

2014

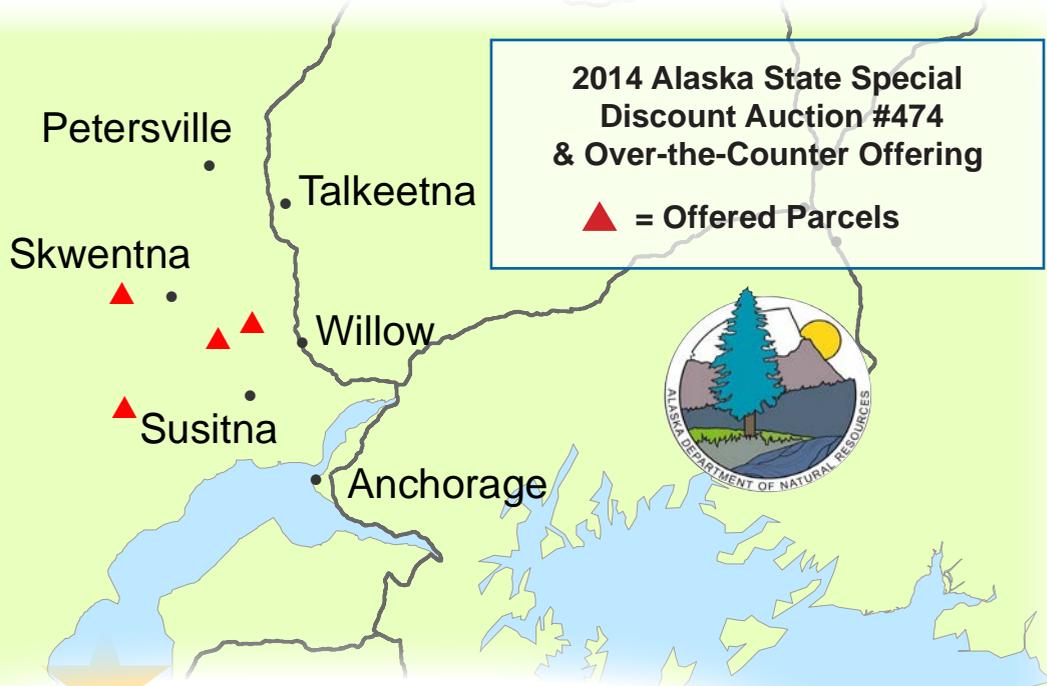
Alaska State Land Offering Special Discount Auction #474

SPECIAL DISCOUNT



<http://landsales.alaska.gov>

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SPECIAL DISCOUNT OFFERING #474 SCHEDULE

(This Brochure)

Discount Auction #474 Bidding Period

Begins 10:00 a.m., March 19, 2014

Ends 5:00 p.m., May 7, 2014

Opening of Sealed-Bids for Discount Auction #474 - 10:00 a.m., May 14, 2014

General Over-the-Counter Parcel List Available and Sales Begin - 10:00 a.m., May 28, 2014

REGULAR ANNUAL AUCTION #475 DATES

(Annual Auction Brochure Available May 15, 2014)

Annual Auction #475 Bidding Period

Begins 10:00 a.m., May 21, 2014

Ends 5:00 p.m., July 16, 2014

Opening of Sealed-Bids for Annual Auction #475 - 10:00 a.m., July 23, 2014

Initial Over-the-Counter Offering #475 Application Period

Begins 10:00 a.m., July 30, 2014

Ends 5:00 p.m., September 3, 2014

Initial Over-the-Counter Drawing - 10:00 a.m., September 10, 2014

General Over-the-Counter Parcel List Available and Sales Begin

10:00 a.m., September 24, 2014

Dear Fellow Alaskans,

I am pleased to announce the Department of Natural Resources' special discounted 2014 Alaska State Land Offering. This year, we have more than 400 parcels of land with newly reduced prices. Each of these parcels is available to Alaskans through the Department's sealed-bid auction.

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

Best regards,

Sean Parnell
Governor



Dear Alaskans,

One of the key functions of the Department of Natural Resources is to make State lands available to Alaskans. This year, for the first time, DNR is holding a special discount auction, in which it will offer State land parcels for reduced prices.

The discounted 2014 Alaska State Land Offering contains more than 400 parcels available for sale, with minimum bid prices up to 30 percent below the appraised value. This brochure lists the parcels being offered, including maps and survey information, as well as the rules and procedures for our sealed-bid and over-the-counter sales.

For more information on how you can own a piece of Alaska, please visit <http://landsales.alaska.gov> or contact one of the DNR Public Information Centers listed on page 4.

Best of luck!

Joe Balash
Commissioner
Alaska Department of Natural Resources



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INTRODUCTION

We are excited to offer Alaskans the opportunity to purchase land at below the appraised value in this special **Discount Auction #474**. This brochure includes information on over 400 parcels that are included in this special auction.

Parcels of state land are being offered in this Discount Auction #474 with minimum bids up to 30% below the appraised value of the land. This special offering is only available to Alaska residents who purchase these parcels during the auction. Any parcels not sold in the Discount Auction will be available through our regular Over-the-Counter (OTC) offering with purchase prices going back to the full appraised value. Please see page 18 for residency requirements and make sure you qualify before bidding.

This brochure is divided into three main sections. The first section provides general information about DNR land offering procedures, general information applicable to all parcels, and instructions for participating in our offerings. The second section contains maps and parcel lists, subdivision-specific information, and minimum auction bids for each parcel. The last portion of the brochure has bid and application forms. All of the information in this brochure, plus much more, is online at <http://landsales.alaska.gov> or contact one of DNR's Public Information Centers listed below.

In addition to the parcels in the discount auction, the State of Alaska will be making over 200 additional parcels available during our Annual Auction #475, Initial Over-the-Counter, and regular Over-the-Counter offerings later this year. The annual auction brochure and parcel information will be available beginning May 15, 2014. Please see page 2 of this brochure for annual auction and initial over-the-counter dates.

We will also be holding a Remote Recreational Cabin Sites staking offering in fall of 2014. Please visit us online at <http://landsales.alaska.gov> where you can join our email list to receive notification when the brochure is available or check with one of the Public Information Centers listed below in September for dates and details of this offering.

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

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

DNR Public Information Centers

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

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

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

SOUTHEAST REGION - Land Office
400 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801
Tel: (907) 465-3400, Fax: (907) 586-2954, TDD: (907) 465-3888
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m., excluding State holidays
sero@alaska.gov



GENERAL INFORMATION

Brochure Changes and Errata

If any errors in this brochure are discovered after publication, DNR will issue errata to this brochure. Errata and corrected brochures will be available at <http://landsales.alaska.gov> and from DNR's Public Information Centers in Anchorage, Fairbanks and Juneau. You are responsible to stay informed of any changes or corrections to this brochure prior to submitting a bid or application and prior to the auction.

Site Inspection

Important: It is your responsibility to fully review this brochure and personally locate and thoroughly inspect the parcel before submitting a bid or application to purchase.

The land chosen by a bidder/applicant is taken **AS IS** with no guarantees, 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**. The reader is referred to the "No Warranty of Suitability or Fitness" section on page 6 of this brochure for more information.

Land Records, Survey Plats, and Maps

Important: It is the responsibility of the purchaser to review recorded plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that may affect any individual parcel prior to submitting a bid or application.

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 and the Bureau of Land Management (BLM) is:

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

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

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall, Alaska Pacific University, 4210 University Drive, Room 208, Anchorage, Alaska 99508, (907) 786-7011; or Map Office, Geophysical Institute, University of Alaska Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, Alaska 99775, (907) 474-5823; or from numerous other commercial sources.

Full-size copies of the recorded survey plats are available at DNR Public Information Centers or appropriate DNR District Recorder's Offices. A nominal fee for the maps may apply. Find the appropriate DNR District Recorder's Office at:

<http://dnr.alaska.gov/ssd/recoff/>

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

No Warranty of Suitability or Fitness

Important: In accordance with 11 AAC 67.022 No Warranty Implied, by selling, granting, or leasing land, the State does not give nor imply any warranty as to the land's fitness, use, or suitability for any intended use, presence of refuse or hazardous substances, or whether public utilities or services will be provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs. Parcels are sold **AS IS** and **WHERE IS** with all faults, and in the condition as of the date of the sale.

The State of Alaska makes no warranty, expressed nor implied, nor assumes any liability whatsoever regarding the social, economic, or environmental aspects of the parcel, including, without limitation, the soil conditions, water drainage, access, or natural or artificial hazards that may exist, or the profitability of the parcel.

It is your responsibility to inspect the parcel and be thoroughly acquainted with the parcel's condition prior to bidding or applying to purchase. It is also your responsibility to determine and consider in your decision to enter into a purchase 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.

Access

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

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

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

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

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

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

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





Access (continued)

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.

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.

RS 2477

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

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

Easements, Reservations, & Restrictions

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

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

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

All public access easements, including those along public or navigable water bodies, are reserved for public use. You may not obstruct public access easements or make them unusable by the public.

Alaska Railroad Right-of-Way

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

<http://alaskarailroad.com/>

Driveways, Approaches, and Roads

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



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.

Mineral orders that close an area to mineral entry, where they have been established, close that 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.

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

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

Archaeological Sites

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

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

Multiple Uses

The land sale described in this brochure is 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 parcels listed for sale. 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 to purchase land through these offerings.

Future Offerings

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

<http://notice.alaska.gov> and

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

Restrictions on Subdividing

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

Homeowners' Associations

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

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

Additional information may also be available from the State of Alaska, Department of Commerce, Community, and Economic Development, Division of Corporation, Business, and Professional Licensing, at (907) 465-2530, or online at:

<http://commerce.alaska.gov/dnn/ebpl/home.aspx>

Taxes

All parcels listed in this brochure are located in the Matanuska-Susitna Borough and are subject to taxes and assessments levied by the Borough; see <http://www.matsugov.us/> for more information. **Failure to make timely payment of all taxes and assessments due on parcels purchased under contract with the State of Alaska is a violation of the purchase contract and may result in contract termination.**

Sewer and Water

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements of the State of Alaska, Department of Environmental Conservation (DEC). Approval to construct, install, or operate such systems must be obtained from DEC. Many of the subdivisions included in these land 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.** Refer to the "Existing Improvements" and "Hazardous Materials and Potential Contaminants" sections of this brochure for additional information and disclaimers.



Existing Improvements

Some parcels in this brochure may have existing improvements, structures, and/or limited development on the land. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. If any such improvements 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. 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. Refer to the "Hazardous Materials and Potential Contaminants" section of this brochure for additional information and disclaimers.

Hazardous Materials and Potential Contaminants

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

Waters of the United States and Wetlands

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

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

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

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

Water Rights and Usage

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

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

Fire and Burning Activities

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

<http://forestry.alaska.gov/fire/fireplans.htm>

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

<http://firewise.org>

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

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

Hunting Seasons and Taking Game in Defense of Life or Property

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

<http://adfg.alaska.gov>

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

5 AAC 92.410 Taking Game in Defense of Life or Property

- (a) Nothing in 5 AAC prohibits a person from taking game in defense of life or property if
 - (1) the necessity for the taking is not brought about by harassment or provocation of the animal, or by an unreasonable invasion of the animal's habitat;
 - (2) the necessity for the taking is not brought about by the improper disposal of garbage or a similar attractive nuisance; and
 - (3) all other practicable means to protect life and property are exhausted before the game is taken.
- (b) Game taken in defense of life or property is the property of the State. A person taking game under this subsection shall immediately
 - (1) salvage and surrender to DFG the
 - (A) hide and skull of a bear, completely removed from the carcass, and including all attached claws;
 - (B) hide and skull of fur animals or furbearers;
 - (C) meat and antlers or horns of ungulates;
 - (D) meat of all other game not specified in (A) - (C) of this paragraph;
 - (2) notify DFG of the taking; and
 - (3) submit to DFG a completed questionnaire concerning the circumstances of taking of the game within 15 days after taking the game.

(continued on next page)

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

Wildlife

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

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

We remind you to be aware of your surroundings and diligent when in the Alaska 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 DFG:

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

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

Provided by DNR Division of Parks and Outdoor Recreation:

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

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

Eagle Nesting Sites and Seasons of Restricted Activity Nearby

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

Migratory Birds

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

<http://www.fws.gov/pacific/migratorybirds/>



Fish Habitat Requirements

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

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

<http://www.adfg.alaska.gov/index.cfm?adfg=uselicense.main>

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

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

New Construction, Development, or Improvements

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

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

Nomination of Land for Future Offerings

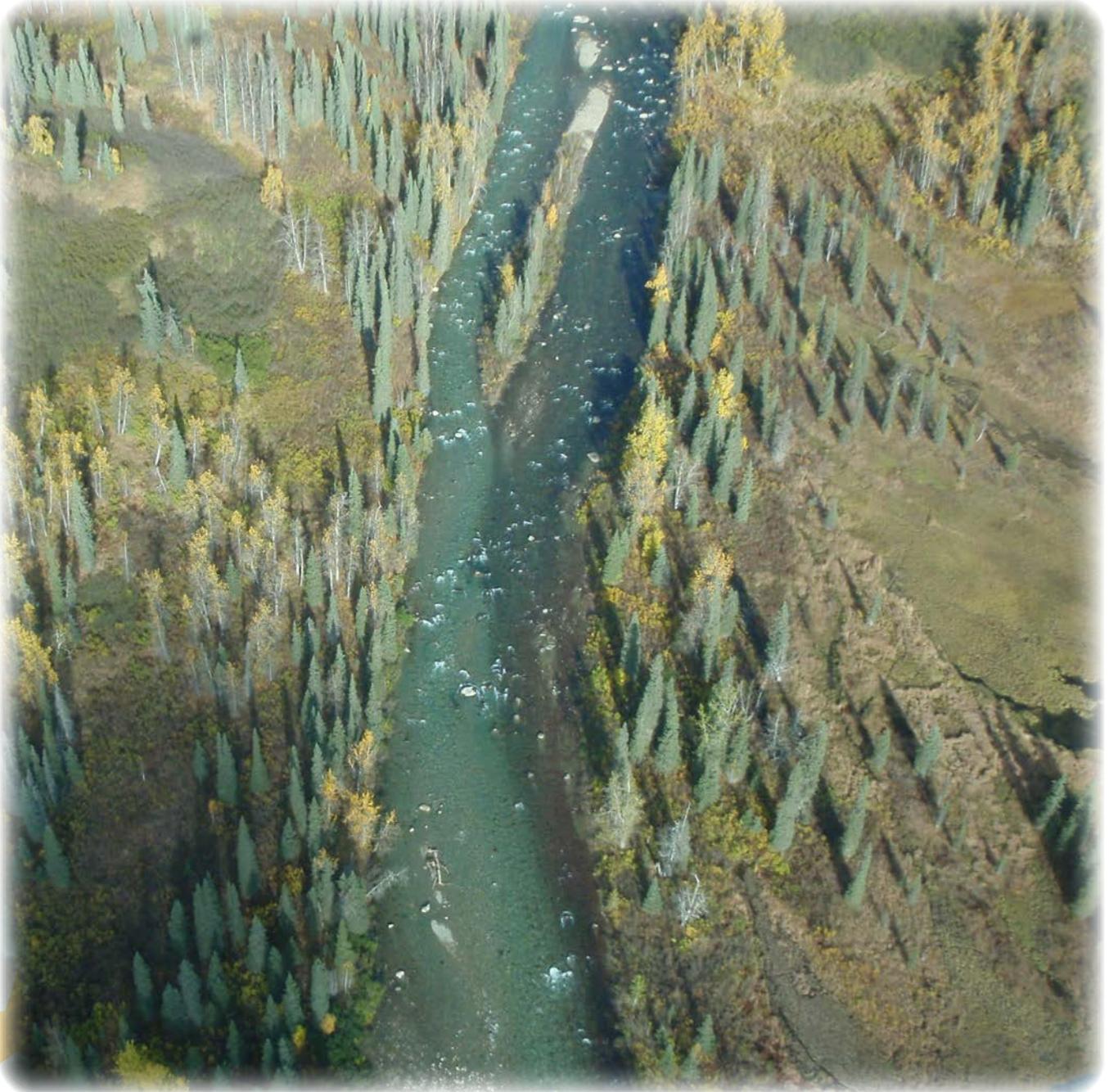
The Department of Natural Resources seeks nominations from the public for sales of State-owned land and considers public interest when offering land for sale. You have an opportunity to make your interest known by participating in the land nomination process, or requesting specific land to be included under one of these programs. The request must be in writing on a land sale nomination form, which is used to document public input in the land sale planning process. Land sale nomination forms and information on previously-received nominations are available at DNR Public Information Centers and online at:

<http://dnr.alaska.gov/mlw/landsale/> and http://dnr.alaska.gov/mlw/factsht/land_nominating.pdf

You may nominate land for residential use, recreational use, or remote sites for the stake-it-yourself program. There is no fee for nominating land for a State land sale and you may submit nomination forms for more than one area. If you are interested in nominating State-owned land for sale through our disposal programs, fill out a nomination form and return it to a DNR Public Information Center. You must include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, and whether or not it is designated or classified for settlement under land use plans or designated for some other use. The nomination form lists additional resources you can use to check if land you nominate qualifies for the State's consideration to sell.

Land sale nomination forms do not confer rights or priority in the lands nominated to any member of the public. When the State receives a nomination form, the State is notified that there is specific land you would like offered through one of the State land sale programs. The nomination is not a claim, does not imply that you have the right to use or occupy the land nominated, nor is the State obligated to sell or otherwise dispose of the land. In addition, disposals must be conducted competitively so that nominating parties are not guaranteed any right to purchase.

After the land nominations are received, DNR researches the nominations and acceptable nominations may be incorporated into future land sale offerings depending on feasibility and other factors. Land sale offerings are subject to a formal decision-making process. DNR considers State laws, regulations, established policies, the character of the land, recommendations made by resource experts, and public input when issuing decisions. DNR also solicits public comment on specific proposals before the land can be offered.



CONSIDERATIONS FOR ALL PARTICIPANTS

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 40.25.100 Disposition of Tax Information and AS 40.25.120 Public Records; Exceptions; Certified Copies. Public information is open to inspection by you or any member of the public unless the information qualifies for confidentiality under AS 38.05.035 (a) (8) and confidentiality is requested, or AS 45.48 Alaska Personal Information Protection Act. **Under AS 45.48, certain personal information (such as social security numbers, credit card numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to 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.**

Brochure Amendments - Errata

At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published as soon as possible in supplemental information sheets called Errata. **It is your responsibility to stay informed of any changes or corrections prior to submitting a bid or application and prior to the actual auction or offering.** You may obtain a copy of new or existing Errata from the DNR Public Information Centers or online at:

<http://landsales.alaska.gov>

For important updates, you may also subscribe to our email notification list at the link above, “like” us on Facebook at <http://facebook.com/alaskaland/> or follow us on Twitter @AlaskaLand4Sale and @LandForAlaskans.

DNR reserves the right to make changes up to the time a contract or patent is issued. DNR also reserves the right to waive technical defects or errors in this publication.

Right to Adjourn/Postpone/Cancel

This brochure is intended for informational purposes only and does not constitute an offer to sell. DNR reserves the right to postpone or cancel an offering, in whole or in part, if necessary to protect the interest of the State. Such a postponement or cancellation may occur at any time prior to or during the offering, even after the apparent high bidder has been notified, but prior to DNR signing a final conveyance document. This policy applies to all land offerings, including parcels available through sealed-bid and over-the-counter offerings. In the event that DNR cancels an offering, deposits will be returned.

Bidder/Applicant Responsibility to Keep Address Current with LSCAS

Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you. **Throughout the bid/application, contract, and patent processes, in accordance with 11 AAC 67.005 (g) General Qualifications, an applicant or bidder is responsible for keeping DNR DMLW, Land Sales and Contract Administration Section (LSCAS) at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, (907) 269-8594, Fax (907) 269-8514, informed of their current address. A change of address must be submitted in writing and be signed by the bidder or purchaser.** The application or bid is subject to rejection if LSCAS is unable to contact the applicant or bidder at the current address of record. **Please note that notifications sent to other Sections, Divisions, or Departments may not reach LSCAS and your records may not be updated. Failure to keep your address and contact information current with LSCAS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.**

Appeals

An aggrieved bidder may appeal in writing to the Commissioner within 5 days after the Sealed-Bid Auction for a review of the Director's determination (AS 35.05.055 Auction Sale Procedures). 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.

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 period and may not acquire land within the first 30 days that it is available over the counter (11 AAC 67.005 General Qualifications).

After the Sealed-Bid Auction, parcels available over-the-counter may only be purchased 30 days after they are placed in the General Over-the-Counter (OTC) inventory. If you have questions about employee eligibility, contact one of the DNR Public Information Centers.

PARTICIPATING IN THE SEALED-BID AUCTION

Sealed-Bid 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], and 11 AAC 67.005-.010 Disposal of Land Administrative Provisions. Please read this brochure thoroughly before you submit a bid.

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

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

For required and acceptable items of proof of residency, see the "Residency Requirement for Residential Parcels in the Sealed-Bid Auction" section of this brochure.

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

Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in these offerings. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.

Proof of Residency Required for Auction Bidders and Veterans' Land Discount Applicants

Participants in the sealed bid auction are required to be Alaska residents by AS 38.05.055 in addition to other qualifications. Applicants for the Veterans' Land Purchase Discount under AS 38.05.940 also must be Alaska residents in addition to other qualifications. AS 01.10.055 and 11 AAC 67.010 describe the requirements for establishing residency and providing proof of residency.

Apparent auction high bidders and veterans' discount applicants will be required to submit proof of residency and proof that they meet the other requirements. It is your obligation to prove that you are eligible for the program you wish to participate in.

All documents submitted as proof of residency must have dates clearly showing that your residency is current and that you were physically present in Alaska from May 14, 2013 (one year prior to the date of the auction) with intent to make a home and remain in the state indefinitely.

Failure to prove Alaska residency under these terms will result in the loss of your opportunity to purchase the parcel and may result in the forfeiture of some or all of your deposit and document handling fees. Bidders are strongly encouraged to gather their required documentation well in advance of the auction. Bidders will be required to submit this proof upon notification that they are the apparent high bidder.

DNR MUST RECEIVE as proof of residency:

A copy of your valid and current Alaska Driver's License or State Issued ID card. (If you do not have a valid, current Alaska Driver's License or State ID card, please contact the Sales Administration team before bidding to inquire about acceptable substitutions.)

In Addition, DNR must receive at least ONE of the following primary items:

- Voting records accompanied by voter registration;
- School records;
- Employment, unemployment, or military records;
- Current and valid occupational licenses issued by the State of Alaska;
- Income tax records showing employment in Alaska;
- Alaska Permanent Fund Dividend receipt or application;
- Court or other government agency records; or
- Birth or other vital statistic records.

Or TWO of the following secondary items:

- Rent receipts or proof of home ownership for your primary residence;
- Motor vehicle registration for your personal vehicle;
- Tax records for your primary residence;
- Hunting, fishing, or trapping licenses;
- Notarized affidavits of persons acquainted with but not related to the applicant.

The Director may accept other forms of proof, which may be deemed either primary or secondary. If you are relying on an item not specifically listed above or have questions about residency, please contact the Sales Administration team before bidding in the auction or applying for a Veterans' Land Discount.



Residency Requirement for Residential Parcels in the Sealed-Bid Auction

AS 01.10.055 Residency defines a person's establishment of residency as "being physically present in the state with the intent to remain in the state indefinitely and to make a home in the state." To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident under this definition and have been a resident of Alaska for at least one year (12 months) immediately preceding the date of the auction (AS 38.05.055 Auction Sale Procedures).

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

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 filing a DD 2058 (State of Legal Residence Certificate) or its equivalent, 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. 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, you do not qualify as an Alaska resident for this program.

Bidding on Multiple Parcels in the Sealed-Bid Auction

You may win up to four parcels in the special Discount Auction. You may bid on as many parcels as you like.

You will be named the apparent winner of the first four parcels for which you have made highest qualifying bid. **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 4 parcels, you may not end up with your first choices.** For example:

Jane Doe bids on example parcels A, B, C, D, E, and F in the special Discount Auction. She will be awarded the first four 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 four parcels, any remaining bids she submitted will be rejected.

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

No Withdrawal of Bids from the Sealed-Bid Auction

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

DNR will not refund the deposits (up to a maximum of 5% of the total bid) if a successful bidder chooses not to purchase the land for any reason. 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 (up to a maximum of \$500.00 plus fees) will be nonrefundable. For those apparent high bidders who are not qualified for a land sales contract (due to prior default, failure to pay taxes or assessments on a property under contract or lease from DNR, or other disqualifying factors) and cannot pay the lump sum due, the deposit (up to a maximum of \$500.00 plus fees) will be nonrefundable. See the "Sealed-Bid Auction Procedures" section of this brochure for more information.

Multiple Bidders Bidding Together in the Sealed-Bid Auction

Two or more individuals may jointly submit a bid in the special discount 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, although a new bid can be submitted (see previous page). All individuals whose names appear on the bid will appear on the land sale contract or patent. Any changes between the individuals on the bid and the contract or patent require an assignment form and payment of the \$100 assignment fee.

All of your bids will count towards the limit of winning four 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 four parcels. If one of the bidders on a joint bid has already won four parcels, the joint bid will be disqualified.

Returned Deposits for Unsuccessful Bidders/Applicants

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

Price Fixing or Misrepresentation

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

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

Discounted Prices Only Apply to the Discount Auction

The discounted prices, noted as "minimum bid" in the parcel lists, only apply to the Discount Auction #474. Parcels which are not sold in the auction will be made available Over-the-Counter (OTC) at the full appraised value, as noted on the parcel lists. **These special discounted prices are only available to Alaska residents who bid during the auction bidding period from March 19, 2014 to May 7, 2014.**



Unsold Auction Parcels May Go Directly to Over-the-Counter Offering

Parcels that fail to sell in the Discount Auction #474 on May 14, 2014 may be made available in the general Over-the-Counter (OTC) offering at 10:00 AM on May 28, 2014, skipping the Initial OTC process used for the annual auction. **The purchase price for parcels made available OTC will be the full appraised value. Discounted prices offered at auction will NOT apply when parcels move to OTC.**

PARTICIPATING IN THE OVER-THE-COUNTER (OTC) OFFERING

Parcels not sold at this auction may be made available in the following OTC Offering **where they will be available for sale at the appraised value as listed in this brochure** or subsequent Errata. Occasionally, parcels with an apparent high bidder in a preceding auction may become available in the OTC Offering due to rejection of bids, closure, or relinquishment.

If bids are rejected, closed, or relinquished by the highest bidder more than 5 days from the date of the auction, they will not be included in the OTC Offering immediately following the auction, but may become available at a later date.

At 10:00 a.m., Wednesday, May 28, 2014, a complete list of all parcels to be included in the new OTC Offering will be available at all DNR Public Information Centers as well as online at:

<http://landsales.alaska.gov>

OTC Applicant Qualifications

You must certify and prove that:

- You are 18 years of age or older on the date of application (11 AAC 67.005 General Qualifications).

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

Past participation in previous open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction, over-the-counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in these offerings. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.

Buying Multiple Parcels in the Over-the-Counter Offerings

In the General Over-the-Counter (OTC) Offerings, you may submit applications for as many parcels as you like and you may purchase more than one parcel. Each application for each parcel must be sent in a separate interior envelope (or submitted separately online). Refer to the "OTC Offering Instructions" section in this brochure on page 22 for more information.



No Withdrawal of Applications from the General Over-the-Counter Offering

Once you have submitted an application for the General Over-the-Counter Offering, it cannot be withdrawn. If you apply to purchase a parcel in the General Over-the-Counter Offering and your application contains an error, you may lose eligibility to purchase the parcel or another applicant may purchase the parcel before you can correct the error. When an applicant pays a deposit to purchase over the counter and fails to complete the purchase, the deposit (up to 5% of the purchase price plus fees) will be nonrefundable. For those who are not qualified to purchase over the counter, the deposit (up to a maximum of \$500.00 plus fees) will be nonrefundable. For those applicants 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 (up to a maximum of \$500.00 plus fees) will be nonrefundable. See the "Sealed-Bid Auction Procedures" section of this brochure for more information.

Multiple Applicants Applying Together in the Over-the-Counter Offerings

Two or more individuals may jointly submit a single application in the Over-the-Counter Offerings. To do so, **all applicants must be eligible to apply**. Names may not be added or deleted after the application has been submitted. Successful applicants' names will carry forward to the purchase contract and patent when the purchase price is paid in full.



INSTRUCTIONS TO BIDDER/APPLICANT

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

Submitting a Sealed Bid Online

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

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

Submitting a Sealed Bid by Mail or in Person

A complete Sealed-Bid Auction application package (for mailing or hand delivery) includes the following 3 items:

1. a completed 2014 Alaska State Land Auction Bid Form;

- You must certify and prove that you meet the eligibility requirements for the program (see Sealed-Bid Auction Bidder Qualifications section on pages 17-19).
- 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 Veterans' Land Discount.* (**CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!**).

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

- **You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**
- Payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).

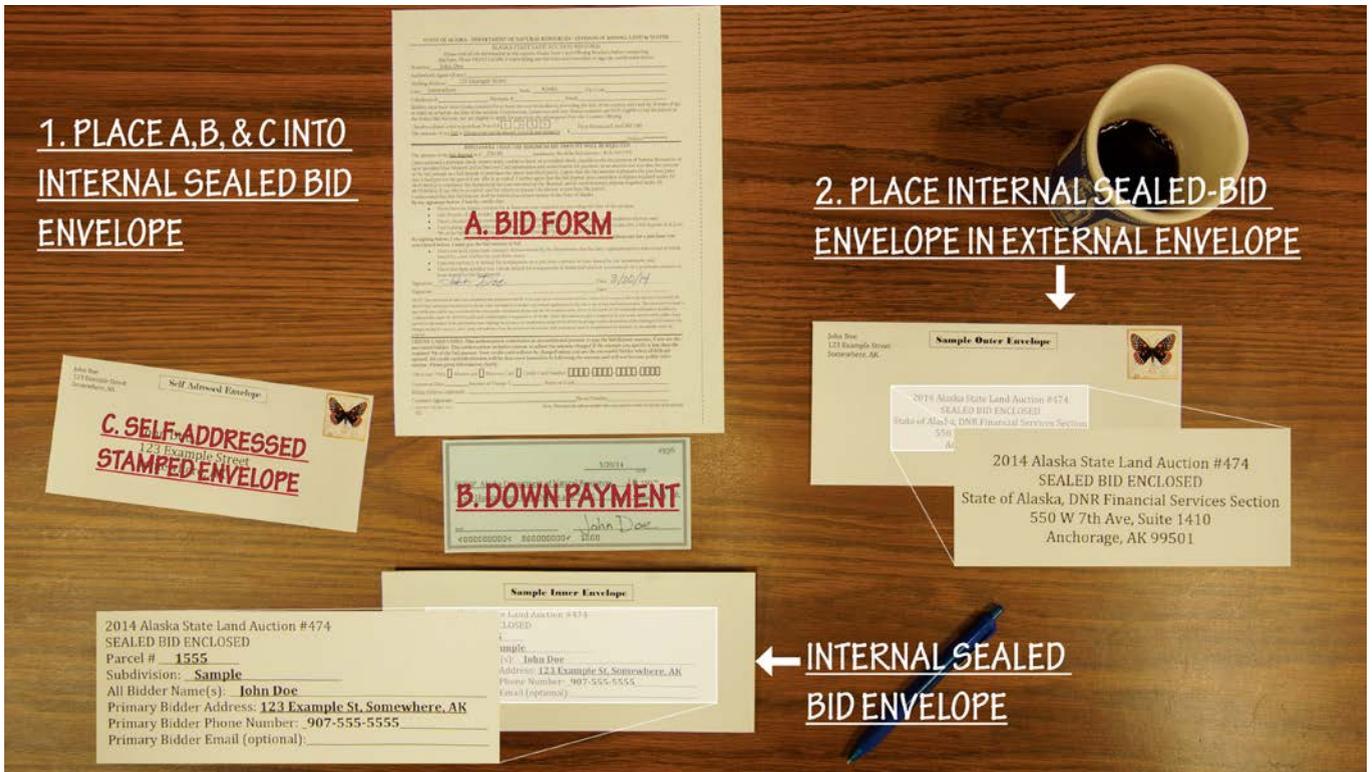
NOTE: When using the credit card payment option, contact your financial institution to pre-authorize your bid deposit for the day of the auction. Some institutions have authorization limits of \$1,000 per day regardless of available credit.

- For successful bidders, the deposit is nonrefundable and will be applied to the purchase price.

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:**

2014 ALASKA STATE LAND AUCTION #474 - SEALED BID ENCLOSED

Parcel # _____, Subdivision/Area _____

Names of All Bidders for this Submission: _____

Primary Bidder's Mailing Address: _____

Primary Bidder's Phone Number(s): _____

Primary Bidder's Email Address (Optional): _____

There should be no additional markings on the interior envelope.

Place the **sealed, interior** bid envelope inside a **sealed, exterior, delivery** envelope for mailing or hand delivery. You may include more than one sealed, interior bid envelope within a single sealed, external, delivery envelope, but each sealed, interior bid envelope must contain all of the required information for that bid submission as detailed in the "Submitting a Sealed Bid by Mail or in Person" section of this brochure. The **exterior delivery** envelope **must be** marked with the words "**2014 ALASKA STATE LAND AUCTION #474 - SEALED BID ENCLOSED**" and addressed to the appropriate mailing address for DNR as described in the "Where to Submit Sealed Bids" section of this brochure.

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

Where to Submit Sealed Bids

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

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

**2014 ALASKA STATE LAND AUCTION #474
SEALED BID ENCLOSED**

State of Alaska, DNR Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, Alaska 99501

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

To submit a sealed bid in person by hand delivery, prepare a submission packet as described for mail submissions. Drop off your **sealed** packet at any DNR Public Information Center as listed in the “DNR Public Information Centers” section of this brochure. Be sure to include “**2014 ALASKA STATE LAND AUCTION #474 - SEALED BID ENCLOSED**” on the exterior, delivery envelope. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.



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 the "Instructions to Bidder/Applicant" 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 **up to 30% less** than the current appraised market value as indicated in this brochure or subsequent Errata. **DNR will not accept bids for less than the minimum bid price listed in this brochure or subsequent Errata.** You may bid at the minimum bid, although there is no assurance a minimum bid will be a successful high bid.

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

Sealed-Bid Auction Bidding Period

All bids for the 2014 Alaska State Land Sealed-Bid Auction #474 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Wednesday, March 19, 2014 and no later than 5:00 p.m., Wednesday, May 7, 2014. 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, May 14, 2014, in the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. All bids received will be opened. Attendance at the auction is not required and will not affect the outcome. **Attendees of the Sealed-Bid Opening will not be allowed to change or withdraw any bids.**

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

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

Apparent High Bidder

The eligible bidder from whom the State received a valid bid submission with the highest bid amount will be named the apparent high bidder. Bidders will be awarded their first four successful bids and will not be eligible to acquire another auction parcel for the remainder of the Sealed-Bid Auctions. For more information, please refer to the appropriate qualification sections throughout this brochure.

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

Sealed-Bid Auction Results

As the auction progresses, a list of results will be available online at:

<http://landsales.alaska.gov>

You may need to 'refresh' your browser occasionally to view the updates. Following the auction, DNR Public Information Centers will display a final list.

During the week following the auction, apparent high bidders will be sent a certified Award Notification Letter. DNR must receive the following items from successful bidders within **30 days** of receipt of notification:

1. proof of eligibility;
 - You must certify and prove that you meet the eligibility requirements for the program (see Sealed-Bid Auction Bidder Qualifications section on page 17).
 - If there is more than one bidder, all bidders must provide proof of eligibility.
2. a completed Declaration of Intent Form;
3. a nonrefundable \$100.00 document handling fee (11 AAC 05.010 (a) (7) (F) Fees);
4. if applying for a Veterans' Land Discount, a Veteran Eligibility Affidavit and required documentation (see "Qualifications for Veterans' Land Discount" section of this brochure on page 30);
5. Any other documents or items requested in the Award Notification Letter.

If an apparent high bidder fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline, their bid will be considered withdrawn 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. **All parcels made available OTC will be priced at the appraised value, NOT the minimum auction bid.**



VETERANS' LAND DISCOUNT

In accordance with AS 38.05.940 Land Purchase Price Discount For Veterans, eligible veterans may receive a once-in-a-lifetime 25% discount on the purchase of State-owned land, once costs reimbursable to the State of Alaska have been subtracted from the purchase price. The Veterans' Land Discount may be applied only to acquisition of surface rights to the land. Survey, platting, and road development costs (reimbursable costs) will be subtracted from the purchase price **before** the 25% discount is applied. The reimbursable cost per acre for subdivision parcels is listed in a table in this section.

Subdivision Parcel Example

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

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

Reimbursable Costs for Determining Veterans' Land Discount for Subdivision Parcels

Subdivision Name	Survey	Reimbursable Costs / Acre
Southcentral Region:		
High Mountain Lakes	ASLS 80-154	\$273
Kahiltna Flats	ASLS 80-175	\$204
Kutna Creek	ASLS 80-157	\$264
Shell Lake North	ASLS 80-174	\$437

Please note, bidders planning to apply for the Veterans' Land Discount should NOT subtract the discount from their bid or bid deposit and should instead bid the full amount before the discount and submit the 5% down payment based on the full amount of their undiscounted bid. Discounting your bid amount in consideration of the anticipated Veterans' Land Discount may result in the loss of the opportunity to purchase a parcel if another bidder submits a qualifying bid higher than your discounted bid. Additionally, submitting a down payment that is less than 5% of the undiscounted bid amount may result in disqualification and loss of opportunity to purchase the parcel. For example:

Example: Jack Doe is a qualifying veteran who wants to bid on fictitious Parcel E in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel E is \$8,000. Jack wishes to spend only \$7,500 for fictitious Parcel E. Forgetting that the minimum bid price is \$8,000 and that he could have added 25% to his bid to account for the Veterans' Land Discount, he submits a bid for \$7,500. Jack's bid is rejected for failure to meet the minimum bid amount of \$8,000.

Example: Jane Doe is a qualifying veteran who wants to bid on fictitious Parcel F in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel F is \$8,000. Jane wishes to spend only \$7,500 for fictitious Parcel F, but she cannot bid \$7,500 because it is less than the minimum bid price for the parcel. If Jane bids \$10,000 ($\$10,000 \times 25\% = \$7,500$) and includes a 5% deposit of \$500 ($\$10,000 \times 5\%$) with her bid submission, if she is the apparent high bidder, and if she receives the Veterans' Land Discount after the offering, her purchase price will be reduced from \$10,000 to \$7,500 ($\$10,000 - (\$10,000 \times 25\%)$), plus applicable fees and interest. Please note, Jane should not bid more than she can afford. If she cannot afford to pay \$10,000 in case she is not awarded the Veterans' Land Discount, she should not bid that much.

Example: John Doe is a qualifying veteran who wants to bid on fictitious Parcel G in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel G is \$7,000. John wishes to spend only \$7,500 for fictitious Parcel G, which would be acceptable because it is more than the minimum bid price for the parcel. John bids \$7,500, forgetting that he could have added 25% to his bid to account for the Veterans' Land Discount. Jim Doe bids \$8,000 for the same parcel and is named the apparent high bidder. John could have increased his bid to \$10,000 ($\$7,500 / (1 - 25\%)$) to win the parcel and still only paid \$7,500 after discount. If he had been the apparent high bidder at \$10,000, and if he had qualified for the Veterans' Land Discount, he would have received a 25% discount after the offering to reduce his purchase price from \$10,000 to \$7,500 ($\$10,000 - (\$10,000 \times 25\%)$), plus applicable fees and interest. Please note, John should not bid more than he can afford in case he is not awarded the Veterans' Land Discount. If he cannot afford to pay \$10,000 in case he is not awarded the Veterans' Land Discount, he should not bid that much.

Example: Jenny Doe is a qualifying veteran who wants to bid on fictitious Parcel H in the Sealed-Bid Auction. The minimum bid price for fictitious Parcel H is \$10,000. Jenny wishes to spend only \$7,500 for fictitious Parcel H, but she cannot bid \$7,500 because it is less than the minimum bid price for the parcel. Jenny bids \$10,000 hoping she will receive the 25% discount, but includes a bid deposit of only \$375 ($\$7,500 \times 5\%$), forgetting that she should NOT have discounted her 5% down payment. Jenny's bid is rejected for failure to include the required down payment of 5% of her bid price ($\$10,000 \times 5\% = \500).

If you are a successful bidder/applicant, and you are an eligible veteran who will be applying for the Veterans' Land Discount, the discount will be deducted from the purchase price **after** the offering.

Veterans' Land Discount Once-In-A-Lifetime Benefit

The Veterans' Land Discount is a once-in-a-lifetime benefit and a purchaser that received this benefit on a past land purchase from the State of Alaska is not eligible to receive the discount a second time, regardless of final conveyance on the original parcel. Similarly, a person that purchased a property jointly with another person that exercised their Veterans' Land Discount is not eligible to receive the discount a second time on another parcel, regardless of whether or not the other party is involved in the second purchase.

Qualifications for Veterans' Land Discount

In addition to the Sealed-Bid Auction Bidder and OTC Applicant Qualifications stated in this brochure, if you are applying for the Veterans' Land Discount, you must submit a completed Veteran Eligibility Application/Affidavit form and proof, acceptable to DNR, that:

- You meet the Residency Requirements of this program detailed in the "Residency Requirement for Residential Parcels in the Sealed-Bid Auction" section of this brochure.
- You are 18 years of age or older on the date of bid or application (11 AAC 67.005 General Qualifications).
- You are a veteran that has:
 - served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214 Report of Separation from Active Duty); and
 - received an honorable discharge or general discharge under honorable conditions.

If two or more individuals jointly submit a bid or application for a parcel for which they wish to apply a Veterans' Land Discount, both must be eligible bidders but only one need be an eligible veteran and apply for the discount. **However, upon approval, a single 25% discount will be given and all bidders/applicants will have exhausted their "once in a lifetime" Veterans' Land Discount.** The bidder/applicant who is a veteran must complete and return a Veteran Eligibility Application/Affidavit form. If there is more than one bidder/applicant on a joint submission, the non-veteran bidder/applicant must fill out the Waiver of Veterans' Land Discount form and return it to DNR with the other required documentation.

The Veteran Eligibility Application/Affidavit form and the Waiver of Veterans Discount form can be found at any regional Public Information Center, as well as under "Land Forms" online at:

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

If you are the successful bidder for a parcel in the Sealed-Bid Auction, a copy of these forms will be included in your Award Notification Letter. If you are applying for the OTC offerings, include the completed forms and required proof with your application materials.

Proof of Veterans' Land Discount Eligibility Required

To qualify for the Veterans' Land Discount, you must submit proof of eligibility. DNR must receive the following items within **30 days** after the Sealed-Bid Award Notification Letter is received:

- **proof of qualifying Alaska residency** as detailed in the "Proof of Residency Required for General Sealed-Bid Auction Bidders, Veteran's Preference Auction Bidders, and Veterans' Land Discount Applicants" section of this brochure; and
- **a Form DD 214 (Report of Separation from Active Duty), or the equivalent**, showing the qualifying length of active duty and character of the discharge.

If an apparent winner fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline, their application will be considered withdrawn (see the "No Withdrawal of Applications from the General Over-the-Counter Offering" section in this brochure for more information), at which time the next alternate winner for that parcel may be given the opportunity to purchase the parcel.

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

PURCHASE INFORMATION

Parcels may be purchased either by paying the full purchase price for the parcel in a lump sum, or by entering into a sale contract with the State of Alaska or its authorized representative.

Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you. It is your responsibility to maintain a current mailing address and contact information with DNR DMLW, Land Sales and Contract Administration Section (**LSCAS**) during the life of the sale contract.

Please note that notifications sent to other Sections, Divisions, or Departments may not reach LSCAS and your records may not be updated. Failure to keep your address and contact information current with LSCAS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract. See the "Bidder/Applicant Responsibility to Keep Address Current with LSCAS" section of this brochure for more information.

Land Sale Contracts

If you are the successful bidder or applicant for a parcel with a qualifying balance due, you may choose to pay for the entire parcel up front, or enter into a purchase contract with the State of Alaska.

Land Sale Contract Applicant Qualifications

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

1. have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years (contact the Land Sales and Contract Administration Section at (907) 269-8594 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 the State of Alaska unless all 3 qualifications listed above are met. **If you are the successful bidder for a parcel and do not meet requirements listed in the "Land Sale Contract Applicant Qualifications" section of this brochure to qualify for a contract, a lump sum payment will be required. Failure to submit payment in full upon notification may result in the forfeiture of your deposit and loss of purchase rights to the parcel.**

Lump Sum Payment

If the purchase price minus the minimum 5% down payment, per parcel, is \$2,000 or less, the balance due must be paid in full and a land sale contract will not be issued (11 AAC 67.875 Installment Payments). The balance after down payment plus a nonrefundable document handling fee of \$100.00 (11 AAC 05.010 (a) (7) (F) Fees) will be due **upon application for an IOTC parcel** or within **30 days** after the Award Notification Letter is received by an apparent high bidder in the Sealed-Bid Auction. **If an apparent winner fails to comply with these requirements, it is the applicant's decision not to move forward and thus the applicant will forfeit all or part of the deposit and lose all opportunity, right, title, and interest in the land.**



Land Sale Contract Terms

The terms for purchasing State-owned land by sale contract are:

- minimum down payment of five percent (5%) of the purchase price;
- nonrefundable document handling fee of \$100.00 (11 AAC 05.010 (a) (7) (F) Fees); and
- contract for payment of the balance, with interest, over a period of up to 20 years based on the following parameters:

DNR will provide for a monthly installment payment schedule unless DNR determines that a quarterly or annual installment payment schedule is more administratively efficient. Monthly principal and interest payments will be set on a level-payment basis according to the following financed principal amounts (11 AAC 67.875 Installment Payments):

- \$2,000.00 or less must be paid in full at time of purchase;
- \$2,000.01 to \$9,999.99, contract length will not be more than 5 years;
- \$10,000.00 to \$14,999.99, contract length will not be more than 10 years;
- \$15,000.00 to \$19,999.99, contract length will not be more than 15 years; and
- \$20,000.00 or more, contract length will not be more than 20 years.

The interest rate on all land sale contracts will be 3% plus the prime rate as reported in the Wall Street Journal on the first business day of the month in which the contract is sent to you for signature; not to exceed 13.5%. Interest begins to accrue on the effective date shown on the face of the contract.

You may, at any time, pay more than the required payment. DNR does not charge a prepayment penalty. You may make payments in person, by mail, by phone, or online. Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser.

Contracts are issued as soon as possible, however, delays may occur.

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

Service Charge

Once the contract for sale has been executed, you will owe a service fee for any late or returned payment as follows:

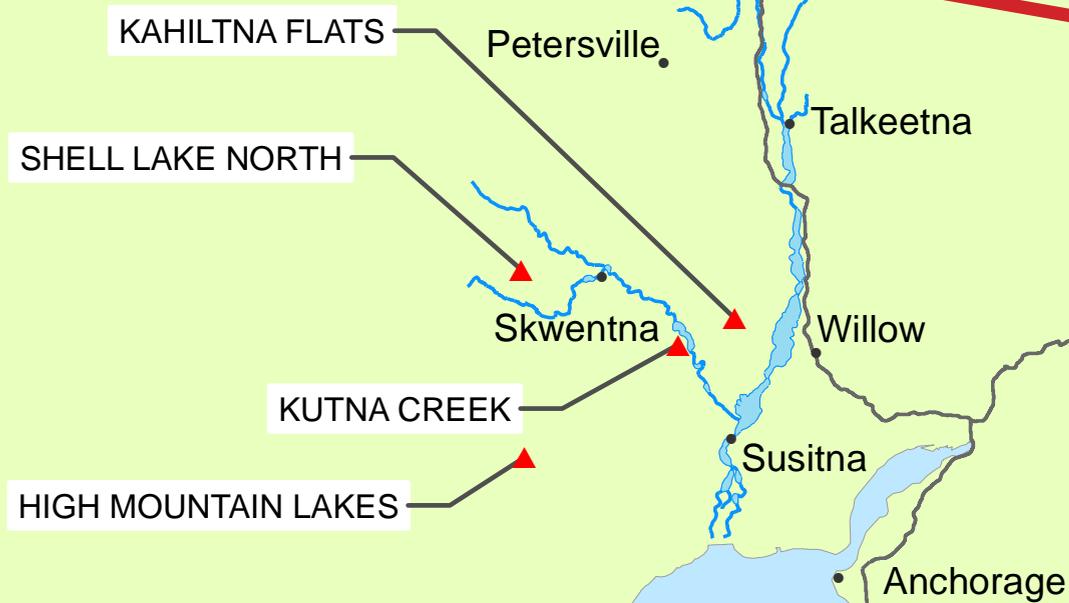
- Late Payment Penalty: A breach caused by the failure of the purchaser to make payments required by the contract may be cured by payment of the sum in default and a fee (AS 38.05.065 (d) Terms of Contract of Sale) of \$50.00 or five percent (5%) of the sum in default, whichever is larger. Contract payments received apply first toward any late fees, then toward interest owed, and any remainder reduces the principal balance.
- Returned Payment Penalty: A returned payment fee of \$25.00, as provided in 11 AAC 05.010 Fees, will be assessed for any payment that the bank refuses. The default termination date (the date payment is due) will not be altered due to a delay caused by a bank refusing payment. Late penalties, as previously described in this section, shall continue to accumulate.

Land Sale Contract as a Legal, Binding Contract

Once you have signed a State of Alaska land sale contract, you have entered into a legal, binding contract. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated.

Southcentral Region Map

SPECIAL DISCOUNT



AREA NAME	PAGE #
High Mountain Lakes	34-37
Kahiltna Flats	38-47
Kutna Creek	48-52
Shell Lake North	53-55

High Mountain Lakes - ASLS 80 - 154



View of High Mountain Lakes Subdivision and Sundew and Middle Lakes from the southwest

LOCATION

This subdivision is located approximately 60 miles northwest of Anchorage, 32 miles southwest of Skwentna, and eight miles north of Beluga Lake.

ACCESS

Primary access is by float plane to one of the lakes in the subdivision and then to individual parcels along platted rights-of-way.

UTILITIES

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

This subdivision has been approved by ADEC for the installation of non-waste carried sewage disposal systems (i.e. privies) only. However, 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, standards, and recommendations of ADEC.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 80-154, recorded as plat 81-67 in the Anchorage Recording District on April 21, 1981. Easements depicted on the plat include, but are not limited to, section line easements.

In addition to easements depicted on the plat, there are plat notes including, but not limited to, setbacks for structures, restrictions on sewage systems, utility easements, etc. For example, building setbacks noted on the plat include 25' from rights-of-way, 10' from side lot lines, and 75' from normal high water mark of a watercourse or body of water. Please refer to page 1 of the recorded plat for detailed notes on restrictions, setbacks, reservations, and easements.

Any subsequent owner of any lot within the subdivision automatically becomes a member of the High Mountain Lakes Homeowners 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, pages 954-958.

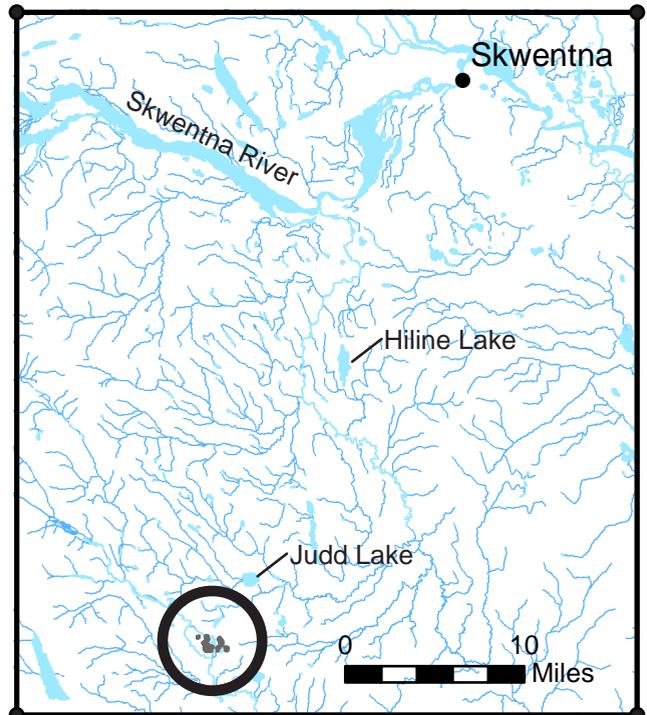
These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill materials in wetlands.

MUNICIPAL AUTHORITY

This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

NOTES

High Mountain Lakes Subdivision was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 148 on March 23, 1980.



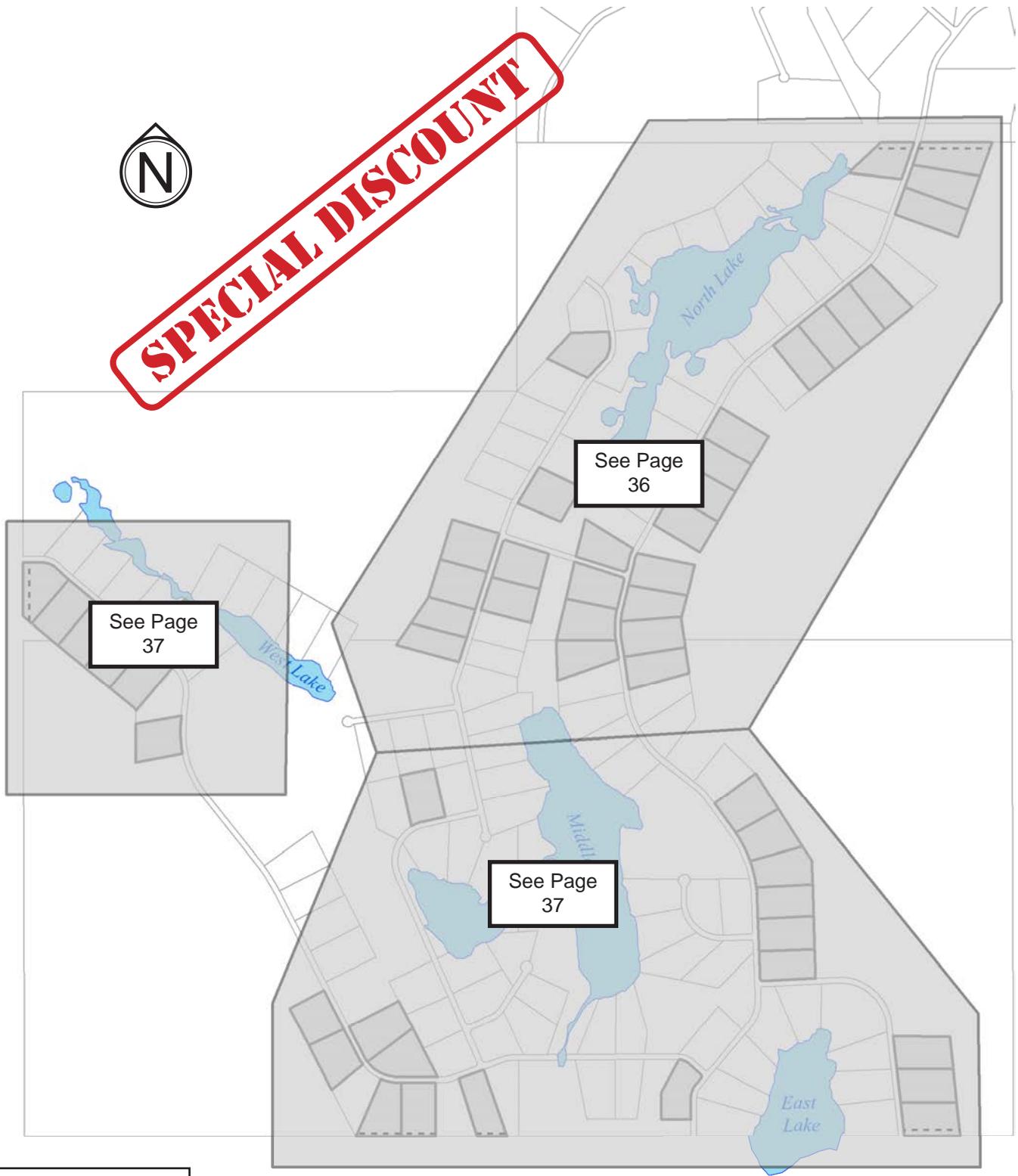
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at:

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

High Mountain Lakes - ASLS 80 - 154



SPECIAL DISCOUNT



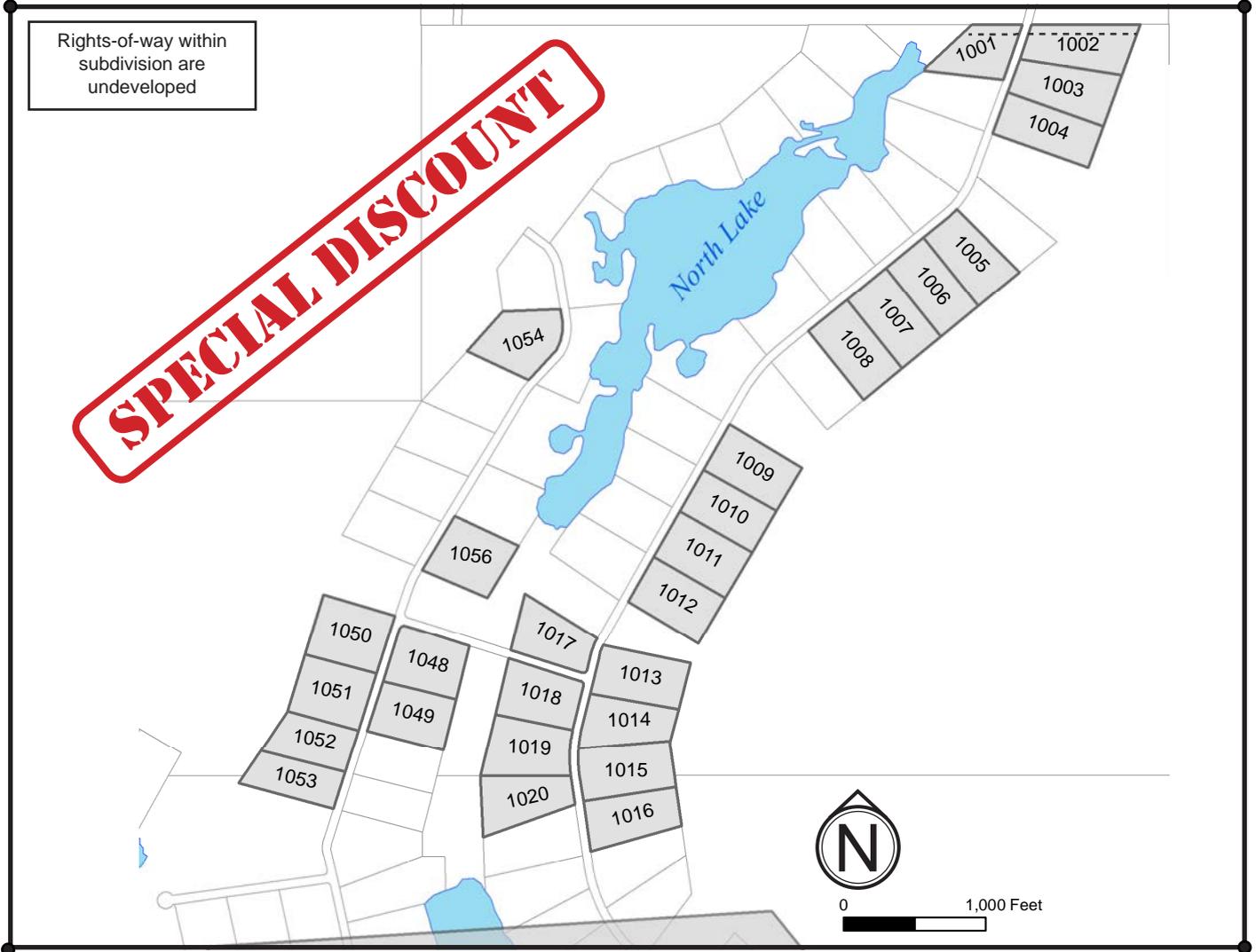
See Page
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Rights-of-way within
subdivision are
undeveloped

High Mountain Lakes - ASLS 80 - 154

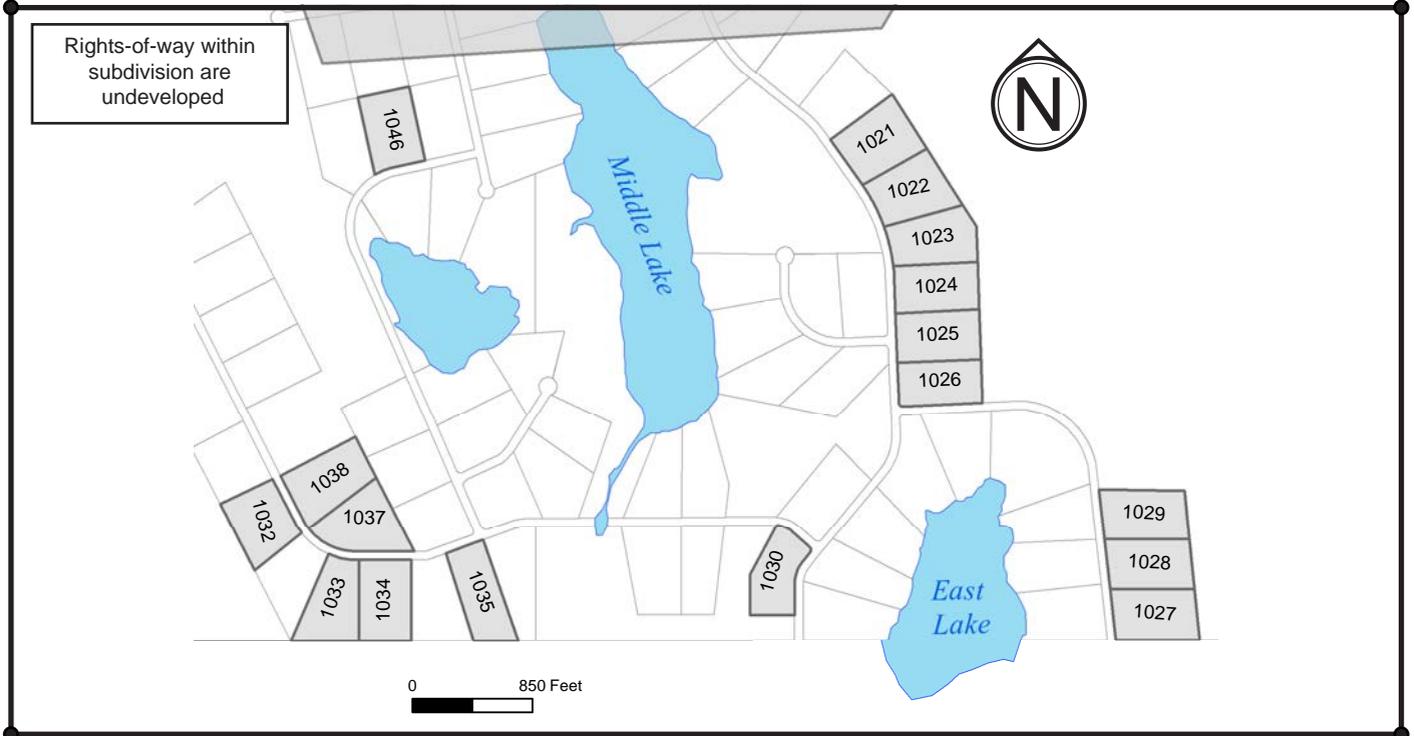


PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1001	210379	4.17	1	2	\$2,380	\$3,400
1002	210574	4.98	1	1	\$2,590	\$3,700
1003	210575	4.98	2	1	\$2,590	\$3,700
1004	210576	4.95	3	1	\$2,590	\$3,700
1005	210578	5	2	4	\$2,660	\$3,800
1006	210579	4.99	3	4	\$2,590	\$3,700
1007	210580	4.99	4	4	\$2,590	\$3,700
1008	210581	4.98	5	4	\$2,590	\$3,700
1009	210583	4.79	1	5	\$2,520	\$3,600
1010	210584	4.5	2	5	\$2,380	\$3,400
1011	210585	4.9	3	5	\$2,590	\$3,700
1012	210586	4.99	4	5	\$2,590	\$3,700
1013	210587	4.9	1	7	\$2,590	\$3,700
1014	210588	4.3	2	7	\$2,240	\$3,200
1015	210589	5	3	7	\$2,660	\$3,800
1016	210590	5	4	7	\$2,660	\$3,800

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1017	210593	4	1	8	\$2,100	\$3,000
1018	210594	4.9	1	9	\$2,590	\$3,700
1019	210595	4.9	2	9	\$2,590	\$3,700
1020	210596	4.76	3	9	\$2,520	\$3,600
1048	210664	4.7	1	32	\$2,450	\$3,500
1049	210665	4.76	2	32	\$2,520	\$3,600
1050	210668	4.99	1	33	\$2,590	\$3,700
1051	210669	4.99	2	33	\$2,590	\$3,700
1052	210670	4.16	3	33	\$2,170	\$3,100
1053	210671	4.08	4	33	\$2,170	\$3,100
1054	210673	4.75	2	34	\$2,240	\$3,200
1056	210679	4.97	2	35	\$2,590	\$3,700

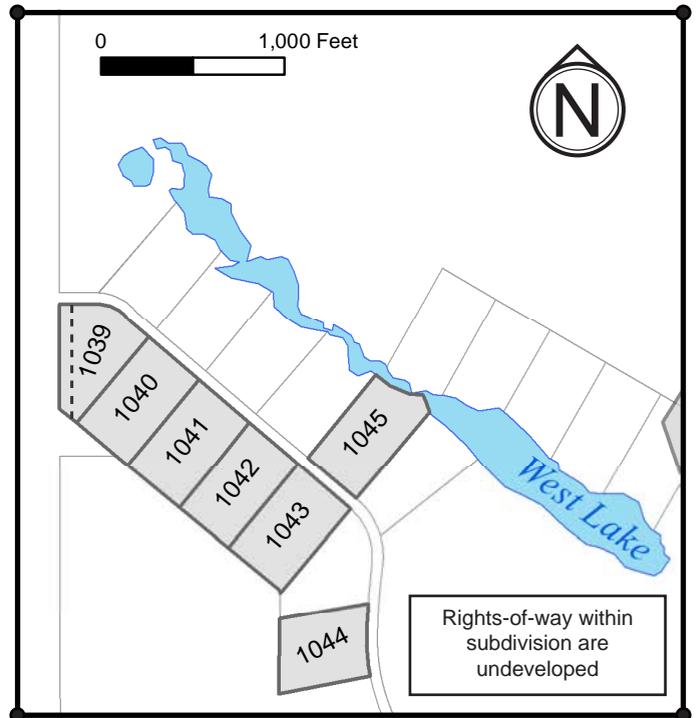
HIGH MOUNTAIN LAKES IS ALASKA STATE LAND SURVEY 80 - 154

High Mountain Lakes - ASLS 80 - 154



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1021	210600	4.6	2	12	\$2,450	\$3,500
1022	210601	4.9	3	12	\$2,590	\$3,700
1023	210602	4.9	4	12	\$2,590	\$3,700
1024	210603	4.9	5	12	\$2,590	\$3,700
1025	210604	4.68	6	12	\$2,450	\$3,500
1026	210605	4.4	7	12	\$2,310	\$3,300
1027	210606	4.9	1	13	\$2,590	\$3,700
1028	210607	4.9	2	13	\$2,590	\$3,700
1029	210608	4.9	3	13	\$2,590	\$3,700
1030	210613	4.48	1	18	\$2,380	\$3,400
1032	210617	4.88	2	21	\$2,590	\$3,700
1033	210619	4.8	4	21	\$2,520	\$3,600
1034	210620	4.88	5	21	\$2,590	\$3,700
1035	210622	4.8	7	21	\$2,520	\$3,600
1037	210633	5	4	24	\$2,660	\$3,800
1038	210634	4.99	5	24	\$2,590	\$3,700
1039	210639	4.5	1	26	\$2,380	\$3,400
1040	210640	4.89	2	26	\$2,590	\$3,700
1041	210641	4.89	3	26	\$2,590	\$3,700
1042	210642	4.89	4	26	\$2,590	\$3,700
1043	210643	4.89	5	26	\$2,590	\$3,700
1044	210645	4.85	7	26	\$2,520	\$3,600
1045	210650	5	5	27	\$2,870	\$4,100
1046	210656	4.7	5	29	\$2,450	\$3,500

HIGH MOUNTAIN LAKES IS ALASKA STATE LAND SURVEY 80 - 154



Kahiltna Flats - ASLS 80 - 175



Looking northeast over unnamed lake at the center of Kahiltna Flats Subdivision

LOCATION

Kahiltna Flats Subdivision is approximately 50 miles northwest of Anchorage, 14 miles west of Willow, and just west of Kroto Creek (AKA Deshka River).

ACCESS

Access is limited to small float planes to one of the lakes in the area. There are only a few lakes large enough for float plane access. There is potential snowmachine access from the Willow area or Oil Well Road. There is also potential access by boat from the Deshka River and then hike or ATV into the subdivision. For details of access across state-owned land, please see the Access section on page 6 of this brochure or contact one of DNR's Public Information Centers listed on page 4.

UTILITIES

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

This subdivision has been approved by ADEC for the installation of non-waste carried sewage disposal systems (i.e. privies) only. However, 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, standards, and recommendations of ADEC.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 80-175, recorded as plat 81-128 in the Talkeetna Recording District on December 18, 1981. Easements depicted on the plat include, but are not limited to, section line easements, pedestrian access easements, greening easements, etc.

In addition to easements depicted on the plat, there are plat notes including, but not limited to, setbacks for structures, restrictions on sewage systems, utility easements, etc. For example, building setbacks noted on the plat include 25' from rights-of-way, 10' from other lot lines, and 75' from water bodies and watercourses. Please refer to page 18 of the recorded plat for detailed notes on restrictions, setbacks, reservations, and easements.

Any subsequent owner of any lot within the subdivision automatically becomes a member of the Kahiltna Flats Homeowners Association, if active. The declaration of covenants, conditions and restrictions for this association was recorded on December 18, 1981 in the Talkeetna Recording District in book 83, pages 168-172.

These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill materials in wetlands.

Many parcels in the Kahiltna Flats Subdivision are a combination of two or more surveyed lots. Easements and building setbacks may exist along the lot lines running through a parcel.

MUNICIPAL AUTHORITY

This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

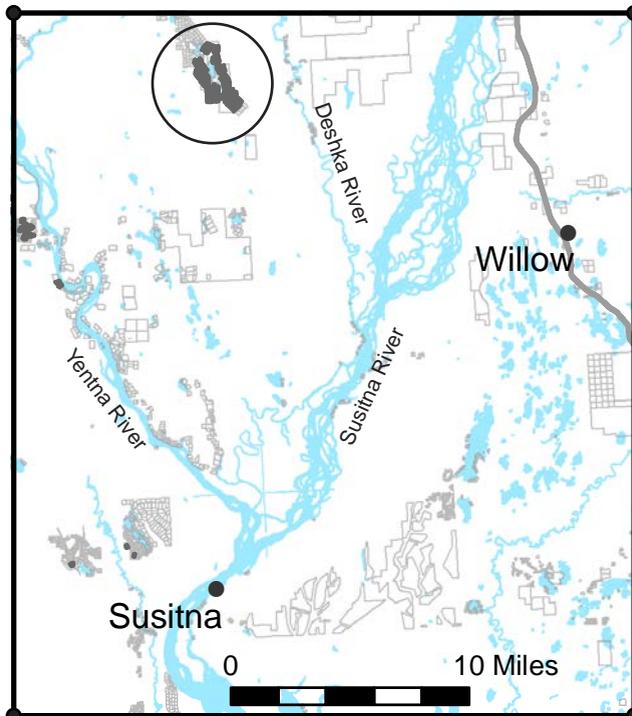
NOTES

Area is nearly level supporting large stands of timber. Several small lakes are found in the area along with some small patches of muskeg.

Major timber types include spruce and birch with an under story of brush. Growth of alder and elderberry is very thick in some places and may make foot travel difficult.

Kahiltna Flats Subdivision was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 90 on August 28, 1980.

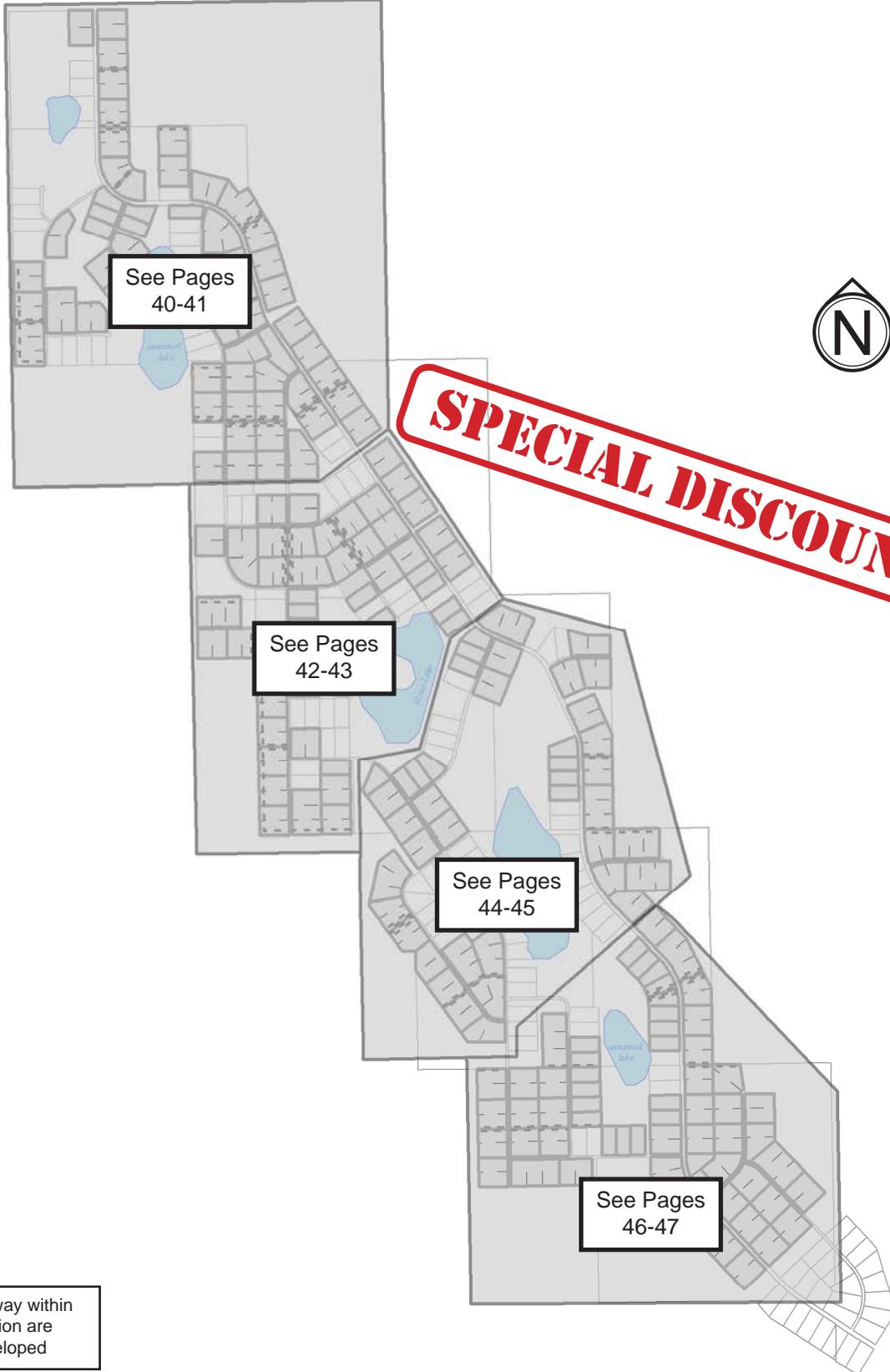
These parcels are subject to oil and gas leases (ADLs 392499, 392500, 392508, and 392509). For more information, please refer to the Mineral Estate section on page 9 of this brochure or contact the DNR Division of Oil and Gas.



Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/landrecords/>

SPECIAL DISCOUNT

Kahiltna Flats - ASLS 80 - 175

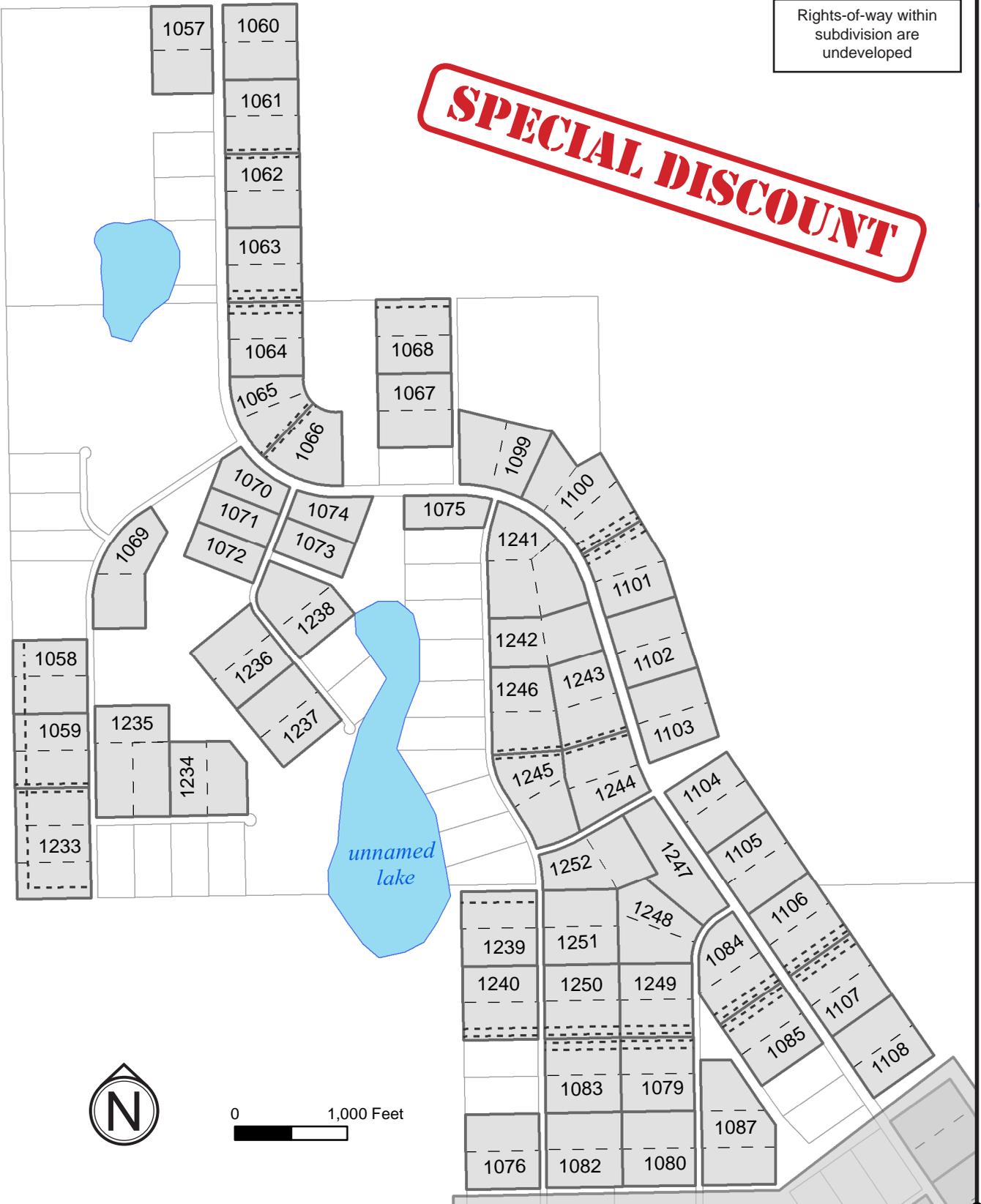


Rights-of-way within subdivision are undeveloped

Kahiltna Flats - ASLS 80 - 175

Rights-of-way within subdivision are undeveloped

SPECIAL DISCOUNT



2014 Alaska State Special Discount Auction

Kahiltna Flats - ASLS 80 - 175



Looking west over unnamed lake at the center of Kahiltna Flats Subdivision

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1057	213430	10	1,2	1	\$4,760	\$6,800
1058	213434	10	9,10	1	\$5,040	\$7,200
1059	213435	10	11,12	1	\$5,530	\$7,900
1060	213436	10	1,2	2	\$5,530	\$7,900
1061	213437	10	3,4	2	\$5,040	\$7,200
1062	213438	10	5,6	2	\$5,040	\$7,200
1063	213439	10	7,8	2	\$5,040	\$7,200
1064	213440	10	9,10	2	\$5,040	\$7,200
1065	213441	7.99	11,12	2	\$4,550	\$6,500
1066	213442	7.99	13,14	2	\$4,550	\$6,500
1067	213444	10	16,17	2	\$4,760	\$6,800
1068	213445	10	18,19	2	\$4,760	\$6,800
1069	213446	10	10,11	3	\$5,040	\$7,200
1070	213447	4.8	12	3	\$3,360	\$4,800
1071	213448	5	13	3	\$3,360	\$4,800
1072	213449	5	14	3	\$3,360	\$4,800
1073	213450	5	23	3	\$3,360	\$4,800
1074	213451	5	24	3	\$3,360	\$4,800
1075	213452	4.99	25	3	\$3,360	\$4,800
1076	213459	10	42,43	3	\$4,760	\$6,800
1079	213462	10	6,7	5	\$5,040	\$7,200
1080	213463	10	8,9	5	\$5,040	\$7,200
1082	213466	10	14,15	5	\$5,040	\$7,200
1083	213467	10	16,17	5	\$5,040	\$7,200
1084	213468	9.96	1,2	6	\$5,040	\$7,200
1085	213469	10	3,4	6	\$5,040	\$7,200
1087	213473	14.17	12,13,14	6	\$6,370	\$9,100
1099	213485	9.98	1,2	8	\$5,040	\$7,200
1100	213486	13.5	3,4,5	8	\$6,230	\$8,900

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1101	213487	9.98	6,7	8	\$5,040	\$7,200
1102	213488	10	8,9	8	\$5,040	\$7,200
1103	213489	10	10,11	8	\$5,040	\$7,200
1104	213490	9.8	12,13	8	\$4,970	\$7,100
1105	213491	10	14,15	8	\$5,040	\$7,200
1106	213492	10	16,17	8	\$5,040	\$7,200
1107	213493	10	18,19	8	\$5,040	\$7,200
1108	213494	10	20,21	8	\$5,040	\$7,200
1233	213652	15	13,14,15	1	\$6,580	\$9,400
1234	213654	10	5,6	3	\$5,040	\$7,200
1235	213655	15	7,8,9	3	\$6,580	\$9,400
1236	213656	9.96	15,16	3	\$5,040	\$7,200
1237	213657	10	17,18	3	\$10,500	\$15,000
1238	213659	9.66	21,22	3	\$10,150	\$14,500
1239	213665	10	36,37	3	\$10,500	\$15,000
1240	213666	10	38,39	3	\$10,500	\$15,000
1241	213667	14.99	1,2,13	4	\$6,580	\$9,400
1242	213668	9.8	3,12	4	\$4,970	\$7,100
1243	213669	9.5	4,5	4	\$4,830	\$6,900
1244	213670	9.8	6,7	4	\$4,970	\$7,100
1245	213671	10	8,9	4	\$5,040	\$7,200
1246	213672	9.99	10,11	4	\$5,040	\$7,200
1247	213673	9.79	1,24	5	\$5,040	\$7,200
1248	213674	9.9	2,3	5	\$4,970	\$7,100
1249	213675	10	4,5	5	\$5,040	\$7,200
1250	213676	10	18,19	5	\$5,040	\$7,200
1251	213677	9.99	20,21	5	\$5,040	\$7,200
1252	213678	10	22,23	5	\$5,040	\$7,200

KAHILTNA FLATS IS ALASKA STATE LAND SURVEY 80 - 175

Kahiltna Flats - ASLS 80 - 175

Rights-of-way within subdivision are undeveloped

SPECIAL DISCOUNT



Kahiltna Flats - ASLS 80 - 175



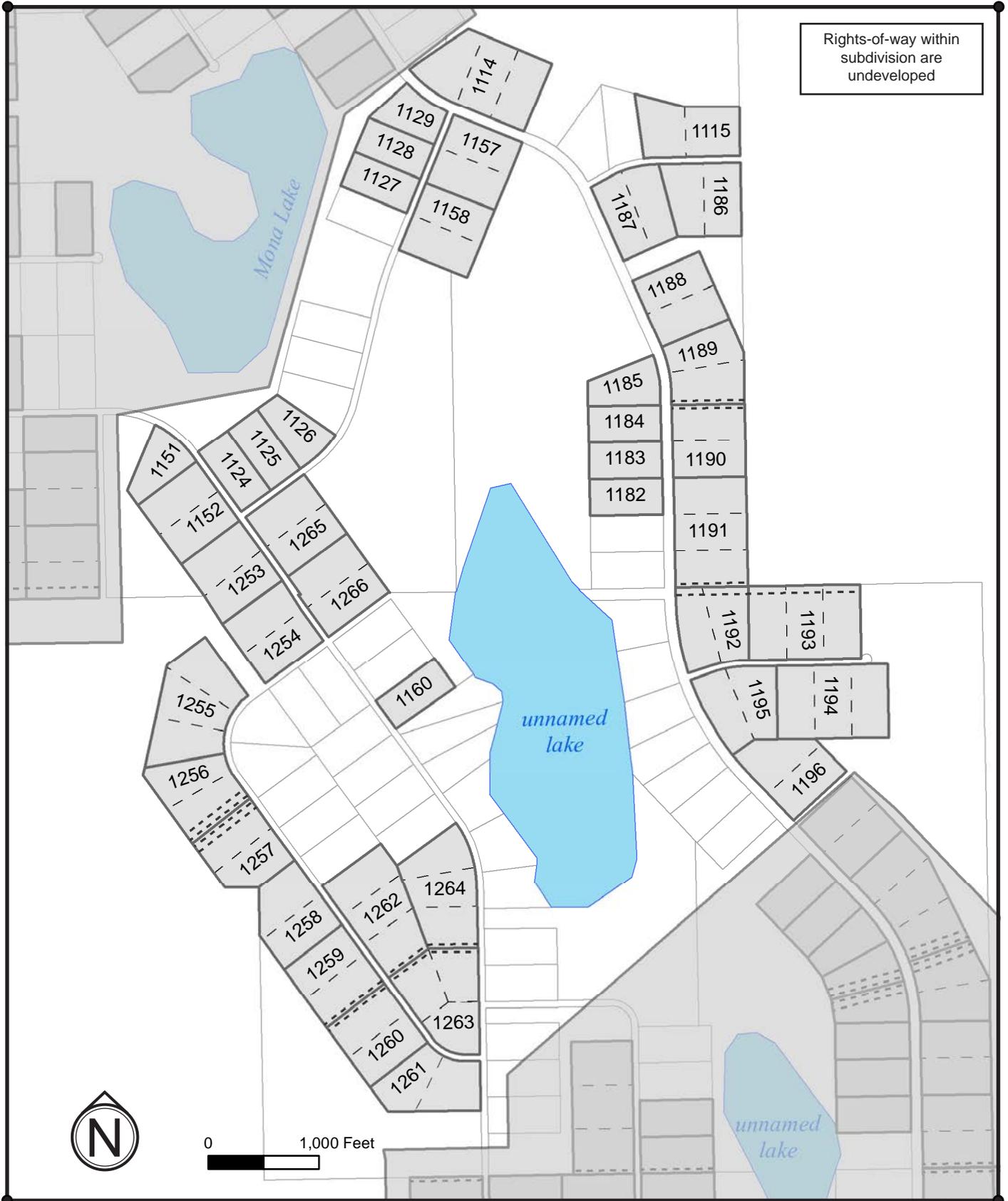
Mona Lake in the Kahiltna Flats Subdivision

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE	PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1077	213460	10	44,45	3	\$4,760	\$6,800	1120	213508	5	5	9	\$3,360	\$4,800
1078	213461	15	46,47,48	3	\$6,580	\$9,400	1121	213509	10	6,7	9	\$5,040	\$7,200
1081	213464	10	10,11	5	\$5,040	\$7,200	1122	213511	5	9	9	\$5,600	\$8,000
1086	213472	9.9	10,11	6	\$4,970	\$7,100	1123	213514	10	14,15	9	\$5,040	\$7,200
1088	213474	17.4	1,2,24,25	7	\$7,280	\$10,400	1130	213526	5	28	9	\$6,300	\$9,000
1089	213475	10	3,4	7	\$5,040	\$7,200	1131	213527	5	29	9	\$6,300	\$9,000
1090	213476	9.48	5,6	7	\$4,760	\$6,800	1132	213529	5	31	9	\$3,360	\$4,800
1091	213477	9	7,8	7	\$4,550	\$6,500	1133	213530	5	32	9	\$3,360	\$4,800
1092	213478	10	9,10	7	\$5,040	\$7,200	1134	213531	10	33,34	9	\$5,040	\$7,200
1093	213479	10	11,12	7	\$5,040	\$7,200	1135	213532	10	35,36	9	\$5,040	\$7,200
1094	213480	10	13,14	7	\$5,040	\$7,200	1136	213534	4.56	39	9	\$5,600	\$8,000
1095	213481	10	15,16	7	\$5,040	\$7,200	1137	213536	5	41	9	\$3,360	\$4,800
1096	213482	9.76	17,18	7	\$4,900	\$7,000	1139	213538	10	1,2	10	\$5,040	\$7,200
1097	213483	14.5	19,20,21	7	\$6,510	\$9,300	1140	213539	10	3,4	10	\$5,040	\$7,200
1098	213484	10	22,23	7	\$5,040	\$7,200	1141	213540	10	7,8	10	\$4,760	\$6,800
1109	213495	10	22,23	8	\$5,040	\$7,200	1142	213541	10	9,10	10	\$4,760	\$6,800
1110	213496	10	24,25	8	\$5,040	\$7,200	1143	213542	10	11,12	10	\$5,040	\$7,200
1111	213497	10	26,27	8	\$5,040	\$7,200	1144	213543	10	13,14	10	\$5,040	\$7,200
1112	213498	10	28,29	8	\$5,040	\$7,200	1145	213544	10	15,16	10	\$5,040	\$7,200
1113	213499	10	30,31	8	\$5,040	\$7,200	1146	213545	10	17,18	10	\$5,040	\$7,200
1116	213504	5	1	9	\$3,360	\$4,800	1147	213547	15	3,4,5	11	\$6,580	\$9,400
1117	213505	5	2	9	\$3,360	\$4,800	1148	213548	10	6,7	11	\$5,040	\$7,200
1118	213506	5	3	9	\$3,360	\$4,800	1149	213549	10	8,9	11	\$5,040	\$7,200
1119	213507	3.86	4	9	\$3,360	\$4,800	1150	213550	5	10	11	\$3,360	\$4,800

KAHILTNA FLATS IS ALASKA STATE LAND SURVEY 80 - 175

Kahiltna Flats - ASLS 80 - 175

Rights-of-way within subdivision are undeveloped



Kahiltna Flats - ASLS 80 - 175



Looking to the southeast over the southern end of Kahiltna Flats Subdivision

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1114	213501	15	35,36,37	8	\$6,580	\$9,400
1115	213503	10	40,41	8	\$5,040	\$7,200
1124	213516	5	18	9	\$6,650	\$9,500
1125	213517	5	19	9	\$7,000	\$10,000
1126	213518	5	20	9	\$7,000	\$10,000
1127	213523	5	25	9	\$7,000	\$10,000
1128	213524	5	26	9	\$7,000	\$10,000
1129	213525	4.87	27	9	\$7,000	\$10,000
1151	213551	5	1	12	\$3,360	\$4,800
1152	213552	10	2,3	12	\$5,040	\$7,200
1157	213557	10	1,2	14	\$5,040	\$7,200
1158	213558	10	3,4	14	\$5,040	\$7,200
1160	213561	4.86	11	14	\$7,000	\$10,000
1182	213597	5	56	14	\$7,000	\$10,000
1183	213598	5	57	14	\$7,000	\$10,000
1184	213599	5	58	14	\$3,360	\$4,800
1185	213600	5	59	14	\$3,360	\$4,800
1186	213601	10	1,2	15	\$5,040	\$7,200
1187	213602	10	3,4	15	\$5,040	\$7,200
1188	213603	10	5,6	15	\$5,040	\$7,200
1189	213604	10	7,8	15	\$4,760	\$6,800

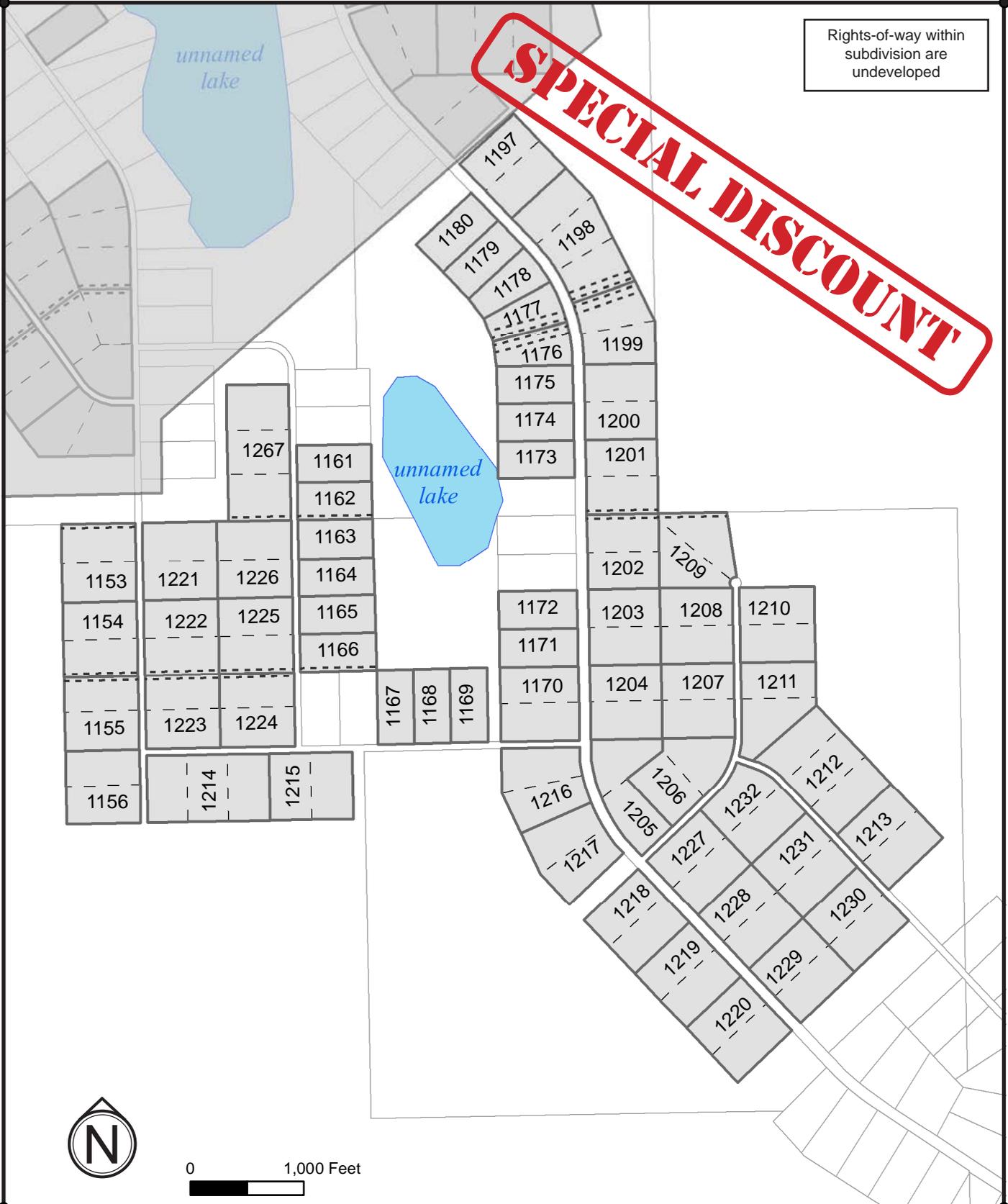
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1190	213605	10	9,10	15	\$4,760	\$6,800
1191	213606	15	11,12,13	15	\$6,580	\$9,400
1192	213607	10	14,15	15	\$5,040	\$7,200
1193	213608	15	16,17,18	15	\$6,230	\$8,900
1194	213609	15	19,20,21	15	\$6,580	\$9,400
1195	213610	10	22,23	15	\$5,040	\$7,200
1196	213611	9.78	24	15	\$4,900	\$7,000
1253	213679	10	4,5	12	\$5,040	\$7,200
1254	213680	10	6,7	12	\$5,040	\$7,200
1255	213681	15	8,9,10	12	\$6,580	\$9,400
1256	213682	10	11,12	12	\$5,040	\$7,200
1257	213683	10	13,14	12	\$5,040	\$7,200
1258	213684	10	15,16	12	\$5,040	\$7,200
1259	213685	10	17,18	12	\$5,040	\$7,200
1260	213686	10	19,20	12	\$5,040	\$7,200
1261	213687	10	21,22	12	\$5,040	\$7,200
1262	213690	13.7	8,9,10	13	\$6,160	\$8,800
1263	213691	12.7	11,12,13	13	\$5,880	\$8,400
1264	213692	13.2	14,15,16	13	\$6,160	\$8,800
1265	213695	10	5,6	14	\$5,040	\$7,200
1266	213696	10	7,8	14	\$5,040	\$7,200

KAHILTNA FLATS IS ALASKA STATE LAND SURVEY 80 - 175

Kahiltna Flats - ASLS 80 - 175

Rights-of-way within subdivision are undeveloped

SPECIAL DISCOUNT



2014 Alaska State Special Discount Auction

Kahiltna Flats - ASLS 80 - 175



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1153	213553	10	23,24	12	\$5,040	\$7,200
1154	213554	10	25,26	12	\$5,040	\$7,200
1155	213555	10	27,28	12	\$5,040	\$7,200
1156	213556	10	29,30	12	\$5,040	\$7,200
1161	213564	5	21	14	\$7,000	\$10,000
1162	213565	5	22	14	\$7,000	\$10,000
1163	213566	5	23	14	\$3,360	\$4,800
1164	213567	5	24	14	\$3,360	\$4,800
1165	213568	5	25	14	\$3,360	\$4,800
1166	213569	5	26	14	\$3,360	\$4,800
1167	213571	5	29	14	\$3,360	\$4,800
1168	213572	5	30	14	\$3,360	\$4,800
1169	213573	5	31	14	\$3,360	\$4,800
1170	213574	10	32,33	14	\$5,040	\$7,200
1171	213575	5	34	14	\$3,360	\$4,800
1172	213576	5	35	14	\$3,360	\$4,800
1173	213580	5	39	14	\$7,000	\$10,000
1174	213581	5	40	14	\$7,000	\$10,000
1175	213582	5	41	14	\$7,000	\$10,000
1176	213583	4.6	42	14	\$7,000	\$10,000
1177	213584	4.6	43	14	\$3,360	\$4,800
1178	213585	4.6	44	14	\$3,360	\$4,800
1179	213586	5	45	14	\$3,360	\$4,800
1180	213587	5	46	14	\$3,010	\$4,300
1197	213612	9.69	26	15	\$4,900	\$7,000
1198	213613	14.7	28,29,30	15	\$6,440	\$9,200
1199	213614	10	31,32	15	\$5,040	\$7,200
1200	213615	10	33,34	15	\$5,040	\$7,200
1201	213616	9.97	35	15	\$5,040	\$7,200
1202	213617	10	37,38	15	\$5,040	\$7,200
1203	213618	10	39,40	15	\$5,040	\$7,200

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1204	213619	10	41,42	15	\$5,040	\$7,200
1205	213620	10	43,44	15	\$4,760	\$6,800
1206	213621	10	45,46	15	\$5,040	\$7,200
1207	213622	10	47,48	15	\$5,040	\$7,200
1208	213623	10	49,50	15	\$5,040	\$7,200
1209	213624	10	51,52	15	\$5,040	\$7,200
1210	213625	10	53,54	15	\$4,550	\$6,500
1211	213626	10	55,56	15	\$5,040	\$7,200
1212	213627	14.9	57,58,59	15	\$6,510	\$9,300
1213	213628	10	60,61	15	\$5,040	\$7,200
1214	213630	15	1,2,3	16	\$6,580	\$9,400
1215	213631	10	4,5	16	\$5,040	\$7,200
1216	213632	10	6,7	16	\$5,040	\$7,200
1217	213633	10	8,9	16	\$5,040	\$7,200
1218	213634	10	10,11	16	\$4,760	\$6,800
1219	213635	10	12,13	16	\$4,760	\$6,800
1220	213636	10	14,15	16	\$5,040	\$7,200
1221	213638	10	4,5	17	\$5,040	\$7,200
1222	213639	10	6,7	17	\$5,040	\$7,200
1223	213640	10	8,9	17	\$5,040	\$7,200
1224	213641	10	10,11	17	\$5,040	\$7,200
1225	213642	10	12,13	17	\$5,040	\$7,200
1226	213643	10	14,15	17	\$5,040	\$7,200
1227	213644	10	1,2	18	\$5,040	\$7,200
1228	213645	10	3,4	18	\$5,040	\$7,200
1229	213646	10	5,6	18	\$5,040	\$7,200
1230	213649	10	16,17	18	\$5,040	\$7,200
1231	213650	10	18,19	18	\$5,040	\$7,200
1232	213651	10	20,21	18	\$5,040	\$7,200
1267	213705	15	16,17,18	17	\$6,580	\$9,400

KAHILTNA FLATS IS ALASKA STATE LAND SURVEY 80 - 175

Kutna Creek - ASLS 80 - 157



Looking to the east over the unnamed lake at the center of Kutna Creek Subdivision

LOCATION

Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one to two miles west of the Yentna River.

ACCESS

Access is by float plane to an unnamed lake in the center of the subdivision and then to individual parcels along platted rights-of-way; landing conditions are unknown. There is potential access by snowmachine access from the Big Lake or Willow areas, up the Yentna River, and then across state-owned land to the subdivision. Another potential access is by boat up the Yentna River and then by foot or ATV across state-owned land. For details of access across state-owned land, please see the Access section on page 6 of this brochure or contact one of DNR's Public Information Centers listed on page 4.

UTILITIES

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 80-157, recorded as plat 81-127 in the Anchorage Recording District on June 30, 1981. Easements depicted on the plat include, but are not limited to, section line easements, pedestrian access easements, green belt easements, etc.

In addition to easements depicted on the plat, there are plat notes including, but not limited to, setbacks for structures, restrictions on sewage systems, utility easements, etc. For example, building setbacks noted on the plat include 25' from rights-of way, 10' from other lot lines, and 75' from normal high water of watercourse or shoreline. Please refer to page 6 of the recorded plat for detailed notes on restrictions, setbacks, reservations, and easements.

Any subsequent owner of any lot within the subdivision automatically becomes a member of the Kutna Creek Homeowners Association, if active. The declaration of covenants, conditions and restrictions for this association was recorded on Anchorage Recording District on June 30, 1981 in book 614, page 360-364.

These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill materials in wetlands.

MUNICIPAL AUTHORITY

This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

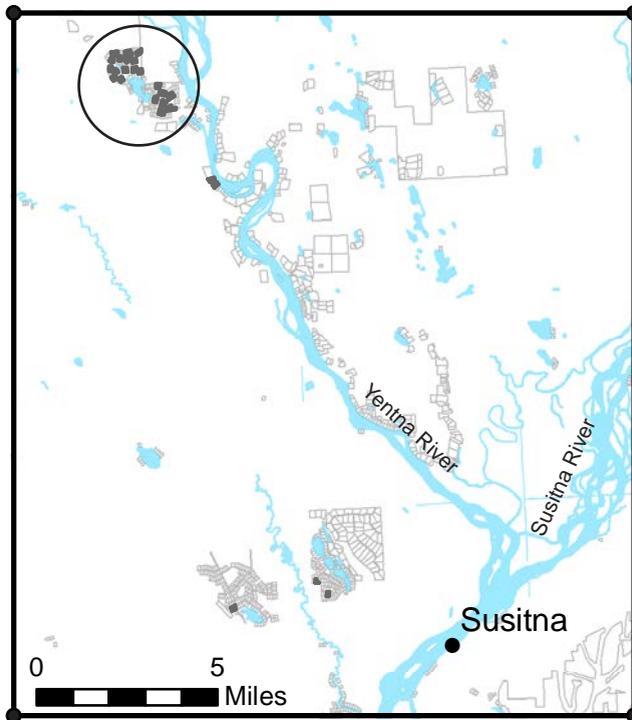
NOTES

Vegetation consists of large birch intermixed with stands of spruce.

Temperatures range from 37 to 63 degrees F in summer and -7 to 34 degrees F in winter. Extremes of -50 to 84 degrees F have also been reported in the area. Annual precipitation is about 29 inches, including 119 inches of snow.

Kutna Creek Subdivision was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 162 on April 27, 1981.

These parcels are subject to oil and gas leases (ADLs 392511 and 392514). For more information, please refer to the Mineral Estate section on page 9 of this brochure or contact the DNR Division of Oil and Gas.



Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/landrecords/>

SPECIAL DISCOUNT

Kutna Creek - ASLS 80 - 157

SPECIAL DISCOUNT

See Page
50

unnamed
lake

See Page
51

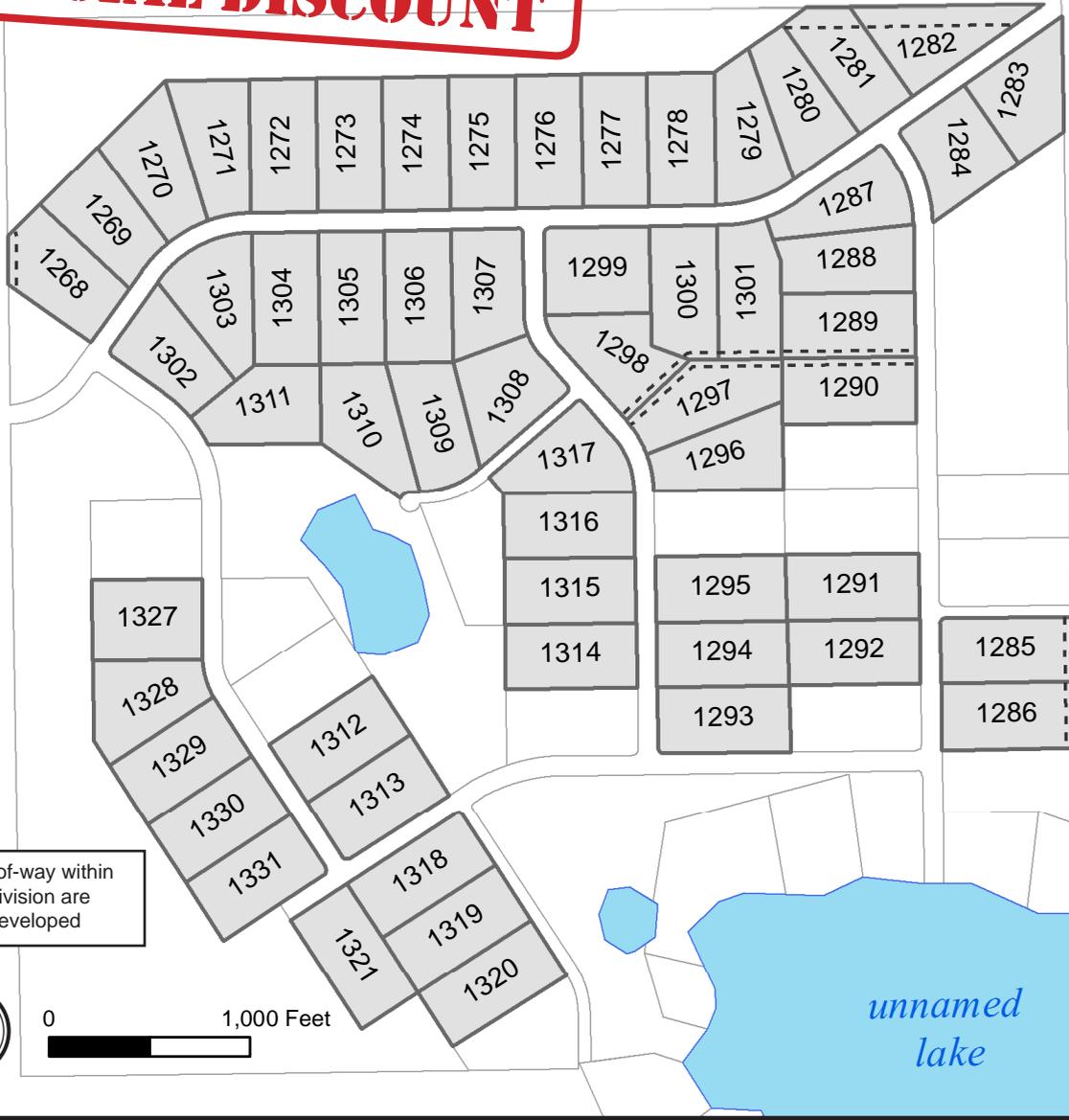


0 1,600 Feet

Rights-of-way within
subdivision are
undeveloped

Kutna Creek - ASLS 80 - 157

SPECIAL DISCOUNT



Kutna Creek - ASLS 80 - 157

Kutna Creek Subdivision

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1268	211365	4.994	1	1	\$3,360	\$4,800
1269	211366	4.9	2	1	\$3,360	\$4,800
1270	211367	4.999	3	1	\$3,360	\$4,800
1271	211368	4.978	4	1	\$2,870	\$4,100
1272	211369	5	5	1	\$2,660	\$3,800
1273	211370	5	6	1	\$3,220	\$4,600
1274	211371	5	7	1	\$2,870	\$4,100
1275	211372	5	8	1	\$2,660	\$3,800
1276	211373	5	9	1	\$2,660	\$3,800
1277	211374	5	10	1	\$3,010	\$4,300
1278	211375	5	11	1	\$3,010	\$4,300
1279	211376	4.9	12	1	\$3,010	\$4,300
1280	211377	4.599	13	1	\$2,870	\$4,100
1281	211378	4.758	14	1	\$2,660	\$3,800
1282	211379	4.964	15	1	\$2,660	\$3,800
1283	211380	4.659	1	2	\$3,360	\$4,800
1284	211381	4.762	2	2	\$3,360	\$4,800
1285	211382	4.996	1	3	\$3,360	\$4,800
1286	211383	5	2	3	\$3,360	\$4,800
1287	211386	4.1	1	4	\$3,360	\$4,800
1288	211387	4.958	2	4	\$3,360	\$4,800
1289	211388	4.999	3	4	\$3,360	\$4,800
1290	211389	4.999	4	4	\$3,360	\$4,800
1291	211391	5	7	4	\$3,220	\$4,600
1292	211392	5	8	4	\$3,360	\$4,800
1293	211394	4.996	10	4	\$3,360	\$4,800
1294	211395	5	11	4	\$3,220	\$4,600
1295	211396	5	12	4	\$3,360	\$4,800
1296	211398	4.9	14	4	\$3,360	\$4,800
1297	211399	4.9	15	4	\$3,360	\$4,800

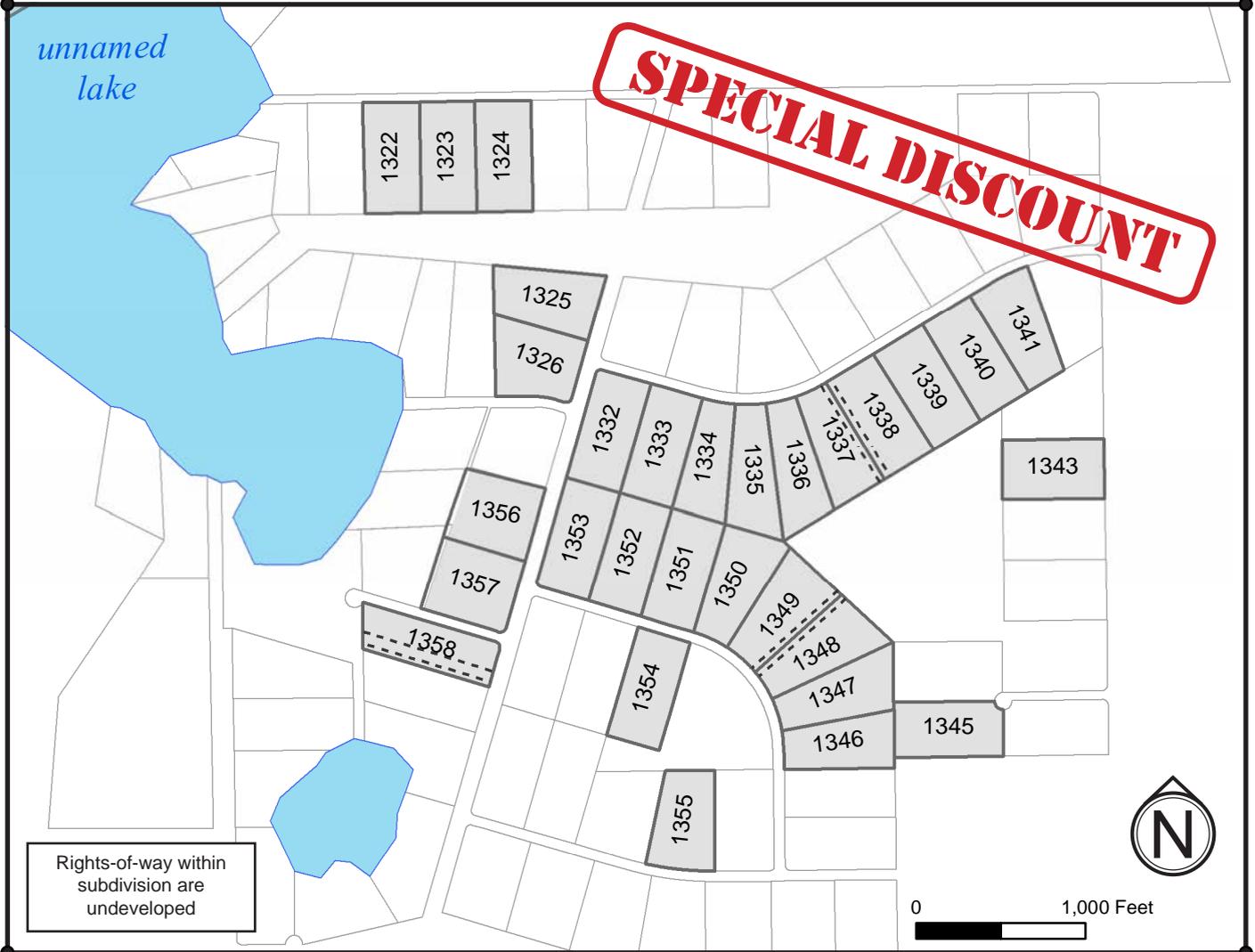
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1298	211400	4.9	16	4	\$3,360	\$4,800
1299	211401	5	17	4	\$3,360	\$4,800
1300	211402	4.9	18	4	\$3,360	\$4,800
1301	211403	4.896	19	4	\$3,360	\$4,800
1302	211404	4.6	1	5	\$3,360	\$4,800
1303	211405	4.991	2	5	\$3,360	\$4,800
1304	211406	5	3	5	\$3,360	\$4,800
1305	211407	5	4	5	\$3,360	\$4,800
1306	211408	5	5	5	\$3,360	\$4,800
1307	211409	4.9	6	5	\$3,360	\$4,800
1308	211410	4.87	7	5	\$3,360	\$4,800
1309	211411	4.852	8	5	\$3,360	\$4,800
1310	211412	4.984	9	5	\$3,710	\$5,300
1311	211413	4.792	10	5	\$3,710	\$5,300
1312	211416	4.982	13	5	\$3,360	\$4,800
1313	211417	4.977	14	5	\$3,360	\$4,800
1314	211419	4.9	16	5	\$3,360	\$4,800
1315	211420	4.9	17	5	\$3,360	\$4,800
1316	211421	4.9	18	5	\$3,360	\$4,800
1317	211422	4.759	19	5	\$3,360	\$4,800
1318	211424	4.994	1	7	\$3,360	\$4,800
1319	211425	4.999	2	7	\$3,360	\$4,800
1320	211426	4.999	3	7	\$3,360	\$4,800
1321	211428	4.999	5	7	\$2,660	\$3,800
1327	213344	5	2	6	\$3,360	\$4,800
1328	213345	4.977	3	6	\$3,360	\$4,800
1329	213346	4.982	4	6	\$3,220	\$4,600
1330	213347	4.982	5	6	\$3,010	\$4,300
1331	213348	4.977	6	6	\$2,870	\$4,100

KUTNA CREEK IS ALASKA STATE LAND SURVEY 80 - 157

2014 Alaska State Special Discount Auction

Kutna Creek - ASLS 80 - 157

SPECIAL DISCOUNT



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1322	211431	5	3	8	\$3,360	\$4,800
1323	211432	5	4	8	\$3,360	\$4,800
1324	211433	5	5	8	\$3,360	\$4,800
1325	211436	4.751	8	8	\$3,360	\$4,800
1326	211437	4.865	9	8	\$3,360	\$4,800
1332	213349	4.994	1	10	\$3,360	\$4,800
1333	213350	4.999	2	10	\$3,360	\$4,800
1334	213351	3.97	3	10	\$3,360	\$4,800
1335	213352	4.466	4	10	\$3,360	\$4,800
1336	213353	4.4	5	10	\$3,360	\$4,800
1337	213354	4.2	6	10	\$3,360	\$4,800
1338	213355	5	7	10	\$3,360	\$4,800
1339	213356	5	8	10	\$3,360	\$4,800
1340	213357	5	9	10	\$3,360	\$4,800
1341	213358	4.786	10	10	\$3,360	\$4,800

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1343	213361	4.999	13	10	\$3,360	\$4,800
1345	213365	4.8	17	10	\$3,360	\$4,800
1346	213369	4.4	21	10	\$3,360	\$4,800
1347	213370	4.9	22	10	\$3,360	\$4,800
1348	213371	4.794	23	10	\$3,360	\$4,800
1349	213372	4.998	24	10	\$3,360	\$4,800
1350	213373	4.9	25	10	\$3,360	\$4,800
1351	213374	4.999	26	10	\$3,360	\$4,800
1352	213375	4.999	27	10	\$3,360	\$4,800
1353	213376	4.994	28	10	\$3,360	\$4,800
1354	213379	4.999	3	11	\$3,360	\$4,800
1355	213381	4.7	5	11	\$3,360	\$4,800
1356	213393	4.775	2	13	\$3,360	\$4,800
1357	213394	4.9	3	13	\$3,360	\$4,800
1358	213396	4.89	5	13	\$3,010	\$4,300

KUTNA CREEK IS ALASKA STATE LAND SURVEY 80 - 157

Shell Lake North - ASLS 80 - 174



View of the north end of Shell Lake and the Shell Lake North subdivision from the south

LOCATION

Shell Lake North subdivision is located on the northwest end of Shell Lake, approximately 14 miles west of Skwentna and approximately 80 miles northwest of Anchorage.

ACCESS

Access is by float plane to Shell Lake and then to individual parcels along platted rights-of-way. Access by snowmachine, ATV, or foot may be possible from the Yentna River. For details of access across state-owned land, please see the Access section on page 6 of this brochure or contact one of DNR's Public Information Centers listed on page 4.

UTILITIES

None

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 80-174, recorded as plat 81-273 in the Anchorage Recording District on November 12, 1981. Easements depicted on the plat include, but are not limited to, section line easements, pedestrian access easements, etc.

In addition to easements depicted on the plat, there are plat notes including, but are not limited to, setbacks for structures, restrictions on sewage systems, utility easements, etc. For example, building setbacks noted on the plat include 25' from rights-of-way, 10' from side lot lines, and 75' from normal high water. Please refer to page 5 of the recorded plat for detailed notes on restrictions, setbacks, reservations, and easements.

Any subsequent owner of any lot within the subdivision automatically becomes a member of the Shell Lake North Homeowners Association, if active. The declaration of covenants, conditions and restrictions for this association was recorded on November 12, 1981 in the Anchorage Recording District in book 668, pages 451-455.

These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill materials in wetlands.

MUNICIPAL AUTHORITY

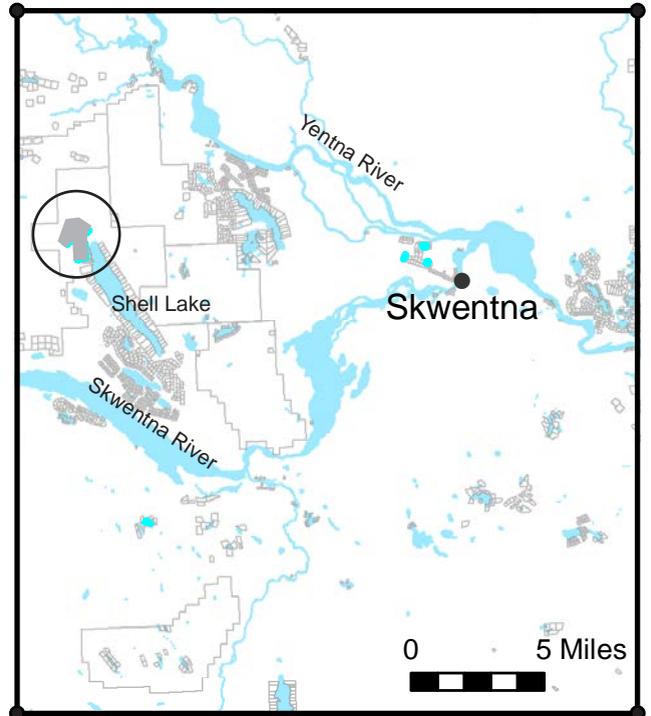
This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

NOTES

The landscape consists of numerous ridges and hills intermixed with low-lying water filled basins. Elevations range between 400 and 750 feet above sea level.

Vegetation consists of marsh grasses in the lower elevations, spruce and birch in the higher elevations, with willow and alder in between.

Shell Lake North Subdivision was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 151 on March 23, 1981.



Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/landrecords/>

SPECIAL DISCOUNT

Shell Lake North - ASLS 80 - 174

Rights-of-way within subdivision are undeveloped



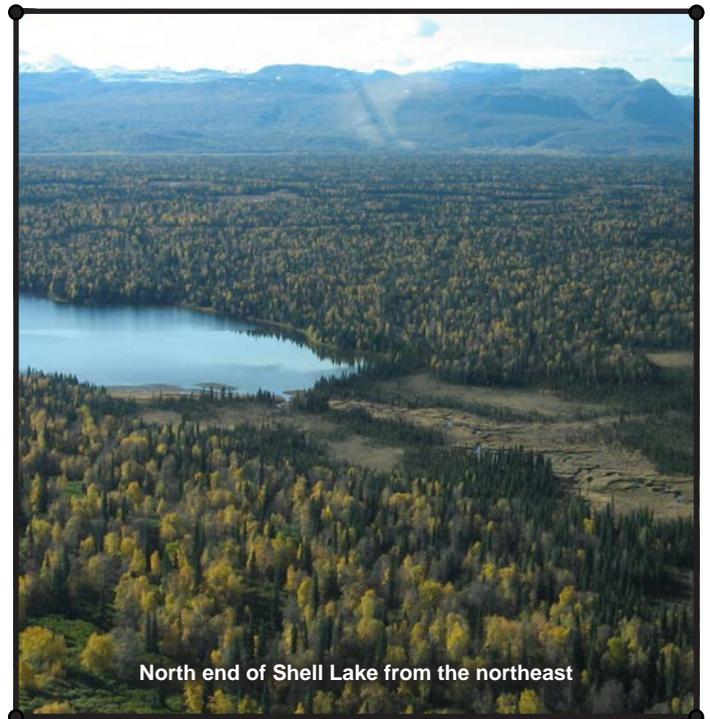
2014 Alaska State Special Discount Auction

Shell Lake North - ASLS 80 - 174

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1359	213957	4.085	4	5	\$2,520	\$3,600
1360	213958	4.13	5	5	\$2,520	\$3,600
1361	213959	4	6	5	\$2,450	\$3,500
1362	213960	3.9	7	5	\$2,380	\$3,400
1363	213961	3.7	8	5	\$2,310	\$3,300
1364	213962	4.27	9	5	\$2,590	\$3,700
1365	213963	4.99	10	5	\$3,080	\$4,400
1366	213964	4.9	11	5	\$3,010	\$4,300
1367	213965	3.6	12	5	\$2,240	\$3,200
1368	213966	4.4	13	5	\$2,730	\$3,900
1369	213967	4.7	14	5	\$2,870	\$4,100
1370	213968	4.15	15	5	\$2,520	\$3,600
1371	213969	4.6	16	5	\$2,870	\$4,100
1372	213970	3.9	17	5	\$2,380	\$3,400
1373	213971	4.99	18	5	\$3,080	\$4,400
1374	213972	4.99	19	5	\$3,080	\$4,400
1375	213973	4.5	20	5	\$2,800	\$4,000
1376	213974	3.3	21	5	\$2,310	\$3,300
1377	213975	4	22	5	\$2,450	\$3,500
1378	213976	4.4	23	5	\$2,730	\$3,900
1379	213977	3.9	24	5	\$2,380	\$3,400
1380	213978	4.5	25	5	\$2,730	\$3,900
1381	213980	4.8	27	5	\$2,940	\$4,200
1382	213981	4.88	28	5	\$3,010	\$4,300
1383	213984	4.1	2	6	\$2,520	\$3,600
1384	213985	4.1	3	6	\$2,520	\$3,600
1385	213986	4.1	4	6	\$2,520	\$3,600
1386	213988	4.1	1	10	\$2,520	\$3,600
1387	213989	3.9	2	10	\$2,380	\$3,400
1388	213990	4.3	3	10	\$2,660	\$3,800
1389	213991	4.8	4	10	\$2,940	\$4,200
1390	213992	4.47	5	10	\$2,730	\$3,900
1391	213993	4	6	10	\$2,450	\$3,500
1392	213994	4.1	7	10	\$2,520	\$3,600
1393	213995	3.79	8	10	\$2,310	\$3,300
1394	213996	2.95	9	10	\$2,170	\$3,100
1395	213997	4.77	1	11	\$2,940	\$4,200
1396	213998	3.9	2	11	\$2,380	\$3,400
1397	213999	3.8	3	11	\$2,380	\$3,400
1398	214000	3.75	4	11	\$2,310	\$3,300
1399	214001	4	5	11	\$2,450	\$3,500
1400	214002	3.35	6	11	\$2,380	\$3,400
1401	214003	3.3	7	11	\$2,310	\$3,300
1402	214004	3.2	8	11	\$2,310	\$3,300
1403	214005	3.27	9	11	\$2,380	\$3,400
1404	214006	3.07	10	11	\$2,310	\$3,300
1405	214007	4.36	1	12	\$2,660	\$3,800
1406	214008	4.8	2	12	\$2,940	\$4,200

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	APPRAISED VALUE
1407	214009	4.85	3	12	\$2,940	\$4,200
1408	214010	3.27	4	12	\$2,380	\$3,400
1409	214011	4.39	5	12	\$2,660	\$3,800
1410	214012	4.68	6	12	\$2,870	\$4,100
1411	214015	4.6	9	12	\$2,800	\$4,000
1412	214016	3.77	10	12	\$2,310	\$3,300
1413	214017	4.8	11	12	\$2,940	\$4,200
1414	214018	4.89	12	12	\$3,010	\$4,300
1415	214019	4.99	13	12	\$3,080	\$4,400
1416	214020	4.99	14	12	\$3,080	\$4,400
1417	214021	4.99	15	12	\$3,080	\$4,400
1418	214022	4.99	16	12	\$3,080	\$4,400
1419	214023	4.99	17	12	\$3,080	\$4,400
1420	214024	5	18	12	\$3,080	\$4,400
1421	214026	3.85	3	3	\$2,380	\$3,400
1423	214028	3.6	5	3	\$2,240	\$3,200
1424	214029	3.67	6	3	\$2,240	\$3,200
1425	214033	4.8	1	7	\$2,940	\$4,200
1426	214034	4.8	2	7	\$2,940	\$4,200
1427	214035	4.8	3	7	\$2,940	\$4,200
1428	214036	4.8	4	7	\$2,940	\$4,200
1429	214037	2.96	5	7	\$2,240	\$3,200
1430	214040	3.79	3	8	\$2,310	\$3,300
1431	214041	3.78	4	8	\$2,310	\$3,300
1432	214046	3.07	2	9	\$2,310	\$3,300

SHELL LAKE NORTH IS ALASKA STATE LAND SURVEY 80 - 174



ONLINE RESOURCES

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

Alaska Legislature

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

Alaska Statutes and Regulations

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

State of Alaska Home Page

<http://alaska.gov>

State of Alaska, Department of Natural Resources (DNR)

<http://dnr.alaska.gov>

DNR Division of Parks, Office of History and Archaeology

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

DNR Division of Forestry

<http://forestry.alaska.gov>

Firewise

<http://firewise.org>

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

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

DNR Land Records Information

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

DNR DMLW Fact Sheets

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

DNR DMLW Land Sales & Contract Administration Section

<http://landsales.alaska.gov>

DNR DMLW Water Resources Section

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

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

<http://dfg.alaska.gov>

DFG Division of Habitat

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

State of Alaska, Department of Environmental Conservation

<http://dec.alaska.gov>

State of Alaska, Department of Transportation & Public Facilities

<http://dot.alaska.gov>

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

<http://commerce.alaska.gov>

RS 2477 Rights-of-way

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

Alaska Railroad Corporation

<http://alaskarailroad.com>

U.S. Government

<http://usa.gov>

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

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

BLM AK Land Records and Surveys

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

Land Records Information from DNR and BLM

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

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

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

U.S. Fish and Wildlife Service

<http://fws.gov>

Matanuska-Susitna Borough

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

Alaska Mapped - Statewide Digital Mapping Initiative

<http://www.alaskamapped.org/>

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

ALASKA STATE LAND AUCTION BID FORM

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

Name(s): _____

Authorized Agent (if any): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone #: _____ Alternate #: _____ Email: _____

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 the auction. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels in the Sealed-Bid Auction, but 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 Visa, MasterCard or Discover 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 shall 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 checked for any erratas 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 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 have not been notified that I am 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 form must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your bid. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information at the time the bid is opened under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, or AS 45.48). 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.

Check one: VISA Mastercard Discover Card Credit Card Number: ---

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

Billing Address (optional): _____

Customer Signature: _____ Phone Number: _____



DNR APPRECIATES YOUR FEEDBACK!

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office.
Thank you!

1. How did you first hear about the State of Alaska's land sale programs?
Friend ___ Newspaper ___ Radio ___ Flyer ___ Website ___ Advertisement ___ Brochure ___
Other (please specify) _____
2. What land sale programs are you interested in?
Sealed-Bid Auction ___ Over-the-Counter Sales ___ Remote Recreational Cabin Sites Staking ___
3. Have you ever purchased land from the state? Yes ___ No ___ If yes, which land sale program did you use?
Sealed-Bid Auction ___ Over-the-Counter Sales ___ Remote Recreational Cabin Sites Staking ___
4. Would you prefer areas with road access directly to the parcels or areas that are less accessible, requiring other means such as hiking, boating, flying, or ATV?
With road access ___ Without road access ___
5. For parcels with no direct road access, what type of access would you prefer?
Nearby Airstrip ___ Floatplane ___ Boat ___ ATV/Snowmachine ___ Hiking ___
6. In a remote area without road access, what size parcel would most interest you?
1 to 5 acres ___ 5 to 10 acres ___ 10 to 20 acres ___ 20 + acres ___
7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?
Less than 1 acre ___ 1 to 5 acres ___ 5 to 10 acres ___ 10 to 20 acres ___ 20 + acres ___
8. What time of the year would you choose to see state land sales held?
Winter (December - February) ___ Spring (March - May) ___ Summer (June - August) ___ Fall (September - November) ___
9. Have you used the DNR land sales website (www.dnr.state.ak.us/mlw/landsale) to obtain information on state land sale programs?
Yes ___ No ___
10. Was the website organized so that information was easy to find?
Yes ___ No ___ Did not use website ___
11. Did you find all the information you needed on the website?
Yes ___ No ___ Did not use website ___
12. Have you used the newspaper-style state land brochures to find information on state land sales?
Yes ___ No ___ Did not use brochures ___
13. Are the brochures easy to read and understand?
Yes ___ No ___ Did not use brochures ___
14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
Yes ___ No ___

Additional comments:

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

ALASKA STATE LAND AUCTION BID FORM

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

Name(s): _____

Authorized Agent (if any): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone #: _____ Alternate #: _____ Email: _____

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 the auction. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels in the Sealed-Bid Auction, but 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 Visa, MasterCard or Discover 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 shall 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 checked for any erratas 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 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 have not been notified that I am 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 form must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your bid. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information at the time the bid is opened under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, or AS 45.48). 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.

Check one: VISA Mastercard Discover Card Credit Card Number: ---

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

Billing Address (optional): _____

Customer Signature: _____ Phone Number: _____



DNR APPRECIATES YOUR FEEDBACK!

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office.
Thank you!

1. How did you first hear about the State of Alaska's land sale programs?

Friend ___ Newspaper ___ Radio ___ Flyer ___ Website ___ Advertisement ___ Brochure ___
Other (please specify) _____

2. What land sale programs are you interested in?

Sealed-Bid Auction ___ Over-the-Counter Sales ___ Remote Recreational Cabin Sites Staking ___

3. Have you ever purchased land from the state? Yes ___ No ___ If yes, which land sale program did you use?

Sealed-Bid Auction ___ Over-the-Counter Sales ___ Remote Recreational Cabin Sites Staking ___

4. Would you prefer areas with road access directly to the parcels or areas that are less accessible, requiring other means such as hiking, boating, flying, or ATV?

With road access ___ Without road access ___

5. For parcels with no direct road access, what type of access would you prefer?

Nearby Airstrip ___ Floatplane ___ Boat ___ ATV/Snowmachine ___ Hiking ___

6. In a remote area without road access, what size parcel would most interest you?

1 to 5 acres ___ 5 to 10 acres ___ 10 to 20 acres ___ 20 + acres ___

7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?

Less than 1 acre ___ 1 to 5 acres ___ 5 to 10 acres ___ 10 to 20 acres ___ 20 + acres ___

8. What time of the year would you choose to see state land sales held?

Winter (December - February) ___ Spring (March - May) ___ Summer (June - August) ___ Fall (September - November) ___

9. Have you used the DNR land sales website (www.dnr.state.ak.us/mlw/landsale) to obtain information on state land sale programs?

Yes ___ No ___

10. Was the website organized so that information was easy to find?

Yes ___ No ___ Did not use website ___

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

Yes ___ No ___ Did not use website ___

12. Have you used the newspaper-style state land brochures to find information on state land sales?

Yes ___ No ___ Did not use brochures ___

13. Are the brochures easy to read and understand?

Yes ___ No ___ Did not use brochures ___

14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?

Yes ___ No ___

Additional comments:

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

ALASKA STATE LAND AUCTION BID FORM

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

Name(s): _____

Authorized Agent (if any): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone #: _____ Alternate #: _____ Email: _____

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I understand that this bid deposit shall 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 checked for any erratas 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 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 have not been notified that I am in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Signature: _____ Date: _____

Signature: _____ Date: _____

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Check one: VISA Mastercard Discover Card Credit Card Number: ---

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

Billing Address (optional): _____

Customer Signature: _____ Phone Number: _____



DNR APPRECIATES YOUR FEEDBACK!

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office.
Thank you!

1. How did you first hear about the State of Alaska's land sale programs?
 Friend ___ Newspaper ___ Radio ___ Flyer ___ Website ___ Advertisement ___ Brochure ___
 Other (please specify) _____
2. What land sale programs are you interested in?
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3. Have you ever purchased land from the state? Yes ___ No ___ If yes, which land sale program did you use?
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4. Would you prefer areas with road access directly to the parcels or areas that are less accessible, requiring other means such as hiking, boating, flying, or ATV?
 With road access ___ Without road access ___
5. For parcels with no direct road access, what type of access would you prefer?
 Nearby Airstrip ___ Floatplane ___ Boat ___ ATV/Snowmachine ___ Hiking ___
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7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?
 Less than 1 acre ___ 1 to 5 acres ___ 5 to 10 acres ___ 10 to 20 acres ___ 20 + acres ___
8. What time of the year would you choose to see state land sales held?
 Winter (December - February) ___ Spring (March - May) ___ Summer (June - August) ___ Fall (September - November) ___
9. Have you used the DNR land sales website (www.dnr.state.ak.us/mlw/landsale) to obtain information on state land sale programs?
 Yes ___ No ___
10. Was the website organized so that information was easy to find?
 Yes ___ No ___ Did not use website ___
11. Did you find all the information you needed on the website?
 Yes ___ No ___ Did not use website ___
12. Have you used the newspaper-style state land brochures to find information on state land sales?
 Yes ___ No ___ Did not use brochures ___
13. Are the brochures easy to read and understand?
 Yes ___ No ___ Did not use brochures ___
14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
 Yes ___ No ___

Additional comments:

ALASKA OVER-THE-COUNTER LAND OFFERING INSTRUCTIONS

The State of Alaska, Department of Natural Resources (DNR) has for purchase parcels of land that were not sold during the Alaska State Land Auction. These parcels are available for purchase over the counter at the DNR Public Information Centers located in Anchorage, Fairbanks, and Juneau or online at: <http://dnr.alaska.gov/mlw/landsale/otc/>. The parcels will be sold on a first-come-first-served basis. The purchase price is the minimum bid listed in the Alaska State Land Offering brochure in which the parcel was last listed.

1. Each purchase applications, whether submitted in person or by mail, must include:

- A completed Over-The-Counter Application form;
 - A completed Declaration of Intent form;
 - A down payment of not less than five percent (5%) of the sale price (minimum bid amount listed);
 - A \$100 document handling fee; and
- If applying for a Veteran's Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of your Form DD 214, Report of Separation from Active Duty, or equivalent, showing the character of your discharge and length of service. You must also submit proof to verify you are currently an Alaska resident and have been an Alaska resident for a period of not less than one year immediately preceding the date of sale. If there is more than one applicant, the applicant(s) not applying for the discount must also submit a completed Waiver of Veterans Discount form.

Checks are to be payable to the State of Alaska, Department of Natural Resources. Checks returned for any reason may invalidate the application.

The document handling fee and down payment or purchase price will be returned to the applicant if the parcel is no longer available for purchase.

2. The Declaration of Intent form that you sign is binding. Your down payment and document handling fee are non-refundable should you decide to cancel the sale or fail to qualify before the purchase is finalized.

3. Applications may be mailed or submitted in person to one of the offices listed below:

SOUTHCENTRAL REGION

DNR Public Information Center
550 West 7th Ave., Suite 1260
Anchorage, AK 99501-3557

Phone: (907) 269-8400 Fax: (907) 269-8901 TDD: (907) 269-8411

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

NORTHERN REGION

DNR Public Information Center
3700 Airport Way
Fairbanks, AK 99709-4699

Phone: (907) 451-2705 Fax: (907) 451-2706 TDD: (907) 451-2770

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

SOUTHEAST REGION

DNR Public Information Center
400 Willoughby Avenue, Suite 400
Juneau, AK 99801-1724

Phone: (907) 465-3400 Fax: (907) 586-2954 TDD: (907) 465-3888

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

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

OVER-THE-COUNTER LAND PURCHASE APPLICATION

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

Name(s): _____
Authorized Agent (if any): _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Daytime Telephone Number: _____ Home Telephone Number: _____

I hereby apply to purchase:

Auction # _____ Parcel # _____ ADL # _____ Subdivision/Area Name: _____

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the State of Alaska, Department of Natural Resources or have provided Visa, MasterCard, or Discover information and authorization for payment on the Declaration of Intent form, in an amount not less than 5% of the minimum bid listed in the above Alaska State Land Offering brochure. If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit shall be forfeited as earnest money to the State of Alaska.

By my signature below, I hereby certify that:

I am 18 years of age or older, and;

I have checked for any Erratas or supplemental information and accept the terms and conditions therein.

By signing below, I also acknowledge that if I do not meet the qualifications for a purchase contract listed below, I must pay the purchase amount in full. Failure to submit payment in full when notified may result in the forfeiture of my bid deposit.

I 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;

I am not currently in default for nonpayment on a purchase contract or lease issued by DNR, and;

I am not in default for nonpayment of municipal taxes or assessments on a parcel while under purchase contract or lease issued by DNR.

Signature: _____ Date: _____

Signature: _____ Date: _____

NOTE: This 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 application. 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-owned 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 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) (9) and confidentiality is requested or AS 45.48 Alaska Personal Information Protection Act. Under AS 45.48 certain personal information (such as social security numbers, credit card, numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to 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 44.99.310 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.

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
CONTRACT ADMINISTRATION
550 W. 7th AVENUE, SUITE 640, ANCHORAGE, AK 99501
907-269-8594

DECLARATION OF INTENT

ADL Number

Division of Mining, Land & Water File No.

****AN INCOMPLETE AND/OR UNSIGNED APPLICATION MAY DELAY PROCESSING.
Fill in required information on all pages as applicable.****

Purchaser 1: ENTER FULL LEGAL NAME (PLEASE PRINT)

Last Name				First Name				Middle Name				Suffix				Marital Status (check one)			
																<input type="checkbox"/> Single Person			
																<input type="checkbox"/> Married Person			
Mailing Address																Citizenship			
																<input type="checkbox"/> U.S. Citizen			
																<input type="checkbox"/> Non U.S. Citizen			
																<input type="checkbox"/> Alien Registration No. _____			
City								State				Zip Code				<input type="checkbox"/> Business Organization			
																(Over-the-Counter purchases only)			
Contact Phone No.								Alternative Contact Phone No.								EIN No. _____			
Email address								Fax number											
You must include date of birth and social security number on Page 3.																			
Are you applying for a Veteran's Discount under AS 38.05.940?																			
<input type="checkbox"/> Yes <input type="checkbox"/> No																			

Purchaser 2: ENTER FULL LEGAL NAME (PLEASE PRINT)

Last Name				First Name				Middle Name				Suffix				Marital Status (check one)			
																<input type="checkbox"/> Single Person			
																<input type="checkbox"/> Married Person			
Mailing Address																Citizenship			
																<input type="checkbox"/> U.S. Citizen			
																<input type="checkbox"/> Non U.S. Citizen			
																<input type="checkbox"/> Alien Registration No. _____			
City								State				Zip Code				<input type="checkbox"/> Business Organization			
																(Over-the-Counter purchases only)			
Contact Phone No.								Alternative Contact Phone No.								EIN No. _____			
Email address								Fax number											
You must include date of birth and social security number on Page 3.																			
Are you applying for a Veteran's Discount under AS 38.05.940?																			
<input type="checkbox"/> Yes <input type="checkbox"/> No																			

If more than two purchasers, copy pages 1, 2, and 3 for applicable information and signatures.

TENANCY (See explanation of type of title on Page 4)

One applicant

Title taken individually

More than one applicant

- Husband and wife, as tenants by the entirety
- Husband and wife, as tenants in common
- Other persons, as tenants in common

How do you want to pay? Please check either **CONTRACT** (*must meet eligibility under 11 AAC 67.008*) or **PAYOFF**.

Payment options include money order, check, or credit card. Required credit card info is on Page 3.

<input type="checkbox"/> CONTRACT: <i>(receipt code)</i> Down Payment Enclosed ** \$ _____ (19) + Document Handling Fee Individual (\$100.00) + _____ (5B) For a TOTAL of \$ _____	<input type="checkbox"/> PAYOFF: <i>(receipt code)</i> Amount Enclosed ** \$ _____ (19) + Document Handling Fee Individual (\$100.00) + _____ (5B) For a TOTAL of \$ _____
--	--

****DOWN PAYMENT AMOUNT MUST BE AT LEAST 5% OF THE PURCHASE PRICE****

The Contract will provide a monthly level-payment unless the department determines a quarterly or annual payment is more administratively efficient, according to the following financed principal amounts pursuant to 11 AAC 67.875:

1. \$2,000.00 or less must be paid in full;
2. \$2,000.01 to \$9,999.99, not more than 5 years;
3. \$10,000.00 to \$14,999.99, not more than 10 years;
4. \$15,000.00 to \$19,999.99, not more than 15 years;
5. \$20,000.00 or more, not more than 20 years.

WARNING TO PURCHASER(S): This Declaration of Intent is part of the offer to purchase on behalf of the person(s) listed on this form as Purchasers. In the event that the State of Alaska agrees to accept the offer to purchase, the person(s) signing below agree that he/she/they shall not transfer or attempt to transfer ownership of this parcel without prior written approval from the State of Alaska or receipt of a final conveyance document (Patent or Quit Claim Deed). Such unauthorized transfer is prohibited and will be prosecuted in accordance with all applicable law.

By signing below, I, the purchaser(s), certify that I understand and accept the conditions of title as explained above and agree that I shall not transfer or attempt to transfer ownership of the land that is subject to the Contract to Purchase without prior written approval from the State of Alaska.

Signature, Purchaser 1

Date

Signature, Purchaser 2

Date

SOCIAL SECURITY NUMBER

Social Security information will not become public information from the submission of this form. These are utilized as required identifiers for the customer information database, revenue and billing reporting system, and to report paid loan interest to the contract holder and the Internal Revenue Service.

Purchaser 1 – Name

Social Security Number

Date of Birth

Purchaser 2 – Name

Social Security Number

Date of Birth

CREDIT CARD PAYMENT

Credit card information is not kept on file and will be destroyed upon the completion of your application.

Credit Card Users: This authorization constitutes an unconditional promise to pay on demand or on the date of acceptance of this offer the amount due from Page 2. This authorization includes consent to adjust the amount charged if the amount you specify is less than the required 5% of the down payment amount plus document handling fees. If at the time your Declaration of Intent form is processed and we are unable to obtain authorization to charge against the credit card presented due to specific limitations of the account, your application may be declared void. Please make prearrangements with your financial institutions to ensure funds will be available at the time of payment.

Check one: Visa MasterCard Discover

Credit card number: - - -

Expiration date: _____

Customer name as embossed on card: _____

Billing address:

Amount of charge: \$ _____

Signature of card holder: _____

Card holder contact phone number: _____

This page will be destroyed after payment has been processed.

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 under AS 40.25.100 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, or AS 45.48). 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.

DECLARATION OF INTENT INSTRUCTIONS AND DEFINITIONS

NAME(S) PROVIDED ON PAGE 1, MUST BE YOUR FULL LEGAL NAME AS IT APPEARS ON YOUR DRIVER'S LICENSE. THE CONTRACT AND CONVEYANCE DOCUMENTS WILL BE ISSUED EXACTLY AS YOUR NAME APPEARS ON PAGE 1.

- Use extra forms if more than two parties are to be part of the contract or title documents.
- **Veteran's discount applicants:** Please provide a copy of your Form DD 214 showing character of discharge and length of service. You must currently be an Alaska resident and have been a resident for one year preceding the date of sale; submit proof of such residency. If there is more than one purchaser, all purchasers must be residents and submit proof of residency. If co-purchasers are eligible veterans, only one purchaser need submit their DD 214; however, all purchasers will have exhausted their once-in-a-lifetime veteran's land discount.
- Organizations such as Limited Liability Companies or Corporations are not individuals and are not required to disclose the marital status of the partners.
- **Address Changes:** It is your responsibility to notify the State of any changes in your mailing address, phone number or email. Address changes must be received in writing and signed by the primary purchaser to be considered valid. When a valid change of address form or a written letter submitted by the customer has been received, the contact address on our case file will be changed. To obtain an address change form, you may contact Land Sales and Contract Administration at 907-269-8594.

TYPE OF TITLE

Husband and wife, as tenants by the entirety: This is only available for married persons, e.g., "John Q. Smith and Deborah R. Smith, **husband and wife, as tenants by the entirety**". The law presumes tenancy by the entirety for a husband and wife unless it is expressly declared otherwise. (AS 34.15.110)

Husband and wife, as tenants in common: A husband and wife can choose to purchase property together as tenants in common. A husband and wife are encouraged to seek the services of an attorney before selecting this form of tenancy.

Other persons as tenants in common: Those persons who wish to purchase property together can do so as tenants in common. It is possible for each person to have a different marital status. This example illustrates a possible combination, e.g., "William P. Jones, a married person, Sandra S. Smith, a single person, and Andrew X. Read and Barbara A. Read, husband and wife; **tenants in common**." There is no right of survivorship for the tenants under this type of tenancy.

Title taken individually: If an application has just one purchaser, whether single or married, that person would select this option.

It may be advisable to seek the services of an attorney if you have concerns about how your estate and property are affected by the above types of tenancy.

Photo Album



High Mountain Lakes - pages 34 - 37



High Mountain Lakes - pages 34 - 37



Kahiltna Flats - pages 38 - 47



Kahiltna Flats - pages 38 - 47



Kutna Creek - pages 48 - 51



Kutna Creek - pages 48 - 51



Shell Lake North - pages 52 - 55

How to Submit a General Over-the-Counter Application by Mail or in Person

Applications and forms are available online at: <http://landsales.alaska.gov> and at the DNR Public Information Centers. Applications and forms may be reproduced.

A complete Over-the-Counter (OTC) Offering application package (for mailing or hand delivery) includes the following 4 items (plus additional items if you are applying for the Veterans' Land Discount):

1. **a completed OTC application form;**
 - You must certify and prove that you meet the eligibility requirements for the program (see "IOTC and OTC Applicant Qualifications" section and, if applicable, "Veterans' Land Discount" section of this brochure).
 - A separate application must be included for each application submitted for each parcel.
2. **a completed Declaration of Intent form;**
 - A separate Declaration of Intent form must be included for each application submitted for each parcel.
3. **a nonrefundable \$100.00 document handling fee** (11 AAC 05.010 (a) (7) (F) Fees);
 - A separate document handling fee must be included for each application submitted for each parcel.
4. **a down payment;**
 - A separate down payment must be included for each application submitted for each parcel.
 - The deposit for each application must be at least 5% of the total, undiscounted purchase price (**CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!**).

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

- You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**
- Payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa, MasterCard, or Discover only).

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.

- For successful applicants, the deposit is nonrefundable and will be applied to the purchase price.

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

OTC Offering applications may be made by an agent with power of attorney. An agent may only represent one person per day, in addition to him/herself.



This publication, produced in Alaska at a cost of \$0.62 per copy, was released by the Department of Natural Resources, Division of Mining, Land, and Water to inform the public about the 2014 Special Discount Auction.



SPECIAL DISCOUNT

PLEASE NOTE:

This brochure is provided free of charge by the Department of Natural Resources. Additional copies may be obtained by contacting any of the DNR Public Information Centers. This brochure can also be viewed in full **COLOR** on the web at:

<http://landsales.alaska.gov>

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