Some rights-of-way could potentially be improved for access across or to communities or valuable State-owned resources and land. Some may not be used at all, or may be developed only as foot trails. Others will be used as they have been in the past. If in doubt whether there is an RS 2477 right-of-way to or across a parcel, check the public land records. More information regarding RS 2477 rights-of-way is available at any of the DNR Public Information Centers and online at: **http://dnr.alaska.gov/mlw/trails/rs2477/**

Alaska Railroad Right-of-Way

The Alaska Railroad Corporation's 200-foot right-of-way, bridges, and trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330 Criminal Trespass in the Second Degree). The Alaska Railroad Corporation may issue permits to cross the railroad. Contact the nearest railroad agent for more information at: **http://alaskarailroad.com/**

Driveways, Approaches, and Roads

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

STATE INTERESTS

Use of Adjacent State-Owned Land

Uses of unreserved State-owned land, other than those uses stated in 11 AAC 96.020 Generally Allowed Uses, may require a land use authorization from DNR. Certain activities, such as harvesting firewood or clearing viewsheds may require a permit in advance and there is no guarantee of approval. Lease or ownership of land does not imply exclusive use of surrounding state-owned lands.

Multiple Uses

The land sale programs described in offering materials are only one of the disposals or allowed uses that may occur in any given area. A variety of other authorized uses such as mining or timber sales, commercial or personal recreation, trapping, or resource harvest can and do occur on Municipal, State, Federal, and private lands near the offered areas. Such uses not only affect adjacent land, but also roads that are intended for access to those areas. Large truck and heavy equipment traffic may occur, and in some cases, noise, dust, or other activities may be perceived as a nuisance to neighboring users. Occasionally, small roads or trails are developed, improved, and maintained to accommodate increased traffic. It is strongly recommended that you take this into consideration when applying for the lease or purchase of land through these offerings.

Future Offerings

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

http://notice.alaska.gov and http://dnr.alaska.gov/mlw/landsale/public_notice

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. However, DNR has not necessarily inspected all the parcels in this brochure to determine if refuse or hazardous waste is present. The State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or absence of any hazardous substances, hazardous wastes, contaminants, or pollutants on the lands in this offering. The State of Alaska further assumes no liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances eventually be found. **The purchaser of the parcel is responsible for the disposal of any existing refuse or wastes and its related costs, regardless of date of existence.**

Timber and Other Materials on Site

Before receiving patent to State-owned land, you may NOT sell or remove from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel for the duration of the sale contract. Please contact the Land Sales and Contract Administration Section at (907) 269-8594 for additional information.

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

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

Archaeological Sites

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

LOCAL GOVERNMENT

Borough/Municipality Authority

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

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

Taxes

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

Restrictions on Subdividing

You may not subdivide or re-plat the land prior to receiving patent. After title is conveyed, subdividing of any parcel must comply with State or local platting requirements and in accordance with the requirements of other agencies such as the State of Alaska, Department of Environmental Conservation; the United States Army Corps of Engineers; relevant boroughs and municipalities; relevant Homeowners' Associations; and the like. See "Land Records, Survey Plats, and Maps" section on page 97 of this brochure for additional information.

Homeowners' Associations

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

Additional information may also be available from the State of Alaska, Department of Commerce, Community, and Economic Development, Division of Corporation, Business, and Professional Licensing, at (907) 465-2530, or online at: **http://commerce.alaska.gov/dnn/cbpl/home.aspx**

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

DEVELOPING YOUR LAND

New Construction, Development, or Improvements

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

It is your responsibility to properly locate all property boundary monuments on your parcel and to contain any improvements within the parcel (11 AAC 67.020 Proper Location). **No improvements, other than authorized access, may be placed or constructed within any easements or rights-of-way of record.** This includes, but is not limited to, section-line easements, public access easements, road rights-of-way, utility easements, and building setbacks. It is your responsibility to obtain all necessary authorizations from Federal, State, Borough, Municipal, City, or local agencies prior to placing or constructing any improvements. Caution should be exercised in constructing improvements on RRCS leased parcels prior to survey. Improperly located improvements may be grounds for termination of a lease or contract.

Existing Improvements

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

If any such improvements exist on parcels in the Auction or OTC offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. You are responsible for personally and thoroughly inspecting the parcels prior to submitting a bid or application and buyers assume all responsibility for such items.

Within RRCS staking areas there may be abandoned or unauthorized improvements on state land shown as open for staking. Improvements may not be included within a staked parcel. If you know of or encounter an abandoned or dilapidated structure, contact the appropriate DNR Public Information Center.

Restrictions on Subdividing

You may not subdivide or re-plat the land prior to receiving patent. After title is conveyed, subdividing of any parcel must comply with State or local platting requirements and with the requirements of other agencies such as the State of Alaska, Department of Environmental Conservation; the United States Army Corps of Engineers; relevant boroughs and municipalities; relevant Homeowners' Associations; etc..

Fire and Burning Activities

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

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

In specific areas of the state, burning permits are required for all burning other than fires contained within an approved device, and fires used for signaling, cooking, or warming. All other burning in the permit areas requires a permit during the fire season. There are potential liabilities if your fire escapes control (AS 41.15.060 Permits, AS 41.15.090 Building or Leaving Fires). For further information regarding wildfire mitigation and burning permits, contact DNR Division of Forestry. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Centers and online at:

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

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

Sewer and Water

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

Many subdivisions included in Auction and Over-the-Counter offerings have some restrictions on the types of sewage disposal systems allowed. For more information on a particular subdivision or parcel, please refer to the survey plat and contact the appropriate DEC regional office. If any such systems exist on parcels in these offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. It is your responsibility to personally and thoroughly inspect the parcels prior to submitting a bid or application and buyers assume all responsibility for such items.

Waters of the United States and Wetlands

Some State-owned land offerings contain waters of the United States, including wetlands. Section 10 of the Federal Rivers and Harbors Act requires a permit for any structures or work in navigable waters of the United States, which includes those waters subject to the ebb and flow of the tide, and/or presently used, have been used in the past, or may be used in the future, to transport interstate or foreign commerce. Section 404 of the Federal Clean Water Act requires a permit for the discharge of dredged or fill material into all waters of the United States, including wetlands.

Wetlands perform many important functions, including providing habitat for wildlife, preserving water quality, providing flood protection, and enhancing groundwater recharge. Before placing any dredged or fill material in wetlands and/or waters (for example, to build a road, or any other land clearing activities), and/or before working or placing any structures in such waters (for example, dredging or constructing a dock or pier), purchasers must obtain a permit from the United States Army Corps of Engineers.

Working or building structures in waters of the United States and/or discharging dredged or fill material into waters of the United States, including wetlands, without a valid permit may result in civil fines or criminal charges. A wetland determination or delineation may be required before any construction can occur. For a wetland determination on your parcel or more information on permit requirements contact the U.S. Army Corps of Engineers, Alaska District at (800) 478-2712 or visit: **http://www.poa.usace.army.mil/**

Water Rights and Usage

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

FISH AND WILDLIFE

Fish Habitat Requirements

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

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

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

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

Wildlife

There is always the possibility of encountering bears and other wildlife when in remote, or even urban, locations in Alaska. DFG's website (listed below) makes the following suggestions:

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

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

Provided by DFG:

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

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

Provided by DNR Division of Parks and Outdoor Recreation:

http://dnr.alaska.gov/parks/safety/bears.htm

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

Hunting Seasons and Taking Game in Defense of Life or Property

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

DFG regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted and the necessity for taking the animal is not brought about by harassment or provocation of the animal, by unreasonable invasion of the animal's habitat, or by the improper disposal of garbage or a similar attractive nuisance.

5 AAC 92.410 Taking Game in Defense of Life or Property

(a) Nothing in 5 AAC prohibits a person from taking game in defense of life or property if
  (1) the necessity for the taking is not brought about by harassment or provocation of the animal, or by an unreasonable invasion of the animal's habitat;
  (2) the necessity for the taking is not brought about by the improper disposal of garbage or a similar attractive nuisance; and
  (3) all other practicable means to protect life and property are exhausted before the game is taken.

(b) Game taken in defense of life or property is the property of the State. A person taking game under this subsection shall immediately
  (1) salvage and surrender to DFG the
    (A) hide and skull of a bear, completely removed from the carcass, and including all attached claws;
    (B) hide and skull of fur animals or furbearers;
    (C) meat and antlers or horns of ungulates;
    (D) meat of all other game not specified in (A) - (C) of this paragraph;
  (2) notify DFG of the taking; and
  (3) submit to DFG a completed questionnaire concerning the circumstances of taking of the game within 15 days after taking the game.

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

Eagle Nesting Sites and Seasons of Restricted Activity Nearby

Federal law prohibits any disturbance of bald eagles or their nests, and the U.S. Fish and Wildlife Service (USFWS) enforces this law. The USFWS generally recommends no clearing of vegetation within 330 feet of any nest. Additionally, no construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Further, between June 1 and August 31, no construction activity should occur within 660 feet of active eagle nests until after juvenile birds have fledged. Nest trees should not be disturbed at all. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree.

Migratory Birds

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

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

By my signature below, I hereby certify that:

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

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

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

Signature: _____ Date: _____

Signature: _____ Date: _____

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

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

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

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

Billing Address (optional): _____

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

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

Customer Signature: _____ Phone Number: _____

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

Auction Bidder Checklist

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

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

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

All bids should be mailed to:

DNR Public Information Center
550 West 7th Avenue, Ste. 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:

_____

_____

_____

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

ALASKA STATE LAND AUCTION BID FORM

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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.

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

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

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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.

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

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

Billing Address (optional): _____

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

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

Customer Signature: _____ Phone Number: _____

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

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- ☐ The outside of the envelope should be clearly labeled with the:
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- ☐ Has the bid envelope been enclosed in an outer envelope for mailing or delivery?

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- ☐ 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:

_____

_____

_____

Photo Album

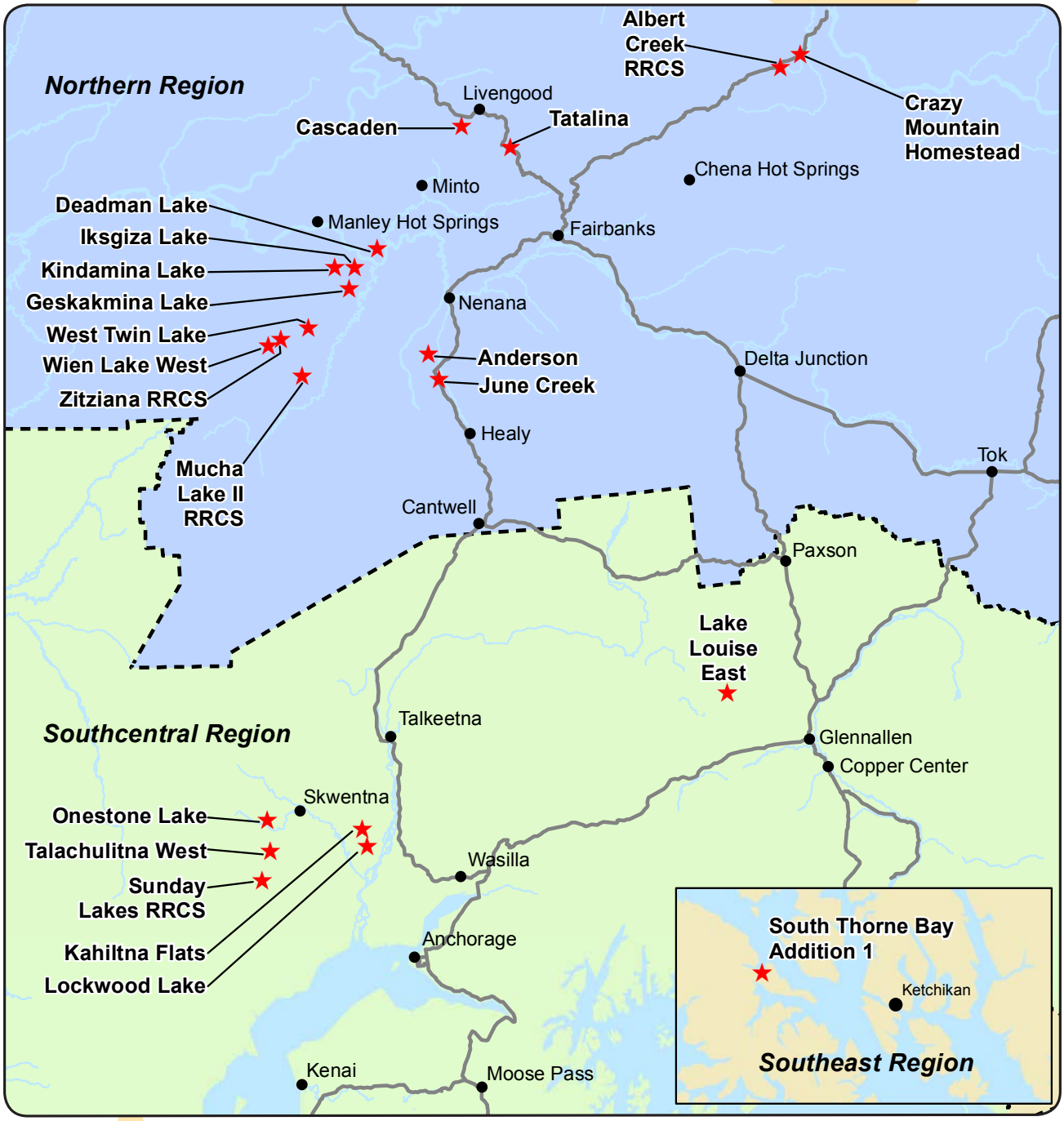
Tazlina Southwest, Parcel 1052 (ADL 204583)

Survey Marker

Red Fox Drive in Tok (Tetlin Trail) subdivision.

Looking up the Robertson River from the Alaska Highway

Over-the-Counter (OTC) Parcels Available



This map shows parcels available for purchase over the counter as of February 2017. Parcels are available for purchase at their appraised fair market value. An up-to-date listing of parcels available over-the-counter and purchase information is available at:

http://landsales.alaska.gov/

See the "Participating in the OTC offerings" section of this brochure for more information.

PLEASE RECYCLE

ALASKA DEPARTMENT OF NATURAL RESOURCES

AUCTION #480 DATES

Annual Auction #480 Bidding Period
Begins 10:00 a.m., March 24, 2017
Ends 5:00 p.m., July 5, 2017

Opening of Sealed-Bids for Annual Auction #480 - 10:00 a.m., July 12, 2017

Over-the-Counter (OTC) Parcel List Available
10:00 a.m., July 26, 2017

1st OTC Offering
(up to 30% above minimum auction bid)
Begins 10:00 a.m., July 26, 2017
Ends 5:00 p.m., August 8, 2017

2nd OTC Offering
(up to 15% above minimum auction bid)
Begins 10:00 a.m., August 9, 2017
Ends 5:00 p.m., August 22, 2017

General Over-the-Counter Parcel Sales Begin
(price set at minimum auction bid)
10:00 a.m., August 23, 2017

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