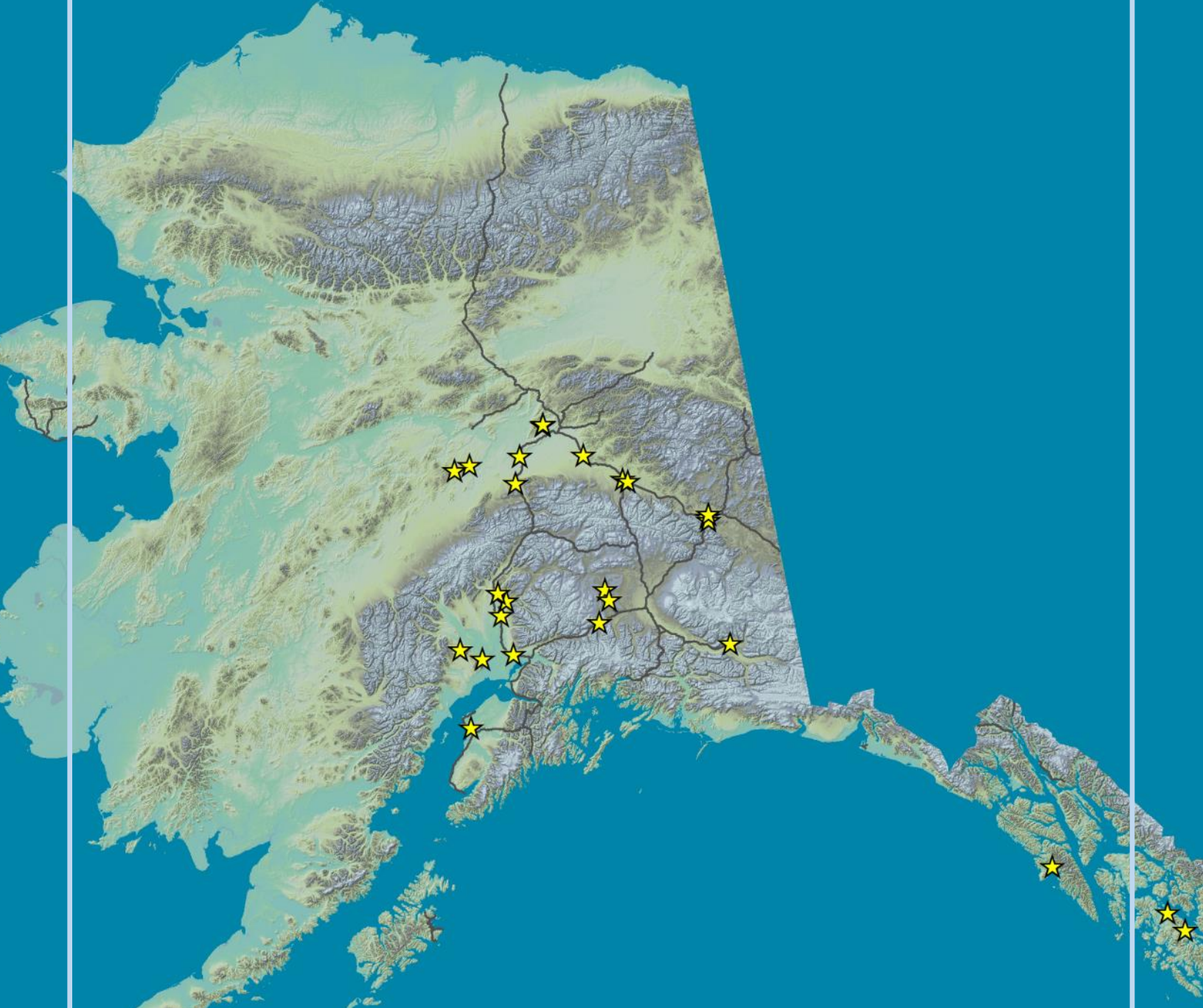


Auction

491

2020 ALASKA STATE LAND OFFERING



<http://landsales.alaska.gov>

"Like" us on Facebook at <http://facebook.com/alaskaland/>

Follow us on Twitter as @AlaskaLand4Sale

Follow us on Instagram as @alaska_land4sale

Dear Alaskans,

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

The 2020 Alaska State Land Offering #491 showcases 110 parcels available for sale. This brochure describes 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 land in Alaska, please visit <http://landsales.alaska.gov> or contact one of the DNR Public Information Centers listed on page 4, or the Land Sales team at (907) 269-8594.

Best of luck!

AK Department of Natural Resources



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INTRODUCTION

This year's State of Alaska Land Auction #491 features 110 parcels, 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 for an introduction to the Sealed-Bid Auction, Over-the-Counter, and Remote Recreational Cabin Sites programs. Over-the-Counter sales are online or in-person only. See the *"Buying Land Over-the-Counter (OTC)"* section for details of Over-the-Counter procedures.

This brochure is divided into three main sections. The first section provides information about the Department of Natural Resources (DNR) land offering procedures, general information applicable to all parcels, and instructions for participating in our sales programs. The second section contains maps and parcel lists, area specific information, and minimum auction bids for each parcel. Parcels offered for sale are arranged by region. The last portion of the brochure presents online resources, an auction bid form, and OTC parcels available. All of the information in this brochure is available online at <http://landsales.alaska.gov>, or contact one of DNR's Public Information Centers listed below. See the *"Sealed-Bid Auction Procedures"* section for further explanation of DNR's policies.

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

If you need this brochure or DNR land offering information in an alternate format, please contact the Anchorage Public Information Center at (907) 269-8400.

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

THANK YOU FOR YOUR INTEREST IN BUYING LAND FROM THE STATE OF ALASKA!

DNR PUBLIC INFORMATION CENTERS

Public Information Centers have 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 questions.

SOUTHCENTRAL REGION – DNR Public Information Center

550 West 7th Avenue, Ste. 1360, Anchorage, Alaska 99501

Tel: (907) 269-8400, Fax: (907) 269-8901, TTY: 711 or 800-770-8973

Office hours: Monday through Friday, 10:00 a.m. – 5:00 p.m., excluding 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, TTY: 711 or 800-770-8973

Office hours: Monday through Friday, 10:00 a.m. – 5:00 p.m., excluding holidays

fbx-pic@alaska.gov

SOUTHEAST REGION – Land Office

400 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801

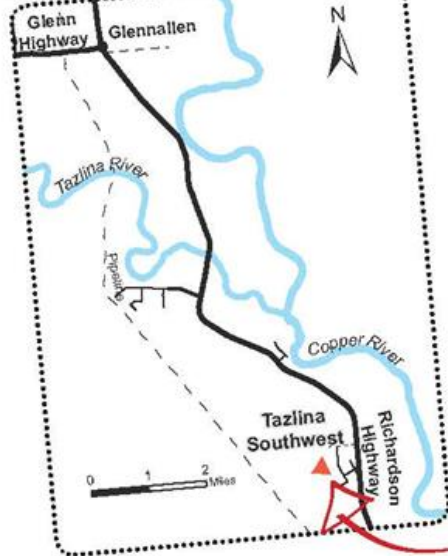
Tel: (907) 463-3400, Fax: (907) 586-2954, TTY: 711 or 800-770-8973

Office hours: Monday through Friday, 10:00 a.m. – 5:00 p.m., excluding holidays

sero@alaska.gov

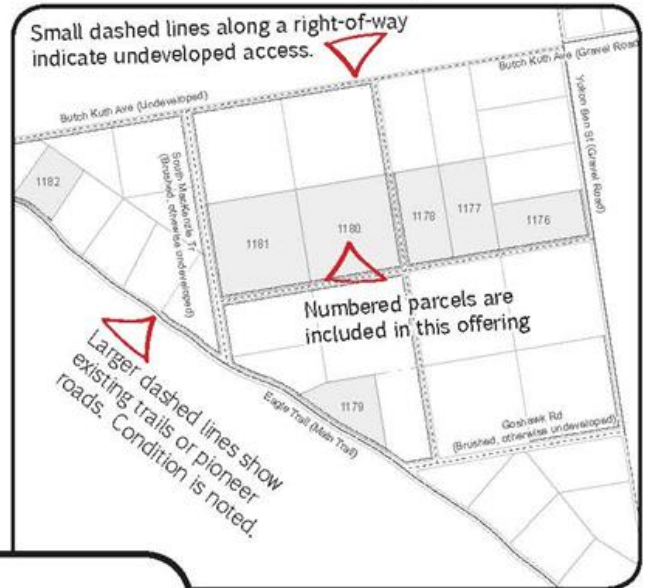
HOW TO READ OUR MAPS

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



Red triangles indicate the location of subdivision.

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



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

Numbered parcels are included in this offering

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

Important Dates

To Bid:

Auction #491 Bidding Period

Begins 10:00 a.m., October 7, 2020

Ends 4:30 p.m., December 2, 2020

Opening of Sealed-Bids for Auction #491

10:00 a.m., December 16, 2020

To Buy Over-the-Counter:

Over-the-Counter (OTC) Parcel List Available

10:00 a.m., December 30, 2020

1st OTC Offering

(up to 30% above minimum auction bid)

Begins 10:00 a.m., December 30, 2020

Ends 4:30 p.m., January 12, 2021

2nd OTC Offering

(up to 15% above minimum auction bid)

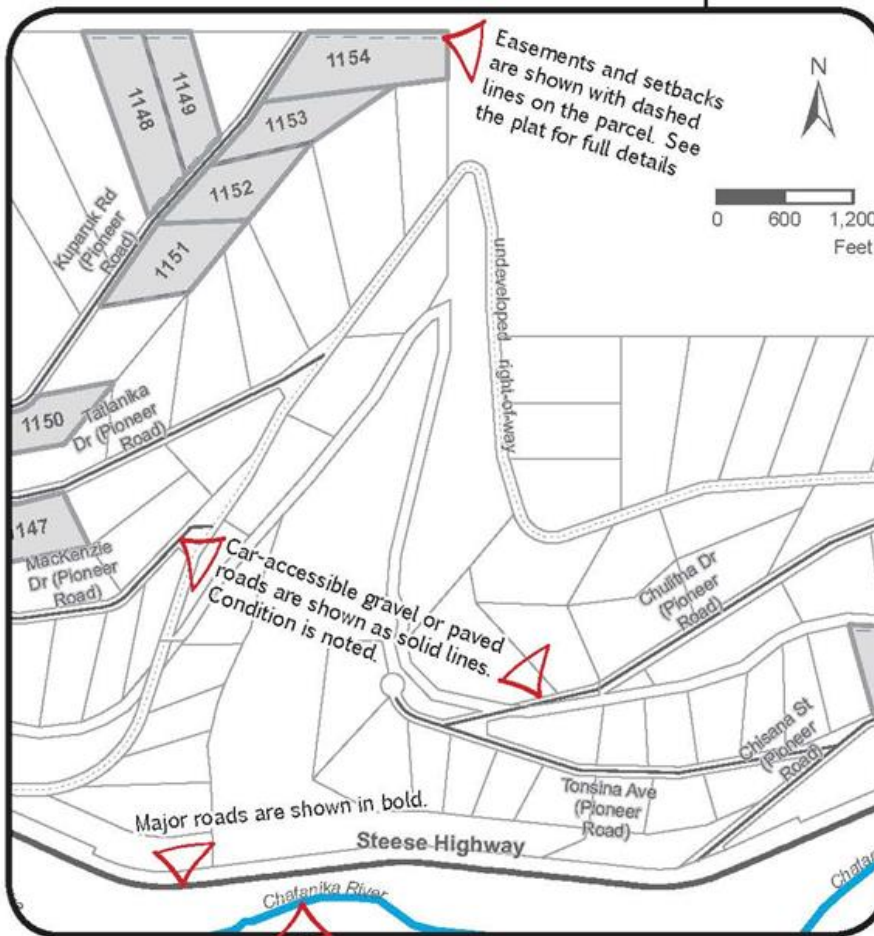
Begins 10:00 a.m., January 13, 2021

Ends 4:30 p.m., January 26, 2021

General OTC Offering

(price set at minimum auction bid)

Begins 10:00 a.m., January 27, 2021



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

0 600 1,200 Feet

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

Major roads are shown in bold.

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

HOW THE STATE OF ALASKA SELLS LAND

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

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

SEALED-BID AUCTION

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

OVER-THE-COUNTER

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

1st OTC Offering: Newly available OTC parcels are 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 two 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.

Parcels remaining 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 RRCS offering is planned for the fall of 2021. Alaska residents may apply for one or more areas of interest but only win an authorization to stake in one area. DNR then holds a drawing for each area offered and drawing winners have the opportunity to stake their own parcel within the staking area. Stakers receive detailed instructions shortly after the drawing that include general information, and 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 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 subdivided and sold parcels for new boroughs.

1966 Open-to-Entry Program - Between 1966 and 1974, the OTE program was the State's first stake-it-yourself program, which allowed individuals to stake, survey, and purchase their own parcel of State land in remote areas.

1966 Agricultural Sales encouraged development of land suitable for agriculture.

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

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

1979 Remote Parcel Program replaced the Open-to-Entry (OTE) program. This program allowed for larger parcels than the OTE program and restricted eligibility to Alaska residents.

1984 Homestead Program was similar to and replaced the remote parcel program. There was a prove-up option, in addition to the ability to purchase the parcel outright.

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

CURRENT PROGRAMS

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

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

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

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

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



WHAT TO KNOW BEFORE YOU BID

BROCHURE CHANGES AND ERRATA

Offering brochures are intended for information purposes only and do not constitute an offer to sell. At times, modifications in the terms of a land offering become necessary after brochure publication. 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 offering materials and personally locate and thoroughly inspect the land before submitting a bid or application.



DNR strongly urges participants to review all information and personally inspect the land before submitting a bid or application. 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 OR 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 are provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs.

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

It is your responsibility to inspect the land and to be thoroughly acquainted with its condition prior to bidding or applying for a lease, contract, or patent. It is also your responsibility 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.



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.

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.

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 are conditional upon the State of Alaska receiving patent from the federal government.

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

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

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

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

Parcels:

- **Nakwasina Sound—parcels 1003—1006**
- **Clearwater Road—parcels 1057—1058**
- **June Creek—parcels 1072—1077**



WHAT TO KNOW BEFORE YOU BID

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 it is confidential pursuant to 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*.

FILING POLICY FOR STATE OF ALASKA EMPLOYEES

State of Alaska employees, employees of State-funded agencies (such as the University of Alaska), or employees of a contractor employed by the State of Alaska or a State-funded agency, who gained knowledge of a land offering area at State of Alaska expense or were in a position to obtain inside information about the offering process, **may not file a sealed bid during the last 15 days of the bidding or application period and may not acquire land within the first 30 days that it is available Over-the-Counter** (11 AAC 67.005 *General Qualifications*). If you have questions about employee eligibility, contact one of the DNR Public Information Centers.



AUCTION APPEALS

An aggrieved bidder may appeal the auction results for a parcel they have bid on in writing to the Commissioner (AS 38.05.055 *Auction Sale Procedures*). Appeals must be received within 5 days of the Sealed- Bid Auction. Appeals may be sent by mail to: Commissioner, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, Alaska 99501, by fax to (907) 269-8918, or by electronic mail to: dnr.appeals@alaska.gov.

Under 11 AAC 02.030 appeals and requests for reconsideration filed under 11 AAC 02 must be accompanied by the fee established in 11 AAC 05.160(d)(1)(F), which is set at \$200, under the provisions of 11 AAC 05.160(a) and (b), and Director's Order Regarding Fees, Director's Fee Order Number 3.

APPEALS PROVISION

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

APPEALS PROVISION (continued)

Under 11 AAC 02.030 appeals and requests for reconsideration filed under 11 AAC 02 must be accompanied by the fee established in 11 AAC 05.160(d)(1)(F), which is set at \$200 under the provisions of 11 AAC 05.160(a) and (b), and Director's Order Regarding Fees, Director's Fee Order Number 3.

If no appeal is filed by that date, the competitive disposal will proceed as described herein. An eligible person must first appeal the decision in accordance with 11 AAC 02 before appealing the 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 SEALED-BID AUCTION

Please give careful consideration to your bids! Once you have submitted a bid for the Sealed-Bid Auction, it cannot be withdrawn.

If your bid for a parcel submitted within the designated bidding period contains an error, you may lose eligibility to win the opportunity to purchase the parcel in the Sealed-Bid Auction. You may submit new bids on any available parcel during the designated bidding period to correct an error on your bid, change the amount of your bid (as long as it is equal to or greater than the parcel's minimum bid), add bidders to your party, or remove bidders from your party (see the *"Multiple Bidders Bidding Together in the Sealed-Bid Auction"* section of this brochure for more information). If you submit multiple bids for the same parcel, only the MOST RECENTLY RECEIVED, VALID bid will be considered, even if you submitted a higher or duplicate bid at an earlier time or a later bid with an error.

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

RETURNED DEPOSITS FOR UNSUCCESSFUL BIDDERS/APPLICANTS

Unsuccessful bidders and applicants may pick up their deposits at the Anchorage DNR Public Information Center, 550 West 7th Avenue, Suite 1360, Anchorage, Alaska until 5:00 p.m. on the day of the Sealed-Bid Auction, upon proper presentation of identification (valid and current Alaska driver's license or other similar picture identification that matches the bidder's information received with the bid). If not picked up by this time, deposits for unsuccessful bids submitted with a self-addressed, stamped envelope (SASE) and deposit made by cashier's check, personal check, or money order will be returned in the SASE. Unsuccessful bidders' deposits made by credit card authorization or by check without a self-addressed, stamped envelope 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.



WHAT TO KNOW BEFORE YOU BID

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 the 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 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 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 business 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 #491 you would need to notify DNR of your wish to relinquish one of the two parcels by 4:30 pm on Wednesday, December 23, 2020.** 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 for which you were the apparent winner is 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 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 are rejected.

Each manual 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 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 a \$240 assignment fee for individuals or a \$320 assignment fee for businesses and a \$25 recording fee.** All of your bids 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.



LAND RECORDS, 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 survey monuments and recorded plats. Parcels are not defined by trail locations, 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 plats, Federal surveys, Federal master title plats, State status plats, recorded subdivision covenants, mapping/GIS applications, and case file summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS) online at <http://store.usgs.gov> or at the Map Office, Geophysical Institute, University of Alaska Fairbanks, 2156 N Koyukuk Drive #204, Fairbanks, Alaska 99775, by phone at (907) 474-6960; or from numerous other commercial sources.

Full-size copies of recorded plats are available at DNR Public Information Centers or appropriate DNR District Recorder’s Offices. A nominal fee for the maps may apply. Find the appropriate DNR District Recorder’s Office at: <http://dnr.alaska.gov/ssd/recoff/findYourDistrict.cfm>.

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

QUALIFYING FOR THE SEALED-BID AUCTION

QUALIFYING FOR LAND SALES PROGRAMS

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

AUCTION BIDDER QUALIFICATIONS

Important: As a bidder in the Sealed-Bid Auction, it is your responsibility to prove that you are eligible to participate in the program in accordance with AS 01.10.055 *Residency*, AS 38.05.045 *Generally [Sale of Land]*, AS 38.05.055 *Auction Sale Procedures*, and 11 AAC 67.005 thru .010 *Disposal of Land Administrative Provisions*. Please read this brochure thoroughly before you submit a bid.

To participate in the Sealed-Bid Auction, you must **certify** and **prove** that:

- You have been “physically present in Alaska with the intent to remain in the state indefinitely and to make a home in the state” for at least the past one year (12 months) immediately prior to the date of auction, during which time you have not claimed residency or been registered to vote in any other state or claimed another state or nation as your residence for purposes such as taxes, school tuition, or benefits, including obtaining a driver’s license from another state.
- You are 18 years of age or older on the date of bid (11 AAC 67.005 *General Qualifications*).

For required and acceptable items of proof of residency, see the “*Proof of Residency*” and “*Residency Considerations for Active Duty U.S. Armed Forces Personnel*” sections of this brochure.

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

Past participation in state land sales does not prohibit you as an individual from participating in the Sealed-Bid Auction or Over-the-Counter sales. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application. Please note that both the Veteran’s Preference Auction and Veteran’s Land Discount are once-in-a-lifetime benefits. Please see those sections of the brochure for details.

COMMERCIAL PARCELS—ALL INDIVIDUALS AND CORPORATIONS MAY SUBMIT AUCTION BID

Bidding on parcels that are commercial or industrial is open to both Alaska residents and non-residents and to businesses which are authorized to do business in Alaska. For Auction #491, the following parcels qualify as commercial:

- Beaver Creek—parcels 1019-1021

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

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

If an Alaska resident is the winning bidder on either or both of these parcels, it will count towards the limit of winning two parcels in Auction #491.

ONLY ALASKA RESIDENTS MAY PARTICIPATE

For Sealed-Bid Auction eligibility, you must be a current Alaska resident as defined in AS 01.10.055 *Residency*. This statute defines a person's establishment of residency as "being physically present in the state with the intent to remain in the state indefinitely and to make a home in the state." You must have been a resident of Alaska for at least one year (12 months) immediately preceding the date of the auction (AS 38.05.055 *Auction Sale Procedures*). Note that residency requirements do not apply to commercial parcels sold at auction.

You may not claim Alaska residency during any period in which 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.

RESIDENCY CONSIDERATION FOR ACTIVE U.S. ARMED FORCES PERSONNEL

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

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

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



QUALIFYING FOR THE SEALED-BID AUCTION

PROOF OF ALASKAN RESIDENCY

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

In accordance with AS 01.10.055 *Residency* and 11 AAC 67.005 through .010 *Disposal of Land Administrative Provisions*, you must show you were physically present in Alaska one year (12 months) prior to the date of the auction, or the date of Over-the-Counter purchase, 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 results in the loss of your opportunity to participate in the offering and may result in the forfeiture of some or all of your deposit and fees. You are strongly encouraged to gather the required documentation well in advance of the required date of submission.

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

Proof of residency includes:

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, 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 this program.
2. **AND ONE of the following items:**
 - Alaska Permanent Fund Dividend confirmation of eligibility or confirmation of receipt of funds
 - Employment, unemployment, or military records
 - Income tax records showing employment in Alaska
 - Current and valid occupational licenses issued by the State of Alaska
 - School records

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

To confirm PFD eligibility or payment, follow these directions:

1. Go to <http://pfd.alaska.gov/>
2. Click on the blue "myPFD" button
3. Click on the blue "Yes, proceed" button
4. On the "myPFD Info 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. 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

HOW TO BID

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

SUBMITTING A SEALED BID ONLINE

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

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

SUBMITTING A SEALED BID BY MAIL OR IN PERSON

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

1. A completed 2020 Alaska State Land Auction Bid Form;
 - You must certify and prove that you meet the eligibility requirements for the program (see “*Qualifying for the Sealed-Bid Auction*” section of this brochure).
 - A separate bid form must be included for each bid submitted for each parcel.
2. A bid deposit;
 - A separate bid deposit must be included for each bid submitted.
 - The bid deposit for each bid must be at least 5% of the total bid amount, before applying the Veteran’s Land Discount. (CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!). VETERANS PLEASE NOTE: If you are applying for the Veteran’s Land Discount under AS 38.05.940 *Land Purchase Price Discount for Veterans*, do NOT subtract your discount from your bid amount or your bid deposit. If you are a successful bidder, and you are an eligible veteran who will be applying for the Veteran’s Land Discount, the discount will be deducted from the purchase price after the auction (see “*Veteran’s Land Discount*” section of this brochure for more detailed information).
 - You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**

HOW TO BID

SUBMITTING A SEALED BID BY MAIL OR IN PERSON (CONTINUED)

- Payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa, MasterCard, or Discover only). **NOTE: When using the credit card payment option, contact your financial institution to pre-authorize your bid deposit for the day of the auction. Some institutions have authorization limits of \$1,000 per day regardless of available credit.**
3. A self-addressed, stamped envelope (SASE) to return the bid deposit for an unsuccessful bid submitted with a deposit made by cashier's check, personal check, or money order (see "*Returned Deposits for Unsuccessful Bidders/Applicants*" section of this brochure for more information). Unsuccessful bidders' deposits made by credit card authorization or by check without a self-addressed, stamped envelope 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:**

2020 ALASKA STATE LAND AUCTION #491—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: _____

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 "**2020 ALASKA STATE LAND AUCTION #491 – SEALED BID ENCLOSED**" and addressed to the appropriate mailing address for DNR as described in the "*Where to Submit Sealed Bids*" section of this brochure.

Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.



WHERE TO SUBMIT SEALED BIDS

As described in the preceding “Submitting a Sealed Bid by Mail or in Person” section of this brochure, sealed- bid envelope(s) must be enclosed in a separate exterior envelope for delivery. 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 by mail, address the **exterior, delivery** envelope to:

2020 ALASKA STATE LAND AUCTION #491
SEALED BID ENCLOSED

State of Alaska, DNR Public Information Center
550 West 7th Avenue, Suite 1360
Anchorage, AK 99501

Please do not mail applications to any other address.

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 “**2020 ALASKA STATE LAND AUCTION #491 - SEALED BID ENCLOSED**” on the exterior, delivery envelope.

ILLUSTRATION OF A SEALED BID

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

A. BID FORM

2. PLACE INTERNAL SEALED-BID ENVELOPE IN EXTERNAL ENVELOPE

C. SELF-ADDRESSED STAMPED ENVELOPE

B. DOWN PAYMENT

Sample Outer Envelope

2020 ALASKA STATE LAND AUCTION #491
SEALED BID ENCLOSED

State of Alaska, DNR Public Information Center
550 West 7th Avenue, Suite 1360
Anchorage, Alaska 99501

Sample Inner Envelope

2020 ALASKA STATE FALL LAND AUCTION #491 – SEALED BID

Parcel # 1155, Subdivision: Sample

Names of All Bidder's for this Submission: John Doe

Primary Bidder's Mailing Address: 123 Example St. Town, AK 99999

INTERNAL SEALED BID ENVELOPE

SEALED-BID AUCTION PROCEDURES

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

MINIMUM BID

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

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

SEALED-BID AUCTION BIDDING PERIOD

All bids for the 2020 Alaska State Land Offering, Auction #491 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Wednesday, October 7, 2020 and no later than 4:30 p.m., Wednesday, December 2, 2020.

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, December 16, 2020, in the Robert Atwood Building located at 550 West 7th Ave., Suite 640, Anchorage, Alaska 99501. All complete, timely bids received will be opened. Attendance at the auction is not required and will not affect the outcome. **Attendees of the Sealed-Bid Opening will not be allowed to change or withdraw any bids.**

ORDER OF SEALED-BID OPENING DETERMINED BY NUMBER OF BIDS RECEIVED FOR EACH PARCEL

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

APPARENT HIGH BIDDER

The eligible bidder from whom the State received a valid bid submission with the highest bid amount will be named the apparent high bidder. Bidders will be awarded their first two successful bids and will not be eligible to acquire another auction parcel for the remainder of Sealed-Bid Auction #491. For more information, please refer to the “*Auction Bidder Qualification*” section in this brochure.

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

COMMON BIDDING ERRORS

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

A bid form must:

- contain a valid bid amount. If the numeric amount is missing, illegible, or inconsistent with the written amount, the written amount prevails
- contain a valid, legible parcel number. An ADL number, subdivision lot and block, or subdivision tract are not acceptable
- contain a valid signature
- be received by the deadline
- be submitted by an eligible bidder
- be accompanied by a bid deposit. The bid deposit must be 5% or greater than 5% of the appraised value of the parcel 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 card types are currently accepted.



Personal check, 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



SEALED-BID AUCTION PROCEDURES

REFUNDS

In accordance with 11 AAC 67.007 *Application*, application fees and recording 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, application, and recording fees 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 4:30 p.m., February 3, 2021:

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

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

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

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



BUYING LAND OVER-THE-COUNTER (OTC)



As of September 2020, DNR has over 90 parcels available for purchase Over-the-Counter (OTC) on a first-come, first-served basis. Parcels currently available OTC are priced at their appraised fair market value and are located throughout the state. A complete listing of parcels available OTC and purchase information is available online at: <http://landsales.alaska.gov/>.

Parcels not sold in the 2020 Sealed-Bid Auction #491 may be made available in the subsequent Over-the-Counter Offerings. **DNR will continue to use the procedures for parcels new to OTC sales introduced in 2016. DNR has discontinued the use of IOTC offerings and will offer**

parcels not sold through regular competitive auction through the following OTC process:

- At 10:00 a.m., Wednesday, December 30, 2020, a complete list of all parcels to be included in the OTC Offerings will be available at all DNR Public Information Centers as well as online at <http://landsales.alaska.gov/>. In the OTC offerings, parcels are offered first-come, first-served.
- From 10:00 a.m., Wednesday, December 30, 2020 through 4:30 p.m., Tuesday, January 12, 2021, 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, January 13, 2021 through 4:30 p.m., Tuesday, January 26, 2021, 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, January 27, 2021, remaining parcels will become available for purchase at the appraised fair market value (minimum auction bid).

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

OTC APPLICANT QUALIFICATIONS

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

Individuals purchasing in the OTC offerings must certify and prove that you are 18 years of age or older on the date of application (11 AAC 67.005 *General Qualifications*), and will be asked to submit a copy of a valid and current government issued ID clearly showing your full legal name and date of birth. Corporations must certify and prove (11 AAC 67.005 *General Qualifications*) that they are authorized to conduct business under the laws of the State of Alaska and must submit:

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



BUYING LAND OVER-THE-COUNTER (OTC)

BUYING MULTIPLE PARCELS IN THE OVER-THE-COUNTER SALES

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

NO WITHDRAWAL OF APPLICATIONS FROM THE OVER-THE-COUNTER SALES

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

HOW TO PURCHASE AN OVER-THE-COUNTER PARCEL

To purchase a parcel, go to <http://landsales.alaska.gov/otc>. Use one of the many search options to find the parcel you wish to purchase. Maps, parcel information, and a link for purchasing the parcel are available on the individual parcel pages. The online purchase process will ask for a MasterCard, Visa, or Discover credit card to pay the deposit of 5% of the purchase price, the contract or patent application fee, and the recording fee.

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

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



PURCHASE INFORMATION

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

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

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

STATE FINANCING

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

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

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

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



PURCHASE INFORMATION

LAND SALE CONTRACT APPLICATION QUALIFICATIONS

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

1. Have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years (contact the Contract Initiation & Revenue Recovery team at (907) 269-8594 or email dmlw.contracts@alaska.gov 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, listed on page 4.

Or by mailing a check to:

State of Alaska, DNR ATTN: Financial Service
550 West 7th Ave., Suite 1410 Anchorage, AK 99501

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

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

TRANSFERRING OWNERSHIP (ASSIGNMENT)

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 recording fee. The assignment of contract is then recorded as public record.

Any change between the original intent to purchase; whether by bid, lease, purchase agreement, to the sale contract or patent requires an assignment. To request an assignment, please contact the Contract Initiation & Revenue Recovery (CIRR) team at dmlw.contracts@alaska.gov or (907) 269-8594.



RECEIVING TITLE

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

SERVICE FEES



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

KEEP YOUR ADDRESS CURRENT WITH THE LAND CONVEYANCES SECTION

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

A *Change of Address Form* must be signed by the applicant or purchaser and submitted in writing to LCS at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, fax (907) 269-8916, or by email to landsales@alaska.gov. The forms can be obtained upon request over the phone at (907) 269-8594, or via email. An application is subject to rejection if LCS 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 LCS and your records may not be updated.

Failure to keep your address and contact information current with LCS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.

SEALED BID AUCTION AND OVER-THE-COUNTER FEES

ALL AUCTION WINNERS		
Contract	Application Fee	\$360
	Recording Fee	\$45
Patent	Application Fee	\$240
	Recording Fee	\$25
OVER-THE-COUNTER PURCHASE		
Contract	Individual Application Fee	\$360
	Business Application Fee	\$440
	Recording Fee	\$45
Patent	Individual Application Fee	\$240
	Business Application Fee	\$320
	Recording Fee	\$25
ASSIGNMENTS		
Individual		\$240
Business		\$320
Recording Fee		\$25
MISCELLANEOUS		
Late Payment Fee		\$50
Appeal Fee		\$200
NSF Fee		\$50
Reinstatement Fee		\$50
OR 5% of total amount in default, whichever is larger		

VETERAN'S LAND DISCOUNT



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

QUALIFICATIONS FOR VETERAN'S LAND DISCOUNT

To qualify for the Veteran's Land Discount, you must submit proof of eligibility. **Eligibility proof should be submitted only AFTER it is requested from you by DNR; you will be given a deadline by which the information must be submitted.** OTC purchasers must submit these items within 30 days of the date of their purchase application to receive the discount. Veterans are encouraged to request their *DD Form 214* and gather their other required documentation well in advance of the auction.

You must provide proof of the following items:

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

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

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

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

ONCE-IN-A-LIFETIME BENEFIT

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

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

REIMBURSABLE COSTS

To calculate the veteran's discount amount, DNR first determines the costs which the state incurred to create the parcel. These costs are called **reimbursable costs**, because they are reimbursable to the state. **The discount does not apply to reimbursable costs.** Reimbursable costs include survey, platting, trail clearing, and road development costs.

Reimbursable costs are listed for each parcel currently available in tables on page 31. Reimbursable costs are listed as "per parcel" or "per acre." The "per parcel" table gives the entire reimbursable cost for each parcel. The "per acre" table will require you to perform a simple calculation to determine the reimbursable cost for the parcel; see below for an example:

Reimbursable Cost per Acre: \$1,000.00

Parcel Size: 2.00 Acres

Total Reimbursable Costs: 2.00 Acres X \$1,000 = \$2,000.00



VETERAN’S LAND DISCOUNT

CALCULATING THE VETERAN’S DISCOUNT AMOUNT

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

Subdivision Parcel Example

Below is an example of how a Veteran’s Land Discount is calculated for a 1.82-acre subdivision parcel with reimbursable costs of \$987 per acre, if the bid price was \$40,000:

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

*plus applicable fees

Remote Parcel Example

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

Total Reimbursable Costs **\$5,140.00**

Bid Price	\$15,000.00
Less Reimbursable Costs	<u>- \$5,140.00</u>
Amount Eligible for Discount	\$9,860.00
Amount Eligible for Discount	\$9,860.00
25% Veteran’s Discount Rate	x <u>0.25</u>
Veteran’s Land Discount	\$2,465.00
Bid Price	\$15,000.00
Less the Veteran’s Land Discount	<u>- \$2,465.00</u>
Discounted Purchase Price	\$12,535.00
Bid Price	\$15,000.00
5% Minimum Down Payment	x <u>0.05</u>
Minimum Down Payment	\$750.00
Discounted Purchase Price	\$12,535.00
Less 5% Minimum Down Payment	<u>- \$750.00</u>
Balance Due	\$11,785.20

*plus applicable fees



REIMBURSABLE COSTS FOR DETERMINING VETERAN'S LAND DISCOUNT

Remote Area Name	Survey	Parcel	Reimbursable Costs/Parcel
Beaver Creek	File No. 3-9	1019	\$29
Beaver Creek	File No. 3-9	1020	\$29
Beaver Creek	File No. 3-9	1021	\$29



Subdivision Name	Survey	Reimbursable Costs/Acre
Old Skid Road	ASLS 2014-62	\$929
Nakwasina Sound	ASLS 2015-06	\$485
Coffman Loop Phase II	ASLS 2018-01	\$847
Alexander Creek-West	ASLS 79-209	\$225
Chase Remote II	ASLS 90-96	\$0
Cheri Lake	File No.'s 23-15 through 23-19	\$29
Hiline Lake Homestead	ASLS 91-257	\$0
Hiline Lake Odd Lots	ASLS 91-191	\$0
Lane Creek OTE	ASLS 77-95	\$265
Sage	ASLS 2016-46	\$436
The Lakes	USS 3494 & USS 4590	\$0
Vita	ASLS 2008-23	\$7,904
One Thousand Skies-Sunrise	ASLS 2018-11	\$2,638
Clearwater Road*	ASLS 2008-25	\$3,675
Delta Odd Lot	ASLS 2018-17	\$46
Desperation	ASLS 81-1	\$458
Hollie's Acres House	Hollie's Acres Replat Lot H	\$0
June Creek	ASLS 79-166	\$88
Martin	ASLS 84-21	\$257
Nenana South	ASLS 80-106	\$225
Tok Tract 5	ASLS 79-199	\$288
Tok Triangle Phase III	ASLS 2008-41	\$58
Tok Triangle Phase IV	ASLS 2012-11	\$46
West Twin Lake	ASLS 81-219	\$465
Wien Lake West	ASLS 2013-30	\$260
*Reimbursable costs exceed the value of Clearwater Road parcels, the Veteran's Land Discount is not available on these		

VETERAN'S PREFERENCE AUCTION

***Note: There are no veteran's preference parcels in Auction #491.**

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 are opened before the general Sealed-Bid Auction. Attendance at the auction is not required and will not affect the outcome.

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.**

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 #491:

- **There are no veteran's preference parcels in Auction #491.**

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.



NO VETERAN'S LAND DISCOUNT ON VETERAN'S PREFERENCE AUCTION PARCELS

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

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.

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

- You meet the Residency Requirements of this program detailed in the "*Proof of Residency*" section of this brochure.
- You are 18 years of age or older on the date of bid (11 AAC 67.005 *General Qualifications*).
- You are a veteran that has:
 - Served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard for at least 90 days, unless tenure was shortened due to a service connected disability or due to receiving an early separation after a tour of duty overseas (use DD Form 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

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 #491.

Apparent winners of Veteran's Preference Auction #491 are eligible to win a second parcel (but not a third) in the general Sealed-Bid Auction #491. Such winners may participate in subsequent land disposal offerings, including future Sealed-Bid Auctions and OTC offerings, if eligible at the time of bid or application. Past participation in previous Open-to-Entry, Remote Parcel, Homesite, Homestead, Subdivision Lottery, Auction, Over-the-Counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in this offering.

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

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

CLEARLY MARK BIDS FOR VETERAN'S PREFERENCE AUCTION

It is your responsibility to properly complete, mark, and submit your bid as instructed throughout this brochure. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Sealed-bids submitted for consideration in the Veteran's Preference Auction must be marked with the words, "2020 VETERAN'S PREFERENCE AUCTION #491 - SEALED-BID ENCLOSED." Improperly or incompletely addressed or marked submissions for the Veteran's Preference Auction risk being excluded from the Veteran's Preference Auction. **However, if DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran's Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran's bid that is improperly or incompletely addressed or marked.**



FURTHER INFORMATION

ACCESS

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

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

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

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

TYPES OF ACCESS

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

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

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

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

Information on the conditions of state-maintained highways is available from the State of Alaska Department of Transportation and Public Facilities at: <http://511.alaska.gov/>.

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/>.

FURTHER INFORMATION

GENERALLY ALLOWED ACCESS AND USES

There are certain generally allowed uses on State-owned land managed by the Division of Mining, Land and Water that do not require a permit from DNR (11 AAC 96.020 *Generally Allowed Uses* and 11 AAC 96.025 *Conditions for Generally Allowed Uses*). The fact sheet on Generally Allowed Uses is available online at: <https://dnr.alaska.gov/mlw/landsales/info/factsheets/>. The fact sheet includes a list of areas where generally allowed uses do not apply and other restrictions. Travel across unreserved State-owned land may be made without a permit by the following methods:

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

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

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

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.

EASEMENTS, RESERVATIONS, AND RESTRICTIONS

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

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

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

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

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

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 receive no use 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>.

DRIVEWAYS, APPROACHES, AND ROADS



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

STATE INTERESTS

USE OF ADJACENT STATE-OWNED LAND

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

MULTIPLE USES

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

FUTURE OFFERINGS

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

<http://notice.alaska.gov> and <http://landsales.alaska.gov/public-notice>



MINERAL ESTATE

In accordance with AS 38.05.125. *Reservation of Mineral Rights to Alaska*, the State of Alaska retains ownership of the mineral estate, including oil, gas, coal, ore, minerals, fissionable material, geothermal resources, and fossils that may be in or upon the land that it sells.

The State of Alaska and its successors reserve the right to enter onto the land for the purposes of exploring, developing, and producing these reserved mineral resources. In Alaska, this access reservation is superior to any and all surface uses. The State of Alaska may also lease these interests to mineral developers or allow mining locations to be staked.

Where they have been established, mineral orders, mineral closure orders, or leasehold location orders close and/or restrict an area to mineral entry. These instruments close and/or restrict an area to new exploration and development of locatable minerals such as gold, copper, platinum, etc. Area plan subsurface management policy states that, in general, areas scheduled for disposal will be closed to new mineral entry prior to sale to minimize potential conflict between surface and subsurface users. **Such mineral orders do not apply to non-locatable minerals, including oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing for such, nor do they preclude reasonable surface access to these resources.** However, AS 38.05.130. *Damages and Posting of Bond* stipulates that the surface owner will be compensated for damages resulting from exploration and development. Information on current activity is included in the “Notes” section of the area-specific data summaries.



OIL AND GAS

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

HAZARDOUS MATERIALS AND POTENTIAL CONTAMINANTS

You are responsible for personally and thoroughly inspecting the property and familiarizing yourself with the condition and quality of the land. Unless otherwise noted herein, there are no known environmental hazards present within the areas offered. However, DNR has not necessarily inspected all the parcels in this brochure to determine if refuse or hazardous waste is present. The State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or absence of any hazardous substances, hazardous wastes, contaminants, or pollutants on the lands in this offering. The State of Alaska further assumes no liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances eventually be found.

The purchaser of the parcel is responsible for the disposal of any existing refuse or wastes and its related costs, regardless of date of existence.

TIMBER AND OTHER MATERIALS ON SITE

Before receiving patent to State-owned land, you may NOT sell or remove from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel for the duration of the lease or sale contract.

Please contact the Land Conveyances Section (LCS) and Contract Initiation & Revenue Recovery (CIRR) Section at (907) 269-8594 for additional information.

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

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



ARCHAEOLOGICAL SITES

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

LOCAL GOVERNMENT

BOROUGH/MUNICIPALITY AUTHORITY



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

TAXES

Parcels may be subject to taxes and assessments levied by local taxing authorities. Parcels with no incorporated local government may become part of a municipality in the future should the local community decide to incorporate and could be subject to taxes at that time. Local taxing authorities are noted for each subdivision or RRCS parcel.

Failure to make timely payment of all taxes and assessments due on parcels under lease or contract with the State of Alaska is a violation of the agreement and may result in termination.



HOMEOWNER'S 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

HOMEOWNER'S ASSOCIATIONS (continued)

constructing or maintaining roads, trails, easements, and related drainage improvements within the subdivision; managing reserved or common areas; establishing common sewer or water systems serving a subdivision; and other necessary services, particularly until a unit of local government is able and willing to assume responsibility for them. If a subdivision has a homeowners' association, it is typical that subsequent purchasers of parcels automatically become members, which may involve fees or recurring dues. To find out if a subdivision has an active, incorporated homeowners' association, contact the appropriate DNR District Recorder's Office(s), which can be identified at: <http://dnr.alaska.gov/ssd/recoff/findYourDistrict.cfm/>.

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

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



DEVELOPING YOUR LAND

NEW CONSTRUCTION, DEVELOPMENT, OR IMPROVEMENTS

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

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

EXISTING IMPROVEMENTS

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

RESTRICTIONS ON SUBDIVIDING

You may not subdivide or re-plat the land prior to receiving patent. After title is conveyed, subdividing of any parcel must comply with State or local platting requirements and with the requirements of other agencies such as the State of Alaska, Dept. of Environmental Conservation; the U.S. 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.



DEVELOPING YOUR LAND

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. For more information regarding well and water systems see: <http://dec.alaska.gov/eh/dw/dwp/private-wells>.

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.

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/>.

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 U.S. Army Corps of Engineers.

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



FISH & WILDLIFE

FISH HABITAT REQUIREMENTS

The Fishway Act (AS 16.05.841), requires that an individual or governmental agency notify and obtain authorization from the Alaska Department of Fish & Game (ADF&G), Division of Habitat, for activities within or across a stream used by fish if ADF&G 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 ADF&G 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 ADF&G, Division of Habitat. A list of common activities requiring permits is available at: <http://www.adfg.alaska.gov/index.cfm?adfg=uselicense.main>.

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

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

WILDLIFE

There is always the possibility of encountering bears and other wildlife when in remote locations in Alaska. ADF&G’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, and don’t run.

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

Provided by ADF&G:

<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 ADF&G for information on how to minimize conflicts with wildlife.



FISH & WILDLIFE

HUNTING SEASON 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, Alaska Department of Fish & Game (ADF&G) to find out the hunting season dates for specific areas. More information is available at: <http://adfg.alaska.gov>.

ADF&G 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 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 ADF&G immediately
 - A. Hide and skull of the 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 or ungulates;
 - D. Meat of all other game not specified in A – C of this paragraph;
 - 2. Notify ADF&G of the taking; and
 - 3. Submit to ADF&G 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 SEASON OF RESTRICTED ACTIVITY NEARBY

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



MIGRATORY BIRDS

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



SOUTHEAST REGION

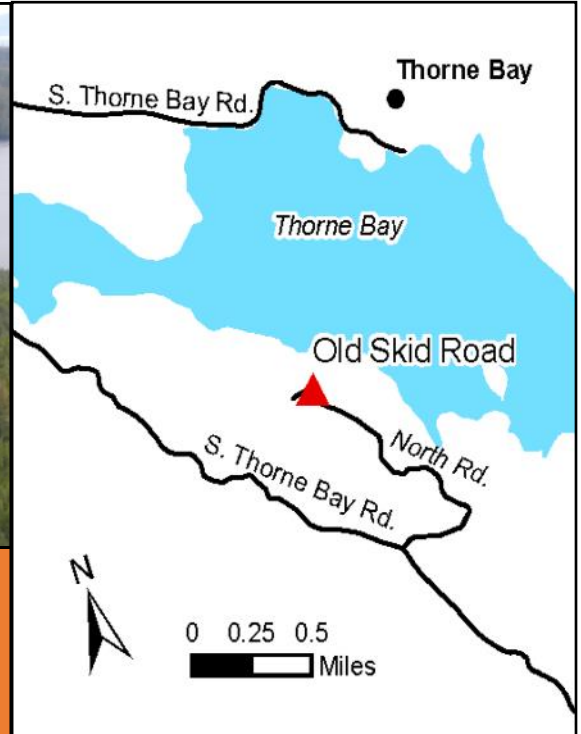


Southeast Alaska parcels offer scenic ocean and mountain views for residential or recreational use near Thorne Bay, Sitka, and Coffman Cove. Southeast parcels are ideal for Alaskans looking to live and recreate in maritime climates.

SOUTHEAST REGION PARCELS

SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
Old Skid Road	1001-1002	Parcel 1001: gravel road Parcel 1002: undeveloped access; near gravel road
Nakwasina Sound	1003-1006	Boat access from Sitka
Coffman Loop Phase II	1007-1018	Parcels 1007, 1008, 1017, and 1018: partially developed road access

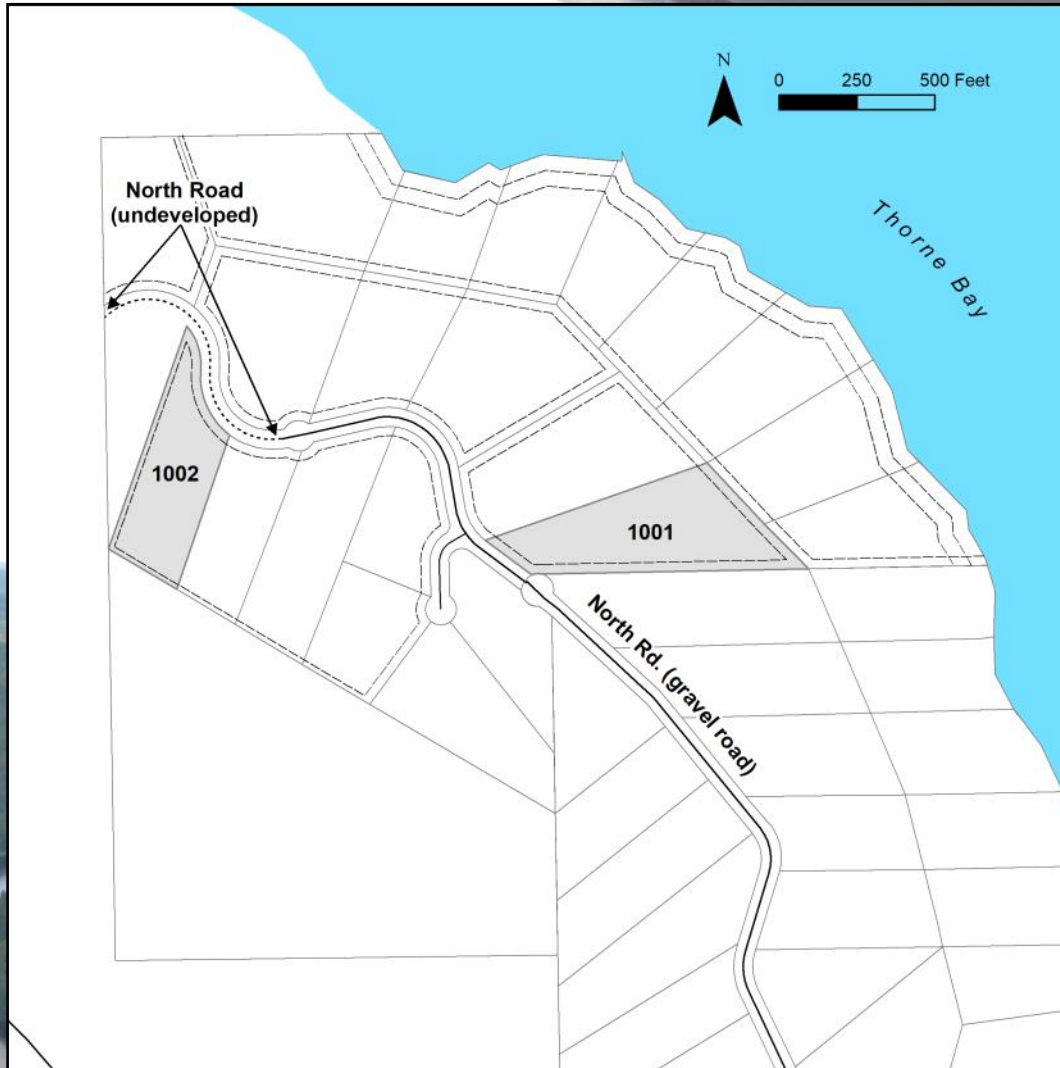
OLD SKID ROAD



Why Buy?

Old Skid Road offers parcels in beautiful southeast Alaska near the community of Thorne Bay.

Location	Old Skid Road Subdivision is located directly across Thorne Bay from the community of Thorne Bay on Prince of Wales Island.
Access	Access to the parcels is via North Rd.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in General Information. Electric service is available on North Rd. but has not been extended to the subdivision. Purchasers may need to extend the lines at their own expense.
Local Government	This area is within the boundary of the City of Thorne Bay and is subject to applicable platting authority, local ordinance, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the city for details of current ordinances.
Zoning	The Old Skid Road parcels are zoned as Residential/Commercial III by the City of Thorne Bay. Use of these parcels is restricted by the zoning, please contact the city for details.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris .
Fire	Parcel 1001 is in a Critical and Modified Management Option and parcel 1002 is in a Modified Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, pedestrian, utility, and public access easements. There is a 25 foot building setback from all utility easements contiguous with rights-of-way. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Old Skid Road is survey ASLS 2014-62 within Section 33, Township 71 South, Range 84 East, Copper River Meridian. The survey has been recorded as plat 2016-7 in the Ketchikan Recording District.
Right-of-Way	North Rd. is an old gravel logging road and has been cleared. The gravel road doesn’t extend to parcel 1002. Other rights-of-way within the subdivision are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1001	108473	9	1	4.90	\$53,900
1002	108479	1	2	3.53	\$27,900

Note: Maps and photos included in this brochure are for graphic and visual representation only and are intended to be used as a guide. Photos of the individual parcels being offered are included in the appraisal report. It is the responsibility of the purchaser to review the appraisal and 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/> and <http://landsales.alaska.gov>.

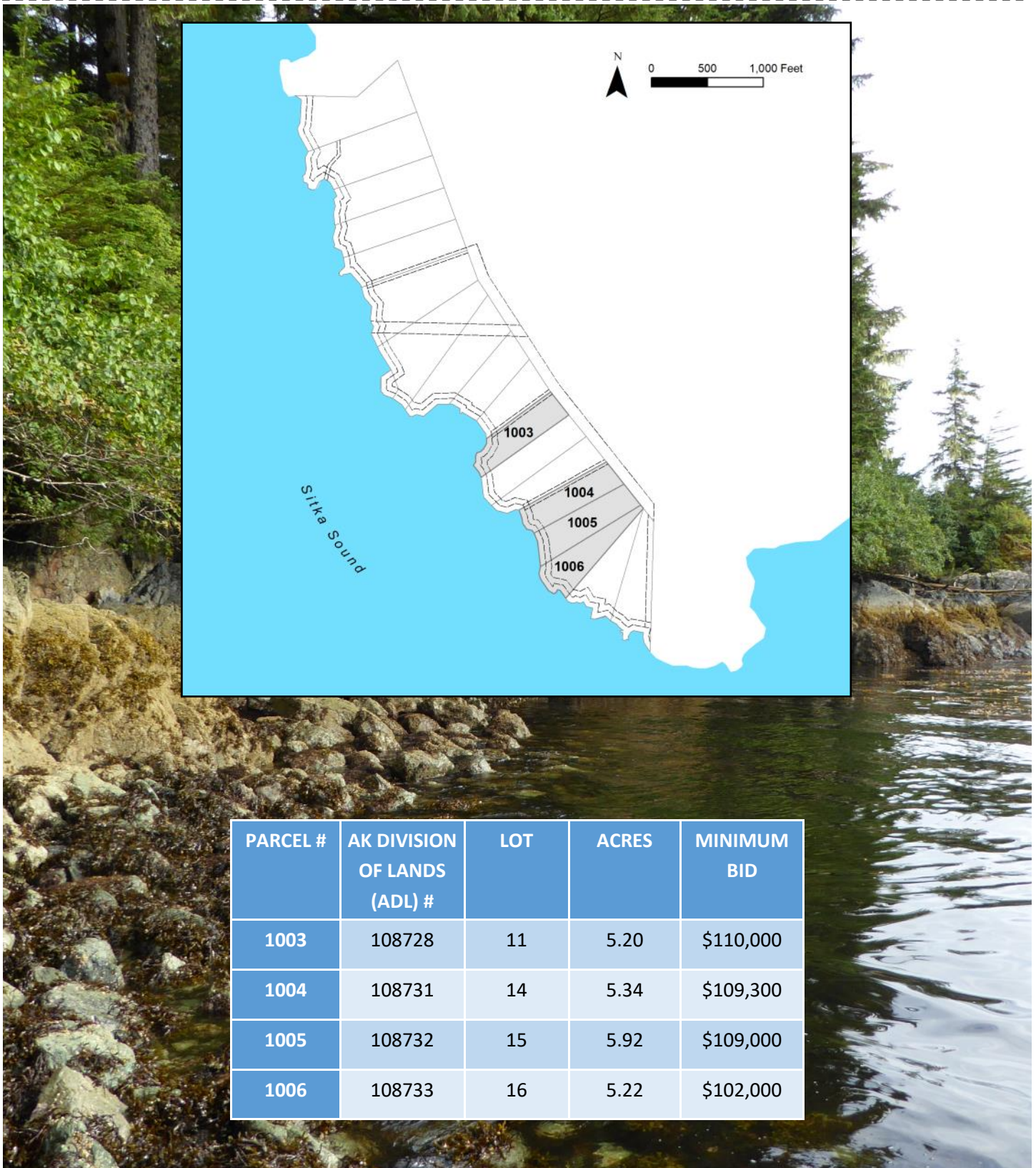
NAKWASINA SOUND



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. The parcels are 1—2 miles northwest of the Sitka Ferry Terminal, which is about 7 miles from central Sitka.
Access	Access to the parcels is by boat from Sitka. Float plane access may be possible as well. Several parcels are on or near steep bluffs.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the City & Borough of Sitka and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the “Tentatively Approved Lands” section of this brochure for details.
Zoning	Nakwasina Sound subdivision has been zoned Open Space by the City & Borough of Sitka; contact the city for more information.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the “Tentatively Approved Lands” section of this brochure for details.
Fire	This area is in a Limited Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. There is a 100 foot building setback from Sitka Sound. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Nakwasina Sound is survey ASLS 2015-06, located in Sections 28 and 33, Township 54 South, Range 63 East, Copper River Meridian. The survey has been recorded as plat 2017-3 in the Sitka Recording District.
Right-of-Way	The access easements are undeveloped.

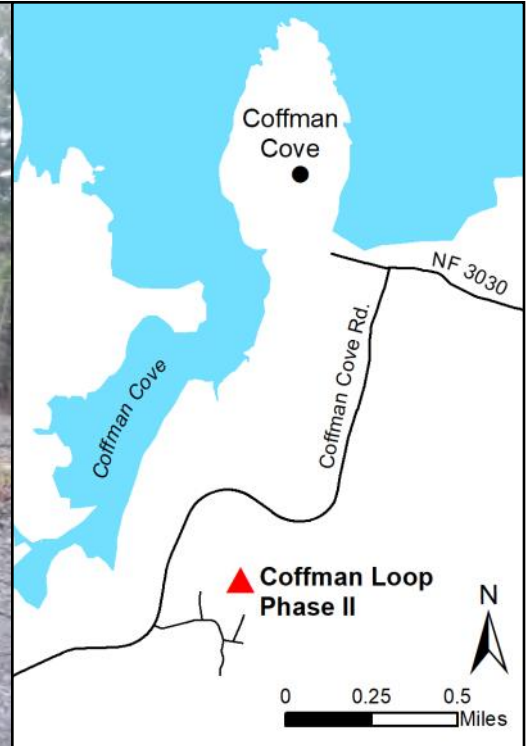


Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Photos of the individual parcels being offered are included in the appraisal report. It is the responsibility of the purchaser to review the appraisal and recorded subdivision 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/> and <http://landsales.alaska.gov>.

COFFMAN LOOP PHASE II



VIEW FROM LUPIN WY. TO PARCEL 1018

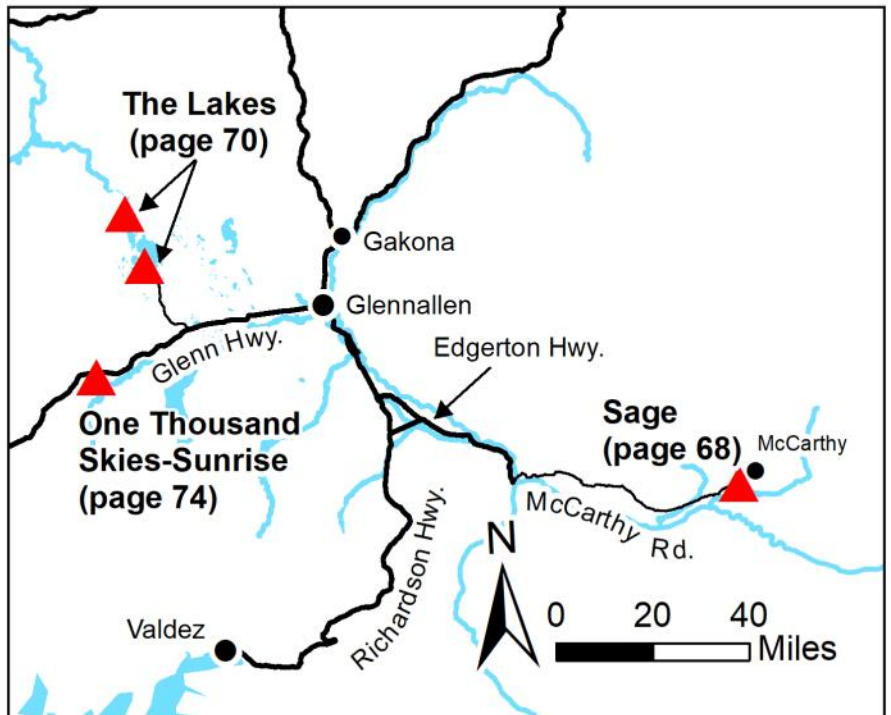
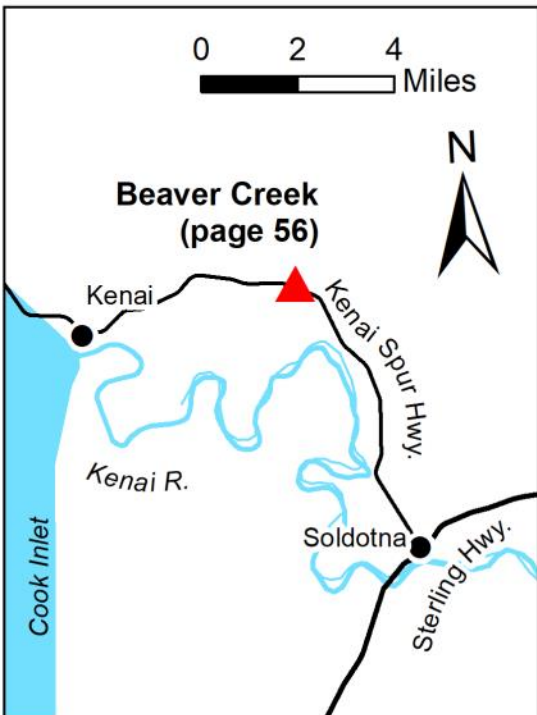
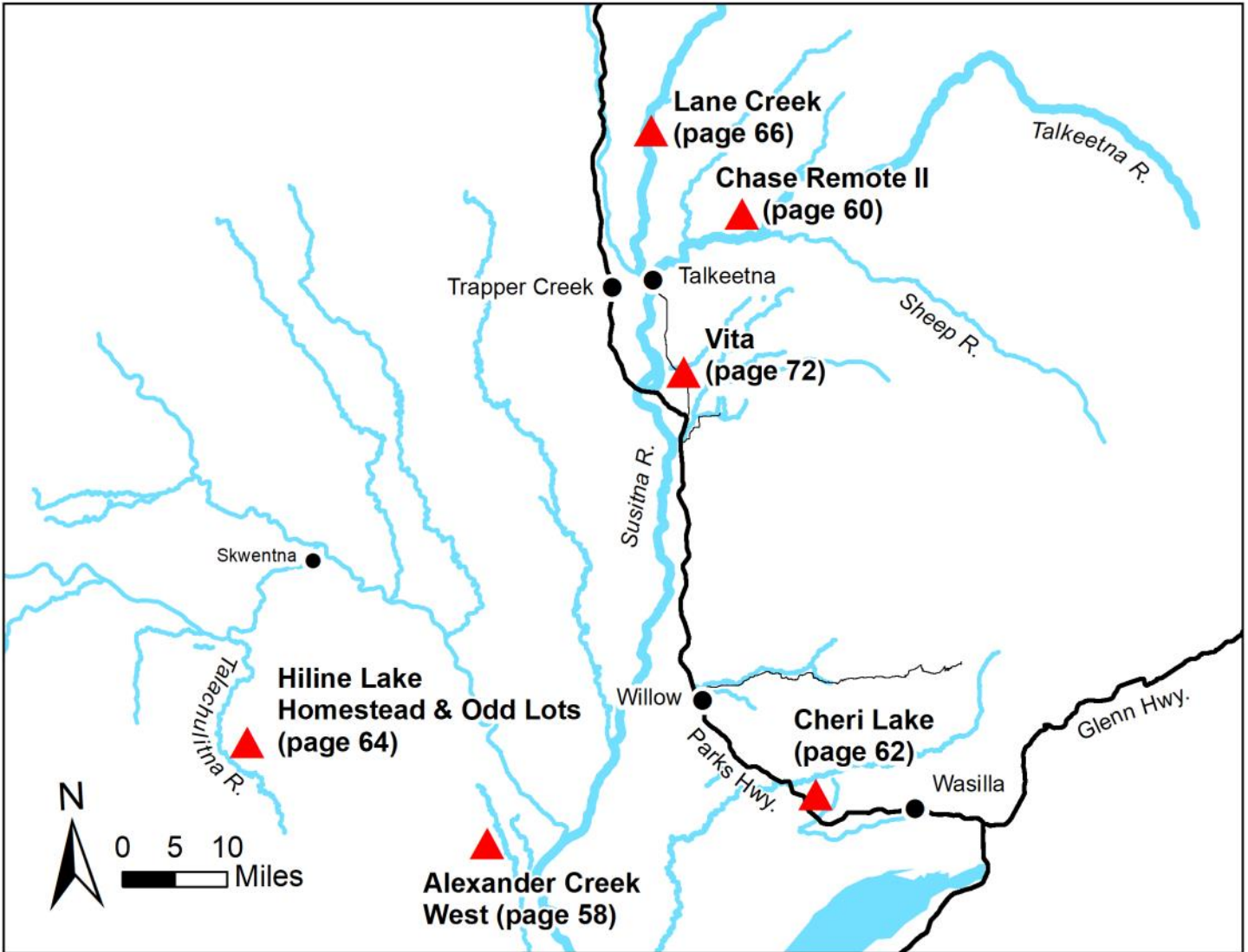


Location	Coffman Loop Subdivision, Phase II is located one mile south of Coffman Cove, 37 miles southwest of Wrangell, and 56 miles south of Petersburg, within Coffman Cove city limits.
Access	Access to these parcels is via the Prince of Wales road system. The subdivision is accessed via Coffman Cove Rd.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. Electricity may be available in the area from Coffman Cove Rd. Purchasers may need to extend the lines at their own expense.
Local Government	This area is within the boundary of the City of Coffman Cove and is subject to applicable platting and planning authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the city for details of current ordinances.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Notes	Parcels are either fully wooded, partially wooded, or partially to mostly clear-cut with leftover slash. Please contact the Land Sales team for additional information at landsales@alaska.gov .
Fire	This area is in a Modified Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 50 foot building setback from apparent wetlands. Access to all parcels is via the interior platted right-of-way. No direct access to the Coffman Cove Rd. right-of-way is allowed.
Survey and MTRS	Coffman Loop Phase II is survey ASLS 2018-01, located in Section 2, Township 68 South, Range 81 East, Copper River Meridian. The survey has been recorded as plat 2020-17 in the Ketchikan Recording District.
Right-of-Way	Lupin Wy., Coffman Loop Rd., and Coffman Loop Ct. are partially developed and all other rights-of-way within the subdivision are undeveloped.



Note: Maps and photos included in this brochure are for graphic and visual representation only and are intended to be used as a guide. Photos of the individual parcels being offered are included in the appraisal report. It is the responsibility of the purchaser to review the appraisal and 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/> and <http://landsales.alaska.gov>.

SOUTHCENTRAL REGION



Southcentral Alaska is the most populous region of the state, with hubs in Anchorage, Glennallen, and Soldotna. Parcels in Southcentral vary greatly by location, as does access, recreational opportunities, and availability of utilities and public services. For road accessible parcels look towards Cheri Lake, Vita, and One Thousand Skies-Sunrise. If you want to be close to a road, but a little more remote, try out Sage Subdivision just outside of the historic town of McCarthy. And for those looking for the truly remote parcels, keep an eye out for our Alexander Creek-West and Hiline Lake parcels in the Susitna Valley!

SOUTHCENTRAL REGION PARCELS

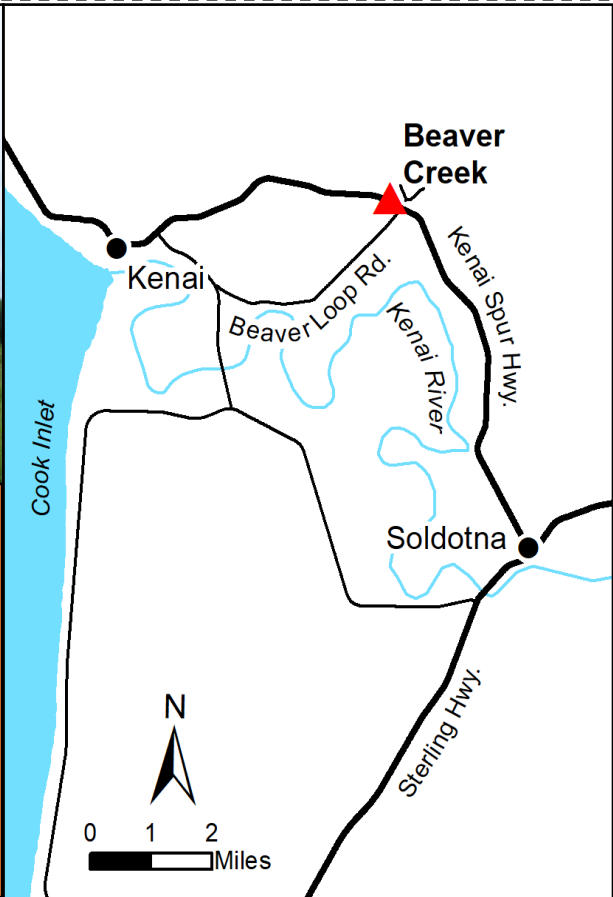
SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
Beaver Creek	1019-1021	Direct access from Kenai Spur Hwy.
Alexander Creek-West	1022-1028	Floatplane/ski plane/snowmachine and undeveloped rights-of-way
Chase Remote II	1029	Floatplane/ski plane/snowmachine
Cheri Lake	1030-1032	Parcels 1030 and 1031: gravel road Parcel 1032: Undeveloped access
Hiline Lake Homestead & Odd Lots	1033-1037	Floatplane/ski plane/snowmachine
Lane Creek OTE	1038	Whistle stop service on the Alaska Railroad, then overland via undeveloped public access easements along Lane Creek
Sage	1039-1044	Parcels near McCarthy Road Parcel 1039 and 1040: Undeveloped and brushed rights-of-way Parcels 1041-1044: ATV trail access
The Lakes	1045-1048	Floatplane/boat from Lake Louise boat launch
Vita	1049	Gravel road
One Thousand Skies-Sunrise	1050-1056	Parcels 1050, 1051, 1054, and 1056: gravel road Parcels 1052, 1053, and 1055: undeveloped access; near gravel road

BEAVER CREEK



Why Buy?

Beaver Creek parcels are zoned commercial and have Kenai Spur Hwy. frontage. They are well located for a variety of business uses. Non-residents and corporations may bid on these parcels in the auction, see page 14 for eligibility requirements.

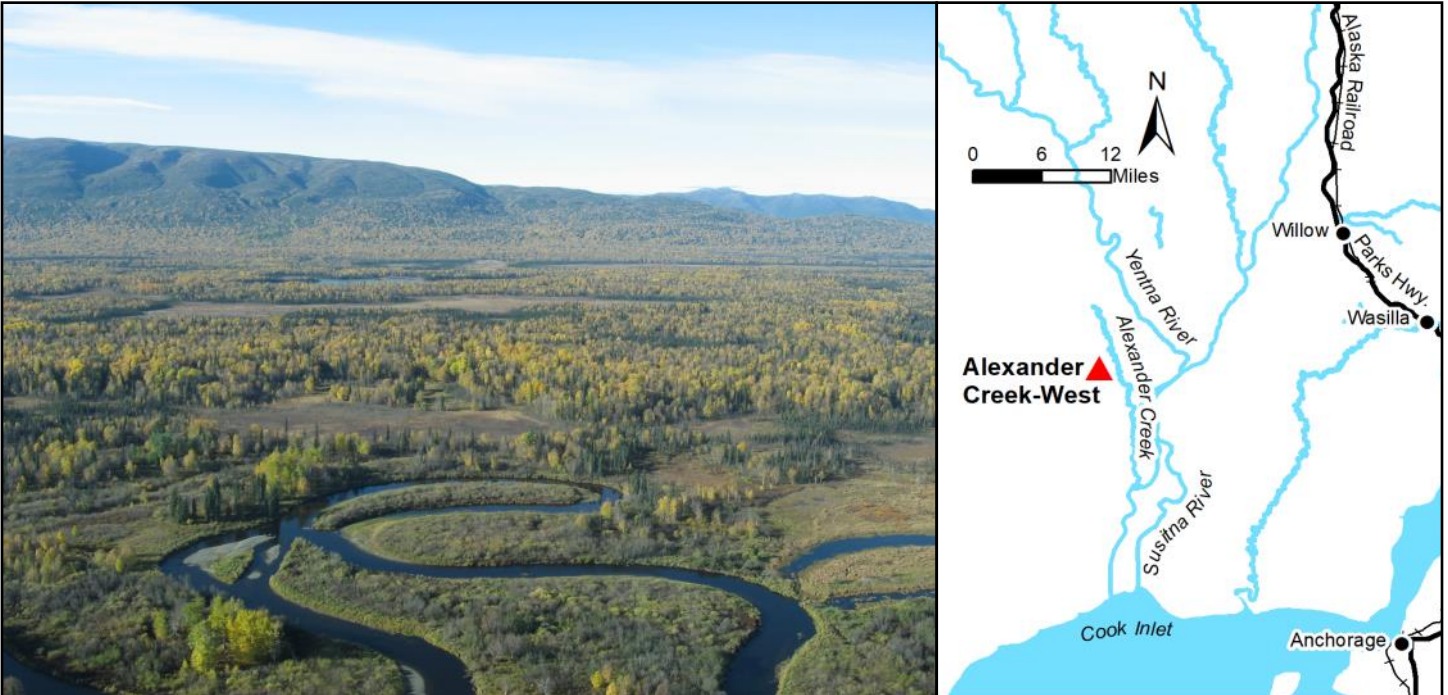


Location	Beaver Creek Subdivision is located on the Kenai Spur Hwy., 4 miles east of the central business district of the City of Kenai.
Access	Access is directly from the Kenai Spur Hwy.
Utilities	Public water is available along the Kenai Spur Hwy. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the “Sewer and Water” section of this brochure for details. Electricity, telephone, and natural gas service are available along the Kenai Spur Hwy.
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 below. Please check with the city for details on current ordinances.
Zoning	The City of Kenai has zoned these lots as General Commercial (GC). As a result, residential use of these parcels is restricted. Contact the city for details.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Critical Fire Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Parcels are subject to all plated easements, setbacks, and reservations of record. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Beaver Creek is DNR, Division of Lands File No. 3-9, located in Section 36, Township 6 North, Range 11 West, Seward Meridian. The survey has been filed as amended plat 81-101 in the Kenai Recording District.

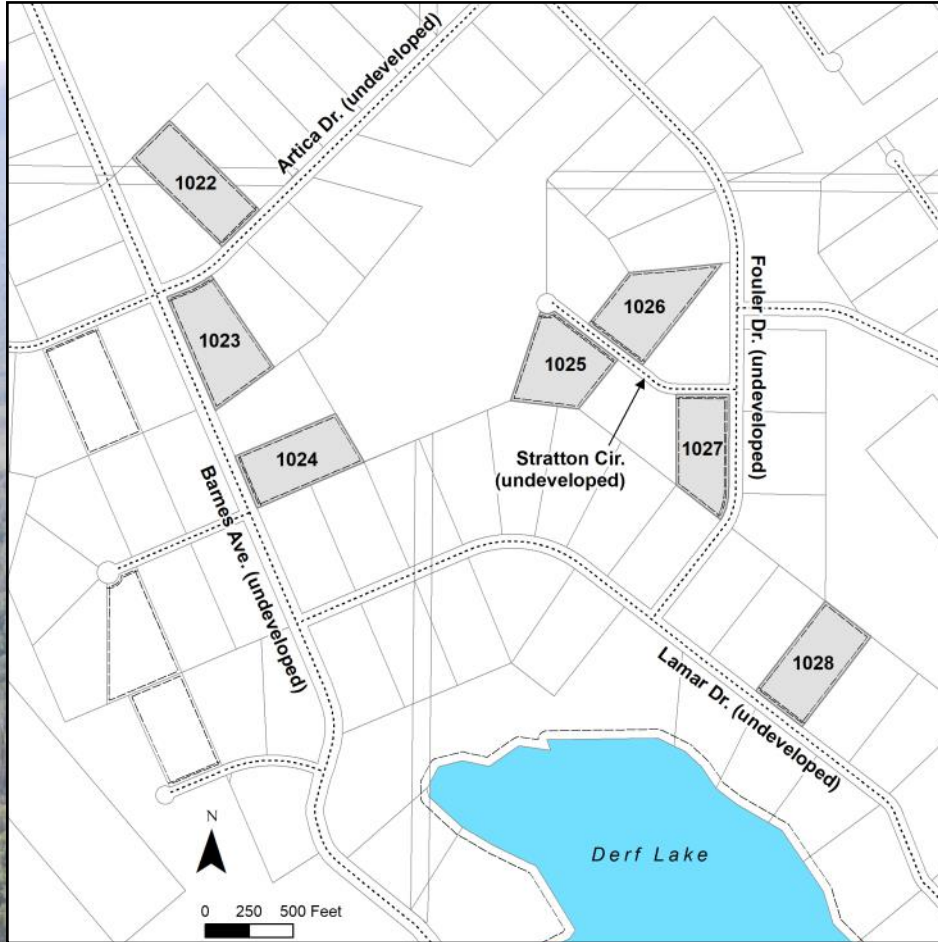


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ALEXANDER CREEK-WEST



Location	Alexander Creek is located approximately 35 air miles northwest of Anchorage and 6 miles west of the confluence of the Yentna and Susitna Rivers.
Access	Access is by plane to one of the lakes in the subdivision, via snowmachine or ATV along trails, or across general state land from the Susitna River.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the 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 below. Please check with the borough for details of current ordinances.
Notes	Some lots may be within the 100-year flood plain of Alexander Creek or its tributaries.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Limited Fire Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Alexander Creek-West is survey ASLS 79-209, located in Sections 10, 14, and 15, Township 17 North, Range 8 West, Seward Meridian. The survey has been filed as plat 80-133 in the Anchorage Recording District.
Right-of-Way	Rights-of-way within the subdivision are undeveloped.
Homeowner’s Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Alexander Creek West Homeowner’s Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 529, Page 964, on September 29, 1980, Anchorage Recording District, as document #1980-042775-0.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1022	204900	12	3	4.99	\$5,400
1023	204908	7	4	5.00	\$5,400
1024	204910	9	4	5.00	\$5,400
1025	204921	20	4	4.65	\$5,100
1026	204923	22	4	4.91	\$5,300
1027	204919	18	4	4.60	\$5,100
1028	204967	10	6	4.99	\$5,400

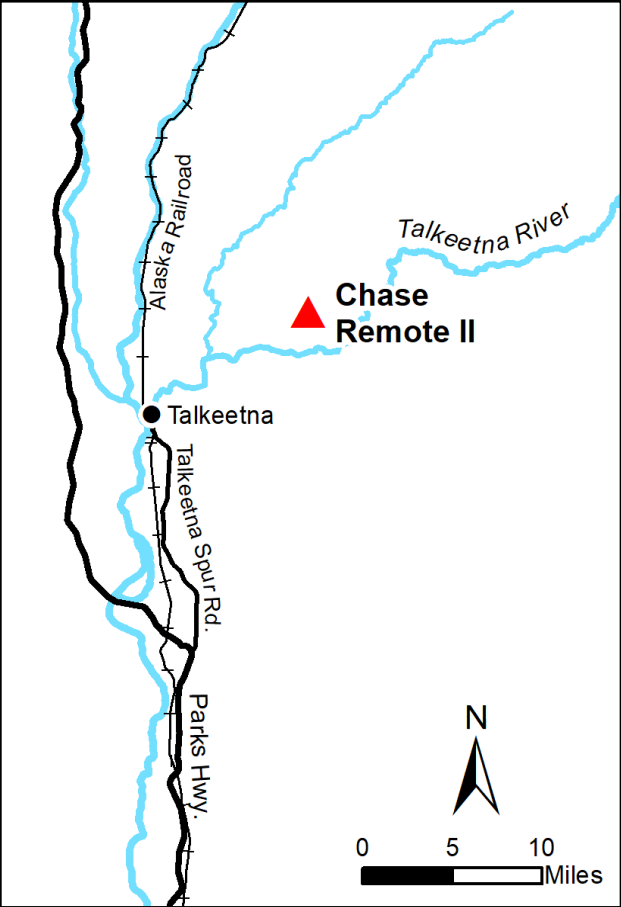
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CHASE REMOTE II

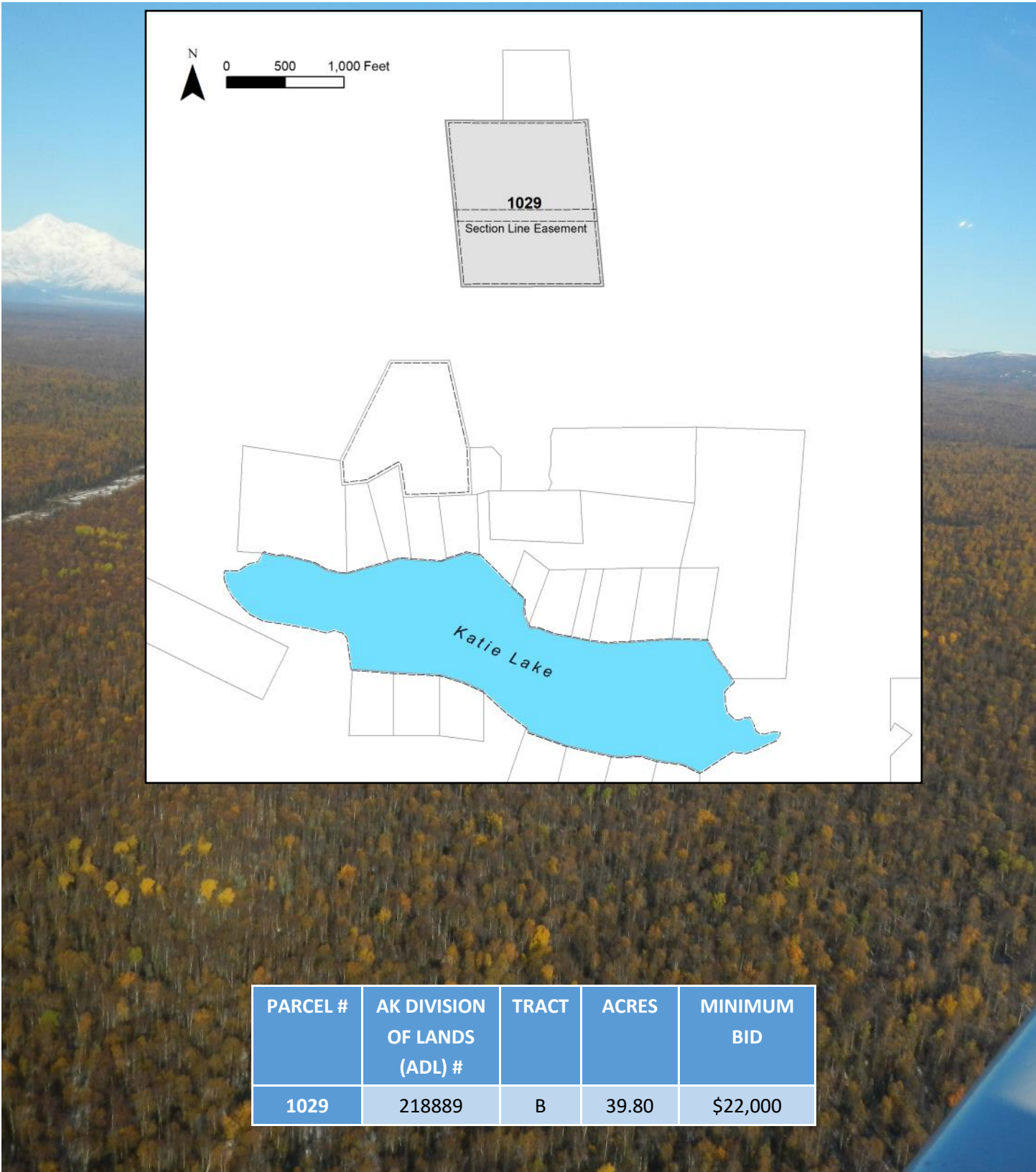


Why Buy?

Chase Remote II is bounded to the east by the Talkeetna Mountains and to the south by the Talkeetna River.



Location	Chase Remote II is located 10 miles northeast of Talkeetna.
Access	Primary access is by floatplane. Access may also be possible via snowmachine. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. See “Sewer and Water” under the “Developing Your Land” section in General Information.
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 below. Please check with the borough for details of current ordinances.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Chase Remote II is survey ASLS 90-96, located in Sections 21 and 28, Township 27 North, Range 3 West, Seward Meridian. The survey has been recorded as plat 92-70 in the Talkeetna Recording District.
Right-of-Way	Tract B, ADL 218889 is subject to a section line easement.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1029	218889	B	39.80	\$22,000

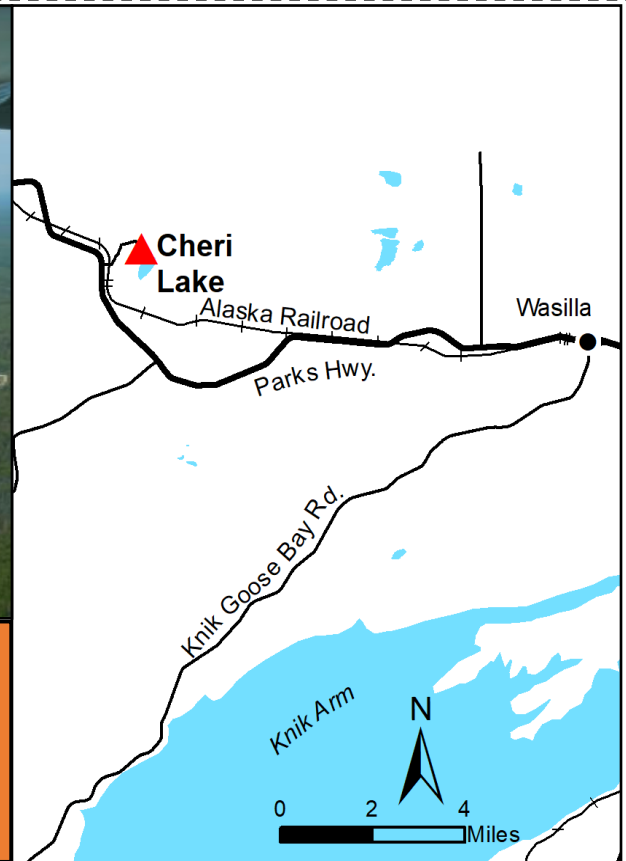
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CHERI LAKE

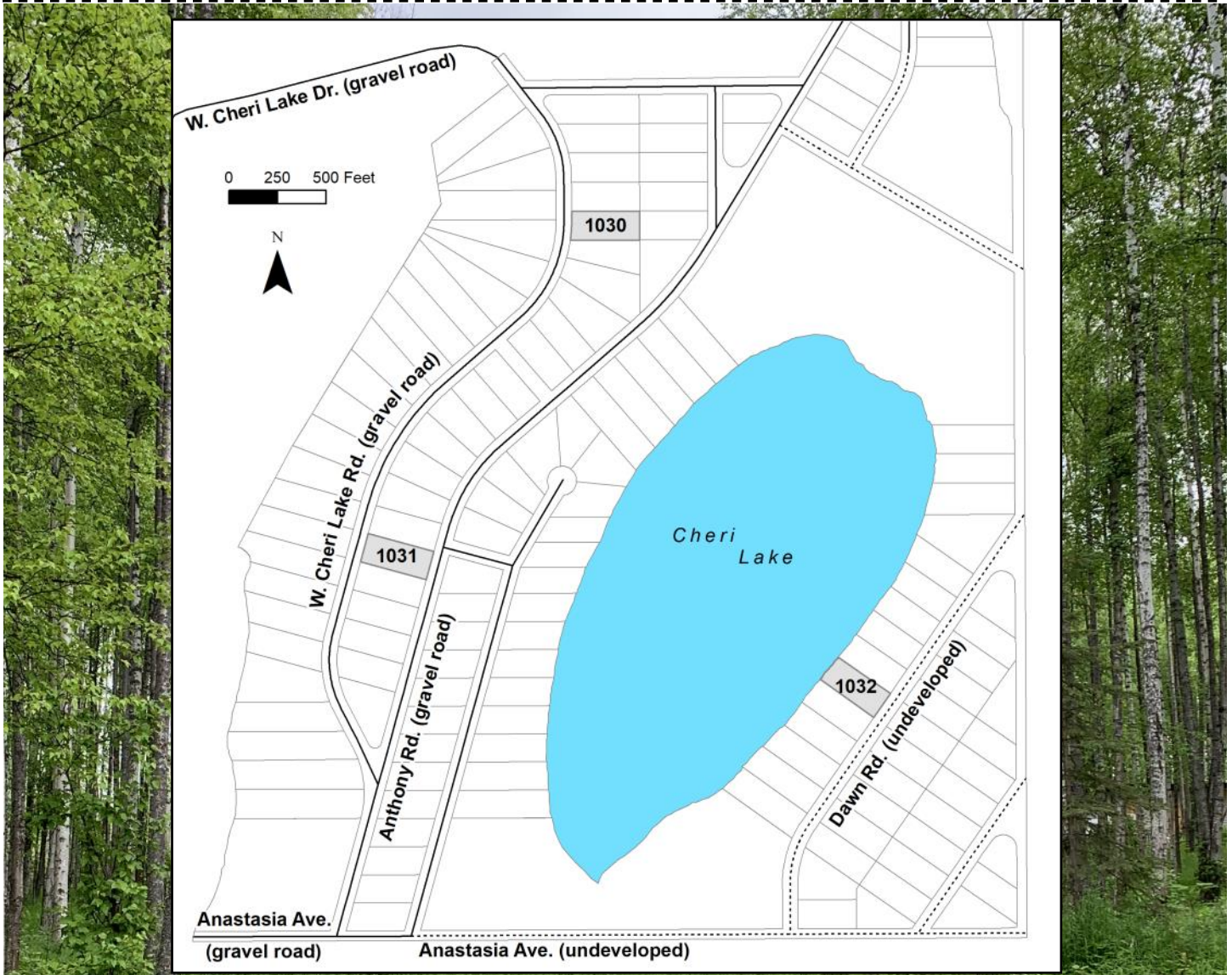


AERIAL VIEW OF CHERI LAKE

Why Buy? Cheri Lake features residential lots just outside of Wasilla with easy access to the Parks Highway.



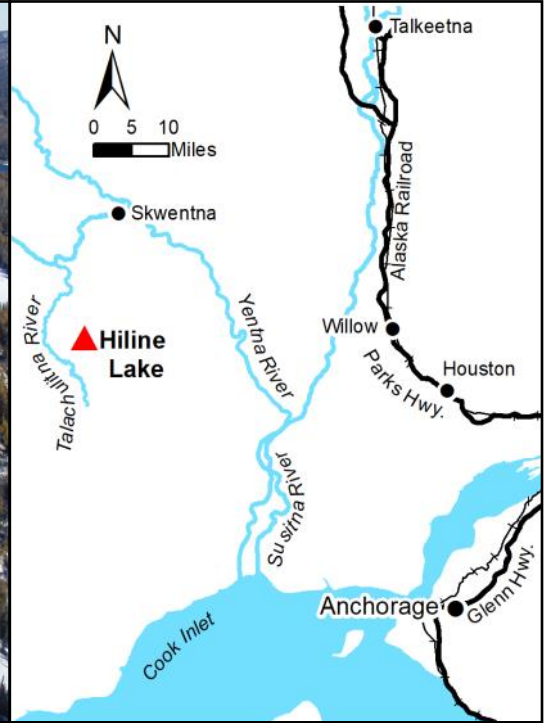
Location	The Cheri Lake Subdivision is located approximately 10 miles northwest of Wasilla and 1 mile north of the Parks Highway.
Access	From the Parks Hwy., turn east onto Cheri Lake Dr. Continue on Cheri Lake Dr. to the subdivision.
Utilities	There is no municipal water supply or sewer system. Please see the plat notes and the "Sewer and Water" section of this brochure for details. Electricity may be available along W. Cheri Lake Rd.
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 below. Please check with the borough for details of current ordinances.
Notes	Some of the parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if garbage or hazardous waste is present. DNR is not responsible for the disposal of any existing garbage or waste.
Notes	Parcel 1031 has assorted junk and trash on the parcel. Clean up of the parcel is the responsibility of the purchaser. Field inspection before bidding is strongly recommended.
Fire	This area is in a Critical Fire Management Option. See the "Fire and Burning Activities" section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Cheri Lake is DNR, Division of Lands File No.'s 23-15 through 23-19, located in Section 36, Township 18 North, Range 3 West, Seward Meridian. The survey has been filed as plat 63-29 in the Palmer Recording District.
Right-of-Way	Cheri Lake Dr. is a developed gravel road. Dawn Rd. is undeveloped.



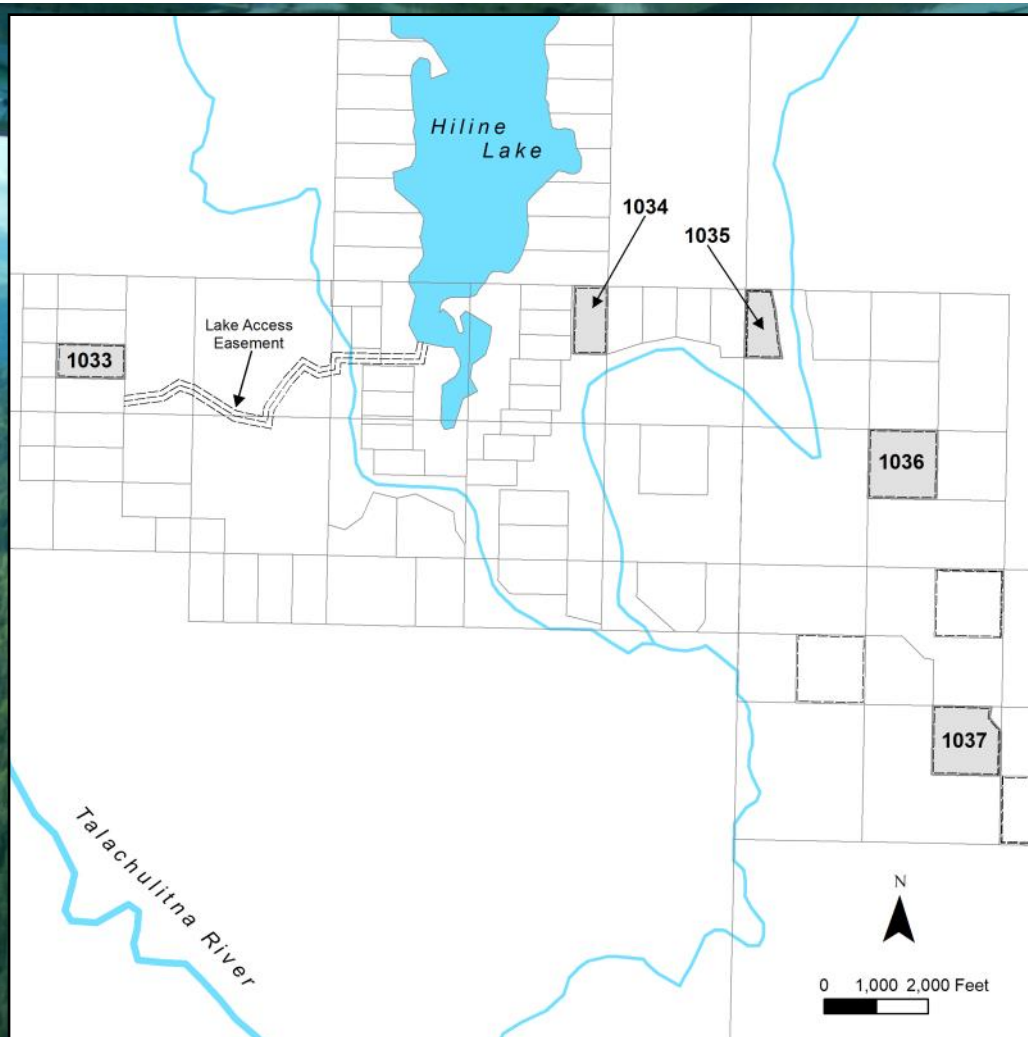
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1030	61682	6	3	1.213	\$16,000
1031	54868	6	2	1.205	\$12,400
1032	52172	6	9	1.075	\$22,000

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HILINE LAKE HOMESTEAD & ODD LOTS



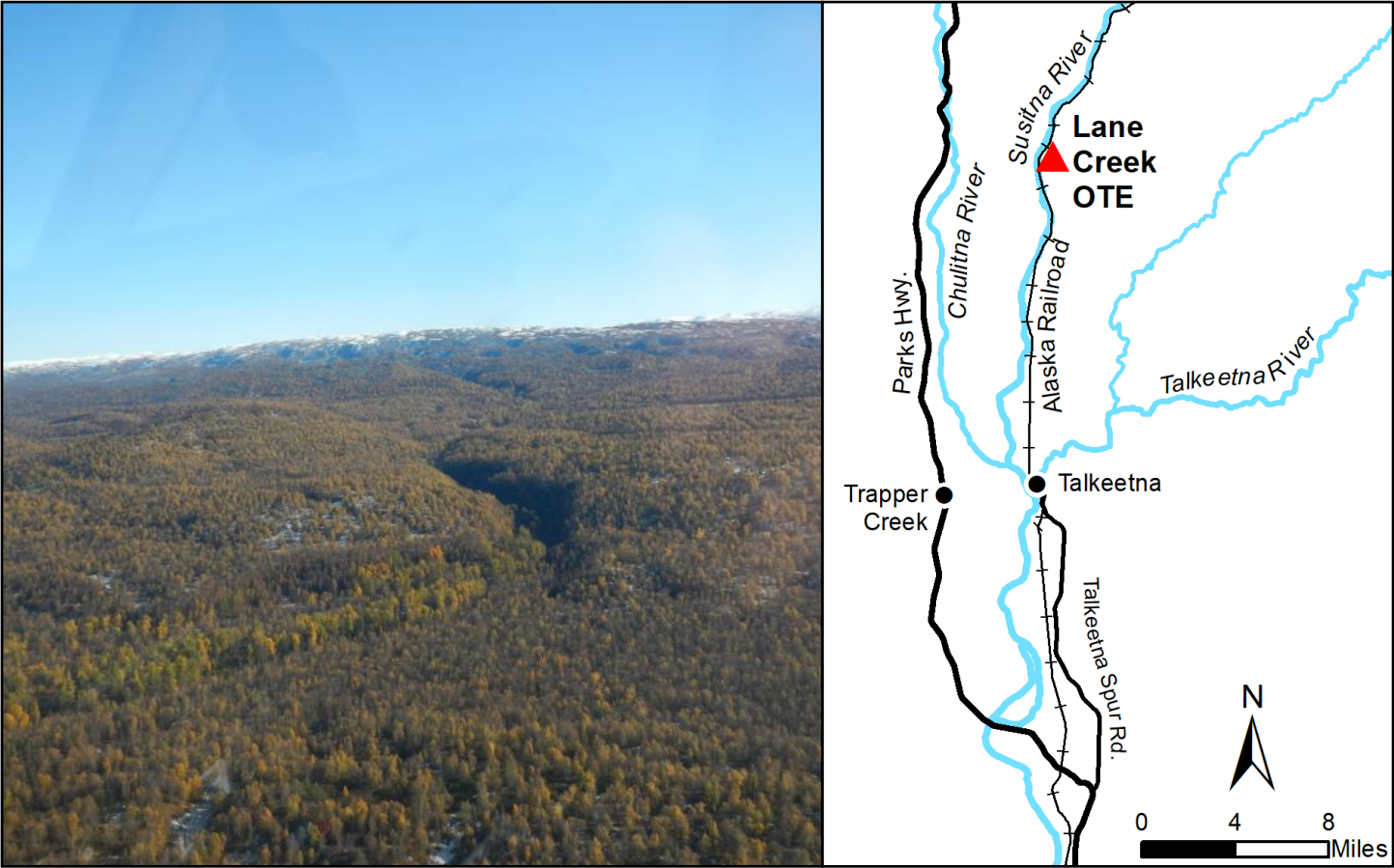
Location	Hiline Lake Homestead and Odd Lots are located approximately 60 air miles northwest of Anchorage and 18 air miles southwest of Skwentna. The parcels range from one to three miles from Hiline Lake.
Access	Access is by float or ski plane to Hiline Lake or snowmachine across state land. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the "Sewer and Water" section of this brochure for details.
Local Government	This area is 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, below. Please check with the borough for details of current ordinances.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Modified Fire Management Option. See the " <i>Fire and Burning Activities</i> " section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Hiline Lake Homestead is survey ASLS 91-191, located in Sections 19 and 30, Township 19 North, Range 11 West, Seward Meridian. The survey has been recorded as plat 94-62 in the Anchorage Recording District. Hiline Lake Odd Lots is survey ASLS 91-257, located in Sections 22 and 24, Township 19 North, Range 12 West, Seward Meridian. This survey has been recorded as plat 93-53 in the Anchorage Recording District.
Right-of-Way	Rights-of-way within the subdivision are undeveloped.



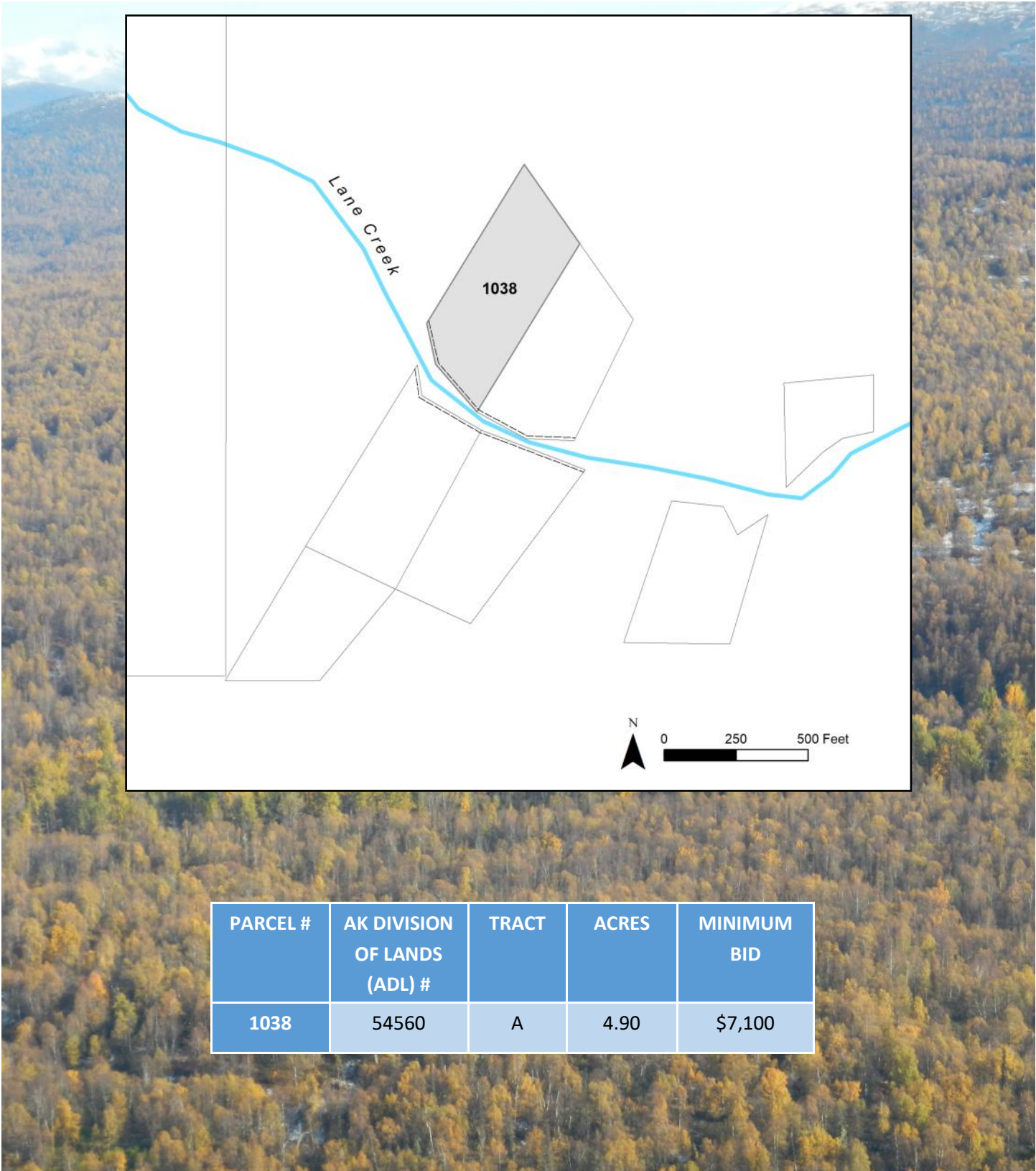
PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	TRACT	ACRES	MINIMUM BID
1033	224611	ASLS 91-257	U	20.05	\$12,000
1034	224601	ASLS 91-257	A	20.01	\$12,000
1035	224473	ASLS 91-191	A	18.99	\$13,000
1036	224475	ASLS 91-191	B	39.90	\$18,000
1037	228810	ASLS 91-191	G	38.25	\$19,500

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LANE CREEK OTE



Location	Lane Creek OTE is located approximately 14 miles north of Talkeetna and approximately one-half mile east of the Alaska Railroad.
Access	Primary access is by whistle stop service on the Alaska Railroad. Access may also be possible by boat or snowmachine up the Susitna River. However, it would be necessary to cross the Alaska Railroad tracks, which requires a permit. From the railroad, there is a 50-foot wide perpetual public access easement along Lane Creek .
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. See “Sewer and Water” under the “Developing Your Land” section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Restrictions	Parcel 1038 is subject to a 10-foot pedestrian easement from the ordinary high water of Lane Creek.
Fire	This area is in a Modified Fire Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, pedestrian easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Lane Creek is survey ASLS 77-95, located in Section 7, Township 28 North, Range 4 West, Seward Meridian. This survey has been filed as plat 81-68 in the Talkeetna Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1038	54560	A	4.90	\$7,100

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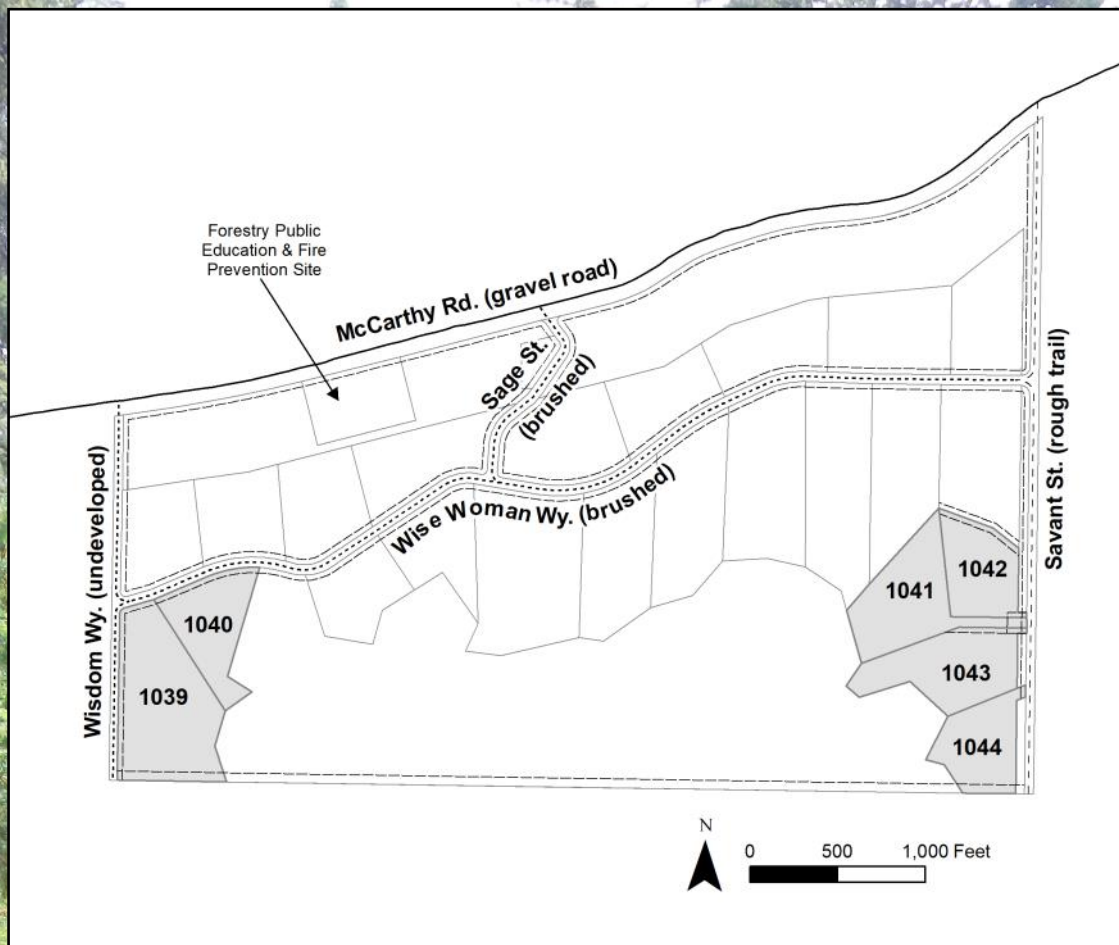
SAGE



Why Buy?

Sage is close to the amazing town of McCarthy!

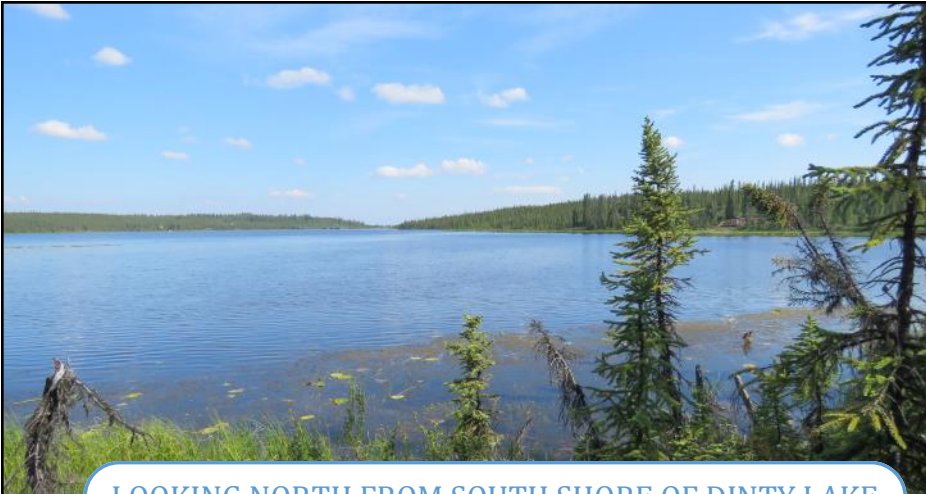
Location	Sage is located along the south side of the McCarthy Rd., 4 miles west of the McCarthy bridge. The parcels are south of the pull-out for the Forestry Public Education Site.
Access	Access is from the McCarthy Rd. by a combination of trails and undeveloped rights-of-way.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see <i>"Sewer and Water"</i> under the <i>"Developing Your Land"</i> section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area does not have an incorporated local government and is subject to State of Alaska platting authority.
Notes	There is a 100-foot wide building setback from apparent wetlands. A U.S. Army Corps of Engineers wetland permit may be required to develop any wetland areas.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Full Fire Management Option. See the <i>"Fire and Burning Activities"</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Sage is survey ASLS 2016-46, located in Section 28, Township 5 South, Range 13 East, Copper River Meridian. The survey has been recorded as plat 2018-2 in the Chitina Recording District.
Right-of-Way	McCarthy Rd. is a gravel road that is not maintained in the winter months. There are platted rights-of-way within the subdivision. However, none of the platted roads have been constructed. There is an established ATV trail that begins at McCarthy Rd. and extends south along the section line easement identified as Savant St. on the plat. The other access easements within the subdivision have been brushed.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1039	233235	1	4	11.09	\$52,400
1040	233236	2	4	5.59	\$35,200
1041	233232	11	3	7.35	\$41,700
1042	233231	10	3	5.08	\$32,000
1043	233233	12	3	7.10	\$41,600
1044	233234	13	3	5.00	\$31,500

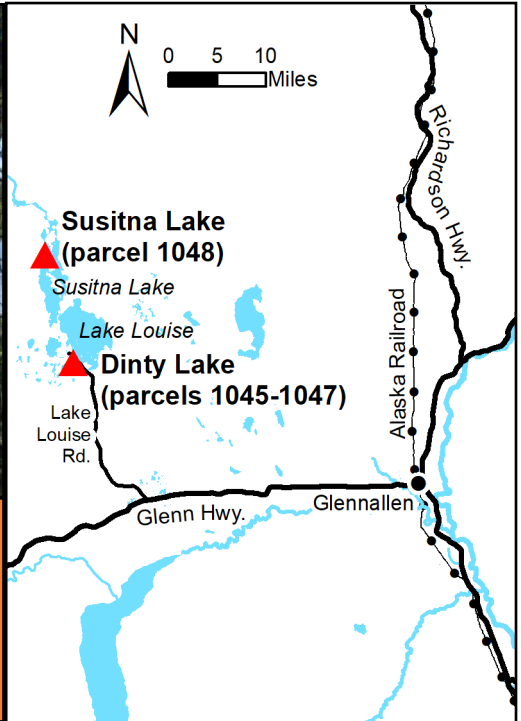
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THE LAKES

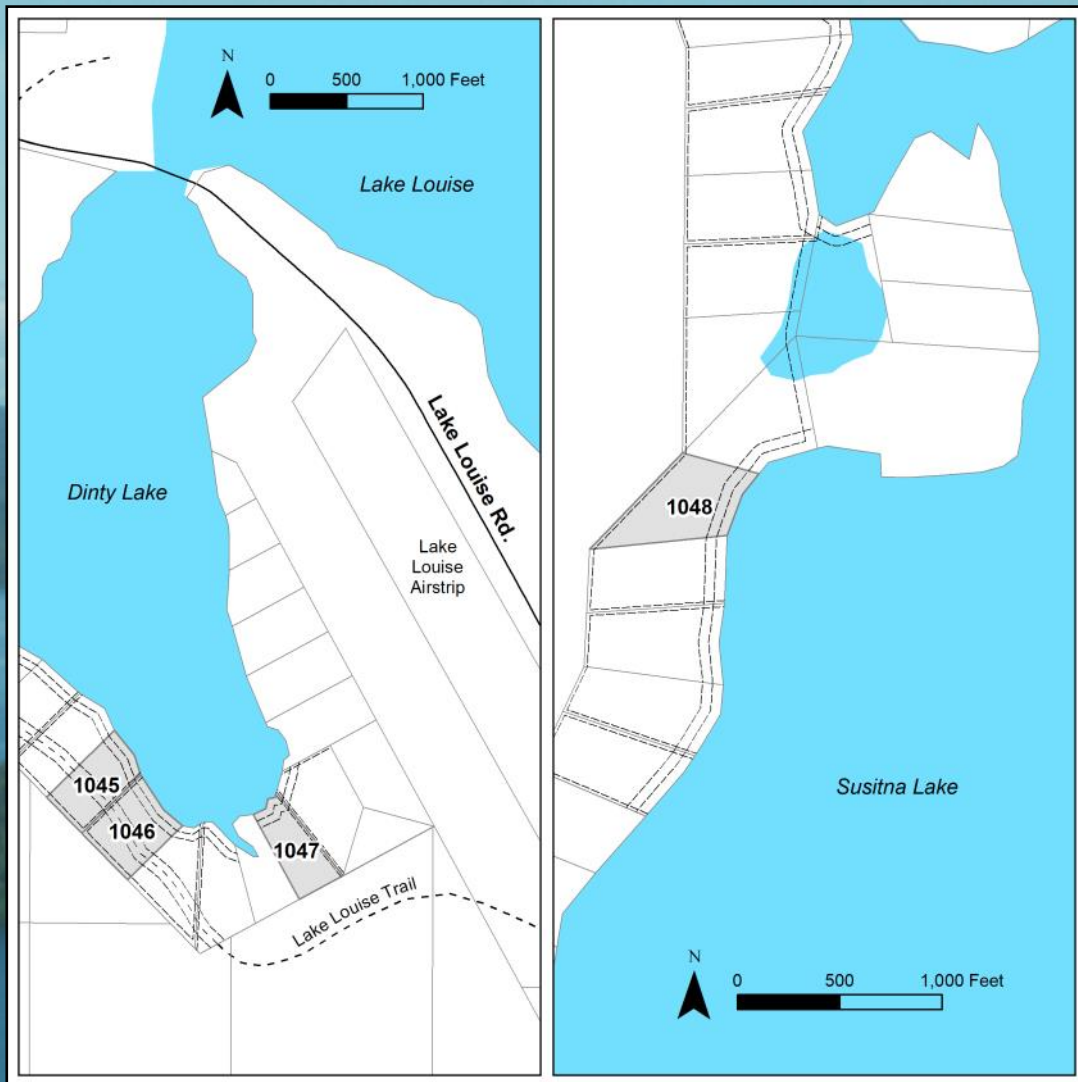


LOOKING NORTH FROM SOUTH SHORE OF DINTY LAKE

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



Location	Parcels 1045-1047 are located on the southern shore of Dinty Lake. Parcel 1048 is located along the western shore of Susitna Lake.
Access	Access is by boat, float plane, or snowmachine from Lake Louise Rd.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the 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, below. Please check with the borough for details of current ordinances.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Full Fire Management Option. See the " <i>Fire and Burning Activities</i> " section of this brochure for details.
Restrictions	<p>All parcels in The Lakes will be subject to the following restrictions as a condition of sale:</p> <ul style="list-style-type: none"> *50 foot public access easement upland from ordinary high water *100 foot building setback upland from ordinary high water *50 foot public access easements along certain upland lot lines, and 30 foot utility easements along certain upland lot lines. <p>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.</p>
Survey and MTRS	The Lakes include: U.S. Survey No. 3494, located within Section 19, Township 6 North, Range 7 West, Copper River Meridian, with Easement Vacation Plat EV 3-241, recorded as plat 2017-6; U.S. Survey No. 4590, located within Section 27, Township 8 North, Range 8 West, Copper River Meridian; all in the Talkeetna Recording District.
Right-of-Way	The access easements are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY	EASEMENT VACATION PLAT	LOT	ACRES	MINIMUM BID
1045	232058	USS 3494	EV-3-241	14	4.53	\$38,500
1046	232057	USS 3494	EV-3-241	13	5.00	\$42,500
1047	232054	USS 3494	EV-3-241	9	4.06	\$34,500
1048	232099	USS 4590	EV-3-269	5	4.66	\$39,600

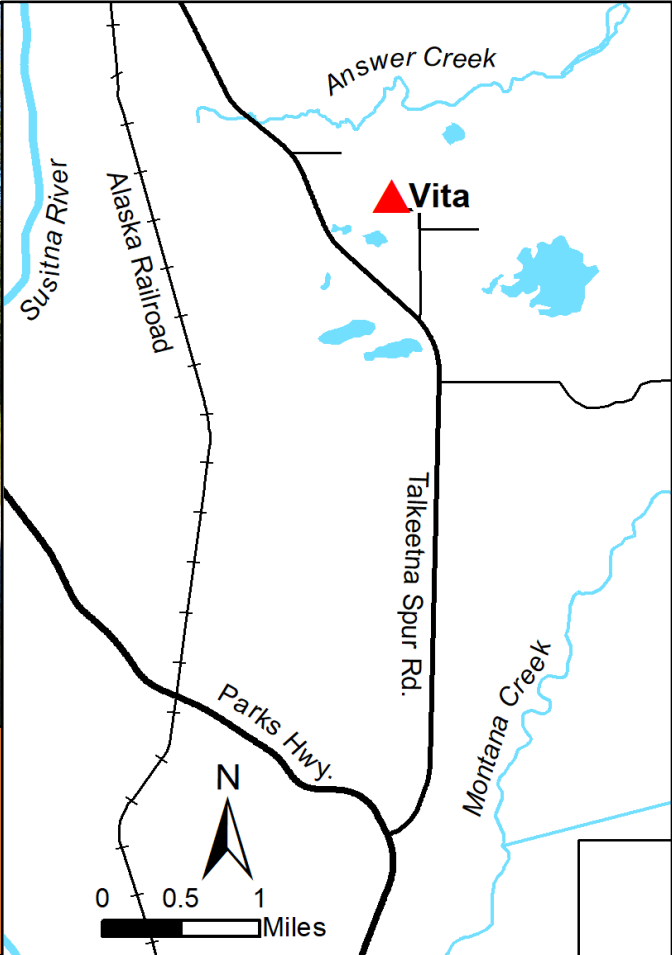
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VITA

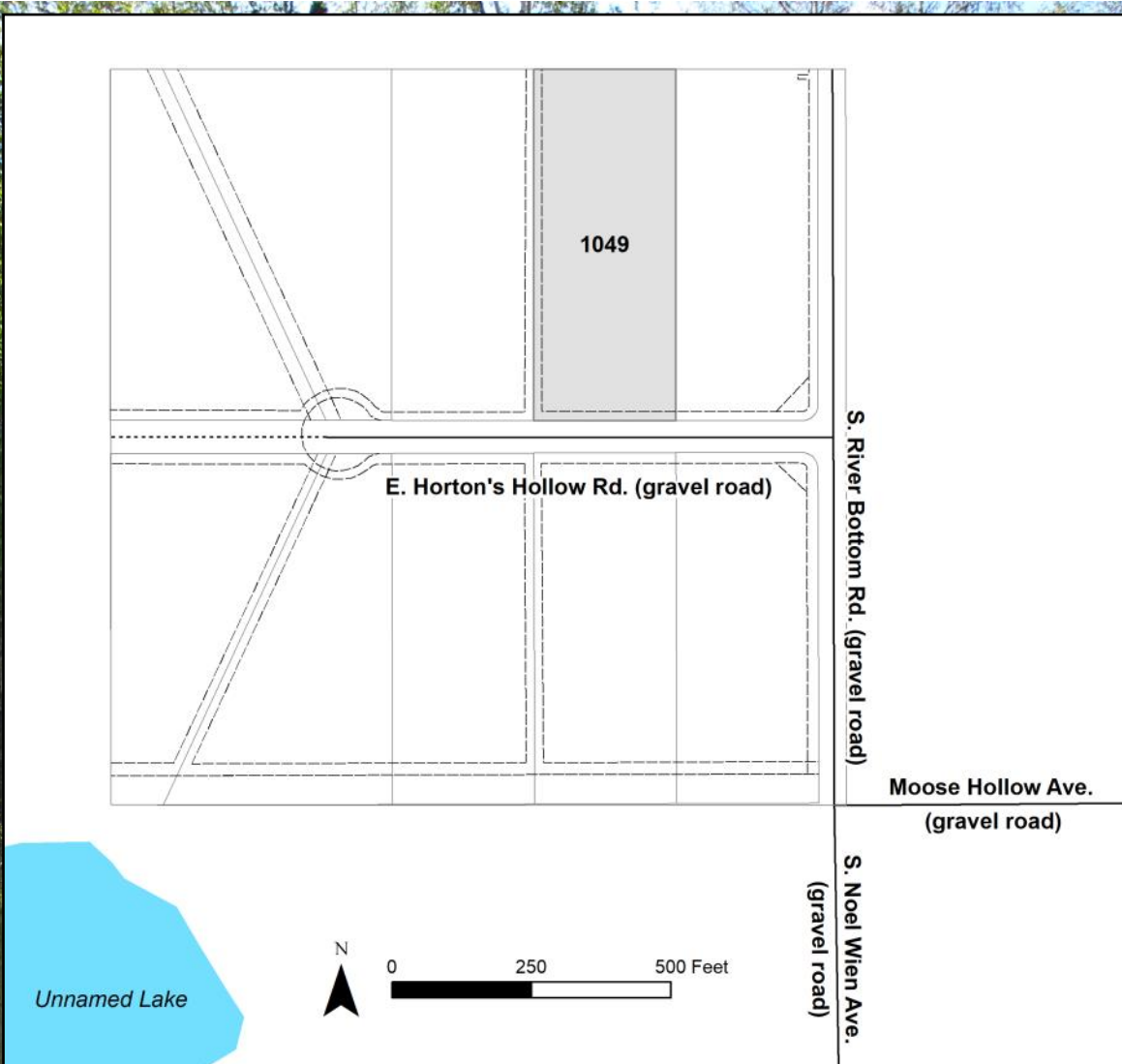


Why Buy?

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



Location	Vita is approximately 9 miles south of Talkeetna.
Access	Access is from the Talkeetna Spur Rd., north on South Noel Wein Ave., continue north on South River Bottom Rd., and turn left on East Horton’s Hollow Rd. into the subdivision.
Utilities	In this subdivision, there is no municipal water supply or sewer system (public or private) available. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in the “General Information” section of the brochure. Electricity is available along roads. Purchasers may need to extend the lines to the parcel at their own expense.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions, below. Please check with the borough for details of current ordinances.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Critical Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Vita is survey ASLS 2008-23, located in Section 5, Township 24 North, Range 4 West, Seward Meridian. The survey has been recorded as plat 2011-8 in the Talkeetna Recording District.
Right-of-Way	The right-of-way is an established gravel road.



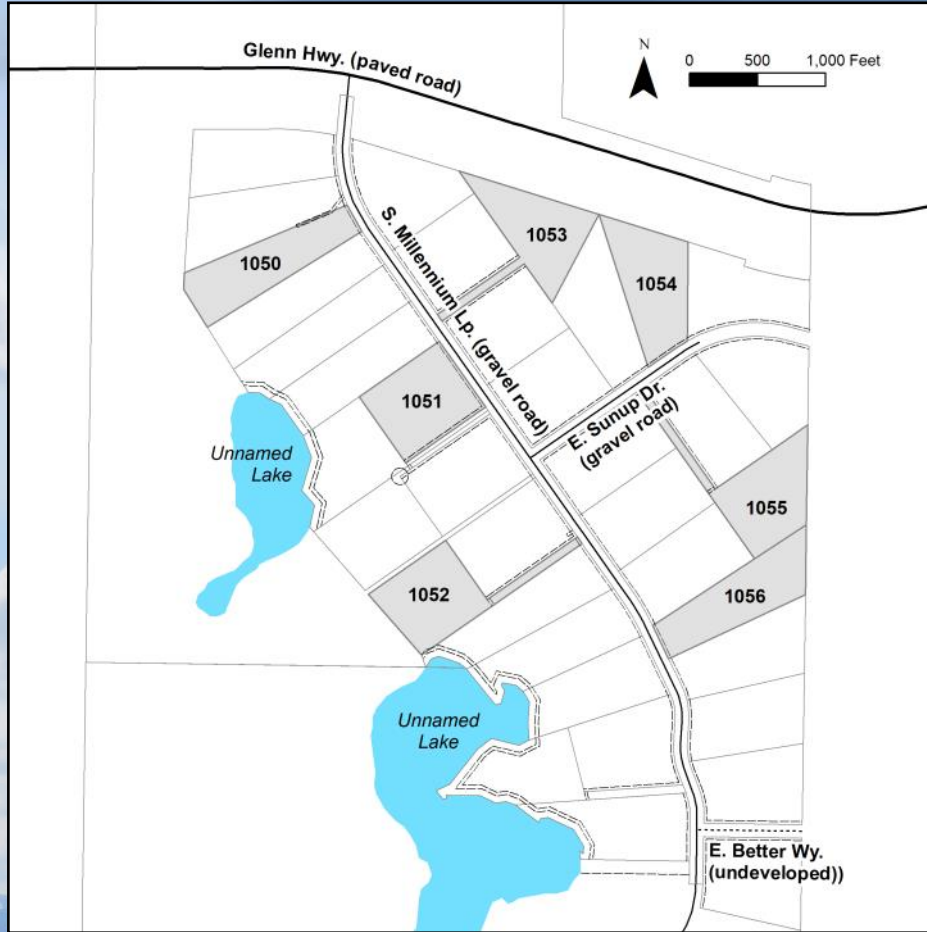
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1049	231092	2	2	3.690	\$31,000

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ONE THOUSAND SKIES-SUNRISE



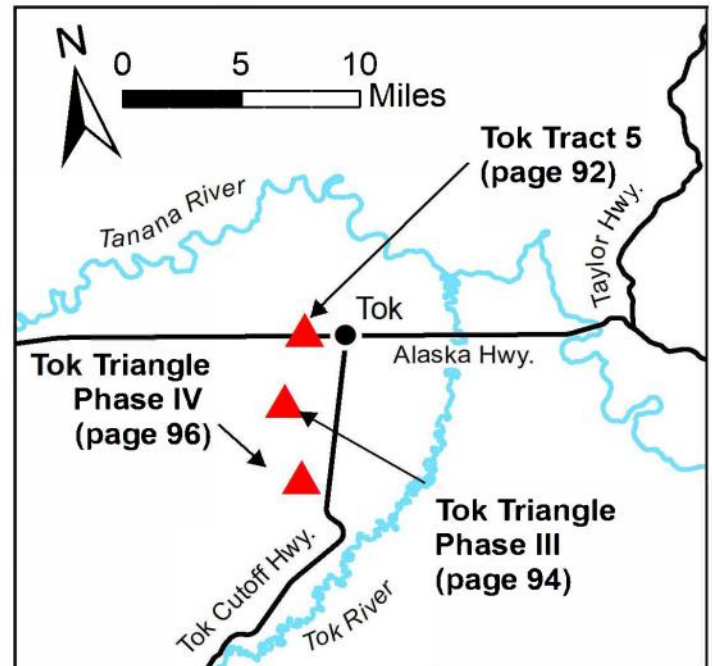
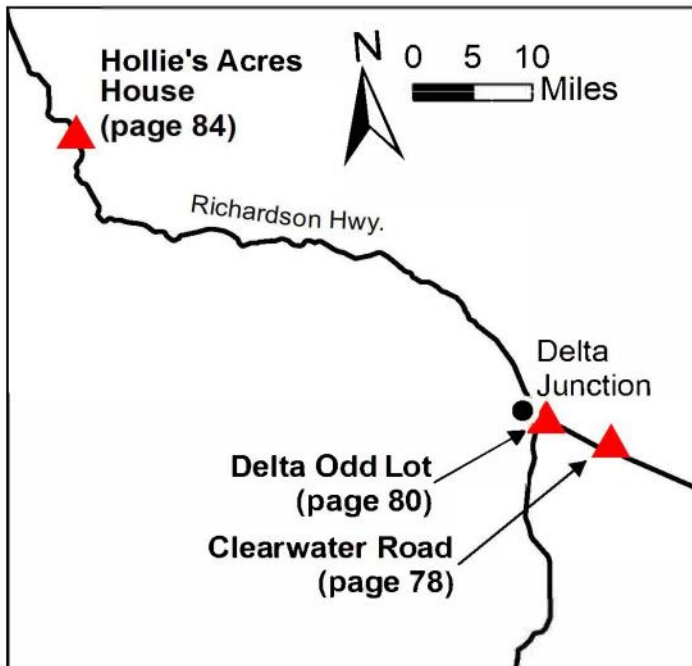
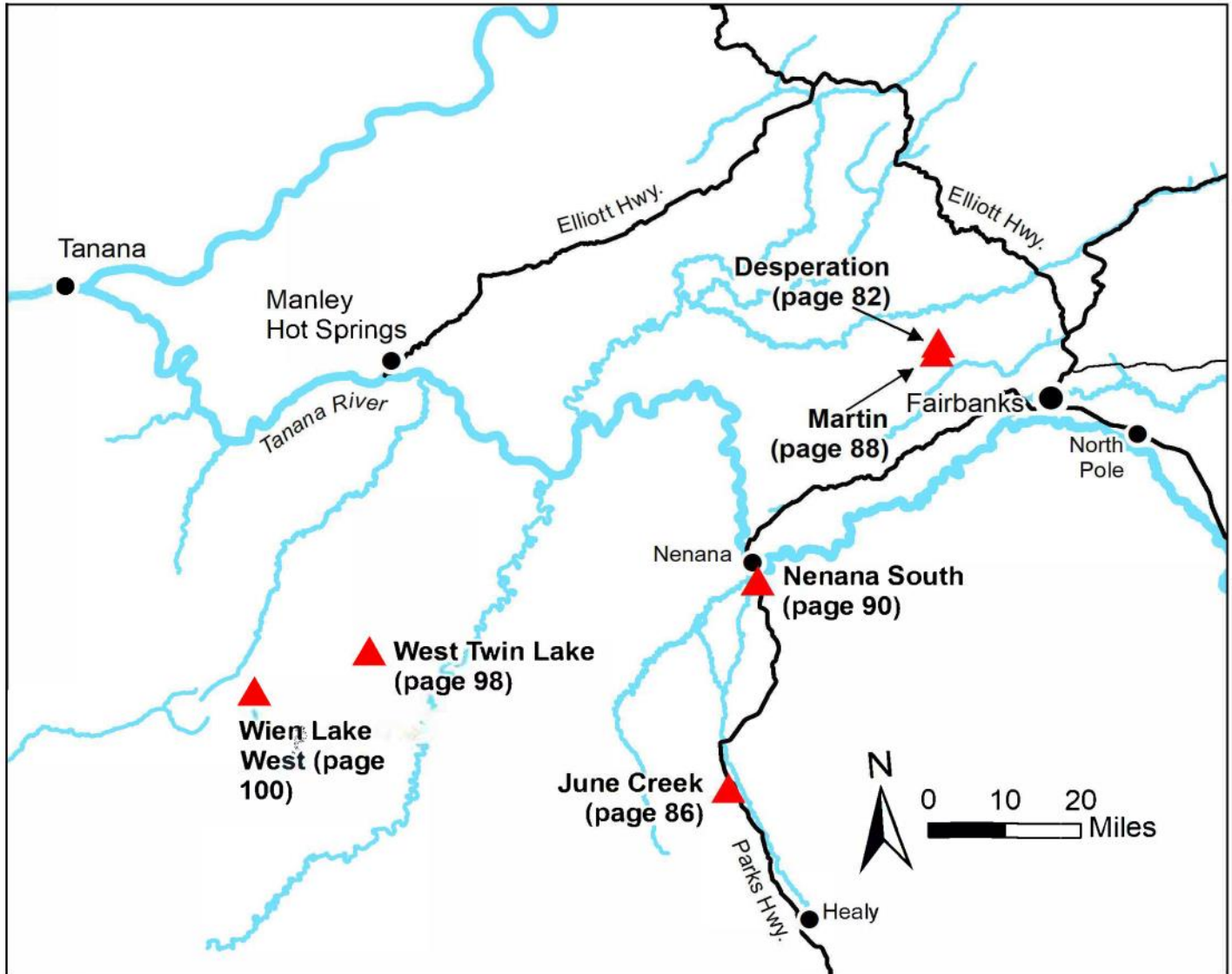
Location	One Thousand Skies-Sunrise is located between milepost 136 and milepost 137 of the Glenn Hwy., approximately 48 miles west of Glennallen.
Access	Access is from the Glenn Hwy. via a pioneer standard road, S. Millennium Lp., which runs south through the subdivision. Some individual lots are accessible via unimproved platted internal easements. Access to all lots is via the interior rights-of-way depicted on the plat and no direct access to the Glenn Hwy. is allowed.
Utilities	In this subdivision, there is no municipal water supply or sewer system (public or private) available. Check the plat notes and see <i>"Sewer and Water"</i> under the <i>"Developing Your Land"</i> section in <i>"General Information."</i> There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Notes	<ul style="list-style-type: none"> Parcels within this subdivision may contain wetlands/ponds and a U.S. Army Corps of Engineers Wetland Permit may be required to develop any wetland areas. There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat.
Fire	This area is in a Full Fire Management Option. See the <i>"Fire and Burning Activities"</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, drainage, public access, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. There is a 75-foot building setback from all bodies of water and apparent wetlands, and a 50-foot public access easement along water bodies.
Survey and MTRS	One Thousand Skies-Sunrise is survey ASLS 2018-11, located in Sections 1 and 12, Township 2 North, Range 10 West, Copper River Meridian. The survey has been recorded as plat 2020-7 in the Chitina Recording District.
Right-of-Way	S. Millennium Lp. is a constructed pioneer standard road. E Sunup Dr. is a partially constructed pioneer road. Other rights-of-way within the subdivision are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1050	233670	3	2	10.09	\$65,600
1051	233674	7	2	9.70	\$63,100
1052	233689	2	4	10.04	\$65,300
1053	233662	3	1	9.95	\$64,700
1054	233666	7	1	9.98	\$64,900
1055	233680	3	3	10.39	\$67,500
1056	233684	7	3	10.02	\$65,700

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NORTHERN REGION



The Northern Region of Alaska boasts some of the best hunting opportunities available in the state. These parcels are a mixture of remote and developed access, but some can be accessed via pioneer roads throughout the subdivision. Hubs include Tok, Fairbanks, Nenana, and Delta Junction, with jumping-off points to remote parcels in the Interior.

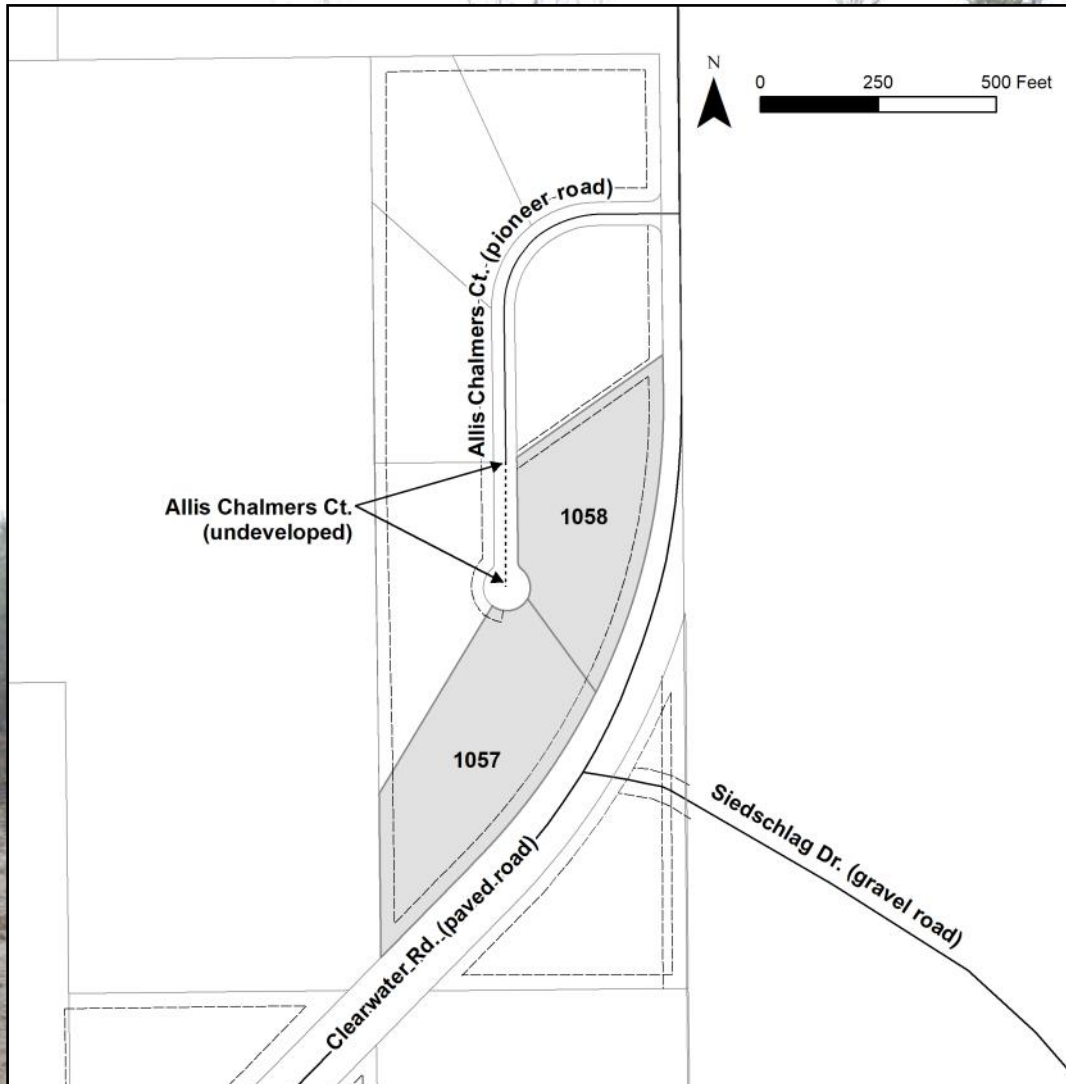
NORTHERN REGION PARCELS

SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
Clearwater Road	1057-1058	Parcel 1057: Undeveloped access near dirt road Parcel 1058: dirt road
Delta Odd Lot	1059	Direct access from Alaska Hwy.
Desperation	1060-1070	Undeveloped access; off of Old Murphy Dome Rd.
Hollie's Acres House	1071	Gravel road
June Creek	1072-1077	Brushed rights-of-way near Parks Hwy.
Martin	1078-1083	Undeveloped access; near pioneer road; off of Old Murphy Dome Rd.
Nenana South	1084	Gravel road
Tok Tract 5	1085-1087	Gravel road
Tok Triangle Phase III	1088-1090	Undeveloped access; near pioneer road
Tok Triangle Phase IV	1091-1095	Undeveloped access; near gravel road
West Twin Lake	1096-1100	Undeveloped rights-of-way and floatplane/ snowmachine
Wien Lake West	1101-1110	Undeveloped rights-of-way and floatplane/ snowmachine

CLEARWATER ROAD



Location	Clearwater Road Subdivision is located 8 miles southeast of Delta Junction along Clearwater Rd.
Access	Clearwater Rd. is a paved road which intersects the Alaska Hwy. south of milepost 1415. The parcels are one mile north from the highway near Clearwater Rd.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in the "General Information" section of the brochure. Electricity is available along Clearwater Road.
Local Government	This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the <i>"Tentatively Approved Lands"</i> section of this brochure for details.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Notes	Access from the parcels directly to Clearwater Rd. would require permission from DOT&PF.
Notes	The plat for ASLS 2008-25 indicates an overhead transmission line bisecting the parcels without an easement. The distribution line has since been relocated to the opposite side of Clearwater Rd. and does not encroach on the parcels.
Fire	This area is in a Critical Fire Management Option. See the <i>"Fire and Burning Activities"</i> section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Clearwater Road is survey ASLS 2008-25, located in Section 2, Township 11 South, Range 11 East, Fairbanks Meridian. The surveys have been recorded as plats 2010-6 in the Fairbanks Recording District.
Right-of-Way	Allis Chalmers Ct. is a partially constructed dirt road. The right-of-way along Allis Chalmers Ct. to parcel 1058 has been cleared but doesn't extend to parcel 1057.



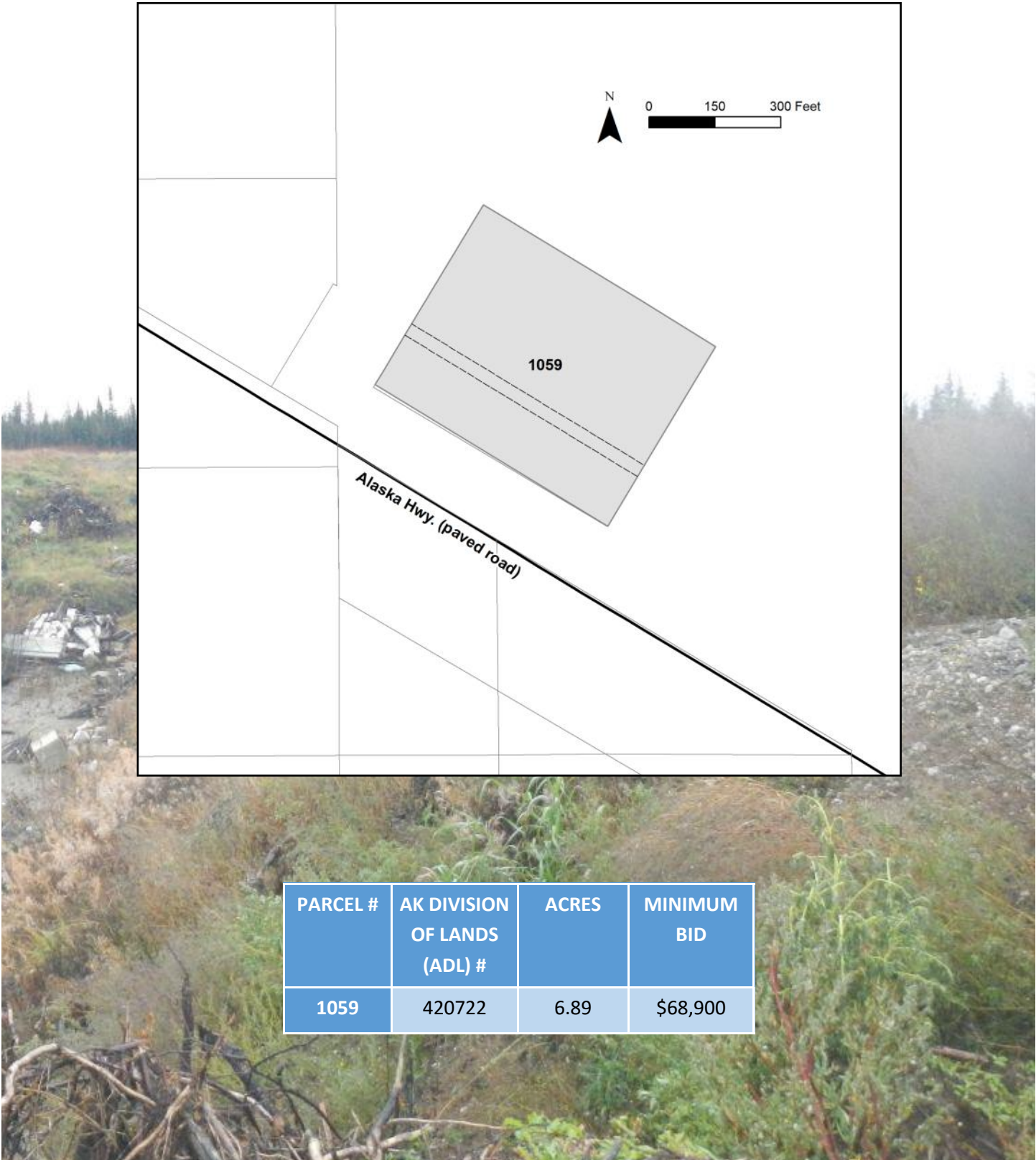
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1057	420235	C3	3.87	\$10,100
1058	420234	C2	3.20	\$9,600

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DELTA ODD LOT

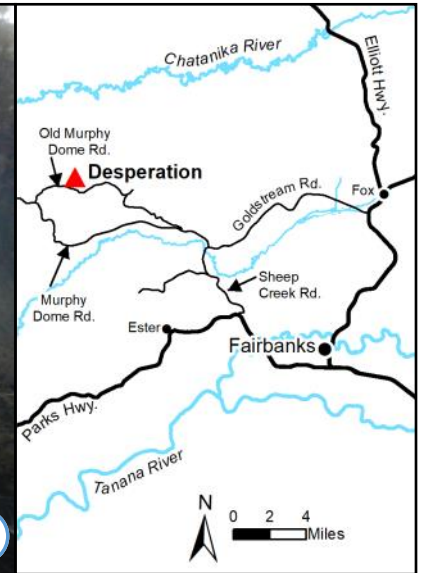


Location	The Delta Odd Lot is located in Delta Junction along the Alaska Hwy., approximately 0.25-miles southeast of the intersection with the Richardson Hwy.
Access	Direct access from Alaska Hwy. to the parcel.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in "General Information." Golden Valley Electric Association, Inc. power lines pass through the parcel.
Local Government	This area is within the boundary of the City of Delta Junction and is subject to applicable platting and planning authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the city for details of current ordinances.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Notes	The utility company has the right to identify, and then remove, any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the utility easements.
Notes	Parcel 1059 has largely been cleared and vegetation remains primarily in the parcel corners. Earthmoving activities and trash and debris were observed adjacent to the northern parcel boundary. Due to the earthmoving activities on the parcel, DNR is unaware if any buried debris may be present. Please review the "What to Know Before You Bid" section of this brochure. Interested parties are encouraged to inspect the property and familiarize themselves with the history, condition, and quality of the land prior to bidding.
Fire	This area is in a Critical Fire Management Option. See the "Fire and Burning Activities" section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	The Delta Odd Lot is survey ASLS 2018-17, located in Section 24, Township 10 South, Range 10 East, Fairbanks Meridian. The survey have been recorded as plat 2019-56 in the Fairbanks Recording District.
Right-of-Way	Developed driveway exists from Alaska Hwy. to parcel but it is unknown if this is permitted with DOT&PF. All development work within the Alaska Hwy. right-of-way requires a permit from DOT&PF.



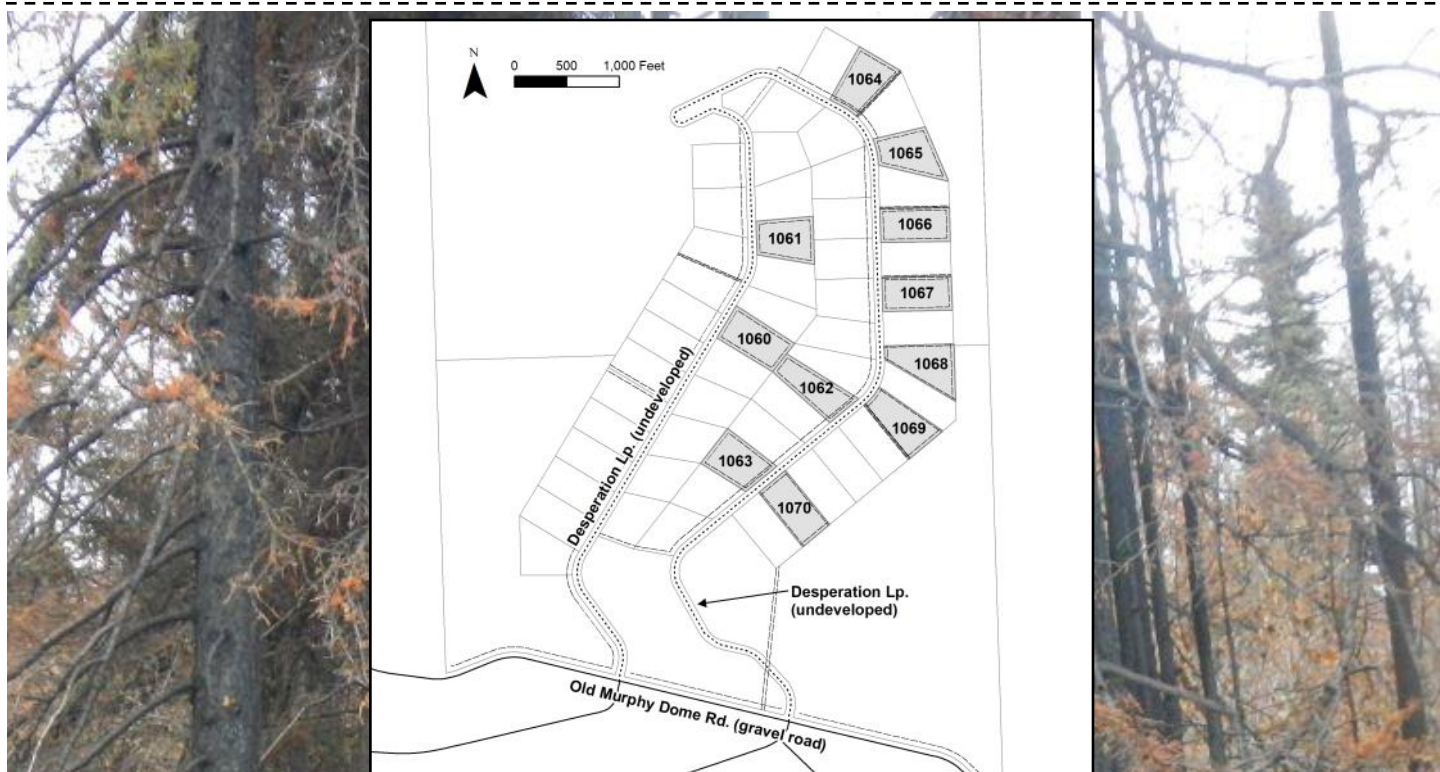
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DESPERATION



DESPERATION SUBDIVISION BURNED IN 2019 SHOVEL CREEK FIRE

Location	Desperation Subdivision is located approximately 25 miles northwest of Fairbanks.
Access	Access to the subdivision is via Old Murphy Dome Rd. and then along Desperation Lp., a mostly unimproved right-of-way.
Utilities	There is no water supply or sewer system. Please see the plat notes and the "Sewer and Water" section of the brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Zoning	The Desperation parcels are zoned Rural Estate (RE-4) by the Fairbanks North Star Borough. Use of these parcels is restricted by the zoning, please contact the borough for details.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Notes	<ul style="list-style-type: none"> Parcels within this subdivision may contain wetlands and may require a U.S. Army Corps or Engineers permit prior to the placement of fill material into these areas. Contact should be made prior to commencing construction. Utility companies have the right to cross streets, buffer strips, reserve areas, and special interest areas or construct supportive devices within such lots or tracts as necessary to serve ASLS 81-1 and adjacent properties.
Fire	This area is in a Full Fire Management Option. See the " <i>Fire and Burning Activities</i> " section of this brochure for more details. The subdivision and surrounding area burned in 2019 due to the Shovel Creek Fire.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to section line, public access, pedestrian, and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Desperation is survey ASLS 81-1 within Sections 29 and 32, Township 2 North, Range 3 West, Fairbanks Meridian. The survey has been filed as plat 82-17 in the Fairbanks Recording District.
Right-of-Way	Rights-of-way within the subdivision are mostly unimproved. A portion of Desperation Lp. was passable with an ATV but the trail deteriorates and much of the subdivision is limited to foot access. The recent fire and numerous fallen trees limits ATV access.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1060	408185	6	2	5.000	\$10,500
1061	408188	9	2	5.000	\$10,500
1062	408199	20	2	5.000	\$10,500
1063	408202	23	2	5.000	\$10,500
1064	408204	2	3	5.000	\$10,500
1065	408206	4	3	5.000	\$10,500
1066	408208	6	3	5.000	\$10,500
1067	408210	8	3	5.000	\$10,500
1068	408212	10	3	5.000	\$10,500
1069	408214	12	3	5.000	\$10,500
1070	408218	16	3	5.000	\$10,500

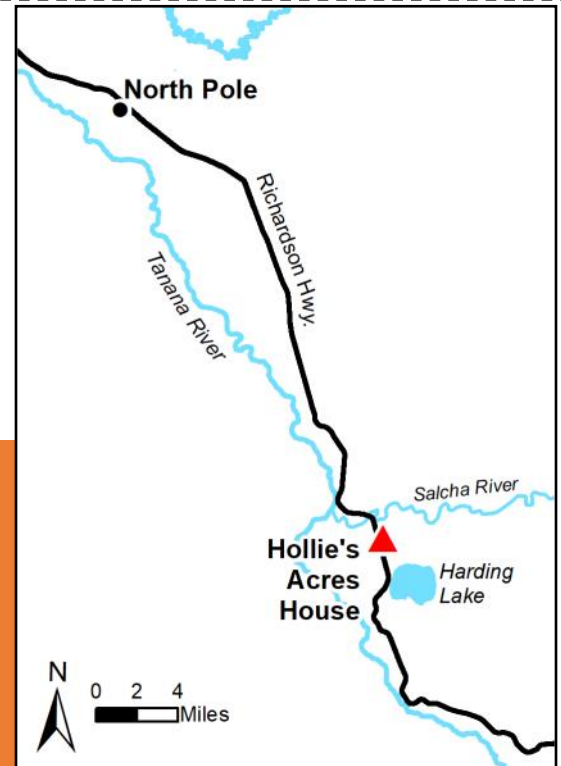
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HOLLIE'S ACRES HOUSE

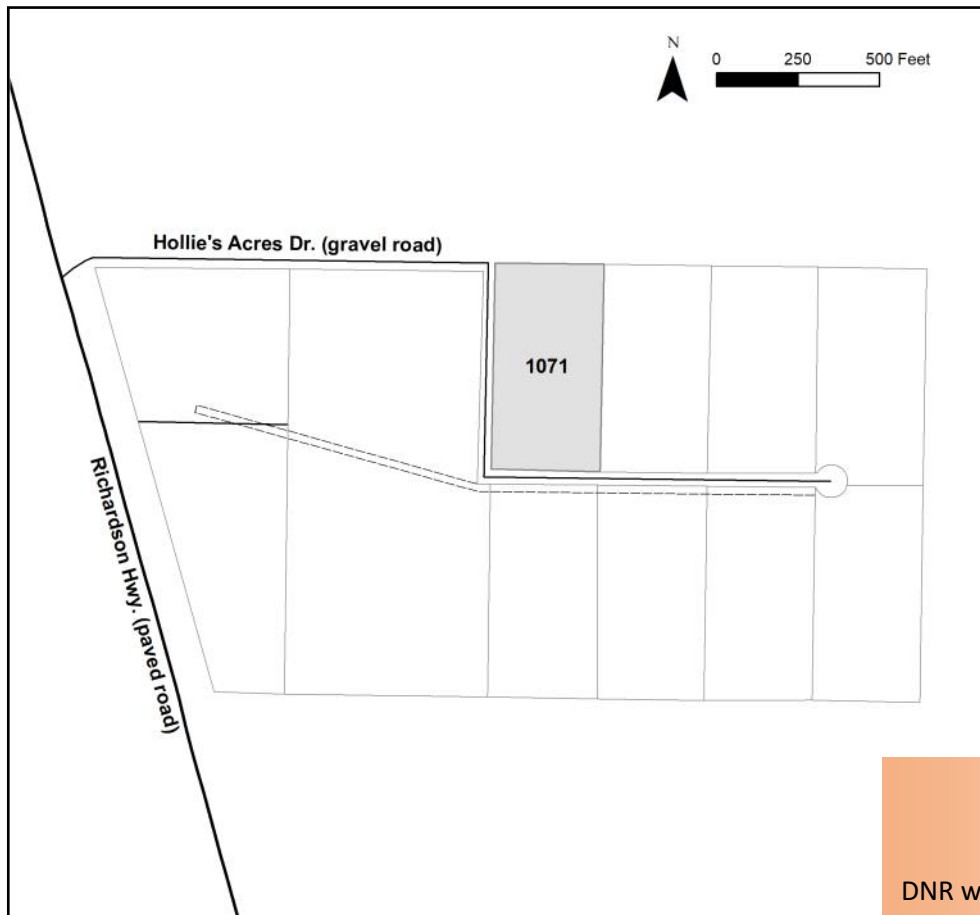


Why Buy?

Comes with a fixer-upper house! In a quiet area of Salcha, not far from the Salcha River and Harding Lake. Popular snowmachine trails nearby. See additional notes on page 85.



Location	Hollie's Acres is located near Salcha, east of the Richardson Hwy., south of the Salcha River and north of Harding Lake.
Access	Richardson Hwy. to Hollie's Acres Dr. near highway milepost 322. Hollie's Access Dr. provides access to the parcel.
Utilities	On-site water well and septic system is inoperable at this time.
Local Government	This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions, below. Please check with the borough for details of current ordinances.
Notes	<ul style="list-style-type: none"> The Hollie's Acres House is zoned General Use (GU-1) by the Fairbanks North Star Borough. Use of this parcel is restricted by the zoning, please contact the borough for details. Property has a protective covenant that prohibits "mining or commercial excavation of gravel." Home inspection and water and septic inspection have been conducted. Please contact the Land Sales team at landsales@alaska.gov prior to bidding to view the home inspection report and well and septic report.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Critical Fire Management Option. See the "Fire and Burning Activities" section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Hollie's Acres House is survey located in Section 26, Township 5 South, Range 4 East, Fairbanks Meridian. The survey has been filed as plat 79-181 in the Fairbanks Recording District.
Right-of-Way	Hollie's Acres Dr. is a constructed gravel road.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1071	421207	H-1	4.774	\$52,900

Additional Notes

- Electric service has been restored, but there are hazards noted in the inspection report.
- The well is not in service and the plumbing in the house is not known to be functional.
- The septic system has failed.
- The furnace is not functioning and is beyond repair due to its age and condition.

OPEN HOUSE

DNR will sponsor 2 open houses to offer prospective bidders the opportunity to view both the house and property.

Open House #1:

Wednesday, October 21, 5-8 PM

Open House #2:

Saturday, October 24, 1-5 PM

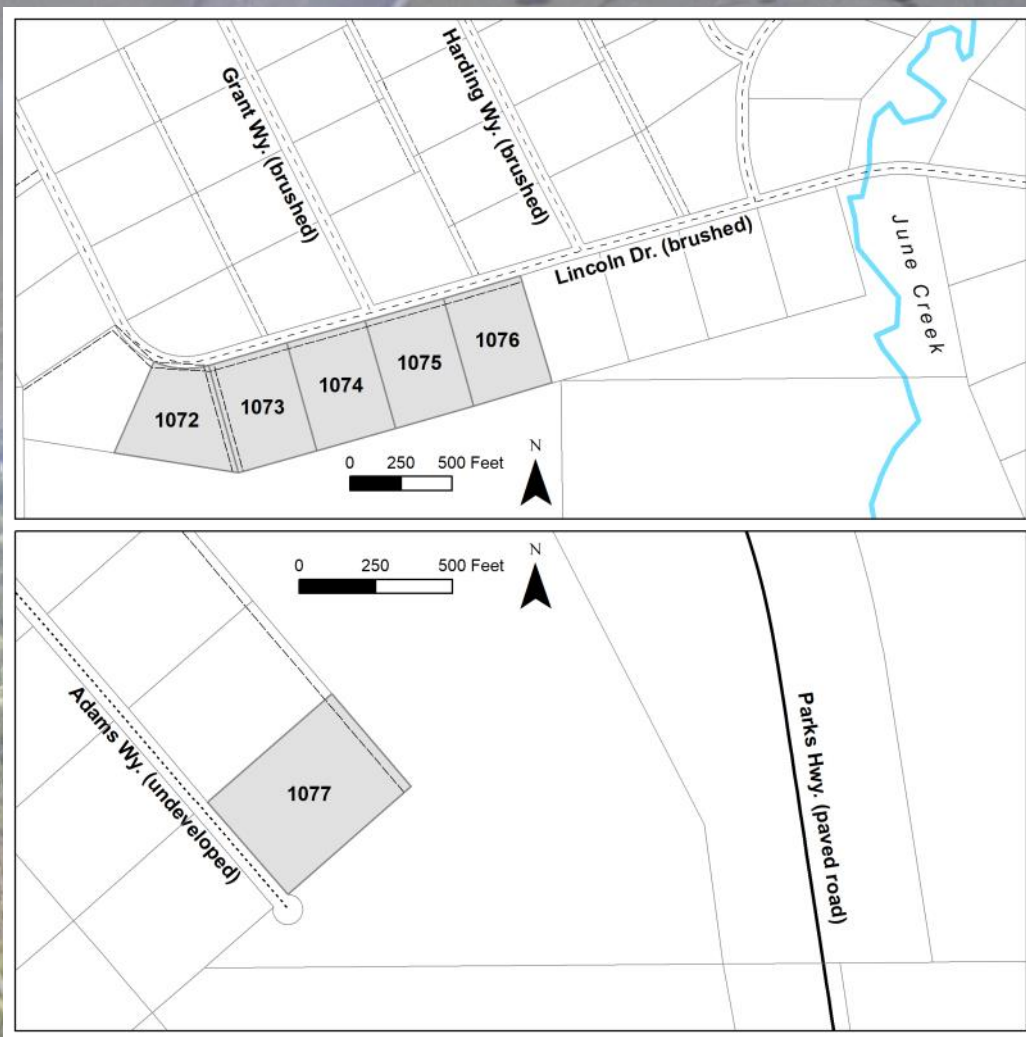
Land Sales staff will be present during these hours to show the house to prospective buyers and answer questions. Appointments outside these hours will not be available. One additional open house may be added in November. Please call (907) 269-8594 to inquire.

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JUNE CREEK



Location	June Creek Subdivision is located approximately 20 miles north of Healy on the west side of the Parks Hwy.
Access	Access is via the Parks Hwy., from mile 266 to 269, to platted rights-of-way within the subdivision.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see <i>"Sewer and Water"</i> under the <i>"Developing Your Land"</i> section in the "General Information" section of the brochure. Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines at their own expense.
Local Government	This area is within the boundary of the Denali Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the <i>"Tentatively Approved Lands"</i> section of this brochure for details.
Notes	<ul style="list-style-type: none"> • Parcels within this subdivision may contain wetlands and may require a permit from the U.S. Army Corps of Engineers prior to the placement of fill materials into these areas. • Parcels are subject to oil and gas exploration license ADL 390606. For more information, please see the <i>"Mineral Estate"</i> section of this brochure or contact the Division of Oil and Gas.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Full Fire Management Option. See the <i>"Fire and Burning Activities"</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to: section line, access, and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	June Creek is survey ASLS 79-166, located in Sections 22 and 25, Township 9 South, Range 9 West, Fairbanks Meridian. The survey has been filed as plat 80-9 in the Nenana Recording District.
Right-of-Way	Many of the rights-of-way in the subdivision have been brushed, but not constructed. Kennedy Dr. has been constructed from the highway to approximately 1/2 mile.
Homeowner's Association	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the June Creek Homeowner's Association, if active.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1072	405244	8	11	4.897	\$9,800
1073	405245	9	11	5.113	\$10,200
1074	405246	10	11	5.113	\$10,200
1075	405247	11	11	5.113	\$10,200
1076	405248	12	11	5.113	\$10,200
1077	405393	1	25	4.959	\$9,900

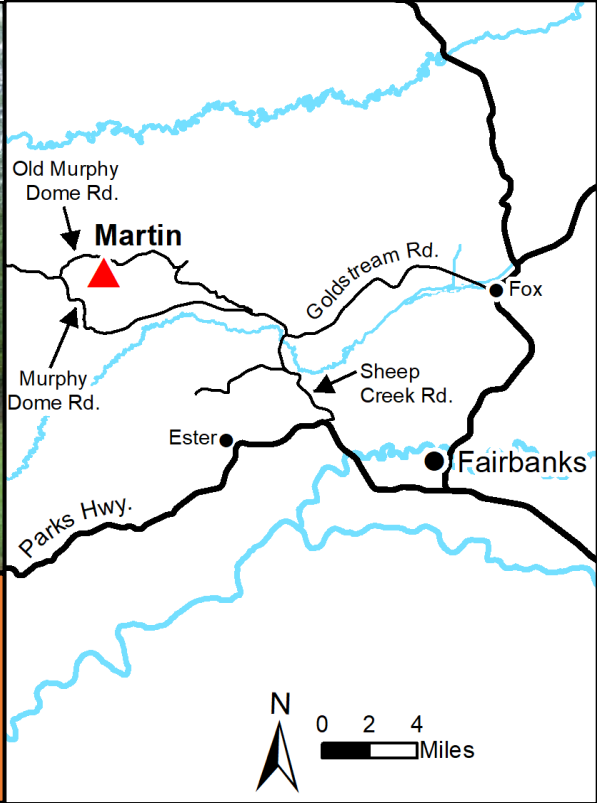
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MARTIN

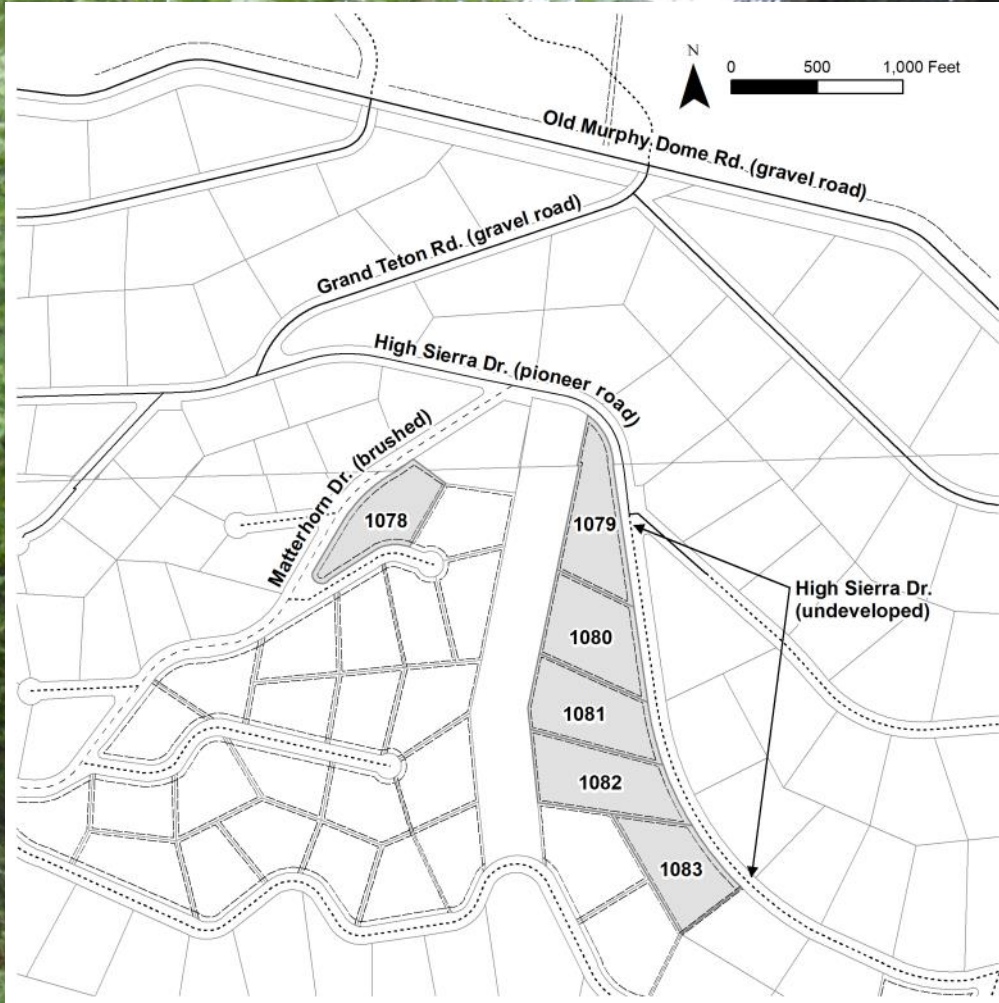


AN ELECTRICAL LINE WITHIN THE MARTIN SUBDIVISION

Why Buy? Martin Subdivision parcels are south facing parcels offering an out of town feel



Location	Martin Subdivision is located on the south side of Old Murphy Dome Rd., approximately 20 miles from Fairbanks.
Access	Access to these parcels is along dirt roads and undeveloped rights-of-way within the subdivision. Cascade Rd and Grand Teton Rd intersect Old Murphy Dome Rd and lead to High Sierra Dr. Parcels are accessed from High Sierra Dr and a series of undeveloped rights-of-way.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in the “General Information” section of the brochure. Electricity is available within the subdivision. Buyers may need to extend the lines at their own expense.
Local Government	This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Zoning	The Martin parcels are zoned Rural Estate (RE-4) by the Fairbanks North Star Borough. Use of these parcels is restricted by the zoning, please contact the borough for details.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Critical Fire Management Option. See the " <i>Fire and Burning Activities</i> " section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Martin is survey ASLS 84-21, located in Sections 5, 6, 31, and 32, Township 1 North, Range 3 West, and Section 34, Township 2 North, Range 3 West, Fairbanks Meridian. The survey has been filed as plat 84-275 in the Fairbanks Recording District.
Right-of-Way	Some rights-of-way have been constructed. Other rights-of-way to these parcels are undeveloped.



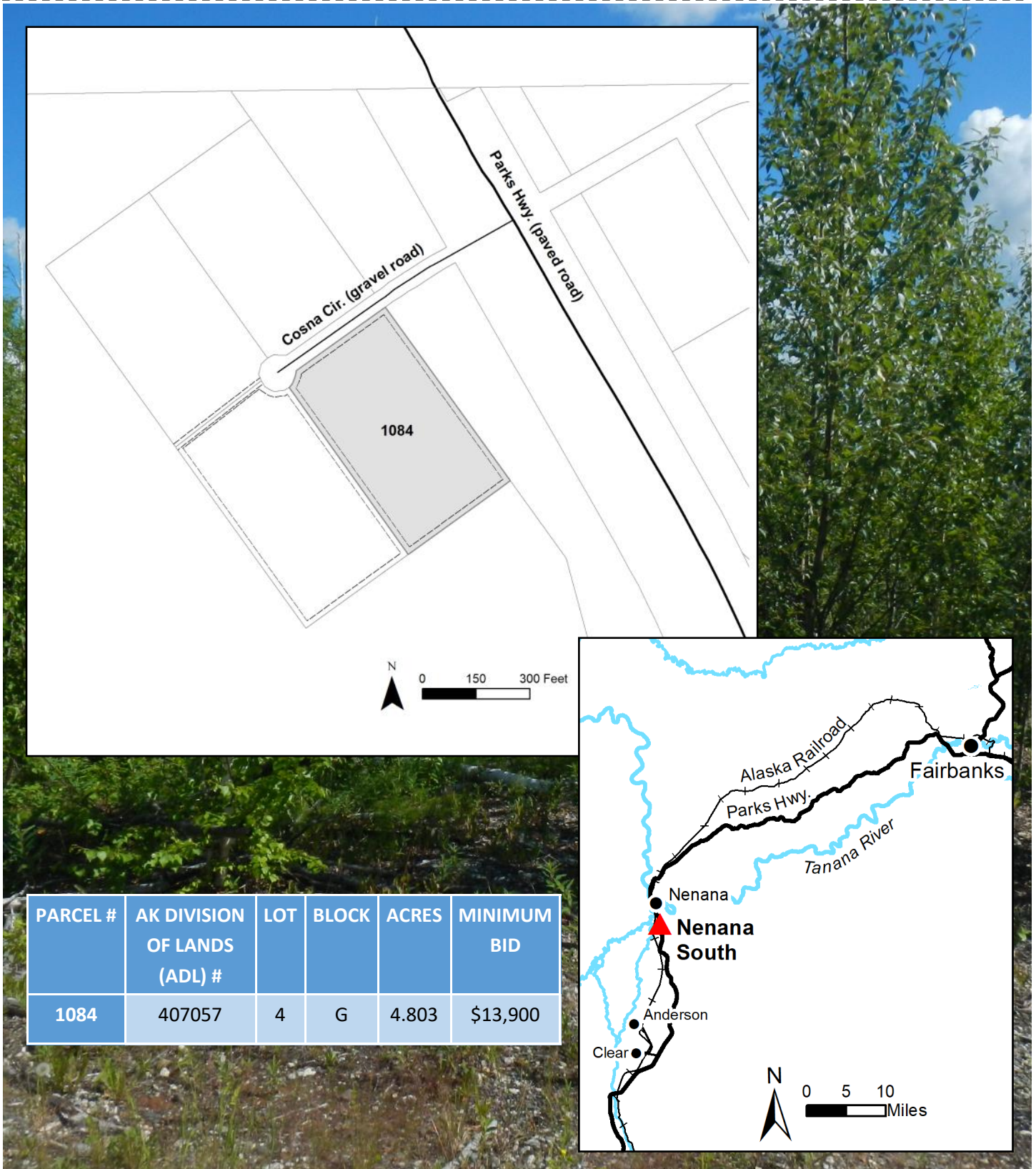
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1078	419089	2	7	5.361	\$14,800
1079	419123	36	7	6.563	\$17,000
1080	419122	35	7	6.688	\$17,200
1081	419121	34	7	6.586	\$17,100
1082	419120	33	7	6.923	\$17,600
1083	419119	32	7	5.836	\$15,800

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NENANA SOUTH

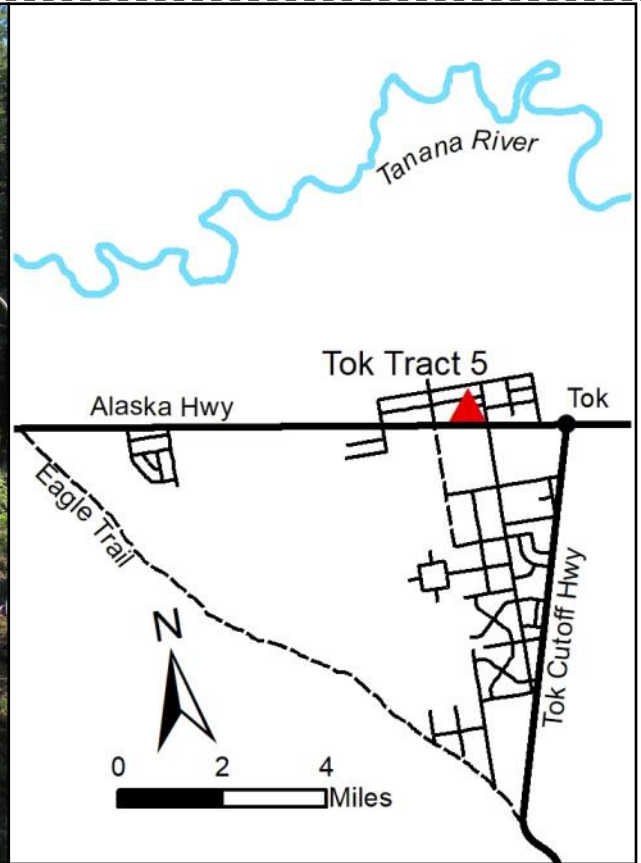


Location	Nenana South Subdivision is located approximately 3 miles south of Nenana, west of the Parks Hwy.
Access	Nenana South Subdivision is accessible off the Parks Hwy. via Cosna Cir.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in the "General Information" section of the brochure. There are overhead electric and telephone utilities available. Purchasers will be responsible for extending the existing power lines.
Local Government	This area is within the boundary of the City of Nenana and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the city for details of current ordinances.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Notes	<ul style="list-style-type: none"> The utility companies 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 ASLS 80-106 and adjacent properties. Parcels within this subdivision may contain wetlands and may require a U.S. Army Corps of Engineers permit prior to the placement of fill materials into these area. Contact with the U.S. Army Corps of Engineers should be made prior to commencing construction.
Fire	This area is in a Limited Fire Management Option. See the " <i>Fire and Burning Activities</i> " section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility, and pedestrian access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Nenana South is survey ASLS 80-106, located in Section 36, Township 4 South, Range 8 West, Fairbanks Meridian. The survey has been filed as amended plat 81-4 in the Nenana Recording District.
Right-of-Way	Cosna Cir. is a gravel road.
Homeowner's Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Nenana South Homeowner's Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 26, Page 306, on April 13, 1981, Nenana Recording District, as document #1981-000219-0.

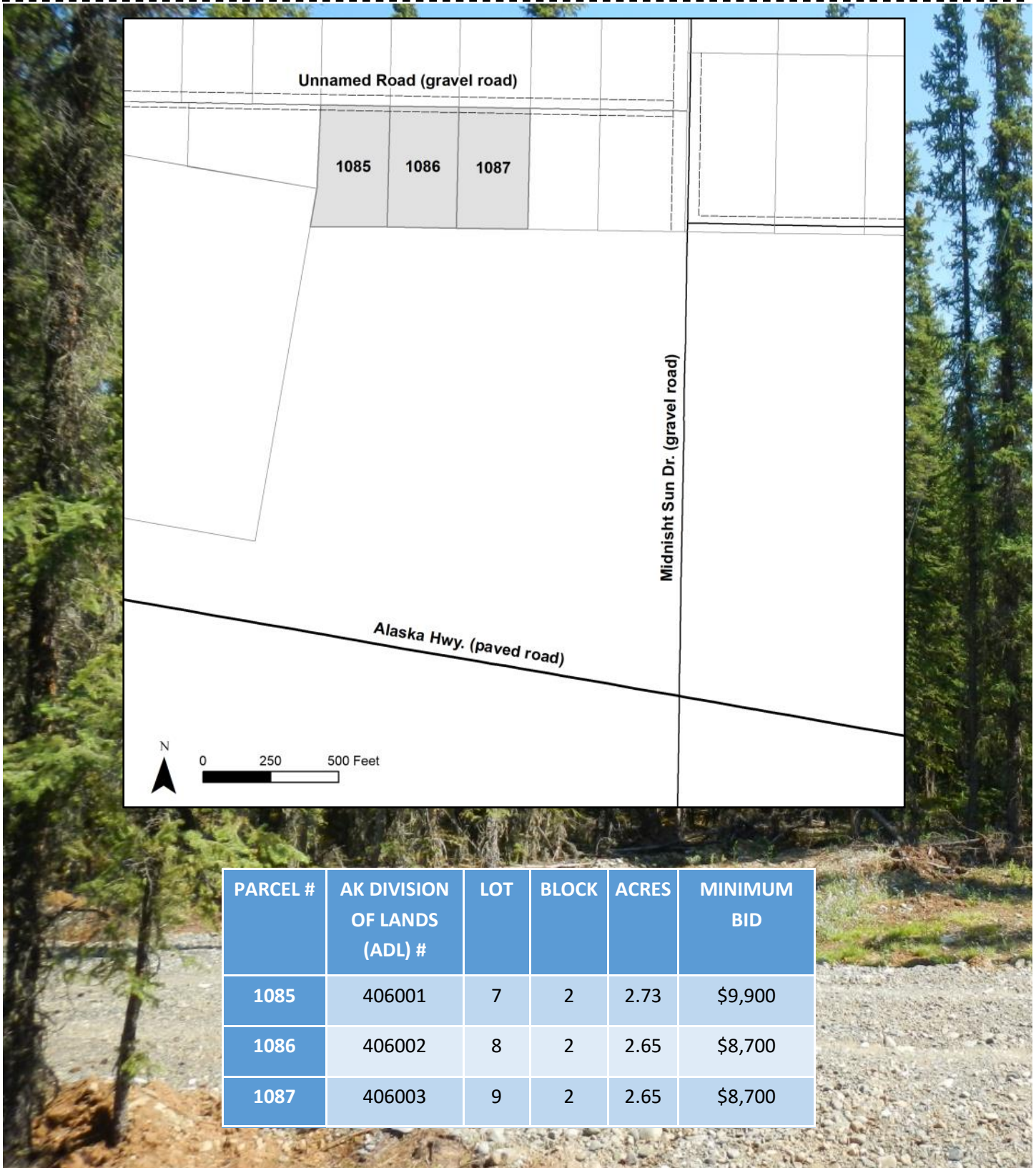


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TOK TRACT 5



Location	Tok Tract 5 is located 2 miles northwest of Tok.
Access	Access is from the Alaska Hwy., north on Midnight Sun Dr., then west on an unnamed gravel road.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the "Sewer and Water" section of this brochure for details. Electricity is available in the area; purchasers will be responsible for extending the lines at their own expense.
Local Government	This area does not have an incorporated local government and is subject to State of Alaska platting authority.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Critical Fire Management Option. See the "Fire and Burning Activities" section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Tok Tract 5 is survey ASLS 79-199, located in Section 14, Township 18 North, Range 12 East, Copper River Meridian. The survey has been filed as plat 80-88 in the Fairbanks Recording District.
Right-of-Way	Midnight Sun Dr. and the unnamed gravel road are good gravel roads. Other rights-of-way in the subdivision are a mix of brushed trails and undeveloped.
Homeowner's Association	Any subsequent owners of any parcel within the subdivision automatically becomes a member of the Homeowners Association created to govern the subdivision.

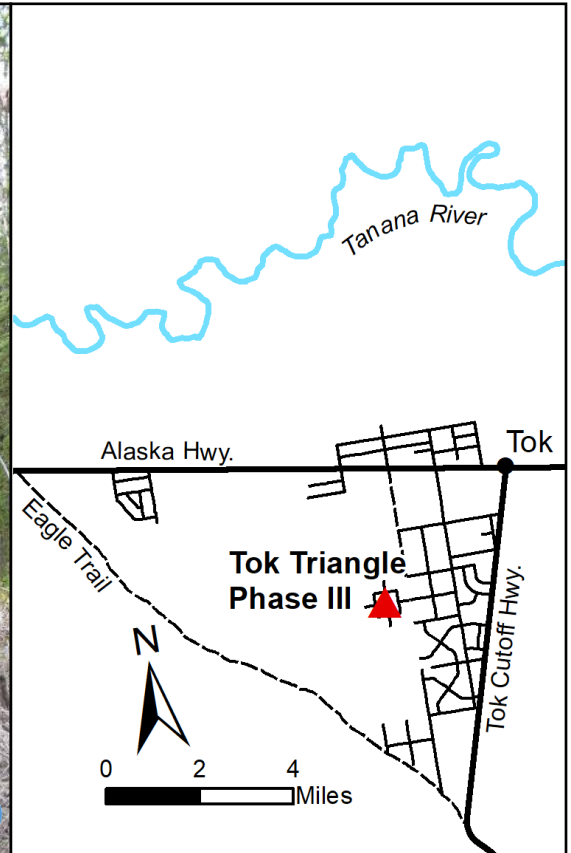


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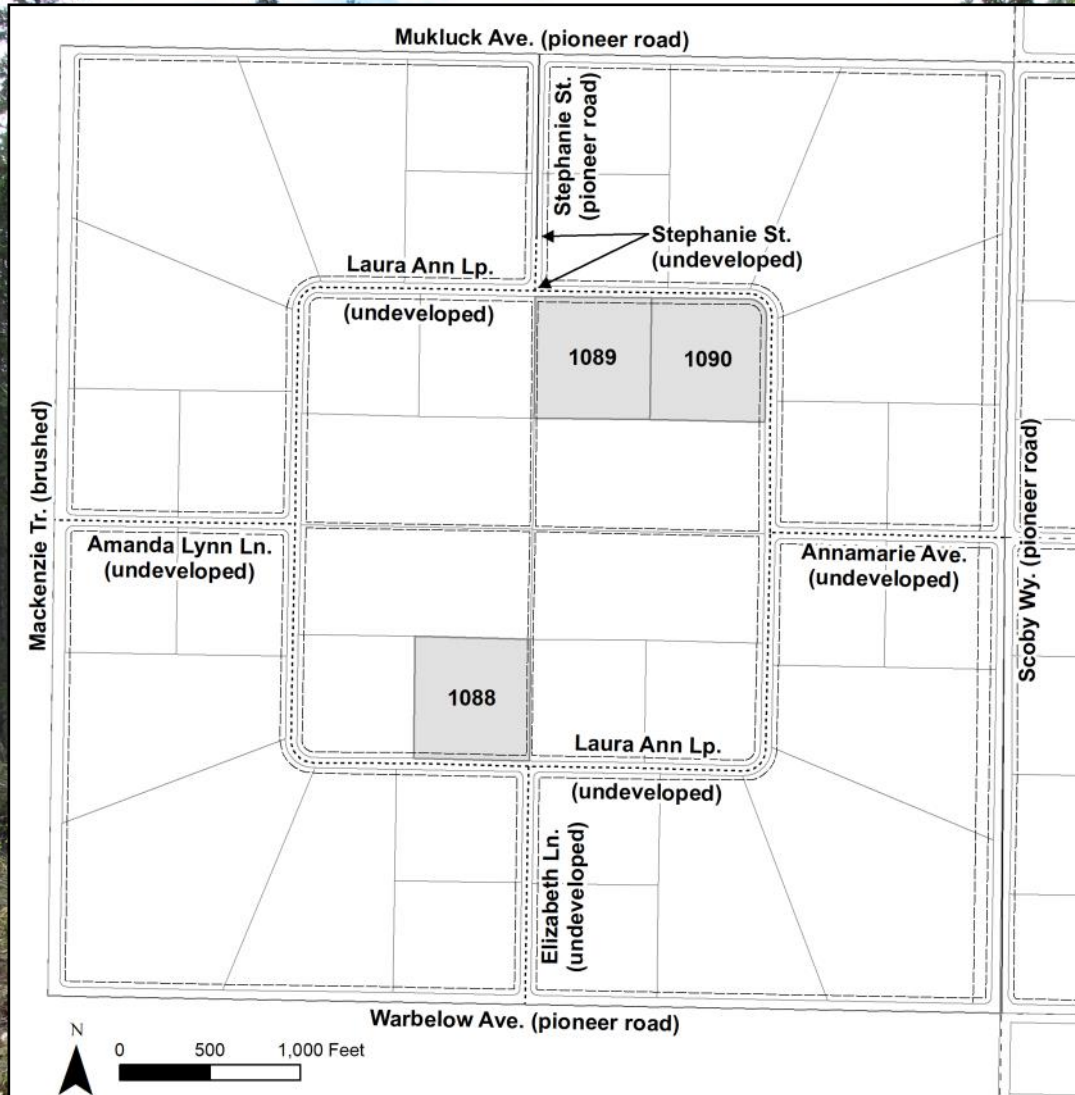
TOK TRIANGLE PHASE III



TYPICAL VEGETATION IN TOK TRIANGLE



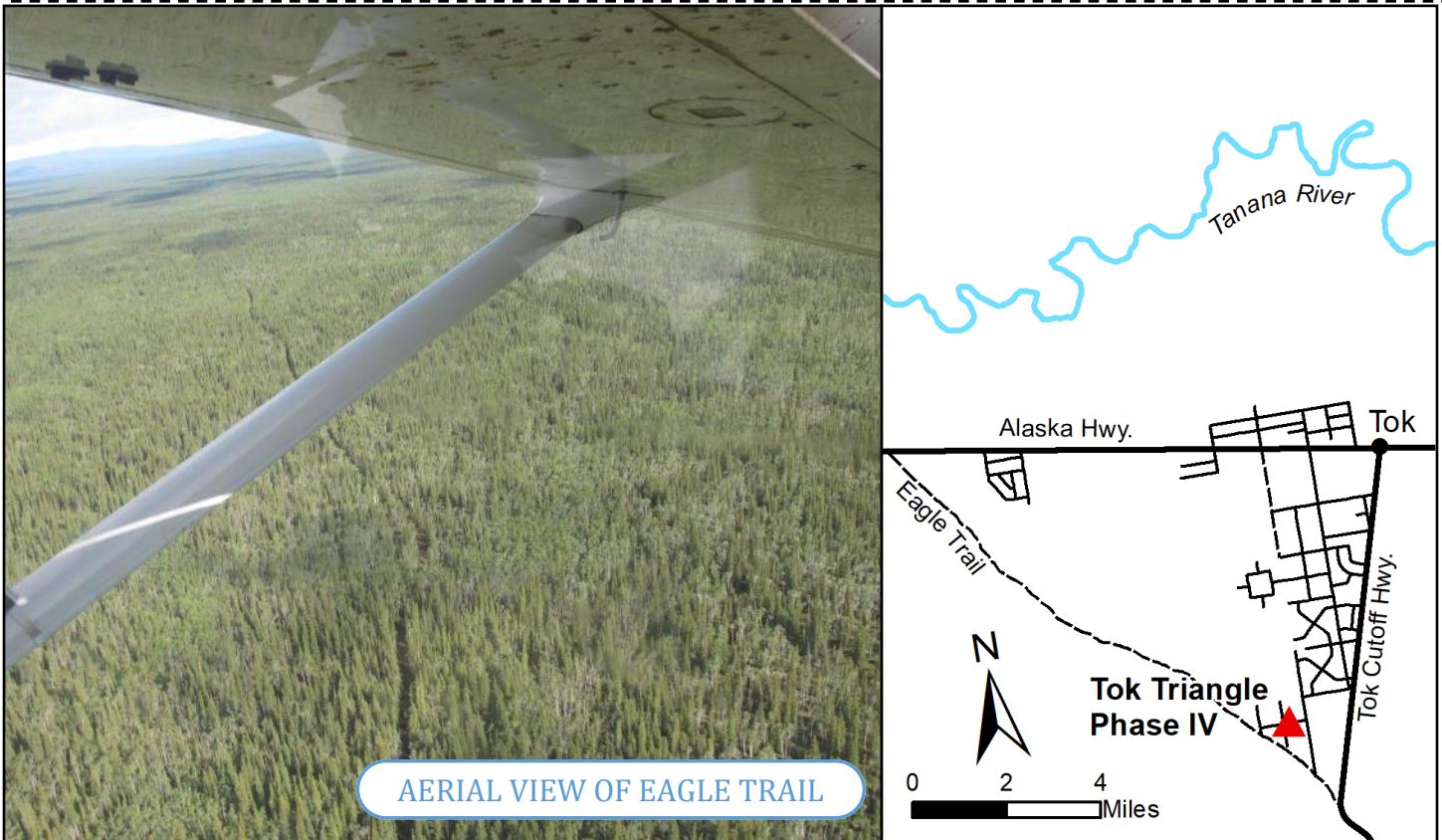
Location	Tok Triangle Phase III is located 4 miles southwest of Tok.
Access	Access is from the Alaska Highway via Scoby Way, west of milepost 1316. Scoby Way is a gravel road for the first mile south of the highway, then it becomes a widely brushed trail for the last mile to the subdivision. From Scoby Way, the parcels can be accessed via brushed and otherwise undeveloped rights-of-way. The section line easements along the northern and eastern edges of the subdivision are cleared 5-10 feet wide.
Utilities	There is no water supply or sewer system. Please see the plat notes and the "Sewer and Water" section of the brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area does not have an incorporated local government and is subject to State of Alaska platting authority.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Critical Fire Management Option. See the " <i>Fire and Burning Activities</i> " section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Tok Triangle Phase III is survey ASLS 2008-41, located in Section 34, Township 18 North, Range 12 East, Copper River Meridian. The survey has been recorded as plat 2010-59 in the Fairbanks Recording District.
Right-of-Way	The section lines along the northern and eastern edges of the subdivision are brushed trails and were drivable in June of 2015. The interior rights-of-way have been brushed but are too narrow to drive a vehicle.



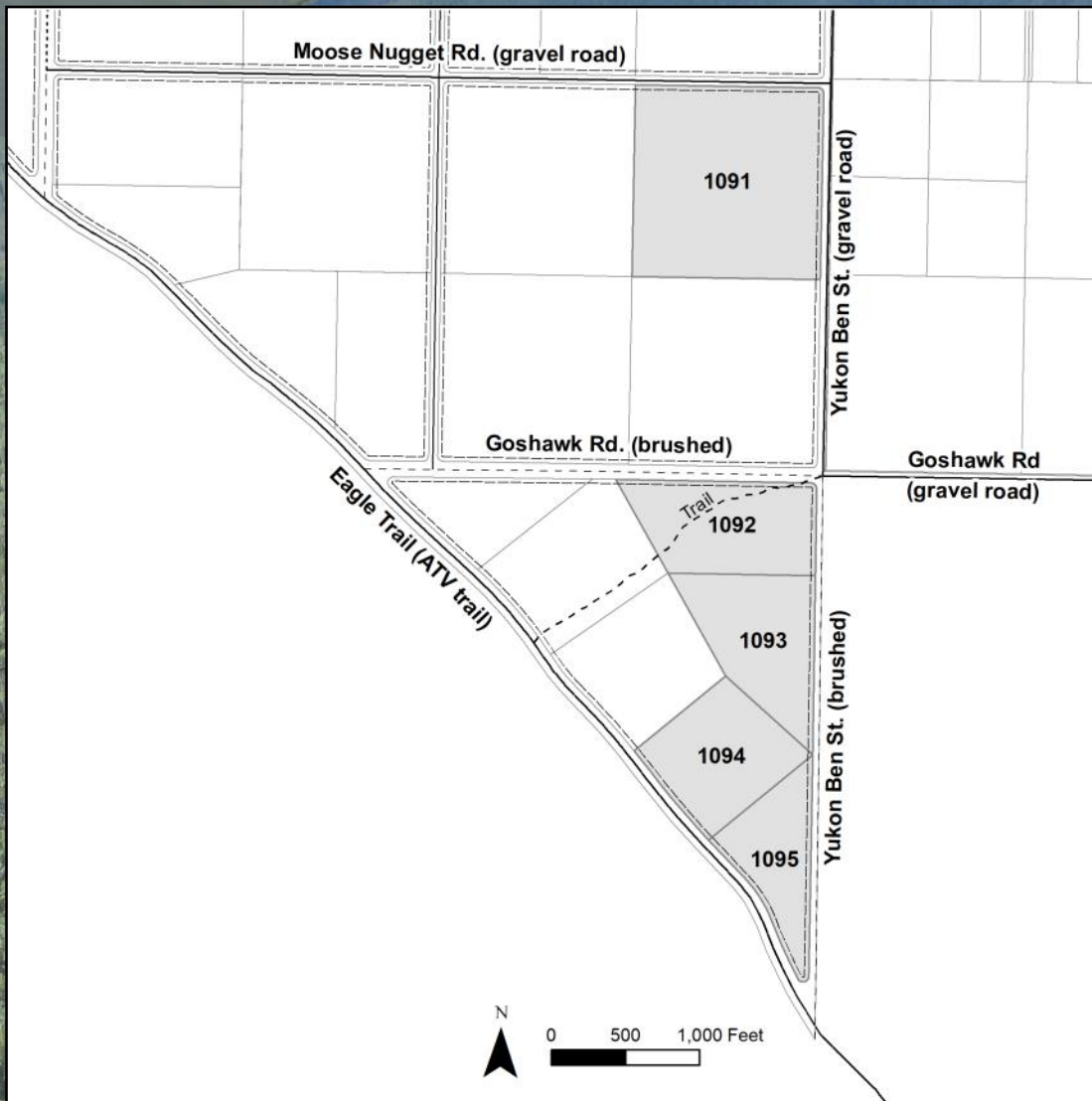
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1088	419082	7	5	10.00	\$14,300
1089	419076	1	5	10.01	\$14,300
1090	419077	2	5	10.01	\$14,300

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TOK TRIANGLE PHASE IV



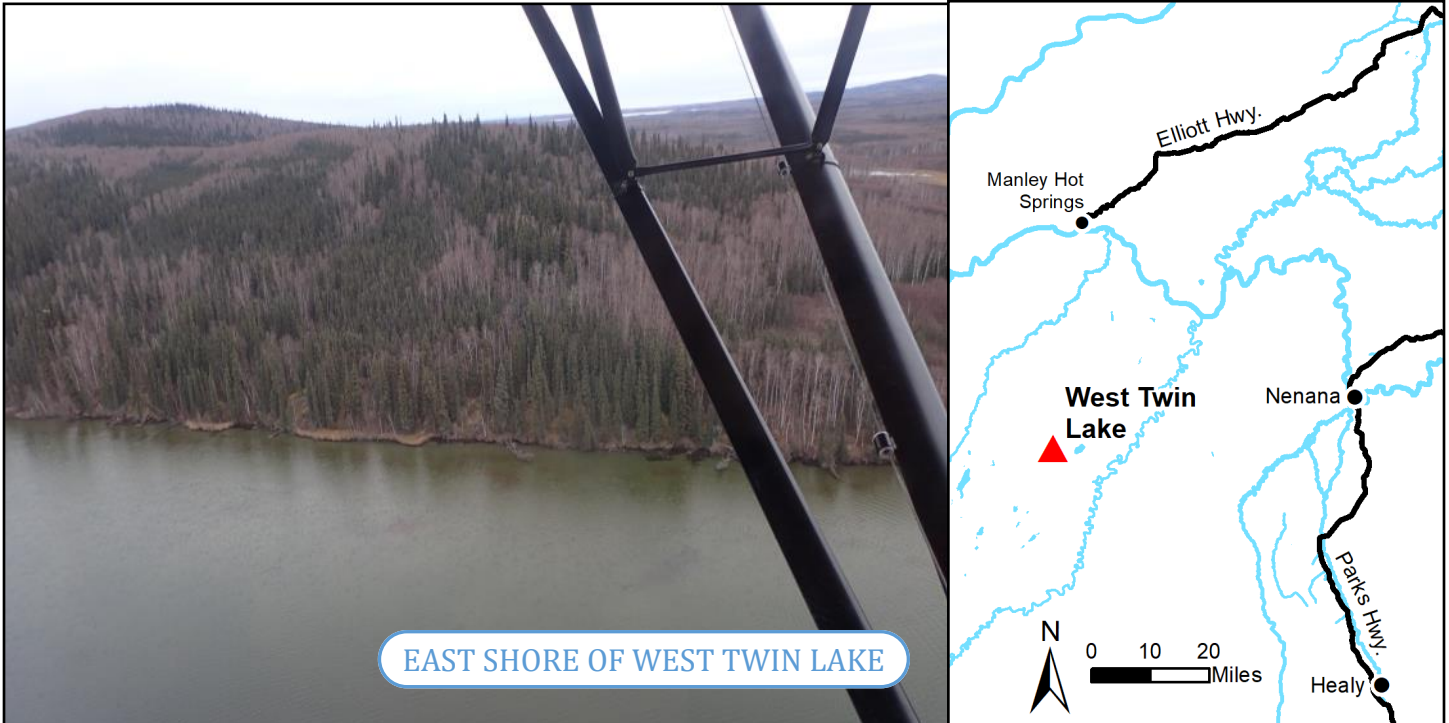
Location	Tok Triangle Phase IV is located 6 miles southwest of Tok, west of the Tok Cutoff.
Access	Access is from the Tok Cutoff (Glenn Hwy.), then west onto Moose Nugget Rd. or Goshawk Rd. to the parcels. The Eagle Trail may also provide ATV access.
Utilities	There is no water supply or sewer system. Please see the plat notes and the "Sewer and Water" section of the brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area does not have an incorporated local government and is subject to State of Alaska platting authority.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Critical Fire Management Option. See the " <i>Fire and Burning Activities</i> " section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. Parcel 1092 has a platted ATV trail running through it.
Survey and MTRS	Tok Triangle Phase IV is survey ASLS 2012-11, located in Sections 15 and 22, Township 17 North, Range 12 East, Copper River Meridian. The survey has been recorded as plat 2013-17 in the Fairbanks Recording District.
Right-of-Way	Moose Nugget Rd. and Butch Kuth Ave. are gravel roads. Yukon Ben St. is mostly a gravel road but is only brushed south of the intersection with Goshawk Rd.



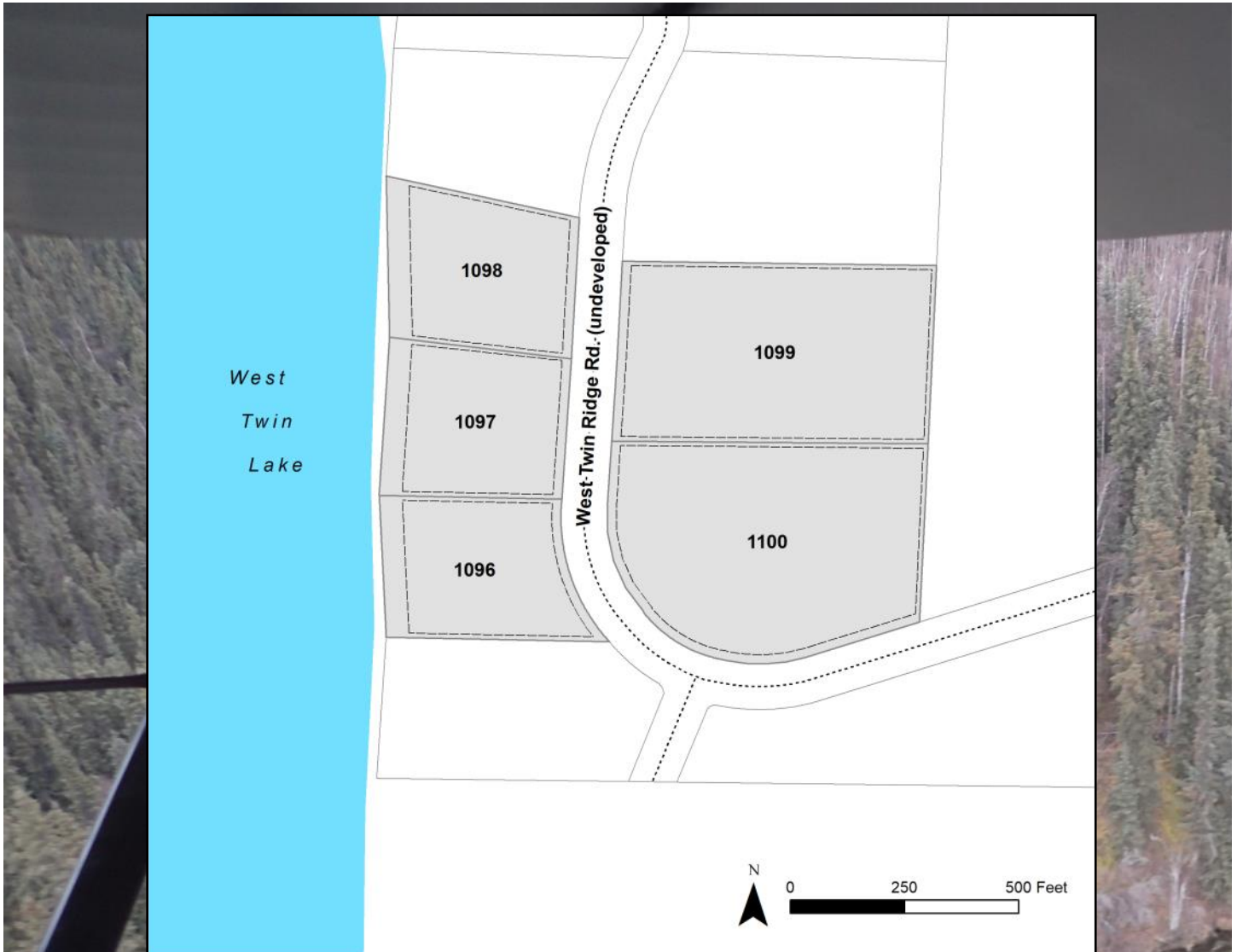
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1091	420247	1	2	37.67	\$35,900
1092	420251	1	3	16.90	\$23,300
1093	420252	2	3	16.01	\$19,400
1094	420254	4	3	15.30	\$21,100
1095	420253	3	3	11.66	\$17,900

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WEST TWIN LAKE



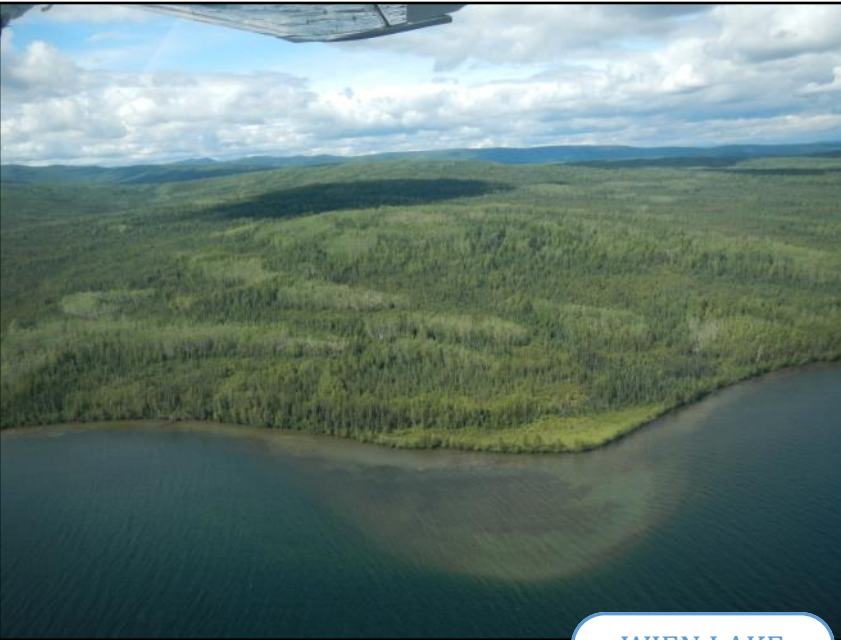
Location	West Twin Lake is located approximately 40 miles south of Manley Hot Springs and 95 miles west of Fairbanks.
Access	Access to parcels in Block 1 is primarily by plane, either ski or float depending on the season and local conditions. Access to parcels within Block 2 is fly-in, then overland.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see <i>"Sewer and Water"</i> under the <i>"Developing Your Land"</i> section in "General Information." There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area does not have an incorporated local government and is subject to State of Alaska platting authority.
Notes	Parcels within this subdivision may contain wetlands and may require a U.S. Army Corps of Engineers permit prior to the placement of fill materials into these areas. Contact with the U.S. Army Corps of Engineers should be made prior to commencing construction.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Full Fire Management Option. See the <i>"Fire and Burning Activities"</i> section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	West Twin Lake is survey ASLS 81-219, located in Section 31, Township 5 South, Range 16 West, Fairbanks Meridian. This survey has been filed as amended plat 82-140 in the Fairbanks Recording District.
Right-of-Way	Rights-of-way within the subdivision are undeveloped.
Homeowner's Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the West Twin Lake Homeowner's Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 275, Page 70, on September 22, 1982, Fairbanks Recording District, as document #1982-019183-0.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1096	420629	2	1	3.060	\$14,400
1097	420630	3	1	3.029	\$14,400
1098	420631	4	1	3.124	\$14,400
1099	420633	2	2	6.333	\$4,100
1100	420632	1	2	6.879	\$4,400

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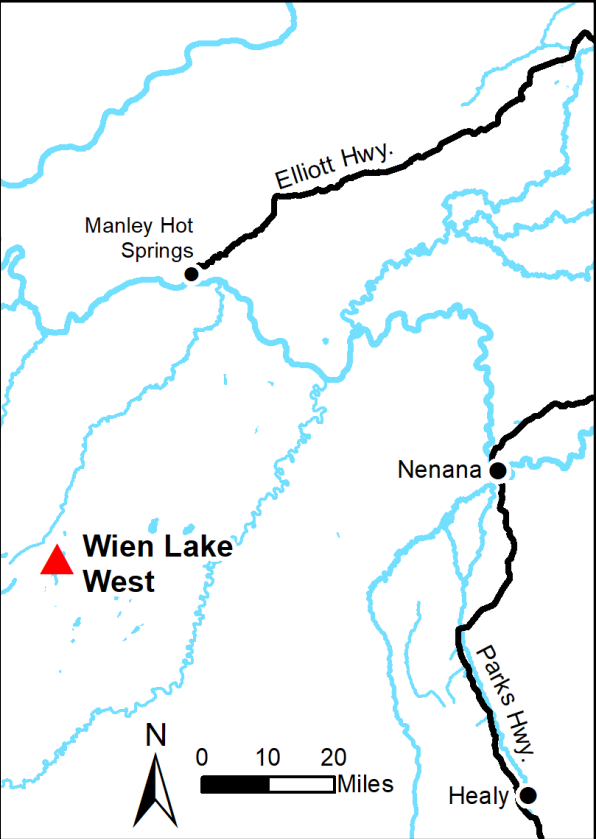
WIEN LAKE WEST



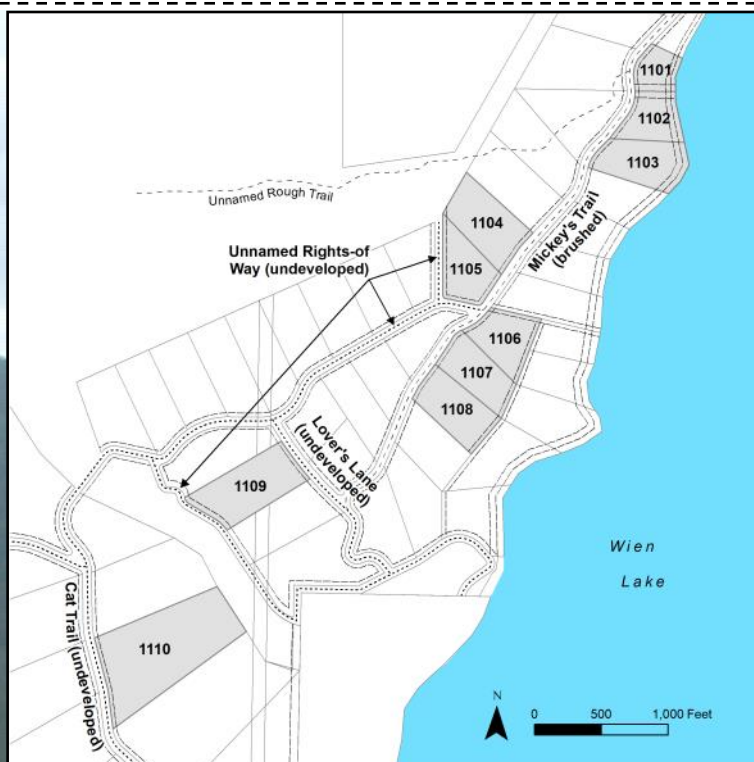
WIEN LAKE

Why Buy?

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



Location	Wien Lake is located approximately 110 miles southwest of Fairbanks, 50 miles southwest of Manley Hot Springs, and 65 miles southwest of Nenana.
Access	Access is by float or ski plane to Wien Lake, or via wheeled plane to the grass airstrip on the northern tip of the lake connected to area trails. Snowmachine access may be possible from Nenana or Manley Hot Springs.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in “General Information.” There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area does not have an incorporated local government and is subject to State of Alaska platting authority.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Notes	The grass airstrip is not maintained by the FAA or the State of Alaska. Use of airstrips on state land is at your own risk.
Fire	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. There is a 100 ft. building setback from the ordinary high water line of 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.
Survey and MTRS	Wien Lake West is survey ASLS 2013-30, located in Sections 22, 27, and 28, Township 6 South, Range 19 West, Fairbanks Meridian. The survey has been recorded as 2015-35 in the Fairbanks Recording District.
Right-of-Way	Mickey’s Trail is brushed. Other rights-of-way within the subdivision are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1101	420497	3	2	1.83	\$14,400
1102	420498	4	2	2.73	\$14,400
1103	420499	5	2	4.35	\$16,000
1104	420493	6	1	5.46	\$3,700
1105	420494	7	1	4.04	\$3,100
1106	420504	10	2	3.84	\$3,000
1107	420505	11	2	4.02	\$3,000
1108	420506	12	2	4.72	\$3,400
1109	420521	2	4	6.61	\$4,200
1110	420537	3	7	13.35	\$6,300

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ONLINE RESOURCES

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

Alaska Legislature

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

State of Alaska, Department of Fish and Game, Division of Habitat

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

Alaska Statutes and Regulations

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

State of Alaska, Department of Environmental Conservation

<http://dec.alaska.gov>

State of Alaska Home Page

<http://alaska.gov>

State of Alaska, Department of Transportation & Public Facilities

<http://dot.alaska.gov>

State of Alaska, Department of Natural Resources (DNR)

<http://dnr.alaska.gov>

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

<http://commerce.alaska.gov>

DNR Division of Parks, Office of History and Archaeology

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

RS 2477 Rights-of-way

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

DNR Division of Forestry

<http://forestry.alaska.gov>

Alaska Railroad Corporation

<http://alaskarailroad.com>

Firewise

<http://firewise.org>

U.S. Government

<http://usa.gov>

DNR Division of Mining, Land and Water (DMLW)

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

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

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

DNR Land Records Information

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

BLM AK Land Records and Surveys

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

DNR DMLW Fact Sheets

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

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

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

DNR DMLW Land Conveyances Section & Contract Administration Section

<http://landsales.alaska.gov>

U.S. Fish and Wildlife Service

<http://fws.gov>

DNR DMLW Water Resources Section

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

Matanuska-Susitna Borough

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

State of Alaska, Department of Fish and Game (ADF&G)

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

Alaska Mapped - Statewide Digital Mapping Initiative

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

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

- ☐ Are the bid form and payment sealed in a bid envelope?

The outside of the bid envelope should be clearly labeled with the

- ☐ parcel number,
- ☐ bidder names,
- ☐ 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, Suite 1360
Anchorage, Alaska 99501**

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

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

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

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

DNR APPRECIATES YOUR FEEDBACK!

How did you hear about this offering?

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

How you ever purchased land from the state before?

- ☐ Yes ☐ No

If so, what program did you take advantage of?

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

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

- ☐ Yes ☐ No ☐ Did not use the website

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

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

What size parcel most interests you?

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

Additional comments:

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)(8) 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)

OVER-THE-COUNTER (OTC) PARCELS AVAILABLE

This map shows parcels available for purchases over the counter as of September 2020. 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/otc>.

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



AUCTION #491 DATES

Auction #491 Bidding Period

Begins 10:00 a.m., October 7, 2020

Ends 4:30 p.m., December 2, 2020

Opening of Sealed-Bids for Auction #491

10:00 a.m., December 16, 2020

Over-the-Counter (OTC) Parcel List Available

10:00 a.m., December 30, 2020

1st OTC Offering

(up to 30% above minimum auction bid)

Begins 10:00 a.m., December 30, 2020

Ends 4:30 p.m., January 12, 2021

2nd OTC Offering

(up to 15% above minimum auction bid)

Begins 10:00 a.m., January 13, 2021

Ends 4:30 p.m., January 26, 2021

General OTC Offering

(price set at minimum auction bid)

Begins 10:00 a.m., January 27, 2021