

AUCTION

497

# 2025 ALASKA STATE LAND OFFERING



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Dear Alaskans,

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

The 2025 Alaska State Land Offering #497 showcases 204 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!

*Alaska Department of Natural Resources*





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## INTRODUCTION

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This year's State of Alaska Land Auction #497 features 204 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, and an auction bid form. 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!

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## DNR PUBLIC INFORMATION CENTERS

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The Public Information Centers have access to survey and status plats, 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, 8:30a.m.—4:00 p.m., excluding holidays

[dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)

### **NORTHERN REGION** – DNR Public Information Center

3700 Airport Way, Fairbanks, Alaska 99709

Tel: (907) 451-2705, Fax: (907) 451-2706, TTY: 711 or 800-770-8973

Office hours: Monday through Friday, 8:30a.m.—4:00p.m., excluding holidays

[fbx-pic@alaska.gov](mailto:fbx-pic@alaska.gov)

### **SOUTHEAST REGION** – Land Office

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

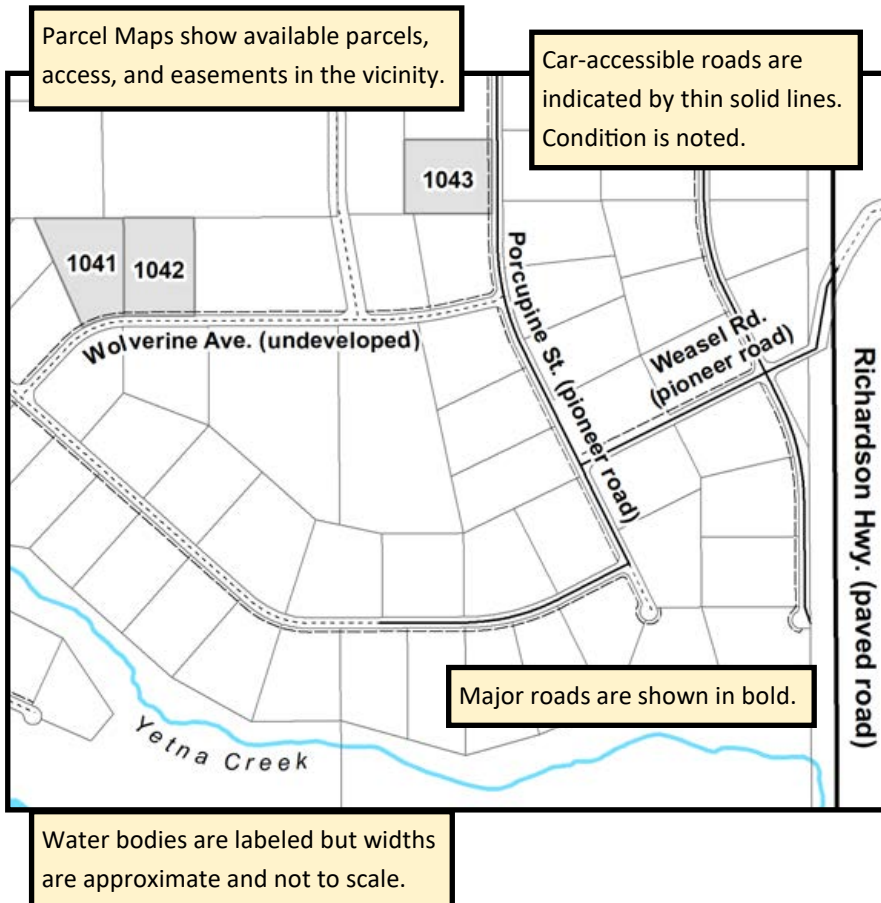
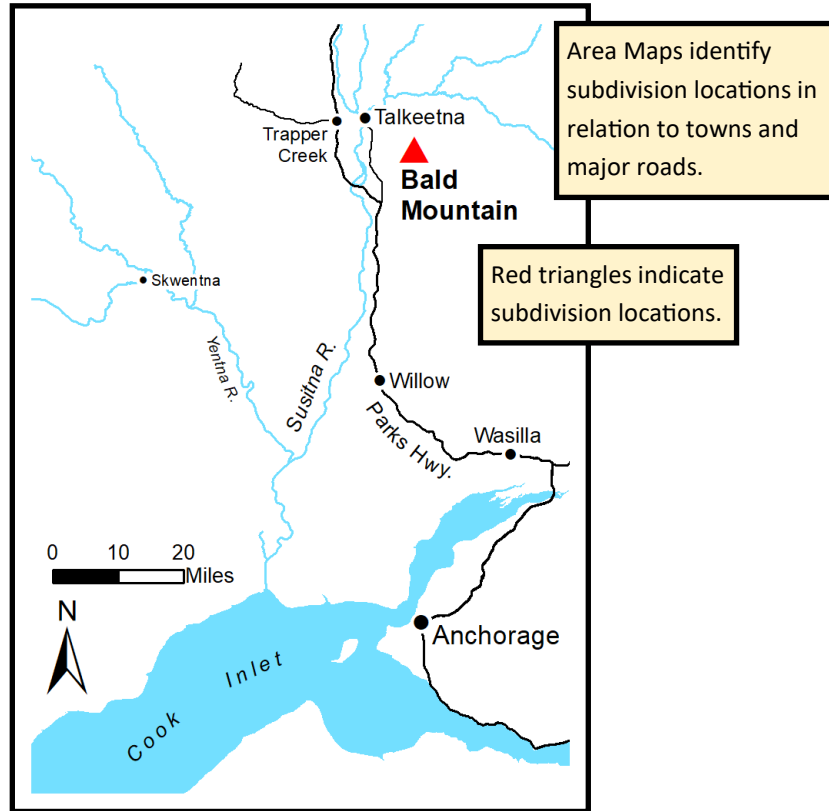
Tel: (907) 465-3400, Fax: (907) 586-2954, TTY: 711 or 800-770-8973

Office hours: Monday through Friday, 8:30 a.m.—4:00p.m., excluding holidays

[sero@alaska.gov](mailto:sero@alaska.gov)



# HOW TO READ OUR MAPS



## Important Dates

### To Bid:

#### Auction #497 Bidding Period

Begins 10:00 a.m., June 5, 2025

Ends 4:00 p.m., October 1, 2025

#### Opening of Sealed-Bids for Auction #497

10:00 a.m., October 22, 2025

### To Buy Over-the-Counter (OTC):

#### OTC Parcel List Available

10:00 a.m., November 19, 2025

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

(30% above minimum auction bid)

Begins 10:00 a.m., November 19, 2025

Ends 4:00 p.m., December 2, 2025

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

(15% above minimum auction bid)

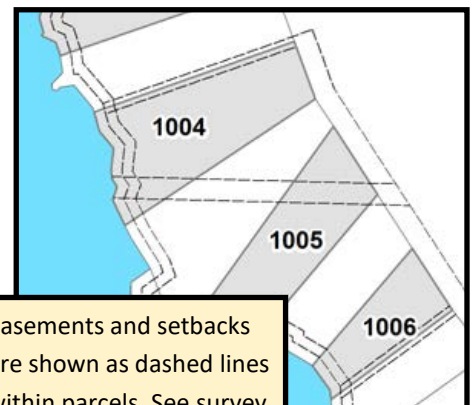
Begins 10:00 a.m., December 3, 2025

Ends 4:00 p.m., December 16, 2025

#### General OTC Offering

(price set at minimum auction bid)

Begins 10:00 a.m., December 17, 2025





# 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 Fall of 2025. 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 may see these RRCS parcels for sale in auction brochures.



## HISTORY OF STATE LAND SALE OFFERINGS

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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 (OTE) 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** - Encouraging the 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.

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## CURRENT PROGRAMS

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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.





# WHAT TO KNOW BEFORE YOU BID

## 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 interests 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 offering, the following parcels are all or in part on tentatively approved lands:

- **Summit Lake Heights: Parcel 1040**
- **Kakhonak Lake RRCS: Parcel 1048**
- **Granite Mountain RRCS: Parcels 1050-1057**
- **Mankomen Lake RRCS: Parcel 1059**
- **Innoko II RRCS: Parcels 1114-1122**

# 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](mailto:dnr.appeals@alaska.gov).

**Under 11 AAC 02.030 appeals and requests for reconsideration filed under 11 AAC 02 must be accompanied by the fee established in 11 AAC 05.160(d)(1)(F), which 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](mailto:dnr.appeals@alaska.gov).



# WHAT TO KNOW BEFORE YOU BID

## 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 *"Relinquishments/ Second Highest Bidders"* 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 Land Conveyance Section, 550 West 7th Avenue, Suite 640, Anchorage, Alaska until 4:30 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. 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.

## RELINQUISHMENTS/SECOND HIGHEST BIDDERS

**One Parcel Winners:** If you are the apparent winner of a single parcel and decide that you do not want to purchase the parcel, your 5% bid deposit is non-refundable. The 5% bid deposit will be forfeited to the State of Alaska.

**Two Parcel Winners:** If you are the apparent winner of two parcels, and only wish to purchase one of the two parcels, you will be allowed to choose which of the 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. Please note that the down payment for one of the two parcels for which you were the apparent winner is non-refundable.

**Second Highest Bidders:** If a parcel is relinquished by the apparent winner within 5 business days following the auction, the next highest qualified bidder will then be offered the opportunity to purchase the parcel at their original bid amount. If a parcel is relinquished, the Land Sales team will contact the second highest bidder. The second highest bidder will be given 5 business days to decide if they would like to move forward with the purchase. The second highest bidder will only be charged the 5% bid deposit if they choose to go forward with the purchase.



## WHAT TO KNOW BEFORE YOU BID

### RELINQUISHMENTS/ SECOND HIGHEST BIDDERS CONTINUED

If the second highest bidder does not want to purchase the parcel or if the bid is later closed for any reason other than a relinquishment, the parcel will be offered at a future auction. Parcels without a second highest bidder may be offered OTC.

### 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, PHOTOS, PLATS, AND MAPS

**It is the responsibility of the purchaser to review recorded survey plats, plat notes, and maps 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 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.

***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 the parcel. Information is available from the DNR Public Information Centers or online at <https://dnr.alaska.gov/landrecords/> and <https://dnr.alaska.gov/mlw/landsales/>***

For more 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 through 11 AAC 67.010 *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 a resident of the state for at least one year immediately preceding the date of the sale and submit proof of that fact” (AS 38.05.055).
  - A person establishes residency in the state by being physically present in the state with the intent to remain in the state indefinitely and to make a home in the state; a person who establishes residency in the state remains a resident during an absence from the state unless during the absence the person establishes or claims residency in another state, territory, or country (AS 01.10.055). If **you claim another state as your residence, have a driver’s license from another state, or receive resident school tuition from another state, you do not qualify as an Alaska resident for this program.**
- You are 18 years of age or older on the date of bid (11 AAC 67.005).

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.

**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.**

**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 or bid on 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.

## COMMERCIAL PARCELS

Bidding on commercial, industrial, or agricultural parcels, is open to Alaska residents, non-residents, and businesses which are authorized to do business in Alaska. Commercial and Industrial parcels are not eligible for a Veteran’s Discount under AS 38.05.940. **The following commercial parcels are included in Auction 497:**

- **Lil’ Coal Bay: Parcel 1003, Parcel 1004, & Parcel 1005.**
- **Beaver Creek Alaska: Parcel 1031**



## QUALIFYING FOR THE SEALED-BID AUCTION

### RESIDENCY CONSIDERATION FOR ACTIVE U.S. ARMED FORCES PERSONNEL

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.

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.

To participate in the Sealed-Bid Auction, you must certify and prove that you have “been a resident of the state for at least one year immediately preceding the date of the sale and submit proof of that fact” (AS 38.05.055). A person establishes residency in the state by being physically present in the state with the intent to remain in the state indefinitely and to make a home in the state; a person who establishes residency in the state remains a resident during an absence from the state unless during the absence the person establishes or claims residency in another state, territory, or country (AS 01.10.055).

**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 at least 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 OR MORE 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 you received your 2025 PFD or are eligible, please follow these instructions:

1. Visit: <https://my.alaska.gov/>
2. Click the link “[myPFD - View Status](#)” under the “Services for Individuals” section.
3. Enter your username and password and click “Sign in.” (or register for a new myAlaska account by clicking “New User: Register for a myAlaska Account” if you do not have one.
4. Choose to receive a phone call or code via text message to authenticate your sign in.
5. Take a screenshot, print, or photograph the web page, making sure it displays your name, address, and either an “ELIGIBLE” or “PAID” status for your 2025 PFD application status.

\*Note: A PFD Signature Page or eligibility status of “application received” cannot be accepted as residency proof for this program.



## 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 credit card information to complete the submission. The online application process will ask for a MasterCard, Visa, American Express, 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 2025 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, American Express, or Discover only). **NOTE: When using the credit card payment option, contact your financial institution to pre-authorize your bid deposit for the day of the auction. Some institutions have authorization limits of \$1,000 per day regardless of available credit.**
3. A self-addressed, stamped envelope (SASE) to return the bid deposit for an unsuccessful bid submitted with a deposit made by cashier's check, personal check, or money order (see "*Returned Deposits for Unsuccessful Bidders/Applicants*" section of this brochure for more information). Unsuccessful bidders' deposits made by credit card authorization or by check without a SASE will be destroyed after the auction.

### CLEARLY MARK BIDS FOR SEALED-BID AUCTION

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

2025 ALASKA STATE LAND AUCTION #497 —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 "**2025 ALASKA STATE LAND AUCTION #497 – 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.



# HOW TO BID

## 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:

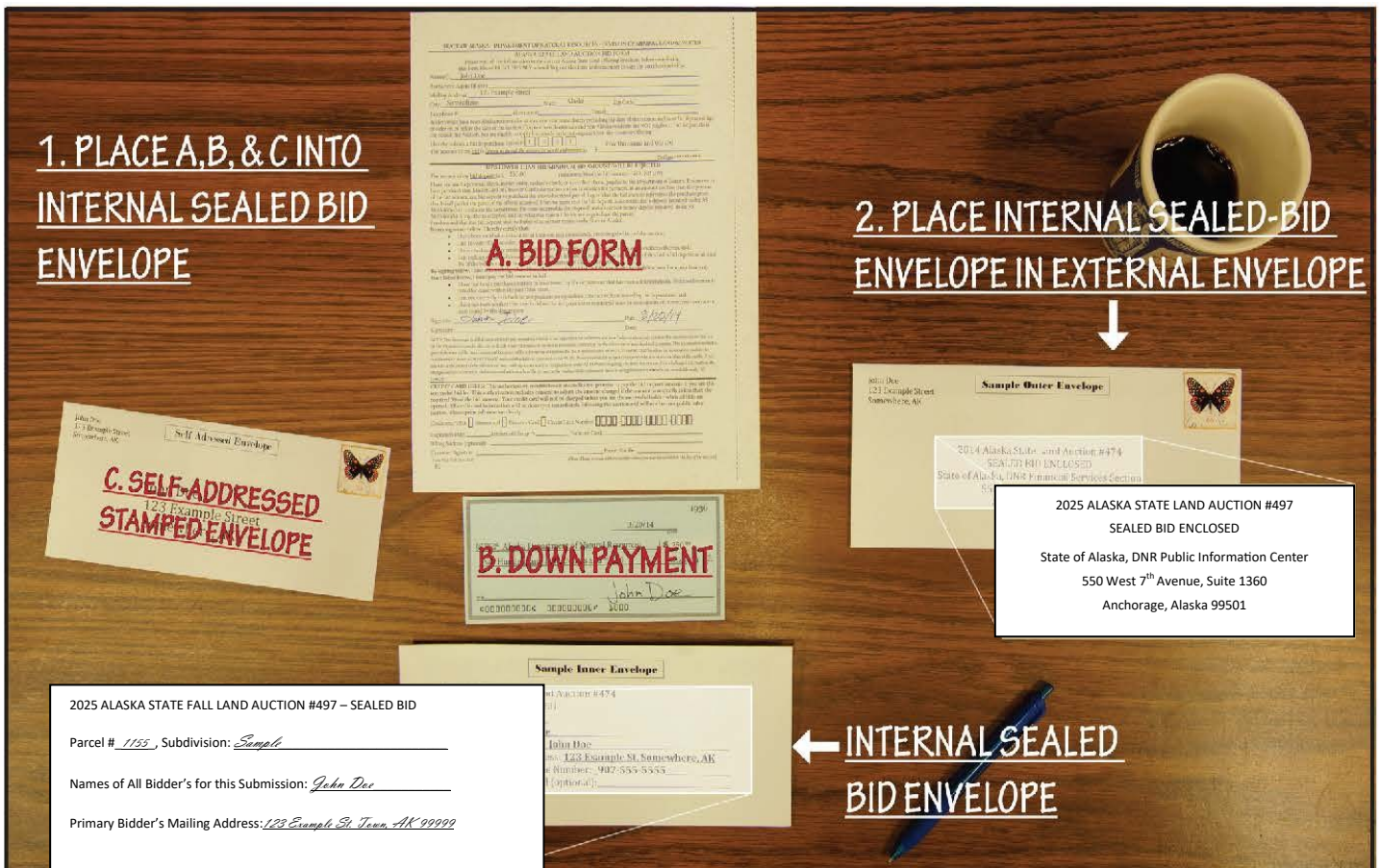
2025 ALASKA STATE LAND AUCTION #497  
SEALED BID ENCLOSED

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 “**2025 ALASKA STATE LAND AUCTION #497 - SEALED BID ENCLOSED**” on the exterior, delivery envelope.

## ILLUSTRATION OF A SEALED BID





## SEALED-BID AUCTION PROCEDURES

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

### MINIMUM BID

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

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

### SEALED-BID AUCTION BIDDING PERIOD

All bids for the 2025 Alaska State Land Offering, Auction #497 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Thursday, June 5, 2025, and no later than 4:00 p.m., Wednesday, October 1, 2025.

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, October 22, 2025, 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.

# SEALED-BID AUCTION PROCEDURES

## 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 #497. 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; and
- Be accompanied by a bid deposit. The bid deposit must be 5% of the bid amount. Bid deposits may be submitted by check, cashier’s check, money order, or credit card (only MasterCard, Visa, American Express, or Discover are accepted).



### Personal check, cashier’s checks or money orders must:

- Be valid;
- Contain a signature that matches the name on the check; and
- 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; and
- 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; and
- 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; and
- 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; and
- 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. The final list will also be posted here: <http://landsales.alaska.gov/>.

During the week following the auction, apparent high bidders will be sent an *Award Notification*. **DNR must receive the following items from successful bidders by 4:00 p.m., Thursday, December 11, 2025:**

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*.

If an apparent high bidder fails to comply with the requirements stated in this brochure and the *Award Notification* 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 May 2025, DNR has 9 parcels available for purchase Over-the-Counter (OTC) on a first-come, first-served basis. Parcels in 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 2025 Sealed-Bid Auction #497 may be made available in the subsequent Over-the-Counter Offerings with the following schedule:**

- At 10:00 a.m., Wednesday, November 19, 2025, 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, November 19, 2025 through 4:00 p.m., Tuesday, December 2, 2025, 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, December 3, 2025 through 4:00 p.m., Tuesday, December 16, 2025, 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, December 17, 2025, 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.



# BUYING LAND OVER-THE-COUNTER (OTC)

## OTC APPLICANT QUALIFICATIONS



Corporations, businesses, and non-Alaska residents **ARE** eligible to apply in the OTC Offerings. 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.

For more information on residency requirements please see *“Qualifying for the Sealed-Bid Auction.”*

For additional parcels available for purchase by non-residents and businesses, please see *“Commercial Parcels.”*





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

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.

### 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, American Express, or Discover credit card to pay the deposit of 5% of the purchase price, the contract or patent application fee, and the recording fee.

**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

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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.

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## STATE FINANCING

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DNR offers financing through land sale 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](mailto:dmlw.contracts@alaska.gov) if you have questions about eligibility);
2. Are not currently in default for nonpayment on a purchase contract or lease issued by DNR; and
3. Are not currently in default for nonpayment of municipal taxes or assessments on property currently under a purchase contract or lease issued by DNR.

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

### MAKING CONTRACT PAYMENTS

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

- Online at: <https://dnr.alaska.gov/ccpayments/>;
- 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 Services**

**550 West 7th Ave., Suite 1410 Anchorage, AK 99501**

DNR does now offer an auto pay feature. Auto pay can be set up after you have entered a purchase contract by emailing DNR's Financial Services Section at [DNR.FSS.Revenue@alaska.gov](mailto:DNR.FSS.Revenue@alaska.gov).

Be sure your ADL (Alaska Division of Lands) number is referenced with each payment submission.

### TRANSFERRING OWNERSHIP (CONTRACT ASSIGNMENT)

You may not sell an auction parcel or otherwise transfer the ownership of a parcel without DNR approval. 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;** this is the case both before and after a contract is executed. The assignment of contract will be recorded as public record. To request an assignment, please contact the Contract Initiation & Revenue Recovery (CIRR) team at [dmlw.contracts@alaska.gov](mailto:dmlw.contracts@alaska.gov) or (907) 269-8594.

## PURCHASE INFORMATION

### 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 Alaska Statehood Act, the State Constitution, and Alaska 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

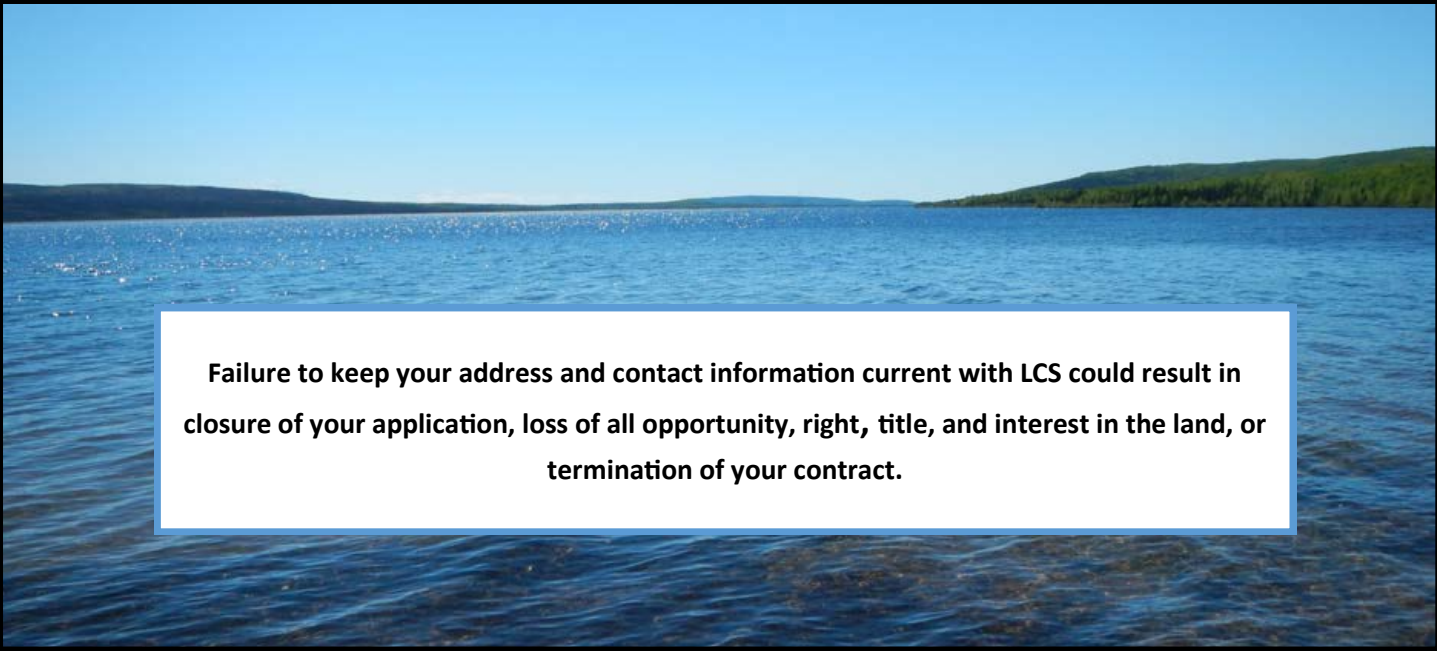
Once the contract has been executed, you will owe late fees for any payments which are made late. You will also owe a returned payment fee for any payment which is refused by the bank. The payment due date is not delayed if the bank refuses payment. Other fees may apply as set by AS 38.05.065 *Terms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

### KEEP YOUR ADDRESS CURRENT WITH THE LAND CONVEYANCE SECTION

In accordance with 11 AAC 67.005(g) *General Qualifications*, an applicant or bidder is responsible for keeping DNR, DMLW, Land Conveyance 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](mailto:landsales@alaska.gov). The forms can be obtained upon request over the phone at (907) 269-8594, or via email. An application is subject to rejection if 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.**



## FEE AMOUNTS

AUCTION WINNERS		
Contract	Individual Application Fee	\$360
	Business Application Fee	\$440
	Recording Fee	\$45
Patent	Individual Application Fee	\$240
	Business Application Fee	\$320
	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
CONTRACT ASSIGNMENTS		
Individual		\$240
Business		\$320
Recording Fee		\$25
MISCELLANEOUS FEES		
Late Payment Fee		\$50
Appeal Fee		\$200
NSF Fee (Non-Sufficient Funds)		\$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 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.

**Commercial and Industrial parcels are not eligible for a Veteran's Discount under AS 38.05.940.**

# VETERAN'S LAND DISCOUNT

## 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.

To be apply for a Veteran's Land Discount , the eligible veteran must be listed on the original auction bid or OTC purchase. Assignees added after the initial purchase are not eligible for the 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 pages 30 and 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

### Subdivision Parcel Example

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

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

\*plus applicable fees

### Remote Parcel Example

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

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

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

\*plus applicable fees

Subdivision/Area Name	Parcel #	Reimbursable Costs/ Parcel
Talachulitna West RRCS	1041	\$4,545
Lake Louise East RRCS	1043	\$3,031
Disappointment Creek RRCS	1044	\$2,694
Kakhonak Lake RRCS	1048	\$3,567
Granite Mountain RRCS	1050	\$5,047
	1051	\$5,207
	1052	\$5,980
	1053	\$5,640
	1054	\$5,465
	1055	\$5,448
	1056	\$5,706
	1057	\$5,453
Dillinger River II RRCS	1058	\$5,517
Mankomen Lake RRCS	1059	\$6,924

Subdivision/Area Name	Parcel #	Reimbursable Costs/ Parcel
Innoko II RRCS	1111	\$5,521
	1112	\$5,442
	1113	\$5,313
	1114	\$5,600
	1115	\$5,042
	1116	\$5,029
	1117	\$5,223
	1118	\$5,481
	1119	\$5,331
	1120	\$6,088
	1121	\$5,554
	1122	\$5,212
Dugan Hills RRCS	1156	\$3,730
Cannon RRCS	1157	\$4,801



# VETERAN'S LAND DISCOUNT

## REIMBURSABLE COSTS FOR DETERMINING VETERAN'S LAND DISCOUNT

Subdivision/Area Name	Parcel #	Reimbursable Costs/Parcel
Wien Lake RRCS	1158	\$3,926
Tatalina II RRCS	1160	\$3,557
	1161	\$3,449
Kantishna II RRCS	1199	\$5,746
	1200	\$5,470
	1201	\$5,076
	1202	\$5,141
	1203	\$6,280
	1204	\$6,284
	1205	\$5,960

Subdivision/Area Name	Parcel #	Reimbursable Costs/Parcel
Redlands II RRCS	1184	\$6,181
	1185	\$5,586
	1186	\$5,416
	1187	\$5,293
	1188	\$5,707
	1189	\$5,295
	1190	\$5,174
	1191	\$5,551
	1192	\$5,329
	1193	\$5,730
	1194	\$5,281
	1195	\$5,706
	1196	\$5,272
	1197	\$5,148
	1198	\$5,202

Subdivision/Area Name	Survey(s)	Reimbursable Costs/Acre
Clark Bay North	ASLS 2014-62 & EV-3-114	\$678
Coffman Loop, Phase I	ASLS 2016-02	\$3,742
Lil Coal Bay	ASLS 2021-32	\$552
Beaver Creek Alaska	File No. 3-9	\$0
Willowcrest	ASLS 80-8	\$310
Yentna River Remote	ASLS 82-175	\$0
Yentna Uplands Homestead	ASLS 87-214	\$0
Peters Creek	ASLS 80-144	\$302
High Mountain Lakes	ASLS 80-154	\$273
South Bald Mountain	ASLS 82-1	\$336
Big River Remote	ASLS 87-319	\$0
Kahiltna II Remote	ASLS 85-44	\$0
Summit Lake Heights	ASLS 84-101	\$735
Sven Alaska	ASLS 2004-43	\$736
Birklund	ASLS 2009-17	\$6,069

Subdivision/Area Name	Survey(s)	Reimbursable Costs/Acre
Copper Center OTE	ASLS 79-42	\$140
Old Sterling Highway North	ASLS 2018-29	\$2,780
Tip Levarg	ASLS 2021-25	\$5,324
Small Lakes	ASLS 2021-02	\$181
North Fork Micro Ag	ASLS 2021-37	\$276
Kupreanof Peninsula Homestead	ASLS 91-133	\$21
Kupreanof Shores	ASLS 2019-19	\$467
Tok (Tetlin Trail)	ASLS 79-134	\$4
Tok Triangle Phase II	ASLS 2007-15	\$55
Olmes East	ASLS 80-178	\$190
Glenn	ASLS 81-205	\$410
Skyridge Drive	ASLS 2007-13	\$12,007
West Twin Lake	ASLS 81-219	\$465
Windy City	ASLS 2021-09	\$0
Chitanana Lake	ASLS 2019-20	\$461

## ADDITIONAL 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 constructed or 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 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. Potential purchasers 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.



## ADDITIONAL INFORMATION

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### TYPES OF ACCESS

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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 four-wheel drive vehicle and/or ATV.

Winter-only trails are accessible via snowmachine when the ground is sufficiently frozen, and a sufficient snowpack exists. Winter-only trails may 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

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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/>.



## ADDITIONAL 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/fact-sheets/>. 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.



## ADDITIONAL 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.

**State-owned lands bordering section lines will 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.



## STATE INTERESTS

### 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 Conveyance 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.

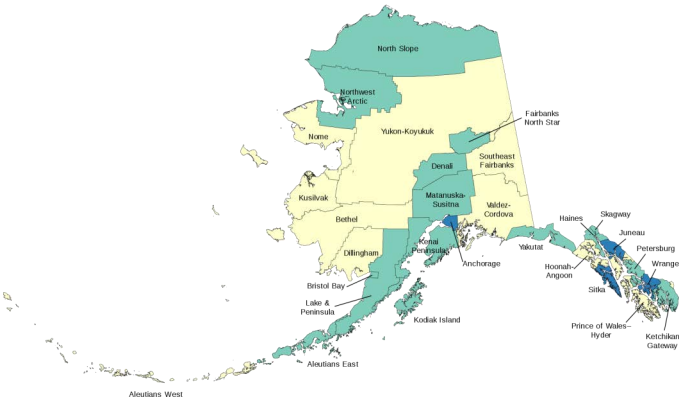


### ARCHAEOLOGICAL SITES

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) 269-8700 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 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).

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.

### 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.



## DEVELOPING YOUR LAND

### 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; and relevant Homeowners' Associations; etc.

### WILDLAND FIRES AND BURN PERMITS

Wildland fires are a serious potential hazard in many areas of Alaska. This brochure lists the wildland fire suppression management option for each subdivision, as well as any known local or municipal fire protection services. The fire management options describe various levels of fire protection throughout Alaska. **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.** For full descriptions of current Interagency Fire Management Plans, descriptions of fire management options, and more information, visit DNR Division of Forestry & Fire Protection's Fire Information webpage online at <http://forestry.alaska.gov/fire/fireplans>.

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.

**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/>. Spruce bark beetle infestation has lead to increased fire danger in Alaska's forests. Please see "Spruce Beetle" or visit [www.alaskasprucebeetle.org/](http://www.alaskasprucebeetle.org/) for more information.

**There is no guarantee of fire protection in remote areas of Alaska.** When constructing structures in remote areas of Alaska, property owners are encouraged to contact the appropriate fire management agency to have the location of their structures added to the Known Sites Database (KSD). Data in the KSD is available to fire managers to support wildland fire planning and decision making. Depending on the location of your property the jurisdictional agency may be either a State or Federal agency. Please visit <https://akfireinfo.com/maps/> or contact the Bureau of Land Management Alaska Fire Service for details on determining the appropriate managing agency for your area.

**From April 1 to August 31<sup>st</sup> burn permits are required state-wide in Alaska** (unless covered by more stringent local or federal permit). Large and more complex burning may require a Large-Scale Burn Permit. There are potential liabilities if your fire escapes control (AS 41.15.060. *Permits* & AS 41.15.090. *Building or Leaving Fires*). Campfires less than 3 feet in diameter do not require a burn permit, though this may be subject to change under extreme conditions. Burn permits may be obtained through DNR Division of Forestry & Fire Protection. 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/>.

For additional information contact DNR Division of Forestry. Additional online resources are listed in the "ONLINE RESOURCES" section of this brochure.

## 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

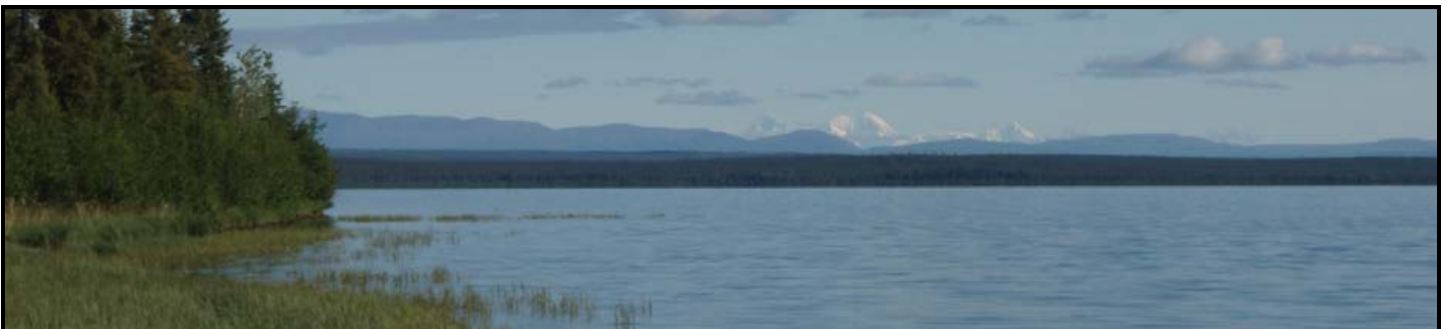
Depending on your usage, construction plans, or demand relative to supply of water in the area, you may be required to obtain a water right or permit. Certain activities involving the diversion of water, even temporary routing during trail or road construction, may require advance authorizations. Contact 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 and 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=license.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>

<https://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 and 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; and
    - 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; or
  - 4. Other property of substantial value necessary for the livelihood or survival of the owner.



## FISH & WILDLIFE

### 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: <https://www.fws.gov/office/alaska-migratory-birds>.

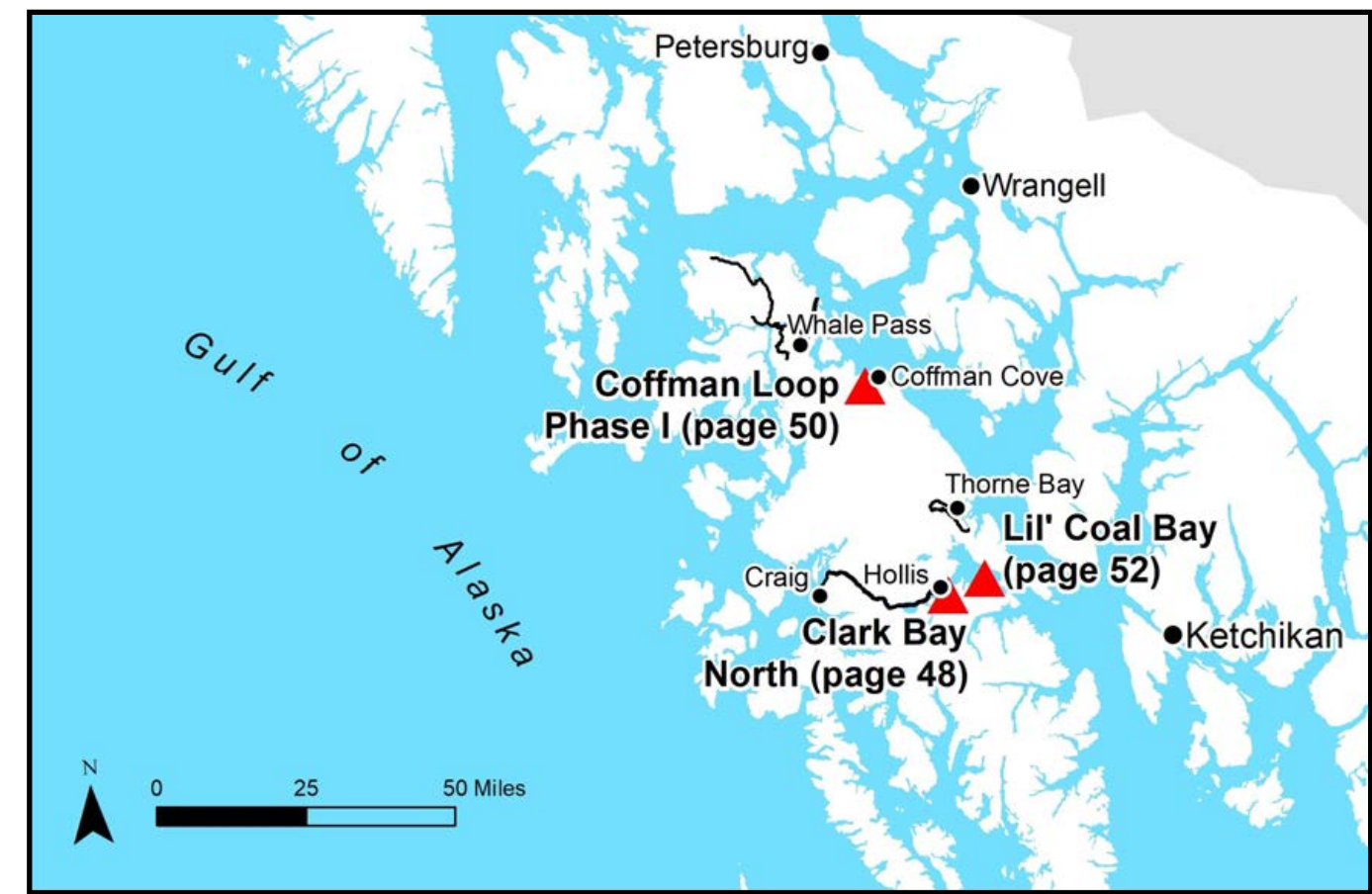


### SPRUCE BEETLE

Spruce beetle outbreaks are a growing concern in Alaskan forests. Spruce beetles are rarely seen before we see their damage, as they spend most of their lives under the bark of trees. Common signs of a spruce beetle outbreak include, but are not limited to, needle discoloration, boring dust, pitch tubes, woodpecker damage, loose bark on a dead tree, and live beetles beneath bark. If you are concerned about spruce beetles on your parcel, information on identification and management is available at: <https://www.alaskasprucebeetle.org/>



# SOUTHEAST REGION







Southeast Alaska parcels offer scenic ocean and mountain views for residential or recreational use near Hollis, Coffman Cove, and near Kasaan. Southeast parcels are ideal for Alaskans looking to live and recreate in maritime climates. Lil’ Coal Bay also features three commercial parcels.

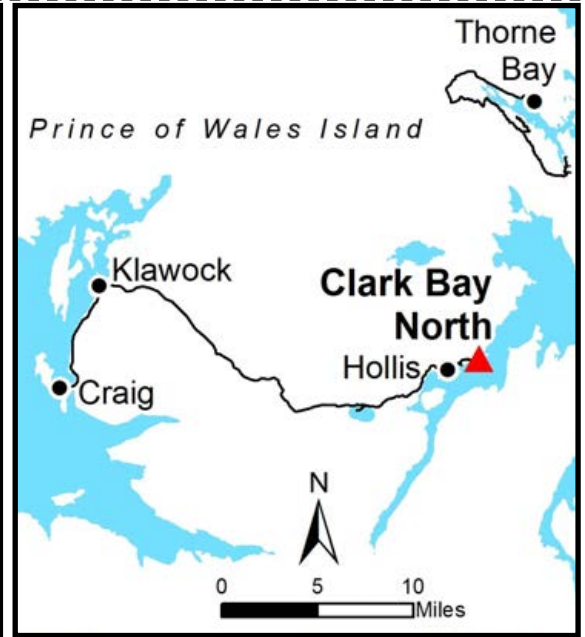
SOUTHEAST REGION

SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
Clark Bay North	1001	Boat or floatplane from Hollis
Coffman Loop Phase I	1002	Near road access in Coffman Cove
Lil’ Coal Bay	1003-1030	Boat or floatplane access from Hollis or Kasaan





## CLARK BAY NORTH



<b>Location</b>	Clark Bay North is located near Hollis, on the east side of Prince of Wales Island on Twelvemile Arm, about 20 miles east of Klawock by road and about 35 miles west of Ketchikan by water. The parcel is located approximately 1.5 miles northeast of the Ferry Terminal in Hollis.
<b>Access</b>	<p>Access to the parcel is by boat, floatplane, or overland on foot along the shoreline or along undeveloped Nanny Bay Road.</p> <p>The state ferry landing at Hollis provides daily access to the Prince of Wales Island from Ketchikan. A state-owned seaplane base is available, and there is scheduled daily air service from Ketchikan to Klawock. The harbor in Hollis provides for boat moorage and launching.</p>
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electricity, phone, internet, etc.) currently in this area. There is electric service on Nanny Bay Road, though it does not extend to this parcel.
<b>Local Government</b>	This area is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. Hollis Volunteer Fire Department provides fire protection and EMS services within the community of Hollis.
<b>Notes</b>	<p>There is logging and forest management activity in the area. An area approximately 500ft west of the parcel has been logged in recent years. The Alaska Mental Health Trust has recently approved a timber sale (MHT 9101091) on lands north and west of the parcel. DNR's Division of Forestry is pursuing an easement for a log transfer facility in the general area (ADL 108788). The log transfer facility could be used to support commercial logging operations in the future.</p> <p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>
<b>Restrictions</b>	<p>Easements affecting this parcel, 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 recorded separately.</p> <p>The parcel has a 15ft public access and utility easement along the northern lot line and a 20ft public utility easement along Nanny Bay Road. There is a 50ft public access easement along the shoreline. There are restrictions on further subdividing this parcel. Please see Plat Note 7.</p>

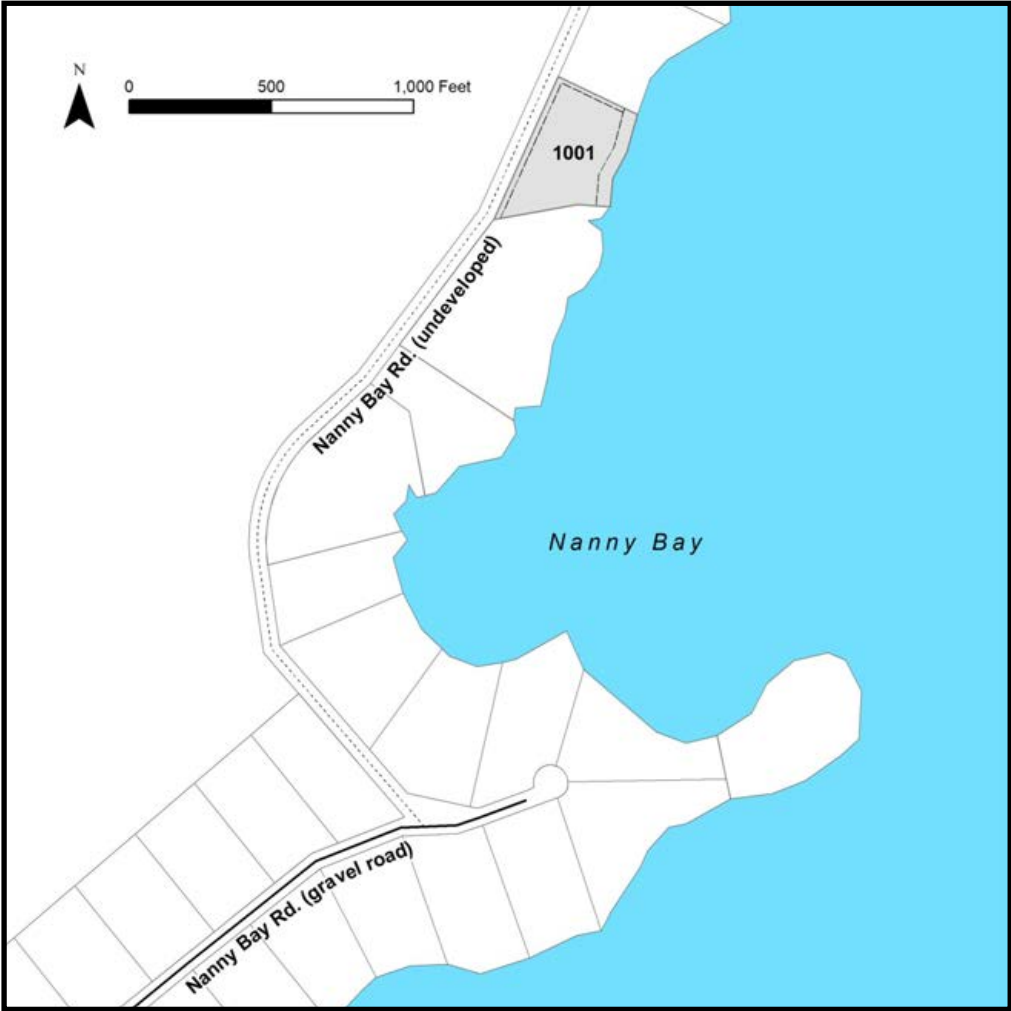
**Survey and  
MTRS**

Clark Bay North is ASLS 2006-73, located in Sections 25 & 26, Township 73 South, Range 84 East, Copper River Meridian. The survey has been filed as Plat 2009-6 in the Ketchikan Recording District.

Also see Section-Line Easement Vacation Plat, DNR File No. EV-3-114. The plat has been recorded as Plat 2010-18 in the Ketchikan Recording District.

**Rights-of-Way**

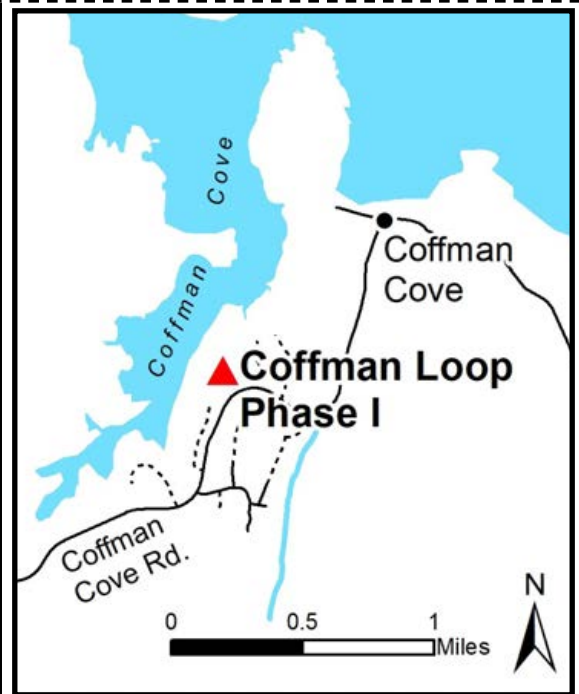
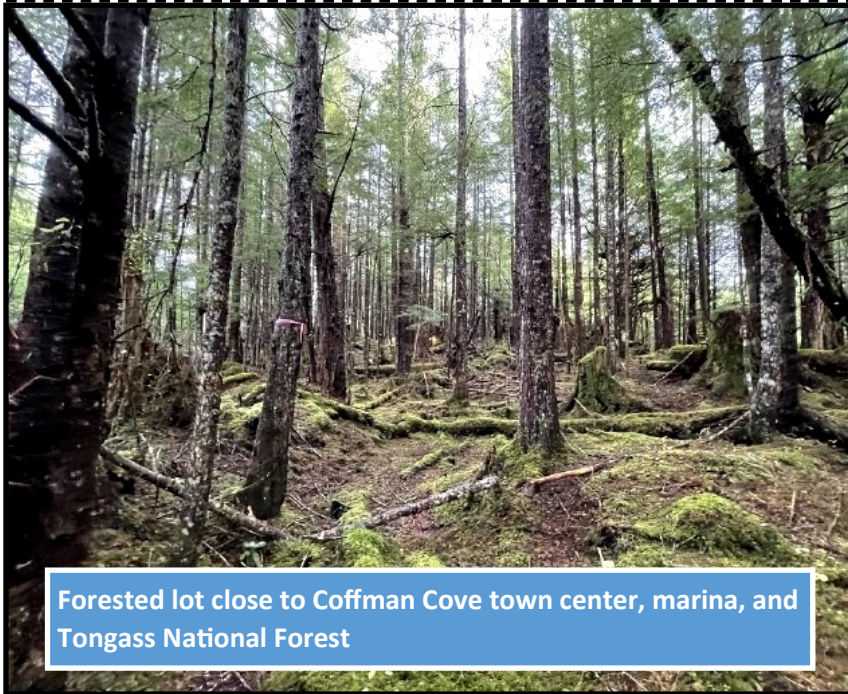
Nanny Bay Road is partially developed. The developed section of the road ends approximately 0.5 miles before the parcel.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1001	107777	17	3.30	\$72,600

Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

## COFFMAN LOOP PHASE I

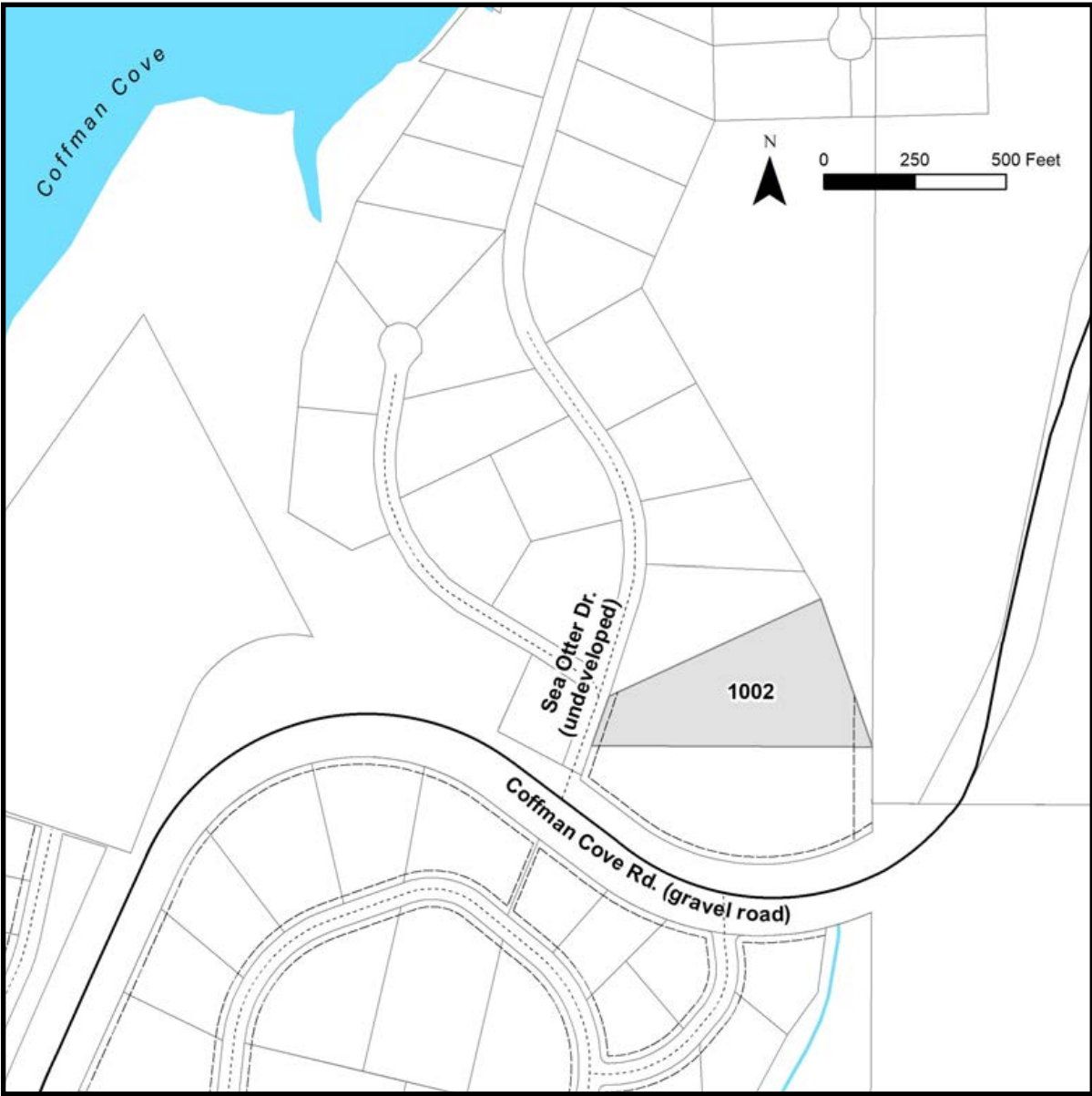


<b>Location</b>	Coffman Loop Phase I is located approximately one-half mile south of the marina in Coffman Cove, within the Coffman Cove city limits.
<b>Access</b>	Access to the parcel is from Coffman Loop Rd (paved) to undeveloped Sea Otter Dr. The parcel is approximately 100ft from Coffman Loop Rd.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. Electrical service runs along Coffman Loop Road but has not been extended into the subdivision. Purchasers will be responsible for extending the existing power lines at their own expense.
<b>Local Government</b>	This area is within the City of Coffman Cove and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the city for more details. There is currently no zoning for the subdivision.
<b>Fire</b>	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. There is a 50ft building setback from wetland areas.
<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. A 20ft public utility easement runs along Sea Otter Dr. A 50ft section line easement runs through the southeast corner of the parcel. Please see plat for details.
<b>Survey and MTRS</b>	Coffman Loop Subdivision, Phase I is ASLS 2016-02, located in Section 2, Township 68 South, Range 81 East, Copper River Meridian. The survey has been filed as Plat 2018-6 in the Petersburg Recording District and as Plat 2018-1 in the Ketchikan Recording District.



**Rights-of-Way**

Access to the parcel is from undeveloped Sea Otter Dr. No direct access to Coffman Cove Rd is permitted.



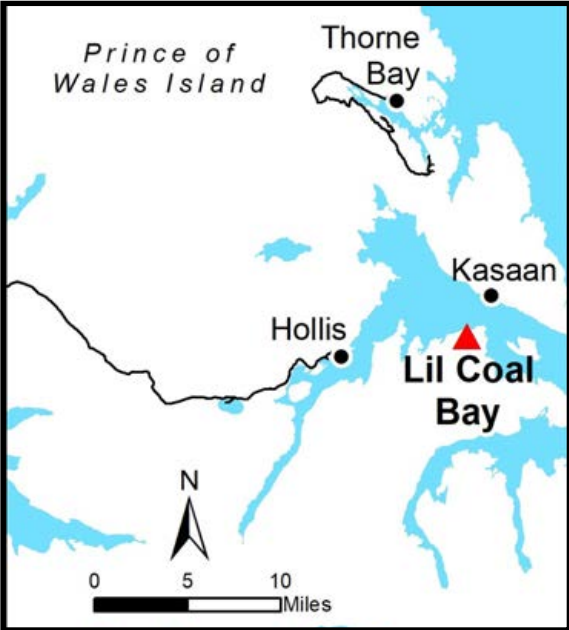
PARCEL #	AK DIVISION OF	LOT	BLOCK	ACRES	MINIMUM BID
1002	108844	1	4	4.36	\$35,800



**Note:** Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.



# LIL’ COAL BAY



ATTENTION	Residents, non-residents, and businesses are eligible to bid on Parcels 1003, 1004, & 1005, as they are commercial parcels; please see the <i>Commercial Parcels</i> section on page 14 for details. Only Alaska residents are eligible to bid on parcels 1006-1030, as they ARE NOT commercial
Location	Lil’ Coal Bay is located approximately 8.5 miles east-northeast of the ferry dock in Hollis, and 2.5 miles south of the marina in Kasaan.
Access	Access is by boat or floatplane from Kasaan Bay & Little Coal Bay. An existing launch ramp and unmaintained US Forest Service (USFS) road provide access to parcels without water frontage. Baker Point Rd is undeveloped.
Utilities	There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electricity, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>Per the USFS, National Forest System (NFS) Road No. 2020000 may be used by purchasers for personal access to reach homes and utilize property. The USFS has no plans to maintain the road in the future. Uses of the road beyond personal access, such as snow plowing, road maintenance, driveway construction, etc., may require prior approval from USFS. Please contact DNR Land Sales for details.</p> <p>NFS Road No. 2020000 does not connect to the Prince of Wales Road system.</p> <p>The only remaining infrastructure from ADL 106000, a former USFS Log Transfer facility, is a launch ramp and stone retaining wall. The launch ramp provides public access to the subdivision as well as Tongass National Forest.</p> <p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>

**Note:** Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

Restrictions	<p>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 recorded separately.</p> <p>All of the waterfront parcels have a 50ft public access easement from the ordinary high water line, as well as an additional 25ft building setback from the 50ft public access easement line. Lots with frontage along Baker Point Rd (undeveloped) have a 20ft public utility easement along the property line. See plat for details.</p>
Survey and MTRS	<p>Lil' Coal Bay is ASLS 2021-32, located in Sections 25, 26, &amp; 35, Township 73 South, Range 85 East, Copper River Meridian. The survey has been filed as Plat 2023-9 in the Ketchikan Recording District.</p>
Rights-of-Way	<p>NFS Road No. 2020000 is an unmaintained and overgrown gravel road. Baker Point Rd is undeveloped.</p>

## COMMERCIAL PARCELS

Residents, non-residents, and businesses are eligible to bid on commercial properties.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1003	109392	1	6.55	\$86,000
1004	109393	2	6.16	\$88,300
1005	109394	3	7.46	\$100,300

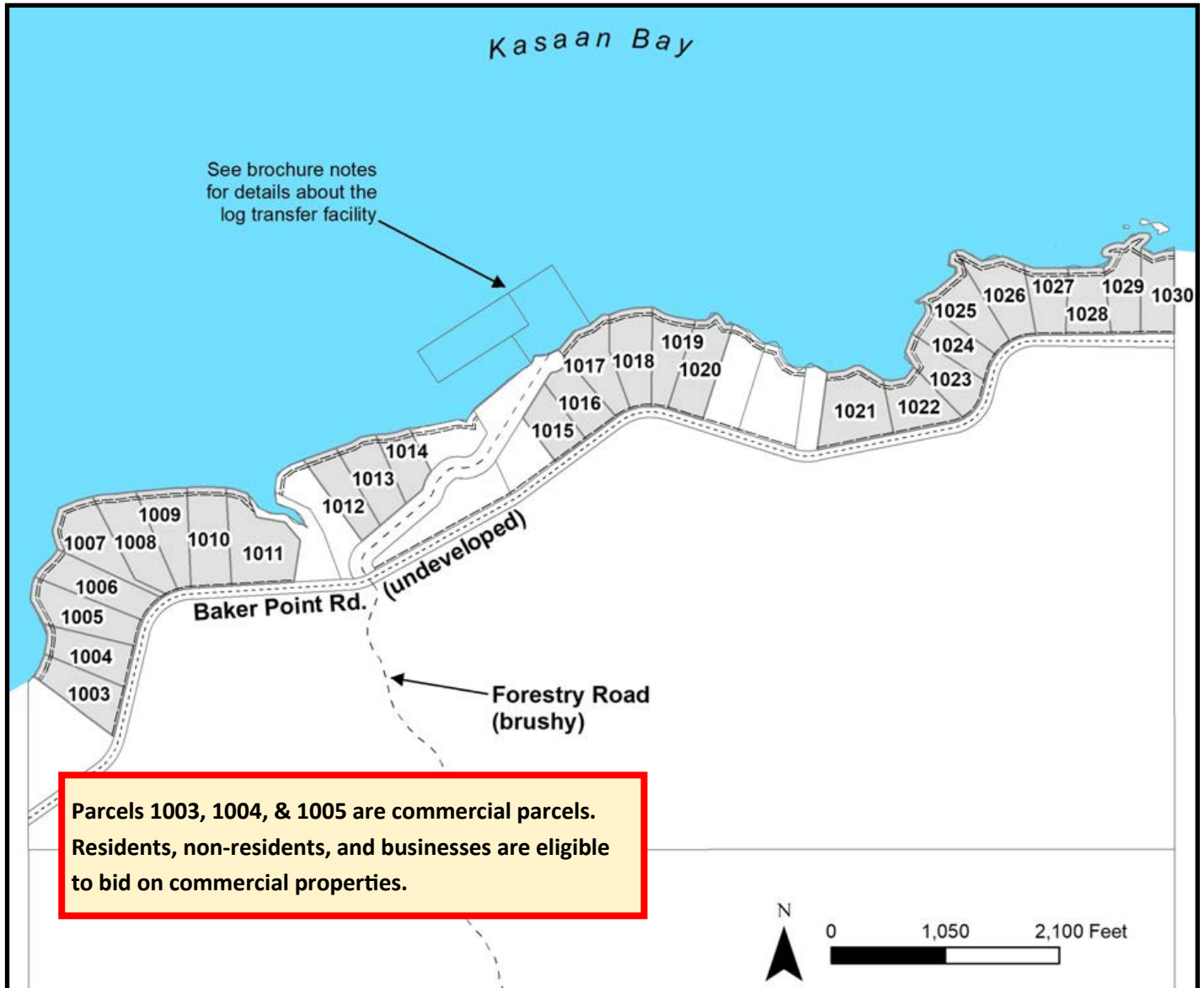


## LIL' COAL BAY, CONTINUED



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1006	109395	4	7.04	\$93,200
1007	109396	5	7.37	\$109,200
1008	109397	6	7.65	\$96,500
1009	109398	7	6.39	\$94,100
1010	109399	8	7.78	\$97,200
1011	109400	9	9.64	\$102,100
1012	109357	11	5.36	\$83,900
1013	109358	12	6.00	\$87,500
1014	109359	13	4.28	\$78,000
1015	109363	17	4.62	\$36,600
1016	109364	18	5.01	\$37,400
1017	109365	19	6.47	\$99,000
1018	109366	20	6.93	\$97,200
1019	109367	21	5.49	\$84,600
1020	109368	22	7.15	\$93,800
1021	109430	25	9.08	\$114,800
1022	109401	26	5.89	\$86,800
1023	109402	27	5.76	\$86,100
1024	109403	28	5.04	\$82,200
1025	109404	29	6.65	\$109,200
1026	109405	30	7.20	\$108,200
1027	109406	31	4.83	\$81,000
1028	109407	32	5.37	\$85,600
1029	109408	33	6.50	\$112,800
1030	109409	34	5.77	\$86,200

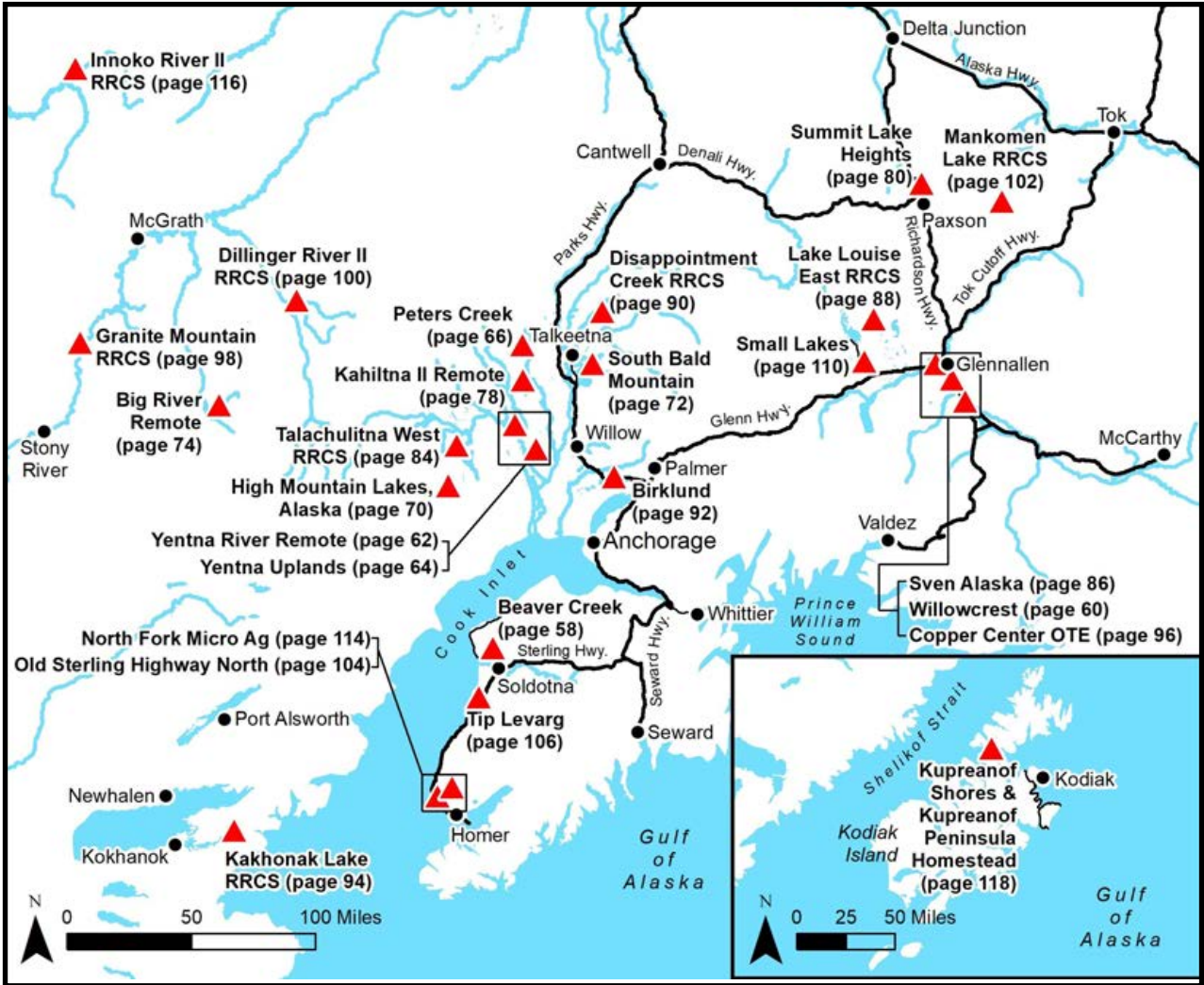




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SOUTHCENTRAL REGION



SOUTHCENTRAL REGION		
SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
Beaver Creek	1031	Road access from Kenai Spur Hwy, in Kenai
Willowcrest	1032	ATV/snowmachine/walk-in access from Richardson Hwy to Lakewood Dr, 7 miles south of Copper Center
Yentna River Remote	1033	Boat access from Yentna River, 16 miles south of Skwentna
Yentna Uplands Non-Ag Homestead	1034	Float/ski plane access to Ladyslipper Lake, 12 miles north of the Yentna/Susitna confluence
Peters Creek	1035	Road access in summer, snowmachine access in winter, 2 miles south of Petersville Rd, 16 miles west of Parks Hwy
High Mountain Lakes	1036	Float plane access to West Lake, 6.5 miles north of Beluga Lake
South Bald Mountain	1037	ATV/snowmachine access 10.5 miles southeast of Talkeetna
Big River Remote	1038	Plane access to gravel bar, 76 miles southeast of McGrath

**Southcentral Alaska is the most populous region of the state, with hubs in Anchorage, the Matanuska-Susitna Valley, and Homer. Parcels in Southcentral vary greatly by location, access, recreational opportunities, and availability of utilities and public services.**



SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
Kahiltna II Remote	1039	Ski plane/ Snowmachine access, 5 miles west of Oil Well Rd, 18 miles southwest of Trapper Creek
Summit Lake Heights	1040	Gravel road access from the Richardson Hwy, 15 miles north of Paxson
Talachulitna West RRCS	1041	Float/ski plane access to unnamed lake, 19 miles southwest of Skwentna
Sven Alaska	1042	Gravel road access from Richardson Hwy to Arne Dr, 1.25 miles south of Glennallen
Lake Louise East RRCS	1043	Floatplane/snowmachine access, 7 miles northeast of Lake Louise
Disappointment Creek RRCS	1044	Floatplane then overland, 16 miles northeast of Talkeetna
Birklund	1045-1047	Gravel Road access from Parks Hwy to Vine Rd in Wasilla
Kakhonak Lake RRCS	1048	Floatplane access to Kakhonak Lake, 30 miles southeast of Iliamna
Copper Center OTE	1049	Walk in/ATV access from Richardson Hwy, 8 miles south of Glennallen
Granite Mountain RRCS	1050-1057	Boat or floatplane access from Kuskokwim River, 50 miles southwest of McGrath
Dillinger River II RRCS	1058	Plane access to gravel bar, 69 miles south of McGrath
Mankomen Lake RRCS	1059	Floatplane access to Mankomen Lake, 65 miles northeast of Glennallen
Old Sterling Highway North	1060	Road access from Old Sterling Hwy, 3 miles north of Old Sterling/ Sterling Hwy intersection
Tip Levarg	1061-1088	Gravel road access from Sterling Hwy to Cohoe Loop Rd, near Kasilof
Small Lakes	1089-1107	Road/ATV/walk in access from Old Lake Louise Rd, 12 miles south of Lake Louise
North Fork Micro Ag	1108-1110	Road access from North Fork Rd, 8 miles east of Anchor Point
Innoko II RRCS	1111-1122	Floatplane access to Innoko River, 65 air miles northwest of McGrath
Kupreanof Peninsula Homestead	1123	Boat or floatplane access, 35 miles northwest of Kodiak
Kupreanof Shores	1124-1151	Boat or floatplane access, 35 miles northwest of Kodiak

# BEAVER CREEK ALASKA



Location	The parcel is located at 6608 Kenai Spur Hwy, approximately 4 miles east of downtown Kenai, just west of Beaver Loop Rd.
Access	This parcel is located on the Kenai Spur Hwy, however there is no constructed driveway onto the property.
Utilities	Electric, natural gas, public water, and telephone service are all available adjacent to the parcel. Well, septic, and waste disposal must comply with Alaska Department of Environmental Conservation regulations. Please see the <i>Sewer and Water</i> section of this brochure for details.
Local Government	The parcel is within the City of Kenai and the Kenai Peninsula Borough and subject to the Borough’s platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under <i>Restrictions</i> . Please check with the city and borough for details of current ordinances.
Zoning	<b>This parcel is zoned General Commercial. As a result, residential use of these parcels is restricted. Contact the City of Kenai for details.</b>
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>There is no constructed driveway onto the parcel. Driveway access must meet DOT&amp;PF regulations and comply with local ordinances. Please contact DOT&amp;PF for details.</p> <p><b>Residents, non-residents, and businesses are eligible to bid on commercial properties. Please see <i>Commercial Properties</i> for details.</b></p>
Restrictions	<p>Easements affecting this parcel, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.</p> <p><b>THIS IS A COMMERCIAL PARCEL. THERE ARE RESTRICTIONS ON RESIDENTIAL USE.</b></p>

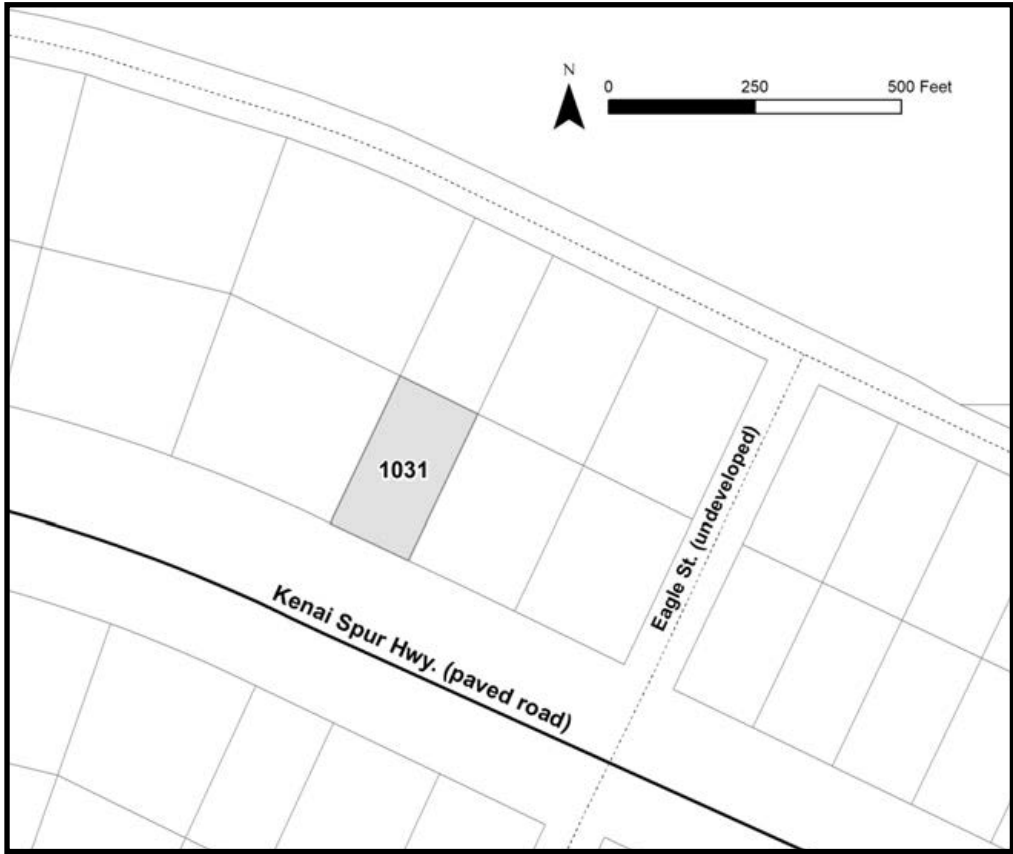


**Survey and  
MTRS**

The Beaver Creek Alaska Subdivision survey plat 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.

**Rights-of-Way**

The right-of-way is the Kenai Spur Hwy, a paved road.



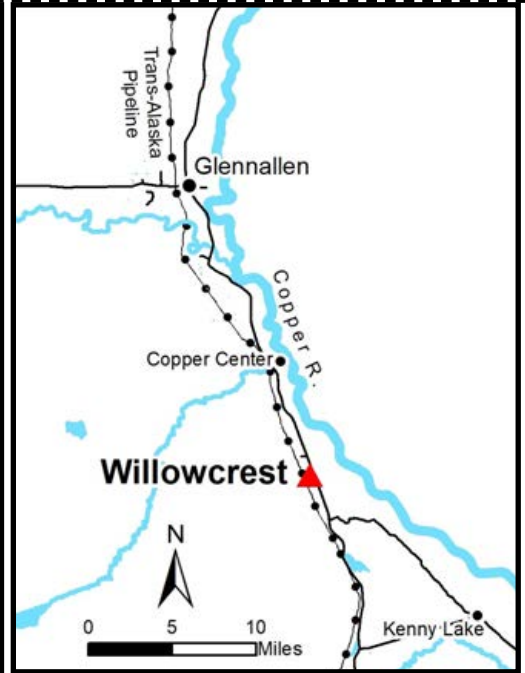
**COMMERCIAL PARCEL**

Residents, non-residents, and businesses are eligible to bid on commercial properties.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1031	201209	14	C	0.93	\$35,000

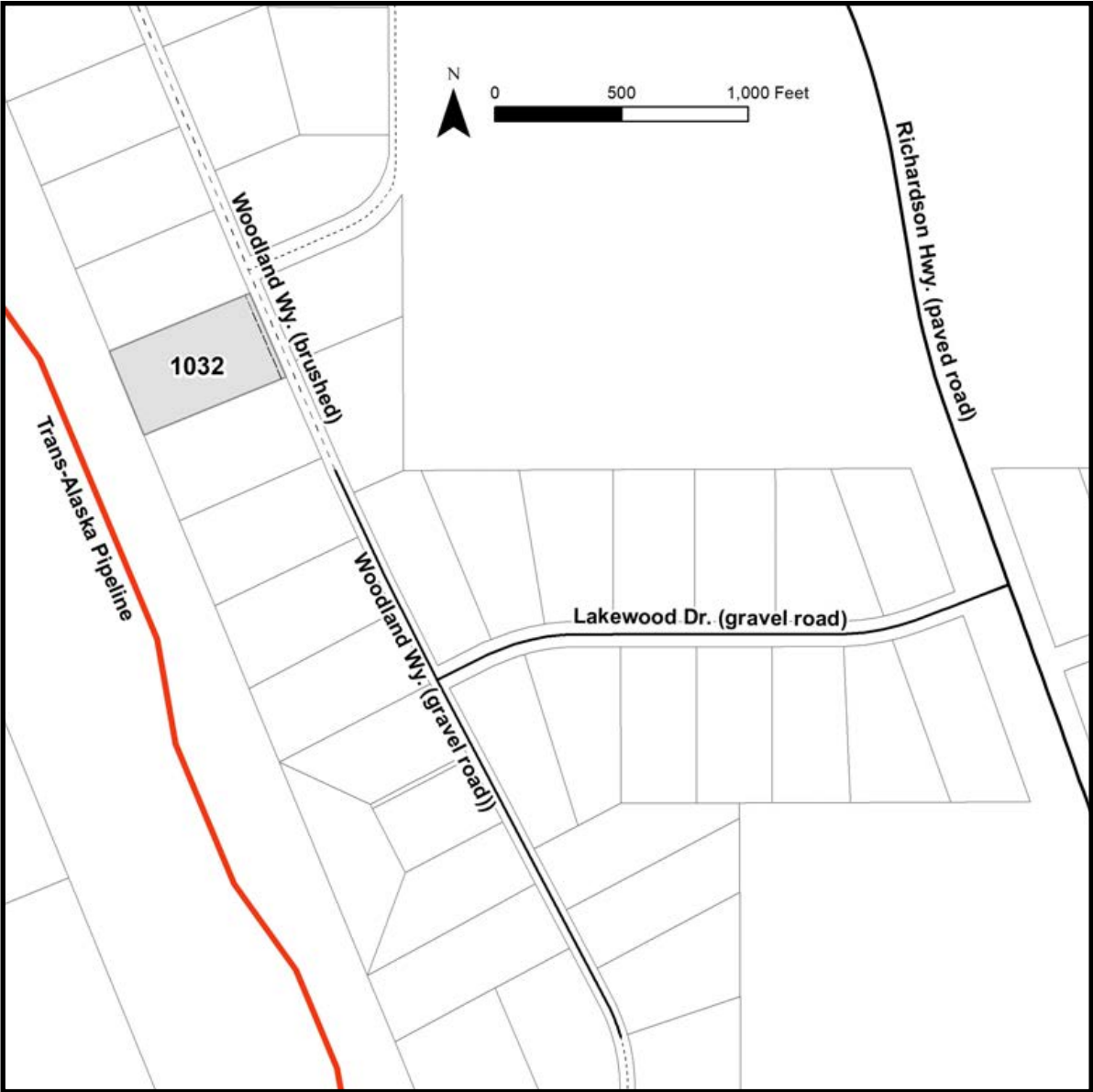
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# WILLOWCREST



<b>Location</b>	Willowcrest is located approximately 19 miles south of Glennallen, 7 miles south of Copper Center, 0.5 miles west of the Richardson Hwy.
<b>Access</b>	Access to the parcel is from the Richardson Hwy. Near milepost 93 Richardson Hwy, turn west onto Lakewood Dr, and then north Woodland Way until the gravel ends. The last 500ft of Woodland Way deteriorates into a marginal trail, which crosses through a section of wetlands. Access is limited to walk-in only at this time.
<b>Utilities</b>	Overhead electrical service is located along Lakewood Drive but does not extend to the parcel. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
<b>Local Government</b>	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	<p>While relatively close to road access, this parcel can be difficult to access. Extending Woodland Way to the parcel would involve developing approximately 500ft of gravel road through sections of wetland.</p> <p>This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>The Trans-Alaska Pipeline (ADL 63574) is adjacent to the west lot line of the parcel. <b>Access from the Trans-Alaska Pipeline right-of-way is prohibited without permission from Alyeska Pipeline Service Company.</b></p>
<b>Restrictions</b>	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 recorded separately. There is a 20ft wide utility easement on each side of the Woodland Way right-of-way.

Survey and MTRS	Willowcrest Subdivision is ASLS 80-8, located in Section 20, Township 1 North, Range 1 East, Copper River Meridian. The survey has been filed as Plat 80-27 in the Chitina Recording District.
Rights-of-Way	Lakewood Dr is a gravel road. Woodland Way is partially developed.

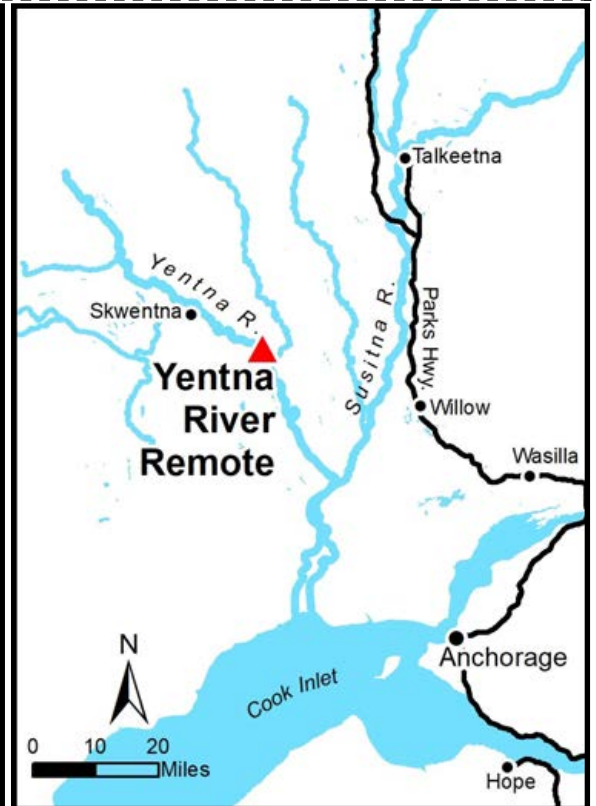


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1032	204397	7	1	4.96	\$8,600

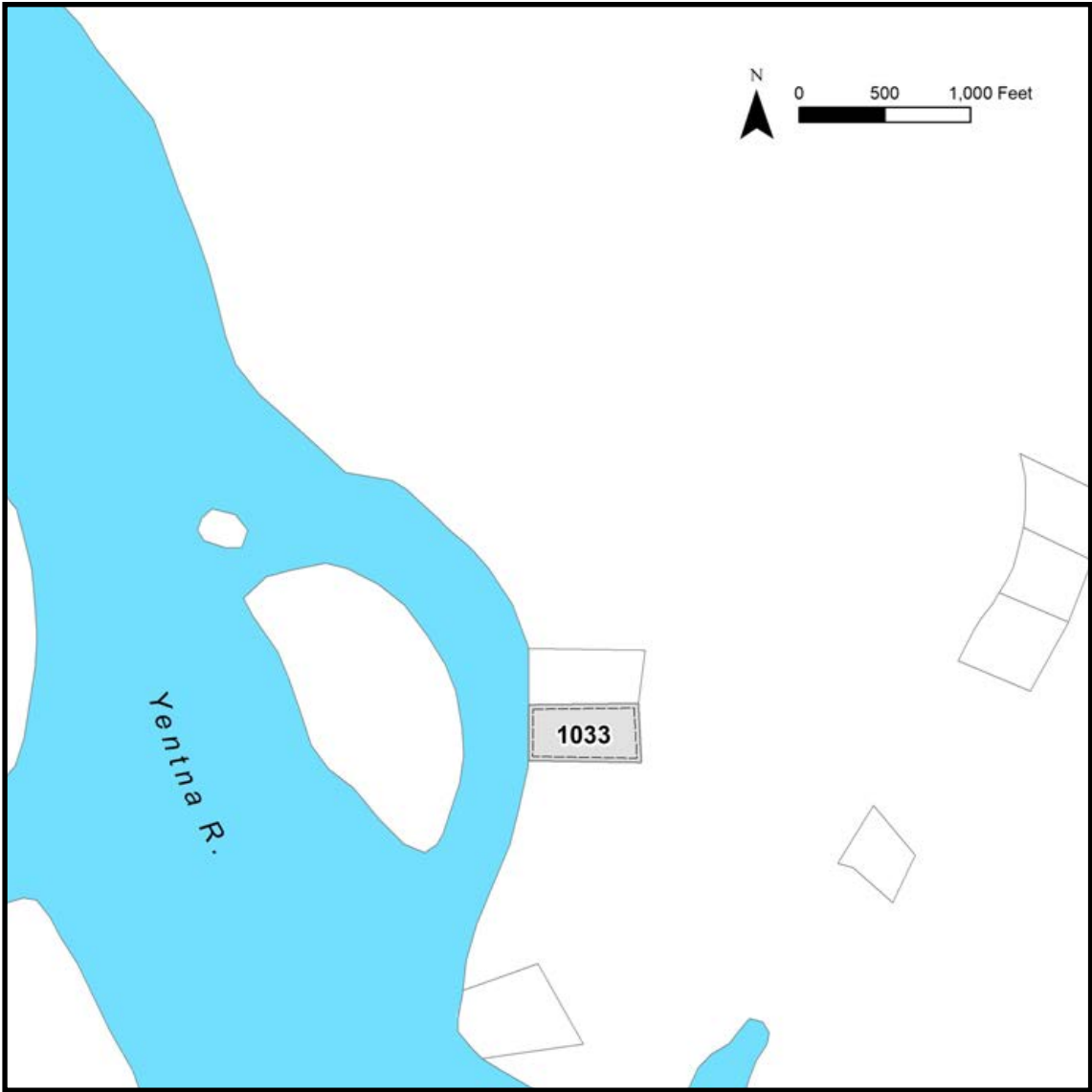
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## YENTNA RIVER REMOTE



<b>Location</b>	Yentna River Remote is located along the east bank of the Yentna River, approximately 13 miles south of the mouth of the Skwentna River, and 2.25 miles north of the Kahiltna River.
<b>Access</b>	Primary access to the area is by boat from the Yentna River. Access by float/ski plane or snow machine may be possible.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This area is within the boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details. There is currently no zoning for the area.
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 25ft public access easement on all lot lines, and a 50ft public access easement from the ordinary highwater mark of the river.
<b>Survey and MTRS</b>	Yentna River Remote is ASLS 82-175, located in Section 30, Township 21 North, Range 8 West, Seward Meridian. The survey has been filed as Plat 84-58 in the Talkeetna Recording District.
<b>Rights-of-Way</b>	None.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1033	209570	B	4.97	\$21,900

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# YENTNA UPLANDS NON-AG HOMESTEAD



Location	The Yentna Uplands parcel is located 2.25 miles west of the big bend of the Yentna River, on the west shore of Ladyslipper Lake
Access	Primary access is by float/ski plane to Ladyslipper Lake. Winter snowmachine access may be possible.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> 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 boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details. There is currently no zoning for the area.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 25ft public access easement along all lot lines. There is also a 50ft public access easement and 100ft building setback along the ordinary high-water line of any water frontage. A section line bisects the parcel with a 50ft section line easement on each side of the line. See plat for details.
Survey and MTRS	Yentna Uplands Non-Ag Homestead is ASLS 87-214, located in Section(s) 16 & 17 Township 19 North, Range 7 West, Seward Meridian. The survey has been filed as Plat 90-59 in the Talkeetna Recording District.
Rights-of-Way	None.

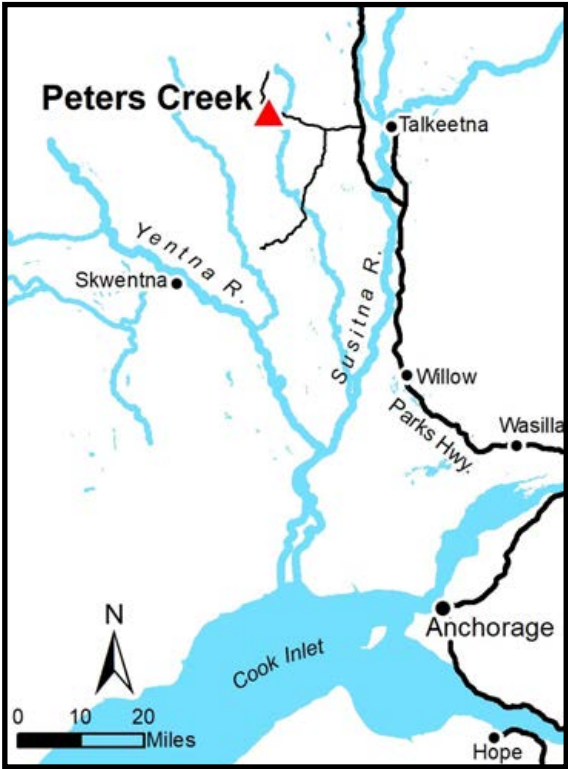




PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	MINIMUM BID
1034	221613	39.95	\$32,900

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# PETERS CREEK



Location	Peters Creek Subdivision is 2 miles south of Petersville Rd, approximately 16 miles west of the Parks Hwy, near Trapper Creek.
Access	<p>Access is from Shulin Lake Trail, a gravel road. From the Parks Hwy travel approximately 16.5 miles on Petersville Rd, then turn south on Shulin Lake Trail. The parcel is approximately 2 miles south of the intersection on the east side of Shulin Lake Trail.</p> <p>Petersville Rd is not maintained beyond mile 14 in winter. In winter the final 5 miles to the parcel is accessed by snowmachine from the parking area near Kroto Creek.</p>
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> 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 boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details. There is currently no zoning for the subdivision.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.



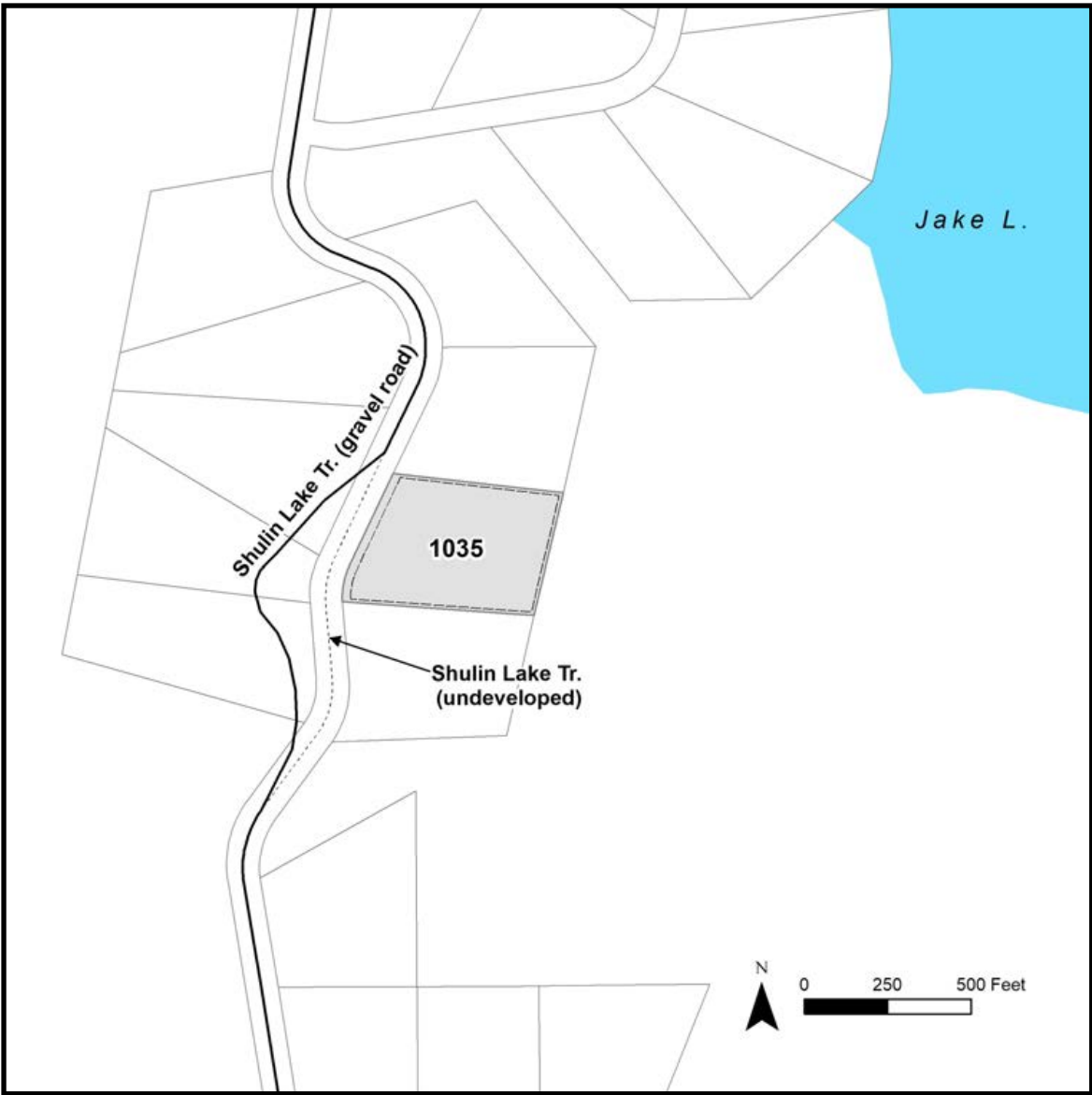
<b>Notes</b>	<p>This parcel is being sold as-is and contains an old cabin foundation, two vehicles, and a generator. It is possible that the vehicles and generator contain gasoline and fluids typically found in vehicles. Please see the appraisal report or contact DNR Land Sales for more information. DNR field inspections found no evidence of contamination on the property, however <b>DNR MAKES NO WARRANTIES AS TO THE “NONEXISTENCE” OF CONTAMINATION NOT NOW IDENTIFIED. STATE RECORDS ARE NOT A WARRANTY AS TO ALL POTENTIAL CONTAMINATION.</b></p> <p>This subdivision was surveyed in 1980. The plat depicts two trails crossing the lot. Plat Note 35 states that the trails have a 20ft access easement “that will automatically be vacated when alternate physical access is provided.” Shulin Lake Trail now provides alternate access and the trails depicted on the plat no longer exist.</p> <p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>
<b>Restrictions</b>	<p>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 recorded separately.</p> <p>There is a 10ft utility easement along the north and south lot lines, and a 20ft utility easement along Shulin Lake Trail. There is a 25ft building setback from Shulin Lake Trail and a 10ft building setback from any side lot lines.</p>
<b>Survey and MTRS</b>	<p>Peters Creek Subdivision is ASLS 80-144, located in Sections 11, 14, 23 &amp; 24, Township 26 North, Range 8 West, Seward Meridian. The survey has been filed as Plat 81-61 in the Talkeetna Recording District.</p>
<b>Rights-of-Way</b>	<p>Shulin Lake Trail is a developed gravel road but is not maintained in winter.</p>
<b>Homeowner's Association</b>	<p>The declaration of covenants, conditions, and restrictions for this association was recorded on 4-21-1981, in the Talkeetna Recording District in Book 79, page 367, as document # 1981-000905-0. The DCCED Corporations Database has listed the association as Involuntarily Dissolved since 1993.</p>



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# PETERS CREEK, CONTINUED



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1035	210757	3	11	4.96	\$23,600



Remnants of an old cabin foundation

This property is being sold As-Is with an old cabin foundation, two vehicles, and a generator on the property.



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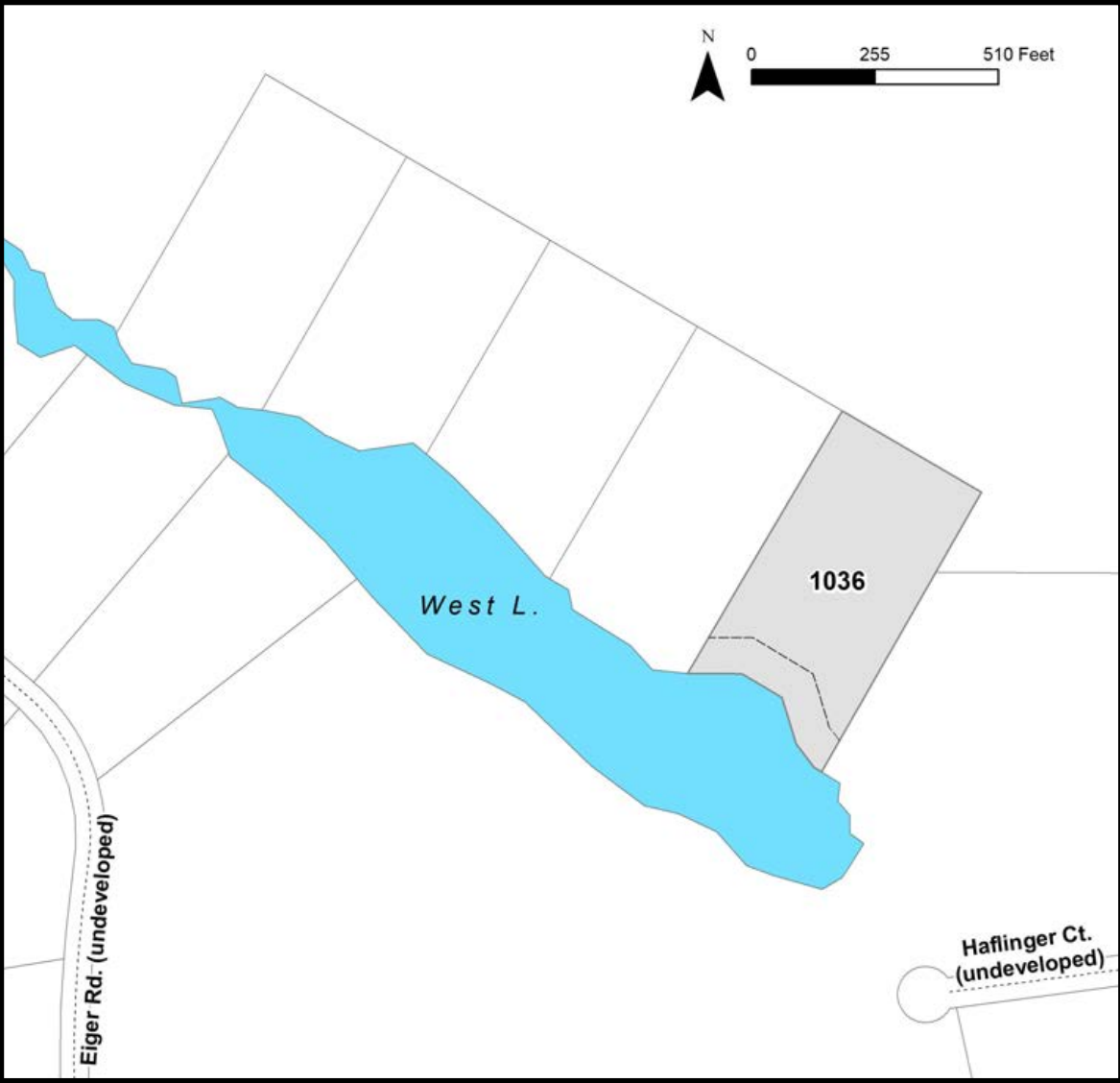
# HIGH MOUNTAIN LAKES



Location	The High Mountain Lakes parcel is located approximately 63 air miles northwest of Anchorage. It is approximately 6.5 miles north of Beluga Lake, and 7.3 miles southwest of Trinity Lakes.
Access	Access to the parcel is via float or ski plane to West Lake. Winter access to the parcel may be possible by snowmobile.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> 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 boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details. This parcel is not subject to zoning.
Fire	This area is in the Moderate Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	<p>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 recorded separately.</p> <p>There is a 75ft building setback and a 50ft access easement form the ordinary high-water mark of any water body. There is a 10ft utility easement along west lot line, and 20ft utility easement along the north and east lot lines. See plat notes for details.</p>
Survey and MTRS	The High Mountain Lakes parcel is ASLS No. 80-154, located in Section(s) 28 & 33, Township 17 North, Range 18 West, Seward Meridian. The survey has been filed as Plat 81-67 in the Anchorage Recording District. Also see the associated Easement Vacation Plat EV-2-151, filed as plat 81-66 in the Anchorage Recording District.



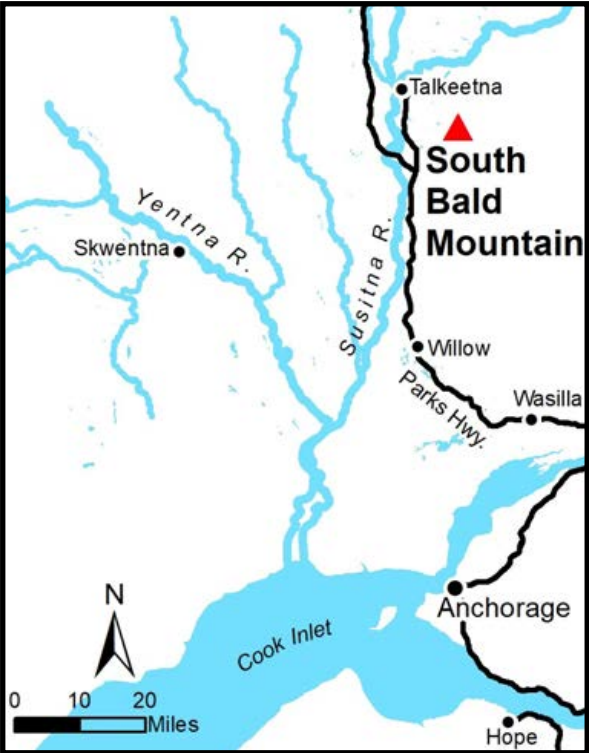
<b>Rights-of-Way</b>	Rights-of-way within the subdivision are undeveloped.
<b>Homeowner's Association</b>	<p>Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded on April 21, 1981, in the Anchorage Recording District in Book 588, page 0954, as document # 81-20257.</p> <p>This HOA has never been incorporated and is assumed to be inactive.</p>



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1036	210685	5	28	4.57	\$9,800

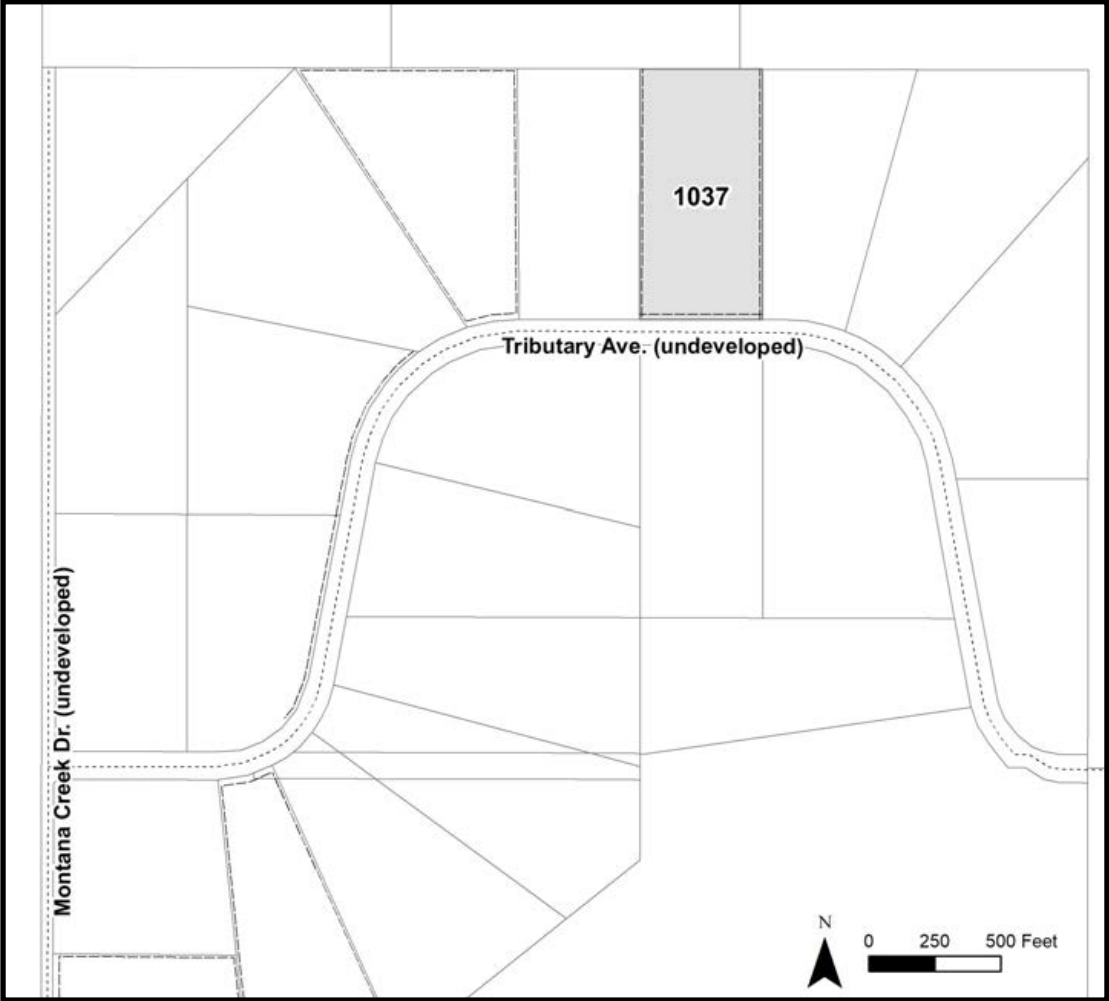
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# SOUTH BALD MOUNTAIN



Location	South Bald Mountain is approximately 10.5 miles southeast of Talkeetna, approximately 8 miles east of the Parks Hwy, and 5 miles northeast of the Luthman Trailhead.
Access	<p>Access to the parcel is from Talkeetna Spur Rd to Yoder Rd or Luthman Trail. The parcel is approximately 5 air miles northeast of the Luthman Trailhead. Access is either by ATV or snowmachine via established trails, easements, and rights-of-way. While fairly close to developed roads, this parcel is difficult to access.</p> <p><b>ATTENTION: The first (approximately) 2 miles north and east of Yoder Rd/Luthman Trail is privately owned. Access through this area is limited to established trails within public access easements.</b></p>
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> 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 boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
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 recorded separately. There is a 10ft utility easement along the east and west lot lines, and a 20ft utility easement along Tributary Ave. There is a 10ft building setback from the east and west lot lines, and a 25ft building setback from Tributary Ave. See plat notes for details.

<b>Survey and MTRS</b>	South Bald Mountain is survey ASLS 82-1 located in Section 28, Township 25 North, Range 3 West, Seward Meridian. This survey has been filed as plat 82-59 in the Talkeetna Recording District. Also see Section Line Easement Vacation Plat, DNR File no EV-2-220, recorded as plat 82-58 in the Talkeetna Recording District.
<b>Rights-of-Way</b>	Rights-of-way within the subdivision are undeveloped.
<b>Homeowner's Association</b>	<p>Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association, if active. The declaration of covenants, conditions, and restrictions for this association were recorded August 18, 1982, in the Talkeetna Recording District in Book 85 page 336 as document #1982-001579-0.</p> <p>Per Article V, Section 3, the covenants were binding through 2022. No amendments or extensions have been recorded, and the HOA was never incorporated. DNR Land Sales assumes this HOA to be dissolved.</p>

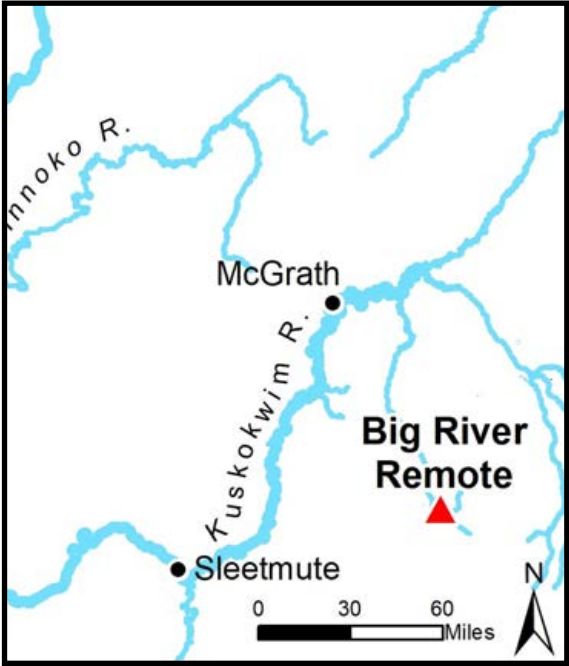


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1037	216045	8	1	10.19	\$9,800

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# BIG RIVER REMOTE



Location	The parcel is approximately 76 air miles southeast of McGrath, along the bank of the North Fork Big River.
Access	Summer access to the parcel is via wheeled plane to area gravel bars or backcountry airstrips, then overland to parcel. Winter access is via ski plane. There is an airstrip on State-owned land to the southeast of the parcel, however it is separated from the parcel by a small braid of the river. This airstrip is not maintained by the State of Alaska or any government entity.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>There is a very dilapidated trapper’s cabin on this property as well as the remnants of an additional structure that has collapsed. There is trash and debris in and immediately around these structures. Small gasoline, kerosene, and propane cans/tanks, as well as an old car battery were observed on the property during the most recent field inspection. No other toxic material, waste, or hazards were observed during the field inspection. Please see the appraisal report for details.</p> <p><b>DNR MAKES NO WARRANTIES AS TO THE “NONEXISTENCE” OF CONTAMINATION NOT NOW IDENTIFIED. STATE RECORDS ARE NOT A WARRANTY AS TO ALL POTENTIAL CONTAMINATION.</b></p> <p>As a condition of sale, the apparent high bidder must sign an affidavit acknowledging the condition of the land and releasing the State from related liability due to the presence of potential hazards. This affidavit must be signed by all bidders and notarized. This affidavit must be received at DNR’s Anchorage or Fairbanks offices by the auction paperwork deadline of 4:00 p.m., Thursday, December 11, 2025. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p>



Notes, Continued	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 25-foot public access easement along the property lines, and a 50ft public access easement along the ordinary high water mark of the North Fork of Big River. See plat for details.
Survey and MTRS	Big River Remote is ASLS 87-319. The parcel is located in Section 29, Township 22 North, Range 28 West, Seward Meridian. The survey has been filed as amended Plat 93-8 in the Kuskokwim Recording District.
Rights-of-Way	None.



There are two structures on this property, a dilapidated cabin and the remnants of another structure that has collapsed.

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# BIG RIVER REMOTE, CONTINUED

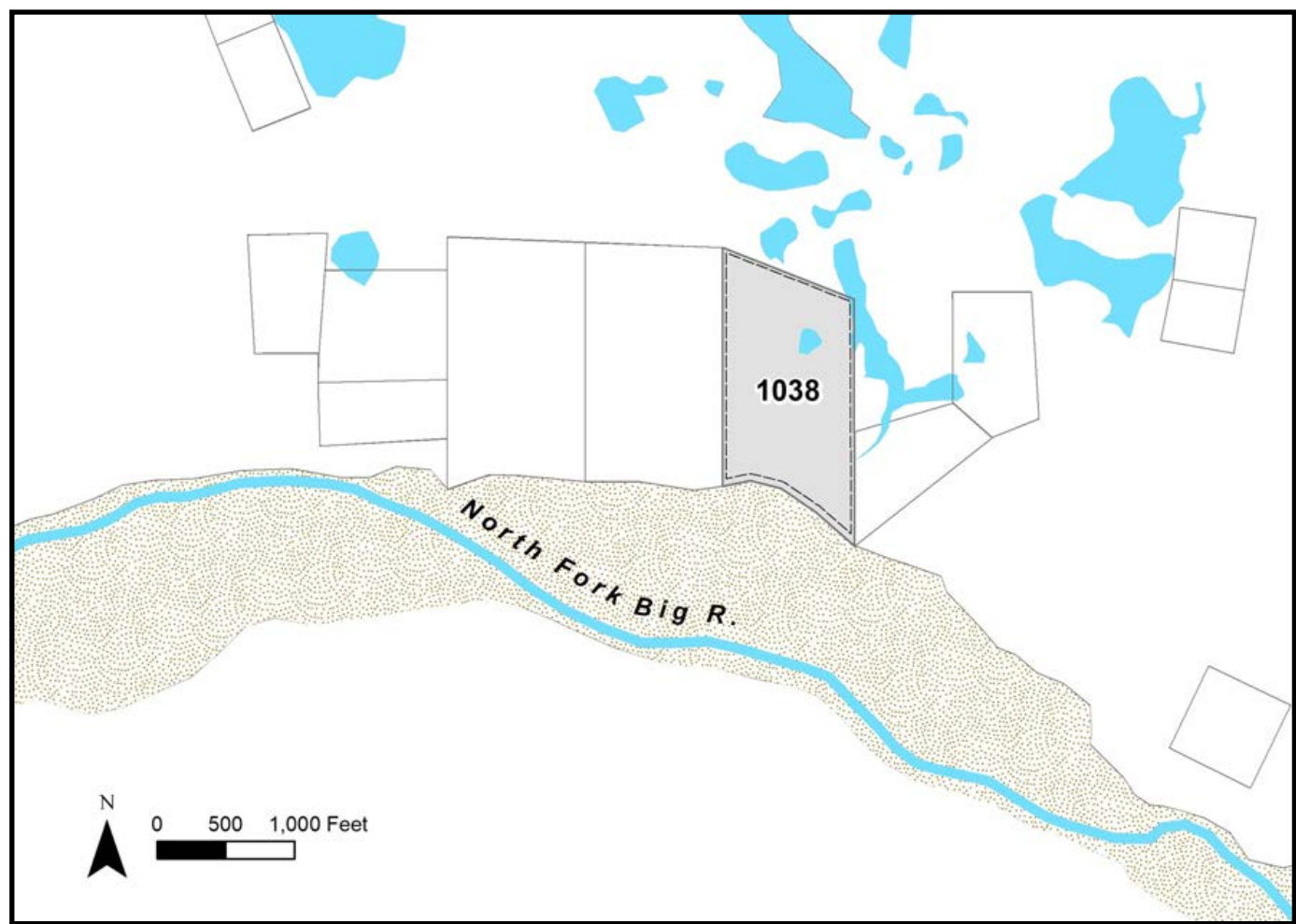


The remaining structure is dilapidated and uninhabitable.



Interior of the structure

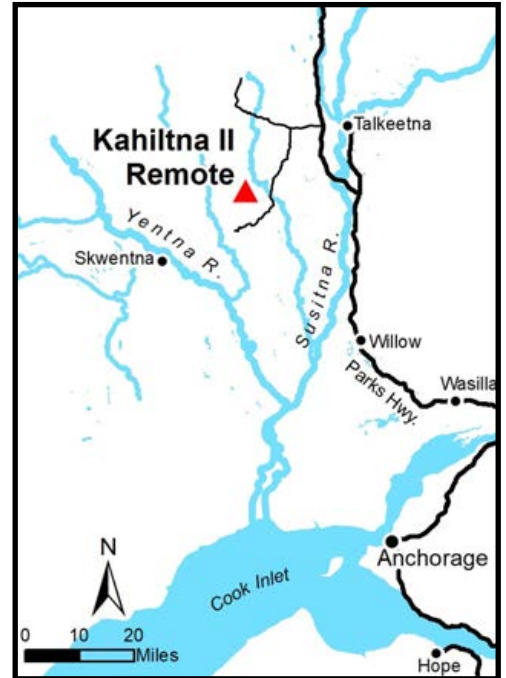




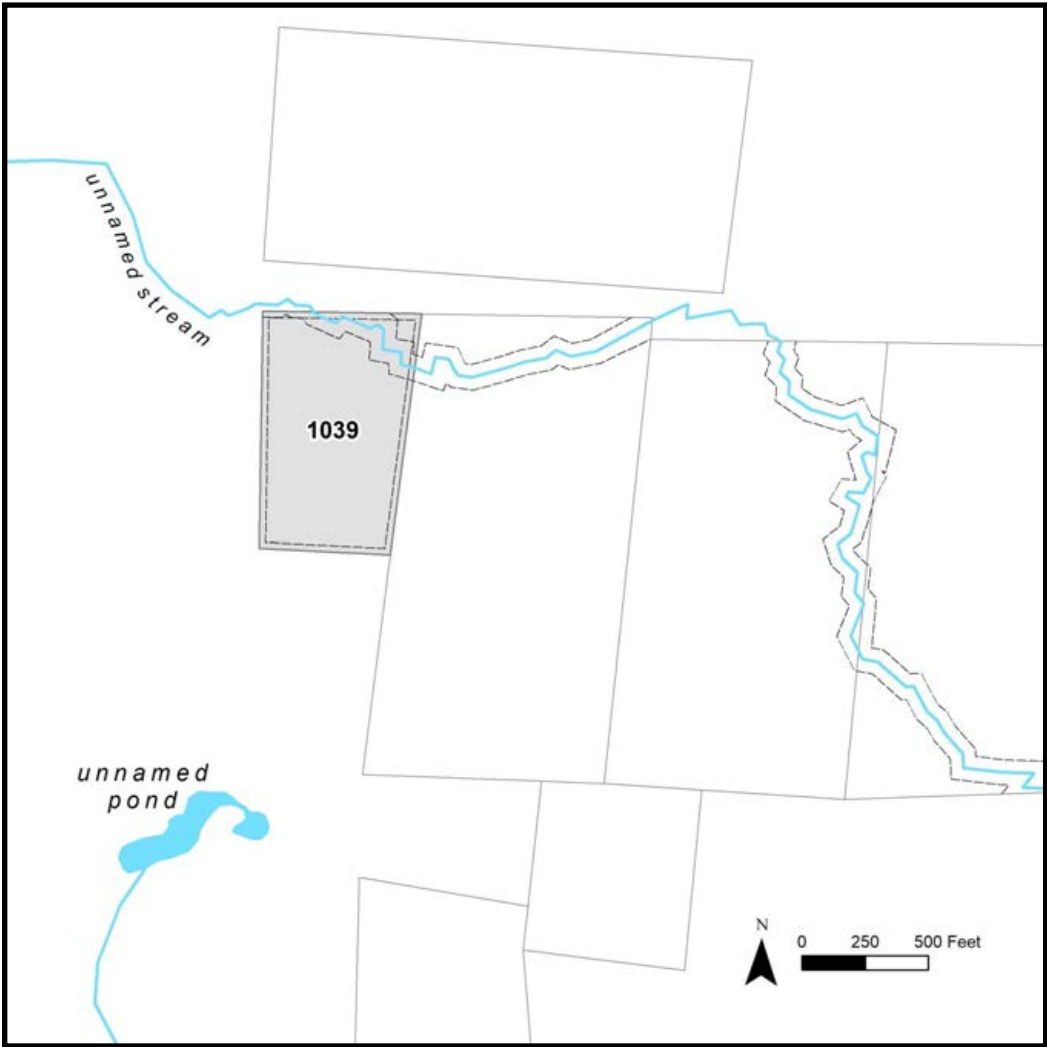
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1038	216930	A	36.07	\$35,600

**Note:** Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

## KAHILTNA II REMOTE



<b>Location</b>	Kahiltna II Remote is located approximately 19 miles northeast of Skwentna, and 5 miles west of Oilwell Rd (due west of the area between Amber Lake and the Kroto Creek bridge).
<b>Access</b>	Primary access in the winter, by ski plane or snowmachine. Summer access is difficult due to creek crossings and wetlands. It may be possible to land a float plane in area lakes and then travel overland to the parcel.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area
<b>Local Government</b>	This area is within the boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details. There is currently no zoning for the subdivision.
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.  There is a 25ft public access easement along the interior lot lines. There is a 50ft foot public access easement along either side of an unnamed stream that crossed the northern section of the lot. There is a 50ft section line easement along the north lot line. See plat notes for details.
<b>Survey and MTRS</b>	Kahiltna II Remote is ASLS 85-44, located in Section 26, Township 24 North, Range 8 West, Seward Meridian. The survey has been filed as Amended Plat 88-25 in the Talkeetna Recording District.
<b>Rights-of-Way</b>	None.

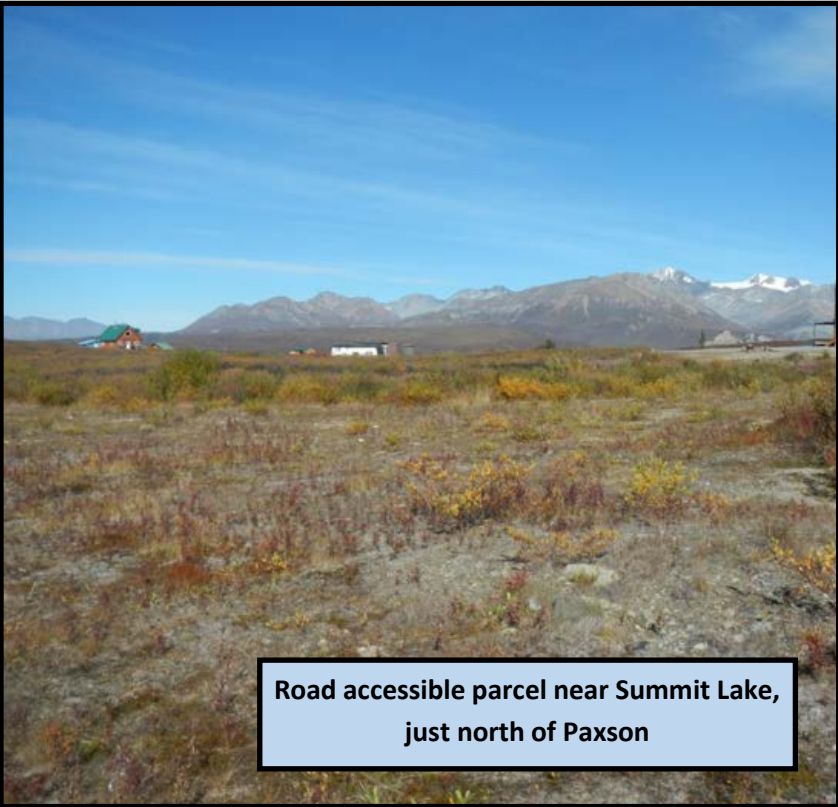


PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1039	218909	A	12.49	\$11,200

**Note:** Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.



# SUMMIT LAKE HEIGHTS



Location	Summit Lake Heights is located approximately 9.5 miles north of Paxson, just east of Summit Lake, near Mile Post 195.5 of the Richardson Hwy.
Access	From the Richardson Hwy (near MP 195.5) turn east on Equinox Dr, then south on Solstice Way. After approximately 825ft, the parcel is on the west side of Solstice Way. There is a driveway onto the parcel but it has become overgrown with alders. Equinox Dr and Solstice Way are gravel roads.
Tentatively Approved	Summit Lake Heights is located on Tentatively Approved land, please see the <i>Tentatively Approved Lands</i> section for details.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Restrictions	<p>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 recorded separately.</p> <p>There is a 20ft pedestrian easement along the north lot line. There is a 10ft utility easement along all lot lines, and a 20ft utility easement along Solstice Way. See plat for details.</p>

Notes

There is an abandoned trailer and generator shack on site. This property underwent clean-up for potentially hazardous materials in 2023. Five lead acid batteries, two 55 gallons drums labeled as “propylene glycol” (antifreeze/de-icing solution), and miscellaneous automotive chemicals were removed from the property. All the materials removed from the property were located in or immediately adjacent to the shack. Three of the battery’s plastic cases were split open and had exposed plates. One of the 55 gallon drums of propylene glycol was split and empty. This presents the following possibilities:

- **There is potential for lead to have leached into the soil from the cracked batteries.**
- **The empty drum may have leaked up to 55 gallons of propylene glycol.**

**DNR MAKES NO WARRANTIES AS TO THE “NONEXISTENCE” OF CONTAMINATION NOT NOW IDENTIFIED. STATE RECORDS ARE NOT A WARRANTY AS TO ALL POTENTIAL CONTAMINATION.**

As a condition of sale, the apparent high bidder must sign an affidavit acknowledging the condition of the land and releasing the State from related liability due to the presence of potential hazards. This affidavit must be signed by all bidders and notarized. This affidavit must be received at DNR’s Anchorage or Fairbanks offices by the auction paperwork deadline of 4:00 p.m., Thursday, December 11, 2025. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.

Survey and MTRS

Summit Lake Heights is ASLS 84-101, located in Section 30, Township 20 South, Range 12 East, Fairbanks Meridian. The survey has been filed as Plat 85-4 in the Chitina Recording District.

Rights-of-Way

Solstice Way, a gravel road.



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SUMMIT LAKE HEIGHTS, CONTINUED



Abandoned trailer on the property



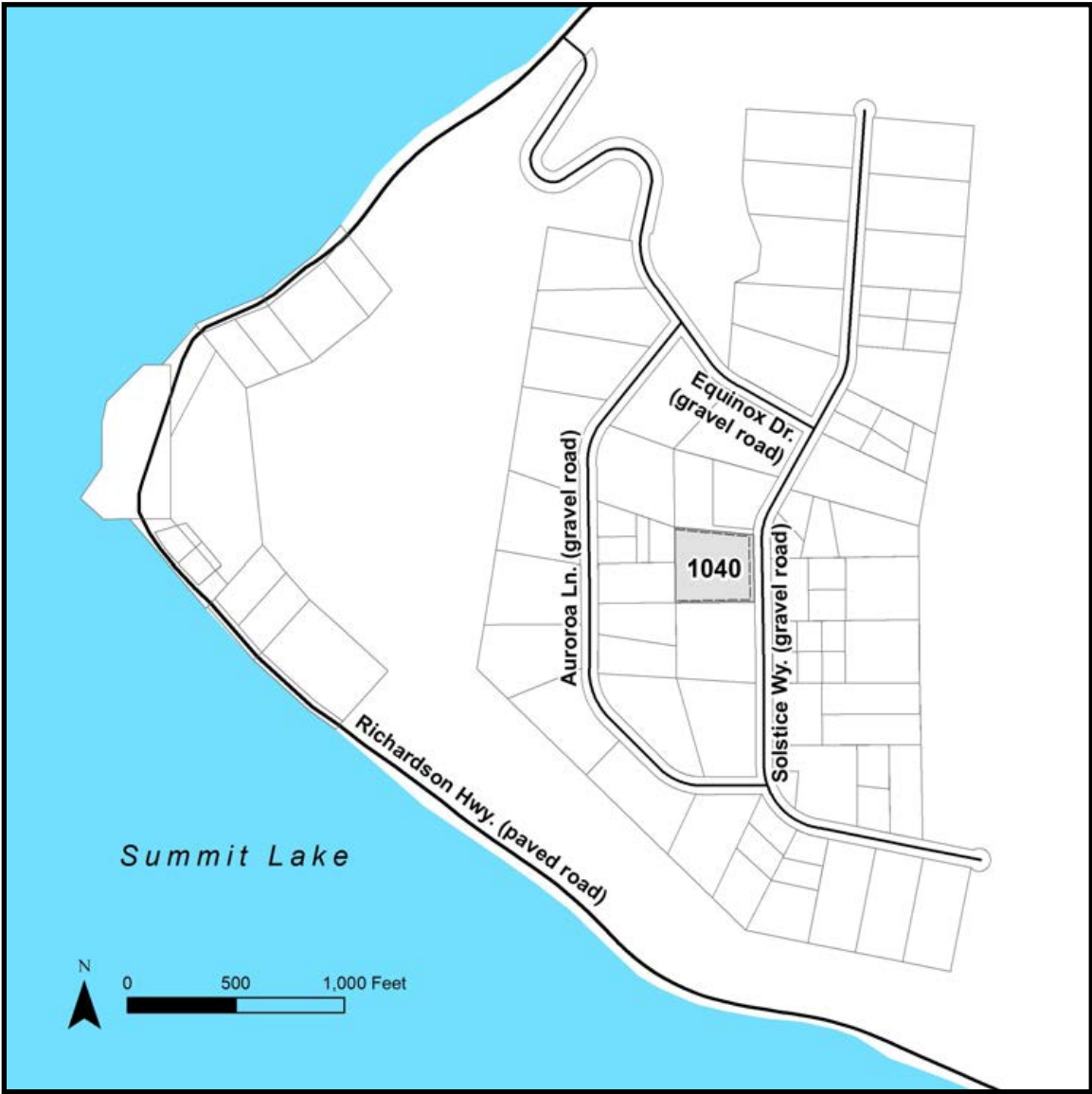
Generator shack



Cracked Batteries and 55 gallon drums were removed from the parcel during clean-up in 2023.



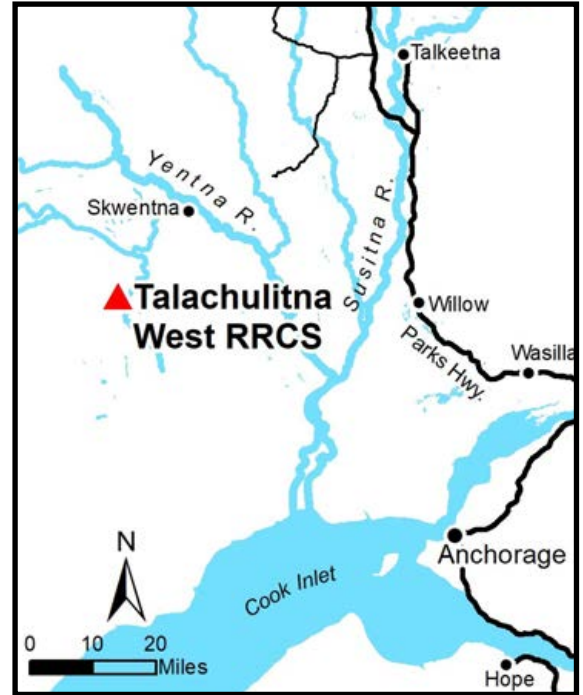




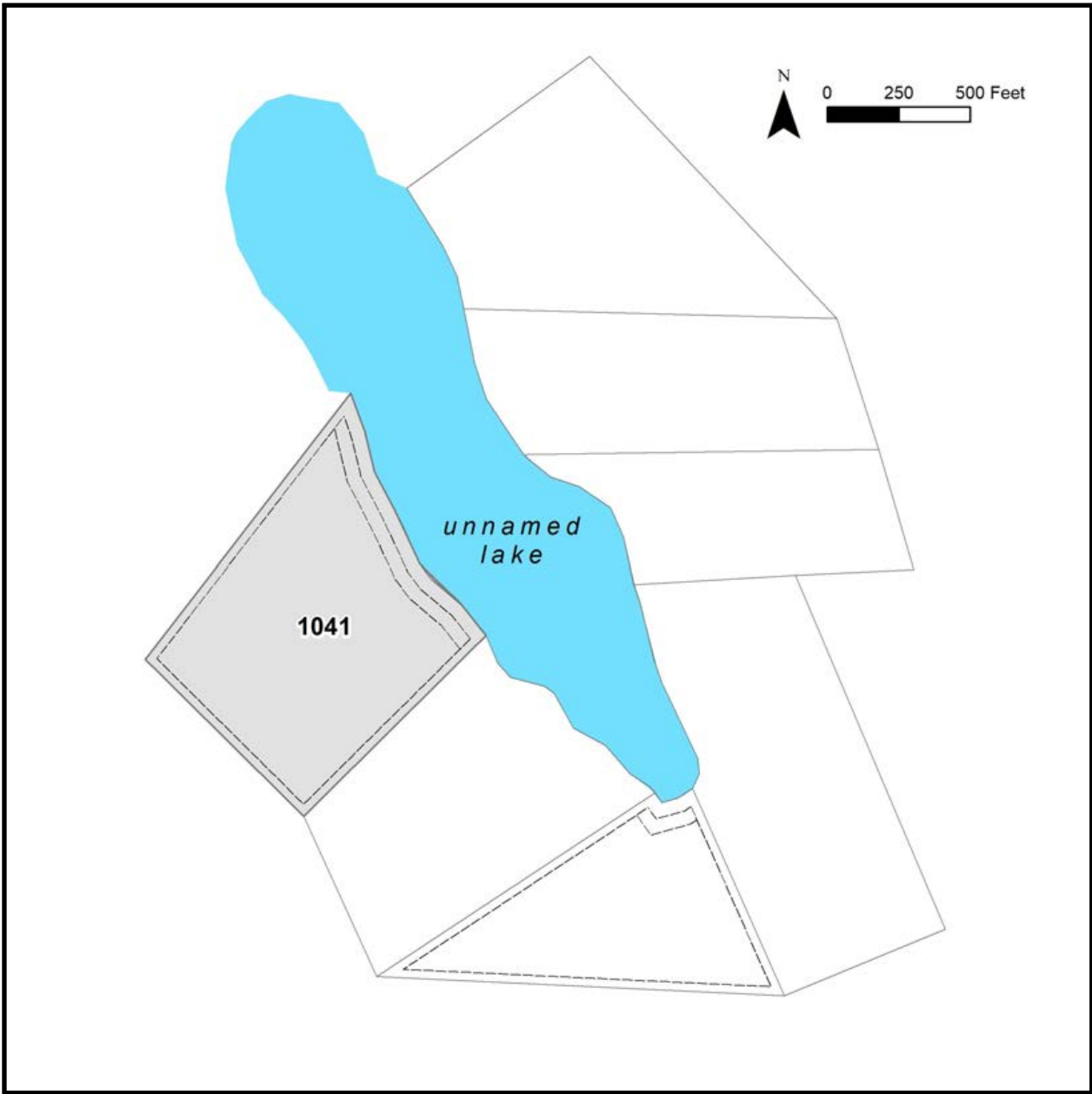
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1040	221255	3	2	2.66	\$82,000

**Note:** Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

# TALACHULITNA WEST RRCS



<b>Location</b>	Talachulitna West RRCS is approximately 19 miles southwest of Skwentna, 3.5 miles northwest of Hiline Lake, and 1.3 miles west of the Talachulitna River.
<b>Access</b>	Access to the area is by float or ski plane. The parcel is accessed directly from the unnamed lake.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This area is within the boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the Borough for more details.
<b>Fire</b>	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 50ft public access easement and 100ft building setback from the ordinary high water mark of the lake. There is also a 30ft public access easement along all lot lines.
<b>Survey and MTRS</b>	Talachulitna West RRCS is ASLS 2006-24, located in Section 5, Township 19 North, Range 12 West, Seward Meridian. The survey has been filed as Plat 2008-124 in the Anchorage Recording District.
<b>Rights-of-Way</b>	None.

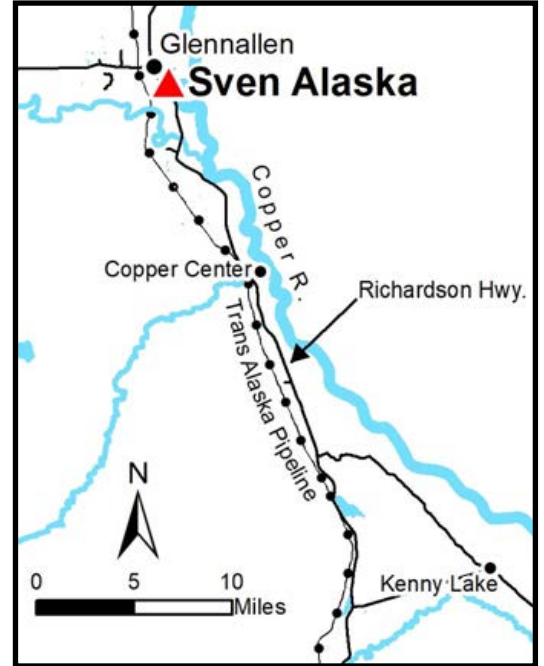


PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1041	229564	P	19.09	\$22,900

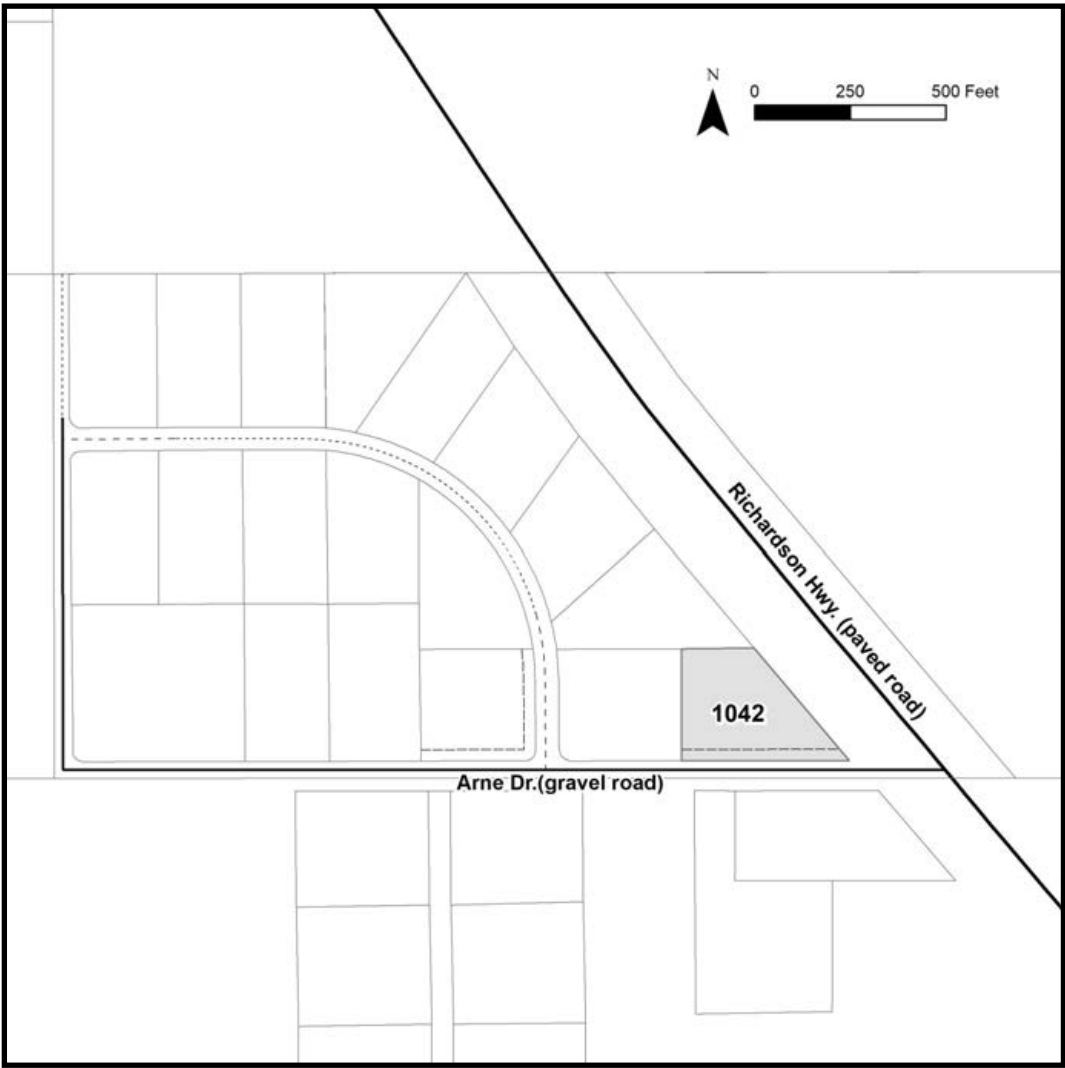
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# SVEN ALASKA



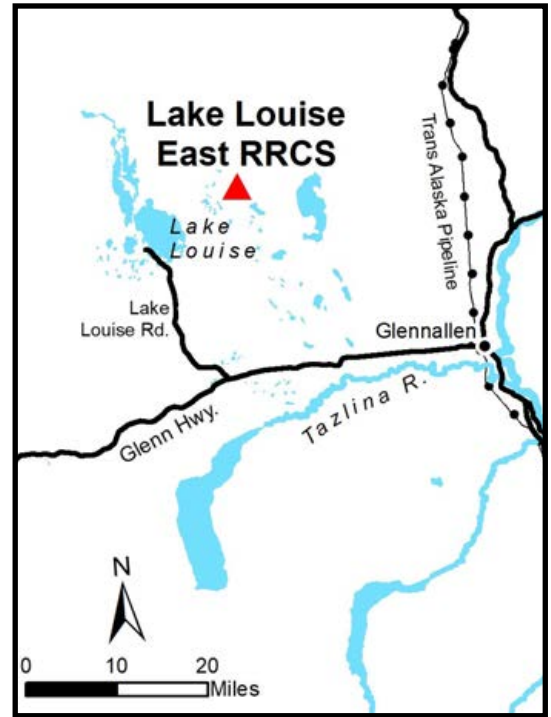
<b>Location</b>	Sven Subdivision is located near Glennallen, approximately 1.25 miles south of the Glenn and Richardson Hwy junction.
<b>Access</b>	The parcel has gravel road access from the Richardson Hwy to Arne Dr.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. Electricity is available along Arne Dr. Purchaser will be responsible for extending the existing lines at their own expense.
<b>Local Government</b>	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	<p>This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Direct access to this parcel from the Richardson Hwy is prohibited.</p>
<b>Restrictions</b>	<p>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.</p> <p>There is a 30ft utility easement along the south lot line (fronting Arne Dr).</p>
<b>Survey and MTRS</b>	Sven Alaska Subdivision survey is ASLS 2004-43 located in Section 29, Township 4 North, Range 1 West, Copper River Meridian. The survey has been recorded as plat 2007-4 in the Chitina Recording District.
<b>Rights-of-Way</b>	The right-of-way to this parcel is Arne Dr, a developed gravel road.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1042	230134	10	1	2.12	\$19,100

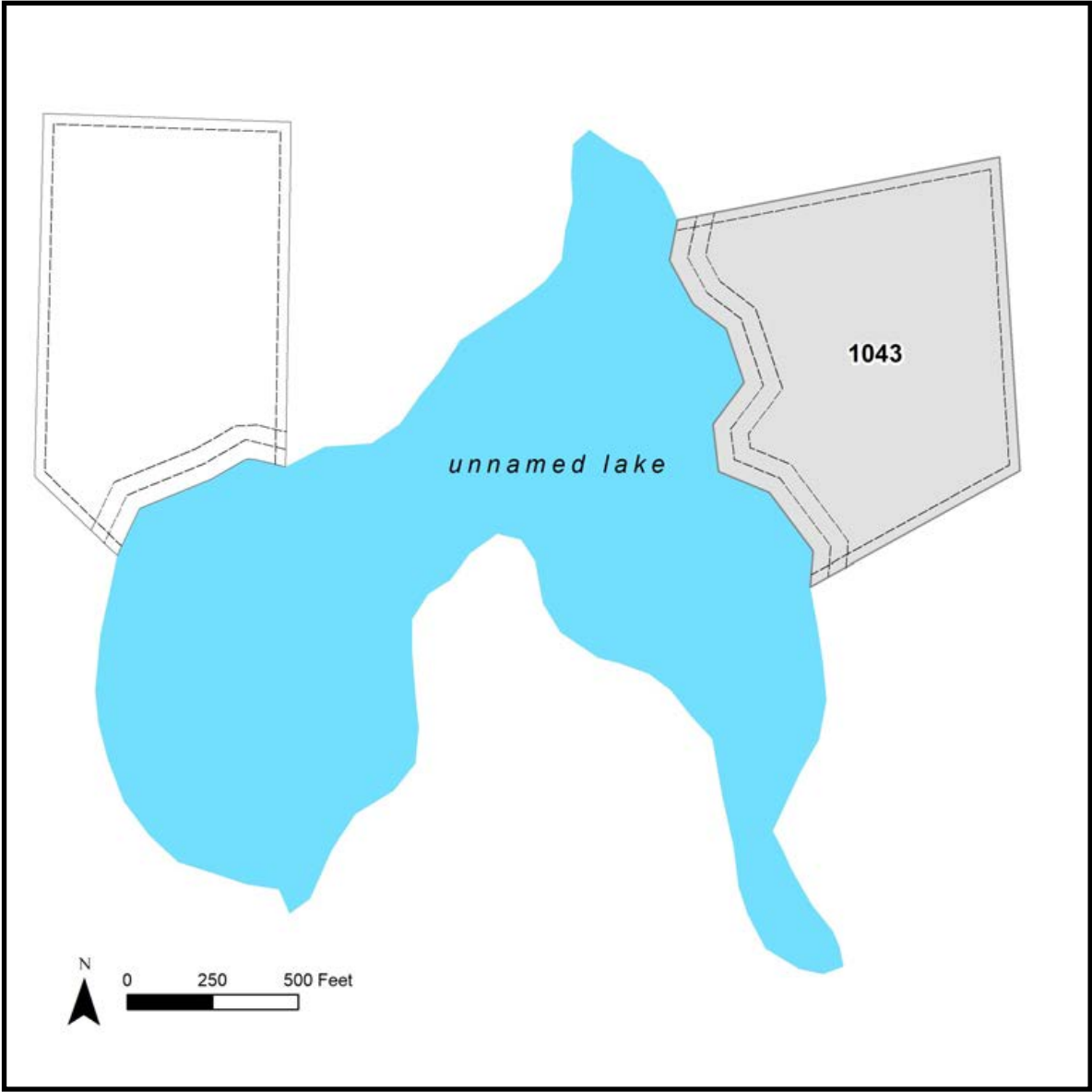
**Note:** Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

## LAKE LOUISE EAST RRCS



<b>Location</b>	Lake Louise East RRCS is approximately 7 miles northeast of the northeastern shoreline of Lake Louise and 31 miles northwest of Glennallen.
<b>Access</b>	Access to the parcel is by float/ ski plane to an unnamed lake northeast of Lake Louise. The parcel is accessed directly from the lake. Winter snowmachine access is also possible.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This area is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 50ft public access easement and a 100ft building setback from the ordinary high-water line of the lake. There is also a 30ft public access and utility easement along all other lot lines.
<b>Survey and MTRS</b>	Lake Louise East RRCS is ASLS 2007-23 located in Section 14, Township 7 North, Range 6 West, Copper River Meridian. The survey has been filed as Plat 2011-1 in the Chitina Recording District.
<b>Rights-of-Way</b>	None.

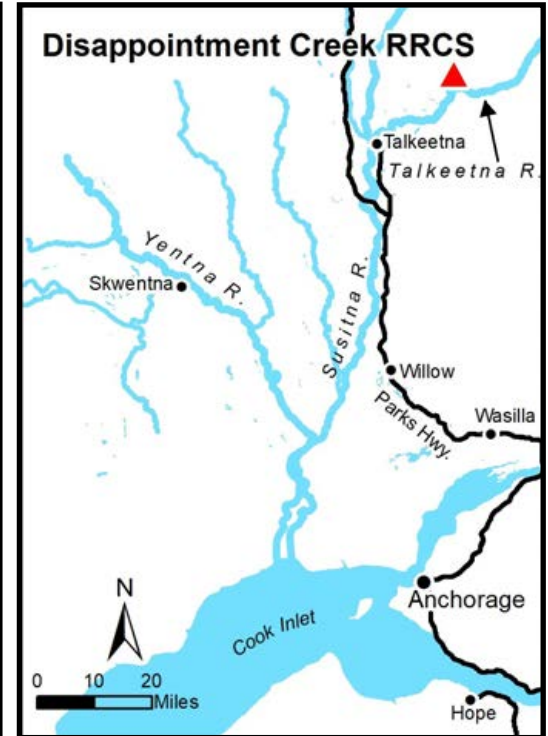




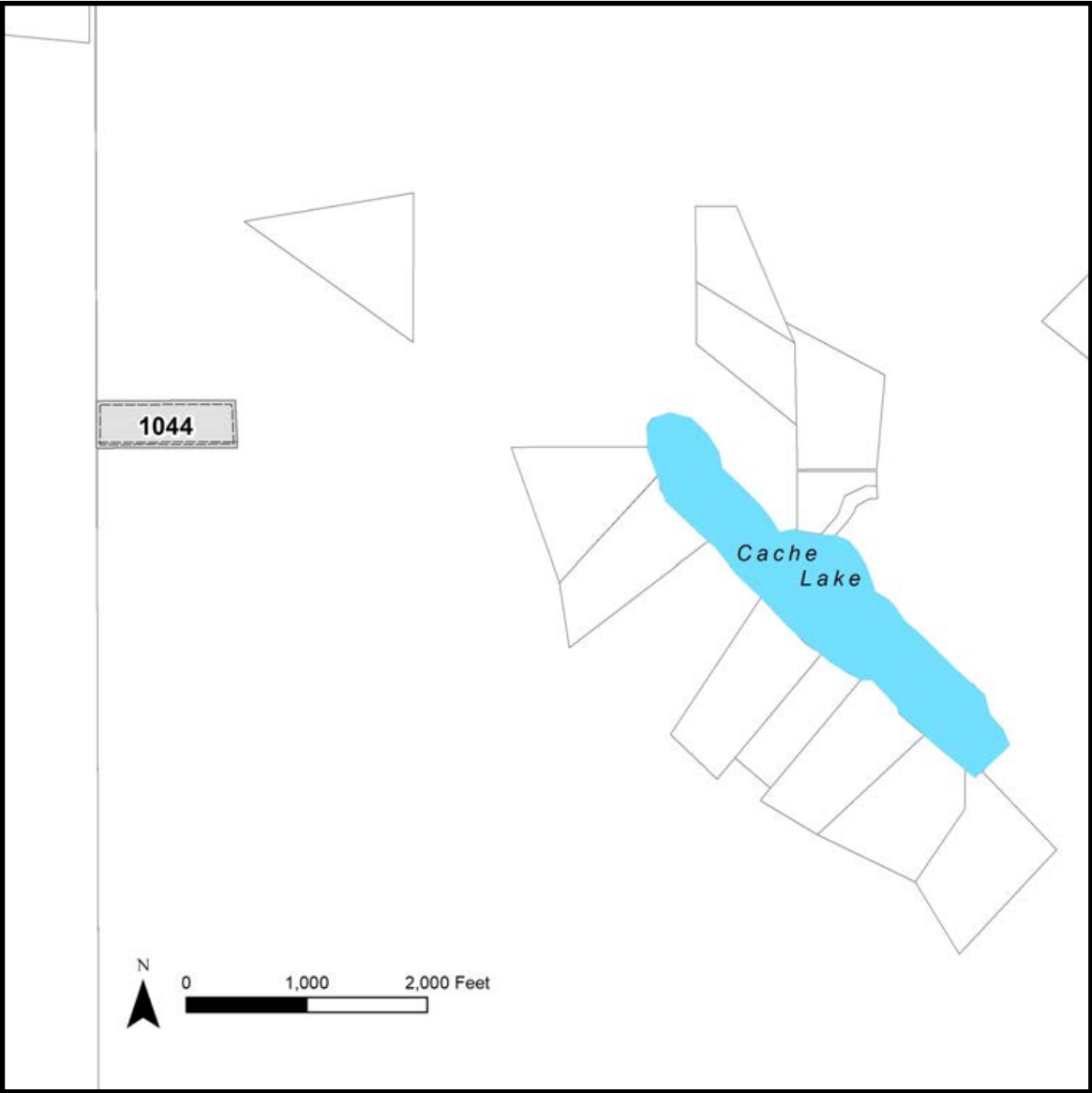
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1043	230244	7	20.00	\$36,000

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## DISAPPOINTMENT CREEK RRCS



<b>Location</b>	Disappointment Creek is approximately 16 miles northeast of Talkeetna.
<b>Access</b>	Primary access is via floatplane to area lakes, then overland to the parcel. There is a lake approximately 0.75 miles east of the parcel, and another approximately 1.5 miles south. Winter access may be possible by ski plane or snowmachine.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This area is within the boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details.
<b>Fire</b>	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	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 recorded separately. There is a 30ft public access and utility easement along interior lot lines, and a 50ft section line easement along the south and west lot lines. See plat for details.
<b>Survey and MTRS</b>	Disappointment Creek RRCS is ASLS 2009-4, located in Section 19, Township 28 North, Range 2 West, Seward Meridian. The survey has been filed as Plat 2012-11 in the Talkeetna Recording District.
<b>Rights-of-Way</b>	None.

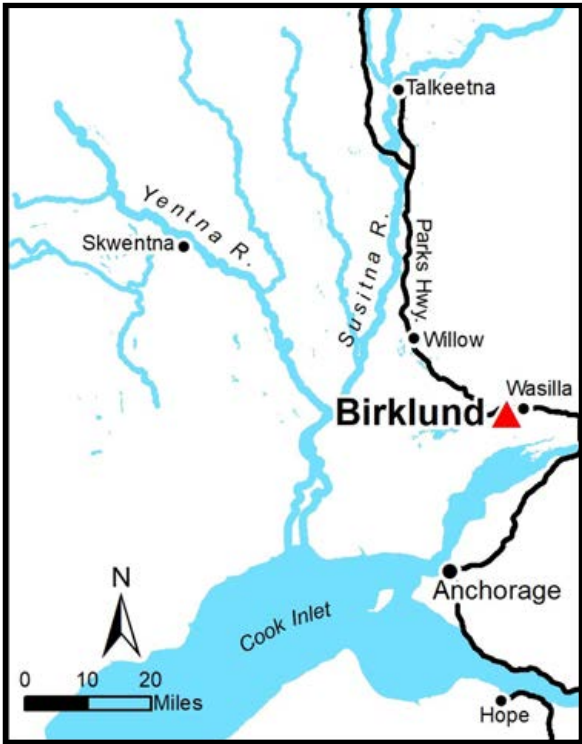


PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1044	230435	A	10.40	\$11,000

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# BIRKLUND ALASKA SUBDIVISION

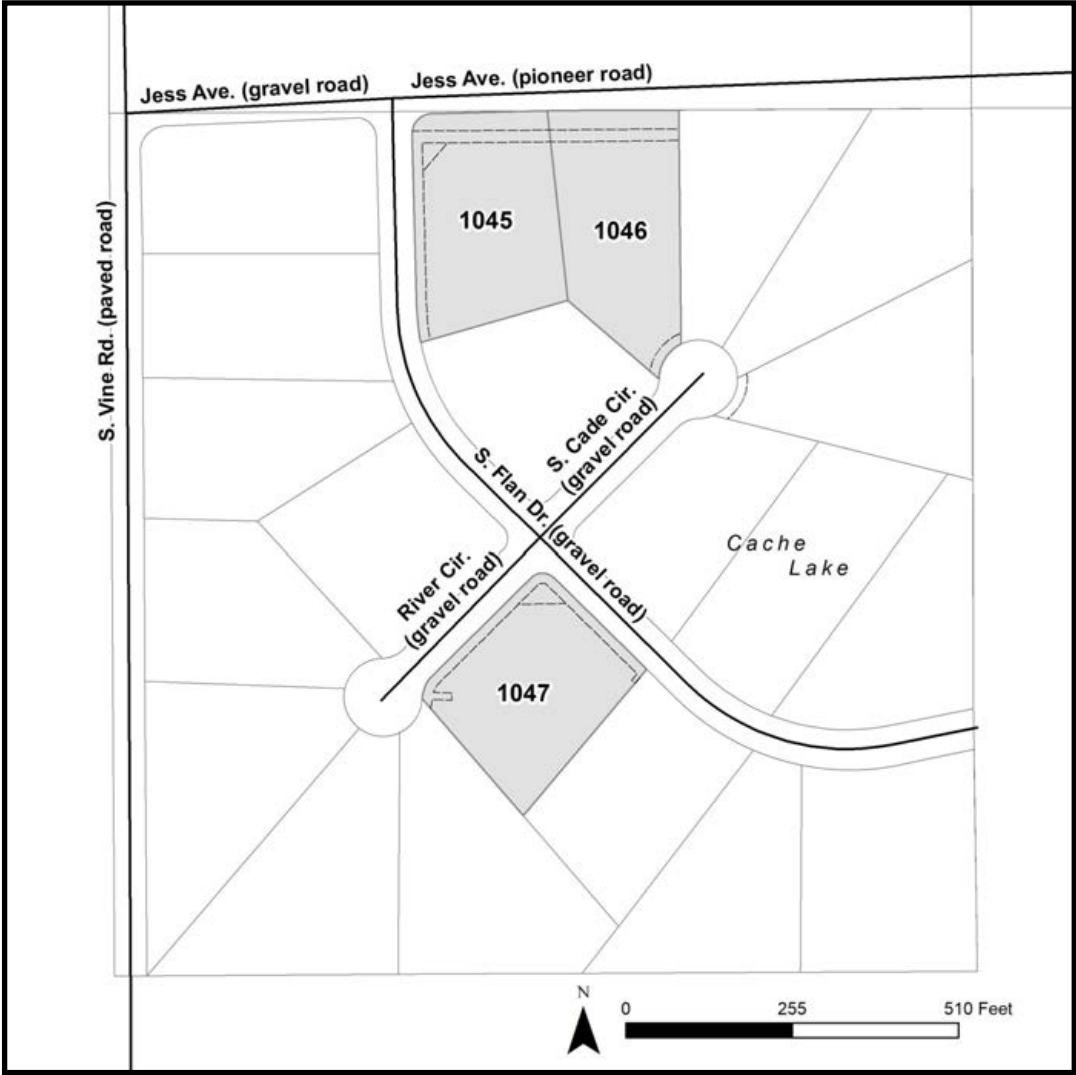


Location	Birklund is located approximately 5 miles west of downtown Wasilla, 1.5 miles south of Parks Hwy, just east of Vine Rd.
Access	Birklund has developed gravel road access. From the Parks Hwy travel south on Vine Rd for approximately 1.5 miles. Turn east onto W Jess Ave to enter the subdivision.
Utilities	Overhead electricity is located on Vine Rd. Purchasers will be responsible for extending the existing power lines at their own expense. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
Local Government	This area is within the boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details. This parcel is outside of the Wasilla city limits. There is currently no zoning for the subdivision.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</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 use easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. All parcels have a 15 ft utility easement along rights-of-way. Parcels 1045 and 1047 have a 70ft triangular utility easement in the corner of the lot for buried and overhead utilities (see Plat Note 6). Parcels 1045 and 1046 have a 30ft public use easement and 15ft utility easement that run along the north lot line. Please see plat for details.
Survey and MTRS	Birklund Alaska Subdivision is ASLS 2009-17, located in Section 14, Township 17 North, Range 2 West, Seward Meridian. The survey has been filed as Plat 2012-7 in the Palmer Recording District.
Rights-of-Way	All roads within the subdivision, S. Fian Dr, S. River Cir, and S. Cade Cir are developed gravel roads. Access to all parcels is from developed right of ways. No direct access from the parcels to Vine Rd or W. Jess Ave is permitted.

Notes

**These parcels are being sold as-is.** All parcels were previously under purchase contracts with DNR. **Parcels 1046 and 1047** underwent clean-up efforts to remove extensive trash and debris that was left on the properties. **Parcel 1046** contains at least one remaining pit from a rudimentary outhouse. **As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.**

These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1045	231327	2	1	1.58	\$48,000
1046	231328	3	1	1.52	\$48,000
1047	231343	9	2	1.51	\$48,000

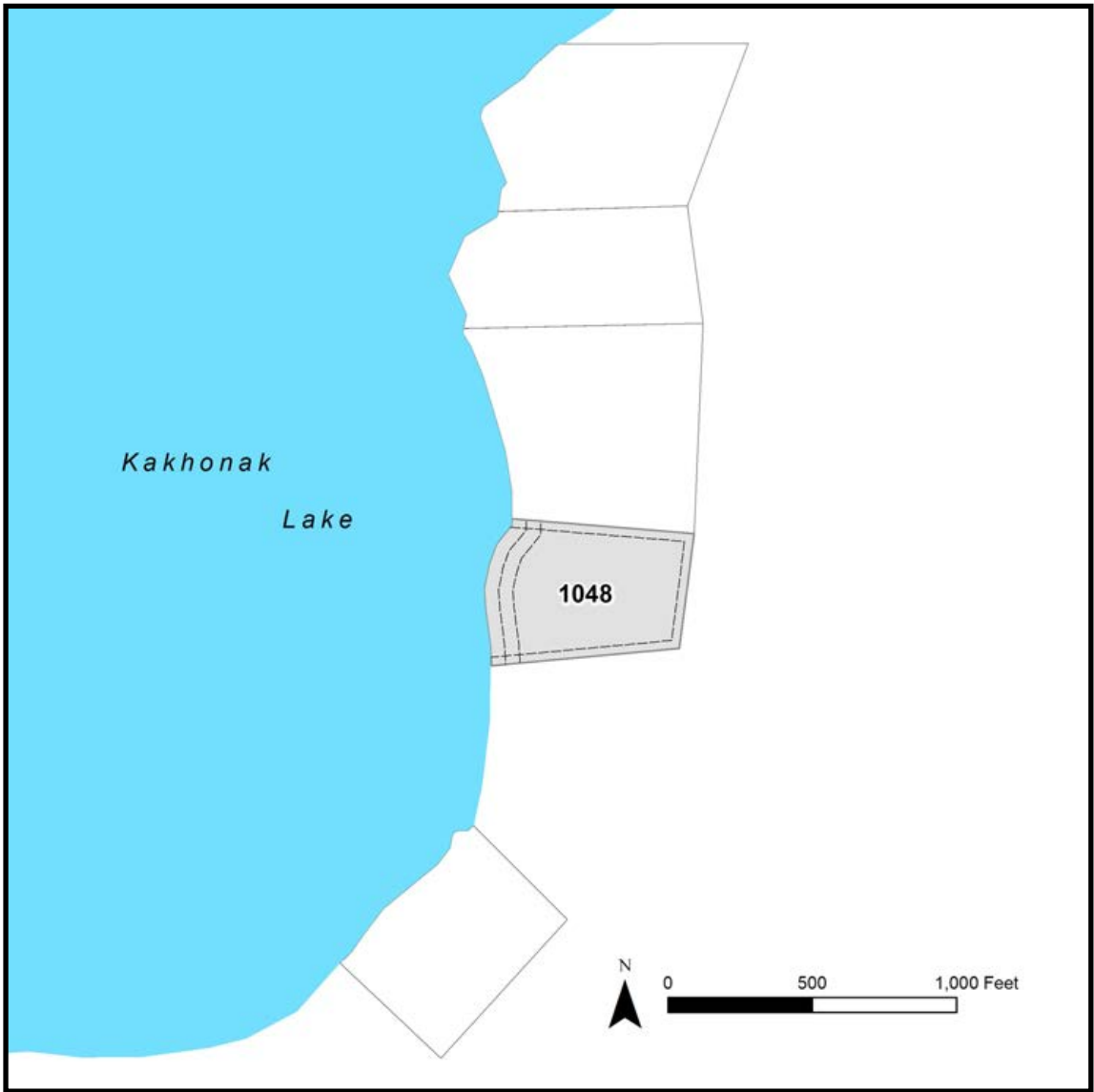
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## KAKHONAK LAKE RRCS



<b>Location</b>	Kakhonak Lake RRCS is located approximately 30 miles southwest of Iliamna and 90 miles west of Homer, on the Alaska Peninsula.
<b>Access</b>	Access is by floatplane to Kakhonak Lake. There is no practical overland access to this parcel.
<b>Tentatively Approved</b>	Kakhonak Lake RRCS is located on Tentatively Approved land, please see the <i>Tentatively Approved Lands</i> section for details.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see 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.
<b>Local Government</b>	This area is within the boundary of the Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions. Please check with the borough for details of current ordinances.
<b>Fire</b>	This area is in Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
<b>Notes</b>	<p>The ordinary high-water mark of Kakhonak Lake forms the true bounds of the west lot line of the parcel.</p> <p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>
<b>Restrictions</b>	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. There is a 100 ft building setback from Kakhonak Lake, and a 30 to 50ft public access and utility easement along all lot lines. Please see plat for details.
<b>Survey and MTRS</b>	Kakhonak Lake RRCS is survey ASLS 2013-16, located in Section 6, Township 8 South, Range 28 West, Seward Meridian. The survey has been recorded as plat 2015-3 in the Iliamna Recording District.
<b>Rights-of-Way</b>	None. Legal access to the lot is from the water of Kakhonak Lake.

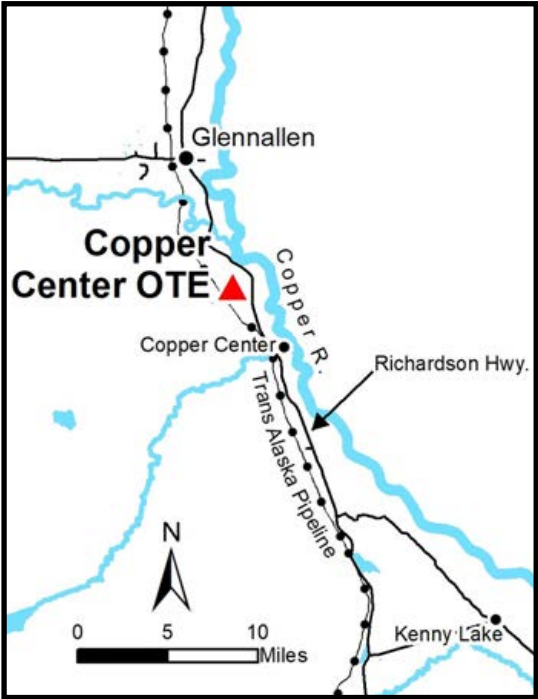




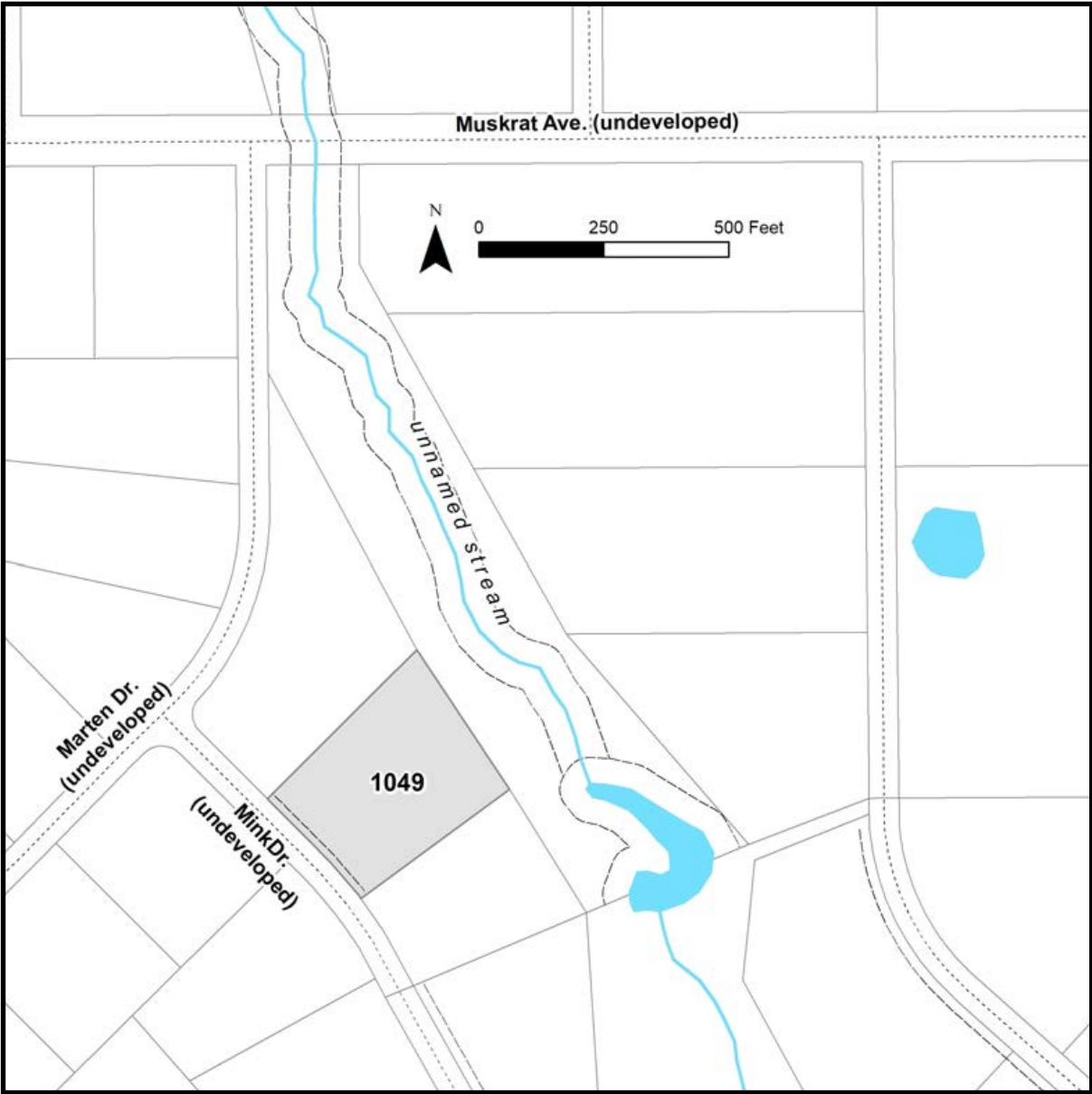
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1048	231401	I	6.92	\$27,700

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# COPPER CENTER OTE



Location	The parcel is located 7.75 miles south of Glennallen and approximately 0.5 miles south of the Intersection of the Richardson Hwy and Old Richardson Hwy.
Access	Access to the parcel is from the Richardson Hwy then via the platted but undeveloped rights-of-way within the subdivision. The parcel is approximately 1.5 miles west of the Richardson Hwy.
Utilities	Electricity is not available to any of the lots within the subdivision. No public water or sewer system is available. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
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 recorded separately. There is a 15ft public utility easement along the platted right-of-way on the southwest lot line. All public utility anchor easements are 15ft by 30ft.
Survey and MTRS	Copper Center OTE is ASLS 79-42, located in Section34, Township 3 North, Range 1 West, Copper River Meridian. The survey has been filed as Plat 79-17 in the Chitina Recording District.
Rights-of-Way	Rights-of-way within the subdivision are undeveloped.

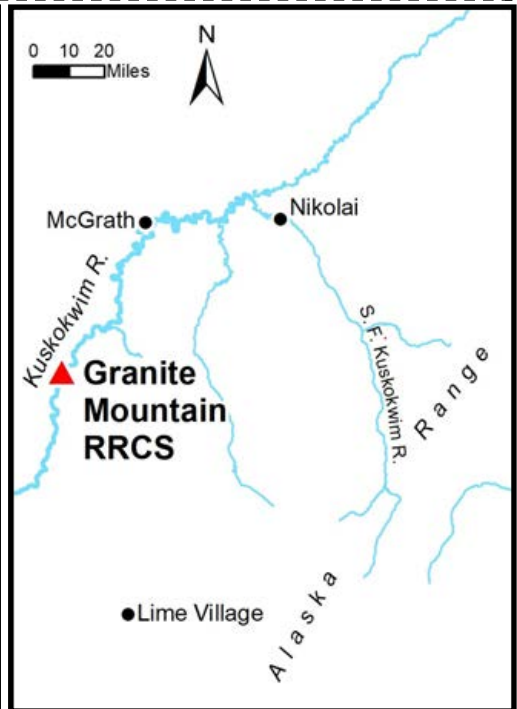


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1049	232488	2	14	2.71	\$5,800

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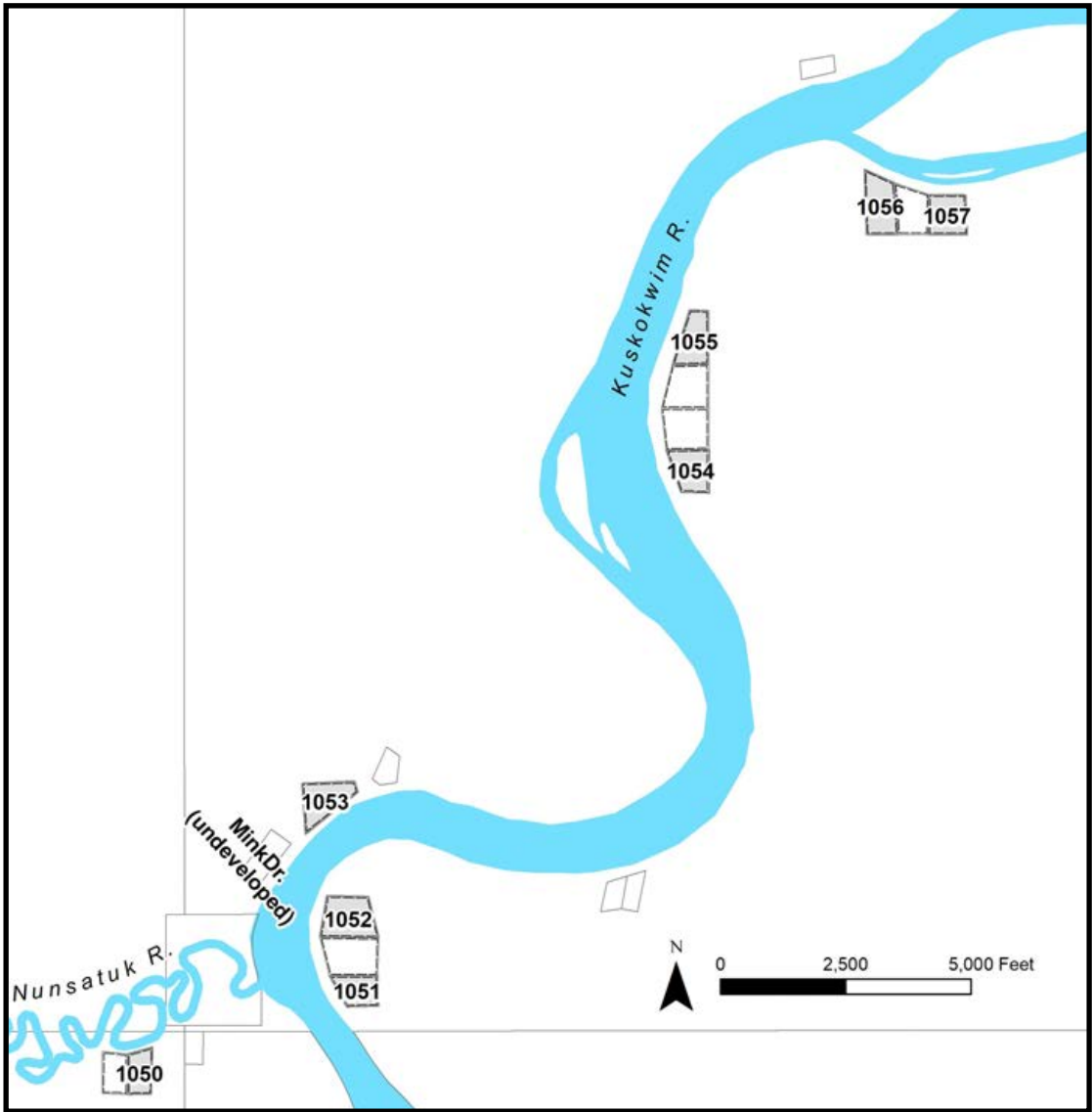


# GRANITE MOUNTAIN RRCS



<b>Location</b>	Granite Mountain is located on the Kuskokwim River approximately 50 air miles southwest of McGrath and 38 air miles northeast of Stony River. The area covers a span of approximately 5.5 miles along the Kuskokwim River.
<b>Access</b>	Access is by river boat or snowmachine along the Kuskokwim River, or by bush/floatplane. The nearest airports are located at Stony River and McGrath. Air travel requires landing on either water or river gravel bars.
<b>Tentatively Approved</b>	These parcels are located on Tentatively Approved land. See the <i>Tentatively Approved Lands</i> section of this brochure.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	The subdivision is within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. Parcel 1053 was formerly a short-term RRCS lease. There are no known improvements on the property.
<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, 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. All parcels have 30ft public access and utility easement around all lot lines. Parcels 1054 & 1055 have a 50ft section line easement along the east lot lines. Parcels 1056 & 1057 have a 50ft section line easement along the south lot lines. Please see plat for details.
<b>Survey and MTRS</b>	Granite Mountain is survey ASLS No. 2019-01, located in Sections 1, 16, 20, and 31, Townships 25 and 26 North, Ranges 37 and 38 West, Seward Meridian. The survey has been recorded as plat 2021-1 in the Kuskokwim recording district.

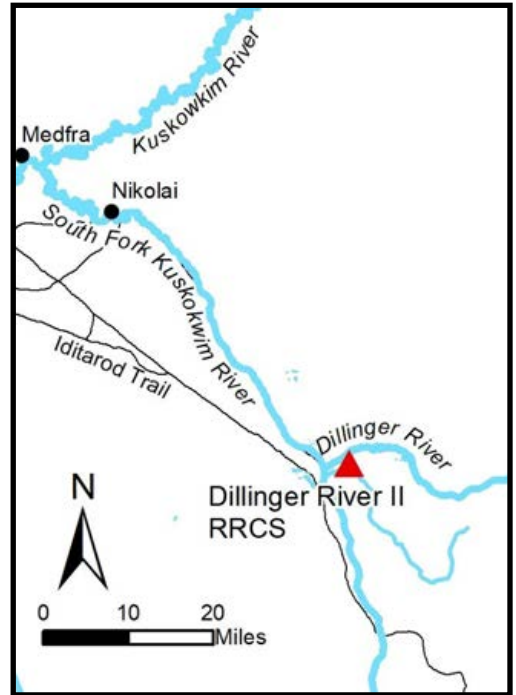
<b>Rights-of-Way</b>	None. Legal access is from the Kuskokwim and Nunsatuk Rivers, and overland across unreserved State-owned land.
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PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1050	233015	B	9.53	\$13,300
1051	233016	D	11.13	\$20,300
1052	233018	F	18.87	\$27,100
1053	233011	H	15.47	\$26,300
1054	233019	L	13.72	\$23,200
1055	233022	O	13.55	\$22,900
1056	233023	P	16.13	\$25,800
1057	233025	R	13.60	\$23,000

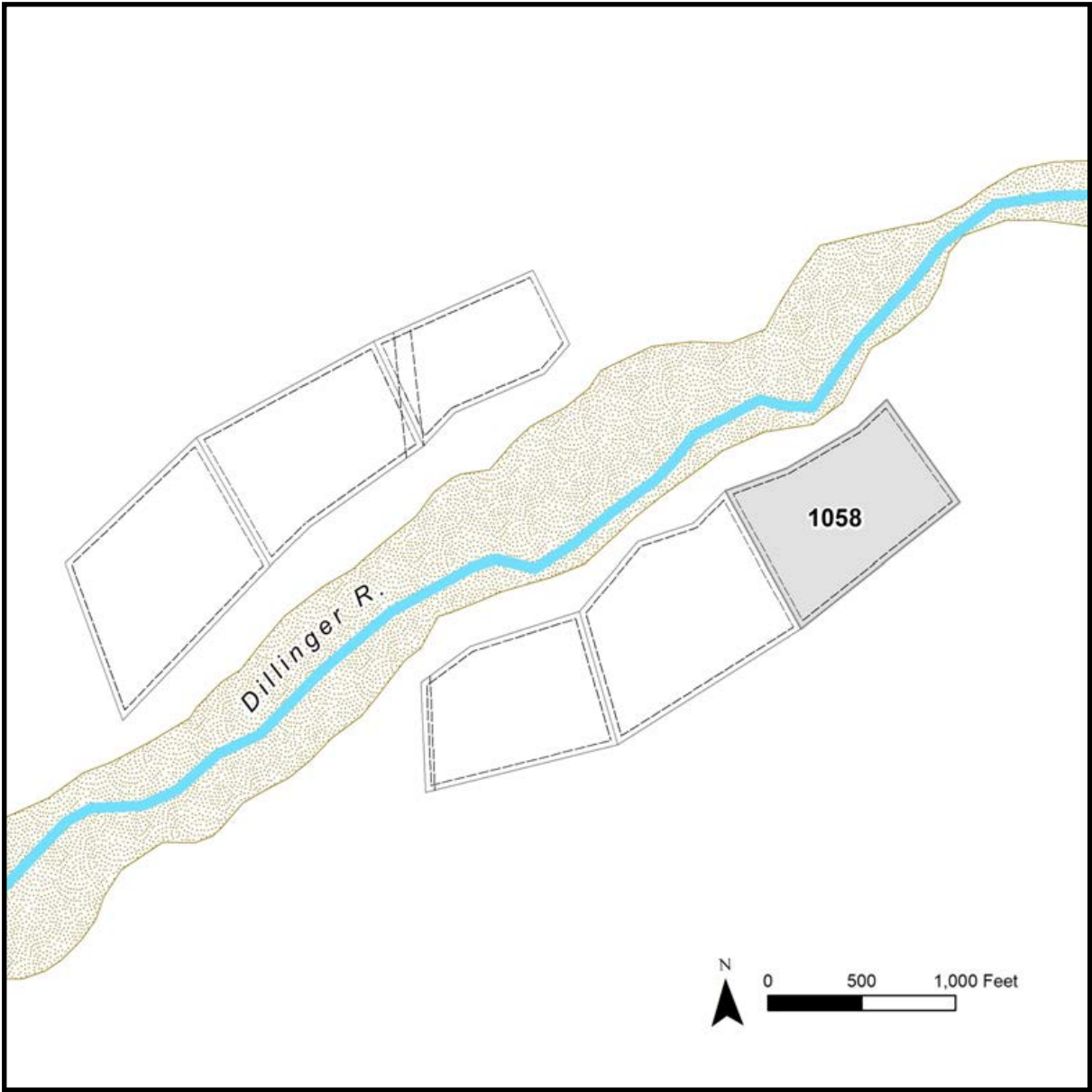
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## DILLINGER RIVER II RRCS



<b>Location</b>	Dillinger River II RRCS is approximately 69 air miles southeast of McGrath on the south bank of the Dillinger River. The parcel is approximately 1.5 miles east of the confluence of the Dillinger River and the South Fork of the Kuskokwim.
<b>Access</b>	Primary summer access is via wheeled plane to area gravel bars, then overland to parcel. Winter access is via ski plane. Snow machine access may be possible. There are known trap line trails and a tractor trail north of the Dillinger River.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This area is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	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 recorded separately. The parcel has a 30ft public access and utility easement along all interior lot lines. There is a 50ft public access easement along the ordinary high water line. See plat for detail.
<b>Survey and MTRS</b>	Dillinger River II RRCS is survey ASLS 2016-8, located in Section 23, Township 29 North, Range 23 West, Seward Meridian. The survey has been recorded as plat 2018-2 in the Mt. McKinley Recording District.
<b>Rights-of-Way</b>	None. Legal access to the parcel is from the Dillinger and the South Fork of the Kuskokwim rivers and/or overland across unreserved State-owned land.

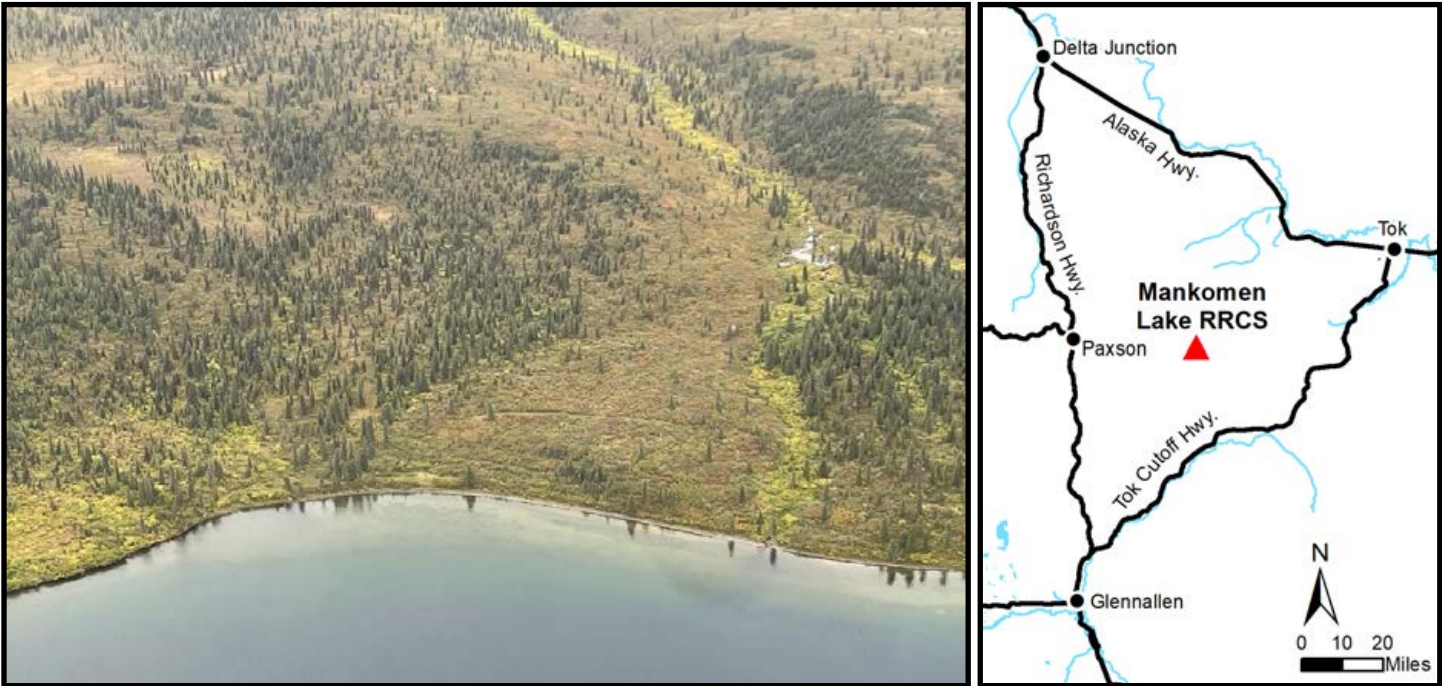




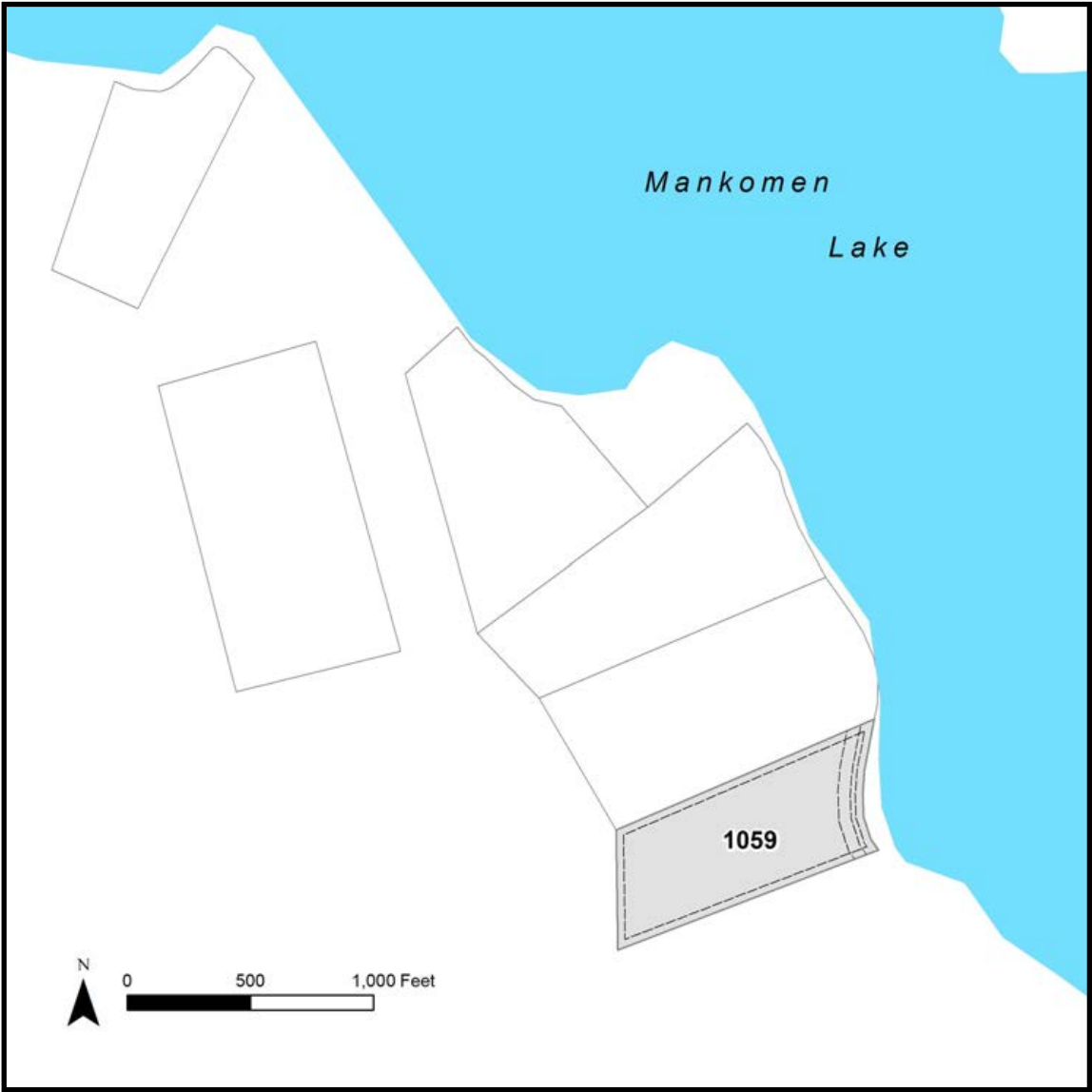
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1058	233145	K	16.85	\$22,700

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# MANKOMEN LAKE RRCS



Location	Mankomen Lake RRCS is located approximately 65 miles northeast of Glennallen, and 25 miles northwest of Mentasta Lake.
Access	Primary access to the area is by float or ski plane to Mankomen Lake. It may be possible to access the area via snowmachine during the winter.
Tentatively Approved	Mankomen Lake RRCS is located on Tentatively Approved land, please see the <i>Tentatively Approved Lands</i> section for details.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>This property parcel was formerly a short term RRCS lease. There are no known improvements on the property.</p>
Restrictions	<p>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 recorded separately.</p> <p>There is a 30ft public access and utility easement around all lot lines, a 50ft public access easement along the shoreline of Mankomen Lake, and a 100ft building setback from the ordinary high water mark of the lake.</p>
Survey and MTRS	Mankomen Lake RRCS is ASLS 2022-09, located in Section 18, Township 14 North, Range 5 East, Copper River Meridian. The survey has been filed as Plat 2024-14 in the Chitina Recording District.
Rights-of-Way	None. Legal access to the parcel is from the water of Mankomen Lake or overland across unreserved State-owned land.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1059	233534	I	11.92	\$55,000

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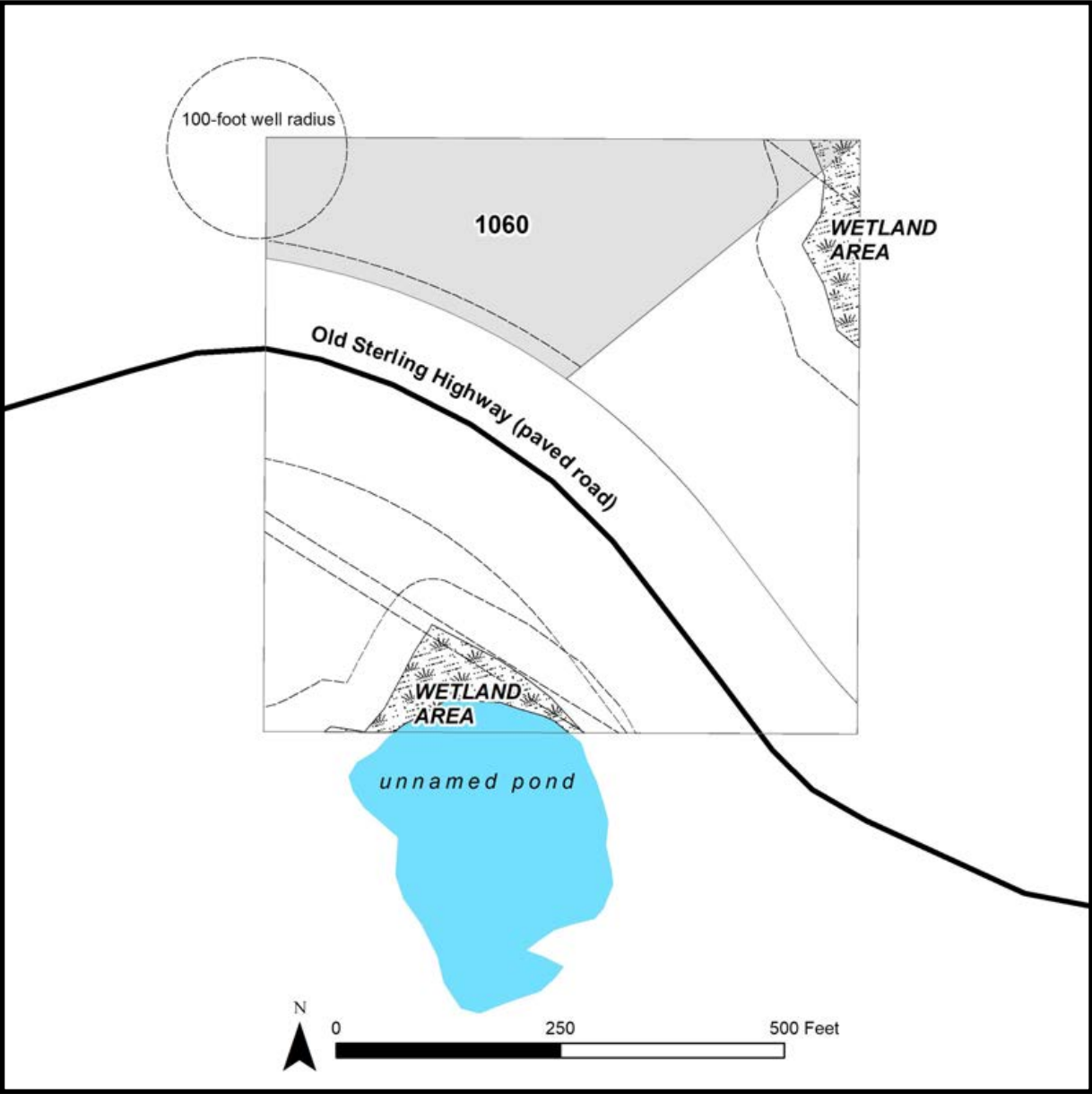


# OLD STERLING HIGHWAY NORTH



<b>Location</b>	Old Sterling Highway North is located approximately 6 road miles southeast of Anchor Point and 10 miles northwest of Homer. The parcel is along the Old Sterling Hwy, approximately 2.6 miles north of the southern intersection of the Old Sterling Hwy and the New Sterling Hwy.
<b>Access</b>	Access is from the north side of the Old Sterling Hwy, approximately 2.6 miles north of the intersection of the Old Sterling Hwy and the New Sterling Hwy. The parcel does not have constructed driveway access. Driveway access will require a permit from DOT/PF.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. This area is currently served by Homer Electric Association. Electric and natural gas lines are located along the Old Sterling Hwy. Purchasers will be responsible for extending electric and natural gas lines to the parcel.
<b>Local Government</b>	This area is within the boundaries of the Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under <i>Restrictions</i> . Please check with the Borough for more details. There is currently no zoning for the subdivision.
<b>Fire</b>	The subdivision is in a Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. The Division of Forestry notes that due to extensive spruce bark beetle kill, some areas of the Kenai Peninsula face extremely serious wildfire hazard potential.
<b>Notes</b>	<p>A 100ft well radius from an adjacent property extends onto this property. This may affect the placement of a septic or wastewater disposal system on this parcel. Please see plat and contact the Alaska Department of Environmental Conservation for details.</p> <p>This parcel contains apparent wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>
<b>Restrictions</b>	Easements affecting this parcel, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 20ft utility easement and building setback along the lot line fronting the Old Sterling Hwy. There is a 100ft utility easement and a 50ft building setback across the northeast corner of the property. Please see plat for details.

Survey and MTRS	Old Sterling Highway North is survey ASLS 2018-29, located in Section 24, Township 5 South, Range 15 West, Seward Meridian. The survey has been recorded as Plat 2020-31 in the Homer Recording District.
Rights-of-Way	Access to the parcel is from Old Sterling Hwy. The parcel does not have constructed driveway access.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1060	233755	1	1	2.41	\$35,000

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# TIP LEVARG



Location	Tip Levarg Subdivision is approximately 14 miles south of Soldotna and 1 mile southwest of the Kasilof River, off Cohoe Loop Rd.
Access	Tip Levarg is accessed from the west side of the Sterling Hwy near milepost 111, then approximately a one mile north on Cohoe Loop Rd. From Cohoe Loop Rd, Tehama Ave provides access into the subdivision. Parcels are accessed directly from interior gravel roads.
Utilities	Overhead electric service runs along Cohoe Loop Rd. Electric service and natural gas do not extend into the subdivision. Prospective purchasers may need to extend lines at their own expense. This area is currently served by Homer Electric Association (HEA) and ENSTAR Natural Gas Company. Alaska Communications provides phone and internet service. There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details.
Local Government	This area is within the boundaries of the Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under <i>Restrictions</i> . Please check with the borough for details. There is currently no zoning for the subdivision.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. This subdivision is within Kenai Peninsula Borough's Central Emergency Service Area.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Crooked Creek is approximately 500ft east of the subdivision. Some areas surrounding Crooked Creek have been designated by FEMA as a flood hazard area district. See plat for details.</p> <p>Parcel 1088 (Lot 12 in Block 5) &amp; Parcel 1074 (Lot 15 in Block 4) may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of Alaska Department of Environmental Conservation. See plat for details.</p>





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 recorded separately. There is a 20 ft building setback and utility easement along rights-of-way.
Survey and MTRS	Tip Levarg is ASLS 2021-25, located in Section 36, Township 3 North, Range 12 West, Seward Meridian. The survey has been filed as Plat 2023-10 in the Kenai Recording District.
Rights-of-Way	Direct access from Cohoe Loop Road is not permitted unless approved by DOT & PF. Tehama Ave, Potbelly Stove Rd, Roe Cir, and Quintin Cir are developed gravel roads and provide access to the parcels. Naiad Dr and Barrel Stove St are undeveloped.

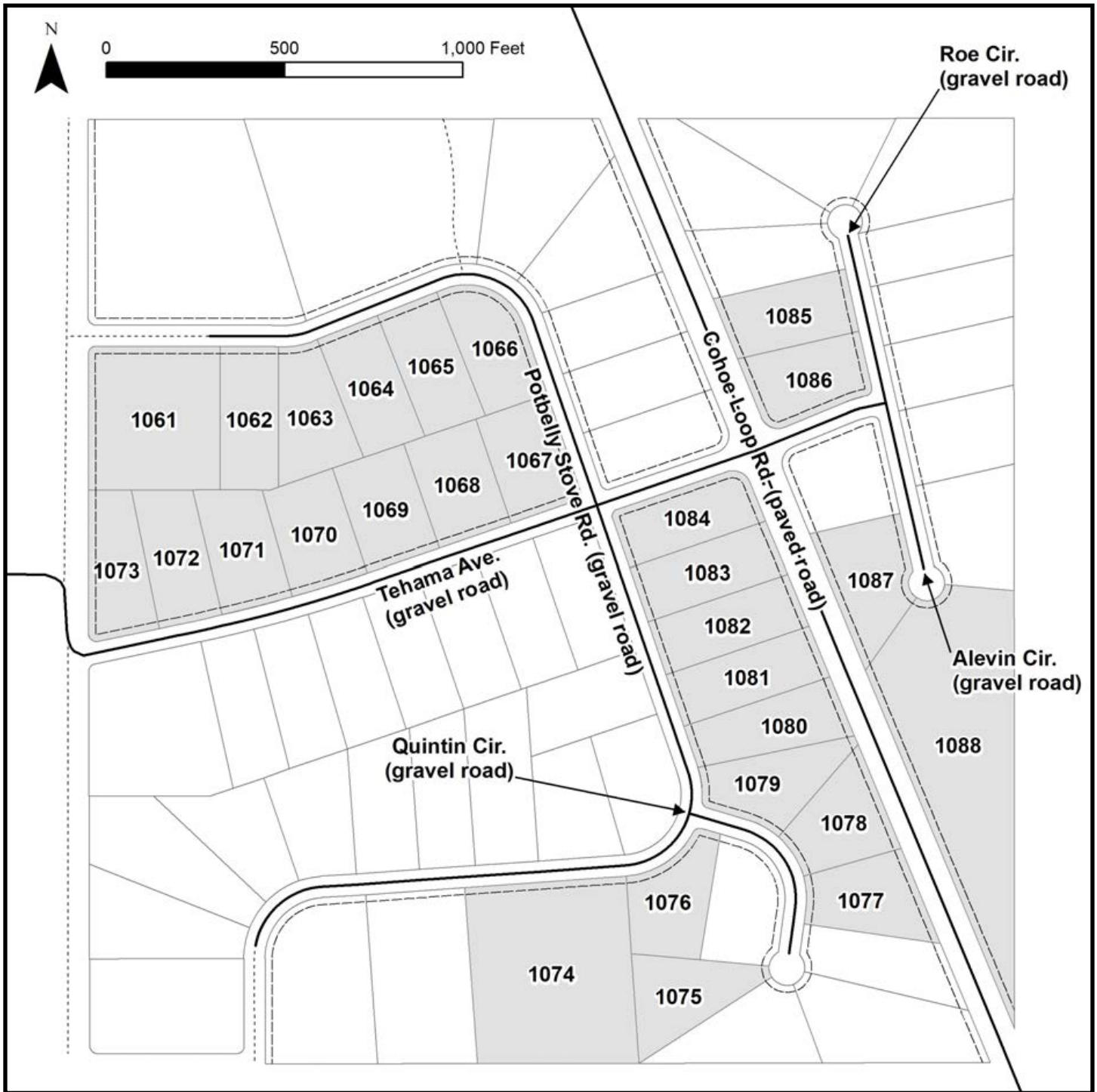


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## TIP LEVARG, CONTINUED

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1061	234451	1	2	3.39	\$33,900
1062	234452	2	2	1.50	\$17,400
1063	234453	3	2	1.50	\$17,400
1064	234454	4	2	1.50	\$17,400
1065	234455	5	2	1.50	\$17,300
1066	234456	6	2	1.50	\$17,300
1067	234457	7	2	1.50	\$17,400
1068	234458	8	2	1.50	\$17,400
1069	234459	9	2	1.50	\$17,300
1070	234460	10	2	1.50	\$17,400
1071	234461	11	2	1.50	\$17,400
1072	234462	12	2	1.50	\$17,500
1073	234463	13	2	1.50	\$17,500
1074	234492	15	4	5.29	\$53,000
1075	234349	12	4	1.50	\$17,100
1076	234351	14	4	1.50	\$17,200
1077	234345	8	4	1.50	\$19,500
1078	234344	7	4	1.50	\$19,500
1079	234343	6	4	1.50	\$19,500
1080	234342	5	4	1.50	\$19,500
1081	234341	4	4	1.50	\$19,500
1082	234340	3	4	1.50	\$19,500
1083	234339	2	4	1.50	\$19,500
1084	234338	1	4	1.50	\$19,500
1085	234355	2	5	1.50	\$19,500
1086	234354	1	5	1.50	\$19,500
1087	234366	13	5	1.70	\$19,600
1088	234365	12	5	6.48	\$59,700

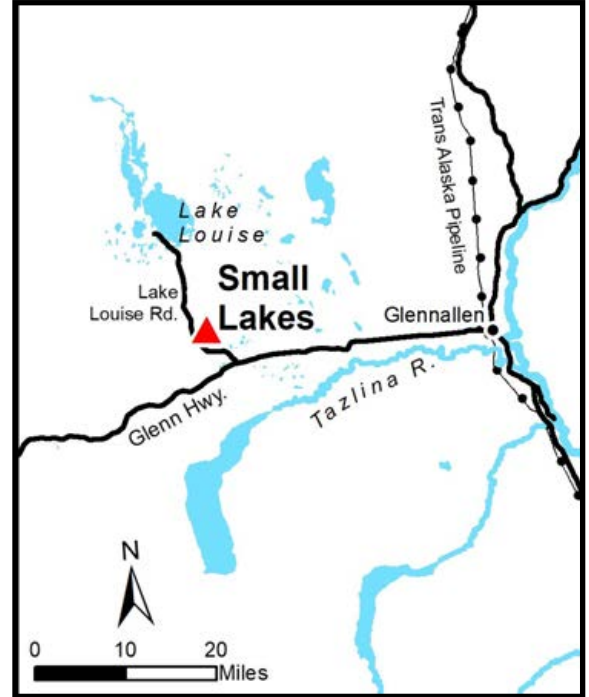




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## SMALL LAKES



<b>Location</b>	The Small Lakes Subdivision is located 32 miles west of Glennallen. All parcels are located east of Lake Louise Rd. The southern portion of the subdivision starts at mile 5 of Lake Louise Rd.
<b>Access</b>	<p>There are several access points into the subdivision. Old Lake Louise Rd heads eastward into the subdivision at approximately mile 5 of the Lake Louise Rd. Old Lake Louise Rd provides gravel road access to Parcels 1092-1097.</p> <p>Two trails provide access to a majority of the parcels within Block 1. Parcel 1091 is approximately 300ft from the southern trail. Parcel 1090 is approximately 1,300ft from either trail. A third trail reserves legal access to Parcels 1090 &amp; 1091, however this trail has been infrequently used and has become overgrown. This trail or nearby access easements would need to be improved to provide ATV access to these parcels.</p> <p>An ATV trail near mile 7 of Lake Louise Rd provides access to Parcel 1089. This ATV trail is also the route used to access Parcels 1098-1107 in Block 5. To access Block 5 head east for approximately 2.2 miles then turn south along a seismic trail for approximately 0.75 miles.</p> <p>There are multiple privately owned properties in this area. Legal access to these parcels is along surveyed trails (shown on the plat) that are within public access easements.</p>
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Lake Louise Rd is maintained in the winter, but Old Lake Louise Rd is not.</p> <p>Tract S2, along Old Lake Louise Rd, is reserved as a parking/ staging area.</p>

<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and section-line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. Most parcels have 30ft public access easements and/or 50ft section lines easements along various lot lines. Please see the plat for details.
<b>Survey and MTRS</b>	Small Lakes Subdivision is ASLS 2021-02, located in Section(s) 11, 13, & 14, Township 4 North, Range 7 West, Copper River Meridian. The survey has been filed as Plat 2023-4 in the Chitina Recording District.
<b>Rights-of-Way</b>	Old Lake Louise Rd is a gravel road. The other rights-of-way within the subdivision range from developed ATV trails to undeveloped public access easements.



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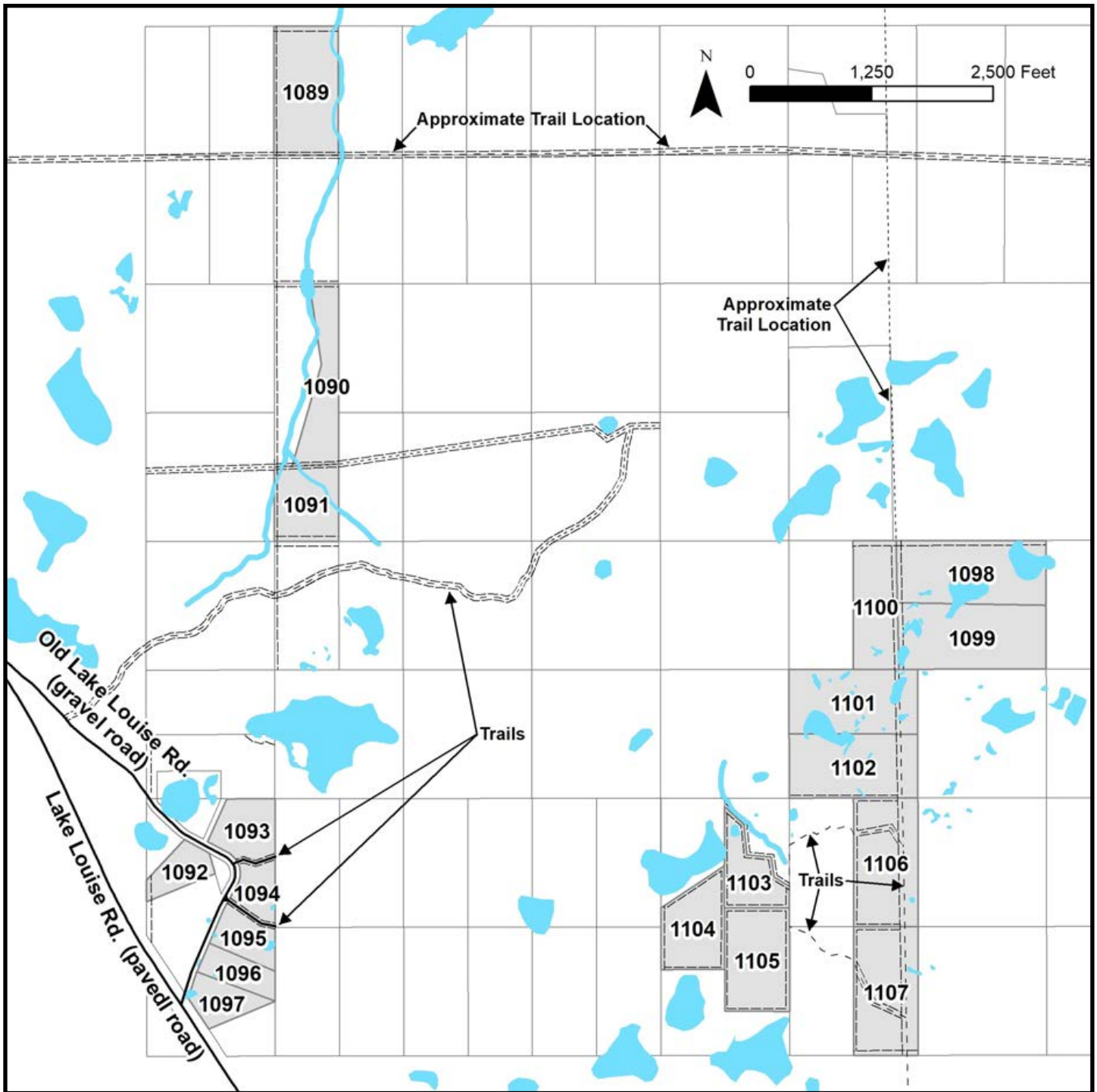


## SMALL LAKES, CONTINUED

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1089	234368	1	1	20.09	\$24,100
1090	234371	4	1	12.02	\$13,700
1091	234372	5	1	14.87	\$18,600
1092	234383	1	3	5.37	\$35,400
1093	234377	3	2	8.34	\$42,500
1094	234378	4	2	5.40	\$32,400
1095	234379	5	2	6.39	\$36,400
1096	234380	6	2	5.60	\$33,600
1097	234381	7	2	6.02	\$36,100
1098	234505	1	5	22.84	\$26,000
1099	234506	2	5	23.34	\$29,600
1100	234507	3	5	13.82	\$19,900
1101	234508	4	5	20.00	\$20,800
1102	234509	5	5	20.01	\$22,600
1103	234510	6	5	17.03	\$23,500
1104	234511	7	5	12.92	\$16,000
1105	234512	8	5	16.08	\$21,800
1106	234514	10	5	20.00	\$19,200
1107	234513	9	5	20.02	\$17,600

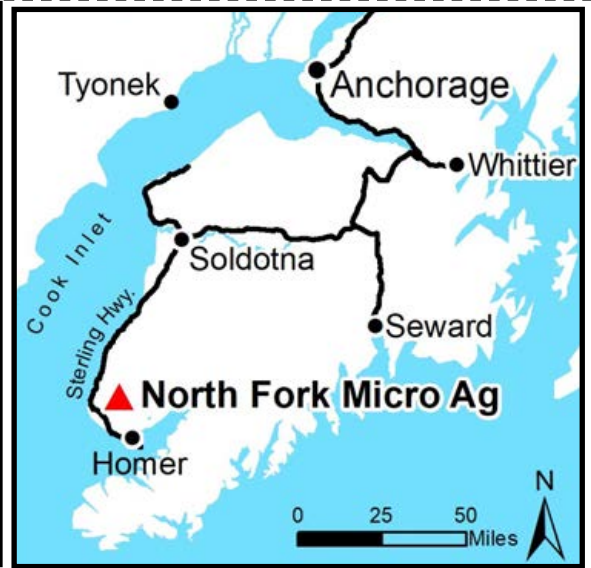






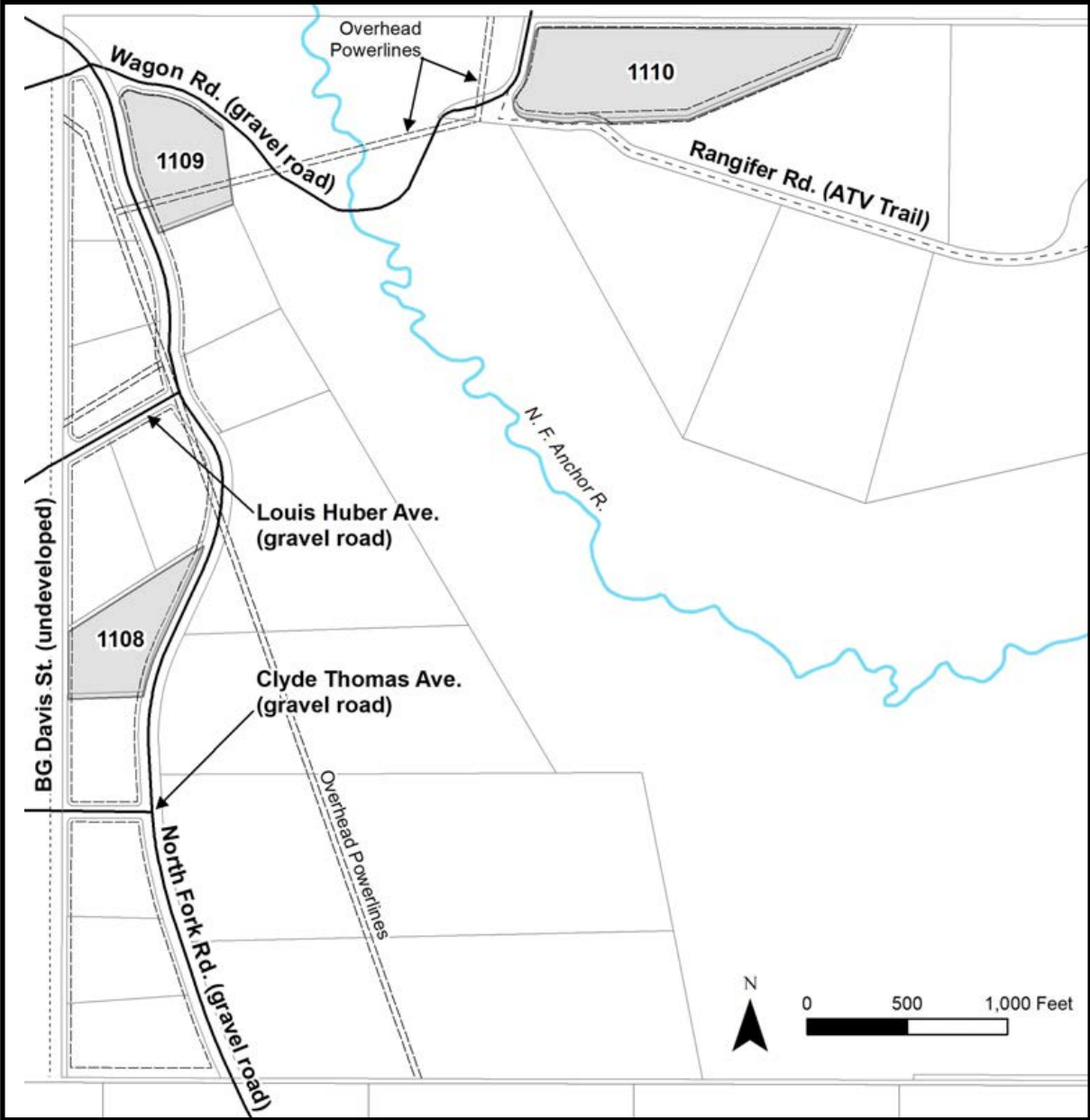
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# NORTH FORK MICRO AG



<b>Location</b>	North Fork Micro Ag is approximately 20 miles north of Homer, 10 miles east of Anchor Point, and 2 miles south of Nikolaevsk.
<b>Access</b>	All parcels have constructed road access. Parcels 1108 & 1109 are accessed directly from North Fork Rd, a gravel road. Parcel 1110 is accessible with a 4x4 highway vehicle from either Coyote Run Rd or Wagon Rd, which are dirt roads not maintained by the borough. Parcel 1110 can also be accessed from Rangifer Rd, an ATV trail.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details. Most of the parcels have electric service either overhead, or nearby on an adjacent parcel. Electric service in the area is provided by Homer Electric Association.
<b>Local Government</b>	This area is within the boundaries of the Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under <i>Restrictions</i> . Please check with the borough for more details. There is currently no zoning for the subdivision.
<b>Fire</b>	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. The subdivision is within the Kenai Peninsula Borough's Western Emergency Service Area.
<b>Notes</b>	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p><b>There is an abandoned vehicle on Parcel 1109. Parcel 1110 has a skid trailer frame abandoned on the property.</b> Please see the appraisal report or contact the Land Sales Office for details.</p> <p>There are no parcels in this auction with agricultural covenants. All agricultural parcels will be offered in a future DNR Agricultural Auction.</p>
<b>Restrictions</b>	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section-line and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>There is a 30ft utility easement with overhead power lines that cross Parcels 1109. All lots have a 20ft utility easement and building setback along lot lines that front rights-of-way. Parcel 1108 has a 50ft section line easement along the western lot line. Parcel 1110 has a 50ft section line easement along the north lot line and a 30ft public access easement that runs along an existing trail. Please see plat for details.</p>

Survey and MTRS	North Fork Micro Ag is ASLS 2021-37, located in Section 36, Township 4 South, Range 14 West, Seward Meridian. The survey has been filed as Plat 2024-17 in the Homer Recording District.
Rights-of-Way	North Fork Rd and Louis Huber Ave are borough-maintained gravel roads. Coyote Run Rd and Wagon Rd are dirt roads accessible by a 4x4 highway vehicle and are not maintained by the borough. Rangifer Rd is an ATV trail.

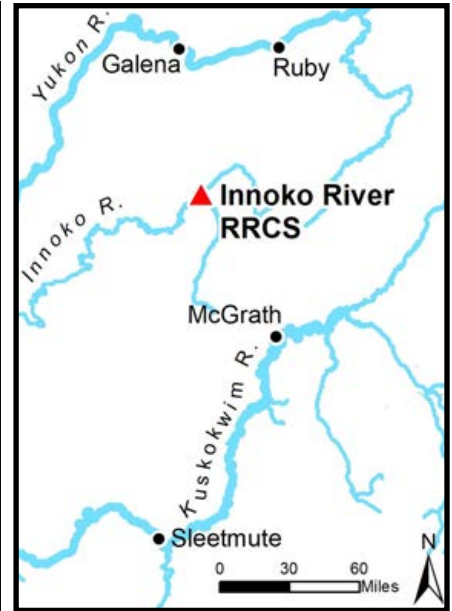


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1108	234392	3	2	5.56	\$47,000
1109	234397	1	4	6.14	\$49,800
1110	234400	1	5	13.87	\$66,900

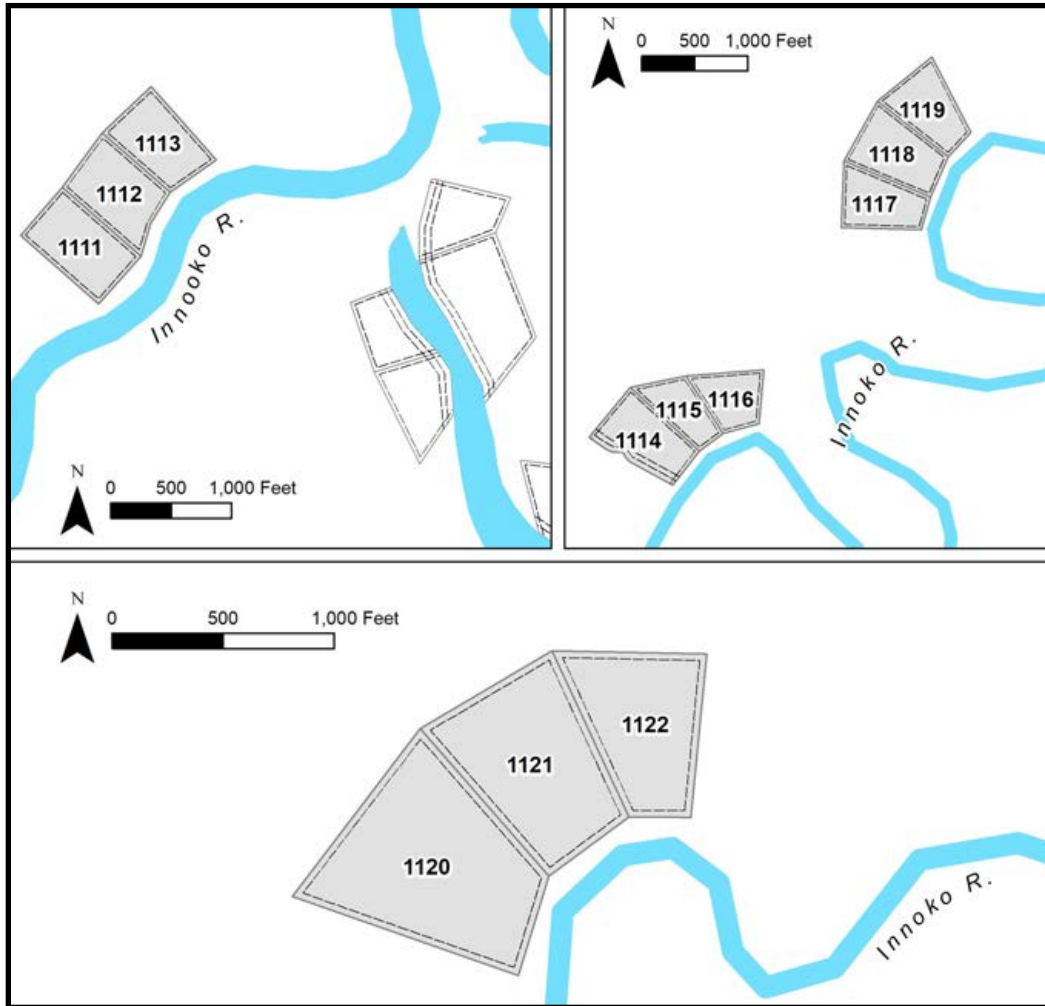
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## INNOKO II RRCS



<b>Location</b>	Innoko River II RRCS is located approximately 65 air miles northwest of McGrath, near the confluence of the Innoko River and the North Fork Innoko River.
<b>Access</b>	Primary access is float /ski plane to the rivers or area lakes. All parcels have direct access from Innoko River or the North Fork Innoko River.
<b>Tentatively Approved</b>	Parcels 1114- 1122 are located on Tentatively Approved land, please see the <i>Tentatively Approved Lands</i> section for details.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This area is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Limited Fire Management Option. However, some previously surveyed parcels in the area have been moved into the Full Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>The Innoko National Wildlife Refuge abuts the southern boundary of the area, approximately 1.5 – 4 miles south of the parcels.</p>
<b>Restrictions</b>	<p>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 recorded separately.</p> <p>All parcels have a 100ft building setback from the ordinary high water mark of public waterbodies and a 30ft public access and utility easement along interior lot lines. Parcel 1114 (Tract I) has a 50ft public access easement that crosses a portion of the lot, along the shore of an unnamed lake. See plat for details.</p>
<b>Survey and MTRS</b>	Innoko River II RRCS is ASLS 2022-06, located in Sections 4, 7, & 18, Township 19 South, Range 12 East, and Section 26, Township 19 South, Range 11 East, Kateel River Meridian. The survey has been filed as Plat 2024-1 in the Mt. McKinley Recording District.
<b>Rights-of-Way</b>	None.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1111	234547	L	10.67	\$13,900
1112	234546	K	10.04	\$13,100
1113	234545	J	9.03	\$11,700
1114	234544	I	11.29	\$15,700
1115	234543	H	6.89	\$10,900
1116	234542	G	6.79	\$10,800
1117	234541	F	8.32	\$12,000
1118	234540	E	10.35	\$13,500
1119	234539	D	9.17	\$12,800
1120	234538	C	15.14	\$17,100
1121	234537	B	10.93	\$14,200
1122	234536	A	8.23	\$12,100

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# KUPREANOF SHORES & KUPREANOF PENINSULA HOMESTEAD



<b>Location</b>	Kupreanof Shores is located approximately 34-37 air miles northwest of the city of Kodiak, along the shores of Viekola Bay and Kupreanof Strait.
<b>Access</b>	Access to all parcels is by boat or float plane. Some of the parcels have steeper oceanfront access than others. Access ranges from gently sloping shoreline to bluffs or cliffs.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This area is within the boundaries of the Kodiak Island Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the Borough for more details.
<b>Zoning</b>	These parcels are zoned C-conservation by the Kodiak Island Borough. C-conservation zoning does allow for single family residential and limited commercial purposes, though some uses may be limited or restricted. Please contact the Borough for details.
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Parcel 1123 was previously offered as a homestead parcel, and then again at a later land auction. The Kupreanof Shores Subdivision (parcels 1124-1151) was recently surveyed and has not been previously offered for sale.</p>
<b>Survey and MTRS</b>	<p>Kupreanof Shores is ASLS 2019-19, located in Sections 29, 32, 33 &amp; 34, Township 25 South, Range 24 West, and Sections 26, 27, 35 &amp; 36, Township 25 South, Range 25 West, Seward Meridian. The survey has been filed as Plat 2023-5 in the Kodiak Recording District.</p> <p>Kupreanof Peninsula Homestead (Parcel 1123) is ASLS 91-133, located in Section 32, Township 25 South, Range 24 West, Seward Meridian. The survey has been filed as Plat 92-44 in the Kodiak Recording District.</p>
<b>Rights-of-Way</b>	None.



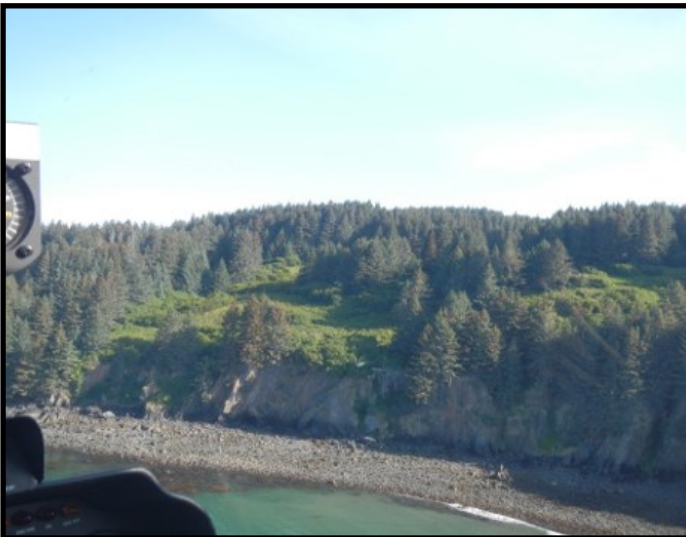
**Restrictions**

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

**Kupreanof Shores Subdivision (Parcels 1124-1151):**

There is a 50ft building setback from streams, creeks, and wetlands. There is a 100ft public access easement along the shoreline, **between** the lots and the mean high-water mark. Parcels 1145, 1146, 1150, & 1151 (Lots 22, 23, 27, 28) have a 50ft section line easement along the south lot line. See plat for details.

**Kupreanof Peninsula Homestead (Parcel 1123):** There is a 50ft section line easement along the east lot line, and a 25ft public access and utility easement along all other lot lines. There is a 100ft strip of state land along the shoreline, **between** the parcel and the mean high-water mark. See plat for details.

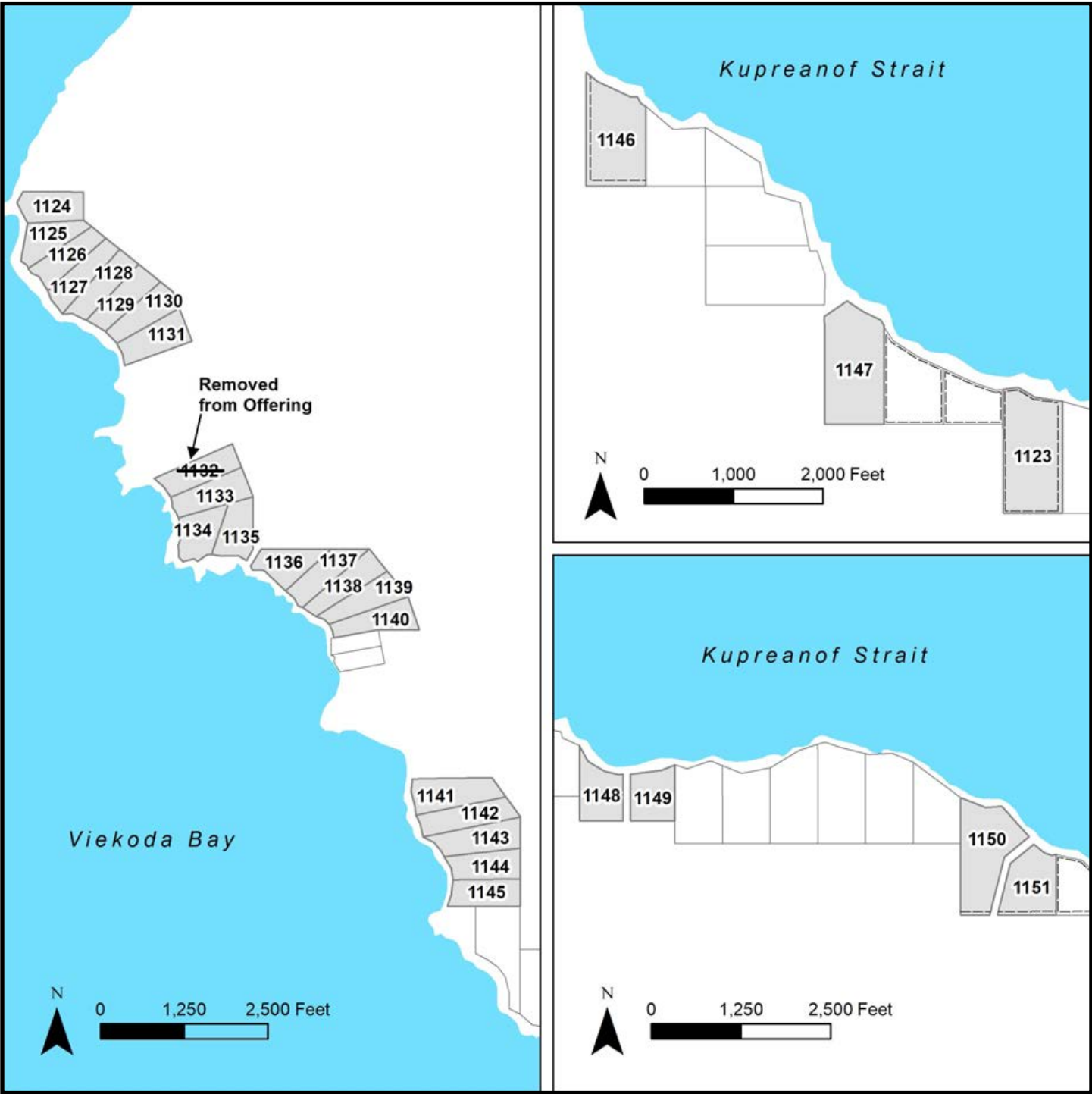


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# KUPREANOF SHORES & KUPREANOF PENINSULA HOMESTEAD

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1123	224839	Tract C	19.83	\$69,800
1124	234559	1	9.82	\$34,200
1125	234560	2	9.31	\$33,100
1126	234561	3	9.25	\$32,900
1127	234562	4	9.29	\$33,100
1128	234563	5	9.32	\$31,300
1129	234570	6	9.30	\$33,100
1130	234571	7	9.19	\$30,900
1131	234572	8	10.51	\$35,700
1133	234574	10	10.47	\$44,400
1134	234575	11	9.25	\$41,100
1135	234576	12	9.23	\$43,200
1136	234577	13	9.22	\$36,900
1137	234578	14	9.33	\$37,300
1138	234579	15	9.33	\$39,600
1139	234580	16	9.34	\$39,600
1140	234581	17	9.30	\$39,400
1141	234582	18	12.37	\$49,500
1142	234583	19	10.79	\$35,800
1143	234584	20	11.50	\$37,700
1144	234585	21	9.76	\$42,900
1145	234586	22	9.30	\$35,600
1146	234587	23	16.22	\$64,900
1147	234588	24	19.02	\$69,200
1148	234589	25	10.38	\$48,600
1149	234590	26	9.86	\$47,300
1150	234591	27	21.45	\$78,900
1151	234592	28	13.93	\$59,100

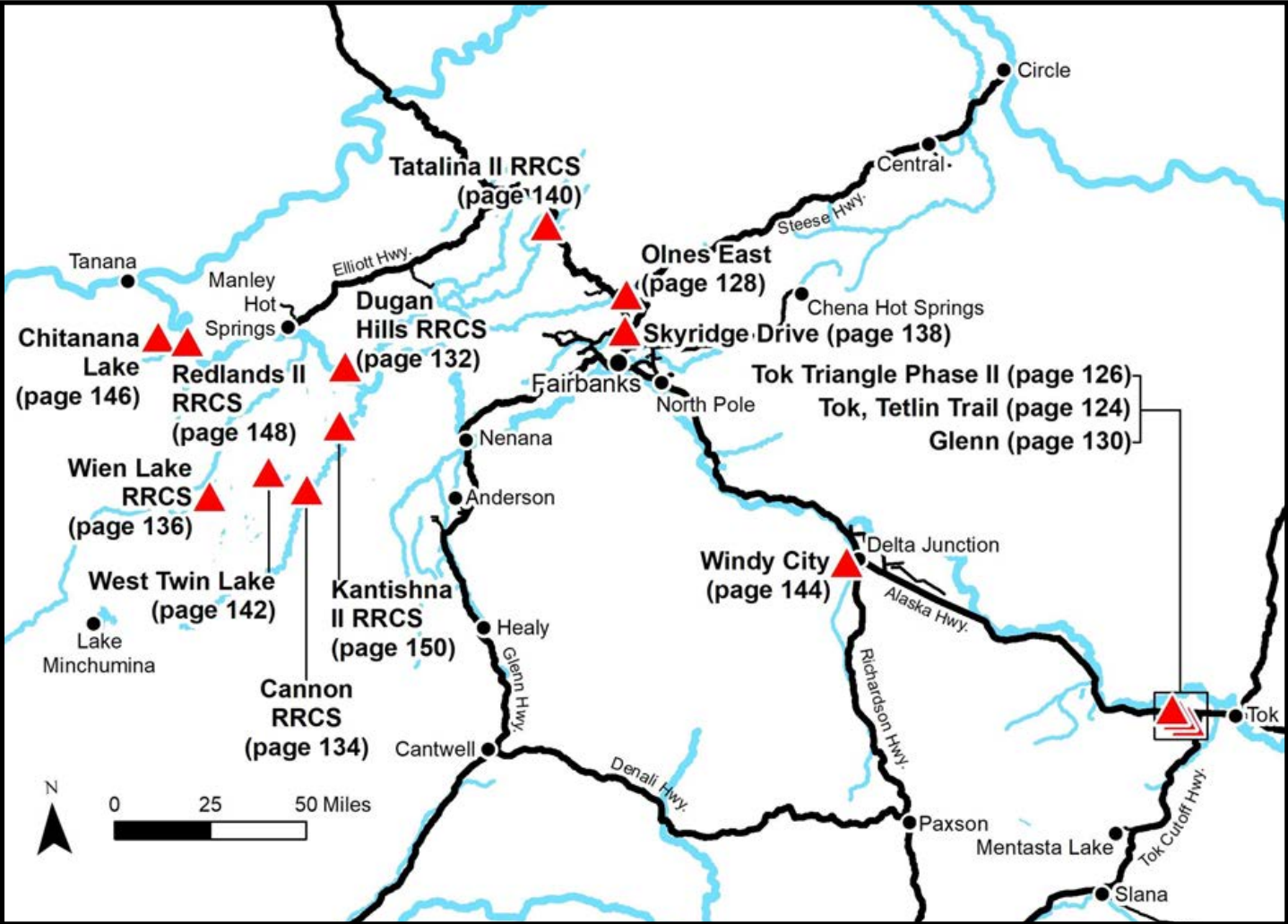
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NORTHERN REGION



**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 Fairbanks, Tok, and Delta Junction, with jumping-off points to remote parcels in the Interior.**

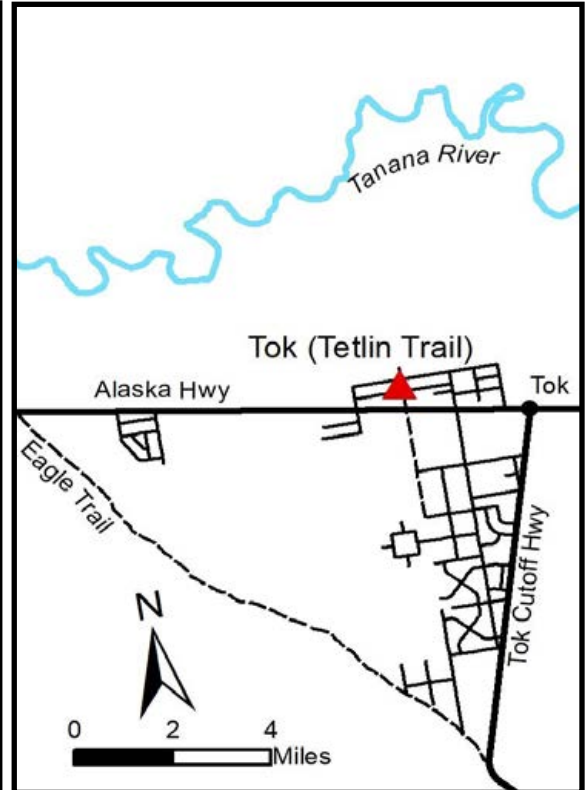


#### NORTHERN REGION PARCELS

SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
Tok (Tetlin Trail)	1152	ATV access from Alaska Hwy to Fales Dr in Tok
Tok Triangle Phase II	1153	Gravel road access from Tok Cutoff Hwy to Polaris St
Olnes East	1154	4x4 vehicle access from Elliott Hwy to At Your Own Risk Rd to Olnes Loop Rd, 22 miles north of Fairbanks
Glenn	1155	ATV access from Tok Cutoff Hwy to Jack Wade Ave
Dugan Hills RRCS	1156	Floatplane/boat access to Tanana River, 18 miles southeast of Manley Hot Springs
Cannon RRCS	1157	Floatplane/boat access to Kantishna River, 45 miles southwest of Manley Hot Springs
Wien Lake RRCS	1158	Fly in access to Wien Lake or airstrip, 110 miles southwest of Fairbanks, 65 miles southwest of Nenana
Skyridge Drive	1159	Gravel road access from Skyridge Dr, 6 miles north of Fairbanks
Tatalina II RRCS	1160-1161	ATV/walk in access from Elliott Hwy, 35 miles north of Fairbanks
West Twin Lake	1162-1163	Float/ski plane access to West Twin Lake, 40 miles south of Manley Hot Springs
Windy City	1164-1168	Gravel road access in Delta Junction from Jarvis Ave and West 6th St
Chitanana Lake	1169-1183	Float/ski plane access to area lakes, 20 miles southeast of Tanana
Redlands II RRCS	1184-1198	Boat or snowmachine access from Chitanana River, 40 river miles west of Manley Hot Springs
Kantishna II RRCS	1199-1205	Boat/floatplane access from Kantishna River, 32 air miles (110 river miles) west of Nenana

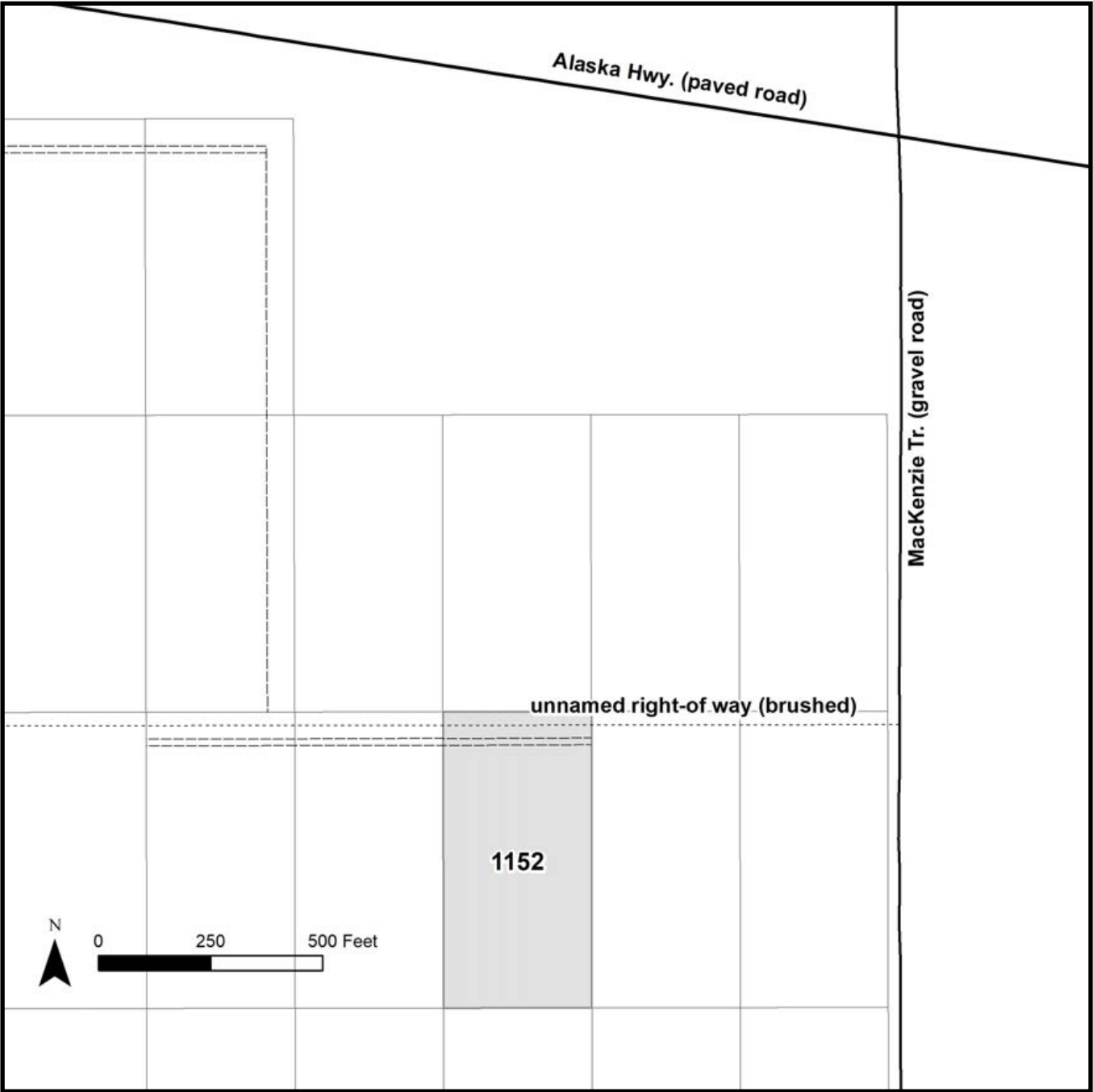


## TOK (TETLIN TRAIL)



<b>Location</b>	Tok Tetlin Trail is located approximately 3.5 miles west of the intersection of the Alaska Hwy and the Tok cutoff.
<b>Access</b>	Access to the parcel is from the Alaska Hwy, south on Fales Dr, then east along an unnamed pioneer road. The road becomes a trail approximately 150ft before the parcel. The last 150ft are not accessible by a highway vehicle and are limited to ATV or walk in access at this time.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. Electricity is available in the area; purchasers will be responsible for extending the lines at their own expense. It is estimated that it would take two utility poles to extend overhead electric lines to the east side of the parcel.
<b>Local Government</b>	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	These areas are in a Critical Fire Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for more details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	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 recorded separately. There is a 15ft utility easement along the north lot line.
<b>Survey and MTRS</b>	Parcel 1152 of Tok Tetlin Trail is survey ASLS 79-134, located in Section 16 Township 18 North, Range 12 East, Copper River Meridian. This survey has been filed as plat 80-25, in the Fairbanks Recording District.
<b>Rights-of-way</b>	The right-of-way for Parcel 1152 is an unnamed pioneer road, which becomes a trail approximately 150ft before the parcel.

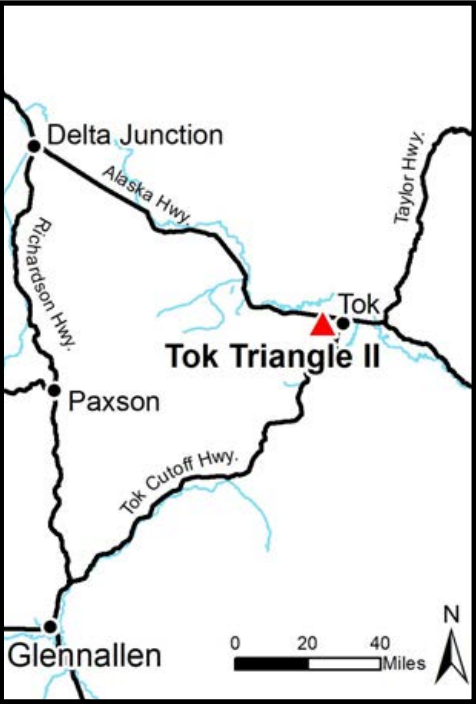




PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1152	405860	14	3	5.00	\$11,700

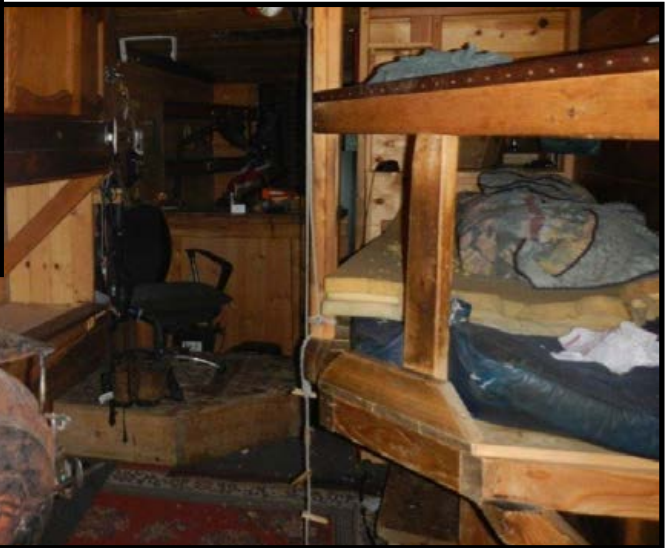
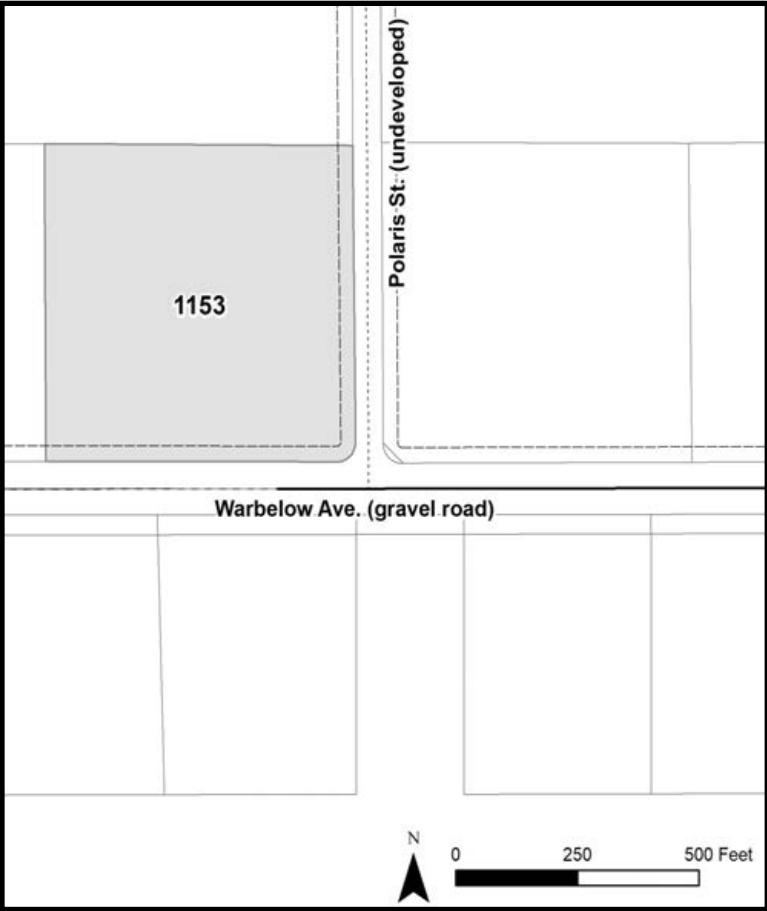
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# TOK TRIANGLE PHASE II



Location	The Tok Triangle Phase II parcel is located approximately 3 miles south of the Alaska Hwy and 1.2 miles west of the Tok Cutoff.
Access	Access to the Parcel 1153 is via gravel and dirt roads from either the west side of the Tok Cutoff or south of the Alaska Hwy. From the Tok Cutoff, near milepost 121, turn west at Jack Wade Rd. Continue straight approximately 0.6 miles and turn north on Midnight Sun Dr. Turn west onto Warbelow Ave, and continue straight approximately 0.5 miles to parcel. Parcel 1153 is on the corner of Warbelow Ave and Polaris St, both gravel/dirt roads. The parcel has a constructed driveway.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Parcel 1153 is being sold as is and contains a structure as well as various debris. The structure is a three axle trailer with Conex box and log additions on either end. It would require repairs to be habitable. The trailer is not road worthy in its current condition. There are also miscellaneous debris around the property, including various building materials and a RV/Marine battery. It is unknown if the battery has leaked. No other environmental or hazardous waste was observed during the site inspection.</p> <p><b>DNR MAKES NO WARRANTIES AS TO THE “NONEXISTENCE” OF CONTAMINATION NOT NOW IDENTIFIED. STATE RECORDS ARE NOT A WARRANTY AS TO ALL POTENTIAL CONTAMINATION.</b></p> <p>As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p>

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 recorded separately. There is a 30ft utility easement along Polaris St and Warbelow Ave.
Survey and MTRS	Tok Triangle Subdivision, Phase II is ASLS 2007-15, located in Section 35, Township 18 North, Range 12 East, Copper River Meridian. The survey has been filed as Plat 2009-62 in the Fairbanks Recording District.
Rights-of-way	Rights-of-way within the subdivision are a mix of gravel, dirt, and pioneer roads.



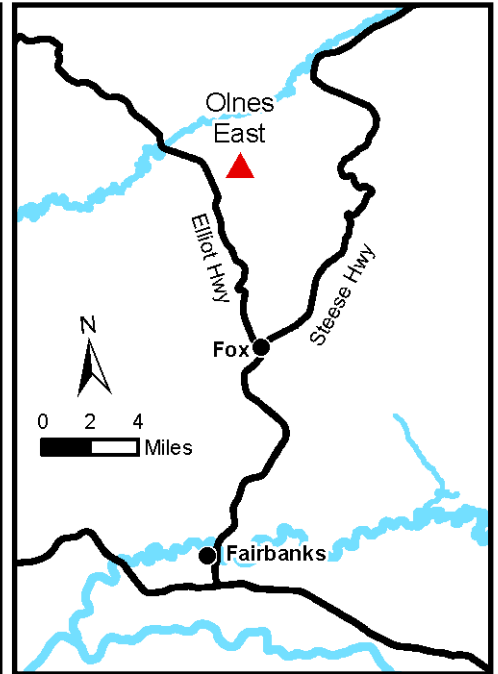
Interior of the structure.

PARCEL #	AK DIVISION OF LANDS	LOT	BLOCK	ACRES	MINIMUM BID
1153	418629	4	3	8.82	\$26,400

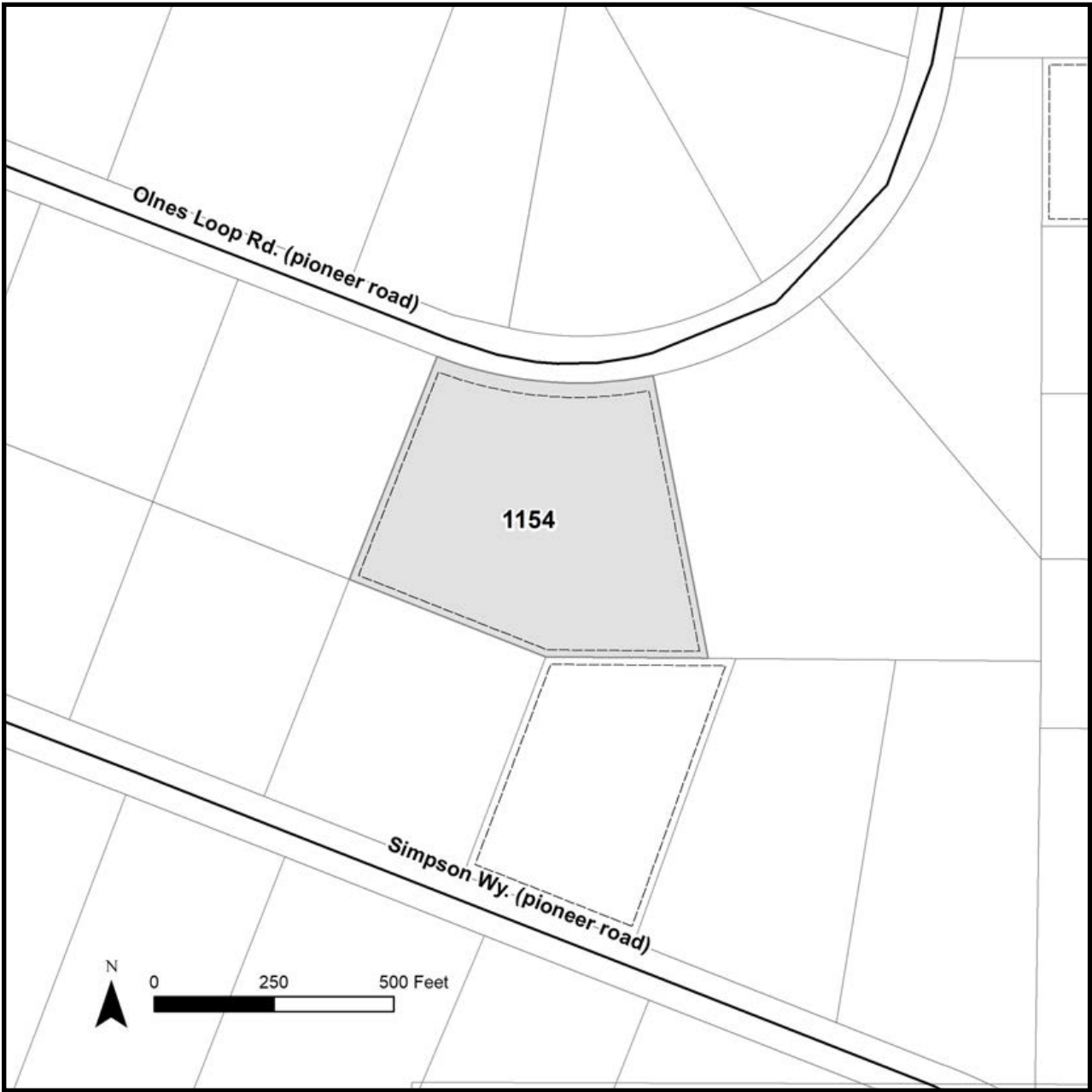
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# OLNES EAST



<b>Location</b>	Olnes East Subdivision is approximately 20 miles north of Fairbanks, off of the Elliot Hwy.
<b>Access</b>	This parcel is accessible with a 4x4 vehicle via a pioneer road. From the Elliot Hwy (near milepost 9) head east along At Your Own Risk Rd, north onto Lundeborg Rd, and then right (south) along Olnes Loop Rd. The parcel is on the south side of Olnes Loop Rd after approximately 0.75 to 1 mile. The road diminishes to a trail just beyond this parcel.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This area is within the boundaries of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details.
<b>Zoning</b>	This parcel is zoned RE-4 by the Fairbanks North Star Borough. Contact the borough for details.
<b>Fire</b>	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	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 recorded separately.  There is a 15ft utility easement along common interior lot lines and a 30ft utility easement along rights-of-way. There is a 30ft radius easement around power poles, though this is not applicable at this time. See plat note 15 for details.
<b>Survey and MTRS</b>	Olnes East Subdivision is ASLS 80-178, located in Section 19, Township 3 North, Range 1 East, Fairbanks Meridian. The survey has been filed as Plat 81-143 in the Fairbanks Recording District.
<b>Rights-of-way</b>	Rights-of-way within the subdivision are pioneer roads, trails, or are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1154	407254	35	3	7.81	\$20,000

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# GLENN

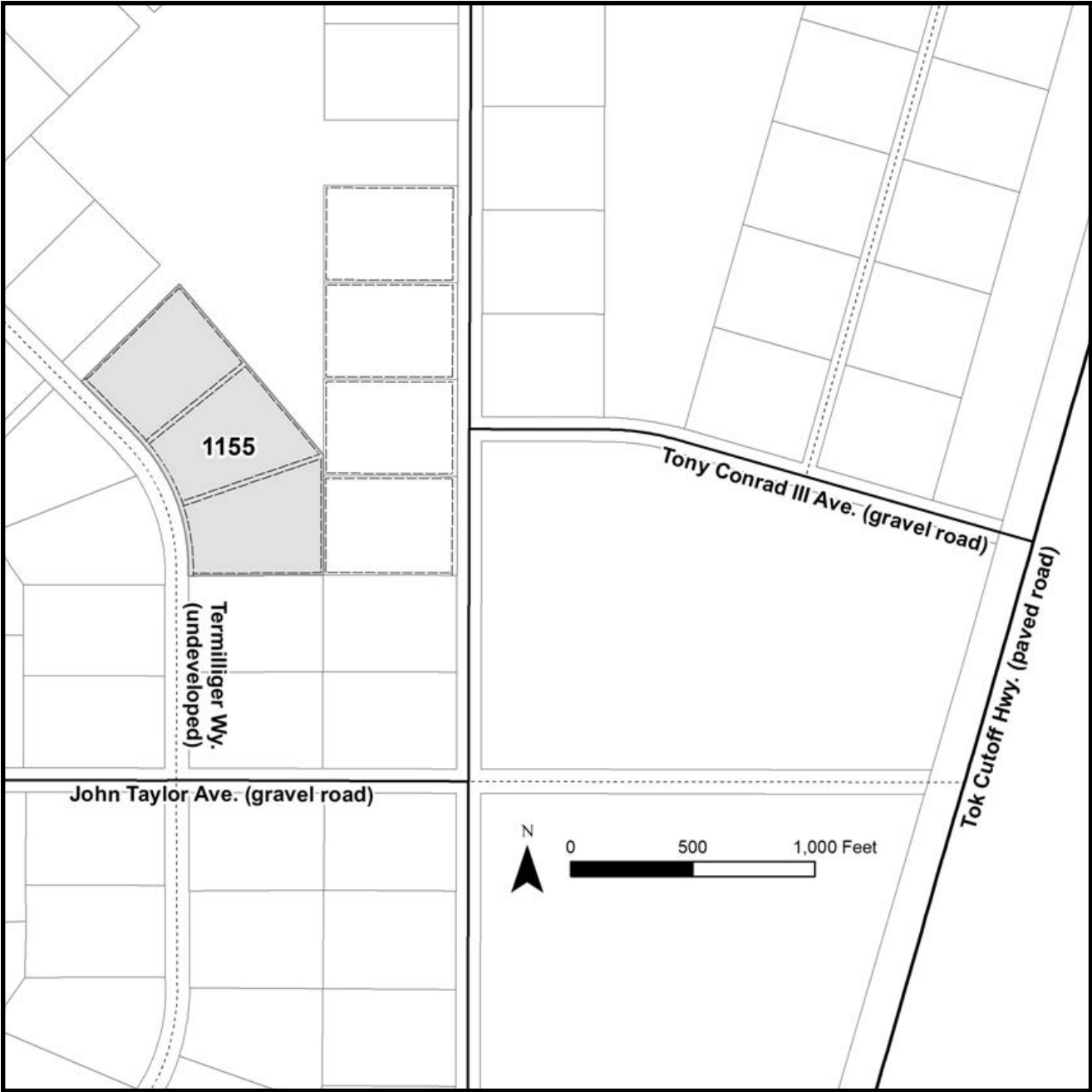


<b>Location</b>	Glenn Subdivision is located in Tok, approximately 4 miles south of the Alaska Hwy/ Tok Cutoff intersection.
<b>Access</b>	Access to the parcel by ATV. Between milepost 120 & 121 on the Tok Cutoff Hwy, travel west on Jack Wade Ave, which becomes Bill Seaton Rd as it curves south. From Bill Seaton Rd turn left (southeast) onto Terwilliger Way, an ATV trail. The parcel is approximately 0.25 miles south of the Bill Seaton Rd/ Terwilliger Way intersection, on the left (east) side of the trail.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Parcel 1155 is a comprise of three lots- Lots 3, 4, &amp; 5 in Block 2.</p>
<b>Restrictions</b>	<p>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 recorded separately.</p> <p>There is a 10ft utility easement along common interior lot lines and a 20ft utility easement adjacent to rights-of-way. See plat note 11 for details.</p>
<b>Survey and MTRS</b>	Glenn Subdivision is ASLS 81-205, located in Sections 1, 2, 11 & 12, Township 17 North, Range 12 East, Copper River Meridian. The survey has been filed as amended Plat 86-48 in the Fairbanks Recording District.
<b>Rights-of-way</b>	Rights-of-way within this subdivision range from gravel roads, to ATV trails, to undeveloped. Jack Wade Ave and Bill Seaton Rd are gravel roads. Terwilliger Way is an ATV trail.



**Homeowner's  
Association**

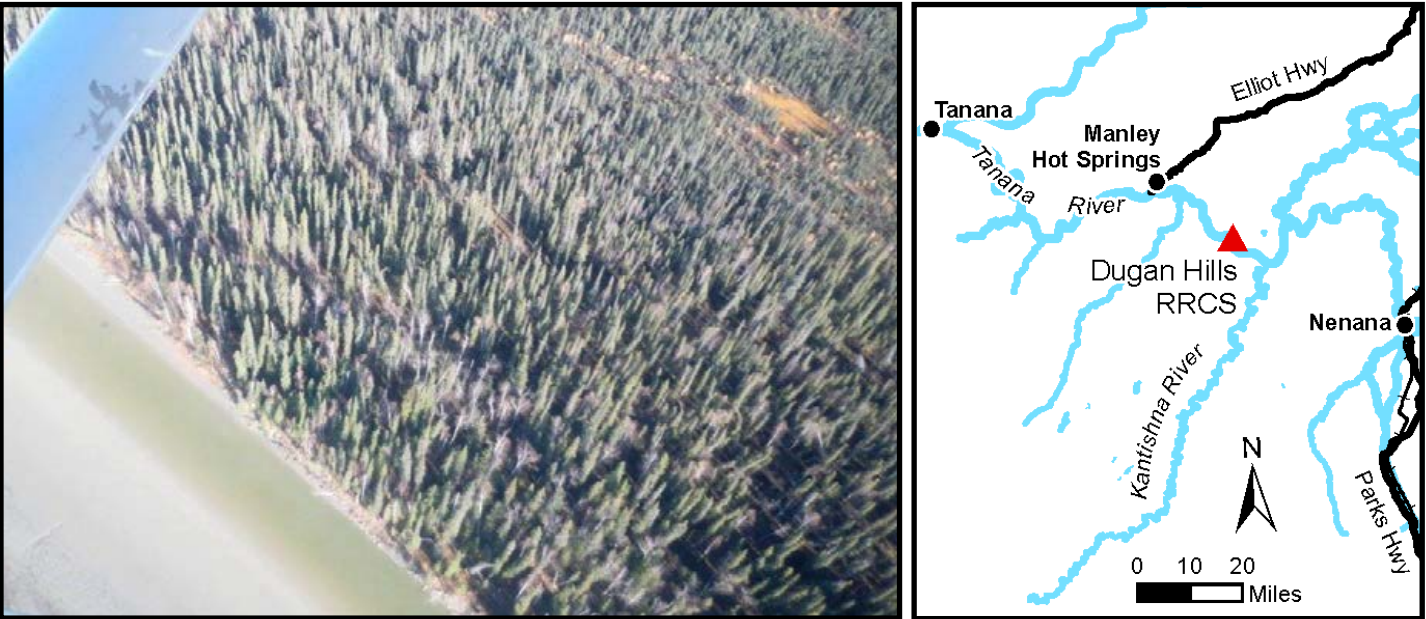
None. The declaration of covenants, conditions, and restrictions for this association was revoked in 1986.  
The revocation was recorded in Fairbanks Recording District in Book 476, page 0365, as document # 1986-008767-0.



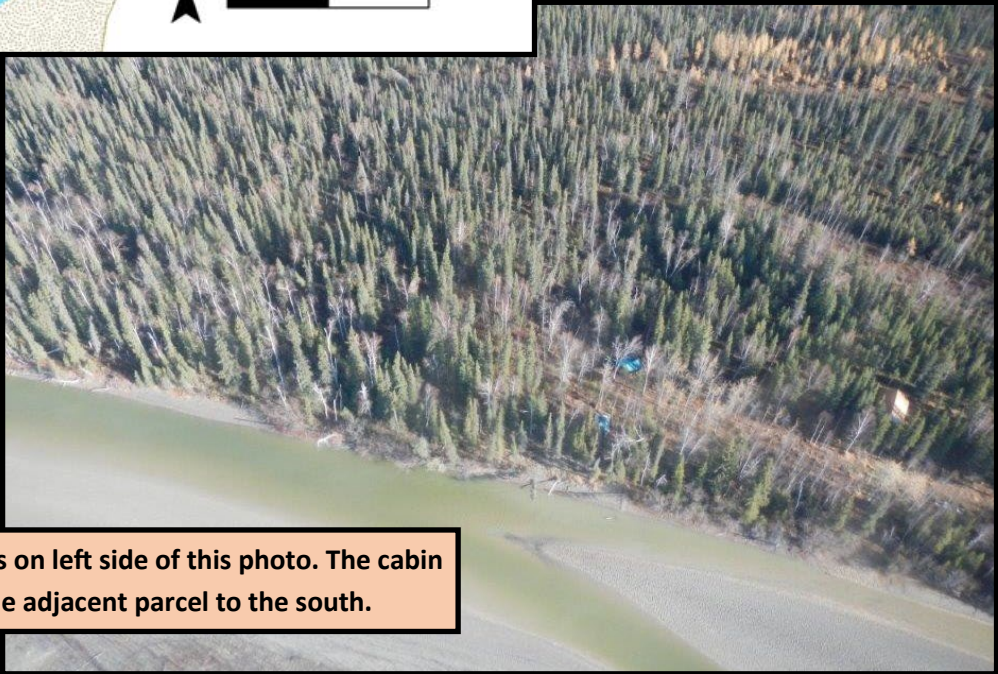
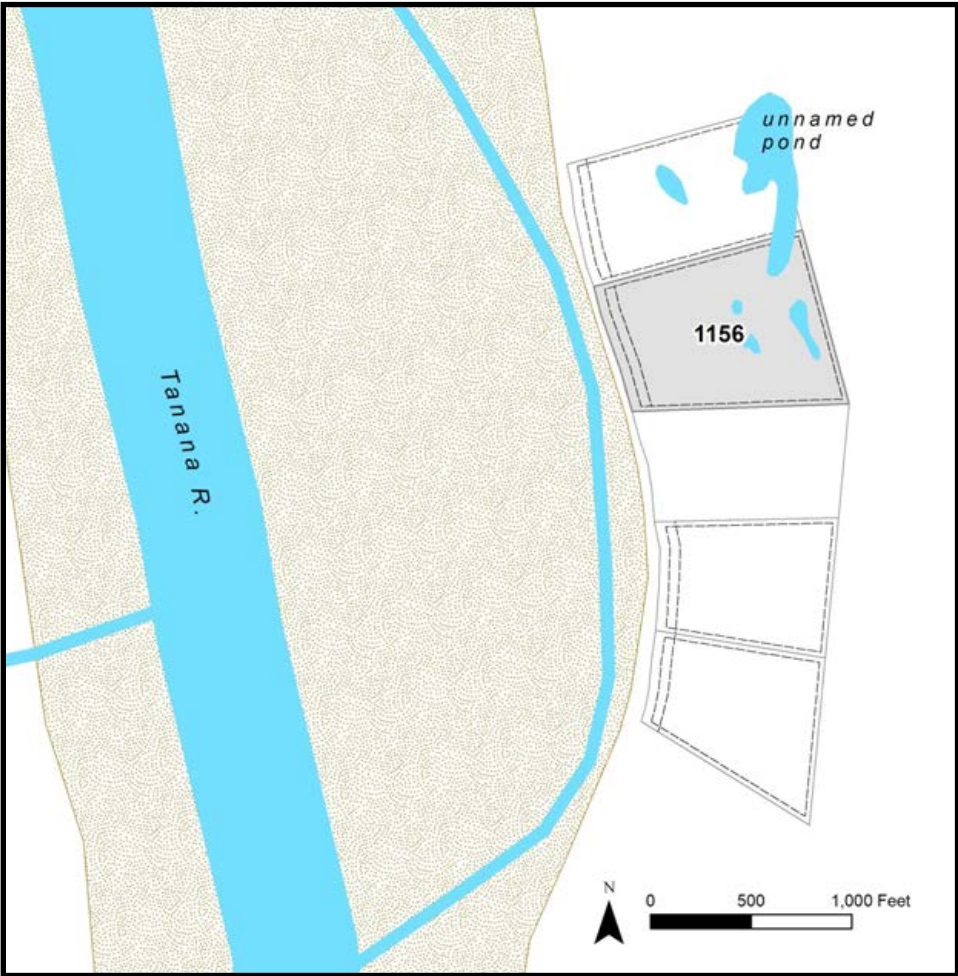
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOTS	BLOCK	ACRES	MINIMUM BID
1155	412751	3, 4, & 5	2	15.00	\$22,700

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# DUGAN HILLS RRCS



Location	Dugan Hills is located along the Tanana River, 18 miles southeast of Manley Hot Springs.
Access	Access is by boat, float plane, or snowmachine from the Tanana River.
Utilities	There is no municipal water supply or sewer system. Please see the plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in a Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	<p>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 recorded separately.</p> <p>There is a 50ft public access easement and a 100ft building setback and screening easement from the Tanana River. There is a 25ft public access and utility easement along north, east, and south lot lines. See plat notes for details.</p>
Survey and MTRS	Dugan Hills RRCS is survey ASLS 2005-26 located in Section(s) 15 and 22, Township 1 South, Range 13 West, within the Fairbanks Meridian. The survey has been recorded as plat 2008-33 in the Fairbanks Recording District, and as plat 2008-1 in the Manley Hot Springs Recording District.
Rights-of-way	None.



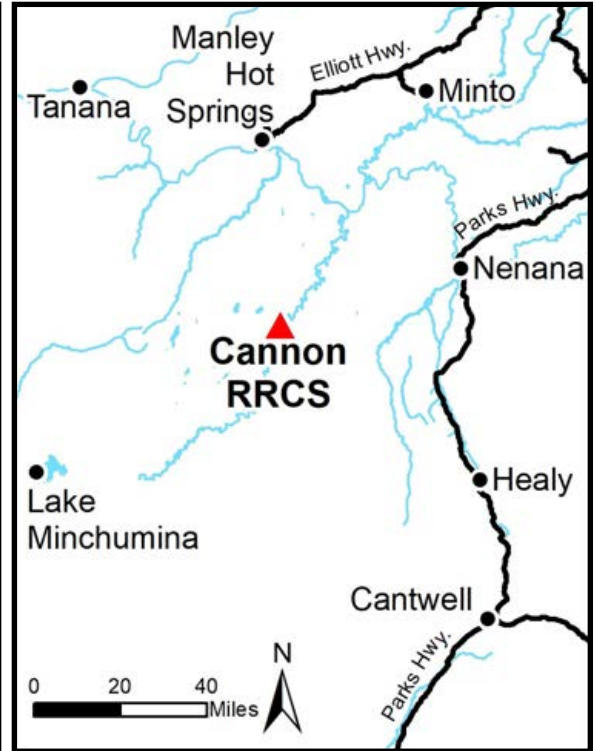
Parcel 1156 is on left side of this photo. The cabin is on the adjacent parcel to the south.

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1156	417621	I	18.86	\$33,900

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# CANNON RRCS



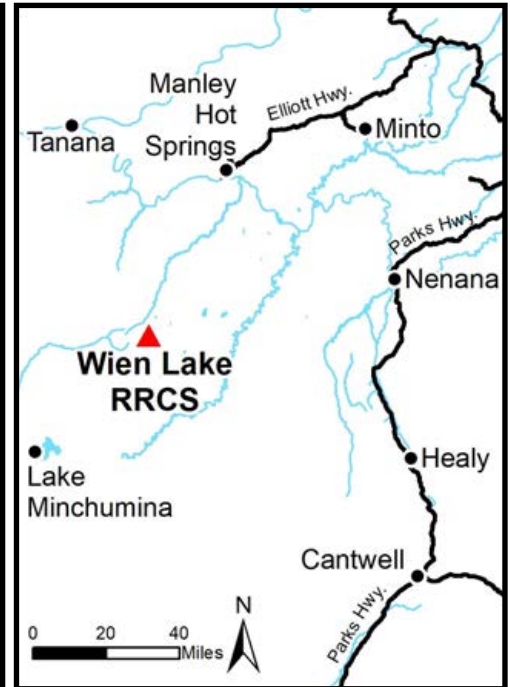
<b>Location</b>	Cannon RRCS is located on the Kantishna River approximately 85 miles southwest of Fairbanks, and 45 miles south of Manley Hot Springs. The parcel is along the west bank of the Kantishna, just downstream of Ketzler Slough.
<b>Access</b>	Access to the parcel is by boat or float plane from the Kantishna River.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This area is within the boundaries of the Denali Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details. There is currently no zoning for the area.
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	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 recorded separately. There is a 25ft public access and utility easement along all lot lines. There is a 50ft section line easement along the northeast corner of the parcel. See plat for details.
<b>Survey and MTRS</b>	Cannon RRCS is ASLS 2007-6, located in Section 27, Township 6 South, Range 15 West, Fairbanks Meridian. The survey has been filed as Plat 2009-124 in the Fairbanks Recording District.
<b>Rights-of-way</b>	None.



PARCEL #	AK DIVISION OF LANDS	TRACT	ACRES	MINIMUM BID
1157	418004	M	19.28	\$28,800

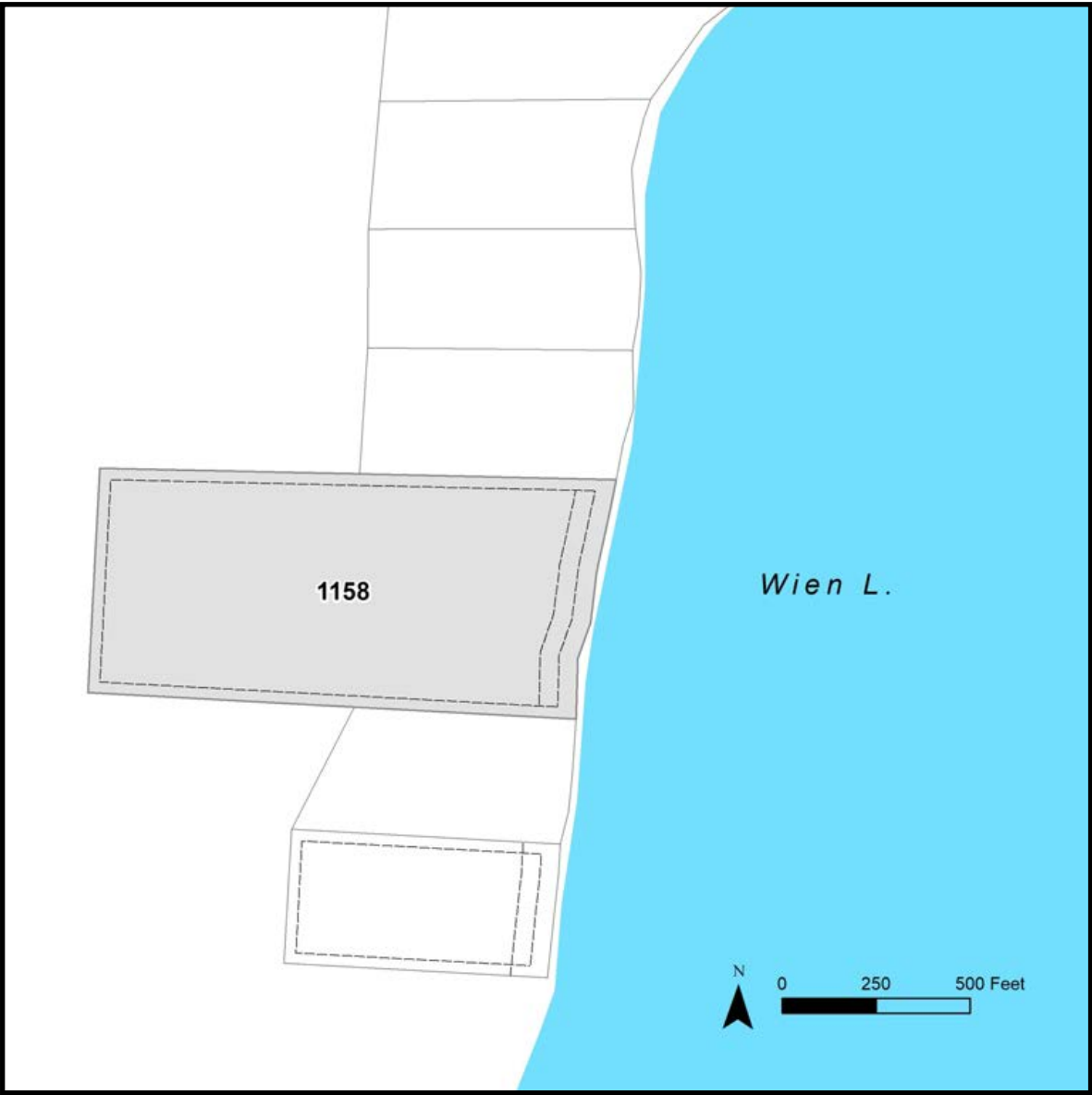
**Note:** Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

## WIEN LAKE RRCS



<b>Location</b>	Wien Lake RRCS is approximately 110 miles southwest of Fairbanks and 65 miles southwest of Nenana.
<b>Access</b>	Access to the area is by float/ski plane to Wien Lake. The parcel is accessed directly from the lake.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 30ft public access and utility easement along all lot lines. There is a 50ft public access easement and 100ft building setback from the ordinary high water mark of Wien Lake. See plat for details.
<b>Survey and MTRS</b>	Wien Lake RRCS is ASLS 2009-7, located in Section 4, Township 7 South, Range 19 West, Fairbanks Meridian. The survey has been filed as Plat 2011-108 in the Fairbanks Recording District, and as Plat 2011-4 in the Manley Hot Springs Recording District.
<b>Rights-of-way</b>	None.

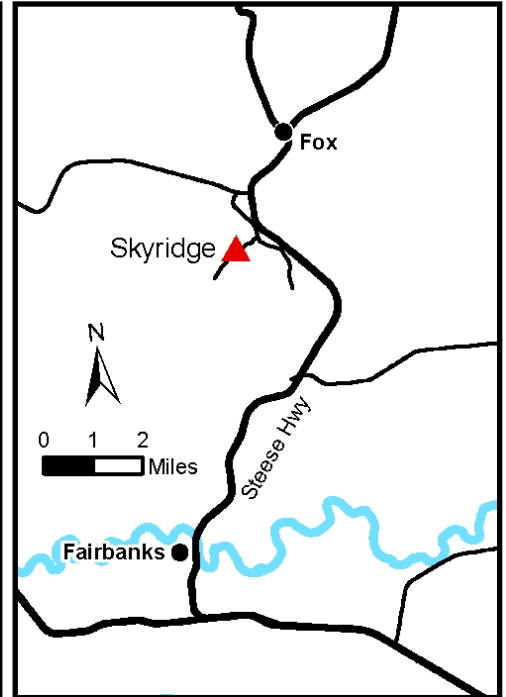




PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1158	418478	F	18.81	\$32,400

Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

## SKYRIDGE DRIVE



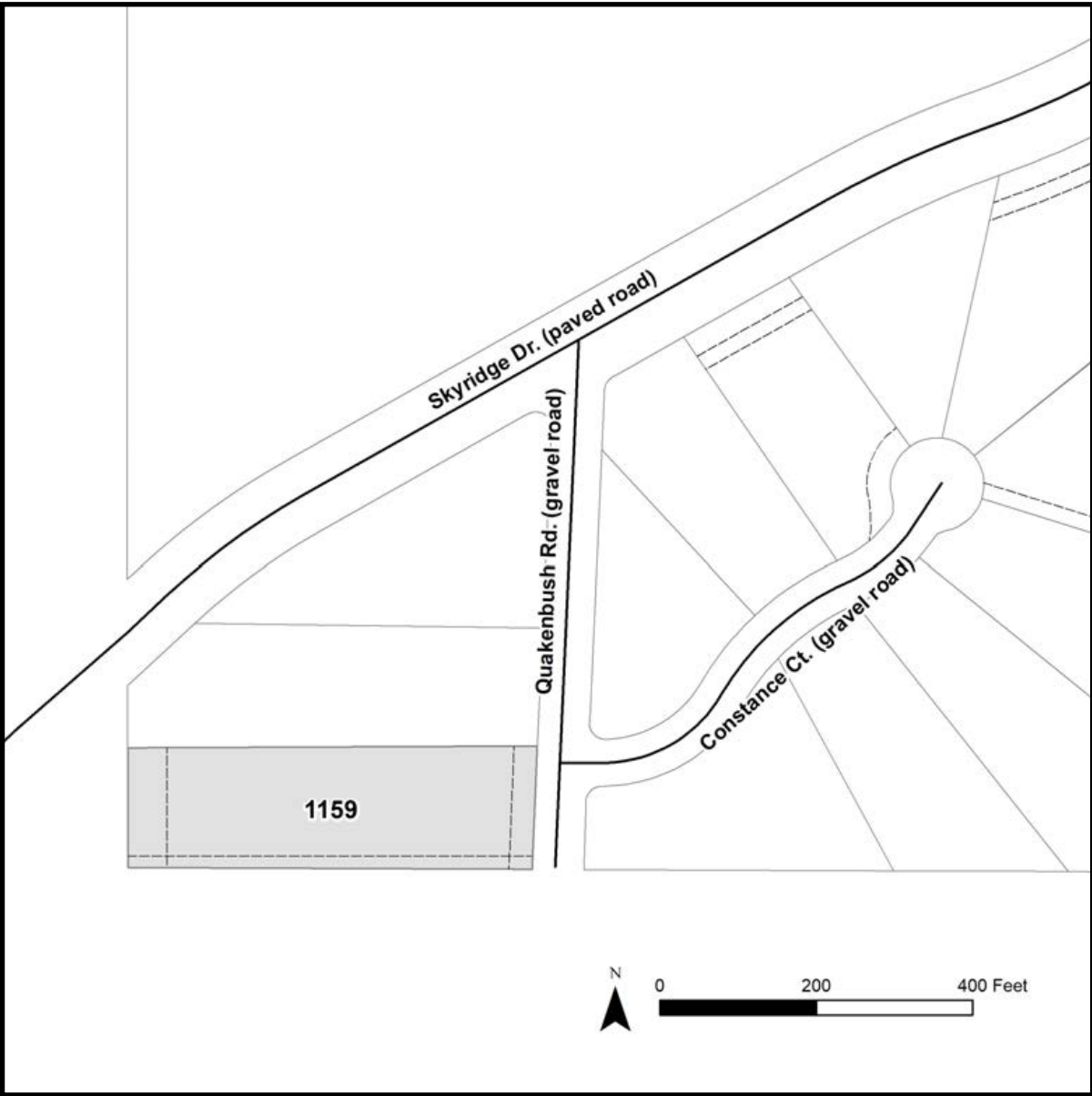
<b>Location</b>	The parcel is located approximately 6 miles north of Fairbanks between Farmers Loop and the Steese Hwy along Skyridge Dr.
<b>Access</b>	The parcel has road access from Skyridge Dr to Quakenbush Rd. Quakenbush is a gravel road.
<b>Utilities</b>	There are overhead electric service lines adjacent to the parcel. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
<b>Local Government</b>	This area is within the boundaries of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details. This parcel is outside of the Fairbanks city limits.
<b>Zoning</b>	The Parcel is zoned Rural Residential. Please contact the borough for details.
<b>Fire</b>	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p><b>Veteran's Discount Only:</b></p> <p>The reimbursable cost for this parcel is \$12,007. This will affect the final discount amount if applying a Veteran's Discount to this property. Please see the Reimbursable Cost section of this brochure or contact the Land Sales Office for details.</p>
<b>Survey and MTRS</b>	Skyridge Drive is ASLS 2007-13, located in Section 12, Township 1 North, Range 1 West, Fairbanks Meridian. The survey has been filed as Plat 2012-104 in the Fairbanks Recording District.
<b>Rights-of-way</b>	Quakenbush Rd is a gravel road. Direct access from the lot to Skyridge Dr is not permitted.

**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 recorded separately.

There is a 50ft public access easement along the west lot line. There is a 30ft utility easement along the east lot line, and a 15ft utility easement along the south lot line.

There is also a 15ft wide service easement to provide utility and maintain service onto the parcel which is not depicted on the plat. See plat note 15 for details.

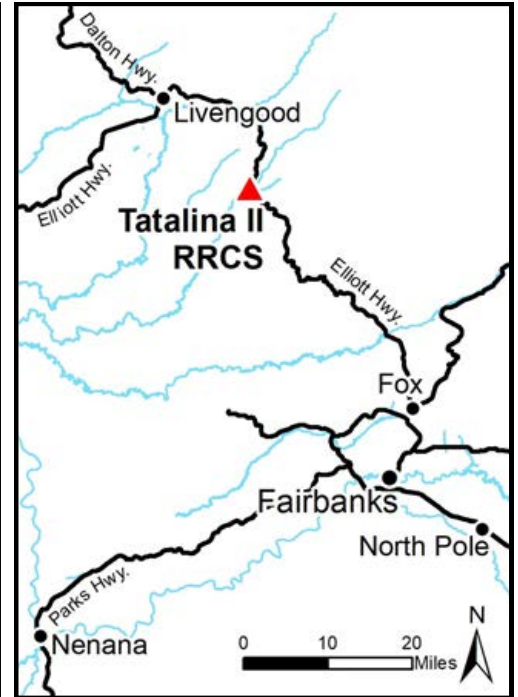


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1159	418603	3	2	1.83	\$37,500

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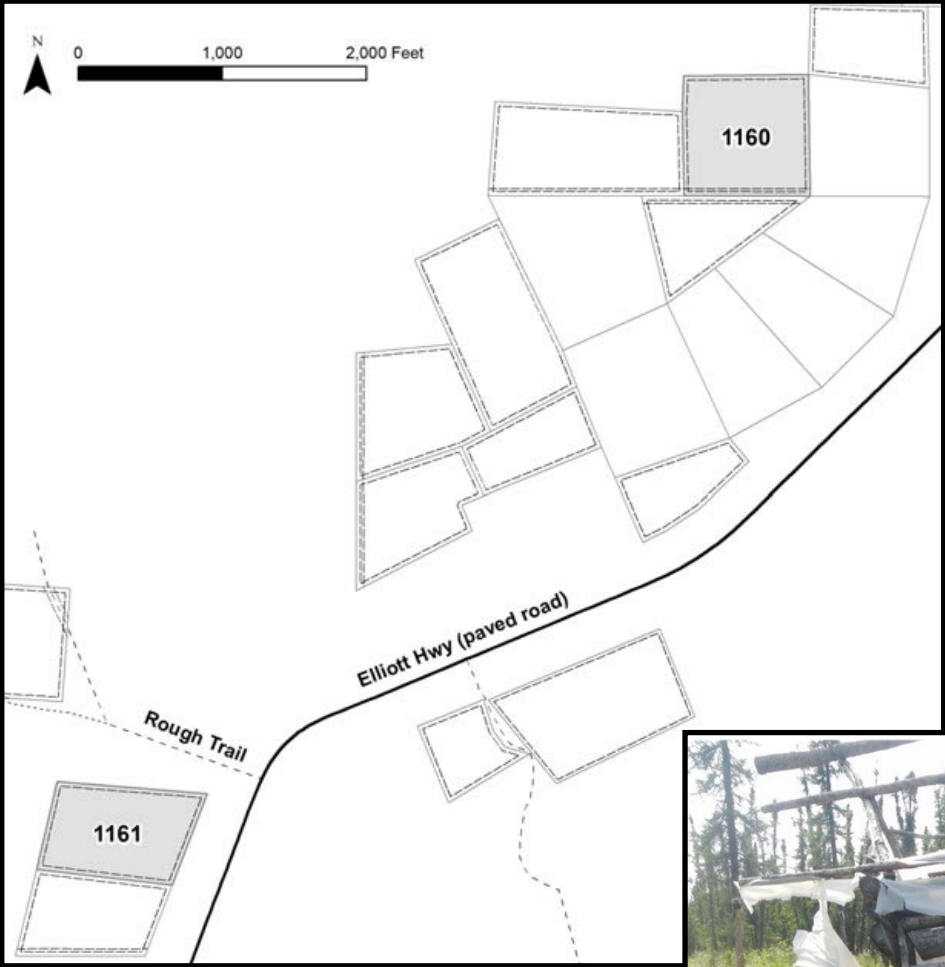


## TATALINA II RRCS



<b>Location</b>	Tatalina II RRCS is located approximately 35 miles north of Fairbanks on Elliott Hwy between mileposts 46 and 47.
<b>Access</b>	The parcels are accessed from the Elliott Hwy, then overland. Parcel 1161 is approximately 300ft from the highway and can be accessed on foot, snowmachine, or ATV. Parcel 1160 is 0.25 miles from the highway and is accessed from an undeveloped section line easement (north of milepost 47, just south of the material site). The easement is undeveloped, and access is currently walk-in only.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Notes</b>	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Parcel 1161 has trash and debris on the property, including the remnants of a primitive shelter. See appraisal report for details.</p> <p>There are two material sites in the area (ADL 419649 &amp; ADL 419655 ) used for gravel and aggregate extraction. Potential purchasers should be aware of the possibility of additional traffic from trucks and heavy machinery, noise from extraction and crushing activities, and dust from the material sites.</p> <p>A driveway permit will be required from DOT&amp;PF prior to construction of any driveway access onto the Elliott Hwy.</p>
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</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 recorded separately. The parcels have 30ft public access and utility easements along all interior lot lines. Parcel 1160 has a 50ft section line easement along the south lot line. See plat for details.
Survey and MTRS	Tatalina II RRCS is ASLS 2016-12, located in Sections 12 & 14, Township 6 North, Range 4 West, Fairbanks Meridian. The survey has been filed as Plat 2018-52 in the Fairbanks Recording District.
Rights-of-Way	None. Legal access to parcels is overland from Elliott Hwy across unreserved state-owned land and undeveloped section line easements.

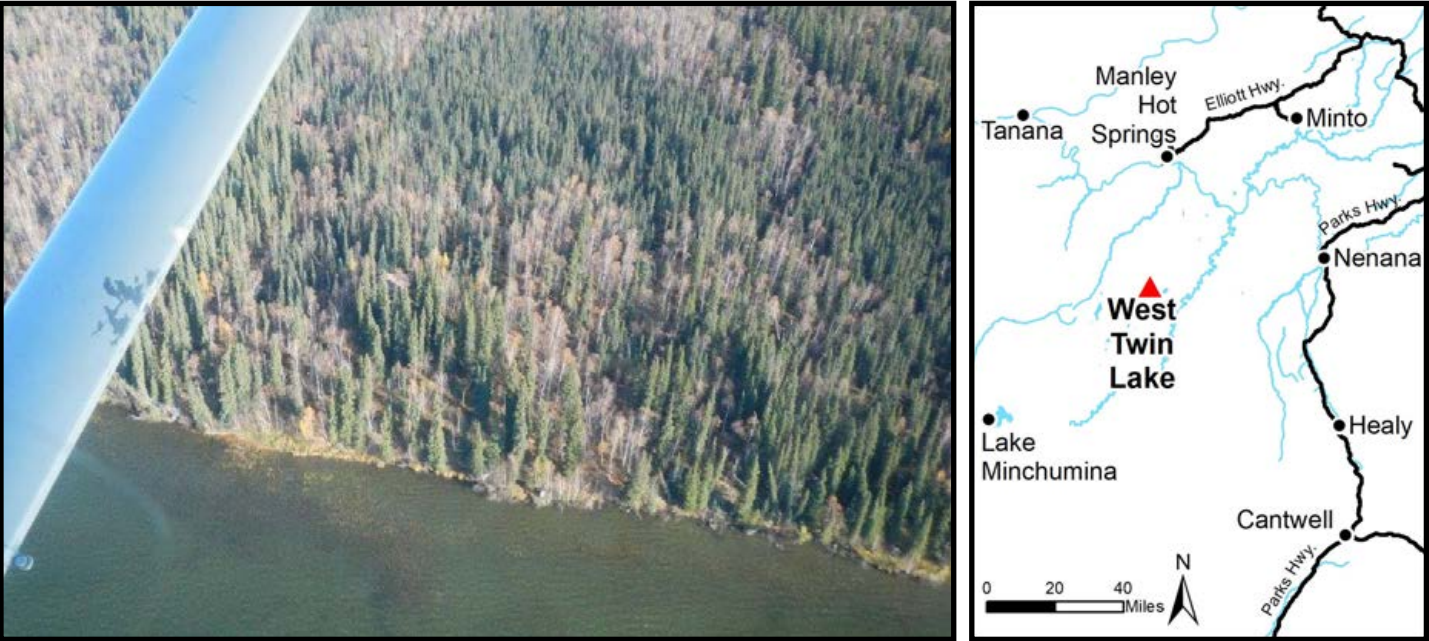


Debris on Parcel 1161

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1160	420454	19	16.61	\$27,900
1161	421038	9	14.62	\$22,800

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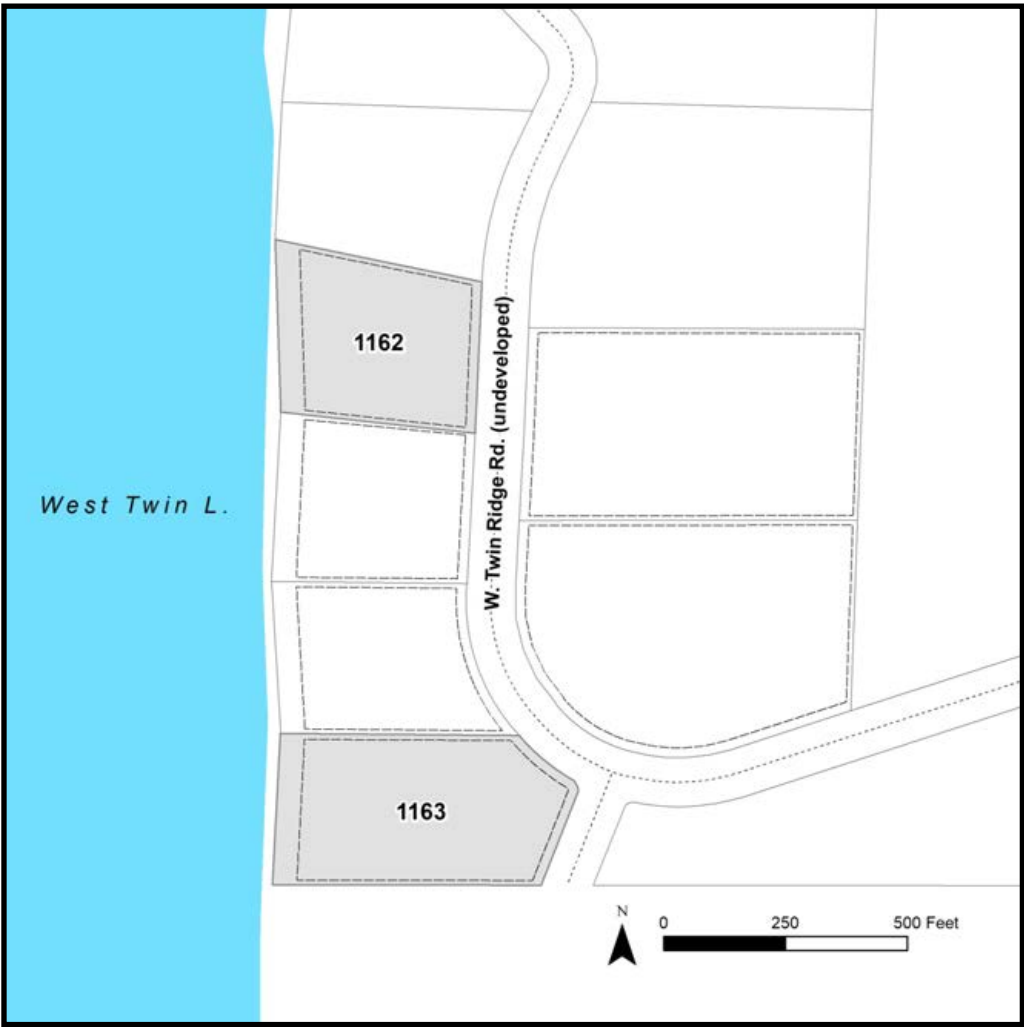
# WEST TWIN LAKE



Location	West Twin Lake is located approximately 40 miles south of Manley Hot Springs and 95 miles southwest of Fairbanks.
Access	Access to subdivision is by float/ski plane to West Twin Lake. Both parcels are accessed directly from the lake.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>In 2017 an eagle’s nest was observed approximately 400ft south of Parcel 1163. In 2024 DNR Appraisers visited the property and did not observe any eagle’s nests on the property. Other nests have been documented in the area since the early 80s. Federal Law prohibits any disturbance of bald eagles or their nests. The US Fish and Wildlife service recommends no clearing of vegetation within 330ft of any nest, and no construction or disturbing activity within 660ft of any nest between June 1 and August 31. <b>As with all parcels, DNR encourages prospective bidders to visit the properties and personally inspect them before placing a bid.</b> Please see the <i>Fish &amp; Wildlife</i> section of this brochure for more information.</p>
Restrictions	<p>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 recorded separately.</p> <p>There is a 10ft utility easement along all shared lot lines and a 20ft utility easement along lot lines adjacent to rights-of-way.</p>



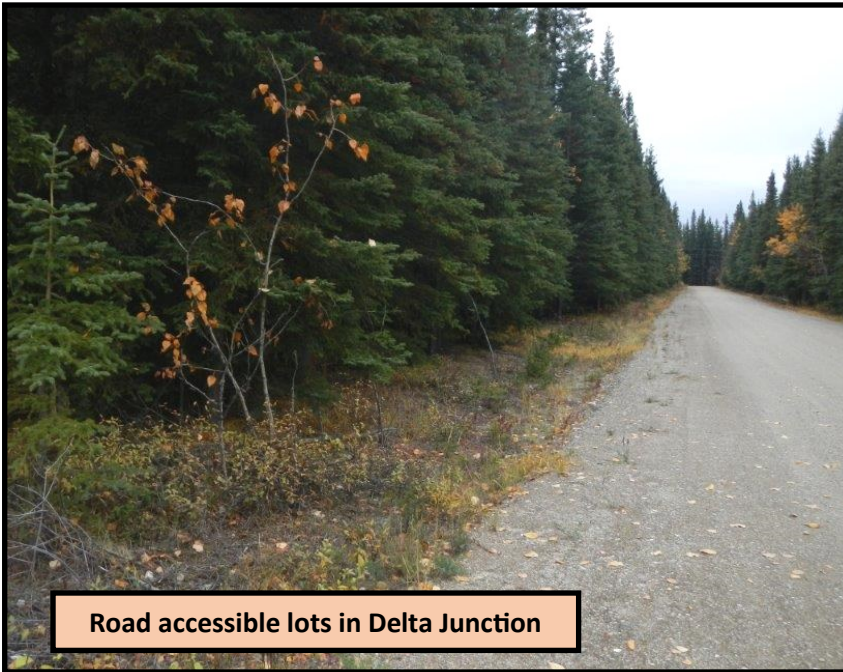
<b>Survey and MTRS</b>	West Twin Lake is survey ASLS 81-219, located in Section 31, Township 5 South, Range 16 West, Fairbanks Meridian. This survey has been filed as amended plat 82-140 in the Fairbanks Recording District.
<b>Rights-of-way</b>	Rights-of-way within the subdivision are undeveloped.
<b>Homeowner's Association</b>	<p>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.</p> <p>Per Article V, Section 3, the covenants were binding through 2012. No amendments or extensions have been recorded, and the HOA was never incorporated. DNR Land Sales assumes this HOA to be dissolved.</p>



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1162	420631	4	1	3.12	\$14,400
1163	420628	1	1	4.08	\$14,400

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# WINDY CITY

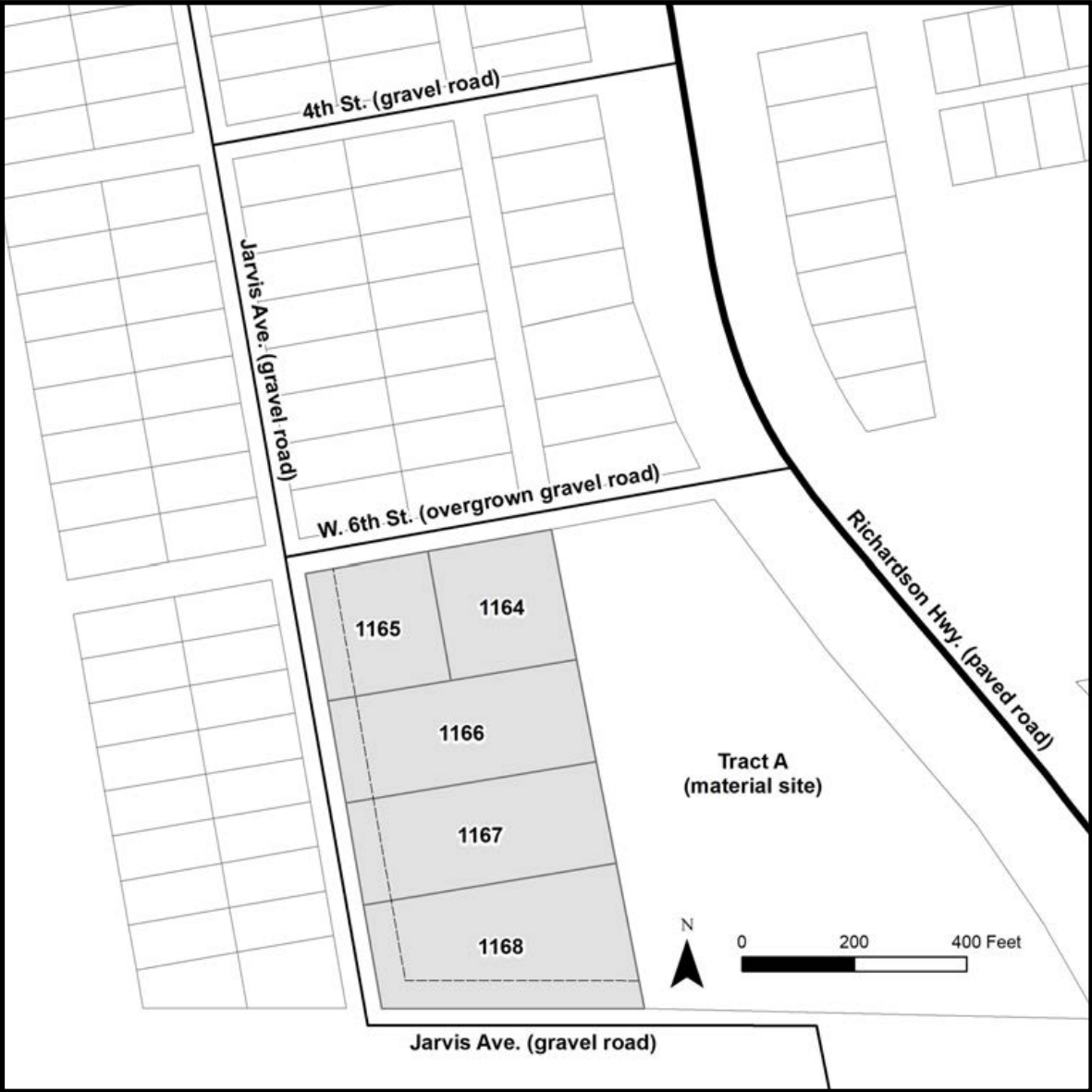


Road accessible lots in Delta Junction



<b>Location</b>	Windy City is within the City of Delta Junction. Delta Junction is located at the convergence of the Richardson and Alaska Hwys, approximately 95 miles southeast of Fairbanks.
<b>Access</b>	Most of the lots within Windy City are accessed along Jarvis Ave, a gravel road. Parcel 1164 of Windy City is accessed from Jarvis Ave to West 6th St. West 6th St is gravel, but has become overgrown near Jarvis Ave.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details. All of the parcels have overhead electric service available in the area.
<b>Local Government</b>	This area is within the City of Delta Junction and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the city for details. At the time of this writing, these parcels were not zoned. However, they are within the City of Delta Junction and may be subject to local zoning in the future.
<b>Fire</b>	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. Delta Junction has a volunteer fire department and EMS services.
<b>Notes</b>	<p>Parcels 1164, 1166, 1167, &amp; 1168 are adjacent to Tract A (ADL 419669), a material site used for gravel extraction. Potential purchasers should be aware of the possibility of additional traffic from trucks and heavy machinery, noise from extraction and crushing activities, and dust from the material site.</p> <p>There is a steep drop from the subdivision down to the material site.</p> <p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>
<b>Restrictions</b>	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 recorded separately. Parcels 1165, 1166, 1167, & 1168 have a 50ft building setback/ no clearing zone. No building or clearing is permitted within the setback except for clearing as necessary for driveways and utilities. Parcel 1168 has a 15ft utility easement along the south lot line.

<b>Survey and MTRS</b>	Windy City is ASLS 2021-09, located in Section 23, Township 10 South, Range 10 East, Fairbanks Meridian. The survey has been filed as Plat 2023-51 in the Fairbanks Recording District.
<b>Rights-of-way</b>	Jarvis Ave and West 6 <sup>th</sup> St are developed gravel roads. West 6 <sup>th</sup> St becomes overgrown before reaching parcel 1164.

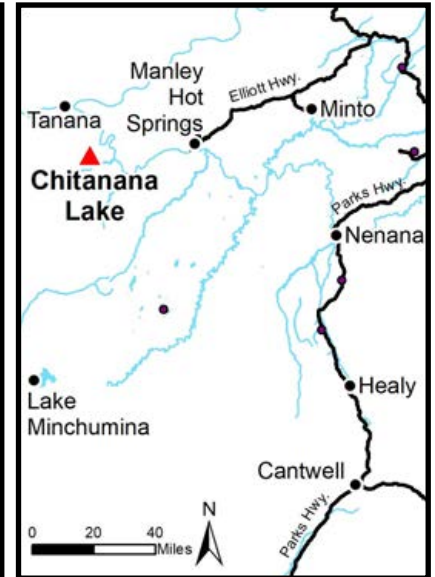


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1164	422297	2	1.18	\$22,000
1165	422296	1	1.18	\$22,000
1166	422298	3	1.89	\$24,000
1167	422299	4	1.89	\$24,000
1168	422300	5	2.29	\$25,100

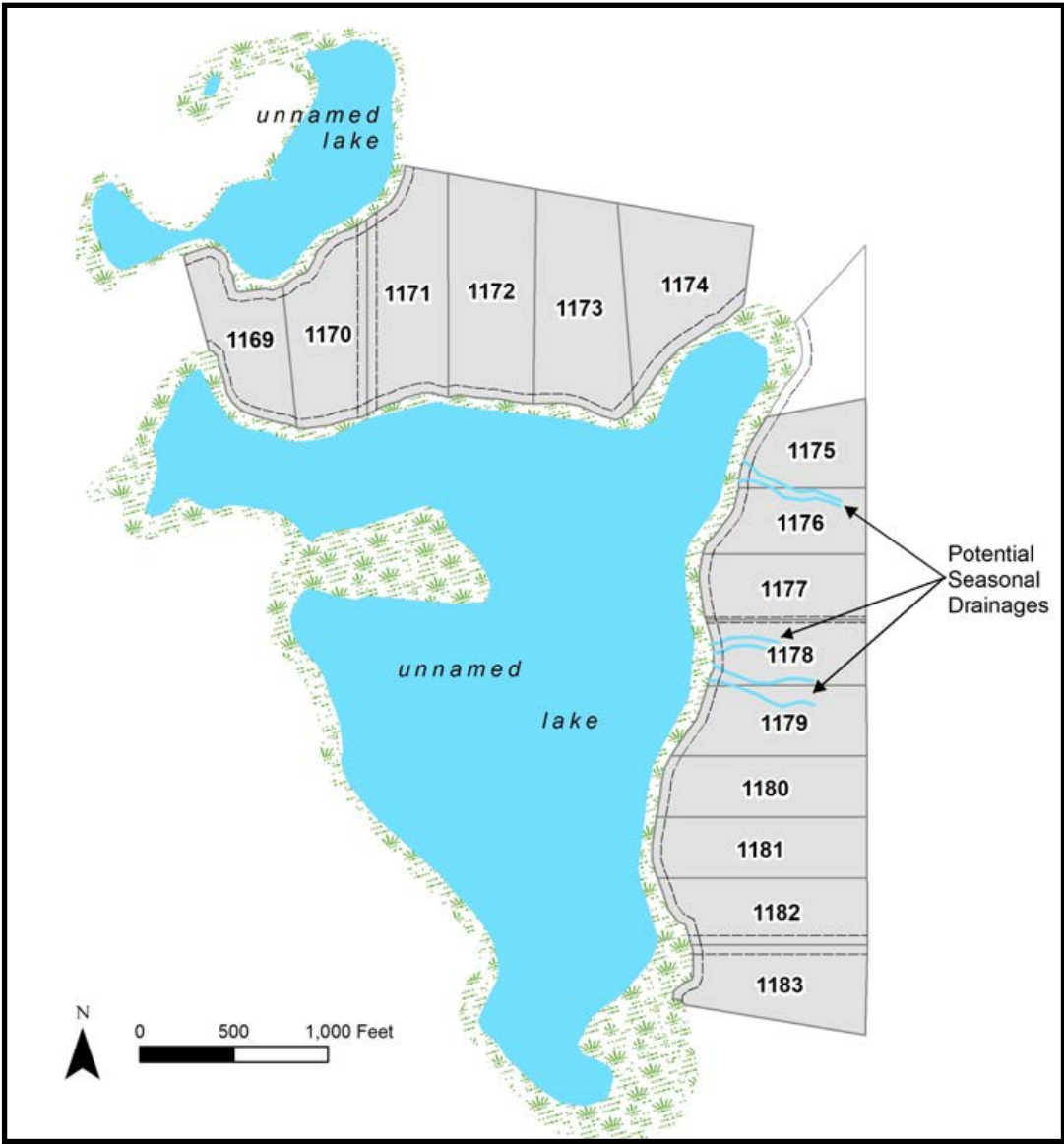
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# CHITANANA LAKE



<b>Location</b>	Chitanana Lake Subdivision is located approximately 20 miles southeast of the village of Tanana and 35 miles west of Manley Hot Springs. The subdivision is located on the northern and eastern shoreline of the lake.
<b>Access</b>	Primary access to the area is by float or ski plane. All parcels are accessed directly from the large unnamed lake. It may be possible to access the area via snowmachine during the winter.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electricity, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. Fires within this area are typically suppressed early in the fire season but allowed to burn after a conversion date, usually around July 10th. Protection of improvements in the area will be conducted according to the State of Alaska Cabin Protection Policy. However, there is no guarantee of fire protection for remote parcels or improvements.
<b>Notes</b>	In the summer of 2018, a large wildland fire burned the area of Chitanana Lake Subdivision. All parcels in this auction were affected by the fire. Parcels 1175, 1176, 1178, & 1179 may have seasonal drainages. See plat for details. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include but are not limited to, section line 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 50ft public access easement and 50ft building setback, upland from the ordinary high water mark of both lakes. Parcels 1177 & 1178 have 30ft pedestrian easements. Parcels 1170, 1171, 1182 & 1183 have a 50ft Section Line Easement. See Plat for details.
<b>Survey and MTRS</b>	Chitanana Lake is ASLS 2019-20, located in Sections 10, 11 & 14, Township 1 North, Range 21 West, Fairbanks Meridian. The survey has been filed as Plat 2022-2 in the Manley Hot Springs Recording District.
<b>Rights-of-Way</b>	None. Legal access to all lots is from the water of the large unnamed lake.

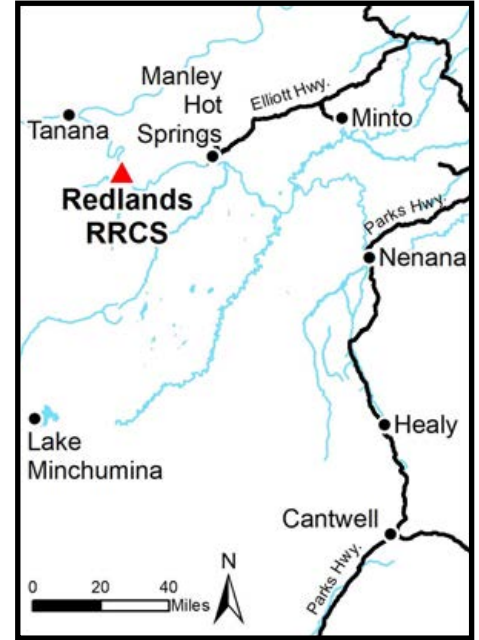


PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1169	422404	1	7.35	\$16,900
1170	422405	2	8.89	\$20,400
1171	422406	3	11.24	\$22,200
1172	422407	4	12.16	\$23,500
1173	422408	5	12.50	\$23,600
1174	422409	6	10.73	\$21,500
1175	422312	8	5.98	\$15,400
1176	422313	9	6.08	\$15,700

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1177	422314	10	7.02	\$16,100
1178	422315	11	6.62	\$16,400
1179	422316	12	8.04	\$18,500
1180	422317	13	8.11	\$18,700
1181	422318	14	8.46	\$19,500
1182	422319	15	8.17	\$18,800
1183	422320	16	8.94	\$20,600

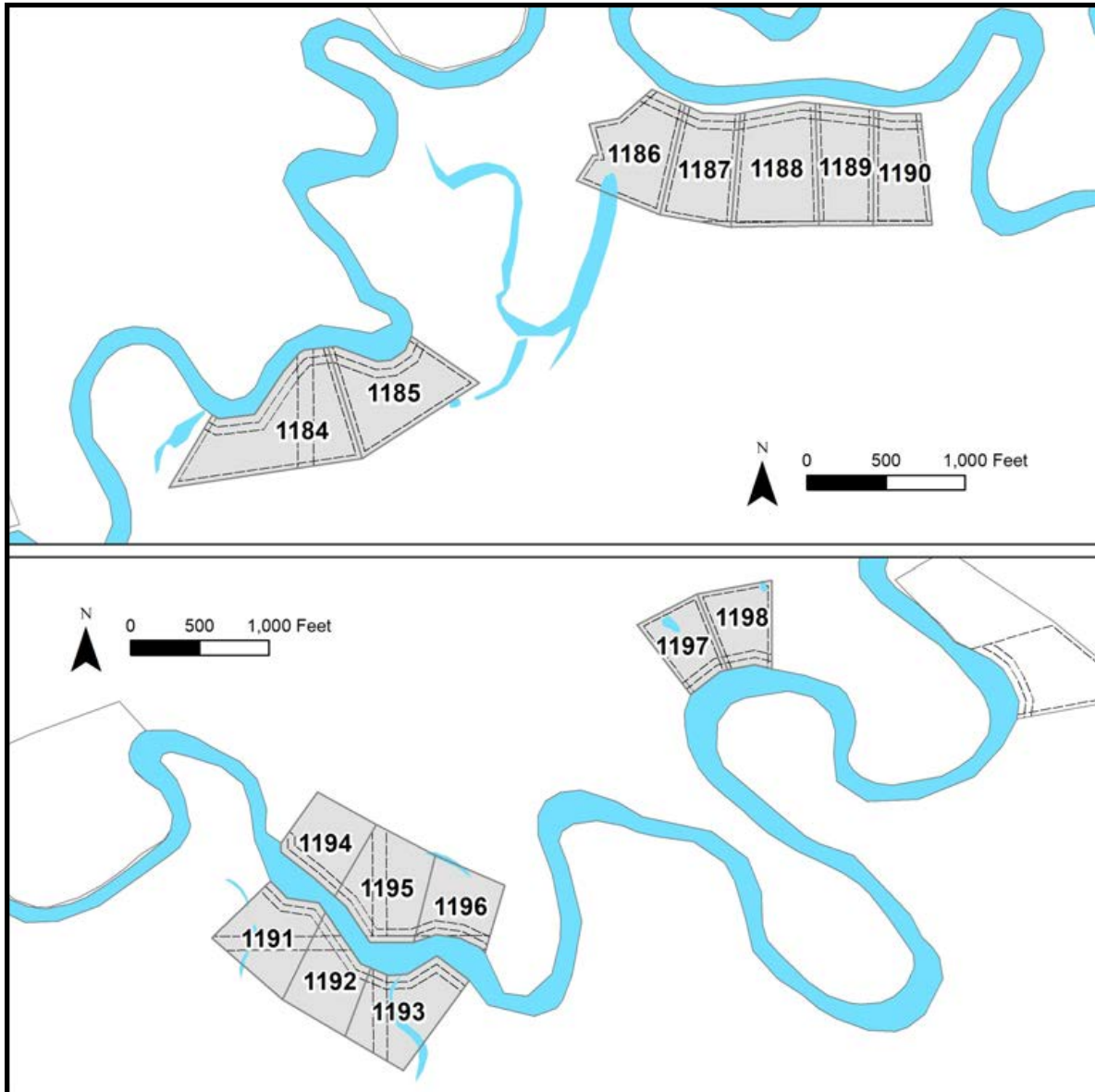
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## REDLANDS II RRCS



<b>Location</b>	Redlands II RRCS is located along the Chitanana River, approximately 40 river miles west of Manley Hot Springs.
<b>Access</b>	Access is by boat or snowmachine from Manley Hot Springs along the Tanana River to the Chitanana River. The parcels are along the Chitanana River, approximately 3- 11 miles from the confluence of the Tanana and the Chitanana.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This area is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is along the boundary of a Modified and a Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. Parcels on the south side of the Chitanana are in the Limited option, while parcels on the north side of the river are primarily within the Modified option.
<b>Notes</b>	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>A boat with a shallow draft may be needed to access these parcels, especially in times of low water. The river generally becomes more shallow further upstream.</p>
<b>Restrictions</b>	<p>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 recorded separately.</p> <p>All parcels have a 100ft building setback from the ordinary high water mark of public waterbodies, a 50ft public access easement along the ordinary high water mark, and a 30ft public access and utility easement along interior lot lines. Parcels 1184, &amp; 1191 – 1194 have a 100ft section line easement through the lots. Please see plat for details.</p>
<b>Survey and MTRS</b>	Redlands II RRCS is ASLS 2022-08, located in Sections 14, 15, 16, 20, 21, 22, & 23, Township 1 North, Range 20 West, Fairbanks Meridian. The survey has been filed as Plat 2024-01 in the Manley Hot Springs Recording District.
<b>Rights-of-way</b>	None.

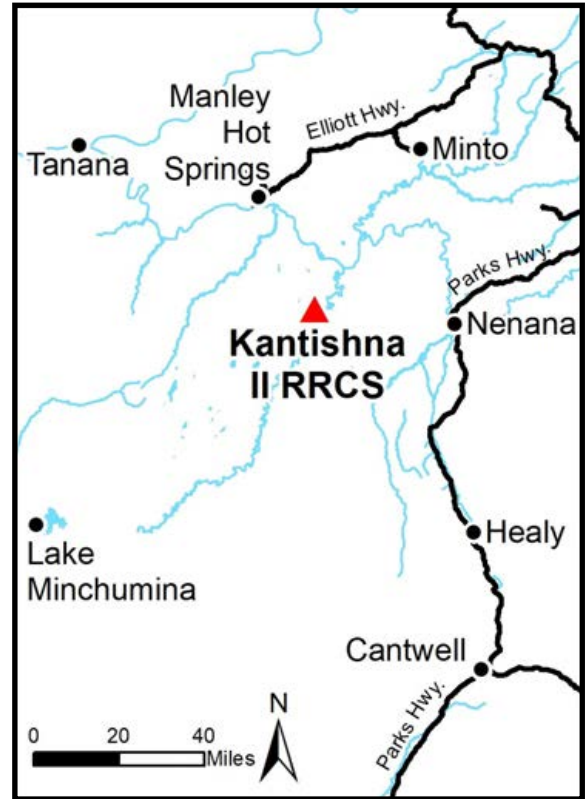




PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID	PARCEL	AK DIVISION OF	TRACT	ACRES	MINIMUM
1184	422416	C	12.20	\$11,100	1192	422425	L	6.70	\$8,200
1185	422417	D	8.36	\$9,300	1193	422427	N	9.29	\$9,300
1186	422418	E	7.26	\$8,600	1194	422424	K	6.39	\$7,900
1187	422419	F	6.47	\$8,000	1195	422426	M	9.13	\$9,200
1188	422420	G	9.14	\$9,700	1196	422428	O	6.33	\$7,900
1189	422421	H	6.48	\$8,000	1197	422429	P	5.53	\$7,200
1190	422422	I	5.70	\$7,400	1198	422430	Q	5.88	\$7,500
1191	422423	J	8.13	\$8,700					

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# KANTISHNA II RRCS



<b>Location</b>	Kantishna II RRCS is located approximately 70 air miles west of Fairbanks, and 32 air miles west of Nenana (110 river miles). The parcels are located along the Kantishna River, approximately 30 river miles south of the confluence of the Kantishna and Tanana Rivers.
<b>Access</b>	Primary access to the area is by float plane or boat from the Tanana River to the Kantishna River. Snowmachine access from Nenana is also possible.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>Local Government</b>	This area is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	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 recorded separately. All parcels have a 100ft building setback from the ordinary high water mark of public waterbodies, and a 30ft public access and utility easement along interior lot lines. Parcels 1201 & 1202 have a 50ft public access easement and 100ft building setback from the unnamed lake bordering the lots. Parcels 1203 & 1204 have a 100ft section line easement. See plat for details.
<b>Survey and MTRS</b>	Kantishna II RRCS is ASLS 2022-07, located in Sections 28, 32, & 33, Township 4 South, Range 13 West, Fairbanks Meridian. The survey has been filed as Plat 2024-71 in the Fairbanks Recording District.
<b>Rights-of-way</b>	None.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1199	422498	J	13.47	\$25,700
1200	422497	I	10.62	\$22,100
1201	422496	H	6.55	\$16,900
1202	422495	G	7.22	\$18,000
1203	422494	F	19.00	\$26,700
1204	422493	E	19.04	\$26,800
1205	422492	D	15.69	\$28,000

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## ONLINE RESOURCES

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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

<https://akleg.gov/>

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

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

### Alaska Statutes and Regulations

<https://www.akleg.gov/basis/statutes.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

<https://dnr.alaska.gov/mlw/paad/rs-2477/>

### DNR Division of Forestry & Fire Protection

<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

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

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

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

### DNR DMLW Land Conveyance Section

<https://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 Mapper

<https://mapper.dnr.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

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**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.

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## DNR APPRECIATES YOUR FEEDBACK!

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**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 &amp; 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  
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Name(s): \_\_\_\_\_

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

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

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

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

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commercial parcels as indicated in the brochure. They are eligible to apply for parcels in the subsequent Over-the-Counter Offering.

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

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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  
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By my signature below, I hereby certify that:

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

By signing below, I also acknowledge that if I am the successful bidder and do not meet the qualifications for a purchase contract listed  
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- 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;
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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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(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)



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

## ALASKA STATE LAND AUCTION BID FORM

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Name(s): \_\_\_\_\_

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

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

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

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

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

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below, I must pay the bid amount in full.

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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(Rev. 7/15)

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

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

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

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

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

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(Rev. 7/15)

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

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

Circle one: VISA Mastercard Discover American Express 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)

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

## ALASKA STATE LAND AUCTION BID FORM

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

Name(s): \_\_\_\_\_

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

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

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

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

\*providing us with a telephone number and email address will allow us to contact you in a timely manner if there are any issues with your bid  
Bidders must have been Alaska residents for at least one year immediately preceding the date of the auction and must be 18 years of age or older on  
or before the date of bid. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels in the Sealed-Bid Auction, except on  
commercial parcels as indicated in the brochure. They are eligible to apply for parcels in the subsequent Over-the-Counter Offering.

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

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

## BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED

The amount of my bid deposit is \$ \_\_\_\_\_ (minimum 5% of the bid amount - ROUND UP!)

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

By my signature below, I hereby certify that:

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

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

Customer Signature: \_\_\_\_\_ Phone Number: \_\_\_\_\_

(Rev. 7/15)

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



## AUCTION #497 DATES

Auction #497 Bidding Period

Begins 10:00 a.m., June 5, 2025

Ends 4:00 p.m., October 1, 2025

Opening of Sealed-Bids for Auction #497

10:00 a.m., October 22, 2025

Over-the-Counter (OTC) Parcel List Available

10:00 a.m., November 19, 2025

1st OTC Offering

(up to 30% above minimum auction bid)

Begins 10:00 a.m., November 19, 2025

Ends 4:00 p.m., December 2, 2025

2nd OTC Offering

(up to 15% above minimum auction bid)

Begins 10:00 a.m., December 3, 2025

Ends 4:00 p.m., December 16, 2025

General OTC Offering

(price set at minimum auction bid)

Begins 10:00 a.m., December 17, 2025



[landsales.alaska.gov](https://landsales.alaska.gov)