

2016

ALASKA STATE LAND OFFERING  
AUCTION #478



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

<http://landsales.alaska.gov>

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Dear Fellow Alaskans,

I am pleased to announce the Department of Natural Resources' 2016 Annual Alaska State Land Offering. This offering includes more than 240 parcels of land across our vast state. From Southeast ocean front to Interior lakes, road accessible and remote, DNR is offering a wide range of parcels this year. Each of these parcels is available to Alaskans through DNR's sealed-bid auction.

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

Sincerely,

*Bill Walker*  
Governor



Dear Alaskans,

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

The 2016 Annual Alaska State Land Offering showcases more than 240 parcels available in this sale. This brochure lists the parcels being offered as well as the rules and procedures for our sealed-bid and over-the-counter sales.

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

Best of Luck!

*Mark Myers*  
Commissioner  
Alaska Department of Natural Resources



### Table of Contents

Introduction .....	3	North Parks Highway.....	65-70
How to Read Our Maps.....	4	Steese Highway.....	71-77
Southeast AK .....	5-10	Richardson, Alaska Highways.....	78-98
Mat-Su Road .....	11-15	Interior Remote.....	99-110
Kodiak.....	16-18	How the State of Alaska Sells Land .....	111-112
Copper River Valley .....	19-32	General Information.....	113-142
Susitna Valley Remote .....	33-44	Auction Bid and OTC Forms.....	143-156
Southwest AK .....	45-52	Over-the-Counter (OTC) Offering .....	157
Fairbanks, Elliott Highway.....	53-64	Auction Parcel Photo Album.....	158-159

Use these tabs to flip to the sections you want



SE  
AK

Mat-Su  
Road

Kodiak

Copper  
River  
Valley

Susitna  
Valley  
Remote

SW  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information

# INTRODUCTION

This year's State of Alaska Annual Land Auction #478 features over 240 parcels statewide, in a variety of areas throughout the state. We are excited to offer Alaskans a chance to purchase their own piece of Alaska. From road-accessible parcels near Anchorage and Fairbanks to remote lots on wilderness lakes, this offering features a wide selection of parcels.

If you're curious about how the state sells land, please see the "How the State of Alaska Sells Land" section on page 111 for an introduction to the auction, over-the-counter, and Remote Recreational Cabin Sites programs. DNR has made changes to over-the-counter sales this year; see pages 111 and 126 for details.

This brochure is divided into three main sections. The first section contains maps and parcel lists, area-specific information, and minimum auction bids for each parcel. The areas being offered are arranged by region and means of access. The next section provides information about DNR land offering procedures, general information applicable to all parcels, and instructions for participating in our sales. The last portion of the brochure has 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.

See page 124-125 of the brochure for an explanation of DNR's policies regarding common errors and refunds in regards to our land sales.

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

Additional copies of the brochure are also available from the Public Information Centers. If you need this brochure or other information about DNR land offerings in an alternate format, please contact the Anchorage Public Information Center at 907-269-8400. To view corrections made to this brochure after the publication date see the Errata sheet on our website at <http://landsales.alaska.gov>.

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




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

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

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

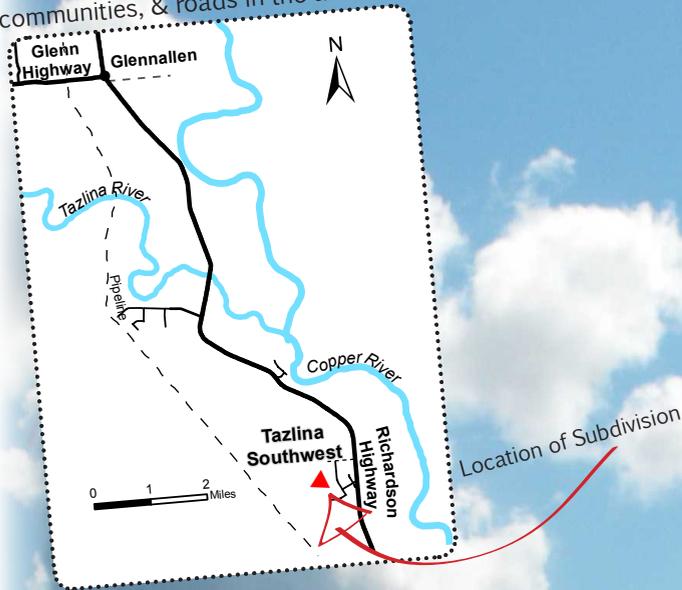
**SOUTHEAST REGION** - Land Office  
 400 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801  
 Tel: (907) 465-3400, Fax: (907) 586-2954, TDD: (907) 465-3888  
 Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m., excluding State holidays  
[sero@alaska.gov](mailto:sero@alaska.gov)

Send your bids and applications here!

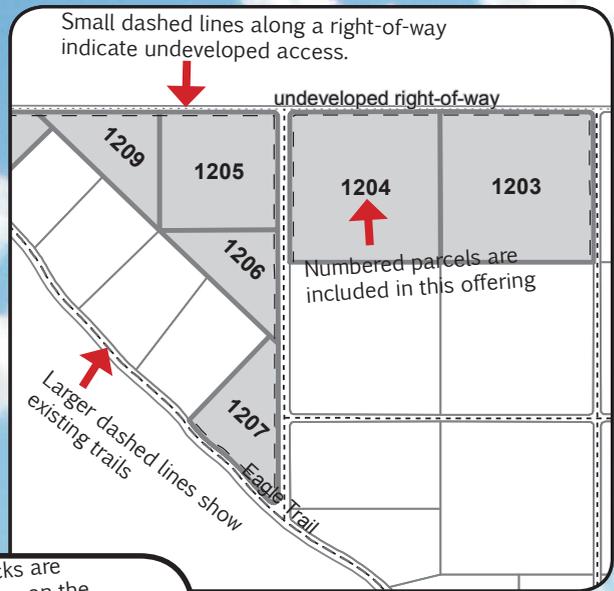


# How to Read Our Maps

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



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



## IMPORTANT DATES

To Bid:

**Annual Auction #478 Bidding Period**  
 Begins 10:00 a.m., March 25, 2016  
 Ends 5:00 p.m., July 6, 2016

**Opening of Sealed-Bids for Auction #478**  
 10:00 a.m., July 13, 2016

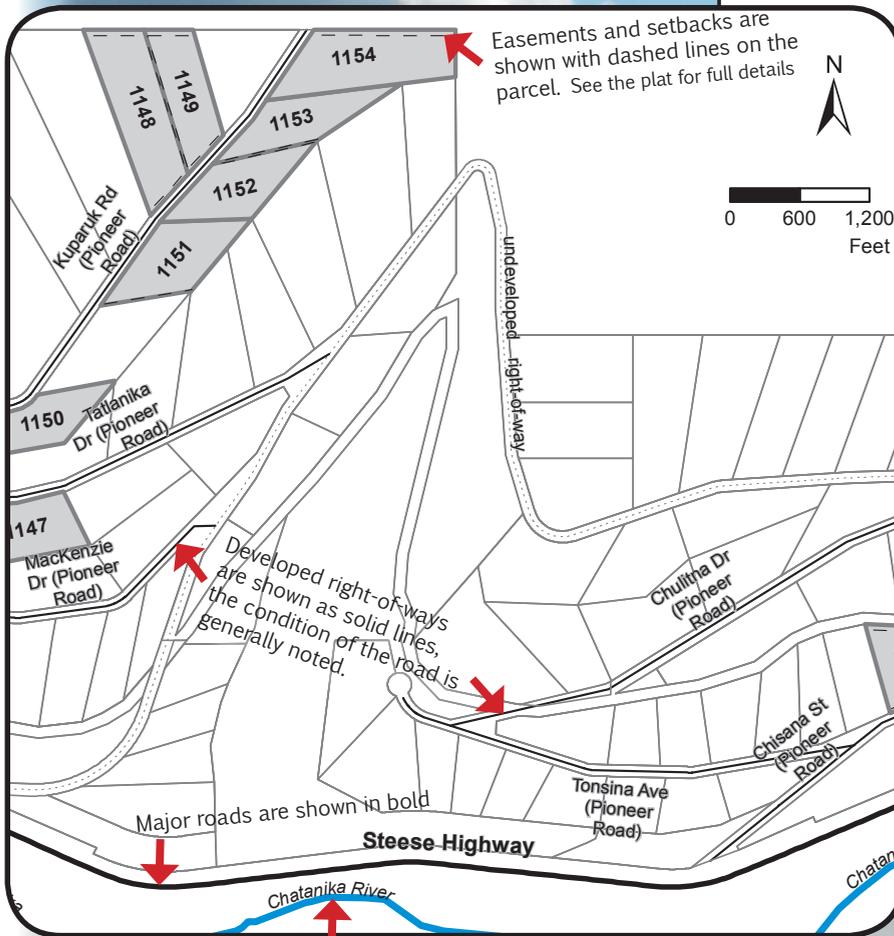
To Buy Over-the Counter:

**Over-the-Counter (OTC) Parcel List Available**  
 10:00 a.m., July 27, 2016

**1<sup>st</sup> OTC Offering**  
 (up to 30% above minimum auction bid)  
 Begins 10:00 a.m., July 27, 2016  
 Ends 5:00 p.m., August 9, 2016

**2<sup>nd</sup> OTC Offering**  
 (up to 15% above minimum auction bid)  
 Begins 10:00 a.m., August 10, 2016  
 Ends 5:00 p.m., August 23, 2016

**General OTC Offering**  
 (price set at minimum auction bid)  
 Begins 10:00 a.m., August 24, 2016

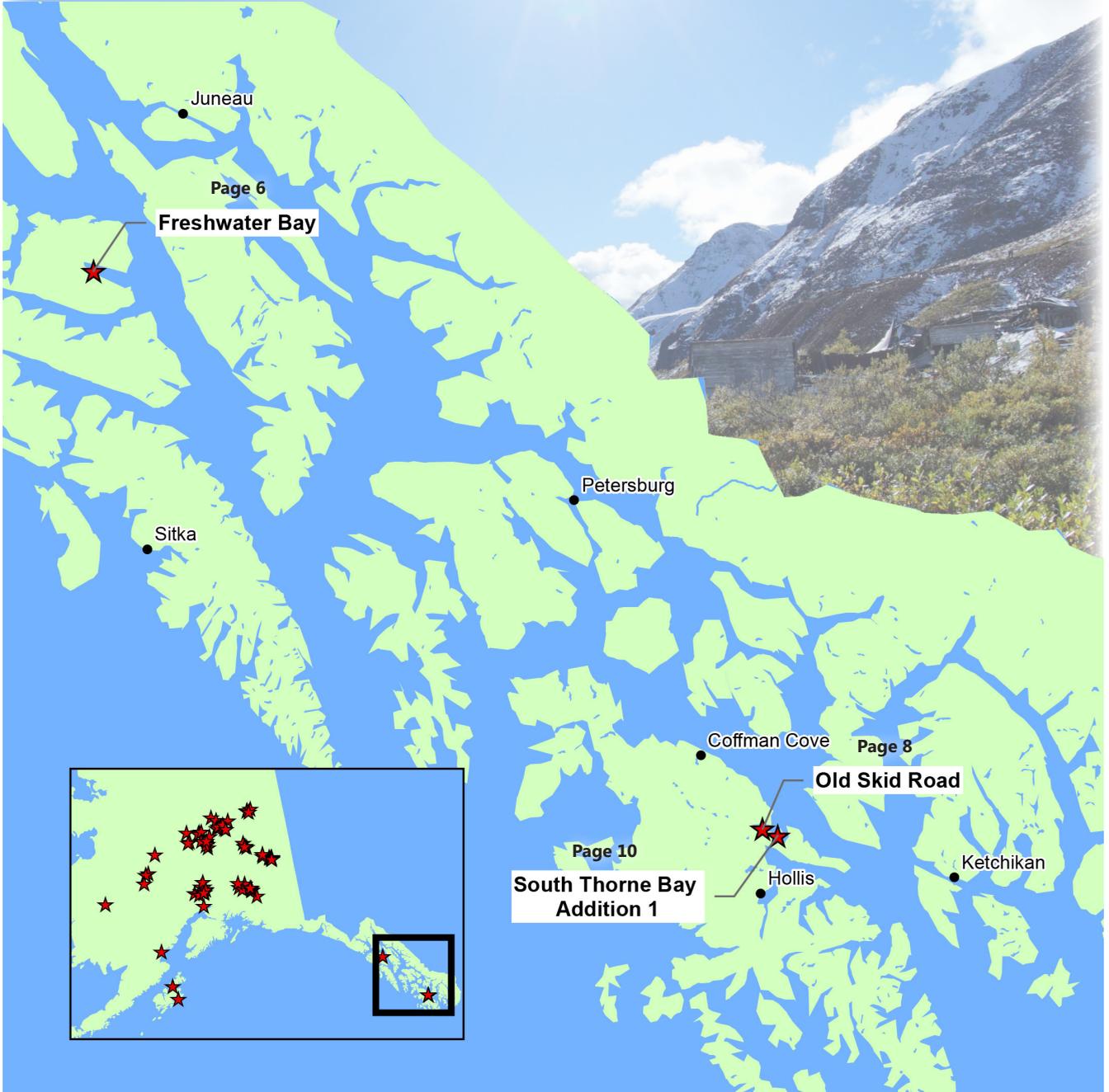


Water bodies are labeled, but widths are approximate and not to scale.



## Southeast Alaska - Road Access & Remote

Southeast Alaska features 14 parcels on Prince of Wales and Chichagof Islands with spectacular ocean and mountain scenery. Access to these parcels is largely by boat or floatplane; road access may be available from local communities. Many of these communities are connected to the rest of the state by the Alaska Marine Highway.



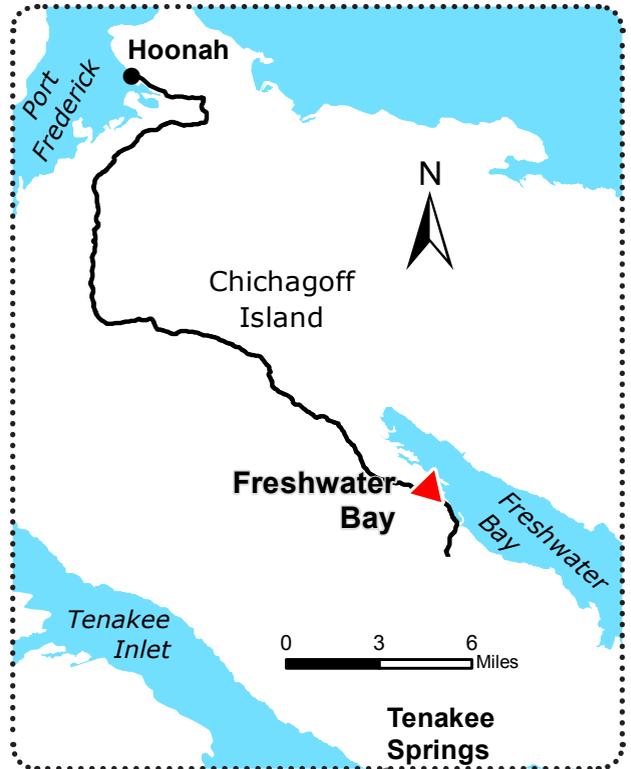
# Freshwater Bay

Southeast  
AK

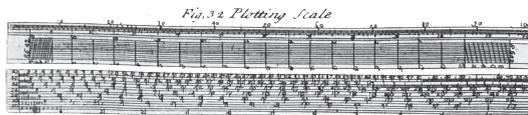


Southern portion of Freshwater Bay subdivision

WHY BUY?
Freshwater Bay offers southeast Alaska ocean front and road-accessible parcels. Perfect for boating with easy access to Tongass National Forest.
LOCATION
Freshwater Bay Subdivision is located on Chichagoff Island, about 17 miles southeast of Hoonah and 35 miles west of Juneau.
ACCESS
The subdivision features oceanfront lots with frontage on Freshwater Bay and interior lots with frontage on a gravel Forest Service Road. The oceanfront lots are accessible by floatplane or skiff. The gravel road allows for seasonal access from Hoonah and was in good condition at the time of inspection. In the winter snowmachine access may be possible.
RIGHT-OF-WAY STATUS
The platted right-of-way is a Forest Service gravel road.
SURVEY & MTRS
Freshwater Bay is survey ASLS 2010-44, located in C045S063E34, C046S063E03. The survey has been filed as plat 2012-13 in the Sitka Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Parcel 1005 (ADL 108193) is subject to a 100 foot building setback from the road. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

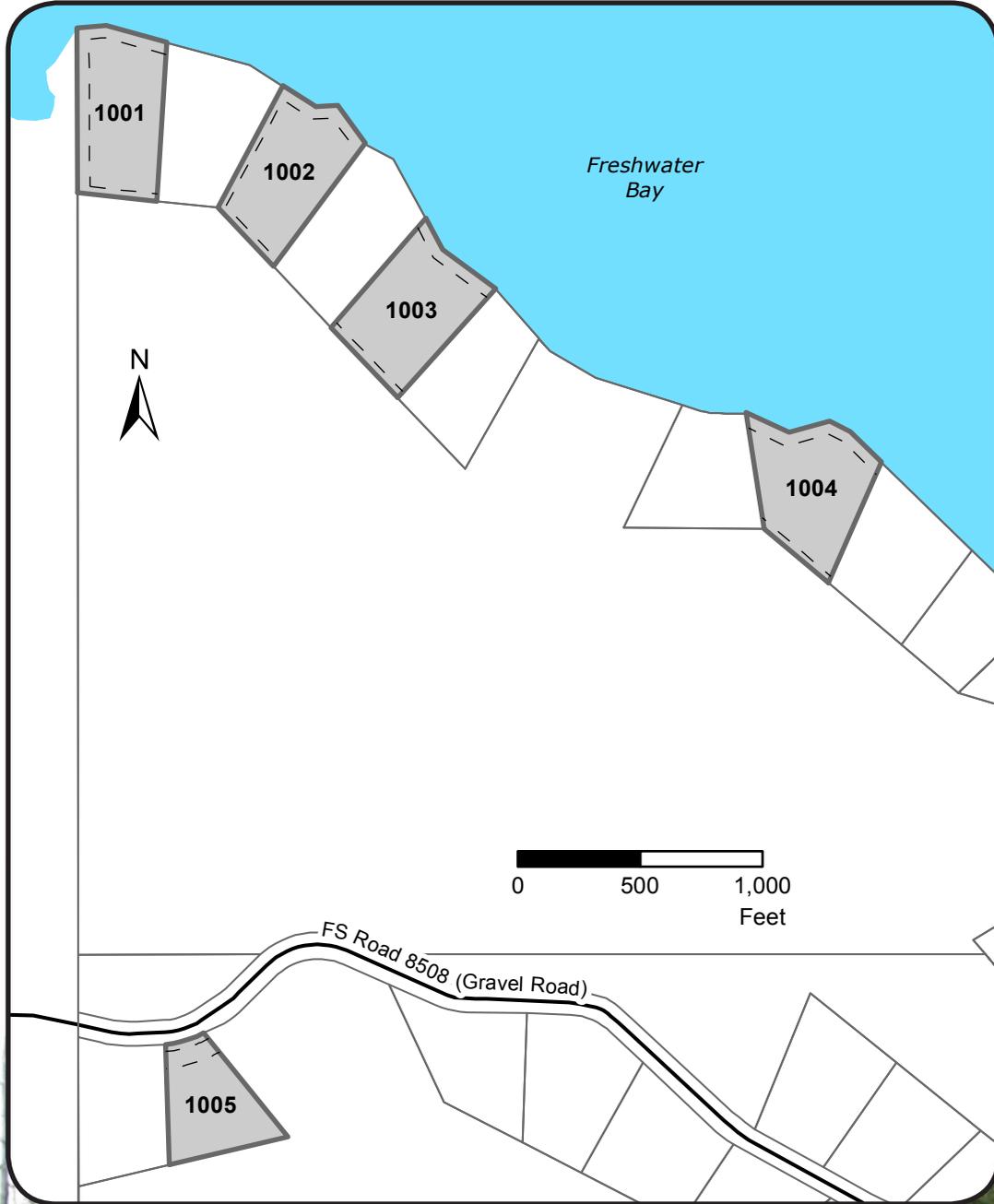


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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





# Freshwater Bay



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1001	108183	5.51	1	9	\$71,600
1002	108185	5.35	3	9	\$69,600
1003	108187	5.43	5	9	\$70,600
1004	108189	5.36	2	8	\$66,200
1005	108193	3.73	2	1	\$44,800

Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information

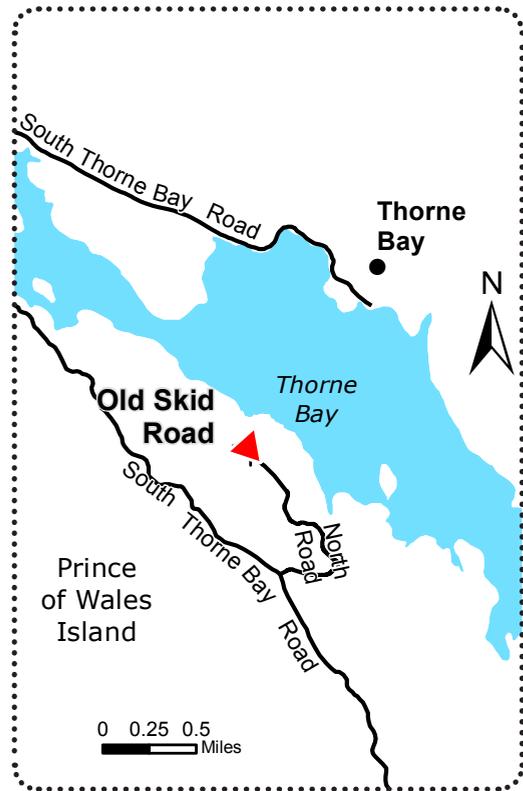
# Old Skid Road

Southeast AK



Old Skid Road parcels are on the left side of the photo overlooking Thorne Bay

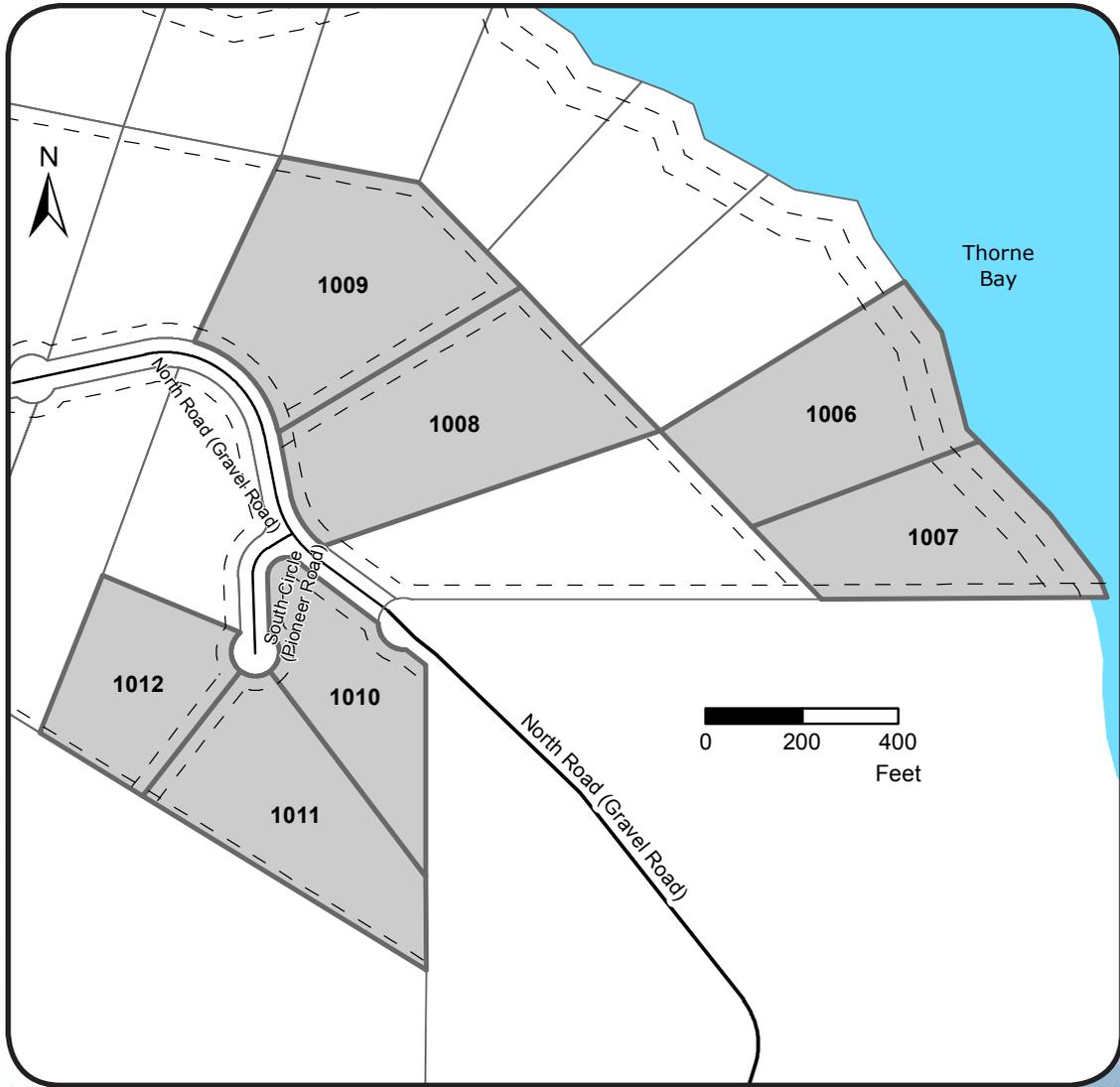
<b>WHY BUY?</b>
Old Skid Road offers ocean front and road-accessible parcels in beautiful southeast Alaska near the community of Thorne Bay.
<b>LOCATION</b>
Old Skid Road is located in the City of Thorne Bay on Prince of Wales Island.
<b>ACCESS</b>
Access to the oceanfront parcels is from the ocean by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



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# Old Skid Road



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1006	108471	4.04	7	1	\$74,700
1007	108472	3.47	8	1	\$71,100
1008	108474	4.97	10	1	\$37,300
1009	108475	4.92	11	1	\$35,100
1010	108483	2.61	5	2	\$26,100
1011	108484	3.75	6	2	\$31,500
1012	108485	2.55	7	2	\$25,500

Old Skid Road parcels looking over Thorne Bay

Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

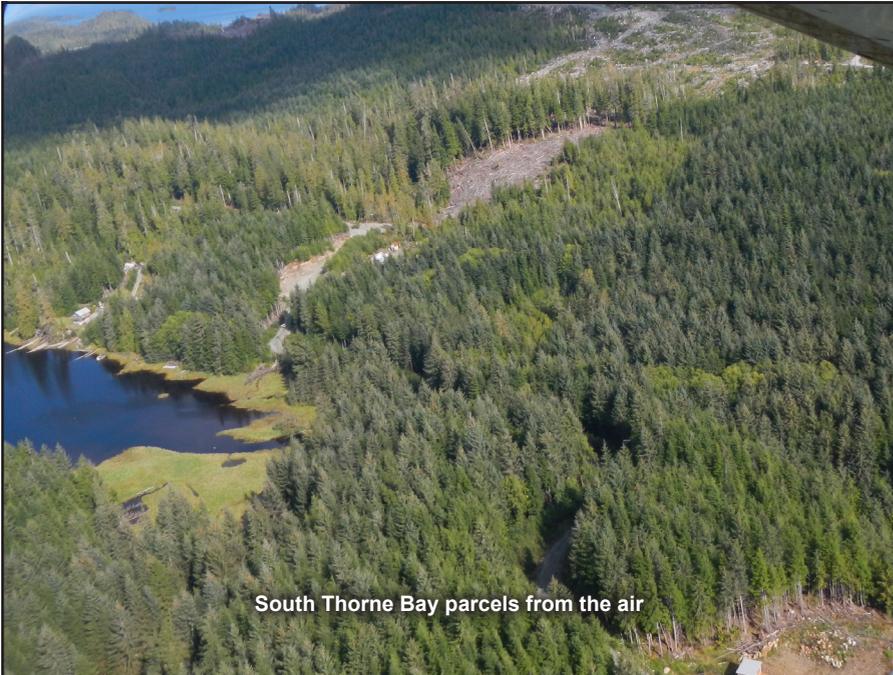
Richardson,  
AK Highways

Interior  
Remote

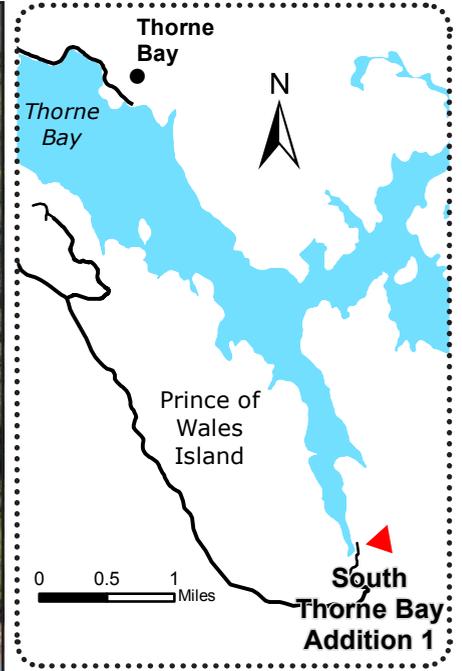
General  
Information

# South Thorne Bay Addition 1

Southeast AK

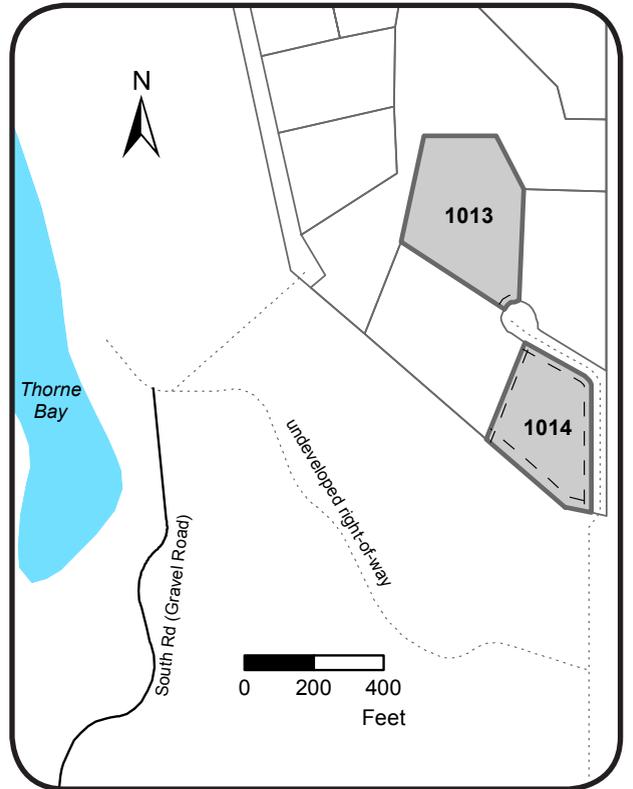


South Thorne Bay parcels from the air



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1013	107758	2.91	2	19	\$23,000
1014	107760	2.08	4	19	\$18,400

WHY BUY?
These South Thorne Bay parcels are residential lots near the community of Thorne Bay.
LOCATION
South Thorne Bay is located near the southern end of Thorne Bay on Prince of Wales Island.
ACCESS
Access to South Thorne Bay parcels is by road from the town of Thorne Bay. These parcels are located approximately 1/2 mile from the nearest developed road along a platted right-of-way.
RIGHT-OF-WAY STATUS
Gravel roads are built near the parcel. The right-of-way to these parcels is undeveloped.
SURVEY & MTRS
South Thorne Bay Addition 1 is survey ASLS 2006-72, located in C072S084E11. The survey has been filed as plat 2009-7 in the Ketchikan Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the City of Thorne Bay and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the city for details of current ordinances.
NOTES
The South Thorne Bay parcels are not currently zoned, please contact the City of Thorne Bay for details. This area is in a Modified Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along the roads. Purchasers may need to extend the lines at their own expense.

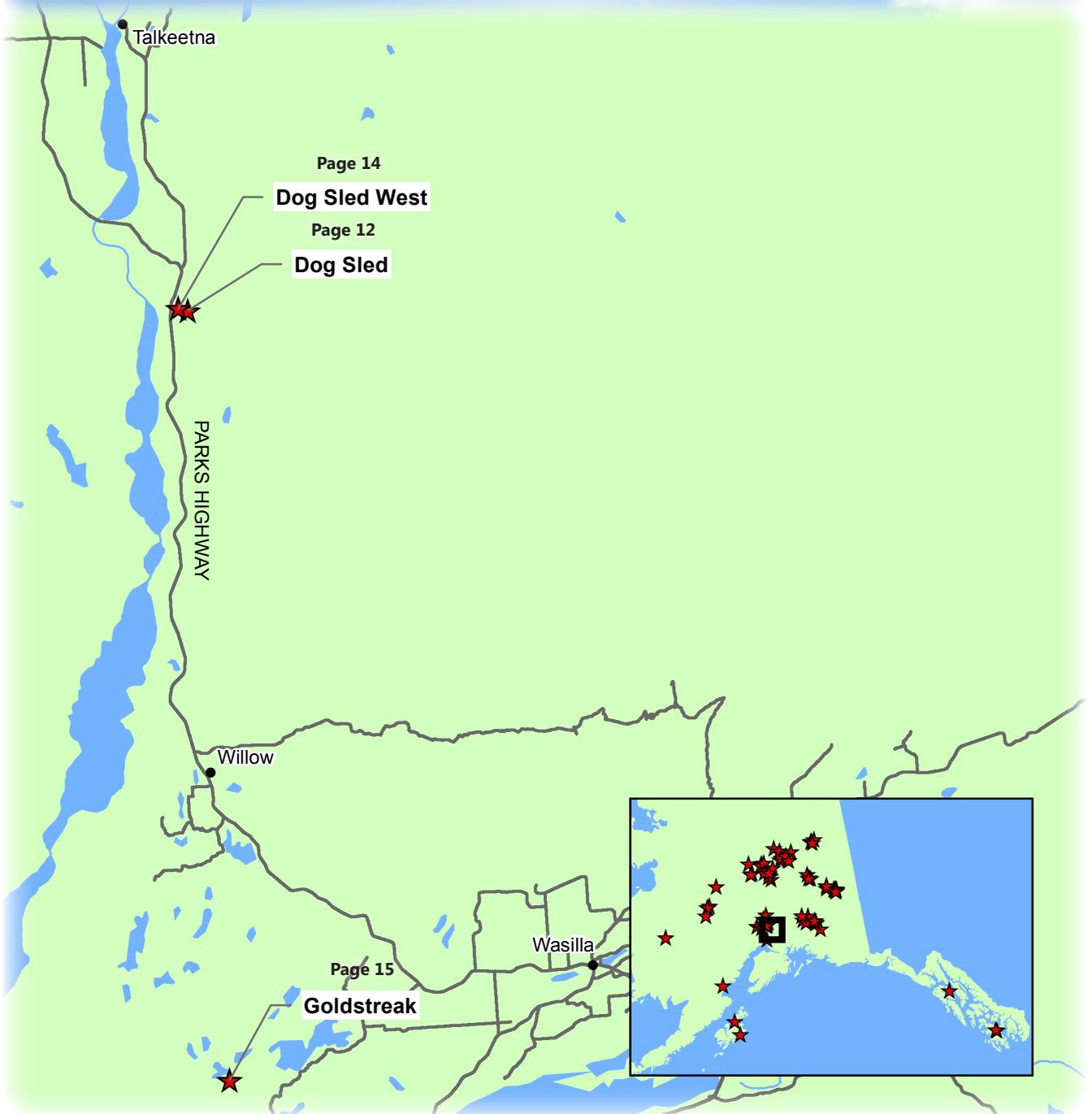


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# Matanuska - Susitna Valley - Road Access

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





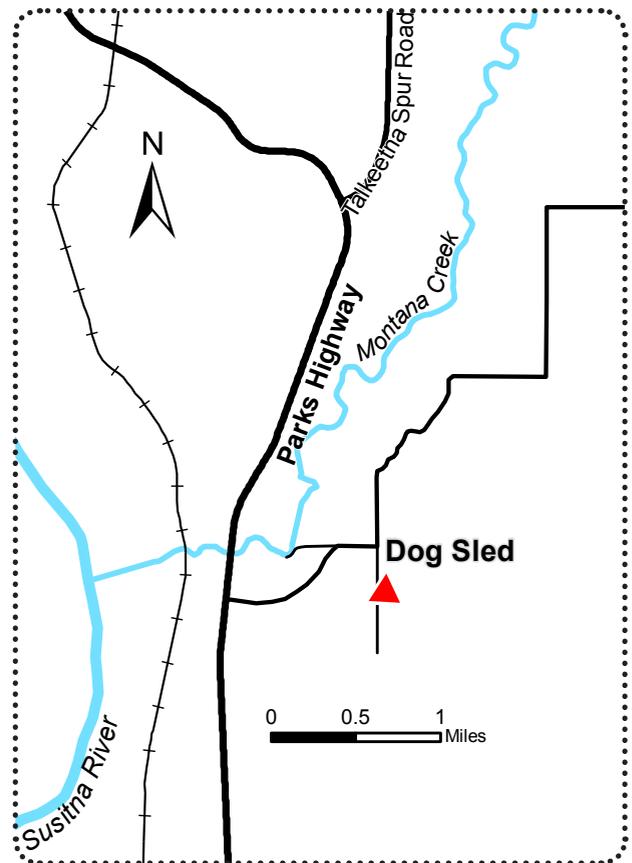
# Dog Sled

Mat-Su  
Road



Dog Sled Drive

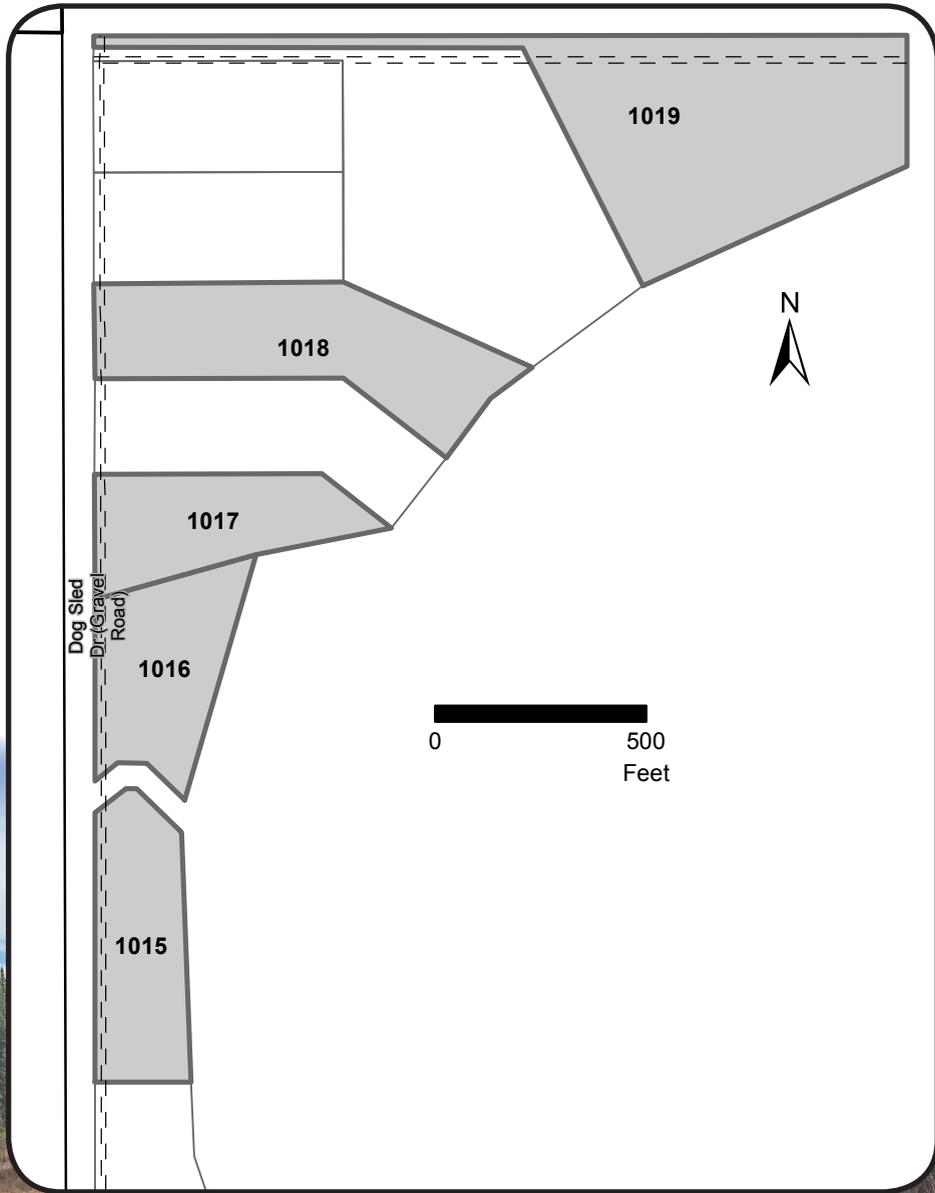
<b>WHY BUY?</b>
Dog Sled offers scenic views of the Talkeetna mountains and easy access to a popular winter trail along a maintained gravel road.
<b>LOCATION</b>
Dog Sled is located near Montana Creek between Willow and Talkeetna.
<b>ACCESS</b>
All parcels have frontage on Dog Sled Drive, a borough maintained gravel road. Dog Sled Dr is 2 miles east of the Parks Highway on Montana Creek Road.
<b>RIGHT-OF-WAY STATUS</b>
Dog Sled Dr. is a borough maintained gravel road.
<b>SURVEY &amp; MTRS</b>
Dog Sled is survey ASLS 2014-69, located in S023N004W09. Dog Sled was recorded on 2/22/2016 as Plat 2016-49 in the Palmer Recording District and as Plat 2016-2 in the Talkeetna Recording District.
<b>RESTRICTIONS</b>
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility, and screening easements. There is a 50 foot building setback from apparent wetlands (see plat for details). Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
<b>LOCAL GOVERNMENT</b>
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
<b>NOTES</b>
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
<b>UTILITIES</b>
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electric service is available along Dog Sled Dr.



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



# Dog Sled



Dog Sled trail, Dog Sled subdivision



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1015	232374	3.23	3	\$23,600
1016	232375	3.17	4	\$23,100
1017	232376	3.05	5	\$22,300
1018	232378	5.15	7	\$27,800
1019	232382	9.2	11	\$17,500

Southeast AK

Mat-Su Road

Kodiak

Copper River Valley

Susitna Valley Remote

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

Steese Highway

Richardson, AK Highways

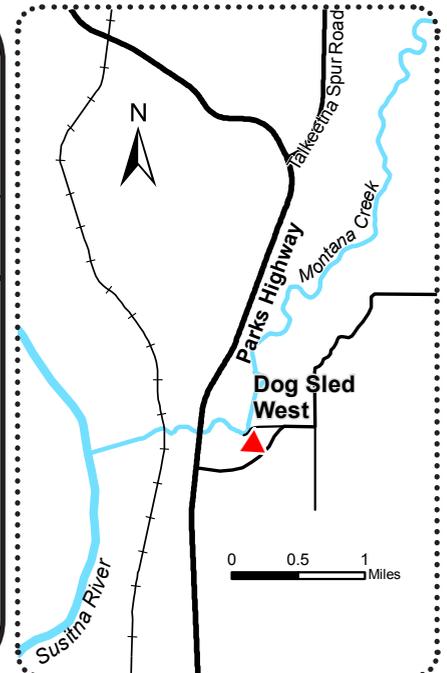
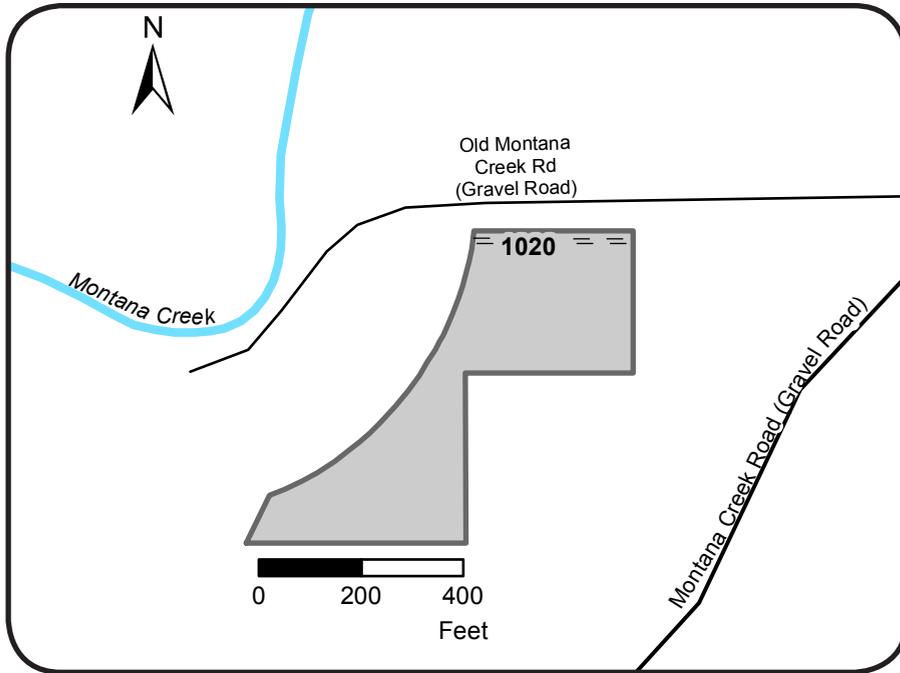
Interior Remote

General Information



# Dog Sled West

Mat-Su  
Road



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1020	232383	4.25	1	\$29,500

WHY BUY?
The Dog Sled West parcel is 300 feet from Montana Creek, a popular fishing destination.
LOCATION
Dog Sled West is located near Montana Creek between Willow and Talkeetna.
ACCESS
Access to the Dog Sled West parcels is via the unmaintained Old Montana Creek Road, one quarter mile from the Montana Creek Road, within a mile of the Parks Highway.
RIGHT-OF-WAY STATUS
Old Montana Creek Road is an unmaintained gravel road.
SURVEY & MTRS
Dog Sled West is survey ASLS 2014-70, located in S023N004W08. The survey has been recorded as Plat 2016-3 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and screening easements. There is a 50 foot building setback from apparent wetlands. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
A driveway to the parcel should be constructed either from the Old Montana Creek Road along the northern edge of the parcel or within the platted access easement leading to the northwestern parcel boundary. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electric service is available along Montana Creek Road; purchasers would need to extend the lines at their own expense.



Montana Creek near Dog Sled West parcel 1020 (ADL 232383)

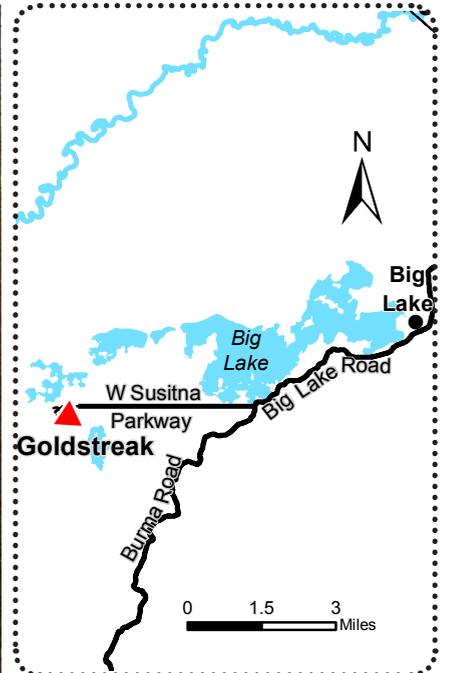
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



# Goldstreak

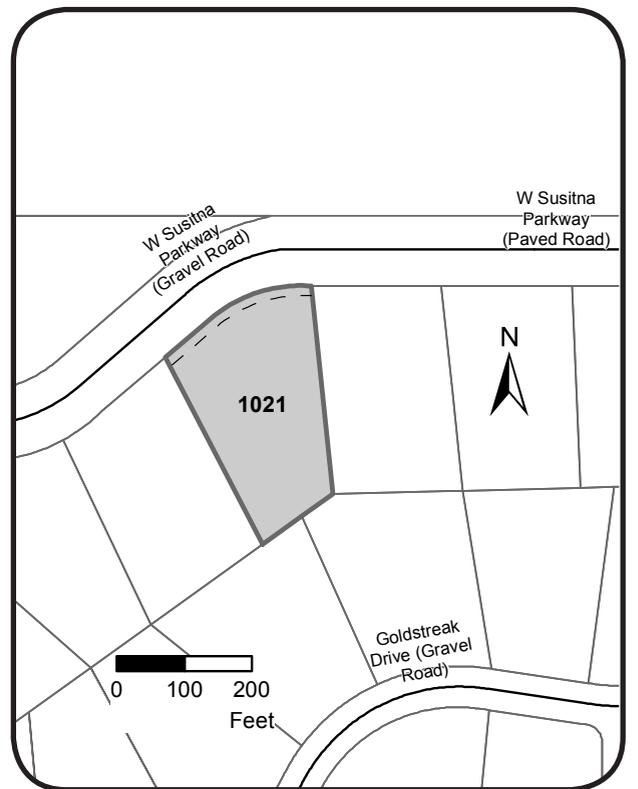


View from parcel 1021 (ADL 205886) in Goldstreak



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1021	205886	1.32	7	1	\$15,000

LOCATION
Goldstreak Subdivision is located near Big Lake.
ACCESS
Access is from West Susitna Parkway. A driveway to the parcel was partially graded angling across the steep hill leading into the parcel near the eastern edge of the parcel.
RIGHT-OF-WAY STATUS
West Sustina Parkway is a borough maintained road.
SURVEY & MTRS
Goldstreak is survey ASLS 79-156, located in S016N004W05. The survey has been filed as plat 80-101 in the Palmer Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
There were a few pieces of old metal roofing discovered on the parcel in 2015. The purchaser is responsible for cleaning up this debris. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available in the area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on September 29, 1980 in the Palmer Recording District.



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Southeast AK  
**Mat-Su Road**  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



## Kodiak Remote Water Access

This region features remote waterfront parcels on Kodiak Island. Parcels may be accessed by floatplane or boat.

Kodiak





# Kupreanof Peninsula Homestead

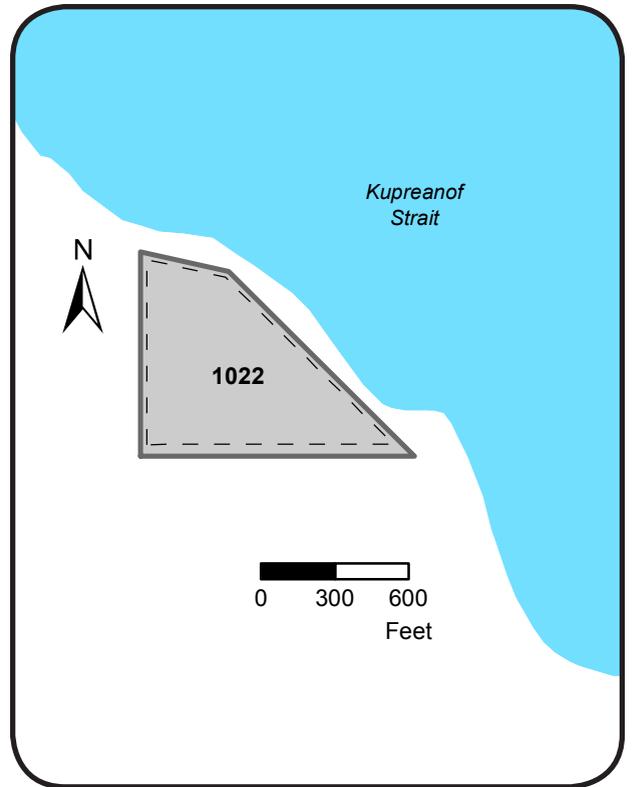


View of a potential building site on parcel 1022 (ADL 224835)



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1022	224835	12.98	C	\$22,100

WHY BUY?
This Kupreanof Peninsula parcel features a spectacular waterfront location on a remote portion of Kodiak Island.
LOCATION
The Kupreanof Peninsula is approximately 30 air miles northwest of the City of Kodiak.
ACCESS
Access is by boat or float plane.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Kupreanof Peninsula Homestead is survey ASLS 91-135, located in S025S024W34. The survey has been filed as plat 92-35 in the Kodiak Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Kodiak Island Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



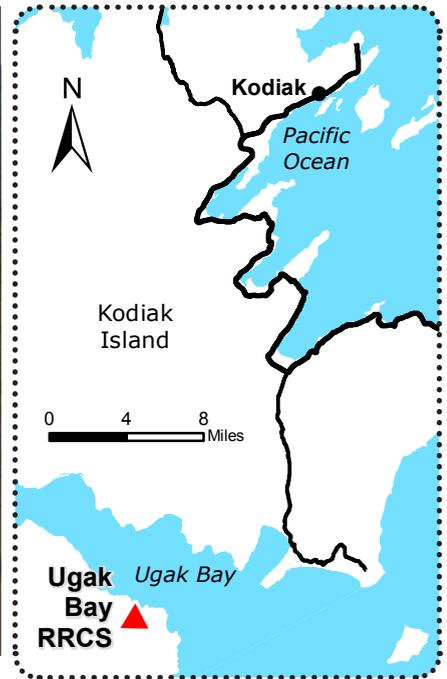
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 Richardson, AK Highways  
 Interior Remote  
 General Information



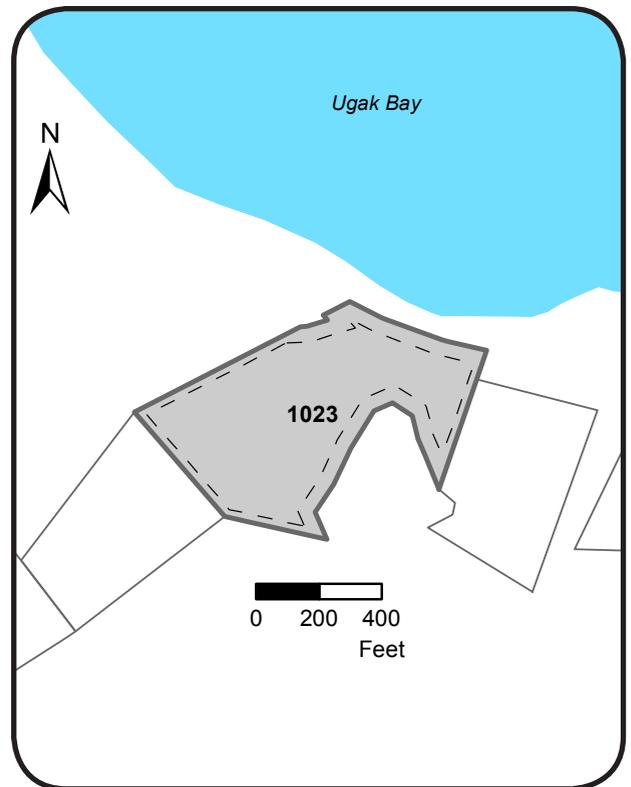
# Ugak Bay RRCS

Kodiak



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1023	228067	9.85	B	\$20,100

WHY BUY?
This Ugak Bay parcel features an oceanfront location on Kodiak Island.
LOCATION
On Kodiak Island on the Shearwater Peninsula, approximately 26 miles southwest of the City of Kodiak and ten miles northeast of Old Harbor. The parcel is located on Ugak Bay.
ACCESS
Floatplane or boat to Ugak Bay.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Ugak Bay RRCS is survey ASLS 2002-14, located in S032S021W16. The survey has been filed as plat 2004-13 in the Kodiak Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. There is a 100 foot building setback from Ugak Bay. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Kodiak Island Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

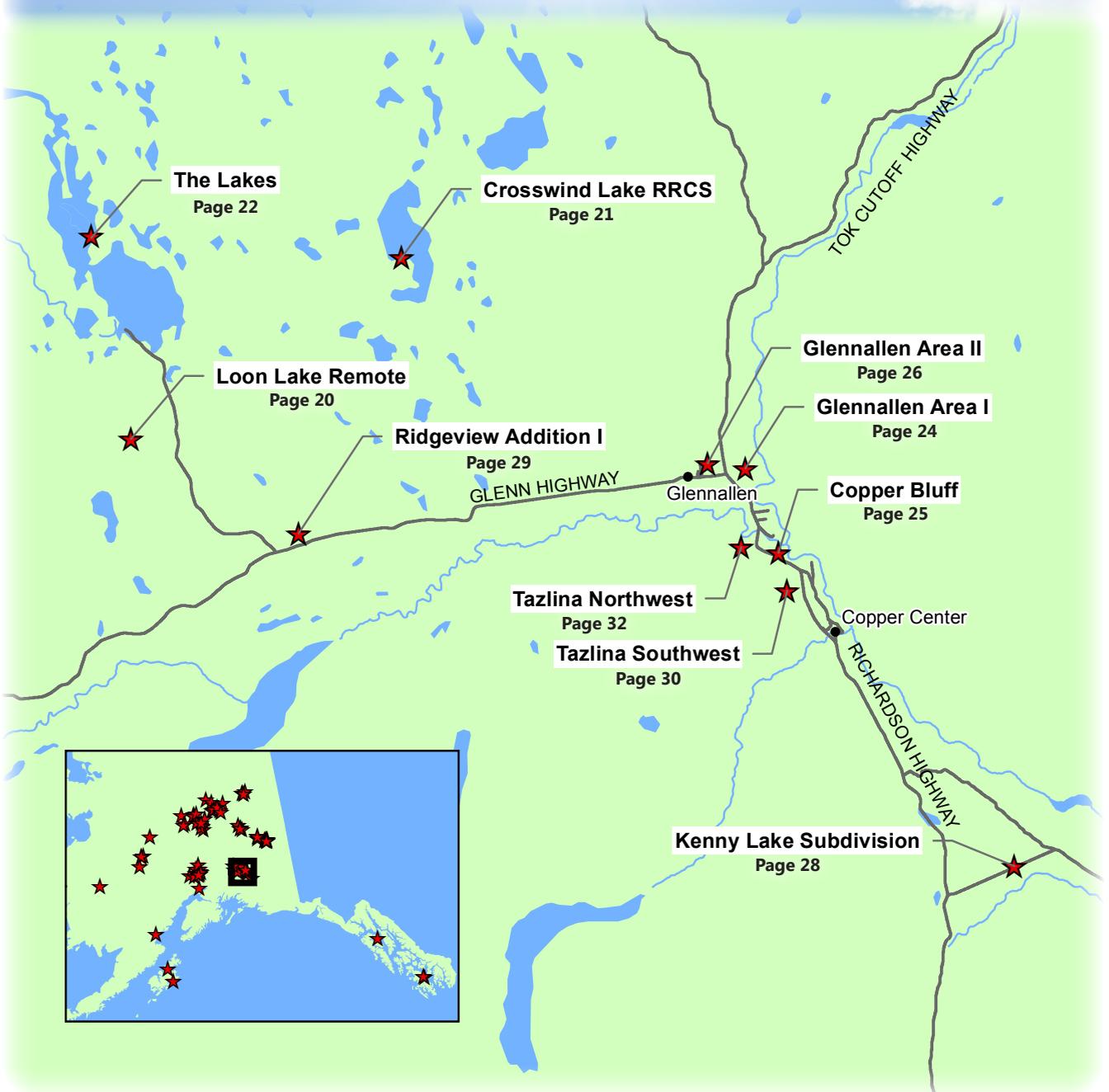


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# Copper River Valley

Waterfront parcels within this region include recreational parcels in Crosswind Lake RRCS, The Lakes, and Loon Lake Remote subdivisions. The Lakes features parcels on Dinty Lake and Lake Susitna waterfront in a gorgeous setting. Kenny Lake Subdivision, along the Edgerton Highway near Kenny Lake is on a state-maintained highway. Access to other parcels in this region is from gravel roads or via 1-5 miles of trails leading off the highways.



- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley**
- Kodiak
- Mat-Su Road
- Southeast AK

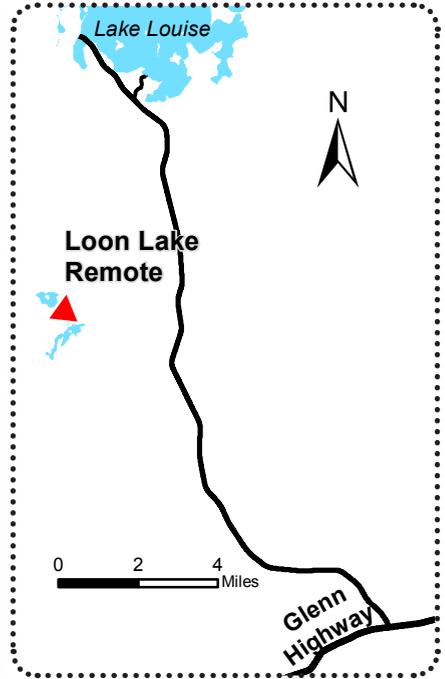


# Loon Lake Remote

Copper River Valley

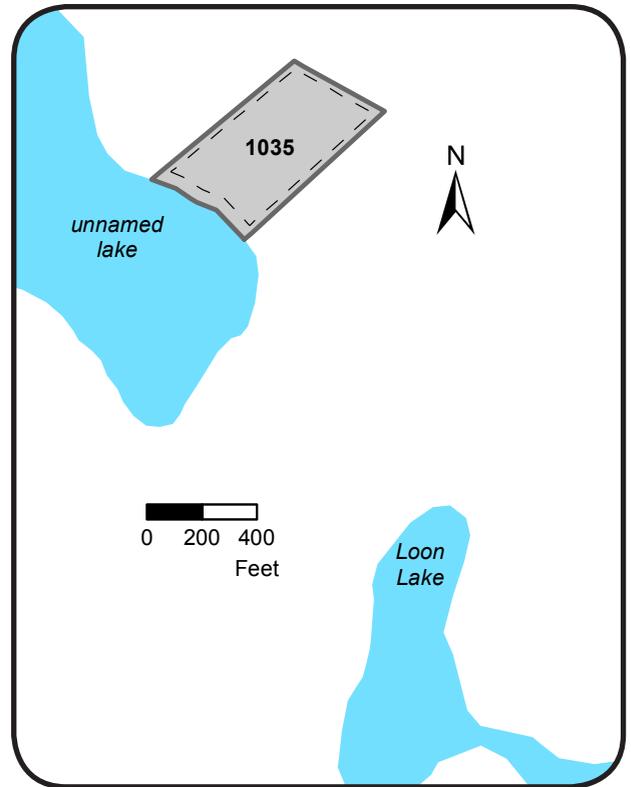


Loon Lake Remote parcel



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	MINIMUM BID
1035	217817	5.62	\$16,400

LOCATION
This Loon Lake Remote parcel is located on an unnamed lake northwest of Loon Lake, approximately 3 miles west of Lake Louise Road.
ACCESS
Access is by float or ski plane or by snowmachine in the winter from Lake Louise Road.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Loon Lake Remote is survey ASLS 93-24, located in C005N007W19. The survey has been filed as plat 94-04 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



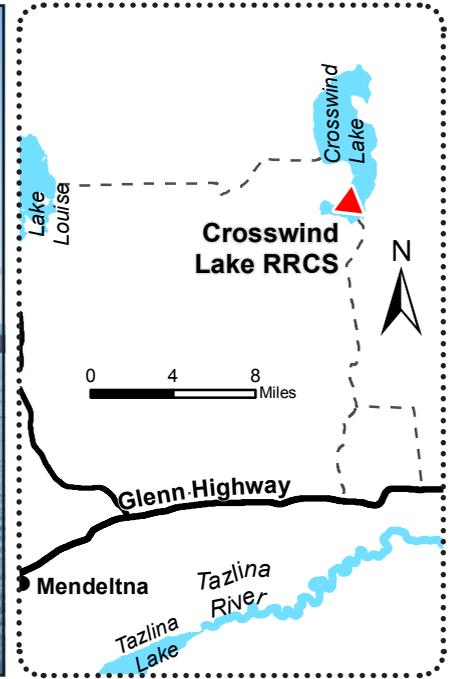
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# Crosswind Lake RRCS

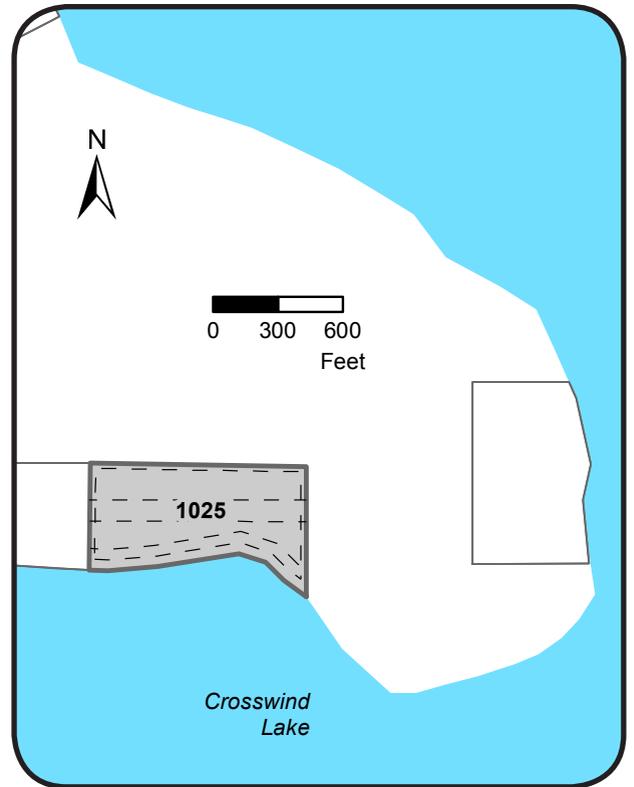


Mountain view from Crosswind Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1025	229149	9.87	13	\$29,500

WHY BUY?
Waterfront tract on Crosswind Lake with great access to groomed winter trails.
LOCATION
Crosswind Lake is approximately 25 miles northwest of Glennallen.
ACCESS
Access to Crosswind Lake is by float or ski plane or winter trails from Lake Louise or the Glenn Highway.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Crosswind Lake RRCS is survey ASLS 2005-25, located in S019N007W04. The survey has been filed as plat 2007-6 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. There is a building setback from Crosswind Lake. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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Southeast AK  
 Mat-Su Road  
 Kodiak  
**Copper River Valley**  
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 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



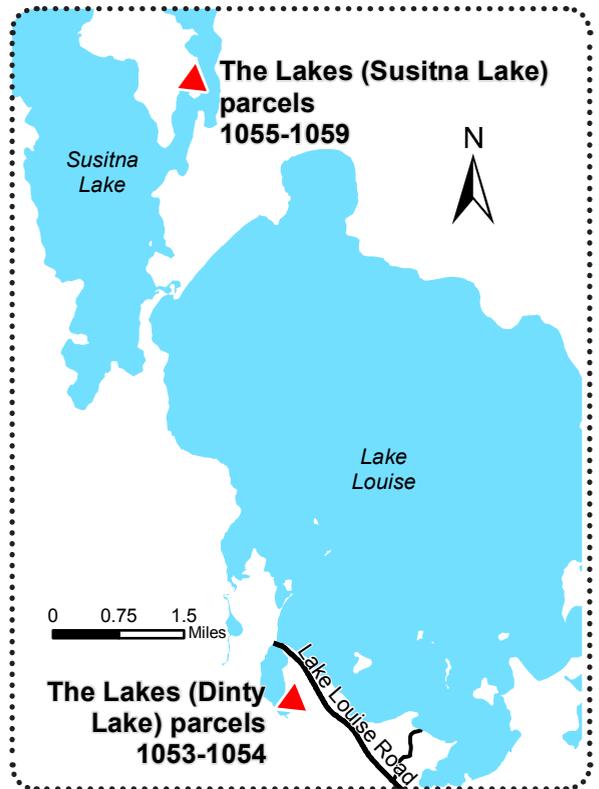
# The Lakes

Copper River Valley



Parcels 1057-1059 (ADLs 232079-232081) on Susitna Lake

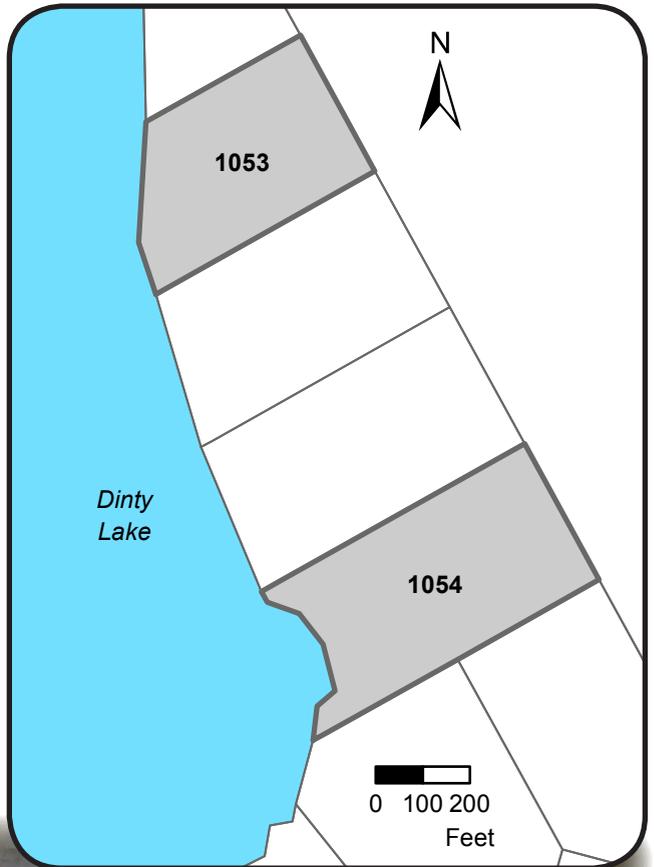
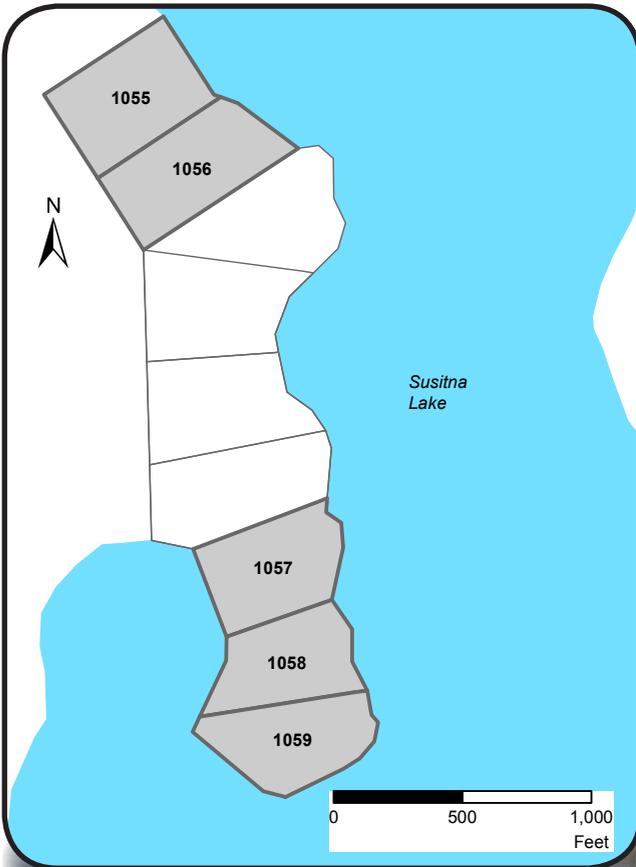
WHY BUY?
The Lakes features parcels on Dinty Lake and Lake Susitna with excellent opportunities for boating, fishing, hunting, snowmachining, and other outdoor activities.
LOCATION
Parcels 1053 and 1054 (ADLs 232051 and 232052) are along the eastern shore of Dinty Lake. Parcels 1055 through 1059 (ADLs 232077 to 232081) are located on Lake Susitna, approximately 8 miles from Lake Louise State Recreation Area.
ACCESS
Access is by boat, float plane, or snowmachine from Lake Louise Rd. The Lake Louise State Recreation Area offers boat launching and parking.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
The Lakes is survey USS 3494, 4582, located in C006N007W19,C007N008W12,13.
RESTRICTIONS
All parcels in The Lakes will be subject to the following restrictions as a condition of sale:-50 foot public access easement upland from ordinary high water.-100 foot building setback upland from ordinary high water.-50 foot public access easements along certain upland lot lines.-30 foot utility easements along certain upland lot lines. For detailed depictions of these easements, please contact DNR Land Sales at 907-269-8594. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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# The Lakes



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	SURVEY (USS)	MINIMUM BID
1053	232051	3.59	3	3494	\$24,600
1054	232052	4.69	6	3494	\$29,000
1055	232077	4.88	1	4582	\$29,600
1056	232078	4.96	2	4582	\$29,800
1057	232079	4.44	7	4582	\$30,500
1058	232080	3.99	8	4582	\$28,400
1059	232081	4.22	9	4582	\$33,500

Parcels 1053-1054 (ADLs 232051-232052) on Dinty Lake are at the bottom of the photo.

Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

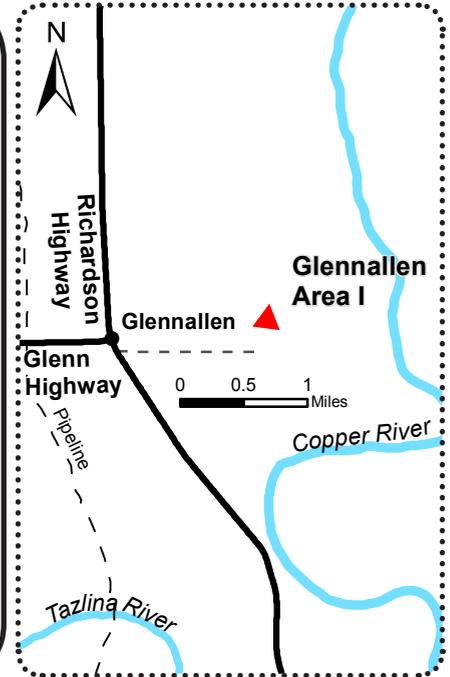
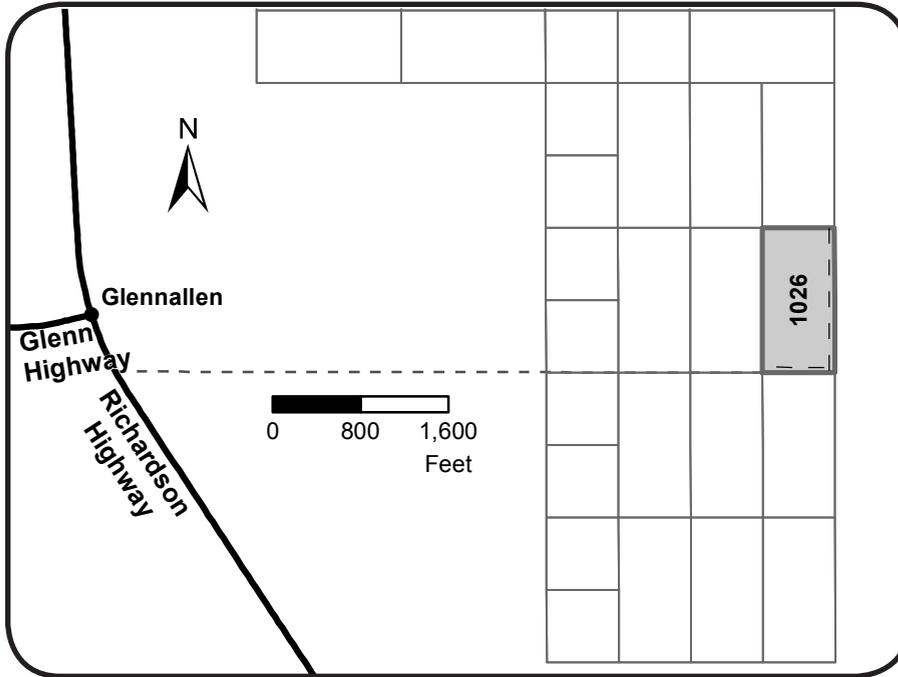
Richardson,  
AK Highways

Interior  
Remote

General  
Information



# Glennallen Area I



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1026	203225	20.01	71	\$17,400

LOCATION
This Glennallen Area I parcel is located about a mile east of Glennallen, between the Richardson Highway and the Copper River.
ACCESS
Access is from the Richardson Highway, just south of the Glenn Highway intersection, via a section line easement.
RIGHT-OF-WAY STATUS
The section line easement is partially brushed. The last 1,100 feet of section line easement are undeveloped.
SURVEY & MTRS
Glennallen Area I is survey ASLS 79-144, located in C004N001W20. The survey has been filed as plat 80-1 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

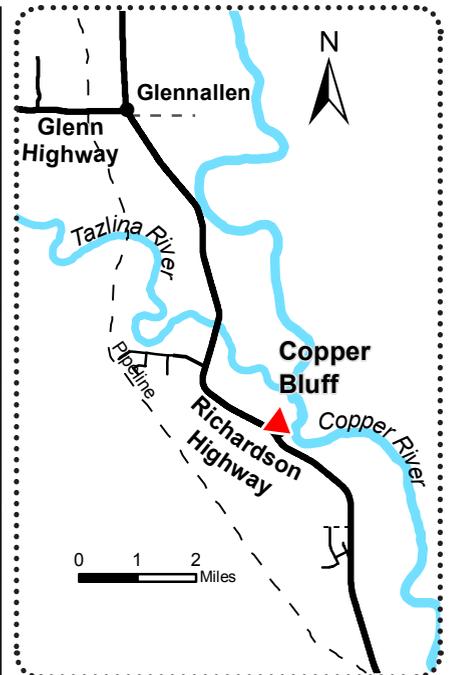


Glennallen Area I subdivision from the air

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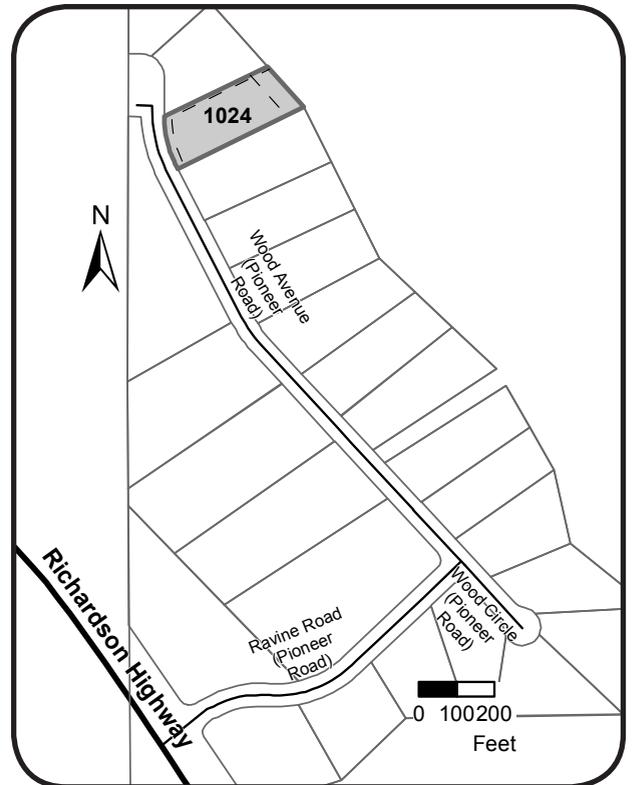


# Copper Bluff



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1024	230584	1.11	3	2	\$26,600

WHY BUY?
Copper Bluff is located on top of a bluff overlooking the confluence of the Tazlina and Copper Rivers, with views of the Wrangell Mountains.
LOCATION
Copper Bluff is 7 miles south of Glennallen on the Richardson Highway.
ACCESS
Access is by Ravine Road, a pioneer road from the Richardson Highway.
RIGHT-OF-WAY STATUS
The rights-of-way are pioneer roads.
SURVEY & MTRS
Copper Bluff is survey ASLS 2006-61, located in C003N001W22. The survey has been filed as plat 2008-12 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. There is a 50 foot building setback along the eastern lot line. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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Southeast AK  
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 Richardson, AK Highways  
 Interior Remote  
 General Information



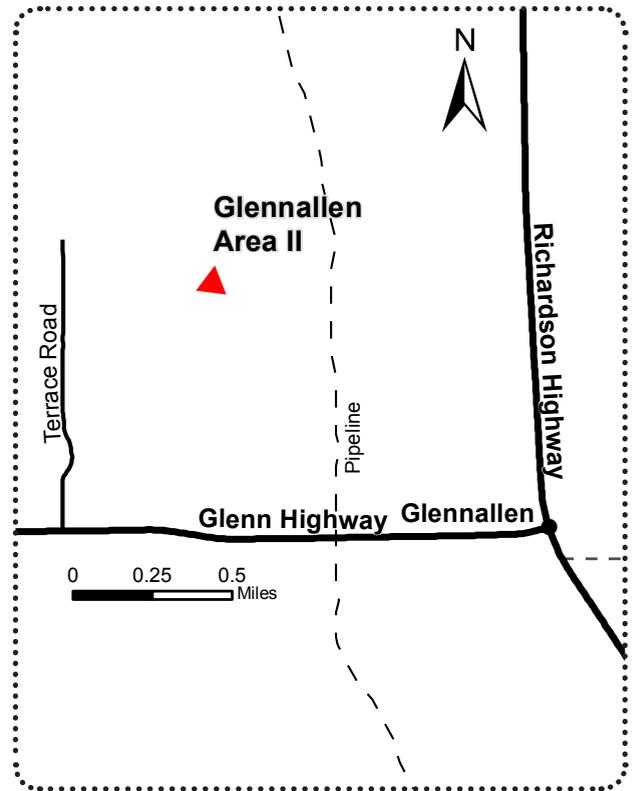
# Glennallen Area II

Copper  
River Valley



Glennallen Area II subdivision from the air

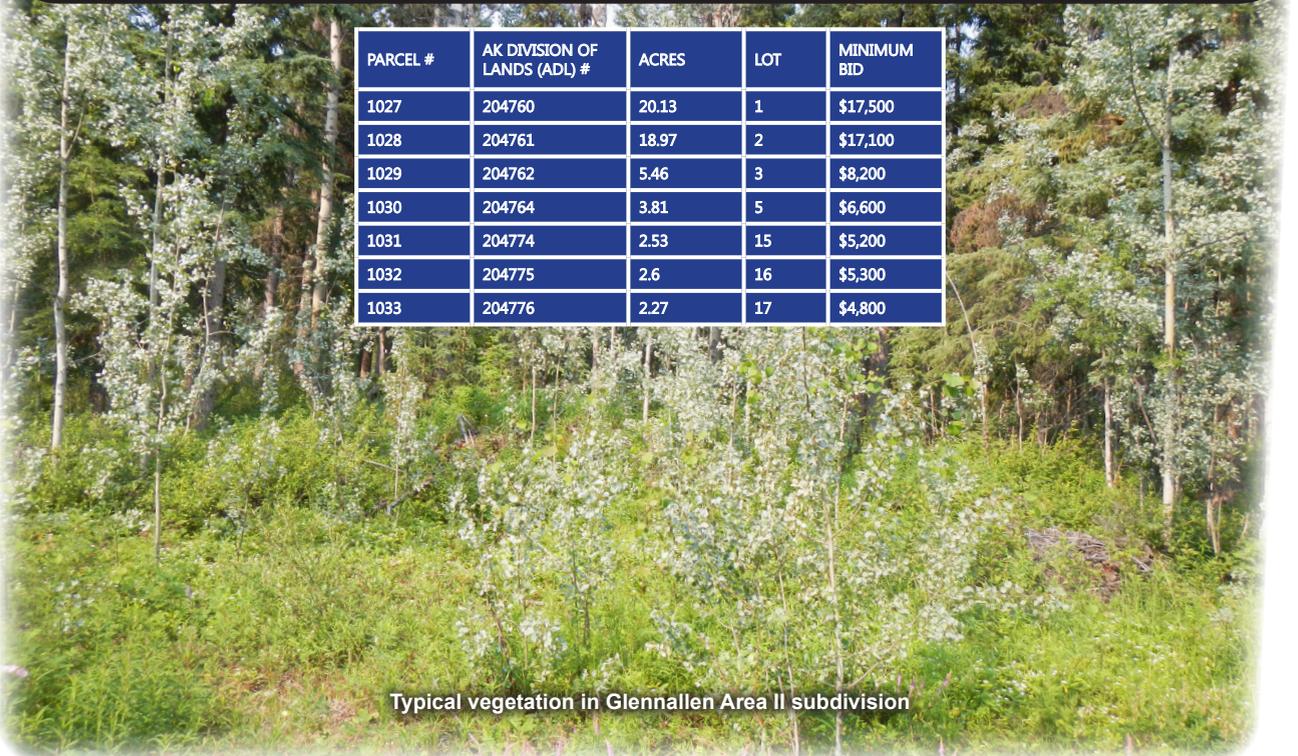
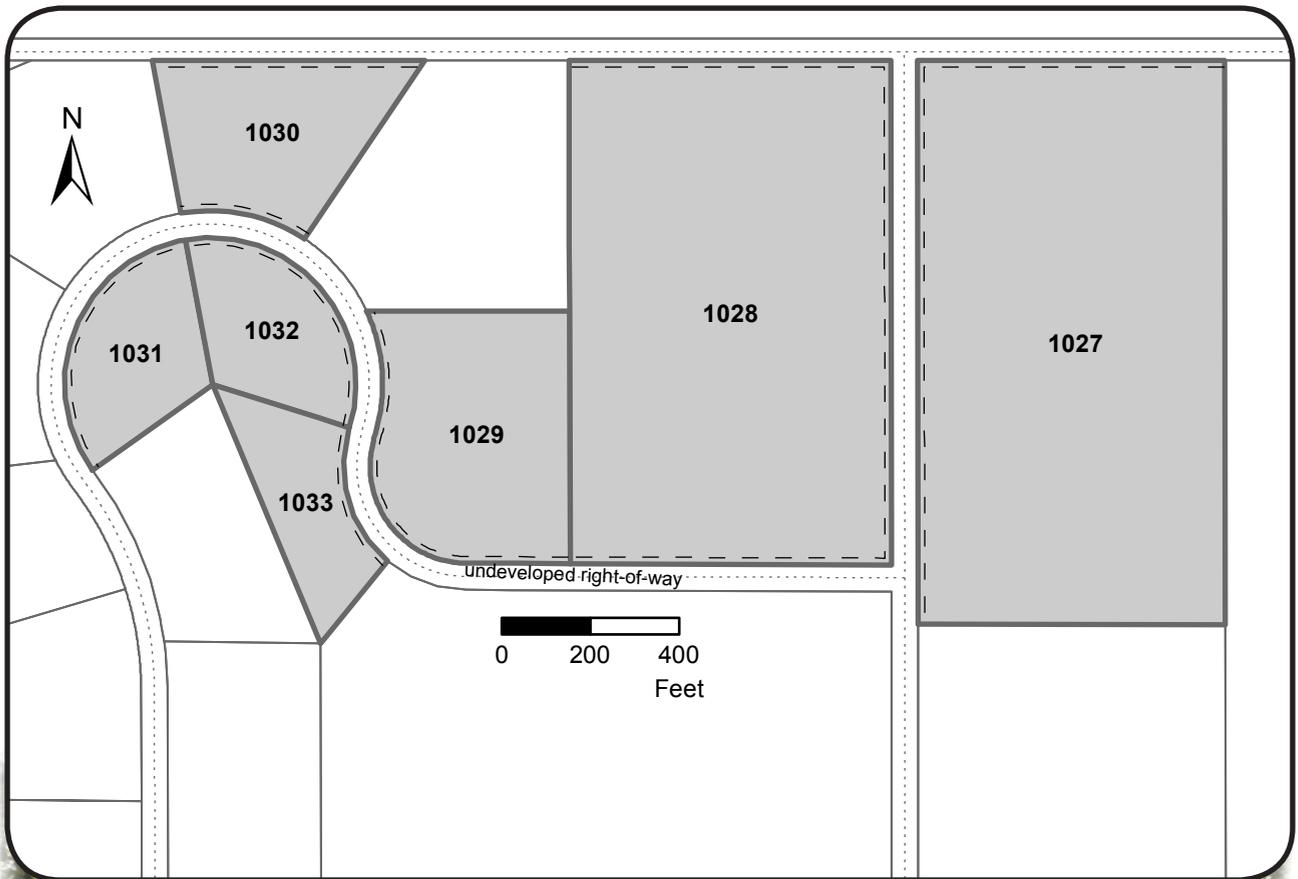
LOCATION
Glennallen Area II parcels are located near Glennallen, northwest of the Glenn Highway-Richardson Highway intersection.
ACCESS
Access is by undeveloped section line easements and platted rights-of-way. A section line easement intersects with the Richardson Highway about 1/2 mile north of Milepost 115.
RIGHT-OF-WAY STATUS
The rights-of-way are undeveloped.
SURVEY & MTRS
Glennallen Area II is survey ASLS 79-249, located in C004N002W24. The survey has been filed as plat 80-9 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Access to the parcels along the Trans-Alaska Pipeline is prohibited without permission from Alyeska Pipeline Service Company. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. The nearest electric lines are approximately 1/2 mile away.



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# Glennallen Area II



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1027	204760	20.13	1	\$17,500
1028	204761	18.97	2	\$17,100
1029	204762	5.46	3	\$8,200
1030	204764	3.81	5	\$6,600
1031	204774	2.53	15	\$5,200
1032	204775	2.6	16	\$5,300
1033	204776	2.27	17	\$4,800

Typical vegetation in Glennallen Area II subdivision

Southeast  
AK

Mat-Su  
Road

Kodiak

**Copper River  
Valley**

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information

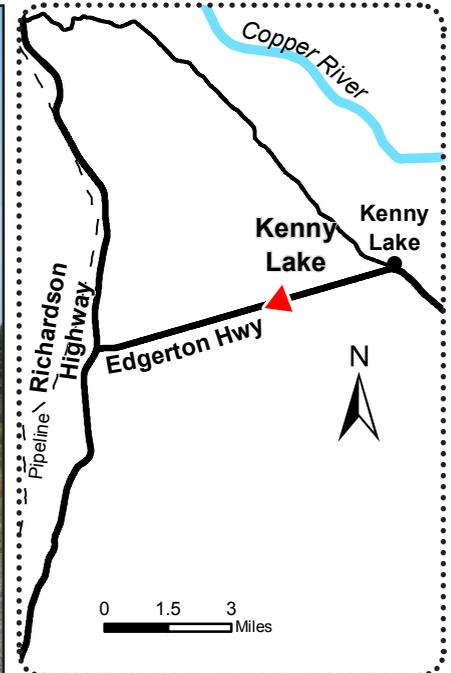


# Kenny Lake Subdivision

Copper River Valley

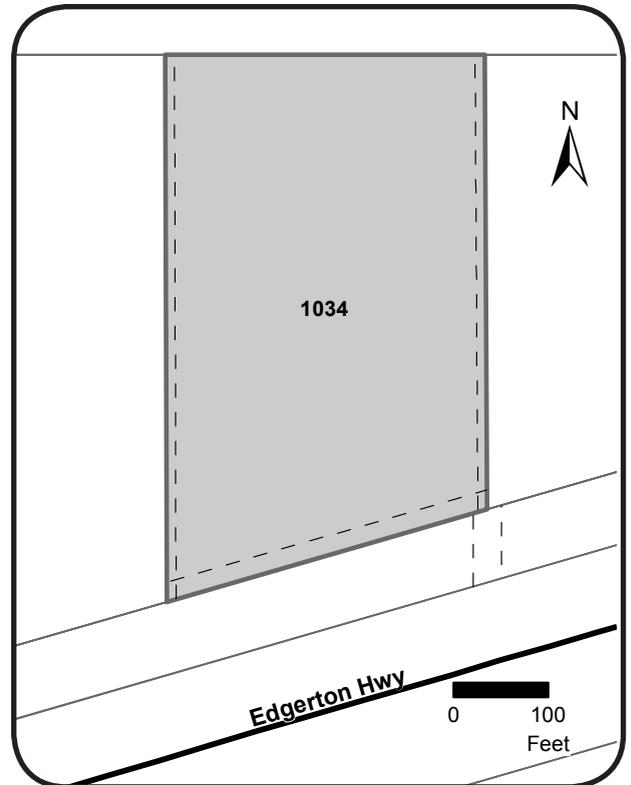


Parcel 1034 (ADL 228466) along the Edgerton Highway in Kenny Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1034	228466	4.181	3	1	\$17,600

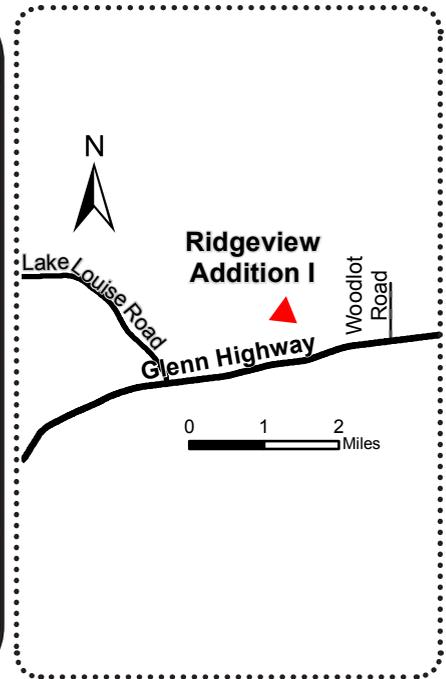
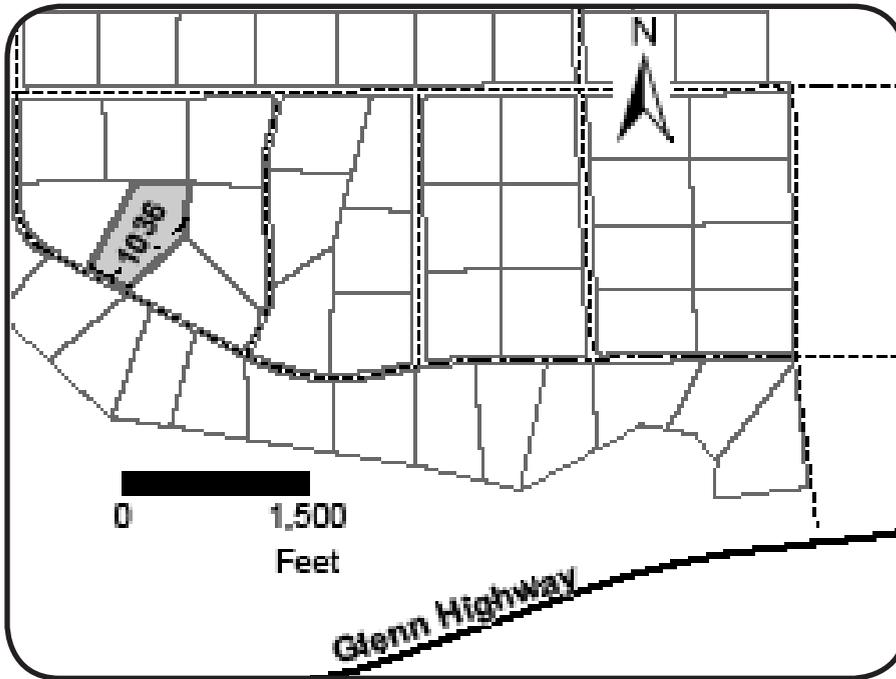
LOCATION
Near the community of Kenny Lake along the Edgerton Highway.
ACCESS
Access is from the Edgerton Highway.
RIGHT-OF-WAY STATUS
The Edgerton Highway is a DOT maintained highway.
SURVEY & MTRS
Kenny Lake Subdivision is survey ASLS 81-193, located in C002S002E03. The survey has been filed as plat 82-2 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
To construct a driveway will require permission from DOT&PF to connect to the highway and the driveway will need to be located within the driveway easement shared with the adjacent parcel. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along the Edgerton Highway.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on February 23, 1982 in the Chitina Recording District.



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# Ridgeview Addition I



Southeast  
AK

Mat-Su  
Road

Kodiak

**Copper River  
Valley**

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

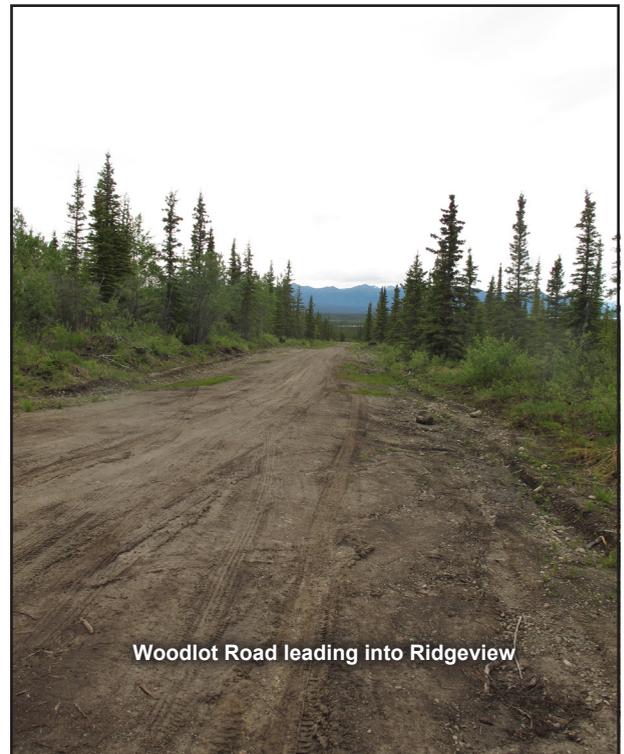
Richardson,  
AK Highways

Interior  
Remote

General  
Information

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1036	229958	10.13	7	2	\$12,300

WHY BUY?
Ridgeview is a popular recreation area for hunting, fishing, and winter sports.
LOCATION
Ridgeview is located on the north side of the Glenn Highway, near mile 163.
ACCESS
Access is from the Glenn Highway along gravel roads and platted rights-of-way.
RIGHT-OF-WAY STATUS
Meteor Lake Road and Woodlot Road are rough gravel roads. Other rights-of-way have been brushed.
SURVEY & MTRS
Ridgeview Addition I is survey ASLS 2005-16, located in C004N006W27. The survey has been filed as plat 2006-23 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. There is a 100 foot building setback from a stream. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details.
UTILITIES
There is no local sewer or water supply. Local wells have reported depths of 260-510 feet. Electricity is available along the highway. Purchasers will be responsible for extending the lines at their own expense.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on November 29, 2006 in the Chitina Recording District.



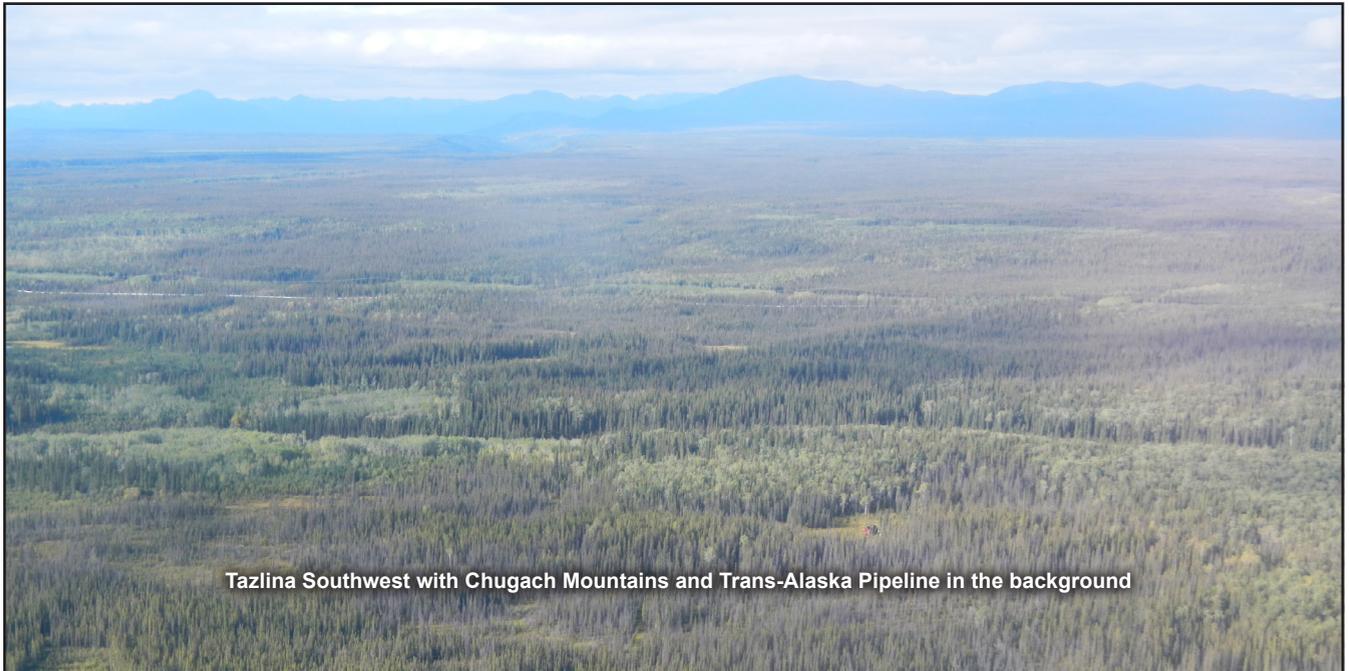
Woodlot Road leading into Ridgeview

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



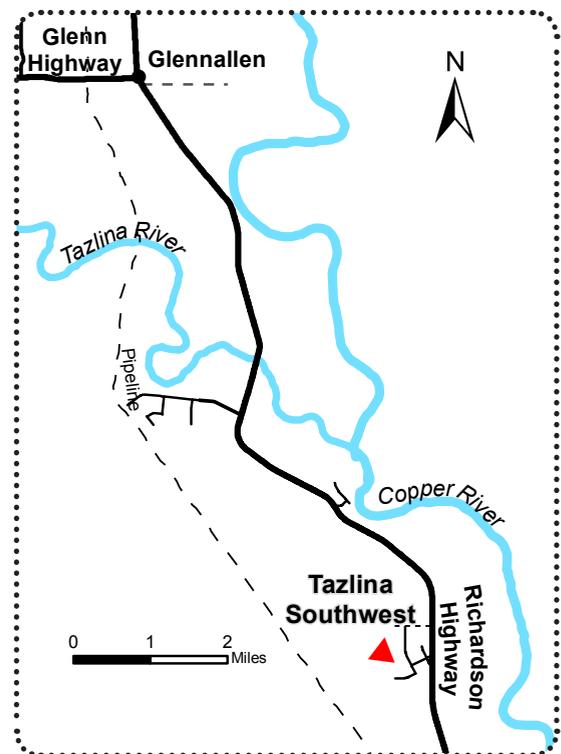
# Tazlina Southwest

Copper River Valley



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

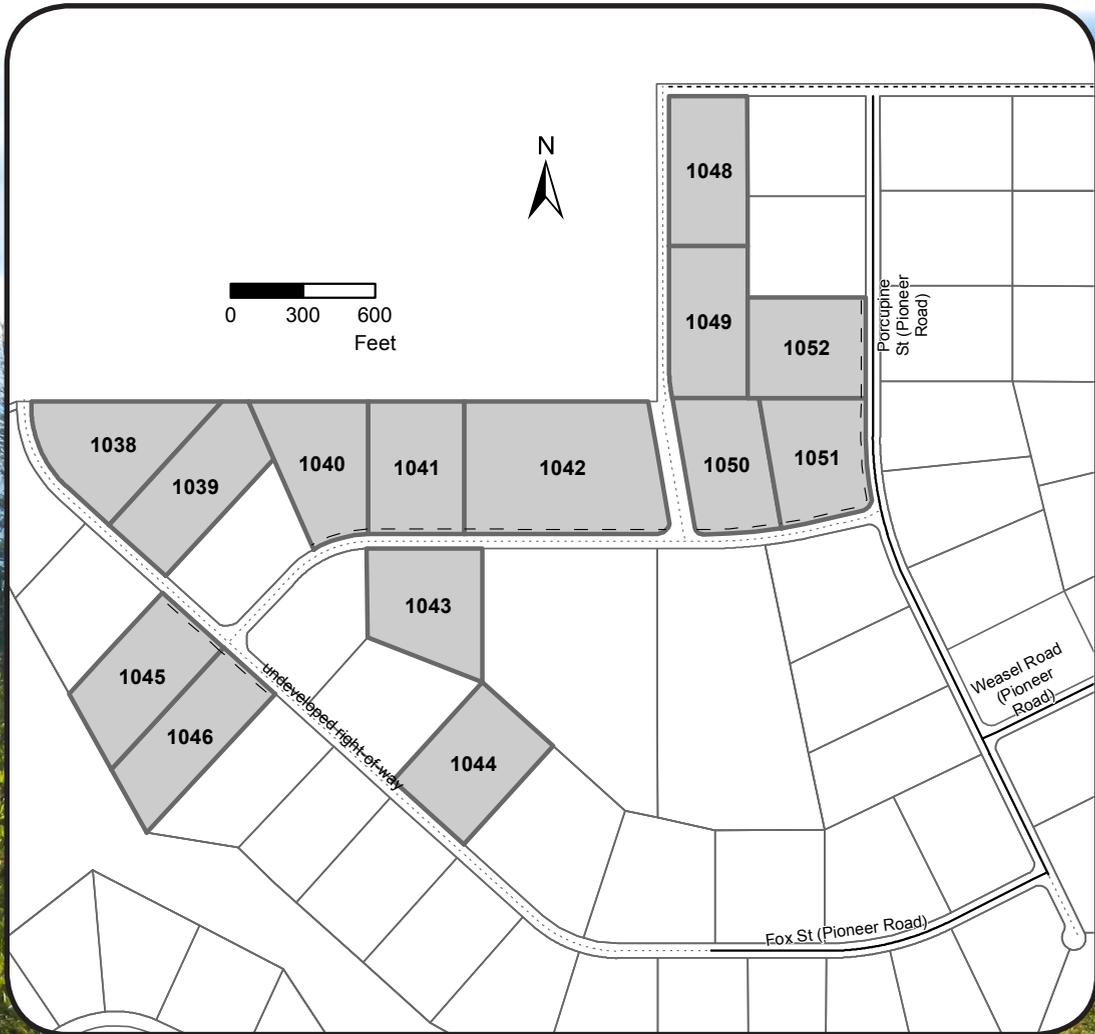
LOCATION
Tazlina Southwest is located 10 miles south of Glennallen and approximately 4 miles northwest of Copper Center, west of the Richardson Highway.
ACCESS
Access is from the Richardson Highway by a combination of gravel roads, established trails, and undeveloped rights-of-way.
RIGHT-OF-WAY STATUS
Some of the rights-of-way within the subdivision are gravel roads. Others are undeveloped.
SURVEY & MTRS
Tazlina Southwest is survey ASLS 79-121, located in C003N001W34, 35. The survey has been filed as plat 80-3 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on November 25, 1991 in the Chitina Recording District.



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# Tazlina Southwest



Parcel 1051 (ADL 204582) in Tazlina Southwest

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1038	204536	5	1	4	\$8,000
1039	204537	5	2	4	\$8,000
1040	204539	5	4	4	\$8,000
1041	204540	5	5	4	\$8,000
1042	204541	10.191	6	4	\$12,200
1043	204542	5	1	5	\$8,000
1044	204545	5	4	5	\$8,000
1045	204556	5	3	6	\$8,400
1046	204557	5	4	6	\$8,000
1048	204579	4.717	1	8	\$7,700
1049	204580	4.717	2	8	\$7,700
1050	204581	4.701	3	8	\$7,700
1051	204582	4.699	4	8	\$20,600
1052	204583	4.717	5	8	\$20,700

Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steele  
Highway

Richardson,  
AK Highways

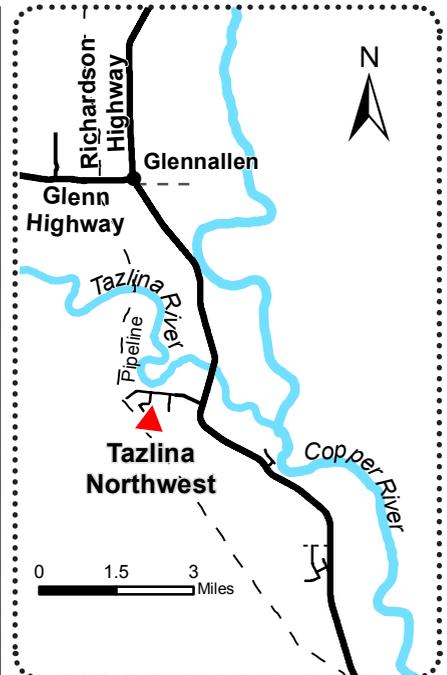
Interior  
Remote

General  
Information



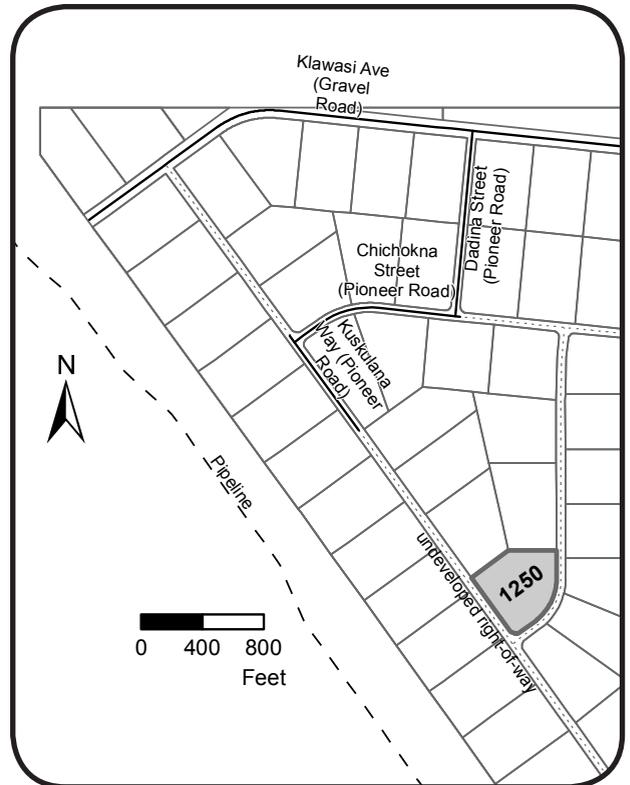
# Tazlina Northwest

Copper River Valley



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1250	204667	4.782	7	4	\$7,800

LOCATION
Tazlina Northwest is located west of the Richardson highway, approximately 5 miles south of Glennallen near the Tazlina River.
ACCESS
Access to parcel 1250 (ADL 204667) is from a pioneer road and undeveloped rights-of-way heading south from the pipeline access road.
RIGHT-OF-WAY STATUS
Klawasi Ave is a gravel road. Dadina Street and parts of Chichokna Ave and Kuskulana Way are pioneer roads. The other rights-of-way are undeveloped.
SURVEY & MTRS
Tazlina Northwest is survey ASLS 79-226, located in C003N001W18. The survey has been filed as plat 80-4 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Access to the parcels along the Trans-Alaska Pipeline is prohibited without permission from Alyeska Pipeline Service Company. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

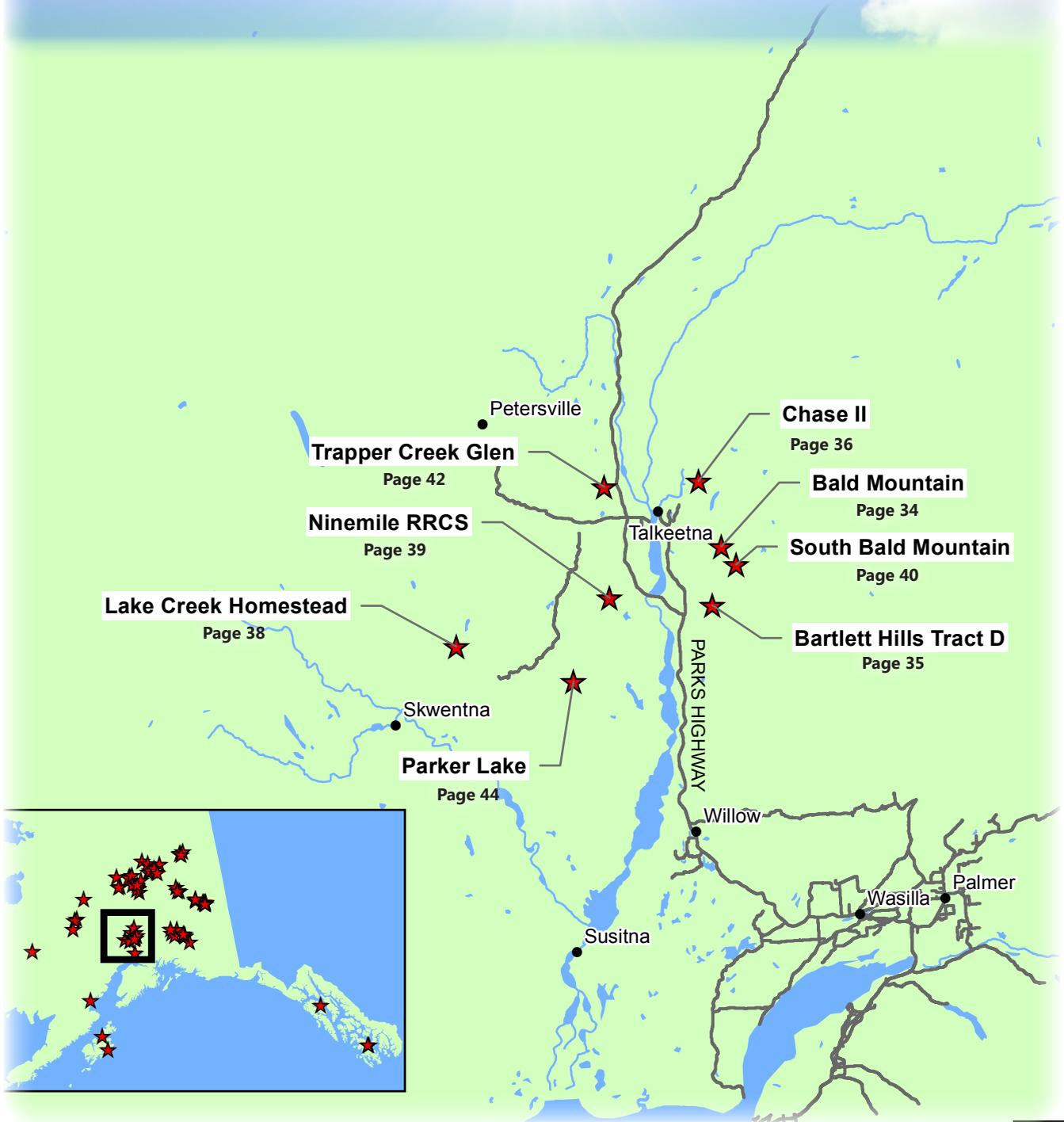


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



# Susitna Valley - Remote

Susitna Valley Remote parcels are ideal for recreation or remote living. Many are located near roads off short ATV or snowmachine trails. Others are far from the road system and are best accessed by plane. Trapper Creek Glen Subdivision has an active Homeowner's Association that actively maintains trails.



- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steele Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote**
- Copper River Valley
- Kodiak
- Mat-Su Road
- Southeast AK

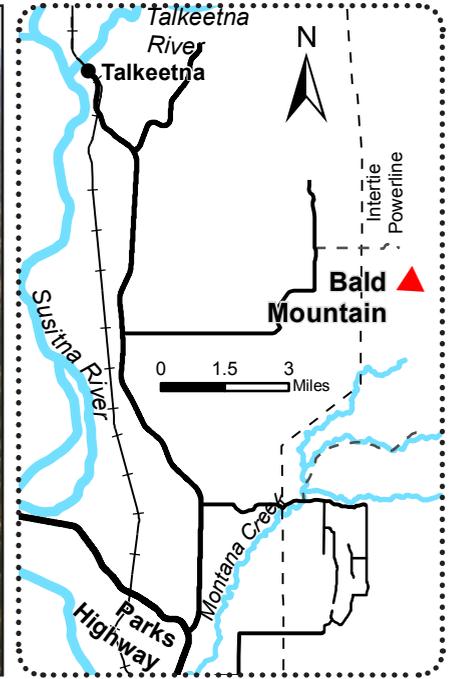


# Bald Mountain

Susitna Valley Remote

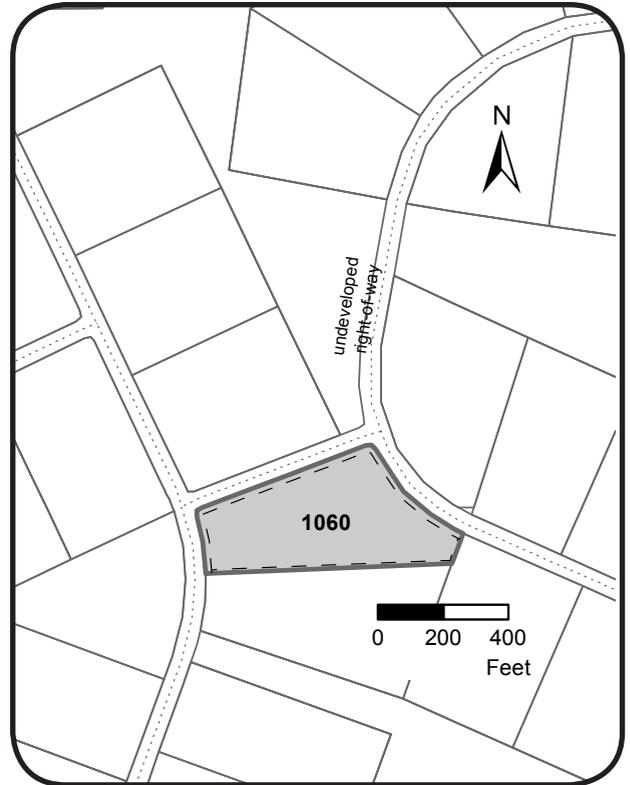


Parcel 1060 (ADL 216043) is in the lower left with Bald Mountain in the background



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1060	216043	4.94	6	29	\$8,400

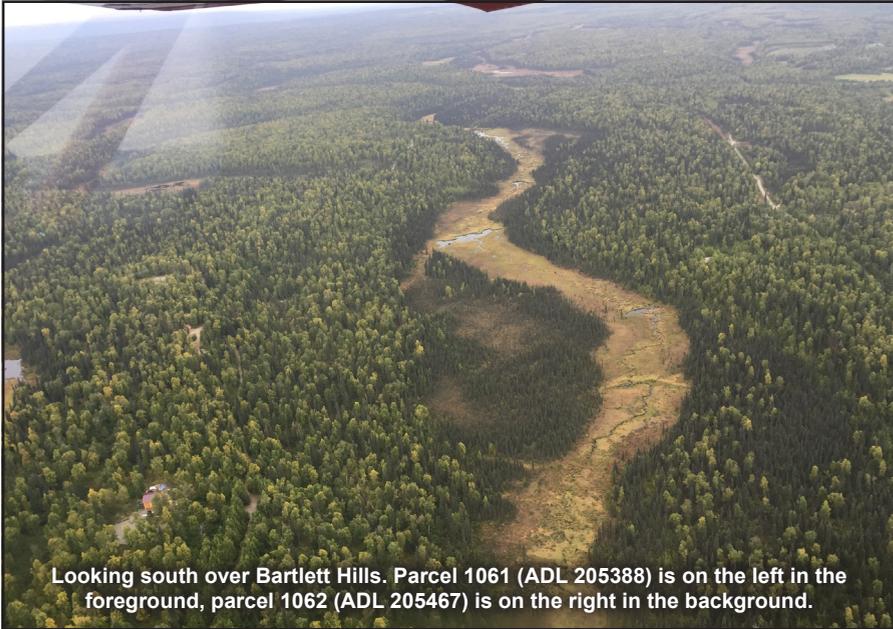
LOCATION
This Bald Mountain parcel is located southeast of Talkeetna on the slopes of Bald Mountain.
ACCESS
From Mastodon Road, head east along an unmaintained logging road which leaves Mastodon Road one mile north of a 90 degree turn. This leads to the edge of the subdivision. Access within the subdivision is along undeveloped rights-of-way.
RIGHT-OF-WAY STATUS
Some of the rights-of-way are developed trails. The rights-of-way to this parcel are undeveloped.
SURVEY & MTRS
Bald Mountain is survey ASLS 80-176, located in S025N003W17. The survey has been filed as plat 81-116 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on November 21, 1981 in the Talkeetna Recording District.



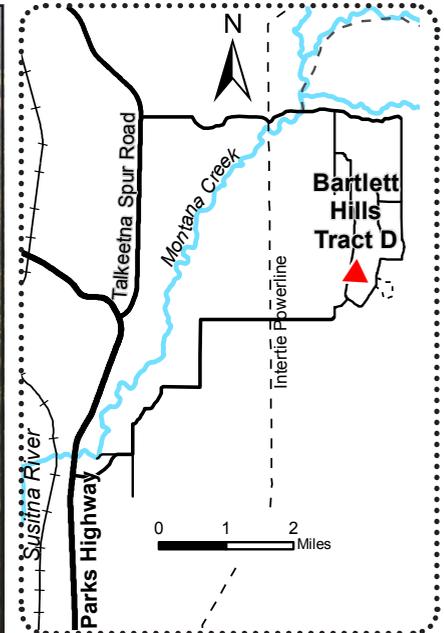
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# Bartlett Hills Tract D

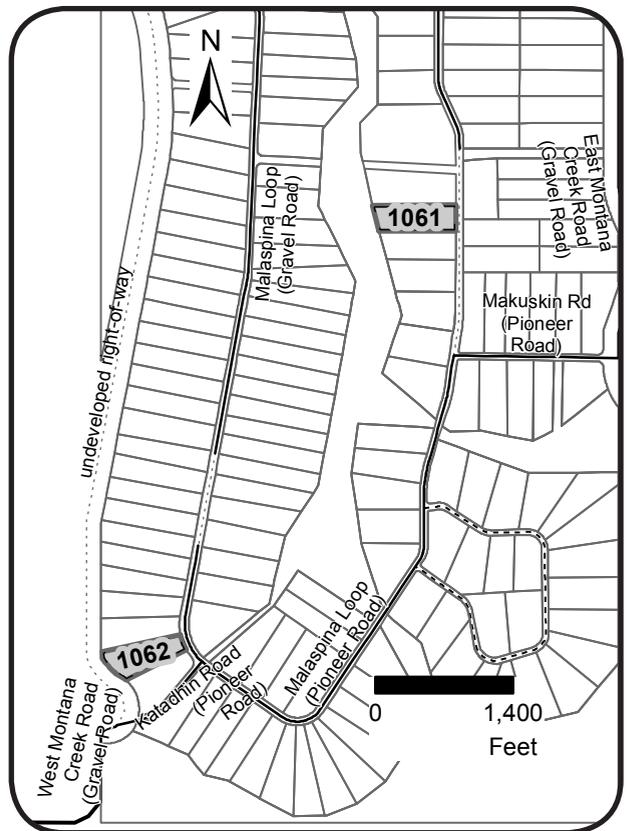


Looking south over Bartlett Hills. Parcel 1061 (ADL 205388) is on the left in the foreground, parcel 1062 (ADL 205467) is on the right in the background.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1061	205388	5	52	6	\$8,100
1062	205467	4.954	49	9	\$28,200

LOCATION
Bartlett Hills is located southwest of Talkeetna along the Talkeetna Mountains.
ACCESS
Access to Parcel 1062 (ADL 205467) is from E Montana Creek Road, which intersects the Parks Highway near mile post 96, to S Katahdin Road and Malaspina Loop. Access to Parcel 1061 (ADL 205388) is partially developed from the north by Yoder Rd. to E Montana Creek Rd. to Teklanika Rd. to Malaspina Loop. Note that Malaspina Loop is undeveloped along the last 1/2 mile to this parcel.
RIGHT-OF-WAY STATUS
The rights-of-way are a mixture of developed gravel roads, narrow gravel roads, and undeveloped.
SURVEY & MTRS
Bartlett Hills Tract D is survey ASLS 79-143, located in S024N004W24.25. The survey has been filed as plat 81-75 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on September 28, 1988 in the Talkeetna Recording District.



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Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
**Susitna Valley Remote**  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information

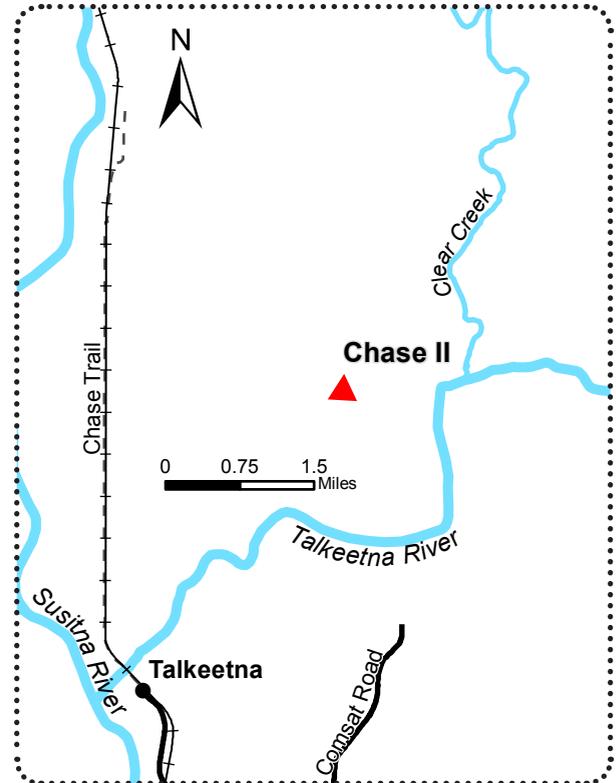


# Chase II

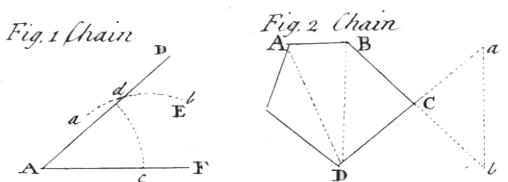
Susitna Valley Remote



LOCATION
Chase II is northeast of Talkeetna, approximately a half mile north of the Talkeetna River.
ACCESS
The Chase Trail crosses the railroad bridge from downtown Talkeetna, and provides access to easements and platted rights-of-way leading to the parcels.
RIGHT-OF-WAY STATUS
Rights-of-way within the subdivision are undeveloped.
SURVEY & MTRS
Chase II is survey ASLS 79-149, located in S026N004W04,05,08. The survey has been filed as plat 82-3 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on October 22, 1980 in the Talkeetna Recording District.



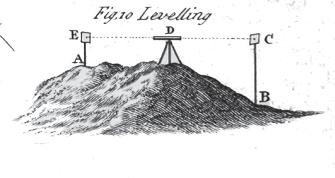
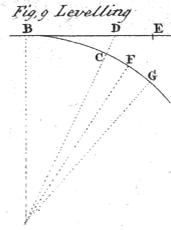
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# Chase II

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	UNIT	MINIMUM BID
1063	214415	10	4,5	3	IIA	\$9,000
1064	214419	15	1,2,3	4	IIA	\$11,700
1065	214435	10	1,2	10	IIB	\$9,000
1066	214438	15	3,4,5	11	IIB	\$11,700
1067	214442	10	1,2	13	IIB	\$9,000
1068	214446	10	4,5	14	IIB	\$9,000



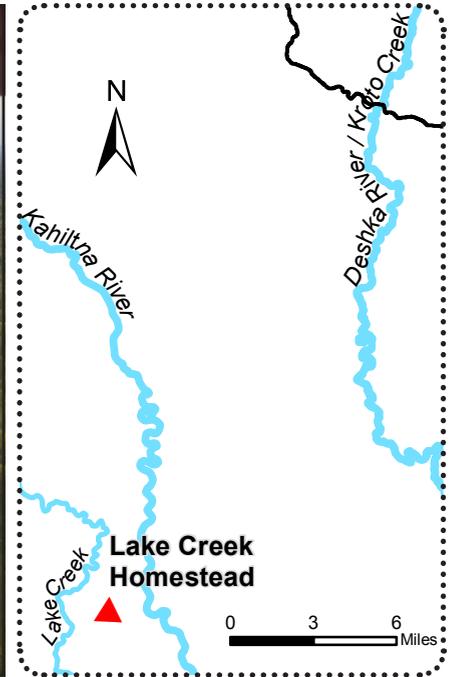
- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kodiak
- Mat-Su Road
- Southeast AK



# Lake Creek Homestead



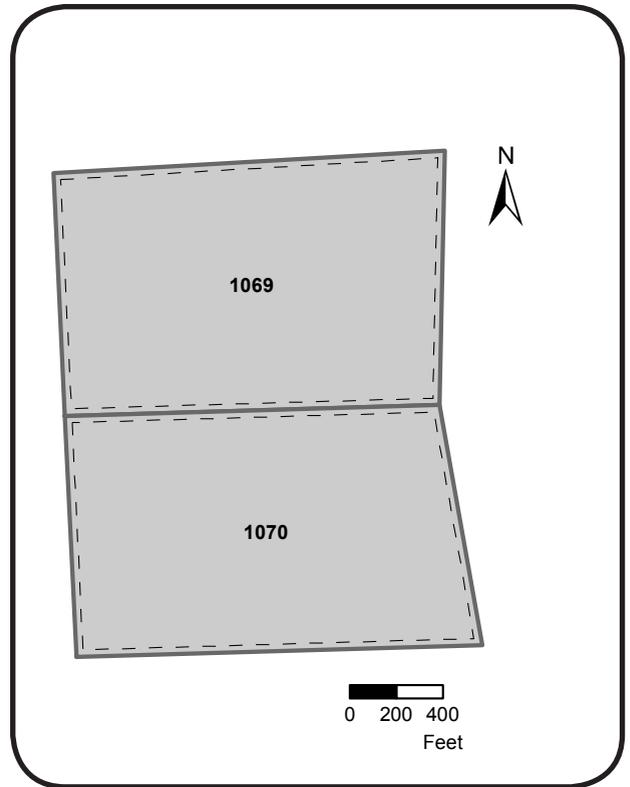
Parcels 1069 and 1070 (ADLs 224932 and 224933) are in the foreground.



Susitna Valley Remote

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1069	224932	40	A	\$17,000
1070	224933	40	B	\$17,000

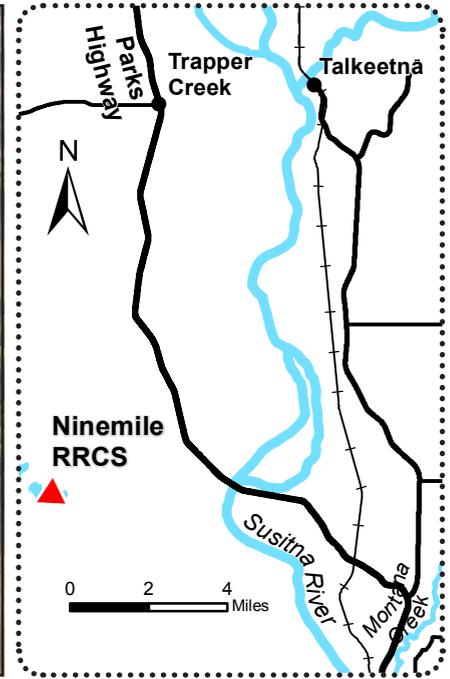
LOCATION
These Lake Creek parcels are located east of Lake Creek, approximately 12 miles northeast of Skwentna and 65 air miles northwest of Anchorage.
ACCESS
Access is primarily by snowmachine. Ski plane access into nearby swamps may also be possible.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Lake Creek Homestead is survey ASLS 90-13, located in S023N009W16. The survey has been filed as plat 92-88 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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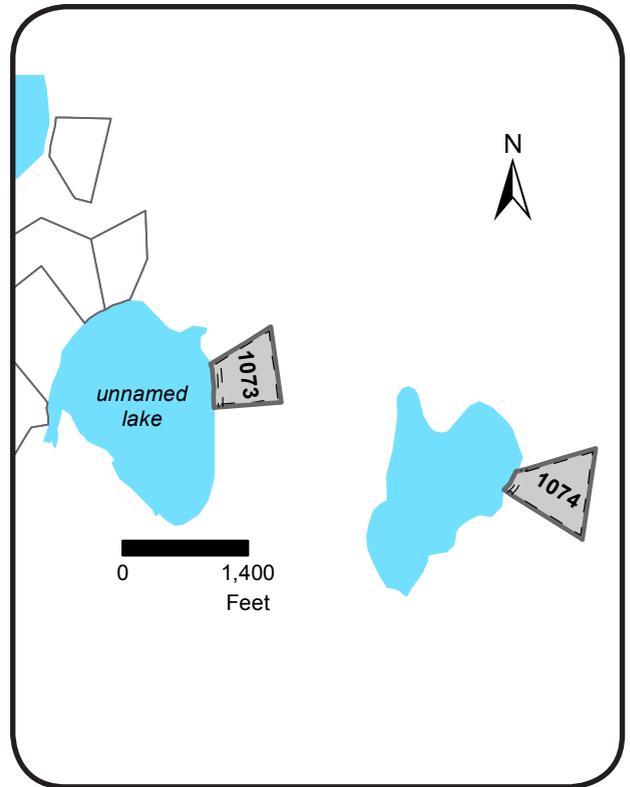


# Ninemile RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1073	229066	11.19	G	\$16,900
1074	229067	13.11	H	\$18,700

LOCATION
Ninemile parcels are located approximately 4 miles west of the Parks Highway and approximately 10 miles south of Trapper Creek.
ACCESS
Access is by snowmachine or ATV along trails from the Parks Highway.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Ninemile RRCS is survey ASLS 2003-43, located in S024N006W13,14. The survey has been filed as plat 2006-13 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. There is a 100 foot building setback from the lakes. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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

Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
**Susitna Valley Remote**  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



# South Bald Mountain



Aerial view of South Bald Mountain

Susitna Valley Remote

LOCATION
South Bald Mountain is located in the foothills of the Talkeetna Mountains, 12 miles southeast of Talkeetna.
ACCESS
From Yoder Road or the Luthman Trail, access is along undeveloped rights-of-way or section line easements.
RIGHT-OF-WAY STATUS
The rights-of-way are undeveloped.
SURVEY & MTRS
South Bald Mountain is survey ASLS 82-1, located in S025N003W26,28,35. The survey has been filed as plat 82-59 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on August 18, 1982 in the Talkeetna Recording District.

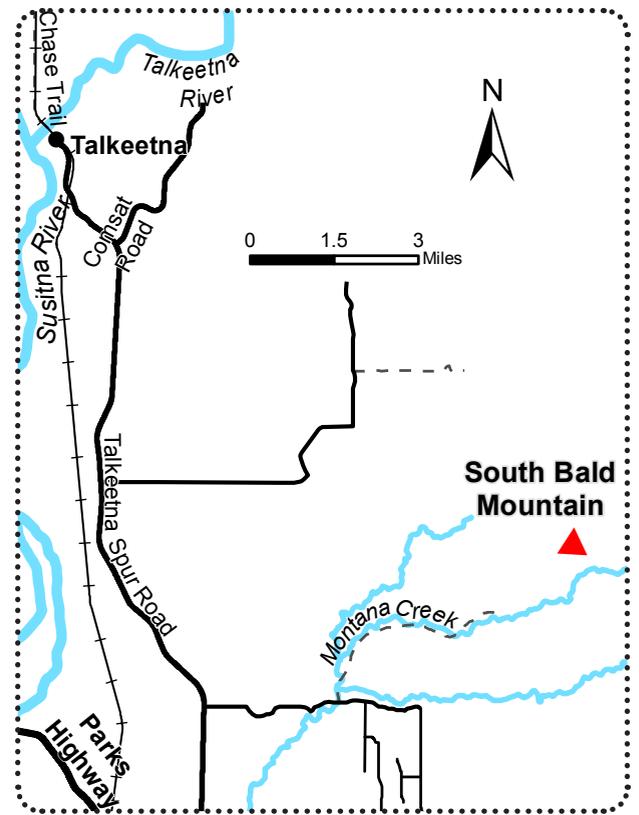
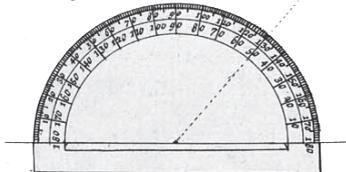


Fig. 29 Protractor



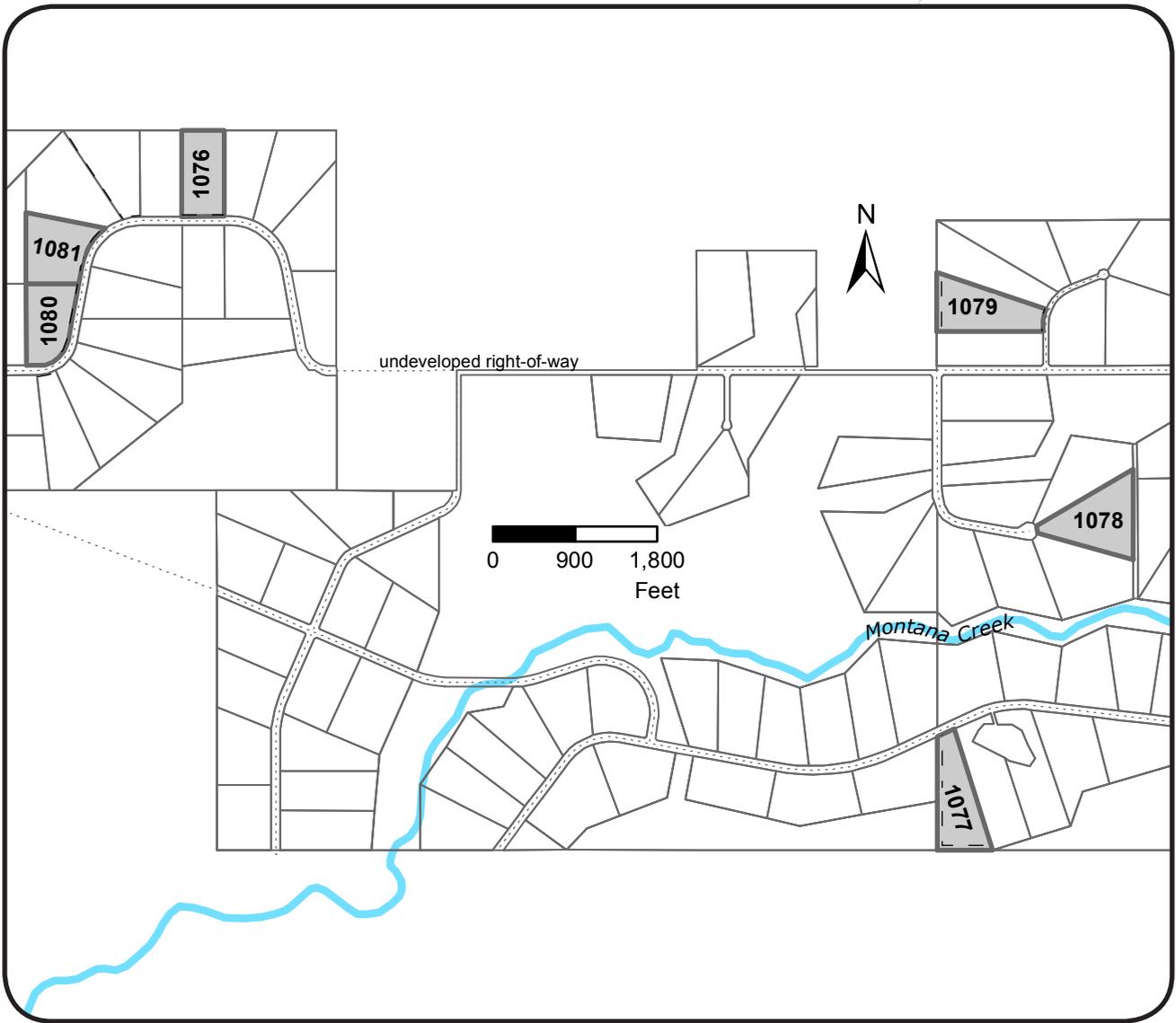
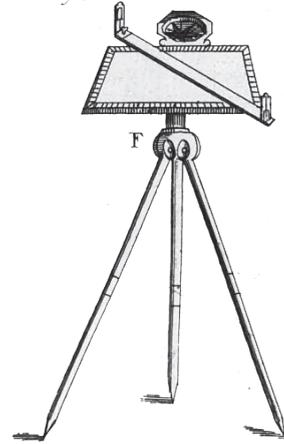
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



# South Bald Mountain

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1076	216045	10.2	8	1	\$9,700
1077	216073	11.8	6	6	\$10,600
1078	216111	12.93	7	9	\$11,400
1079	216117	12.24	2	10	\$11,000
1080	216130	10.02	3	1	\$9,500
1081	216131	11.18	4	1	\$10,500

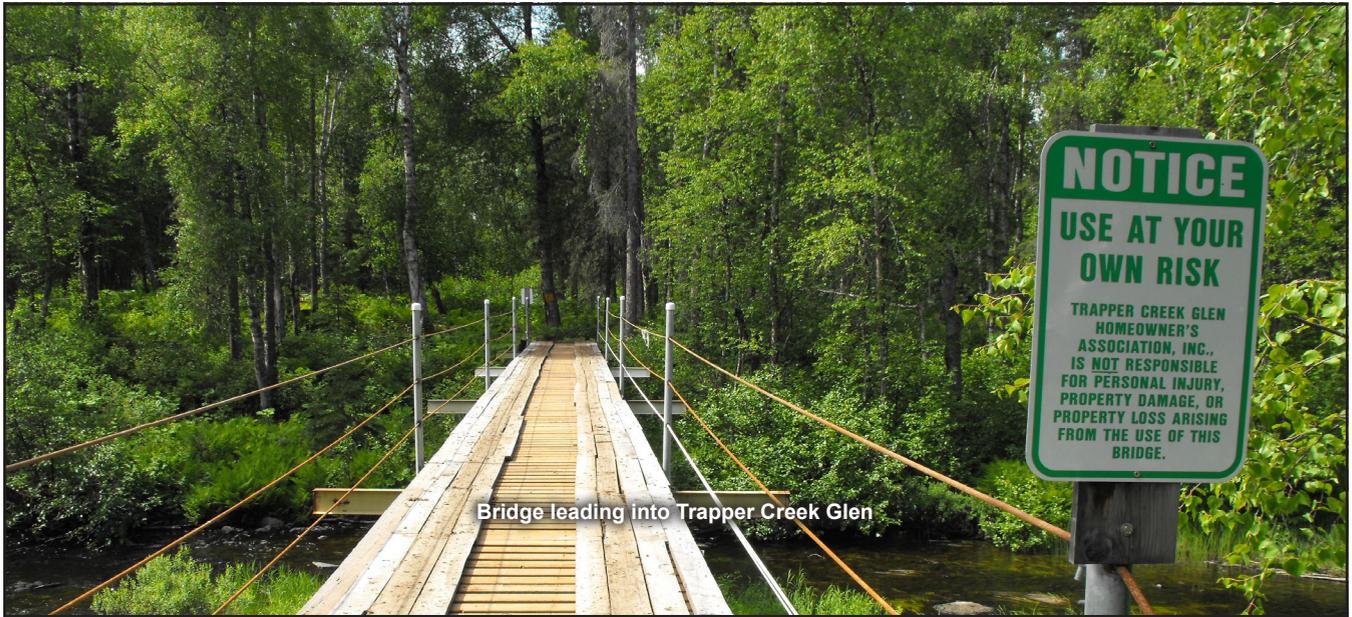
Fig. 31 Plain Table



- Southwest AK
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Steese Highway
- Richardson, AK Highways
- Interior Remote
- General Information
- Southeast AK
- Mat-Su Road
- Kodiak
- Copper River Valley
- Susitna Valley Remote**



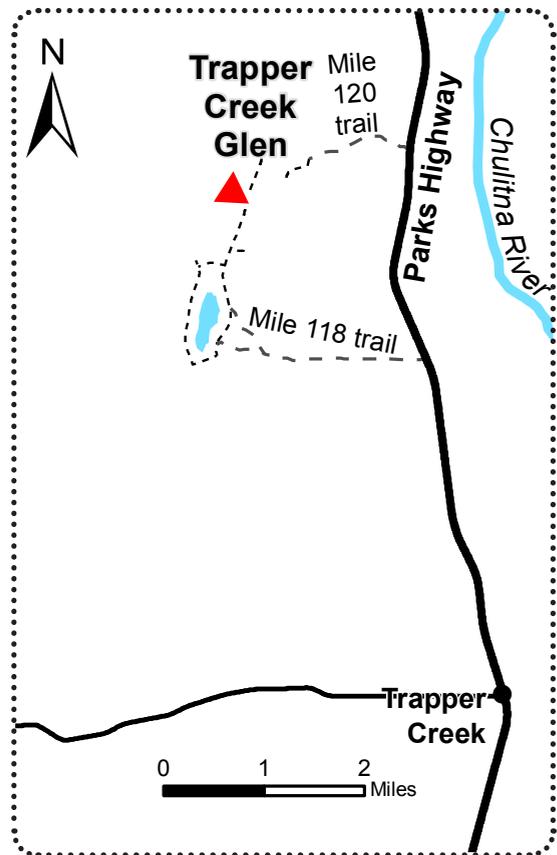
# Trapper Creek Glen



Bridge leading into Trapper Creek Glen

Susitna Valley Remote

LOCATION
This subdivision is located approximately 82 miles northwest of Anchorage, five miles northwest of Trapper Creek, and one mile west of the Parks Hwy.
ACCESS
Access to the subdivision is via developed trails from mile 118 and 120 of the Parks Highway. The developed trails do not extend to these parcels.
RIGHT-OF-WAY STATUS
Some of the rights-of-way within the subdivision are established trails. Others are undeveloped.
SURVEY & MTRS
Trapper Creek Glen is survey ASLS 79-242, located in S027N006W26,35,36. The survey has been filed as plat 80-119 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
The Trapper Creek Glen Homeowner's Association is active, see their website at <a href="http://tcghoa.org">http://tcghoa.org</a> . This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along the Parks Hwy.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on September 29, 1980 in the Talkeetna Recording District.

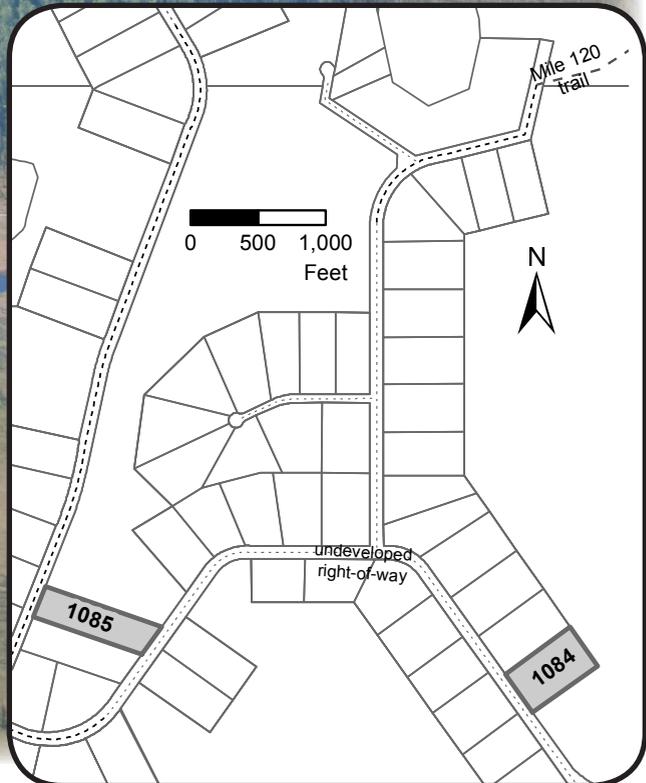
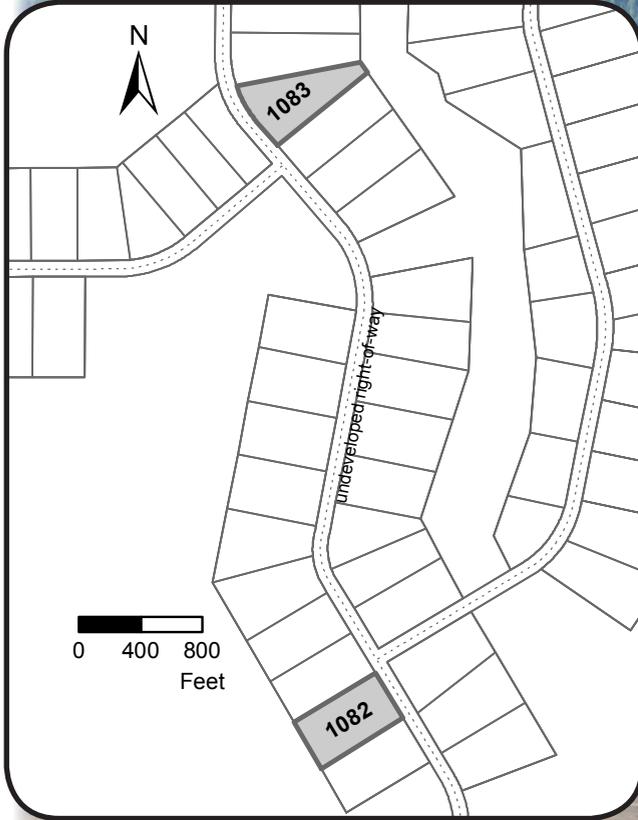


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



# Trapper Creek Glen

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1082	205717	4.99	2	24	\$8,500
1083	205782	4.983	4	30	\$8,500
1084	206037	4.821	1	22	\$7,800
1085	206263	4.993	4	18	\$9,300



Aerial view of Trapper Creek Glen near milepost 120

Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

**Susitna Valley  
Remote**

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steele  
Highway

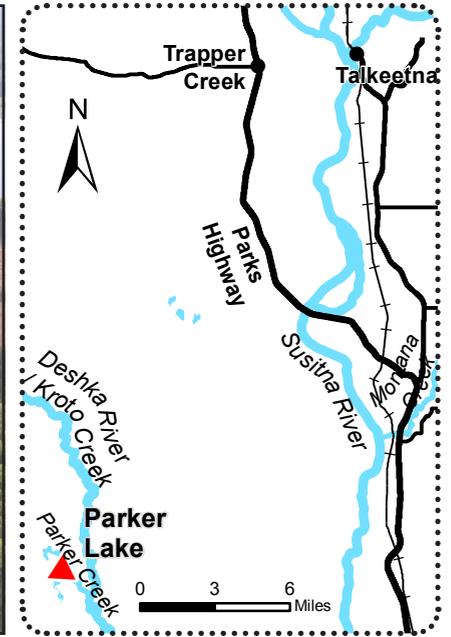
Richardson,  
AK Highways

Interior  
Remote

General  
Information



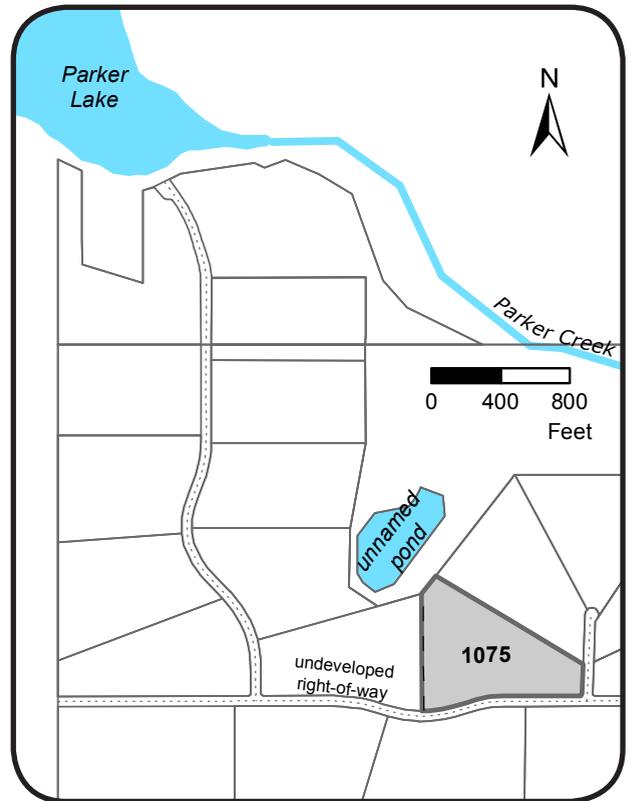
# Parker Lake



Susitna Valley Remote

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1075	219347	10.425	5	2	\$14,400

LOCATION
Parker Lake is located 20 miles south of the Petersville Road, approximately 25 air miles southwest of Talkeetna and 60 air miles northwest of Anchorage.
ACCESS
Access is by snowmachine. Trail access from Oilwell Road may be possible. Access is also possible by float or ski plane to Parker Lake, then along undeveloped right-of-way within the subdivision.
RIGHT-OF-WAY STATUS
The rights-of-way are undeveloped.
SURVEY & MTRS
Parker Lake is survey ASLS 82-126, located in S022N007W01. The survey has been filed as plat 83-26 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, pedestrian access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on March 25, 1983 in the Talkeetna Recording District.

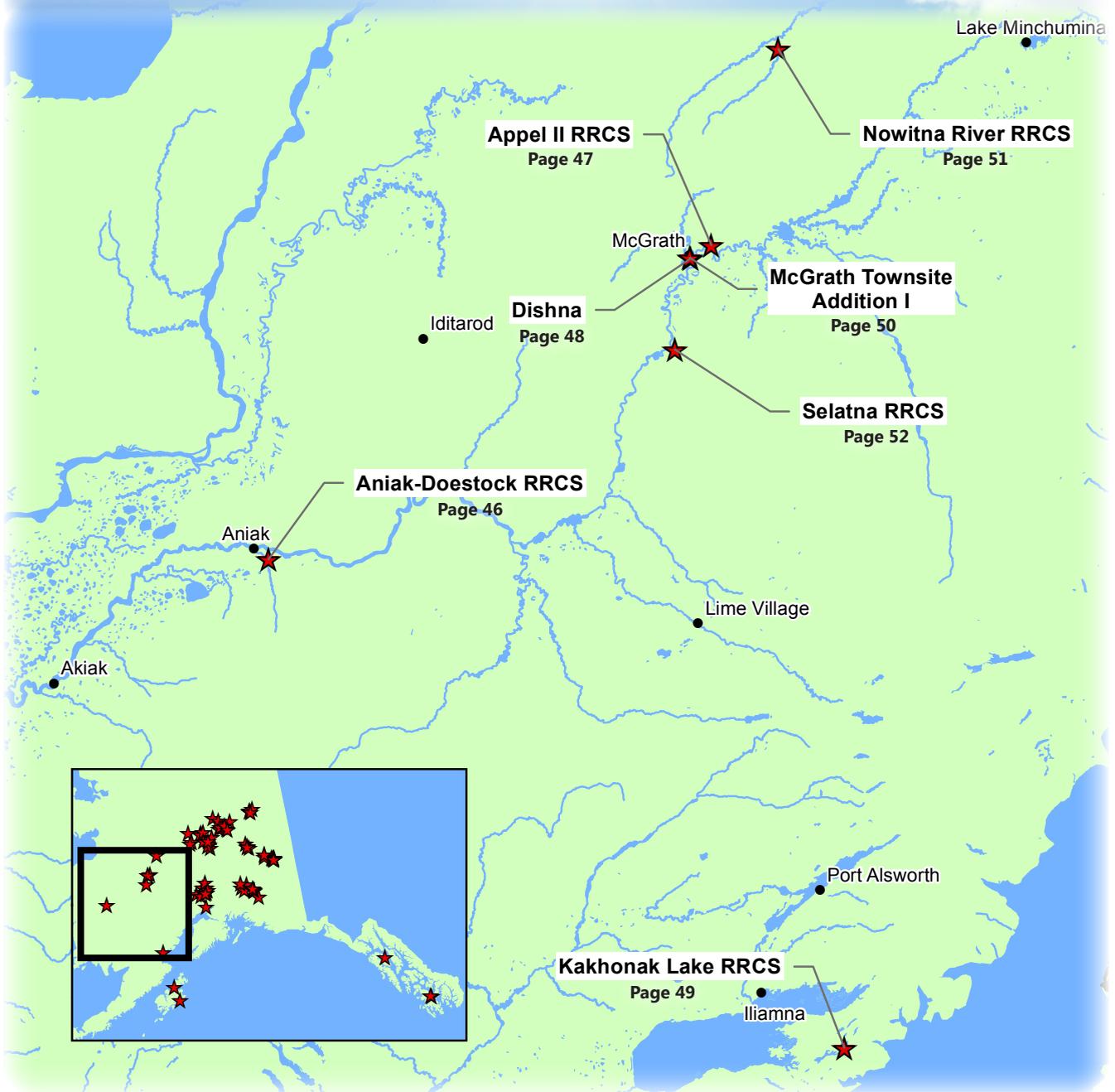


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# Southwest Alaska - Remote

This region contains remote parcels in southwestern Alaska. Dishna and McGrath Townsite Addition I subdivisions feature residential lots on constructed roads in McGrath. Other parcels within this region are remote and are accessed by plane, boat, or snowmachine.



Southeast AK

Mat-Su Road

Kodiak

Copper River Valley

Susitna Valley Remote

**Southwest AK**

Fairbanks, Elliott Hwy.

N. Parks Highway

Steese Highway

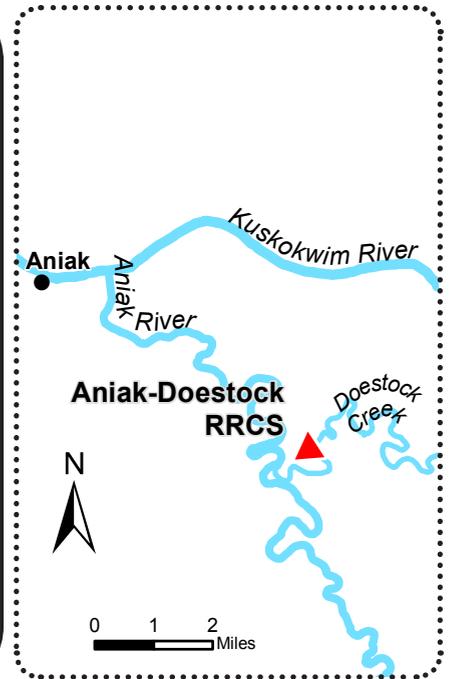
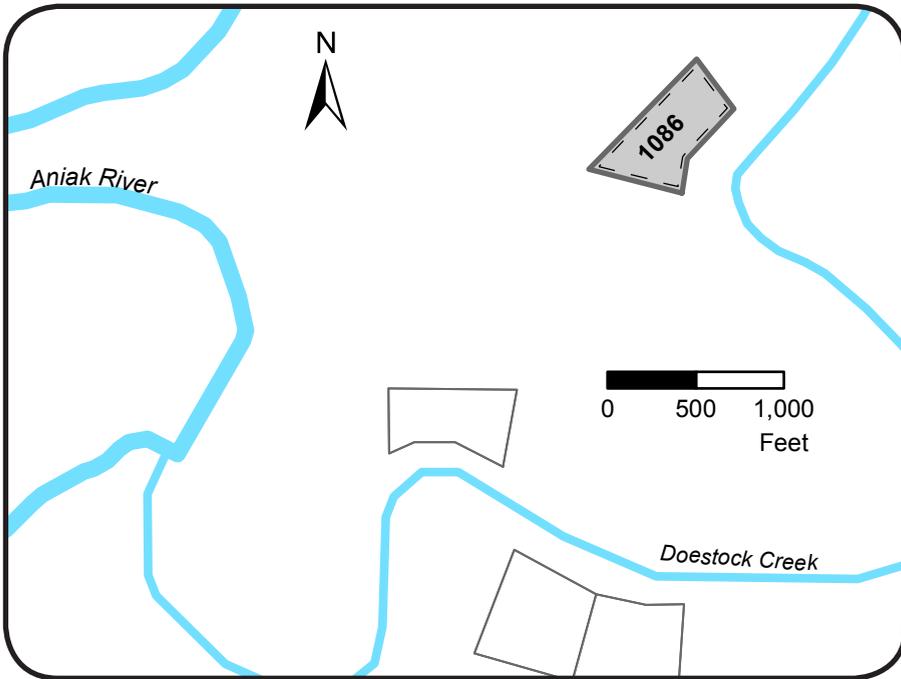
Richardson, AK Highways

Interior Remote

General Information



# Aniak-Doestock RRCS



Southwest  
AK

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1086	231734	6.46	I	\$12,300

LOCATION
This parcel is located about 5 miles east of the town of Aniak along Doestock Creek, and about two miles upstream of the Aniak River. Doestock Creek meets the Aniak River approximately 8 miles upstream of the Kuskokwim River.
ACCESS
Access is from Doestock Creek by boat or snowmachine from the town of Aniak along the Kuskokwim River.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Aniak-Doestock RRCS is survey ASLS 2013-17, located in S017N056W26. The survey has been filed as plat 2015-1 in the Kuskokwim Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. There is a 100 foot building setback from Doestock Creek. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



Typical vegetation on Parcel 1086 (ADL 231734)

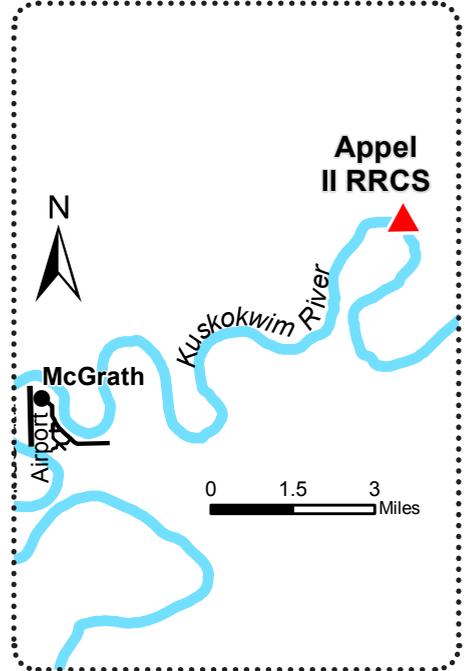
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# Appel II

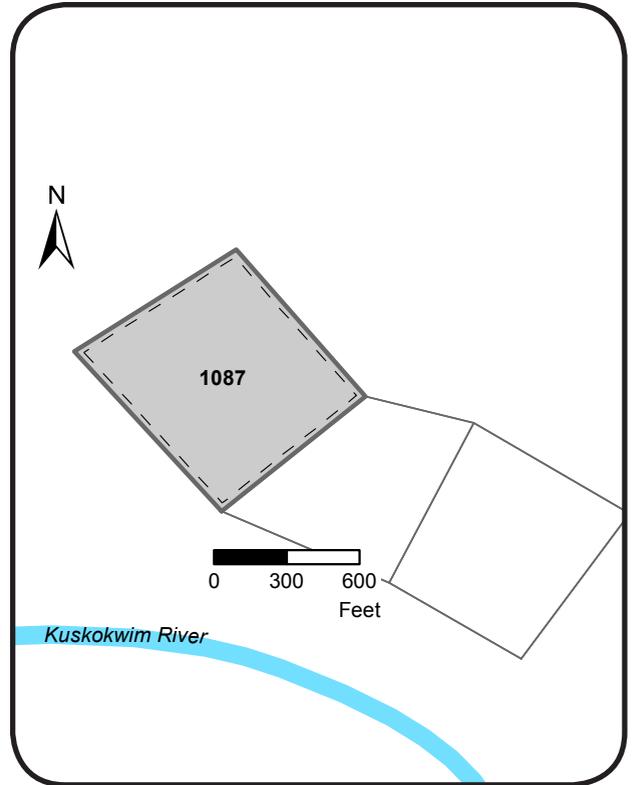


Kuskokwim River and Appel II parcel



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1087	229237	15.16	D	\$18,100

LOCATION
Appel II is north of the Kuskokwim River and 8 air miles and 15 river miles northeast of the town of McGrath.
ACCESS
Access is by airline service to McGrath. From McGrath, the Kuskokwim River will be the major transportation route to the parcel. Access by boat or float plane during summer. Winter access is via snowmachine, dog sled, or ski plane.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Appel II RRCS is survey ASLS 2005-23, located in K029S018E02,03. The survey has been filed as plat 2007-2 in the Mt McKinley Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This parcel may have burned; field inspection of its current condition is strongly recommended. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

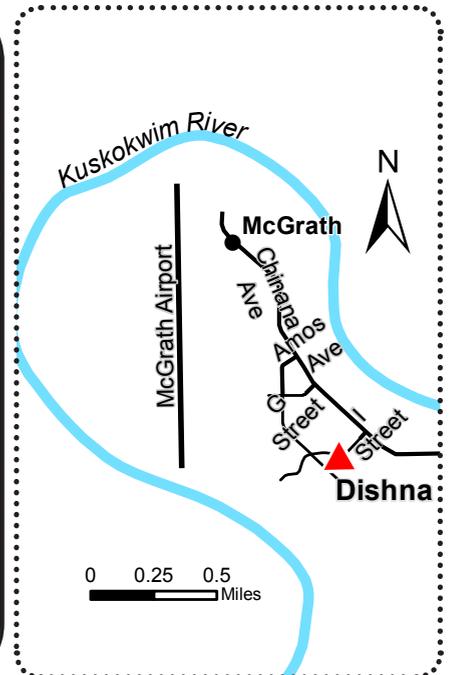
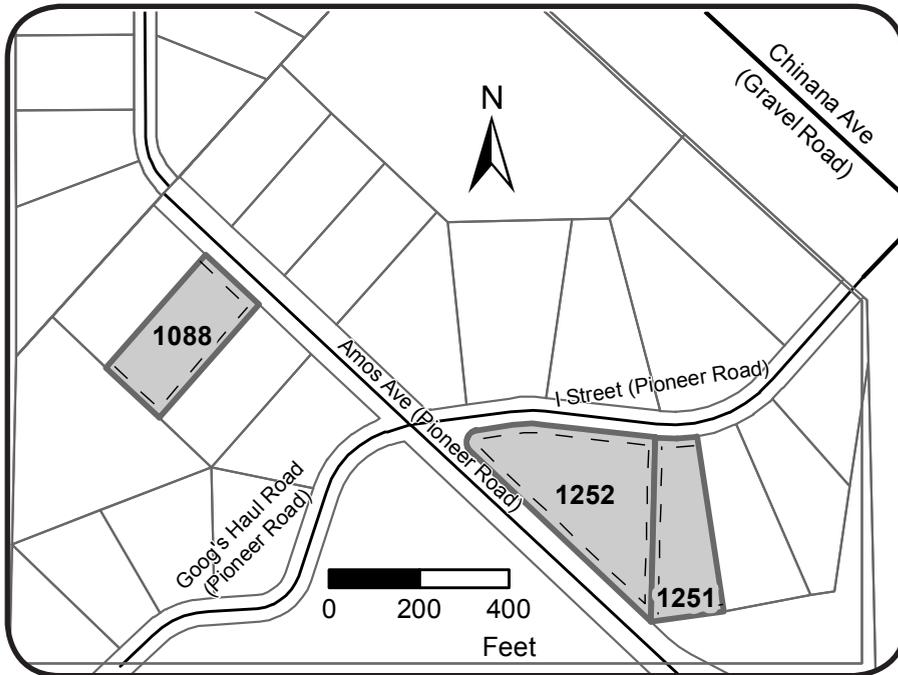


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Southwest  
AK  
Fairbanks, Elliott Hwy.  
N. Parks Highway  
Steese Highway  
Richardson, AK Highways  
Interior Remote  
General Information



# Dishna



Southwest  
AK

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1088	230634	1.25	2	2	\$9,000
1251	230644	1.17	4	3	\$9,000
1252	230645	2.27	5	3	\$11,400

<b>WHY BUY?</b>
Dishna offers residential lots within McGrath with constructed roads.
<b>LOCATION</b>
Dishna is in the city of McGrath, a remote community west of the Alaska Range.
<b>ACCESS</b>
Access is by scheduled airline service to McGrath, then by road to the parcel.
<b>RIGHT-OF-WAY STATUS</b>
Rights-of-way are mostly developed gravel roads.
<b>SURVEY &amp; MTRS</b>
Dishna is survey ASLS 2005-45, located in S033N033W17. The survey has been filed as plat 2009-2 in the Mt McKinley Recording District.
<b>RESTRICTIONS</b>
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
<b>LOCAL GOVERNMENT</b>
This area is within the boundary of the City of McGrath and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the city for details of current ordinances.
<b>NOTES</b>
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
<b>UTILITIES</b>
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available near the subdivision, purchaser will be responsible for extending the existing lines.



I street in Dishna Subdivision.

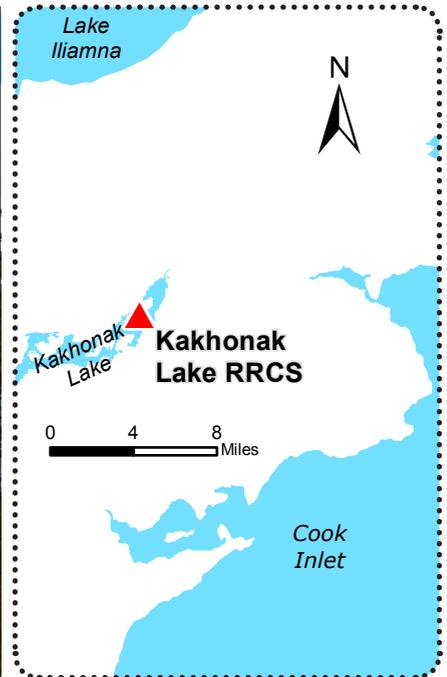
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# Kakhonak Lake RRCS

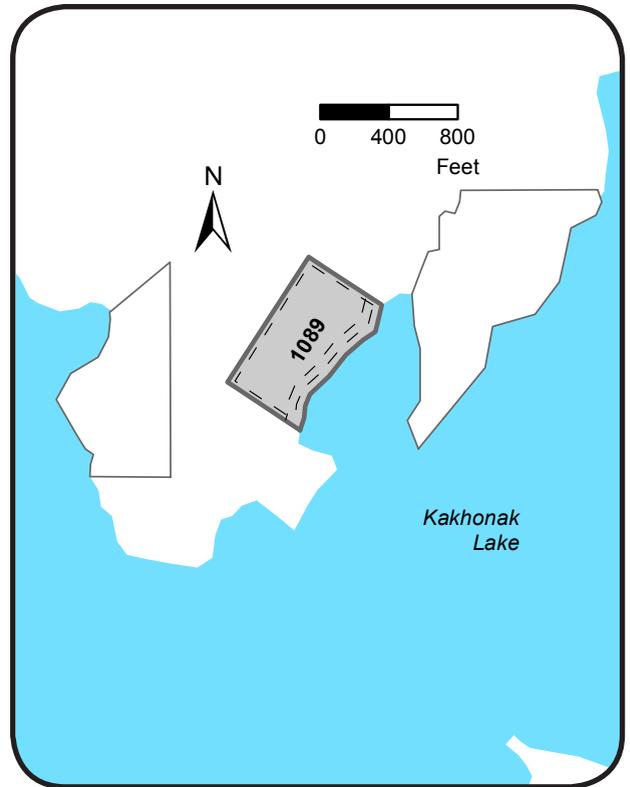


View from parcel 1089 (ADL 231397) on Kakhonak Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1089	231397	9.879	D	\$31,500

LOCATION
This parcel is located on Kakhonak Lake, approximately 30 miles southeast of Iliamna and 90 miles west of Homer, on the Alaska Peninsula.
ACCESS
Access to the parcel is by float plane to Kakhonak Lake.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Kakhonak Lake RRCS is survey ASLS 2013-16, located in S008S028W06. The survey has been filed as plat 2015-3 in the Iliamna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. There is a 100 foot building setback from Kakhonak Lake. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

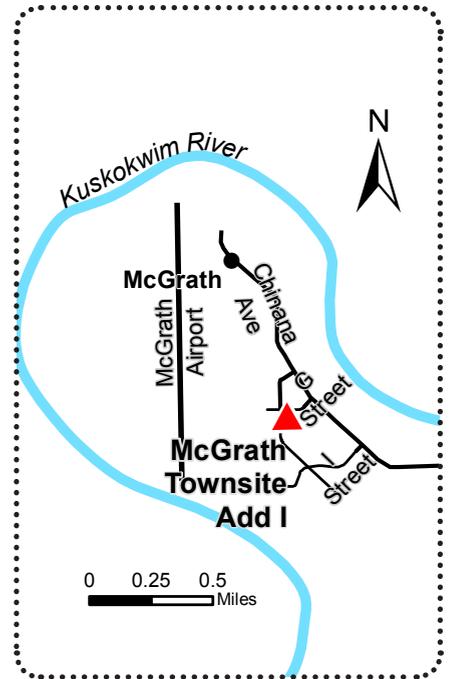
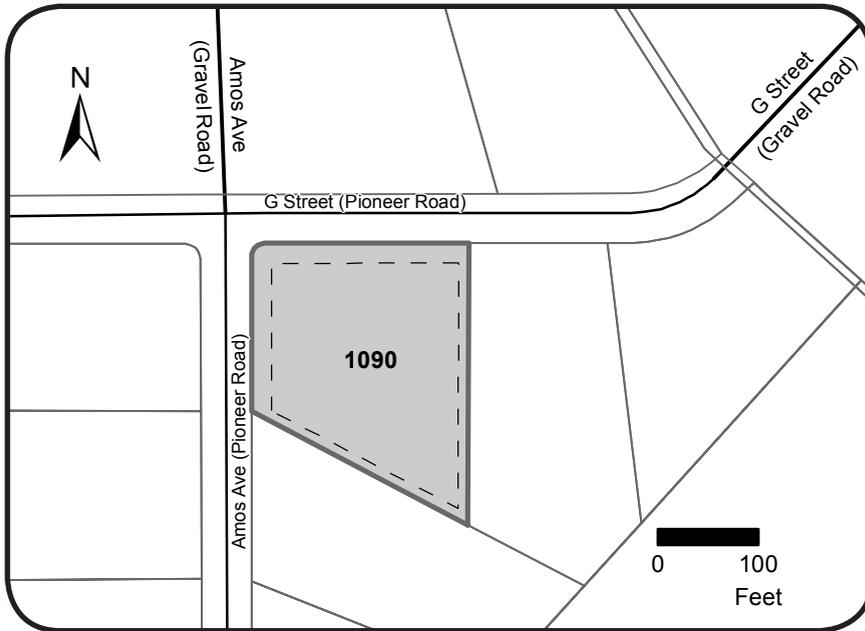


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Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
**Southwest AK**  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



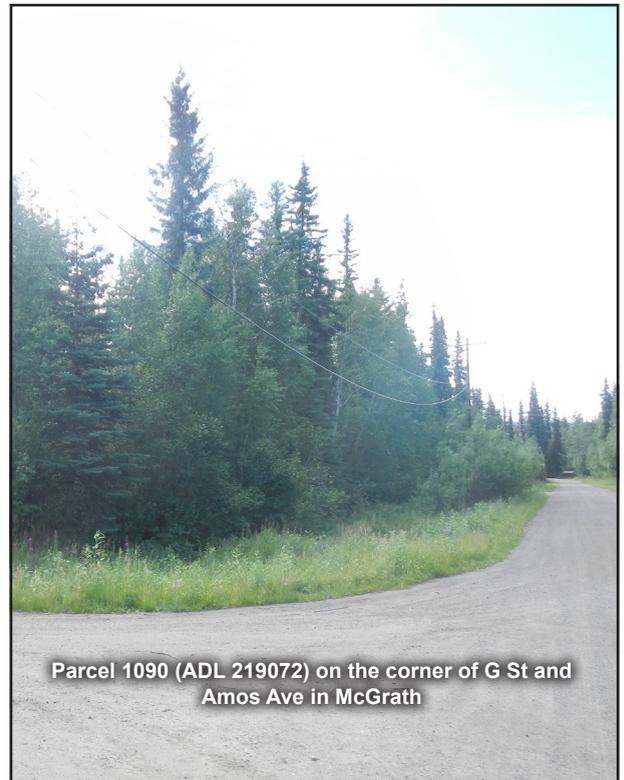
# McGrath Townsite Add I



Southwest  
AK

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1090	219072	1.12	3	2	\$14,000

LOCATION
This parcel is located in McGrath.
ACCESS
Access is by gravel roads within McGrath.
RIGHT-OF-WAY STATUS
The rights-of-way are established gravel roads.
SURVEY & MTRS
McGrath Townsite Add I is survey ASLS 83-199, located in S033N033W17. The survey has been filed as plat 84-1 in the Mt McKinley Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the City of McGrath and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the city for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along the roads. Purchaser may need to extend the lines at their own expense.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on May 25, 1984 in the Mt McKinley Recording District.

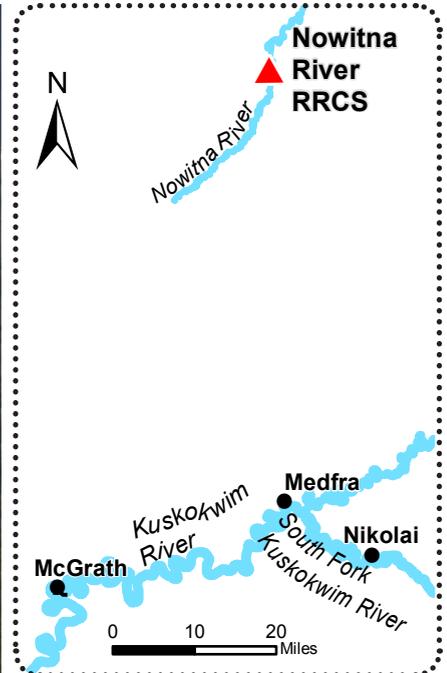


Parcel 1090 (ADL 219072) on the corner of G St and Amos Ave in McGrath

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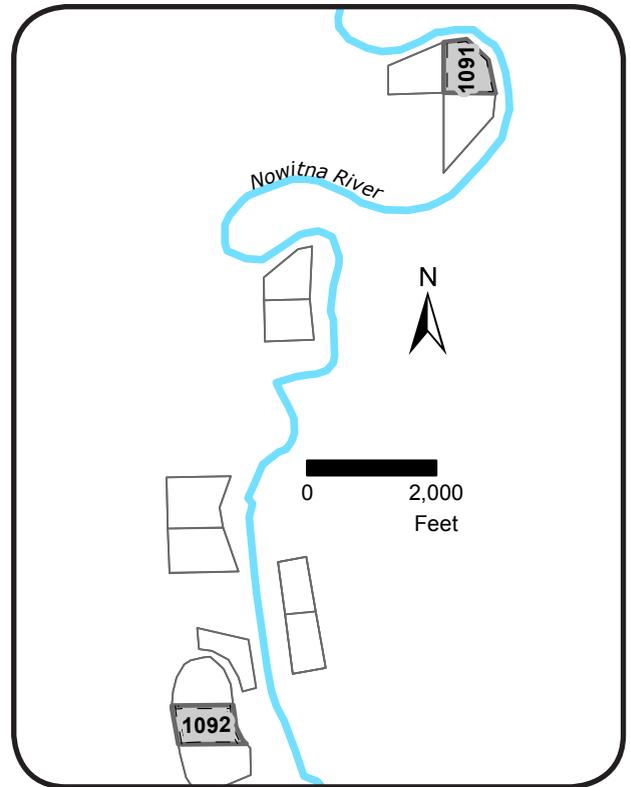


# Nowitna River RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1091	230448	11.55	B	\$8,500
1092	230455	13.48	L	\$9,400

LOCATION
These parcels are along the Nowitna River, approximately 60 miles north of McGrath.
ACCESS
Access is by ski or float plane; wheel plane access to gravel bars may be possible. River access by shallow boat or snowmachine may also be possible.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Nowitna River RRCS is survey ASLS 2007-10, located in K019S021E03,16. The survey has been filed as plat 2009-1 in the Nulato Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. Parcel 1092 (ADL 230455) is subject to a 100 foot building setback on both the eastern and western lot lines. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

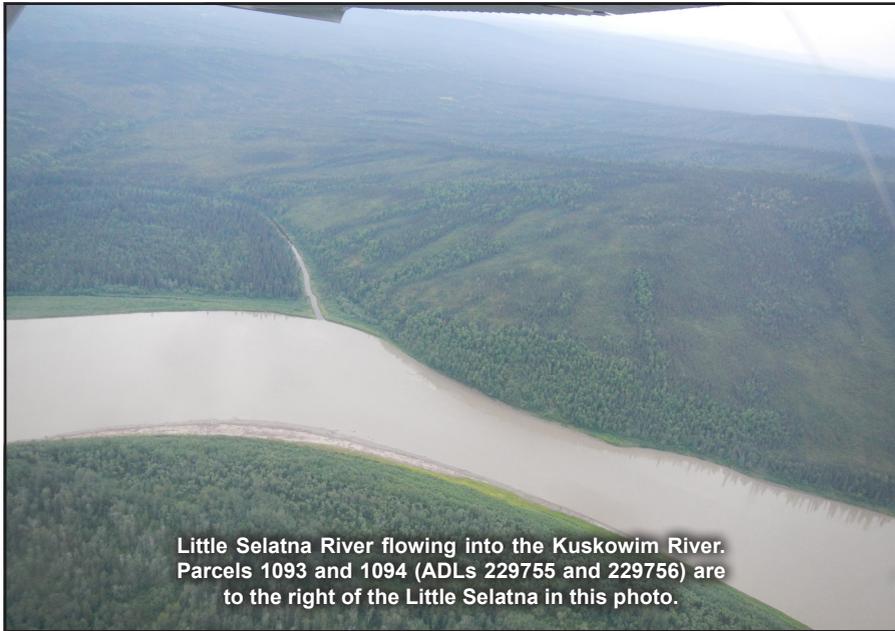


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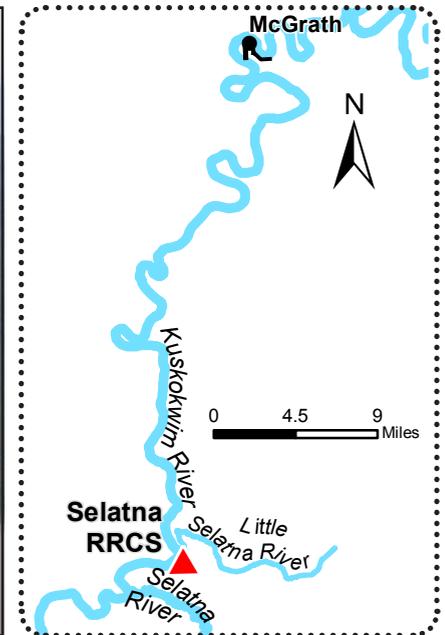
Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
**Southwest AK**  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



# Selatna RRCS



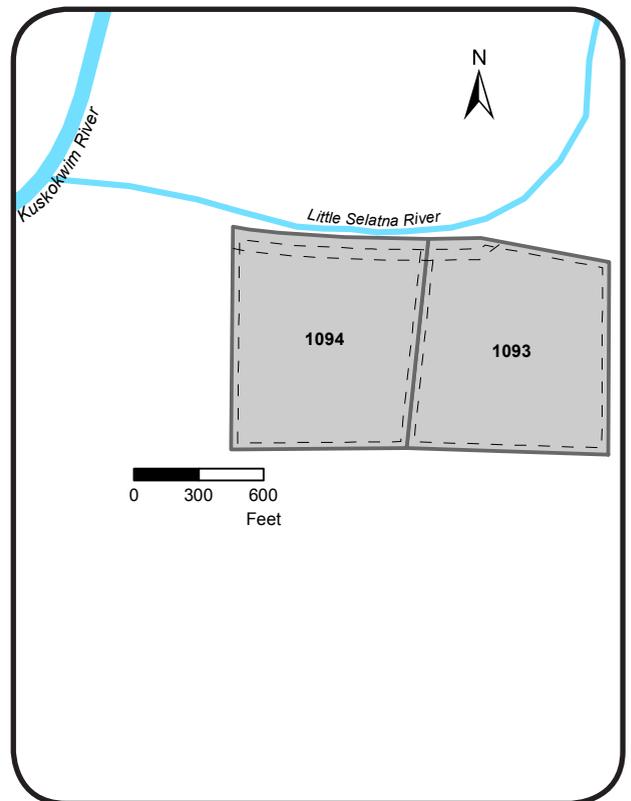
Little Selatna River flowing into the Kuskokwim River. Parcels 1093 and 1094 (ADLs 229755 and 229756) are to the right of the Little Selatna in this photo.



Southwest  
AK

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1093	229755	19.86	K	\$20,400
1094	229756	19.21	J	\$20,300

LOCATION
These parcels are on the Little Selatna River, less than a half mile upstream from the Kuskokwim River, approximately 35 miles south of McGrath.
ACCESS
Access is by ski or float plane; wheel plane access to gravel bars may be possible. Boat or snowmachine access along the Kuskokwim is also possible.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Selatna RRCS is survey ASLS 2006-25, located in S028N035W02. The survey has been filed as plat 2009-4 in the Mt McKinley Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. There is a 100 foot building setback from the Little Selatna River. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

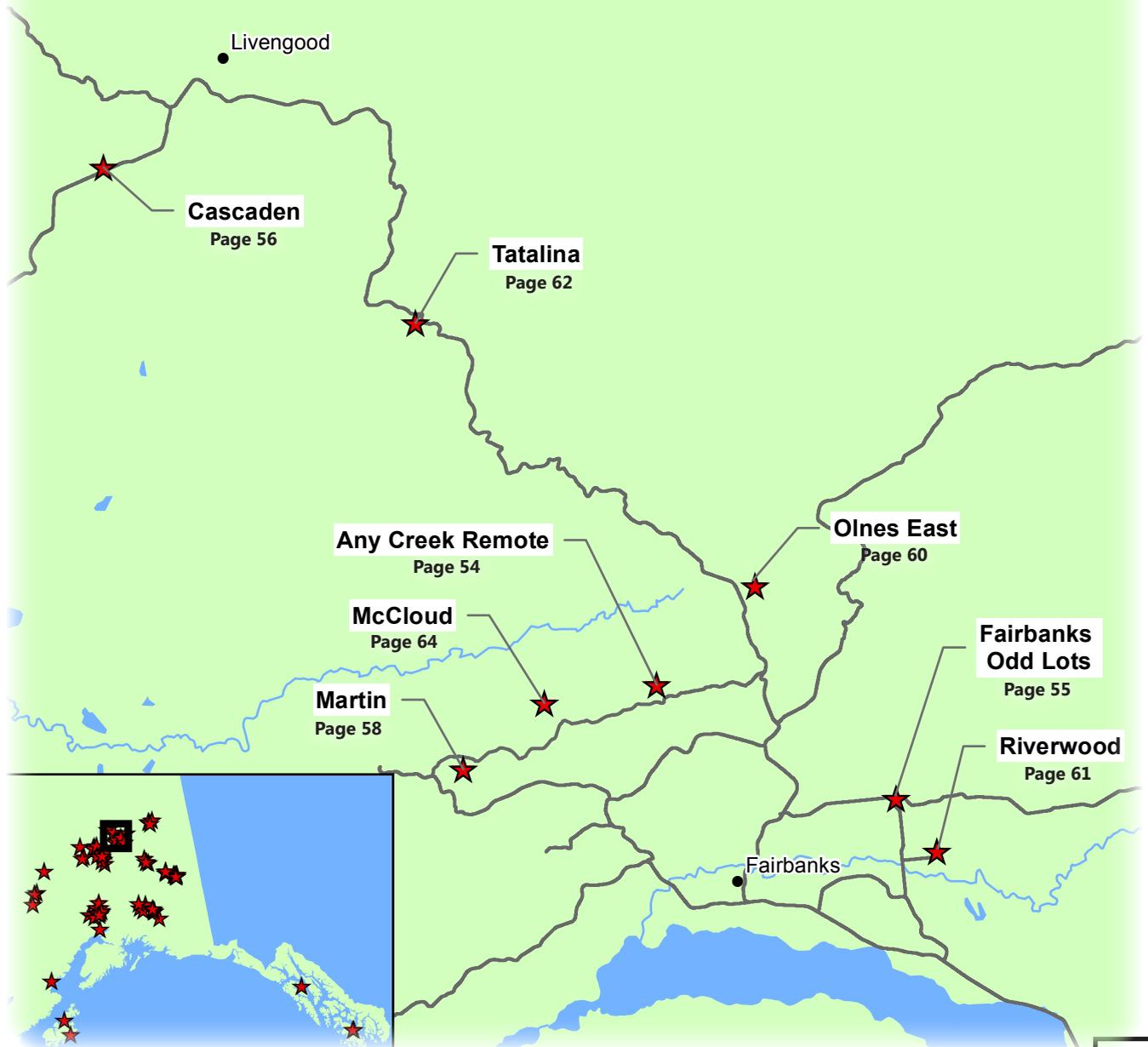


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



# Fairbanks, Elliott Highway - Road Access & Remote

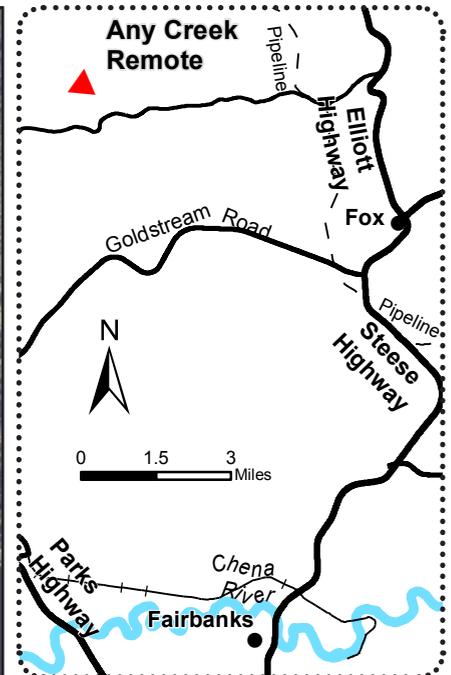
Parcels within this region are located east of Fairbanks and along the Elliott Highway northwest of Fairbanks. Access to parcels in Riverwood and Fairbanks Odd Lots subdivisions is via gravel roads, but most of the other parcels are not located on maintained roads and are accessed by established trails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



- SE Southeast AK
- Mat-Su Road
- Kodiak
- Copper River Valley
- Susitna Valley Remote
- SW Southwest AK
- Fairbanks, Elliott Hwy.**
- N. Parks Highway
- Steele Highway
- Richardson, AK Highways
- Interior Remote
- General Information



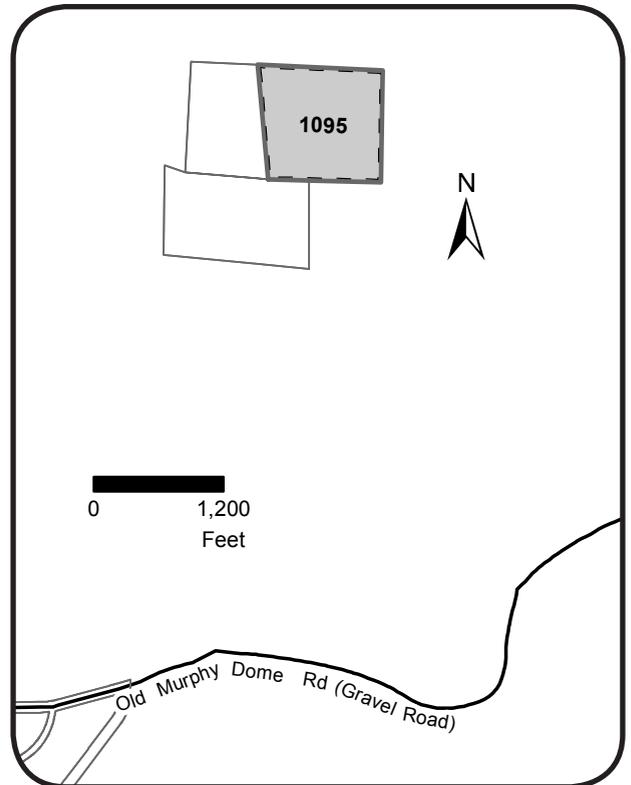
# Any Creek Remote



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1095	410409	26.75	A	\$40,900

Fairbanks, Elliott Hwy.

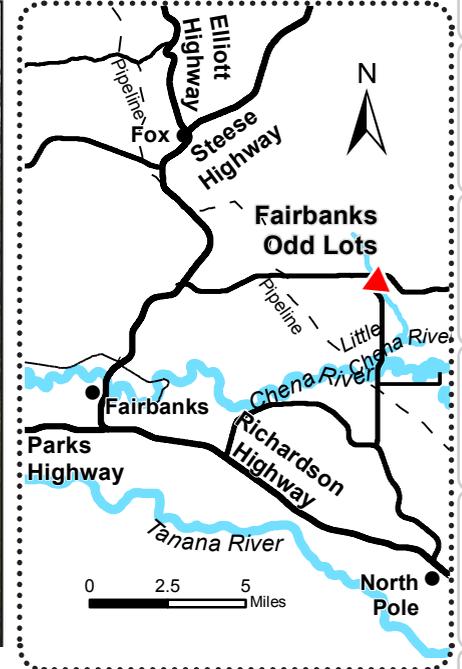
LOCATION
Any Creek is located 25 miles north of Fairbanks.
ACCESS
Access is by pioneer road from the Old Murphy Dome Road.
RIGHT-OF-WAY STATUS
Accessible via 4x4 truck.
SURVEY & MTRS
Any Creek Remote is survey ASLS 93-144, located in F002N001W18. The survey has been filed as plat 94-132 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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

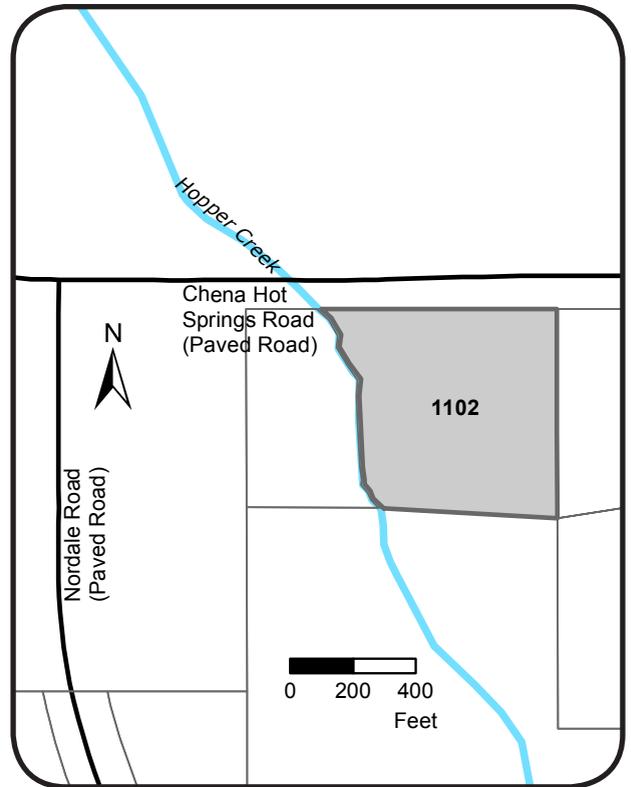


# Fairbanks Odd Lots



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1102	416420	9.371	4	\$38,800

LOCATION
This parcel is located east of Fairbanks along the Chena Hot Springs Road.
ACCESS
Access is via trail from Chena Hot Springs Road. Driveway access to Chena Hot Springs Road requires a permit from DOT&PF. A driveway apron is not constructed; contact the borough for more information.
RIGHT-OF-WAY STATUS
Chena Hot Springs Road is a paved road.
SURVEY & MTRS
Fairbanks Odd Lots is survey ASLS 95-72, located in F001N002E30. The survey has been filed as plat 99-61 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electric utilities are adjacent to this parcel.



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Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
**Fairbanks, Elliott Hwy.**  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



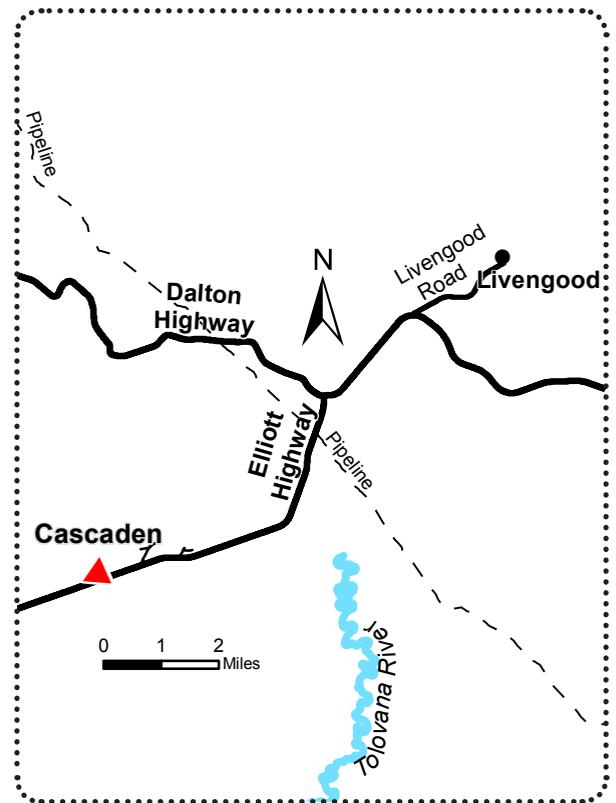
# Cascaden



Trail in Cascaden

Fairbanks,  
Elliott Hwy.

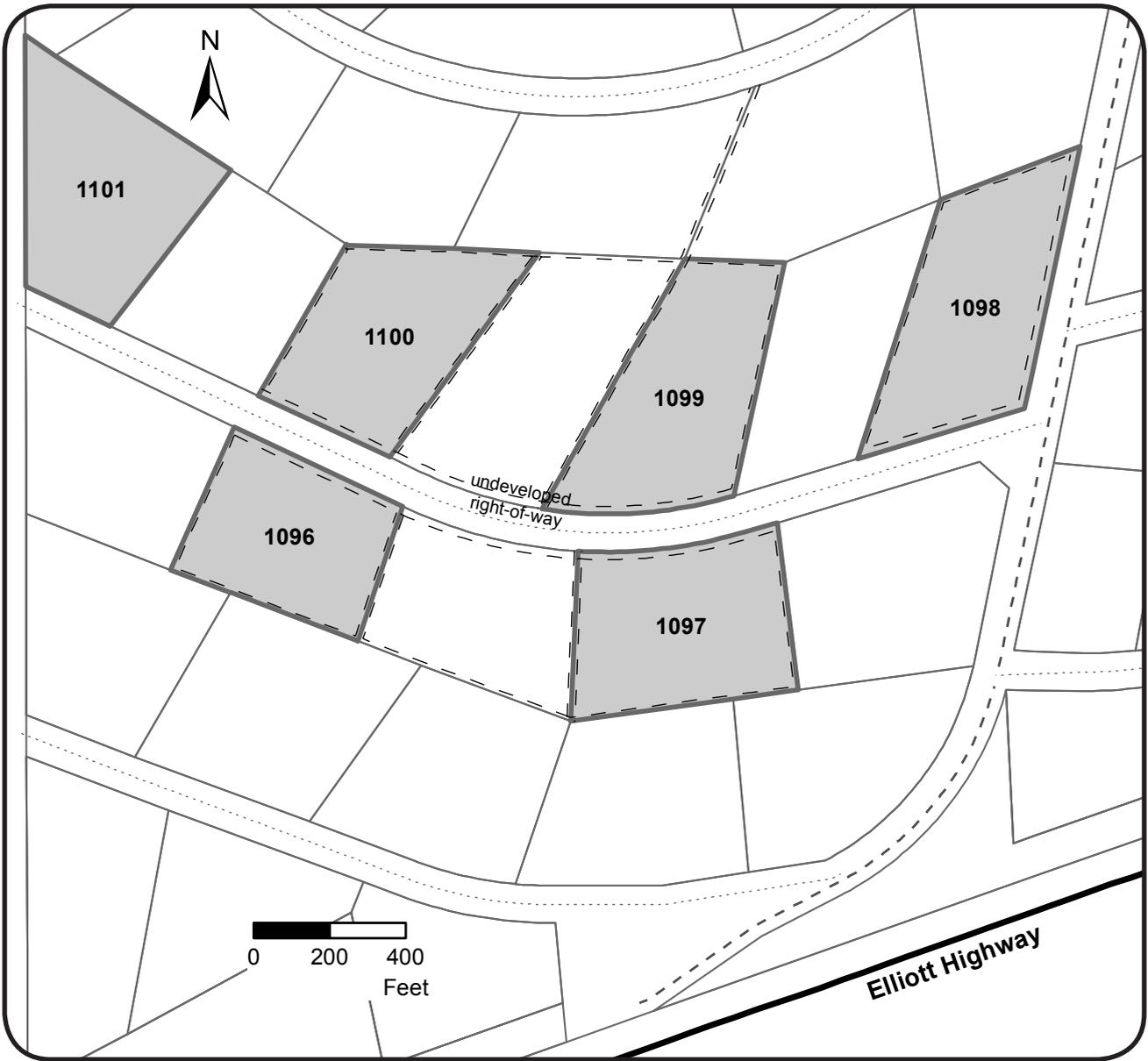
LOCATION
Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between miles 77 and 82 of the Elliott Highway.
ACCESS
Access is from the Elliott Highway via platted rights-of-way. No lots have direct access to the Elliott Highway. Driveways must open onto the dedicated rights-of-way.
RIGHT-OF-WAY STATUS
Rights-of-way within the western half of the subdivision are established ATV trails. Others are undeveloped.
SURVEY & MTRS
Cascaden is survey ASLS 86-98, located in F007N006W09,10. The survey has been filed as plat 87-20 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and pedestrian access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Plat notes grant utility easements as determined necessary by the utility companies. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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# Cascaden



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1096	419812	4.56	2	2	\$10,500
1097	419814	5.539	4	2	\$12,700
1098	419816	5.761	7	3	\$13,300
1099	419818	5.747	9	3	\$13,200
1100	419820	5.265	11	3	\$12,100
1101	419822	5.579	13	3	\$12,800

- Southwest AK
- Interior Remote
- General Information
- Fairbanks, Elliott Hwy.
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kodiak
- Mat-Su Road
- Southeast AK



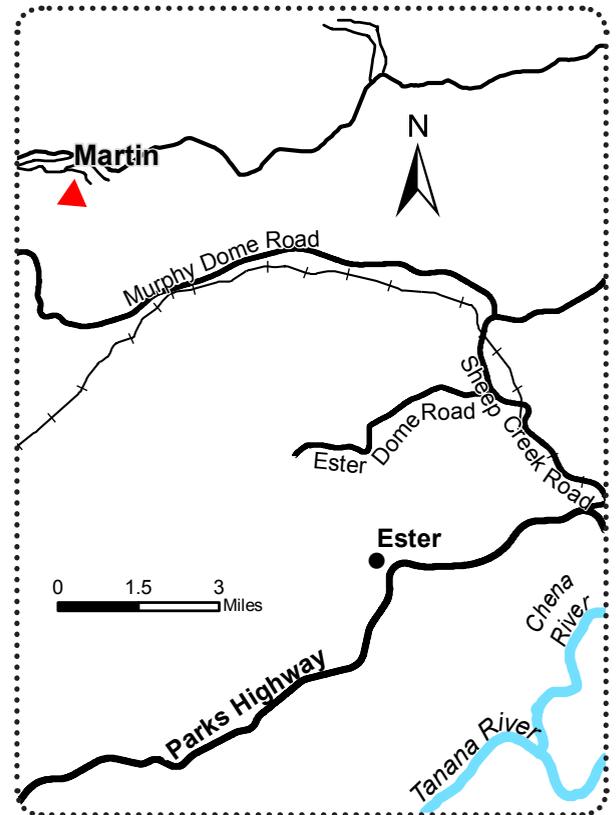
# Martin



Martin parcels are along the left side of this photo

Fairbanks,  
Elliott Hwy.

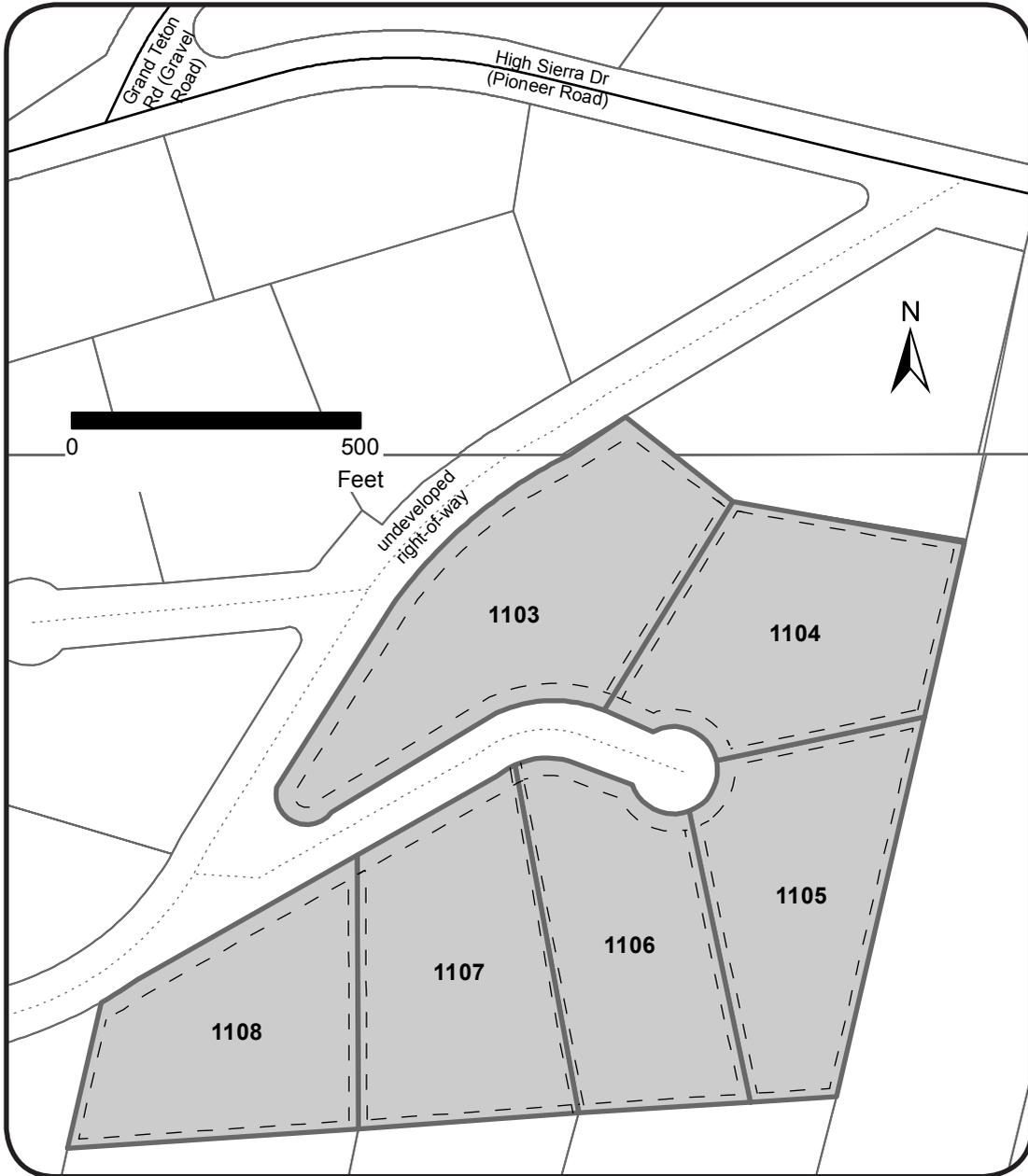
<b>WHY BUY?</b>
Martin subdivision parcels are south facing parcels offering an out of town feel combined with easy access to Fairbanks.
<b>LOCATION</b>
Martin subdivision is located on the south side of Old Murphy Dome Rd., approximately 20 miles from Fairbanks.
<b>ACCESS</b>
Access to these parcels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



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# Martin



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1103	419089	5.36	2	7	\$15,900
1104	419090	4.24	3	7	\$12,600
1105	419091	4.002	4	7	\$11,600
1106	419092	3.94	5	7	\$11,600
1107	419093	4.052	6	7	\$11,800
1108	419094	3.908	7	7	\$11,600

Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

**Fairbanks,  
Elliott Hwy.**

N. Parks  
Highway

Steese  
Highway

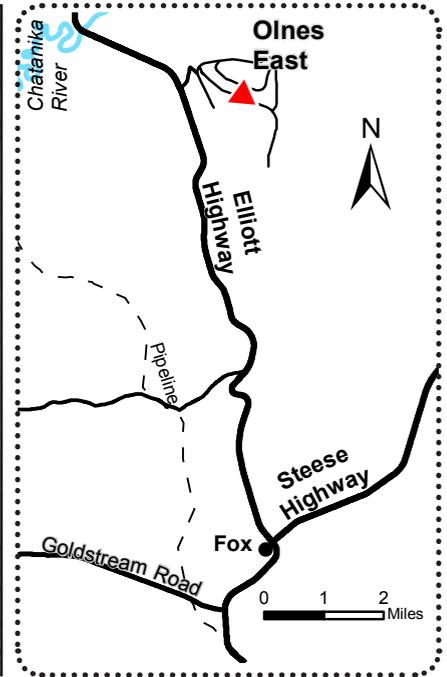
Richardson,  
AK Highways

Interior  
Remote

General  
Information



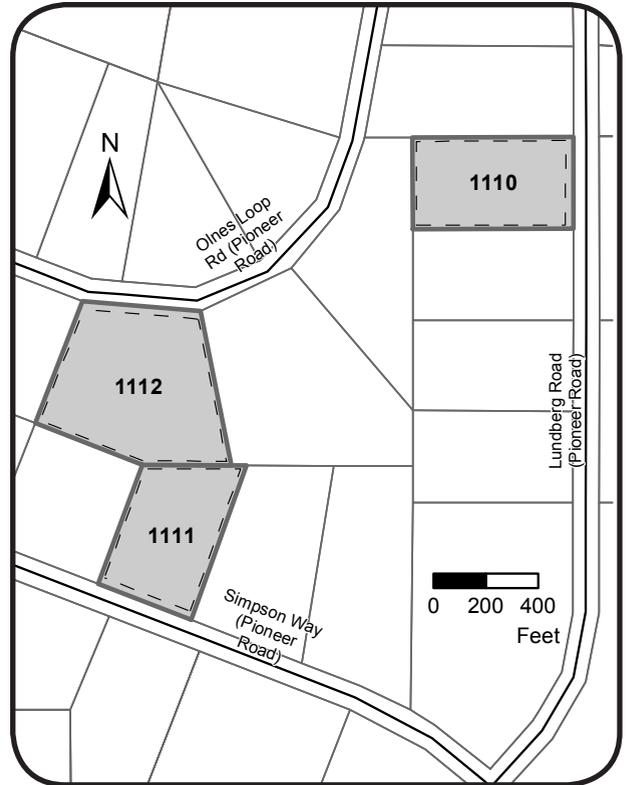
# Olnes East



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1110	407231	4.982	4	3	\$14,900
1111	407238	5.000	11	3	\$15,000
1112	407254	7.816	35	3	\$20,200

Fairbanks, Elliott Hwy.

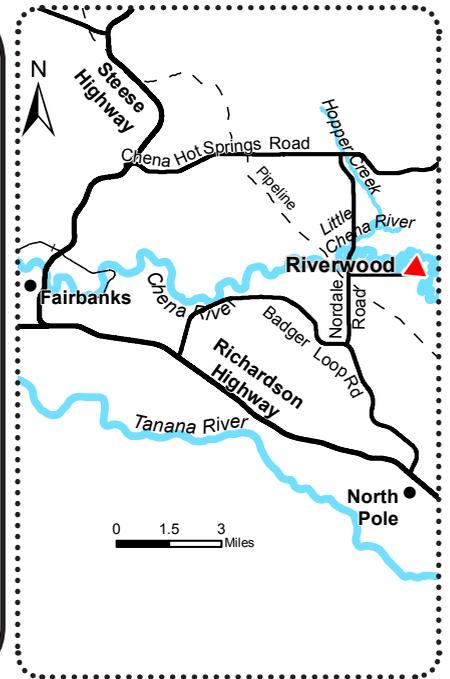
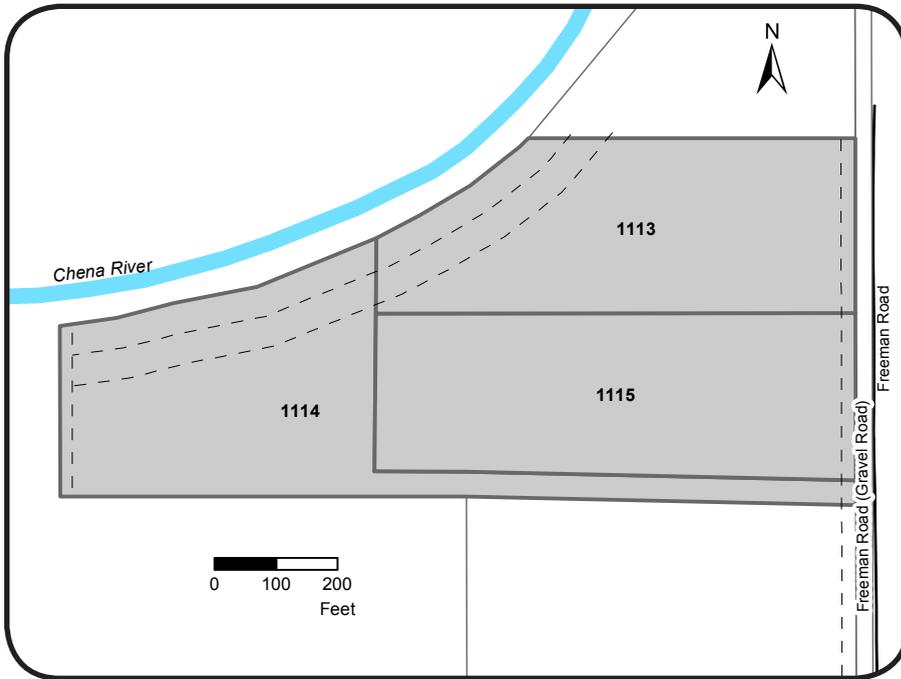
LOCATION
Olnes East is located 18 miles north of Fairbanks.
ACCESS
Access is from the Elliot Highway near milepost 9 via At Your Own Risk Rd and gravel roads and trails within the subdivision. Olnes Loop Road is not developed all the way to Parcel 1112 (ADL 407254).
RIGHT-OF-WAY STATUS
At Your Own Risk Rd is a gravel road. Other ROWs are trails or pioneer roads.
SURVEY & MTRS
Olnes East is survey ASLS 80-178, located in F003N001E19. The survey has been filed as plat 81-143 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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# Riverwood



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1113	420585	4.638	2	\$62,600
1114	420586	4.609	3	\$62,200
1115	420587	4.763	4	\$28,600

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



Chena River along parcel 1114 (ADL 420586) in Riverwood.

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Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
**Fairbanks, Elliott Hwy.**  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



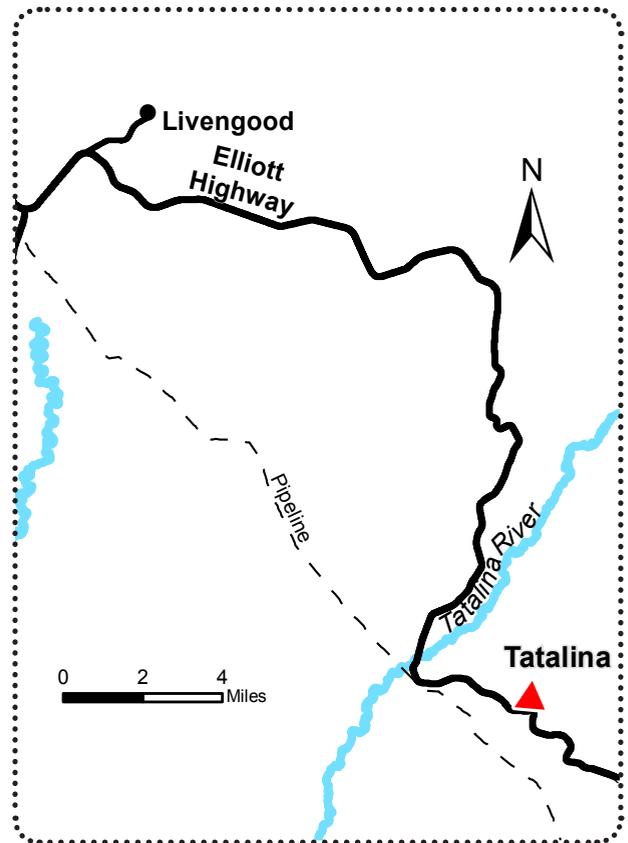
# Tatalina



Leopold Loop through Tatalina subdivision

Fairbanks,  
Elliott Hwy.

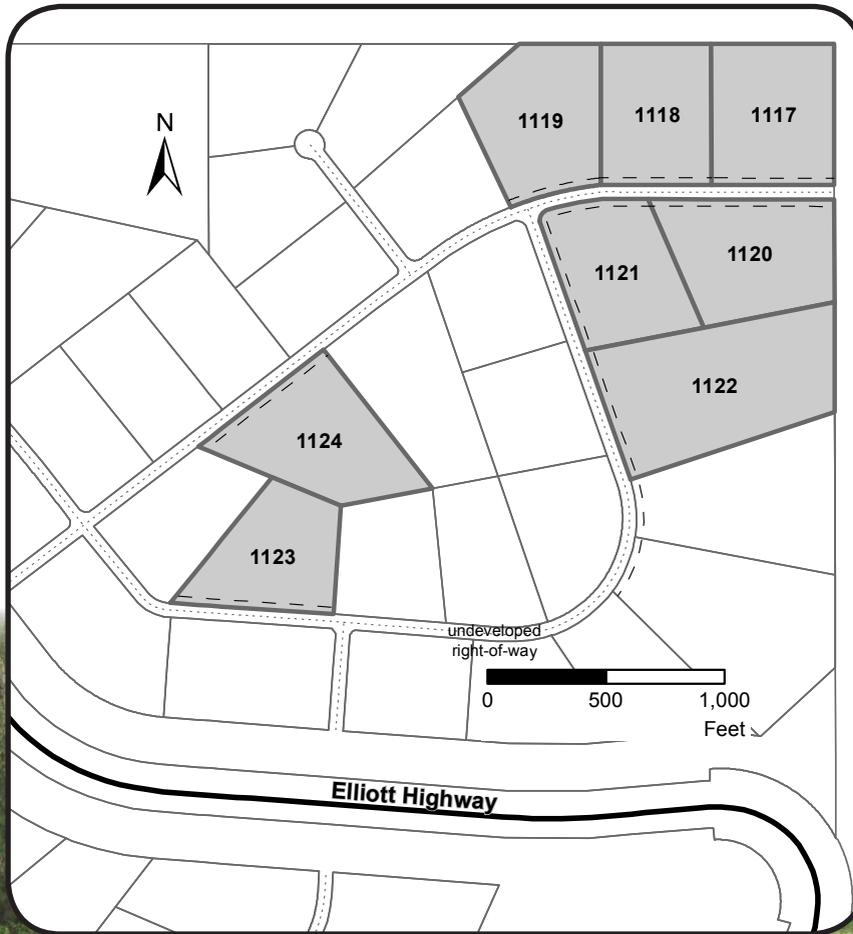
LOCATION
Tatalina Subdivision is located approximately 50 miles northeast of Fairbanks along the Elliott Hwy.
ACCESS
Access is via platted rights-of-way from mile 43 of the Elliott Hwy. Rights-of-way have been cleared but are unimproved. Direct access from the Elliott Highway to any lot is prohibited.
RIGHT-OF-WAY STATUS
Rights-of-way within the subdivision are ATV trails.
SURVEY & MTRS
Tatalina is survey ASLS 2003-14, located in F006N003W29,32. The survey has been filed as plat 2005-52 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
There are active mining claims in the vicinity of this subdivision. Direct access from any parcel to the Elliott Highway is prohibited. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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# Tatalina



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1117	418302	6.68	1	1	\$16,700
1118	418303	6.19	2	1	\$15,500
1119	418304	7.21	3	1	\$16,900
1120	418320	7.89	1	2	\$17,800
1121	418321	6.87	2	2	\$17,200
1122	418322	11.69	3	2	\$22,200
1123	418333	6.01	6	3	\$15,000
1124	418335	7.43	8	3	\$17,100

Access to Tatalina from the Elliott Highway

Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

**Fairbanks,  
Elliott Hwy.**

N. Parks  
Highway

Steele  
Highway

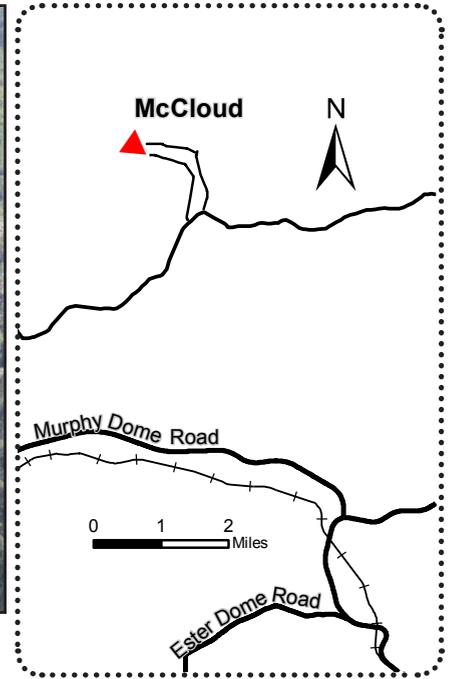
Richardson,  
AK Highways

Interior  
Remote

General  
Information

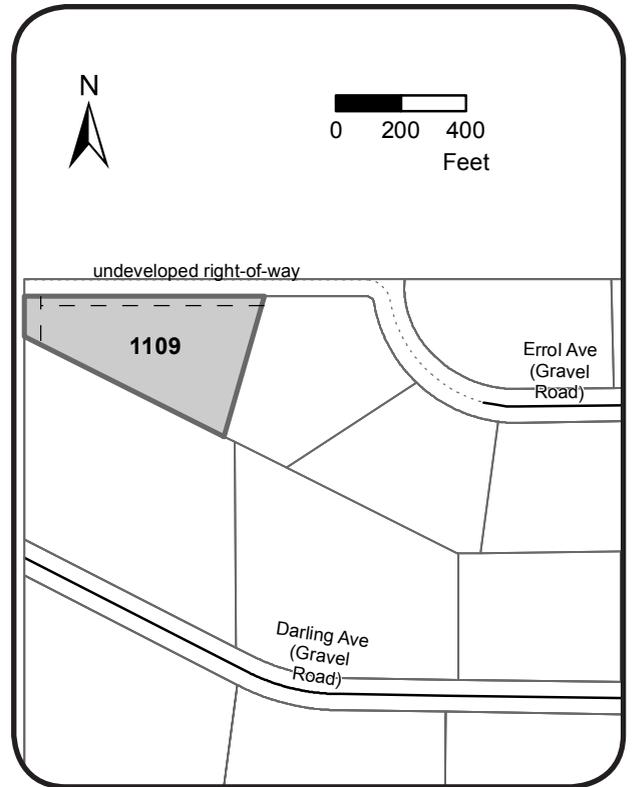


# McCloud



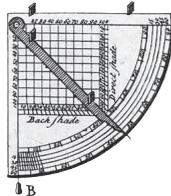
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1109	409917	4,538	1	2	\$13,600

LOCATION
McCloud is located 22 miles northwest of Fairbanks.
ACCESS
Access is from the Old Murphy Dome Road via McCall St and Errol Ave. The last portion of Errol Ave is undeveloped. Access along Old Murphy Dome Rd may require a 4-wheel drive vehicle at certain times of the year.
RIGHT-OF-WAY STATUS
McCall St and the eastern portion of Errol Ave are gravel roads. The western portion of Errol Ave near the parcel is undeveloped.
SURVEY & MTRS
McCloud is survey ASLS 82-157, located in F002N002W19. The survey has been filed as plat 83-35 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility easements, information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



Fairbanks, Elliott Hwy.

Fig. 30 Quadrant

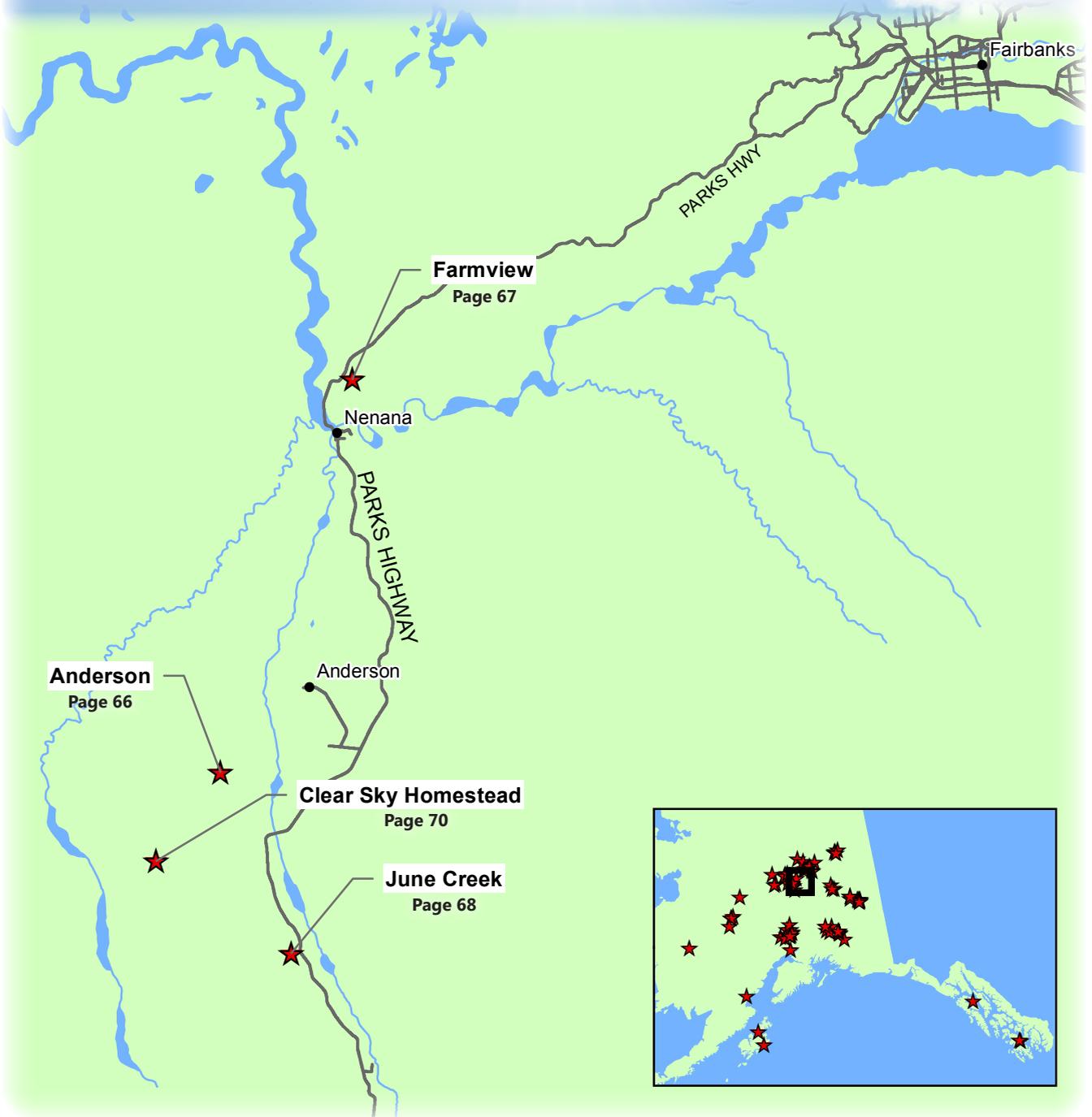


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# Northern Parks Highway - Road Access & Remote

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



Southeast AK

Mat-Su Road

Kodiak

Copper River Valley

Susitna Valley Remote

Southwest AK

Fairbanks, Elliott Hwy.

**N. Parks Highway**

Steese Highway

Richardson, AK Highways

Interior Remote

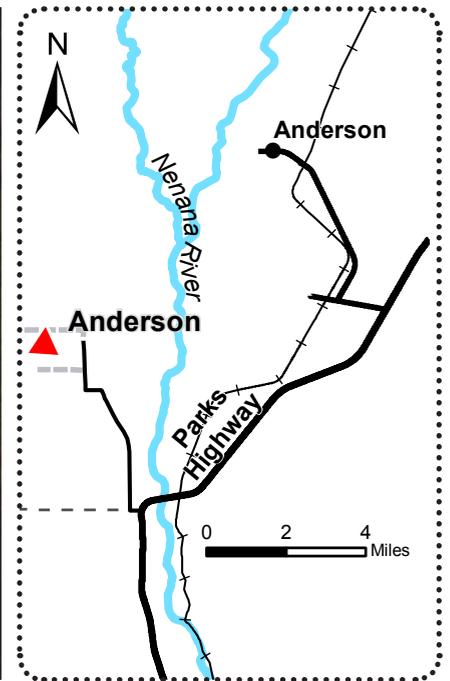
General Information



# Anderson



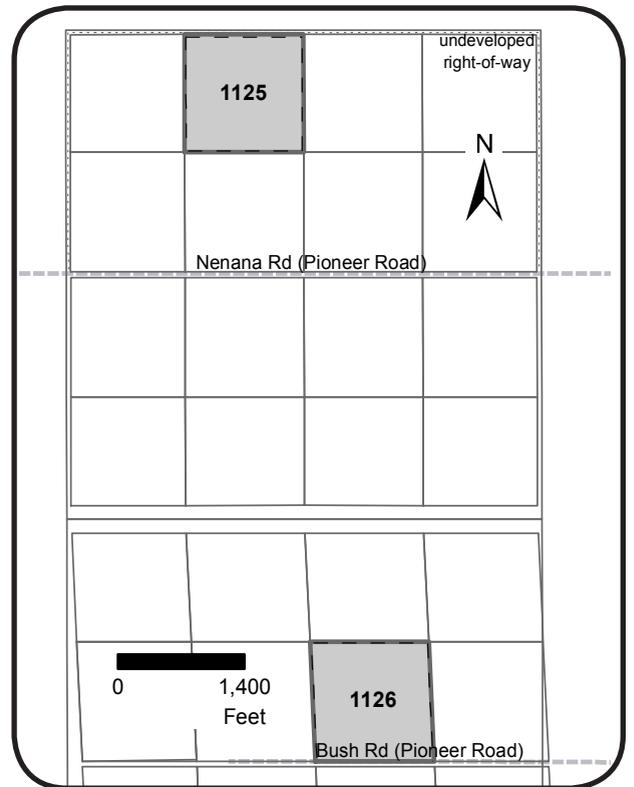
Anderson parcel 1126 (ADL 401998) showing area that burned in 2015



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	SURVEY	MINIMUM BID
1125	401982	38.48	3	ASLS 79-28	\$21,200
1126	401998	39.14	7	ASLS 79-31	\$21,500

LOCATION
These Anderson parcels are located west of the Nenana River, approximately 5 miles from the Parks Highway Bridge. They are across the river from the community of Anderson.
ACCESS
Access is by gravel roads from the Parks Highway. Parcel 1126 (ADL 401998) is on a gravel road. Parcel 1125 (ADL 401982) is accessible via the undeveloped right-of-way along the northern edge of the parcel.
RIGHT-OF-WAY STATUS
Some of the rights-of-way are gravel roads. Others are undeveloped, or minimally developed ATV trails.
SURVEY & MTRS
Anderson is survey ASLS 79-28,79-31, located in F007S009W29,32. The surveys have been filed as plat 79-15 and 79-18 in the Nenana Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Denali Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area burned recently. Field inspection of the current conditions is strongly recommended. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

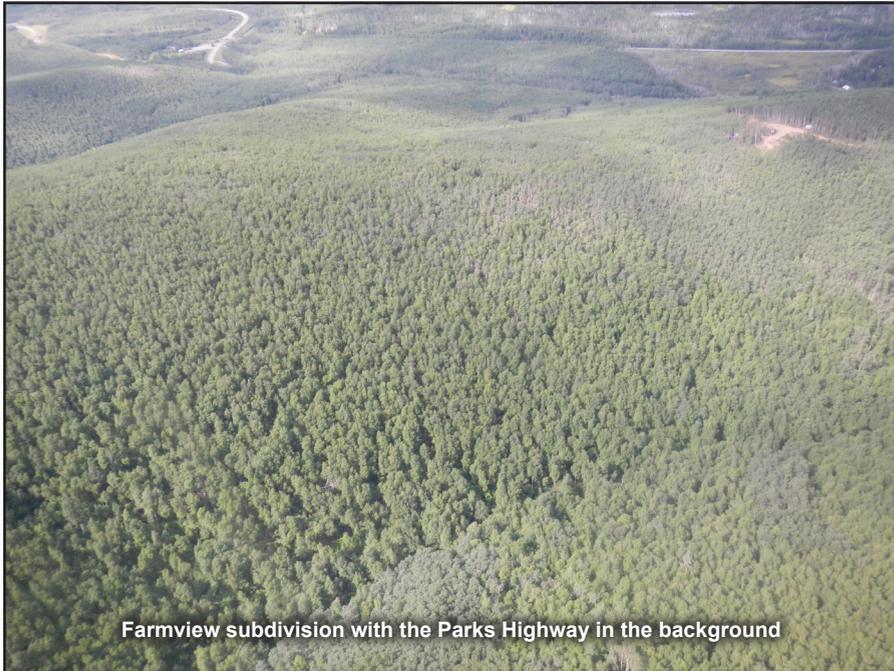
N. Parks Highway



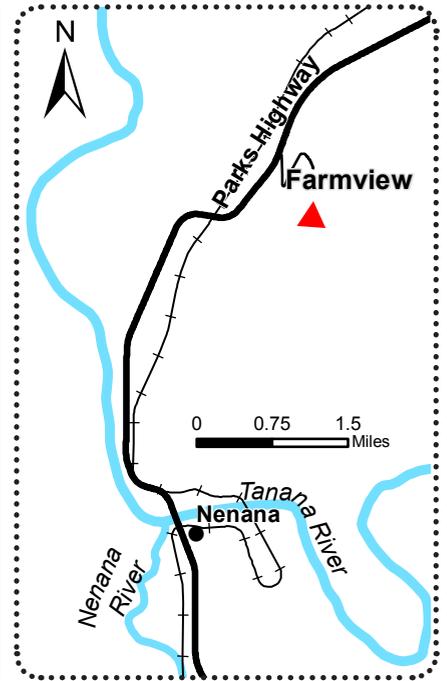
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



# Farmview

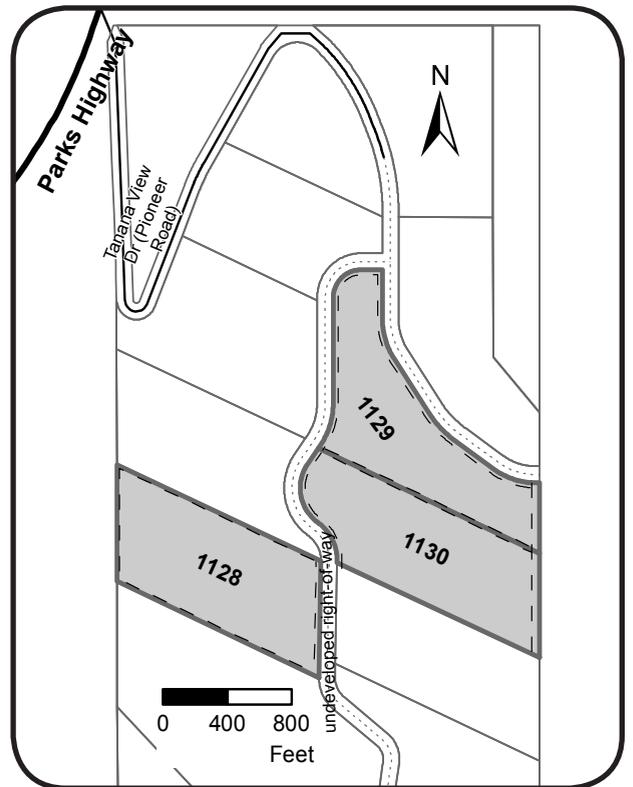


Farmview subdivision with the Parks Highway in the background



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1128	409782	20.41	5	1	\$22,500
1129	409790	19.567	1	3	\$21,900
1130	409791	20.41	2	3	\$22,500

<b>LOCATION</b>
Farmview is located 5 miles north of Nenana, just east of the Parks Highway.
<b>ACCESS</b>
Access is from the Parks Highway via a gravel road at mile 309.6. The road has not been developed all the way to these parcels.
<b>RIGHT-OF-WAY STATUS</b>
The rights-of-way are undeveloped.
<b>SURVEY &amp; MTRS</b>
Farmview is survey ASLS 82-123, located in F003S008W36. The survey has been filed as plat 83-1 in the Nenana Recording District.
<b>RESTRICTIONS</b>
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
<b>LOCAL GOVERNMENT</b>
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
<b>NOTES</b>
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
<b>UTILITIES</b>
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
<b>HOMEOWNER'S ASSOCIATION</b>
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on February 7, 1983 in the Nenana Recording District.



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Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
**N. Parks Highway**  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information



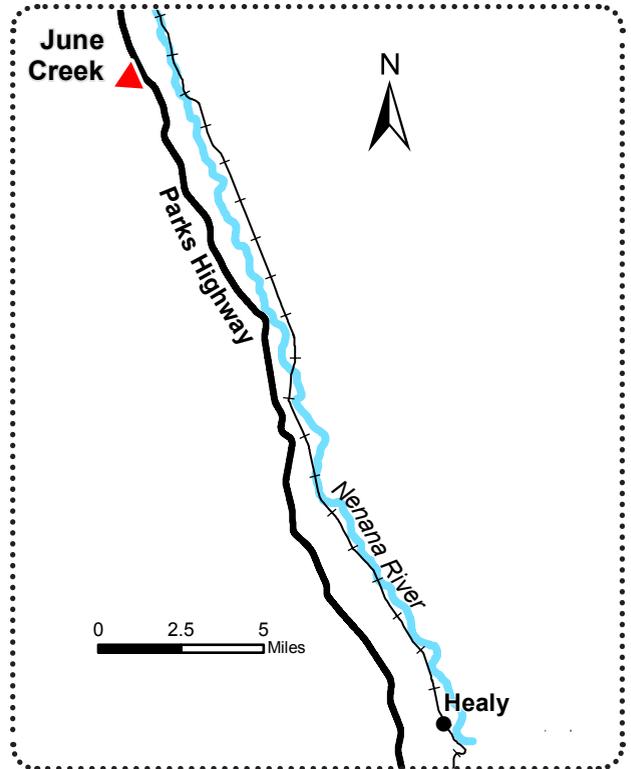
# June Creek



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

N. Parks Highway

LOCATION
June Creek Subdivision is located approximately 26 miles north of Healy on the west side of the Parks Highway.
ACCESS
Access is via the Parks Highway, from mile 266 to 269, to platted rights-of-way within the subdivision.
RIGHT-OF-WAY STATUS
Many of the rights-of-way in the subdivision have been brushed, but not constructed.
SURVEY & MTRS
June Creek is survey ASLS 79-166, located in F009S009W10,14,15. The survey has been filed as plat 80-9 in the Nenana Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Denali Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines at their own expense.
MINERAL ESTATE
These parcels are subject to oil and gas exploration license ADL 390606. For more information, please refer to the Mineral Estate section of this brochure or contact the DNR Division of Oil and Gas.

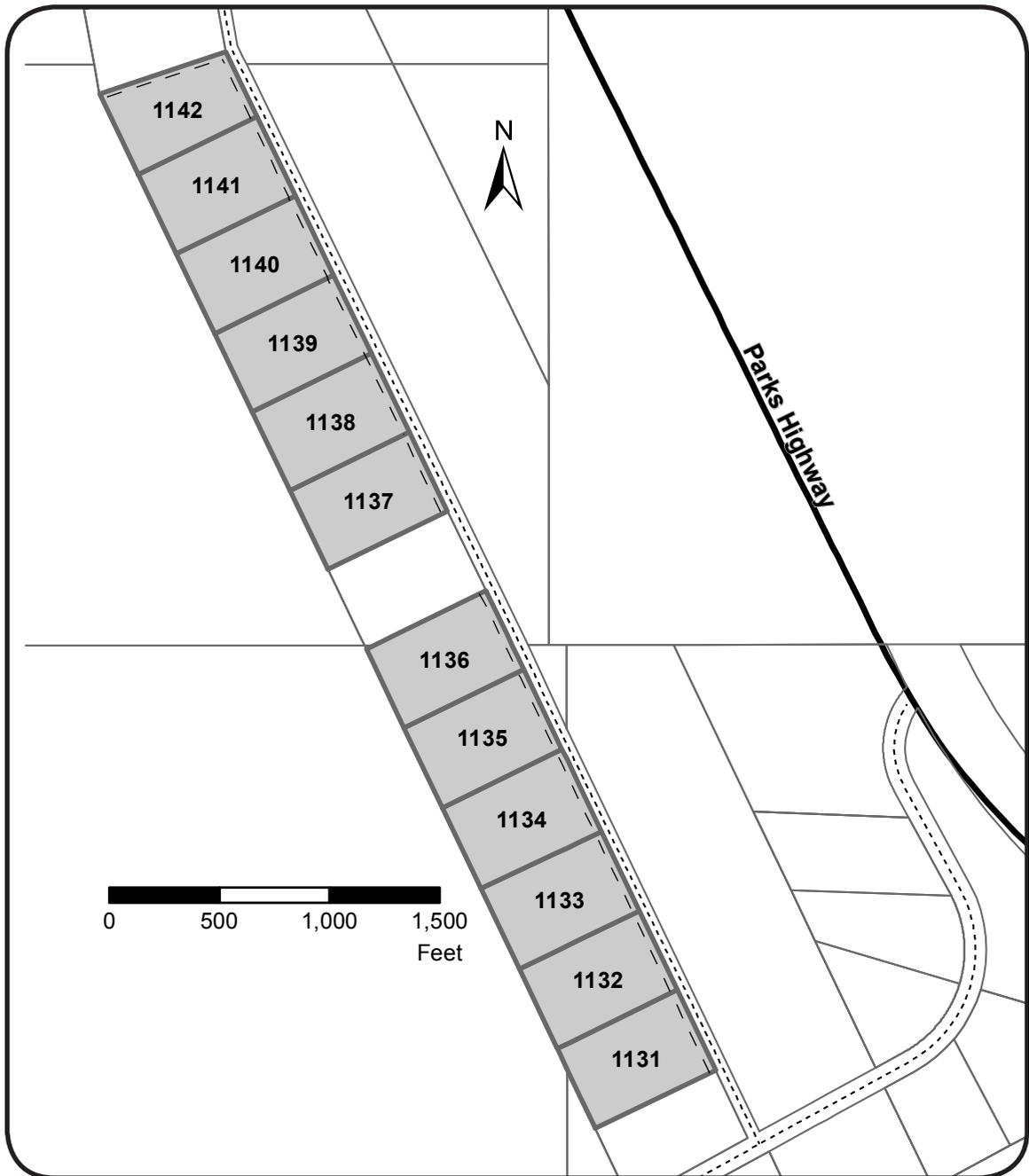


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# June Creek

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID	PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1131	405139	5.51	2	1	\$11,000	1138	405147	5.51	10	1	\$11,000
1132	405140	5.51	3	1	\$11,000	1139	405148	5.51	11	1	\$11,000
1133	405141	5.51	4	1	\$11,000	1140	405149	5.51	12	1	\$11,000
1134	405142	5.51	5	1	\$11,000	1141	405150	5.51	13	1	\$11,000
1135	405143	5.51	6	1	\$11,000	1142	405151	4.955	14	1	\$9,900
1136	405144	5.51	7	1	\$11,000						
1137	405146	5.51	9	1	\$11,000						



Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

**N. Parks  
Highway**

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

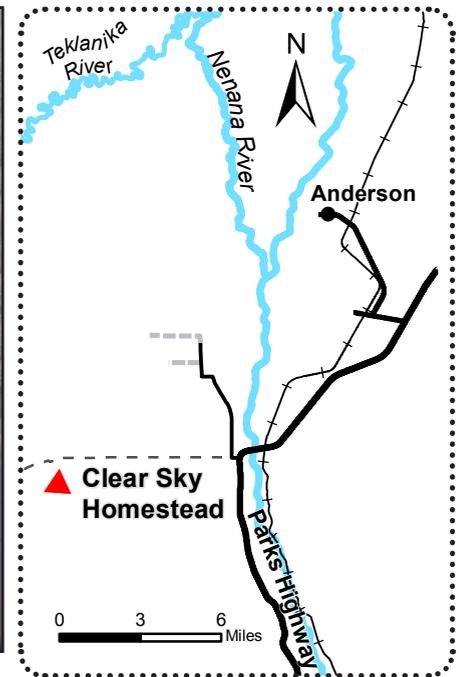
General  
Information



# Clear Sky Homestead

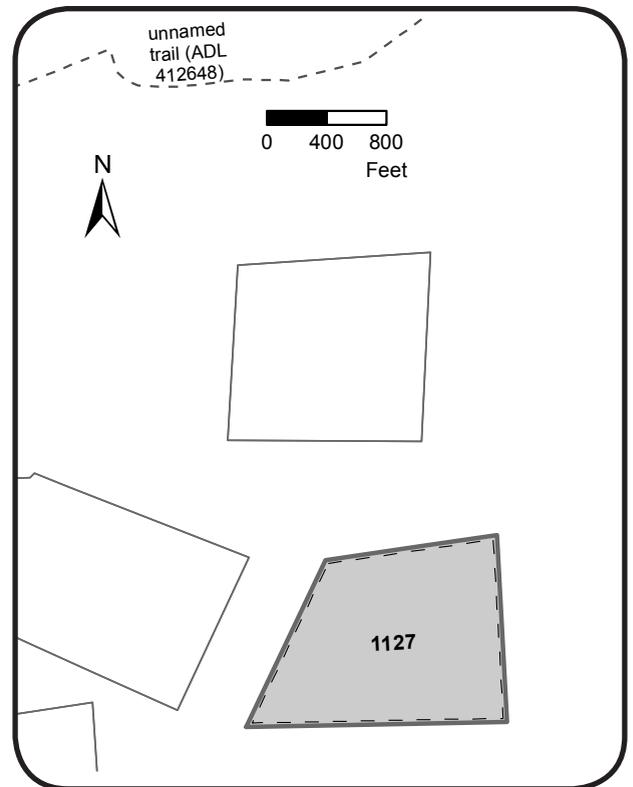


Aerial view of parcel 1127 (ADL 414222)



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1127	414222	39.03	D	\$21,300

LOCATION
This Clear Sky Homestead parcel is located six miles west of the Parks Highway.
ACCESS
Access is by snowmachine. An easement (ADL 412648) is brushed to within approximately 1 mile of the parcel. ATV access is possible.
RIGHT-OF-WAY STATUS
Access is via ATV trail.
SURVEY & MTRS
Clear Sky Homestead is survey ASLS 91-63, located in F008S010W22. The survey has been filed as plat 92-39 in the Nenana Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access & utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Denali Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



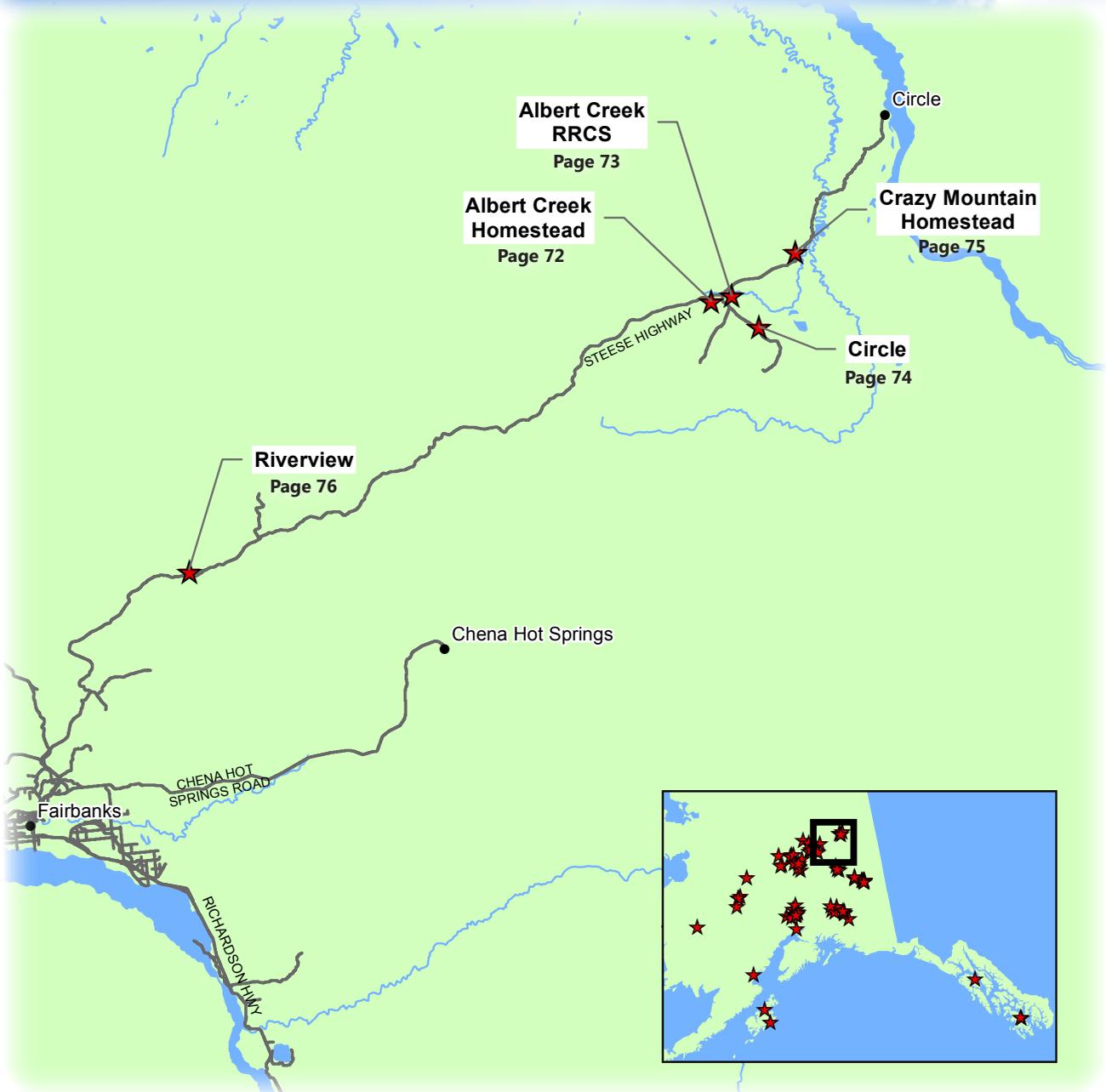
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N. Parks Highway



# Steese Highway - Road Access & Remote

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



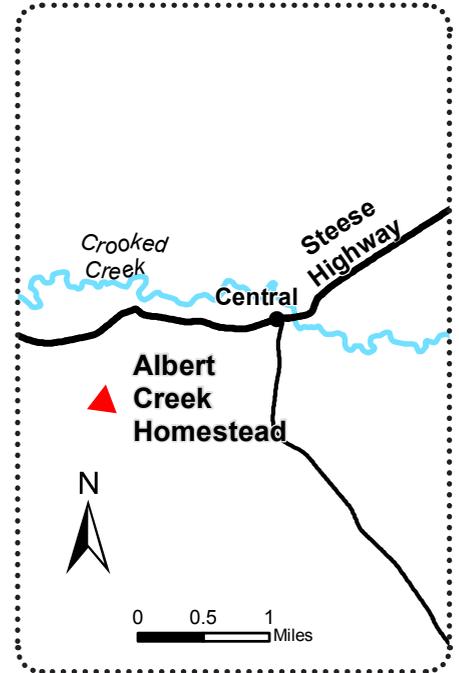
- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kodiak
- Mat-Su Road
- Southeast AK



# Albert Creek Homestead



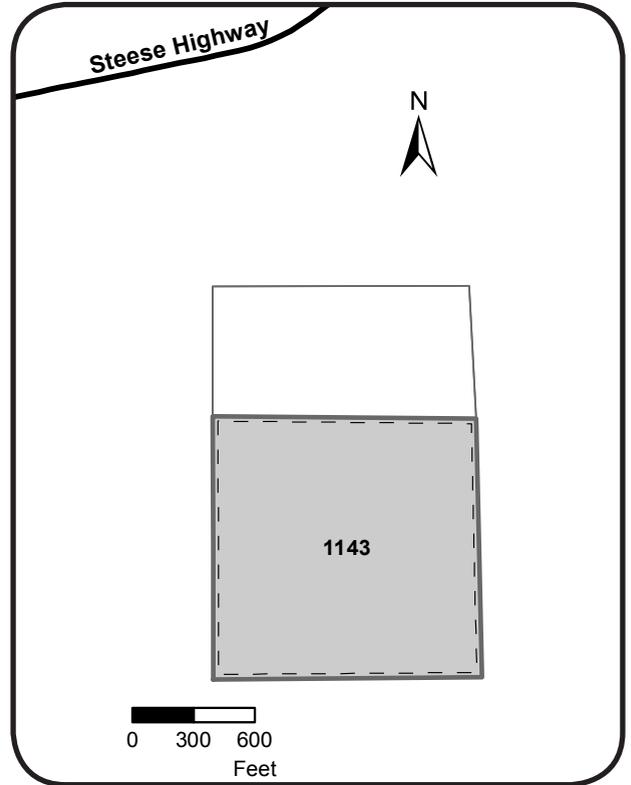
Albert Creek Homestead parcel 1143 (ADL 410740), including the remains of a burned cabin



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	SURVEY	MINIMUM BID
1143	410740	38.954	B	ASLS 85-67	\$37,000

LOCATION
Albert Creek parcels are near Central, south of the Steese Highway.
ACCESS
Access to this parcel is via a section line easement which intersects the Steese Highway near mile 126. The easement is an unimproved trail.
RIGHT-OF-WAY STATUS
The easement to the parcel has been cleared.
SURVEY & MTRS
Albert Creek Homestead is survey ASLS 85-67, located in F009N014E33. The survey has been filed as plat 87-16 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
A cabin which was previously on this parcel burned down leaving behind some debris. Field inspection is strongly recommended prior to purchase. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

Steese Highway



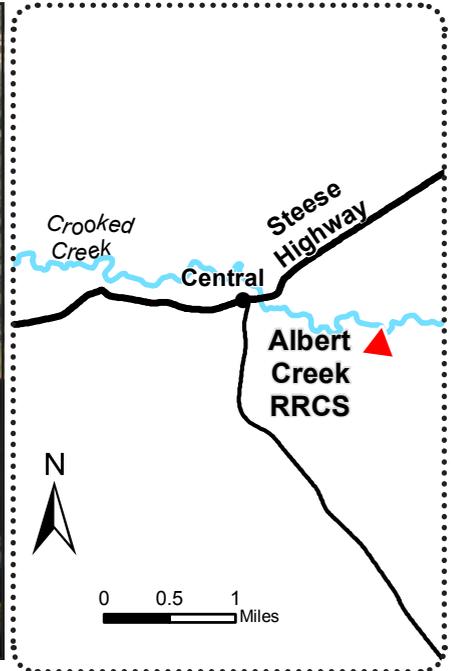
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# Albert Creek RRCS

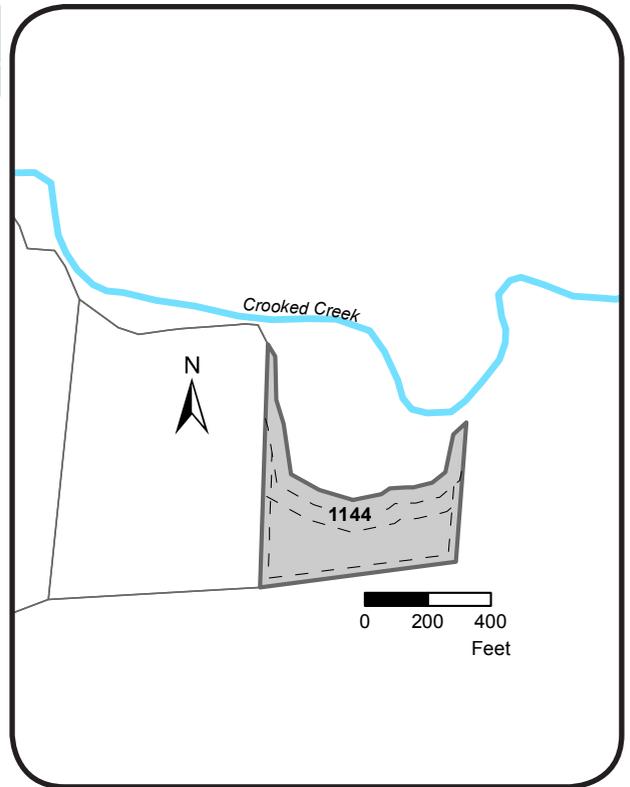


Albert Creek RRCS parcel 1144 (ADL 410834) along Crooked Creek



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	SURVEY	MINIMUM BID
1144	410834	4.67	E	ASLS 2003-15	\$11,700

LOCATION
Albert Creek parcels are near Central, south of the Steese Highway.
ACCESS
This parcel is located on the south bank of Crooked Creek, across from the Central airport. Access is from the Circle Hot Springs Road, and then via a trail across general state land.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Albert Creek RRCS is survey ASLS 2003-15, located in F009N014E35. The survey has been filed as plat 2005-82 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access & utility easements. There is a 100 foot building setback from Crooked Creek. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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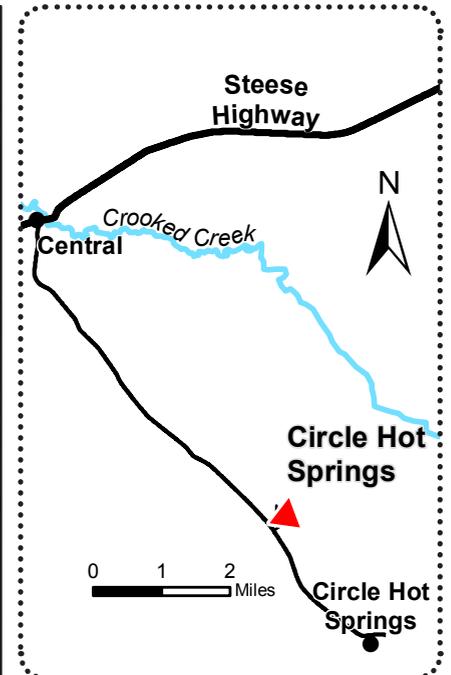
Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
**Steese Highway**  
 Richardson, AK Highways  
 Interior Remote  
 General Information



# Circle Hot Springs

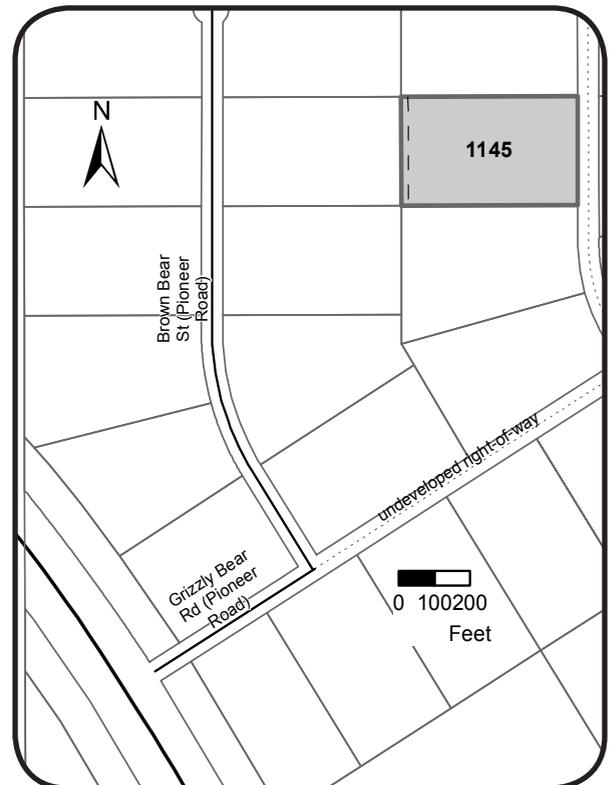


Collapsing structure on parcel 1145 (ADL 406271).



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1145	406271	3,444	199	\$6,800

LOCATION
Circle subdivision is located in the community of Circle Hot Springs, northeast of Fairbanks. Note that the community of Circle is about 40 miles away, the community of Central is about 6 miles north.
ACCESS
Access is via the Circle Hot Springs Road approximately 6 miles from the Steese Highway. From Circle Hot Springs Road, go east on Grizzly Bear Road, then north on Polar Bear Way.
RIGHT-OF-WAY STATUS
Rights-of-way within the subdivision are rough pioneer roads; a four wheel drive, high clearance vehicle or ATV is recommended.
SURVEY & MTRS
Circle Hot Springs is survey ASLS 78-163, located in F008N015E21. The survey has been filed as plat 97-83 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
The parcel has the remains of an unusable cabin (see photo). Purchasers will be responsible for removing this structure at their own expense. In person inspection of this cabin before submitting an auction bid or purchase application is strongly recommended. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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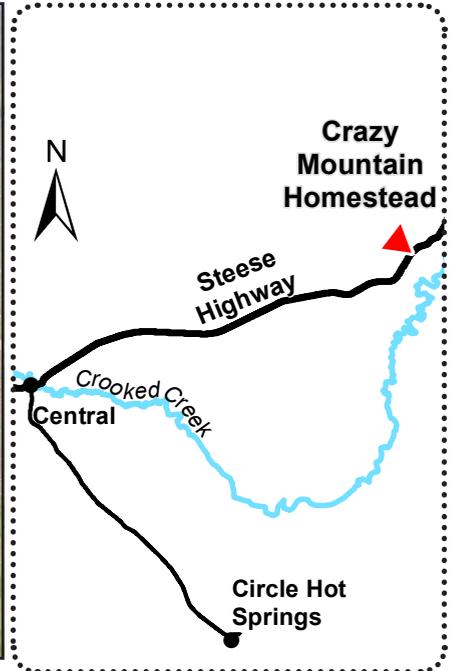
Steese Highway



# Crazy Mountain Homestead

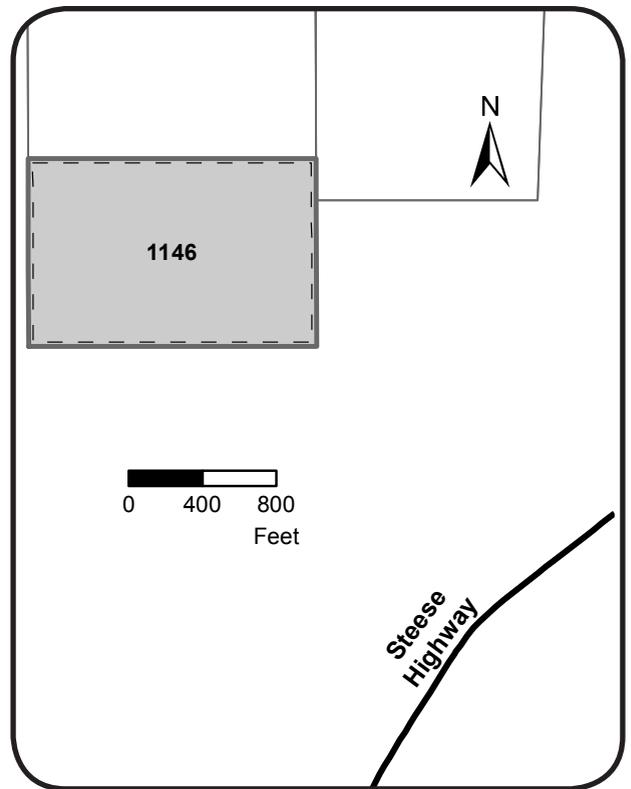


Aerial view of Crazy Mountain parcel 1146 (ADL 413908)



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1146	413908	35.94	C	\$36,000

LOCATION
Crazy Mountain is located northeast of the Steese Highway, approximately 10 miles northwest of Central.
ACCESS
Access is across state land from the Steese Highway north of Quartz Creek, near milepost 138.
RIGHT-OF-WAY STATUS
Access is via dirt road and ATV trail, to the parcel.
SURVEY & MTRS
Crazy Mountain Homestead is survey ASLS 89-114, located in F009N016E07. The survey has been filed as plat 91-106 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
**Steese Highway**  
 Richardson, AK Highways  
 Interior Remote  
 General Information



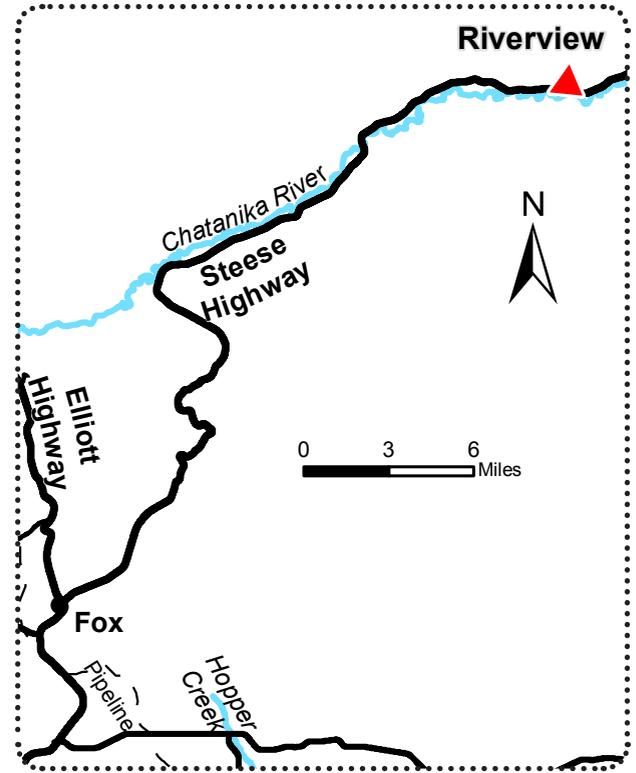
# Riverview



Steese Highway and Riverview Subdivision

LOCATION
The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks off the Steese Hwy.
ACCESS
Access is from miles 43-48 of the Steese Hwy, then north on to platted rights-of-way. Access to Riverview Subdivision requires crossing the historic Davidson Ditch. Please contact DNR's Public Information Center in Fairbanks at 907-451-2705 for details.
RIGHT-OF-WAY STATUS
The rights-of-way have been cleared but are unimproved.
SURVEY & MTRS
Riverview is survey ASLS 83-128, located in F005N003E25,F005N004E30. The survey has been filed as plat 84-93 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility, public walkway easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
Direct access to the Steese Hwy. from any lot is prohibited. Parcels may have burned during the 2004 fire season. Active mining claims in the vicinity. Tentatively Approved land, see page 115 of this brochure for more information. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

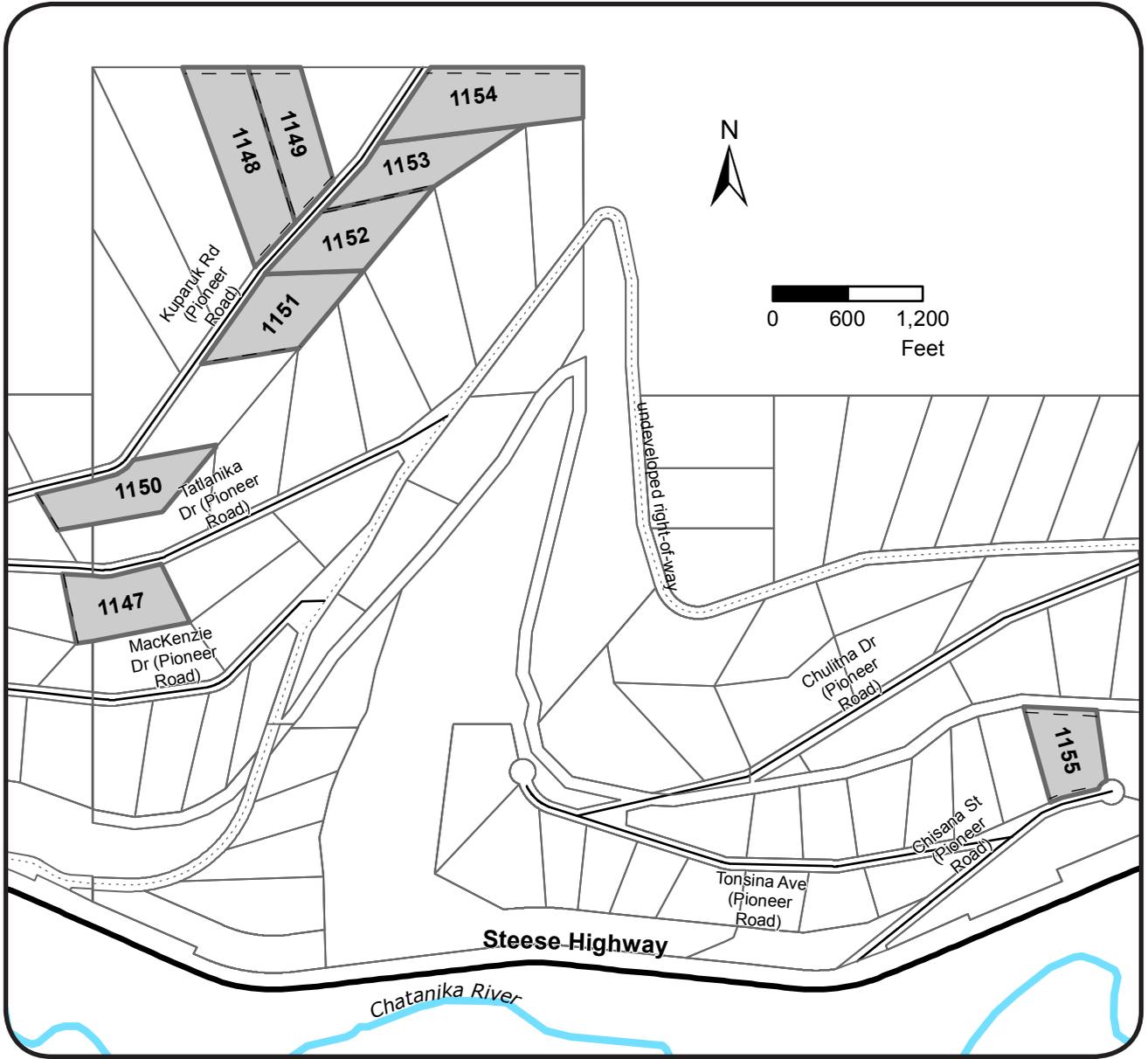
Steese Highway



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# Riverview



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1147	411132	10.035	7	2	\$12,000
1148	411155	15.734	12	3	\$16,000
1149	411156	10.183	13	3	\$12,200
1150	411159	10.034	2	4	\$12,000
1151	411161	11.198	4	4	\$13,000
1152	411162	10.068	5	4	\$12,100
1153	411163	10.139	6	4	\$12,200
1154	411164	16.008	7	4	\$16,300
1155	411215	8.391	8	10	\$9,100

- Southwest AK
- Interior Remote
- General Information
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Steese Highway
- Richardson, AK Highways
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kodiak
- Mat-Su Road
- Southeast AK



# Richardson & Alaska Highways - Road Access & Remote

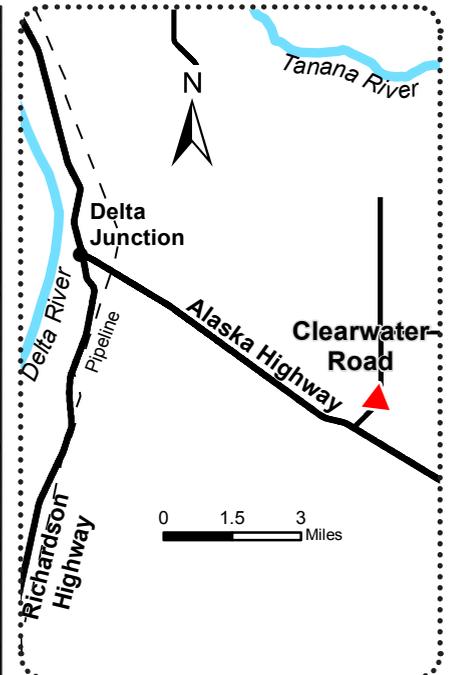
These parcels are located near the Richardson or Alaska Highways, offering recreational and residential opportunities between Fairbanks and Tok. Access to many of the subdivisions is via gravel roads. Other parcels are accessed by established trails or un-built rights-of-way using an all-terrain vehicle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



Richardson,  
AK Highways

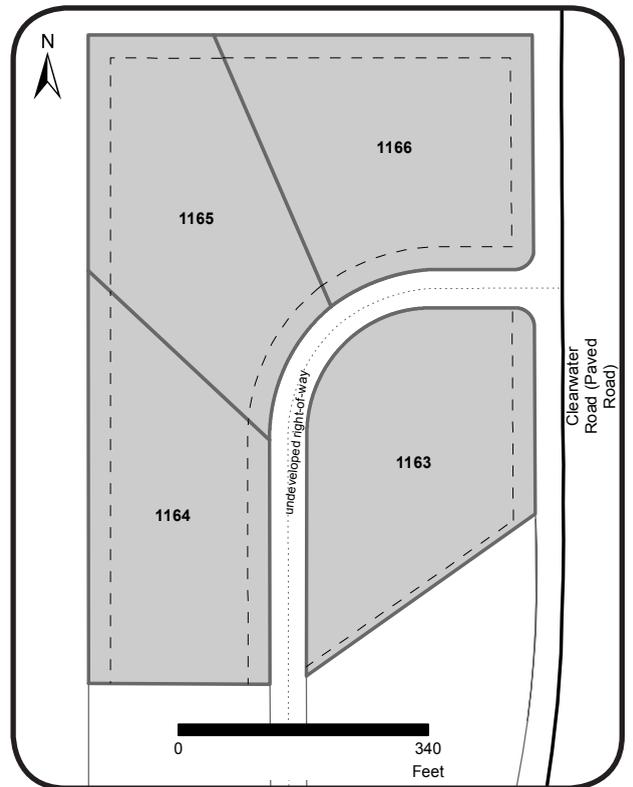


# Clearwater Road



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1163	420233	2.57	C1	\$7,100
1164	420237	2.52	C5	\$6,000
1165	420238	2.58	C6	\$4,600
1166	420239	2.7	C7	\$5,600

LOCATION
Clearwater Road Subdivision is located 8 miles southeast of Delta Junction along Clearwater Road.
ACCESS
Clearwater Road is a paved road which intersects the Alaska Highway south of milepost 1415. The parcels are one mile from the highway along Clearwater Road. Access to the parcels is from Allis Chalmers Ct, which has not been developed.
RIGHT-OF-WAY STATUS
The apron for Allis Chalmers Court has been constructed and the centerline has been brushed a few feet wide. Vehicle travel is not practical without further clearing. Access from the parcels directly to Clearwater Road would require permission from DOT&PF.
SURVEY & MTRS
Clearwater Road is survey ASLS 2008-25, located in F011S011E02. The survey has been filed as plat 2010-6 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access & utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details. Lots C6 and C7 contain wetlands. Useable area is 1.69 acres for Lot C6 and 1.81 acres for Lot C7. See plat for additional details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along Clearwater Road.



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Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
**Richardson, AK Highways**  
 Interior Remote  
 General Information

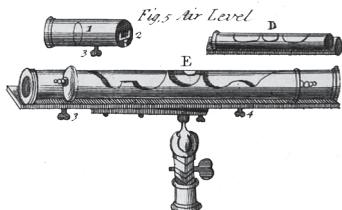
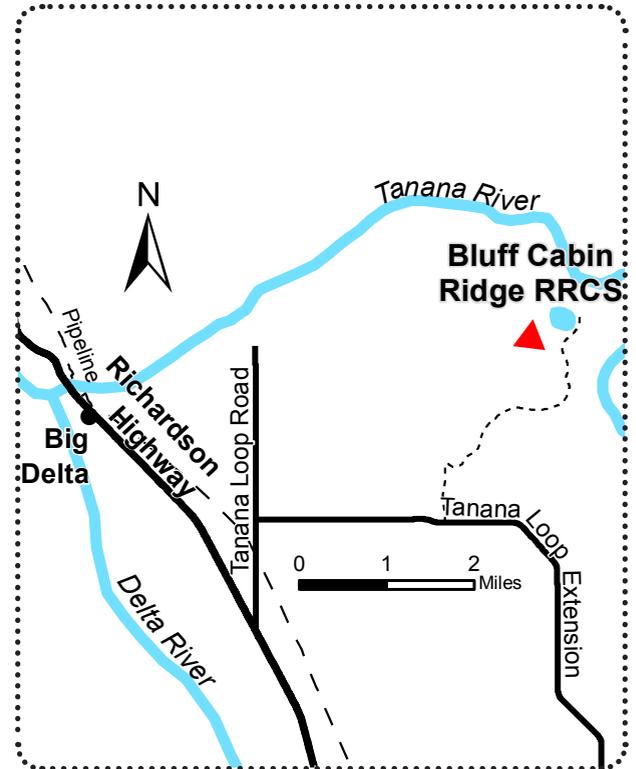


# Bluff Cabin Ridge RRCS



Bluff Cabin Lake and the Tanana River

LOCATION
Bluff Cabin Ridge is located 10 miles northeast of Delta Junction near two small lakes and the Tanana River.
ACCESS
Access to the area is via the Bluff Cabin Lake Trail (ADL 400064) off of Tanana Loop Extension by ATV or snowmachine. The last half-mile to one mile to parcels 1157-1162 (ADLs 417838-417843) is across state land under generally allowed uses or along lot line easements.
RIGHT-OF-WAY STATUS
Bluff Cabin Lake Trail is an established trail.
SURVEY & MTRS
Bluff Cabin Ridge RRCS is survey ASLS 2006-18, located in F009S010E01,F009S011E06. The survey has been filed as plat 2008-70 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access & utility easements. There is a 100 foot building setback from the lake. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

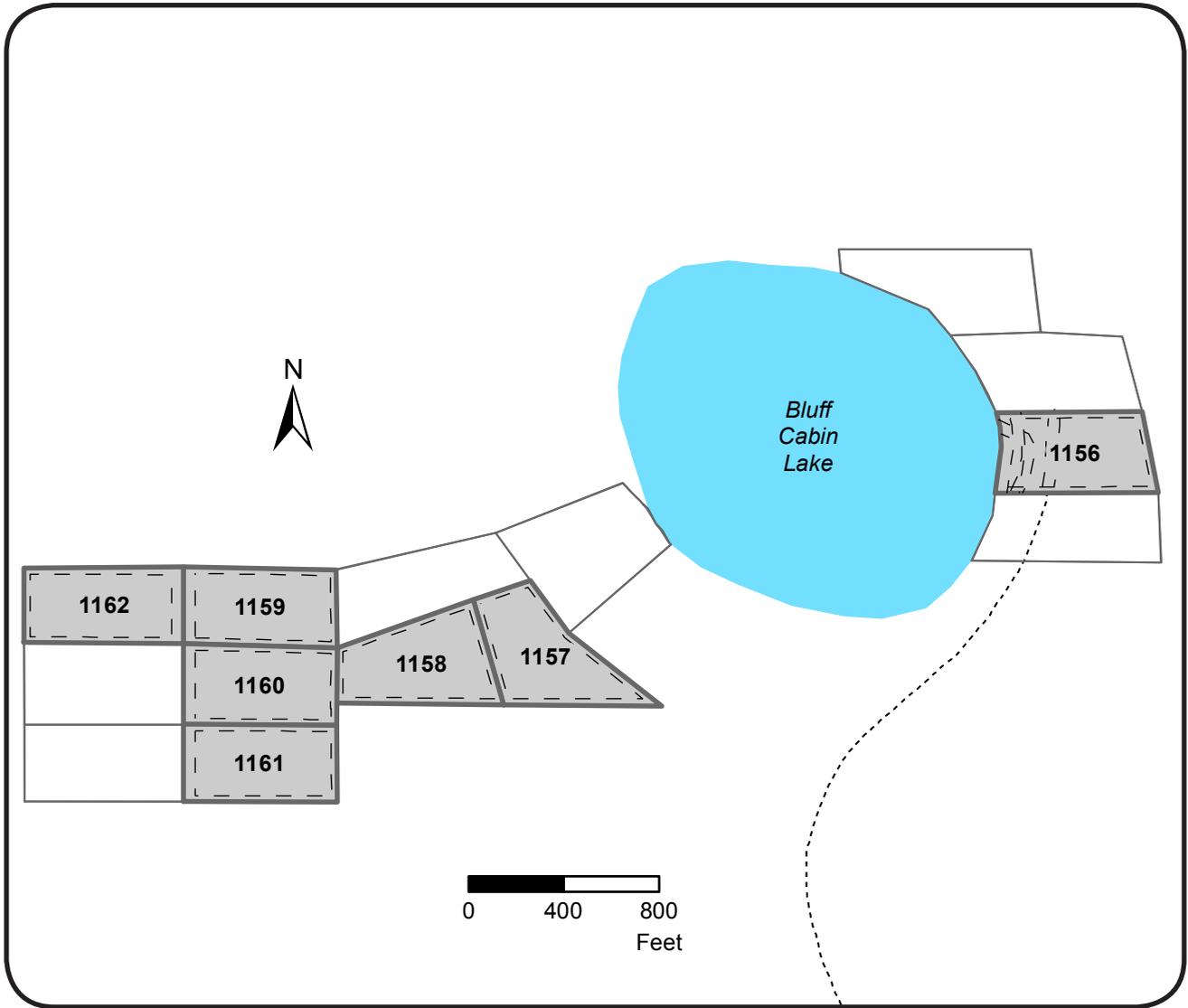


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Richardson, AK Highways



# Bluff Cabin Ridge RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1156	417836	5	C	\$13,100
1157	417838	5	N	\$5,000
1158	417839	5	M	\$5,000
1159	417840	5	H	\$5,000
1160	417841	5	I	\$5,000
1161	417842	5	J	\$5,000
1162	417843	5	E	\$5,000

Southeast AK

Mat-Su Road

Kodiak

Copper River Valley

Susitna Valley Remote

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

Steese Highway

**Richardson, AK Highways**

Interior Remote

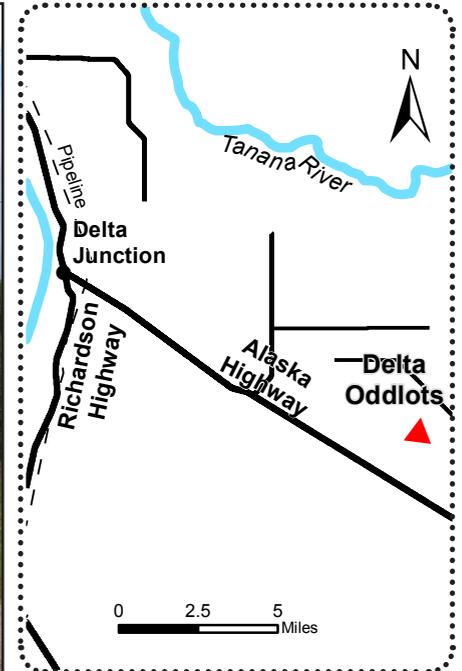
General Information



# Delta Oddlots

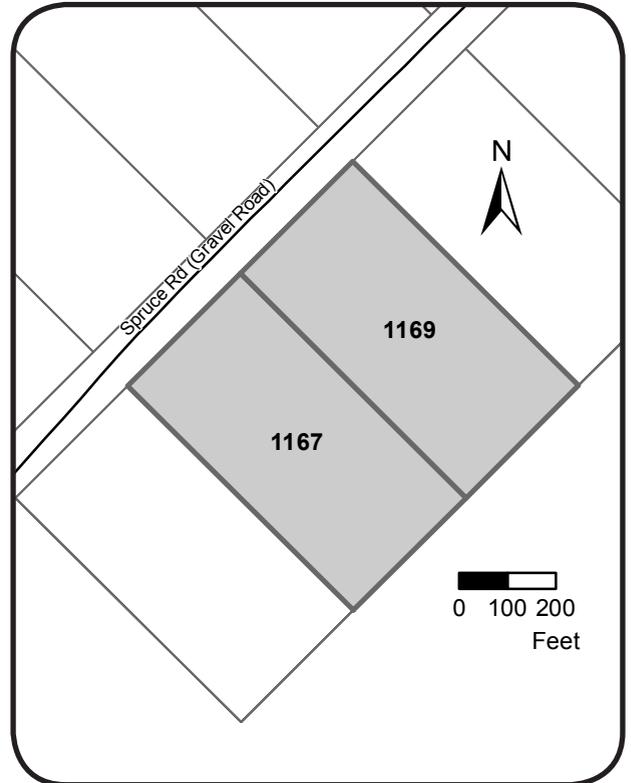


Mountain view on Spruce Rd in Delta Oddlots



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	BLOCK	MINIMUM BID
1167	401188	4.99	43	3	\$13,400
1169	409658	4.99	42	3	\$13,400

LOCATION
Delta Oddlots are located about 13 miles southeast of Delta Junction.
ACCESS
Parcels 1167 and 1169 (ADLs 401188 and 409658) are located a little over 1 mile down Spruce Road, a good gravel road. Spruce Road intersects the Alaska Highway just north of milepost 1410.
RIGHT-OF-WAY STATUS
Spruce road is a good gravel road.
SURVEY & MTRS
Delta Oddlots is survey ASLS 78-93, located in F011S012E08,15. The survey has been filed as plat 79-40 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along Spruce Road and Agricultural Street.

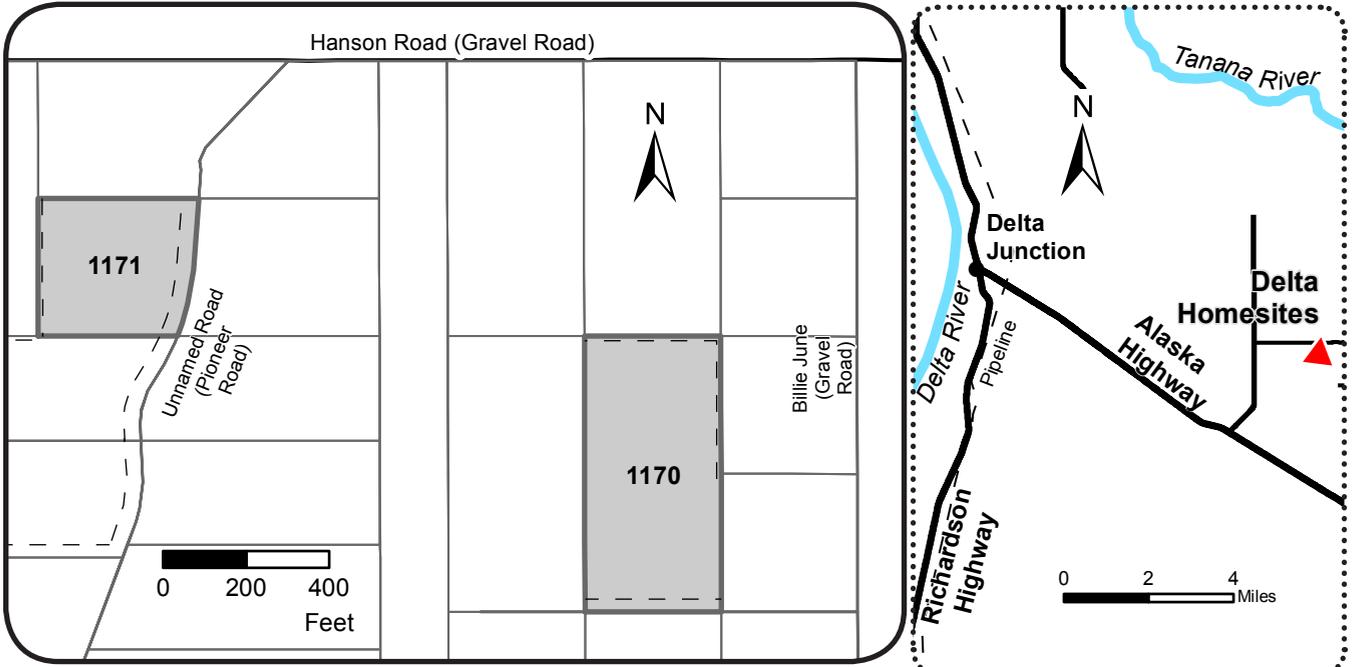


Richardson, AK Highways

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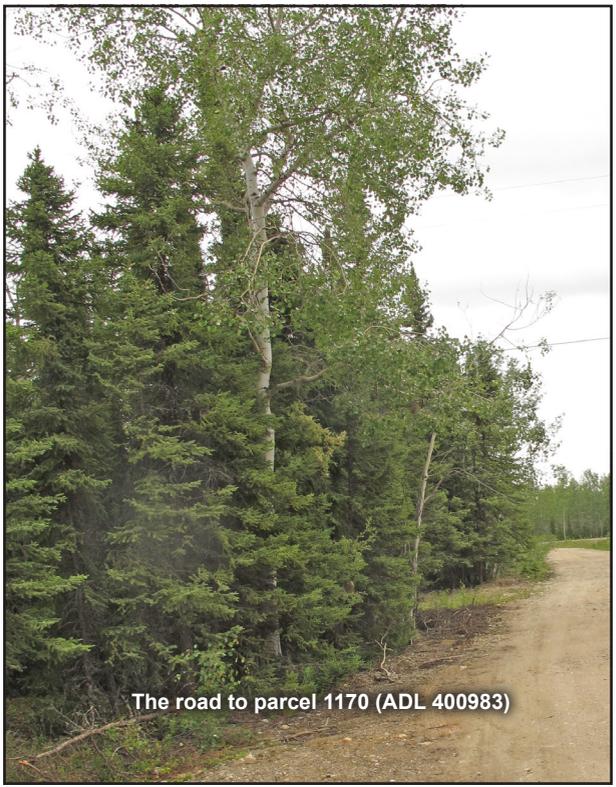


# Delta Homesites



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	BLOCK	MINIMUM BID
1170	400983	5	F	1	\$11,000
1171	400987	2.79	B	3	\$7,600

LOCATION
Delta Homesites is located southeast of Delta Junction near Clearwater Road.
ACCESS
Access to Parcel 1171 (ADL 400987) is by a narrow gravel road from Hanson Road, which connects to Clearwater Road and the Alaska Highway. Access to Parcel 1170 (ADL 400983) is via a developed cul-de-sac from Billie June, off of Hanson Road.
RIGHT-OF-WAY STATUS
The rights-of-way to these parcels are gravel roads.
SURVEY & MTRS
Delta Homesites is survey ASLS 77-162, located in F0105012E31. The survey has been filed as plat 78-27 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, roadway and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
There are a number of cars parked along Billie June Road, the right-of-way leading to parcel 1170 (ADL 400983). The vehicles are not on the parcel and the road is open to traffic. There is a cleared swath near the eastern edge of parcel 1171 (ADL 400987). There is an old collapsing truck bed camper abandoned on this parcel (see photo). Field inspection prior to purchase is strongly recommended. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along the roads. Purchasers may need to extend the lines at their own expense.

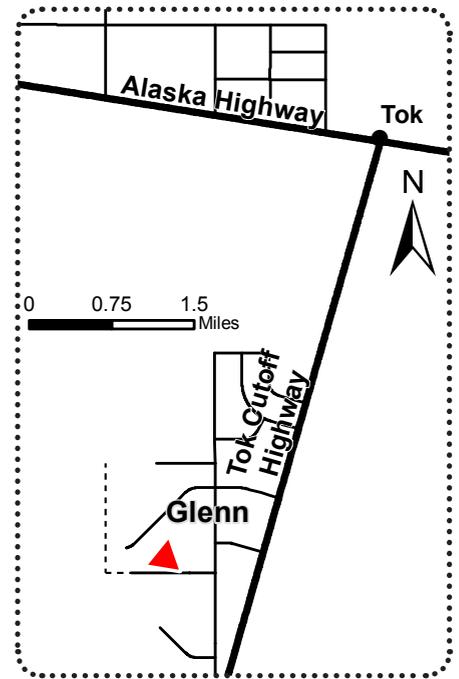
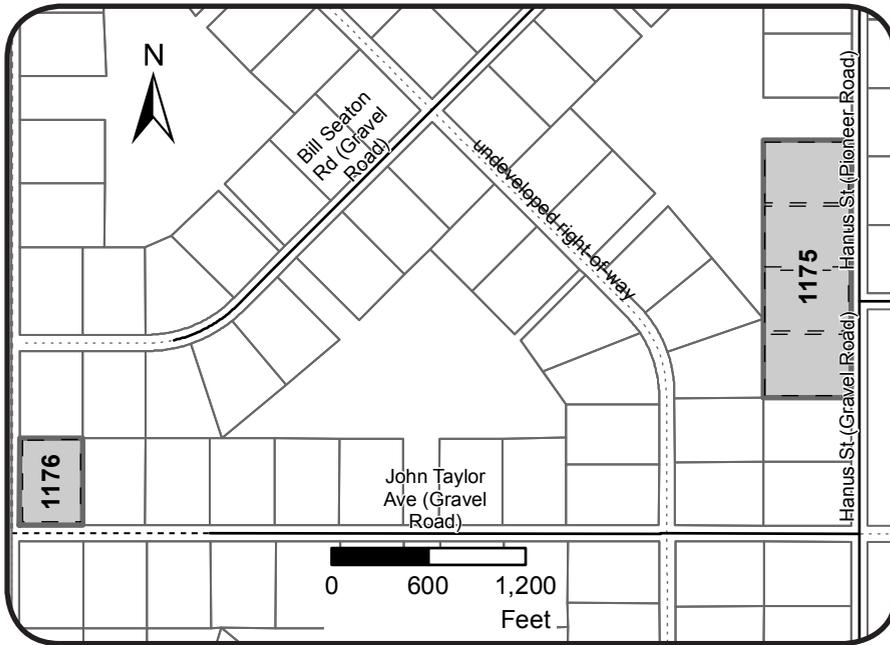


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Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
**Richardson, AK Highways**  
 Interior Remote  
 General Information

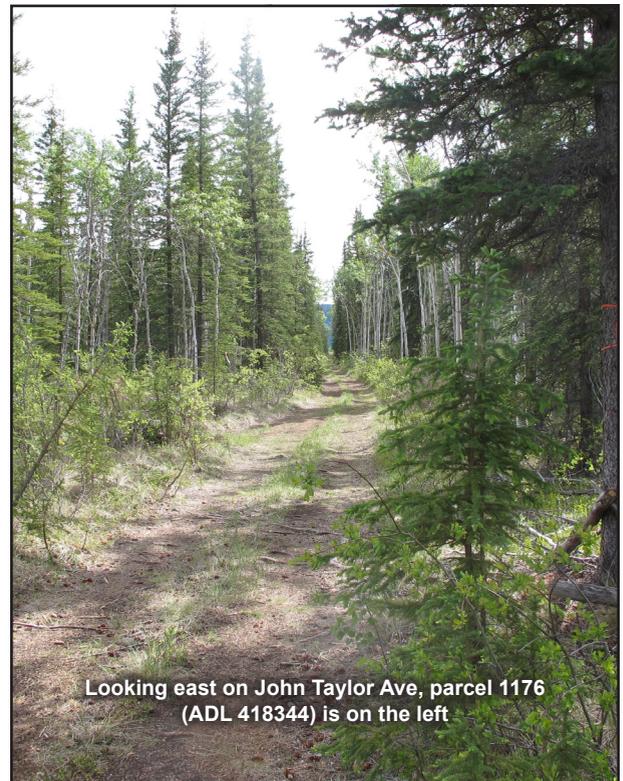


# Glenn



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1175	412756	20	17,18,19,20	2	\$20,500
1176	418344	5	22	5	\$8,600

LOCATION
The Glenn Subdivision is located approximately 4 miles south of Tok, west of the Tok Cut-Off (Glenn Highway).
ACCESS
From the Tok Cut-Off, Tony Conrad III Ave is a gravel road leading into the subdivision. Parcel 1175 (ADL 412756) is on Hanus Street, a gravel road, just south of Tony Conrad. John Taylor Avenue, which is off of Hanus Street, leads to Parcel 1176 (ADL 418344). John Taylor is a gravel road at first, the last portion of John Taylor to the parcel is a good trail which was driveable in an SUV in 2015.
RIGHT-OF-WAY STATUS
Tony Conrad III Ave. is a gravel road. Hanus Street and the eastern portion of John Taylor Avenue are gravel roads. The western portion of John Taylor Avenue is a good trail.
SURVEY & MTRS
Glenn is survey ASLS 81-205, located in C017N012E02,11. The survey has been filed as plat 86-48 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Approximately 1 acre of Parcel 1175 (ADL 412756) was cleared by a previous contract holder (see photo). This area is a fairly even gravel surface which would be a good building site. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available in the subdivision. Purchasers will be responsible for extending the lines to individual parcels.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on February 23, 1983 in the Fairbanks Recording District.



Looking east on John Taylor Ave, parcel 1176 (ADL 418344) is on the left

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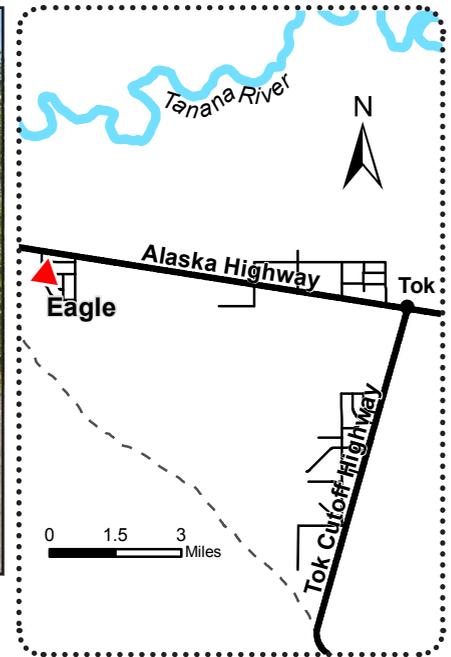
Richardson, AK Highways



# Eagle & Eagle II

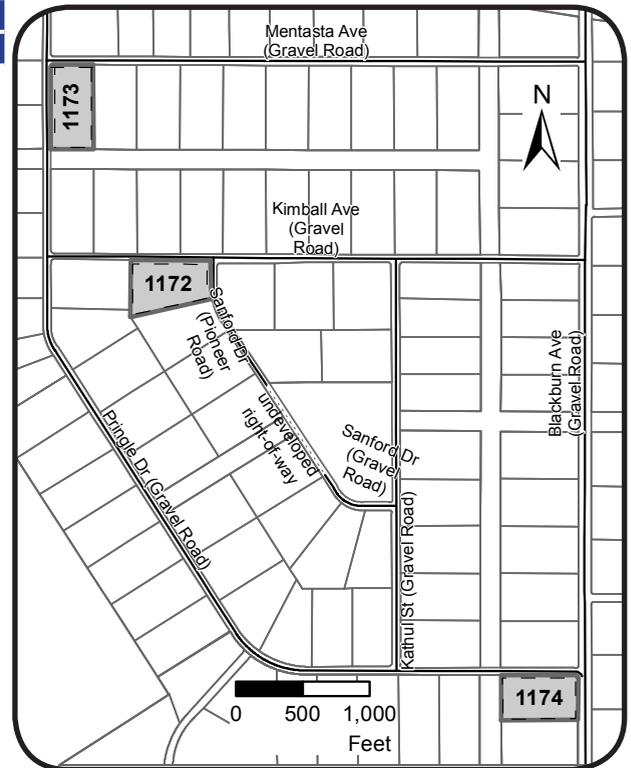


Pringle Drive in Eagle subdivision near parcel 1173 (ADL 408132)



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	SURVEY (ASLS)	MINIMUM BID
1172	408093	4.984	1	9	81-33	\$13,100
1173	408132	4.727	1	3	81-33	\$12,500
1174	410952	4.54	8	10	82-136	\$11,400

LOCATION
Eagle subdivision is located 8 miles west of Tok junction, just south of the Alaska Highway.
ACCESS
Access is from Pringle Road which intersects the Alaska Highway northwest of milepost 1322. Parcel 1173 (ADL 408132) is located along Pringle Road. Parcel 1172 (ADL 408093) is located on Kimball Road, just east of Pringle Road.
RIGHT-OF-WAY STATUS
Pringle Road and Kimball Road are good gravel roads.
SURVEY & MTRS
Eagle is survey ASLS 81-33, located in C018N011E14. The survey has been filed as plat 81-137 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available in the area, purchasers may need to extend the lines at their own expense.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on September 9, 1981 in the Fairbanks Recording District.

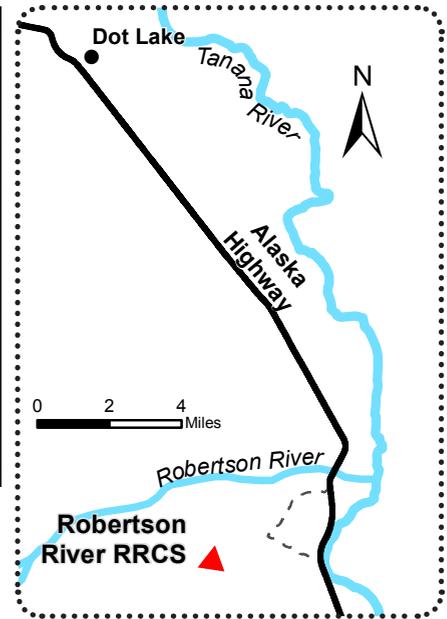
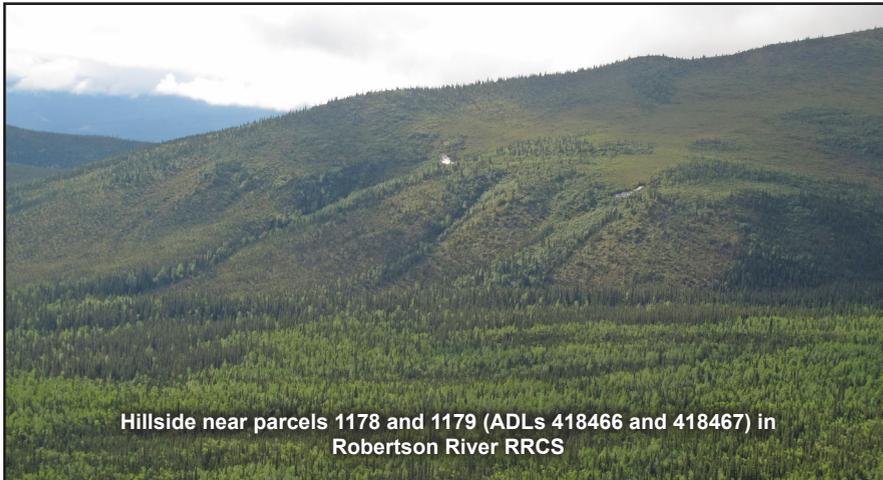


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Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
**Richardson, AK Highways**  
 Interior Remote  
 General Information

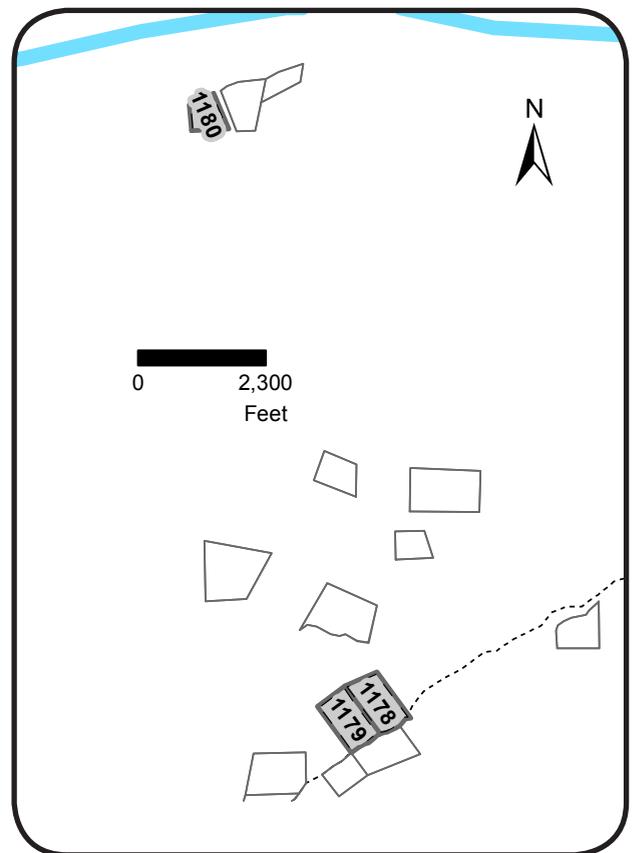


# Robertson River RRCS



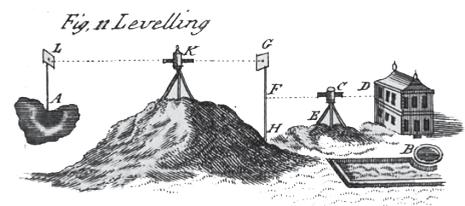
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1178	418466	14.98	R	\$10,800
1179	418467	15	Q	\$10,800
1180	418469	7.43	A	\$17,100

LOCATION
Robertson River is located about 2 miles west of the Alaska Highway, 33 road miles north of Tok near the confluence of the Robertson and Tanana Rivers.
ACCESS
Access to parcels 1178 and 1179 (ADLs 418466 and 418467) is by trail easements (ADLs 418568 and 402724) at mileposts 1345 and 1347 of the Alaska Highway, respectively. Access to parcel 1180 (ADL 418469) is from the Robertson River.
RIGHT-OF-WAY STATUS
The trail easements are developed a short distance from the highway, then are undeveloped and traverse several poorly drained areas.
SURVEY & MTRS
Robertson River RRCS is survey ASLS 2007-22, located in C019N008E05, C020N008E30. The survey has been filed as plat 2011-59 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access, trail, and utility easements. Parcel 1180 (ADL 418469) is subject to a 100 foot building setback from the Robertson River. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Modified Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



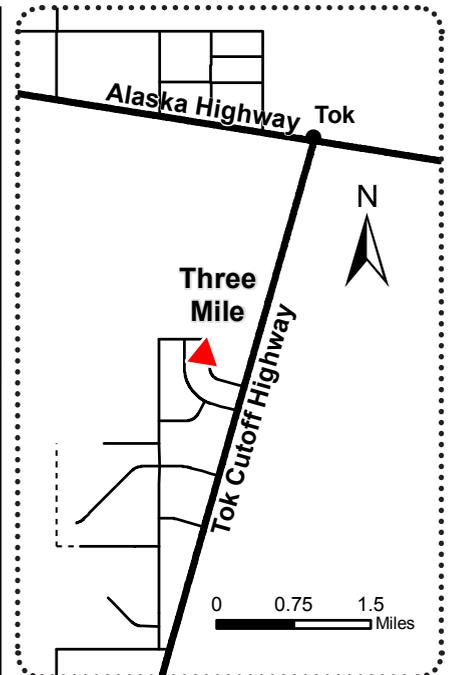
Richardson, AK Highways

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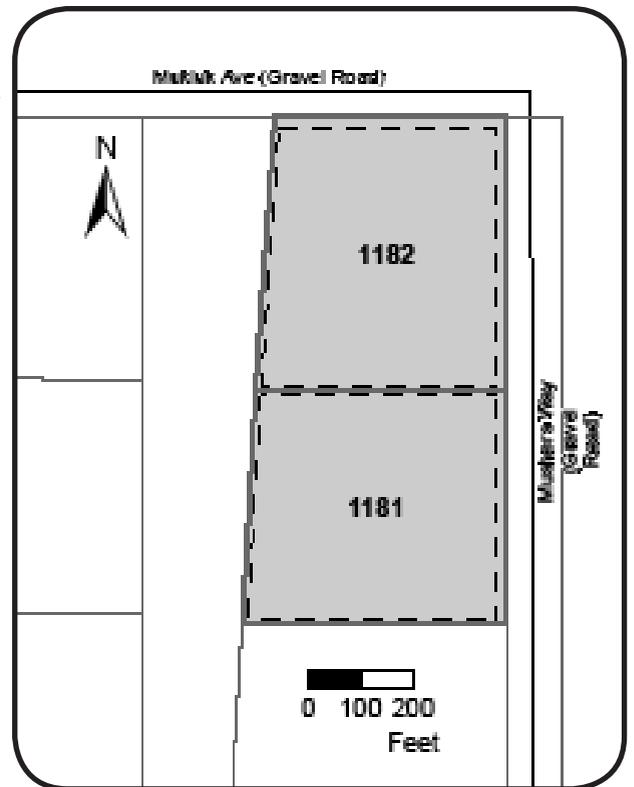


# Three Mile



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1181	409604	5	7	2	\$9,100
1182	409605	5	8	2	\$9,100

LOCATION
Three Mile subdivision is located 3 miles southwest of Tok.
ACCESS
Access is from the Tok Cutoff (Glenn Highway), then north on Mushers Way.
RIGHT-OF-WAY STATUS
The rights-of-way are gravel roads.
SURVEY & MTRS
Three Mile is survey ASLS 82-10, located in C018N012E25,36. The survey has been filed as plat 83-27 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on February 23, 1983 in the Fairbanks Recording District.



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Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
**Richardson, AK Highways**  
 Interior Remote  
 General Information



# Tok



View from Sanford Dr in Tok near parcels 1184-1186 (ADLs 400380, 400381, 400388)

LOCATION
Tok subdivision is located 3 miles northwest of Tok.
ACCESS
Access is from the Alaska Highway, then north on Moosehorn Road, then west on Sanford Drive. Access to Parcel 1183 (ADL 400333) is from Moosehorn Road, then west on Red Fox Dr.
RIGHT-OF-WAY STATUS
The rights-of-way are gravel roads.
SURVEY & MTRS
Tok is survey ASLs 77-164, located in C018N012E13. The survey has been filed as plat 78-52 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, road, and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

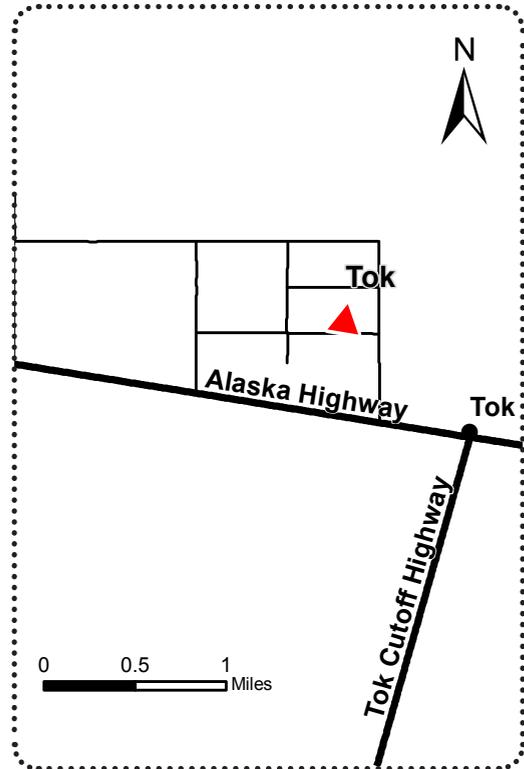
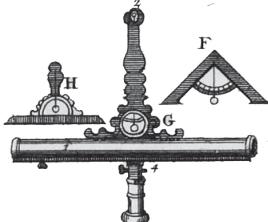


Fig. 6 Plumb Level

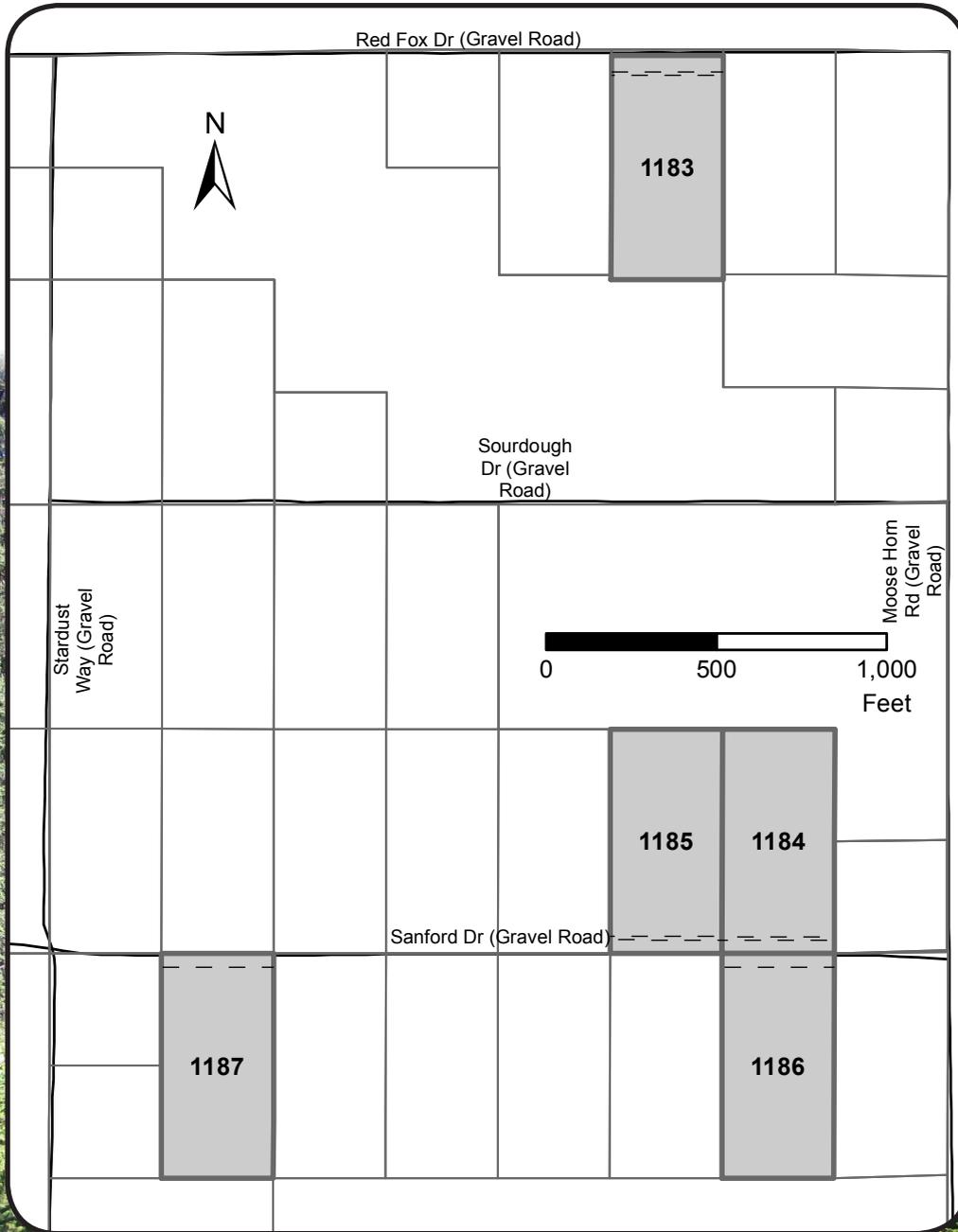


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Richardson,  
AK Highways



# Tok



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	BLOCK	MINIMUM BID
1183	400333	5.01	C	1	\$12,000
1184	400380	5.06	F	6	\$12,700
1185	400381	5.06	G	6	\$12,700
1186	400388	5.08	B	8	\$12,700
1187	401025	5.08	G	8	\$12,700

Typical wooded area in Tok subdivision

Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

**Richardson,  
AK Highways**

Interior  
Remote

General  
Information



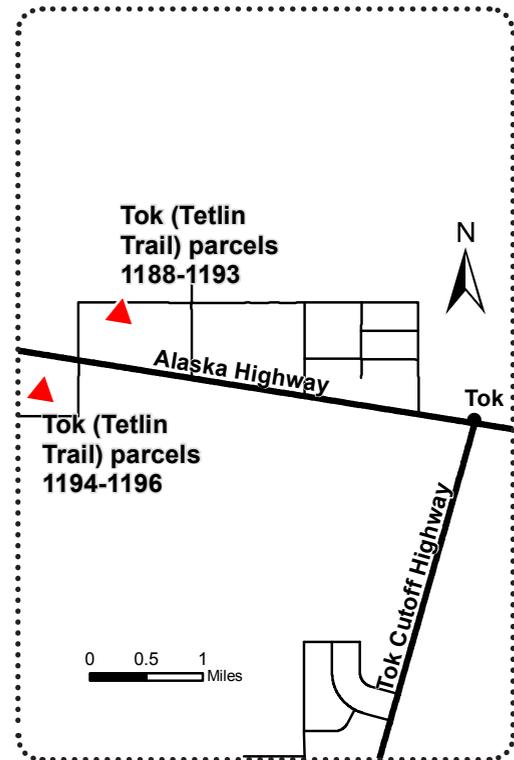
# Tok (Tetlin Trail)



Red Fox Dr, parcels 1194 and 1195 (ADLs 405876, 405880) are along the right

LOCATION
Tok (Tetlin Trail) is located 5 miles west of Tok. Parcels 1188 to 1193 (ADLs 405840, 405851, 405856, 405858, 405859, 405860) are located south of the Alaska Highway. Parcels 1194 to 1196 (ADLs 405876, 405880, 405886) are located north of the Alaska Highway.
ACCESS
Access to parcels 1188 to 1193 (ADLs 405840, 405851, 405856, 405858, 405859, 405860) is from the Alaska Highway south on Makinzie Trail (a gravel road), then west along an undeveloped public access easement. Access to parcels 1194 to 1195 (ADLs 405876, 405880) is from Red Fox Drive, a gravel road which intersects Makinzie Trail north of the Alaska Highway. Access to parcel 1196 (ADL 405886) is via a public access easement from Makenzie Trail.
RIGHT-OF-WAY STATUS
Some rights-of-way are gravel roads. The rights-of-way to several parcels are undeveloped.
SURVEY & MTRS
Tok (Tetlin Trail) is survey ASLS 79-134,79-135, located in C018N012E15,16. The survey has been filed as plat 80-25 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available in the area; purchasers will be responsible for extending the lines at their own expense.

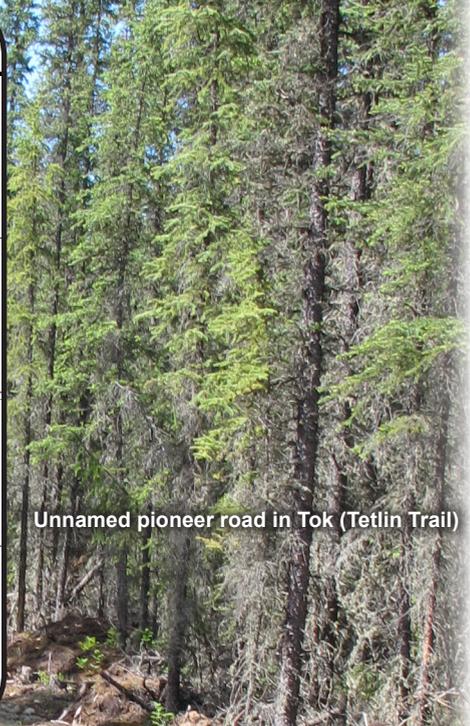
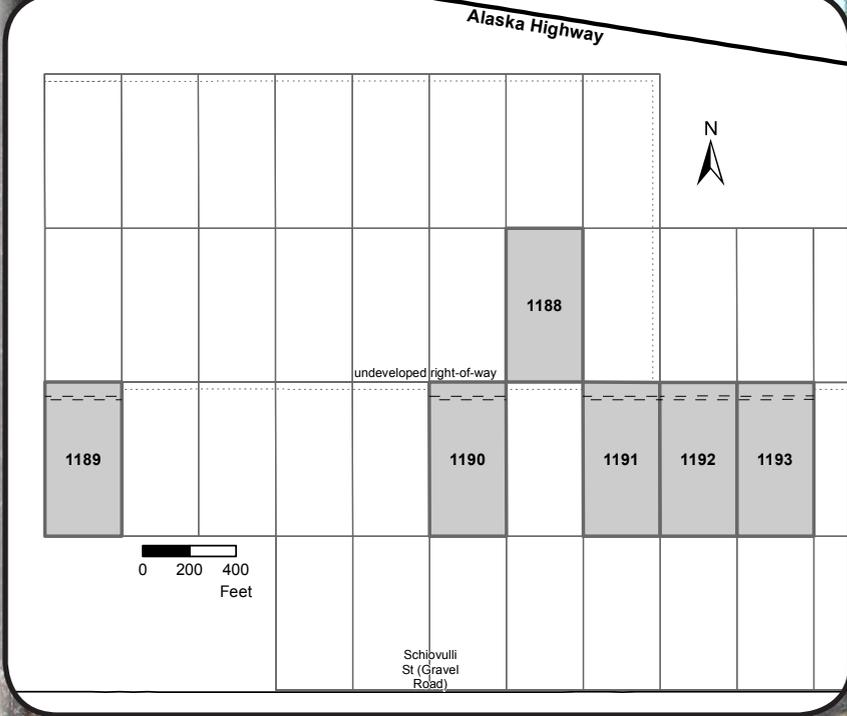
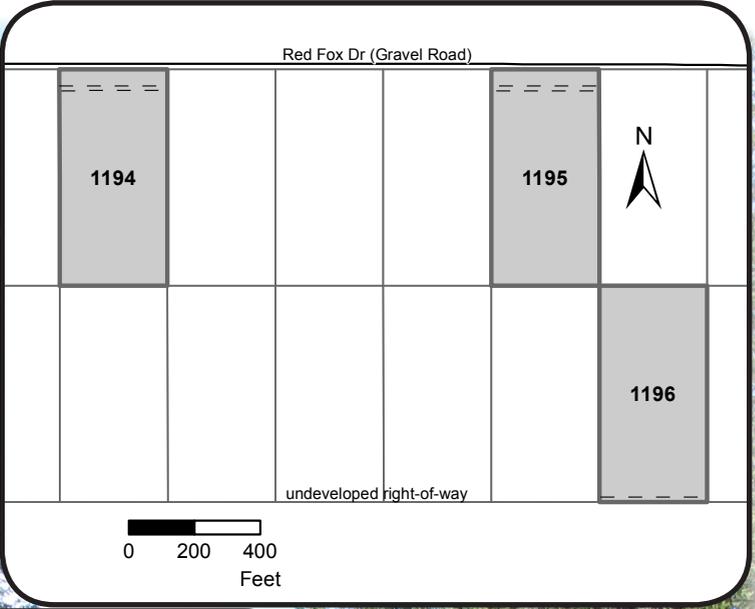
Richardson,  
AK Highways



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# Tok (Tetlin Trail)



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	SURVEY	MINIMUM BID
1188	405840	5	10	1	ASLS 79-134	\$8,200
1189	405851	5	5	3	ASLS 79-134	\$8,600
1190	405856	5	10	3	ASLS 79-134	\$8,200
1191	405858	5	12	3	ASLS 79-134	\$8,200
1192	405859	5	13	3	ASLS 79-134	\$8,200
1193	405860	5	14	3	ASLS 79-134	\$8,200
1194	405876	5	5		ASLS 79-135	\$9,600
1195	405880	5	9		ASLS 79-135	\$10,600
1196	405886	4.77	15		ASLS 79-135	\$8,000

Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
**Richardson, AK Highways**  
 Interior Remote  
 General Information

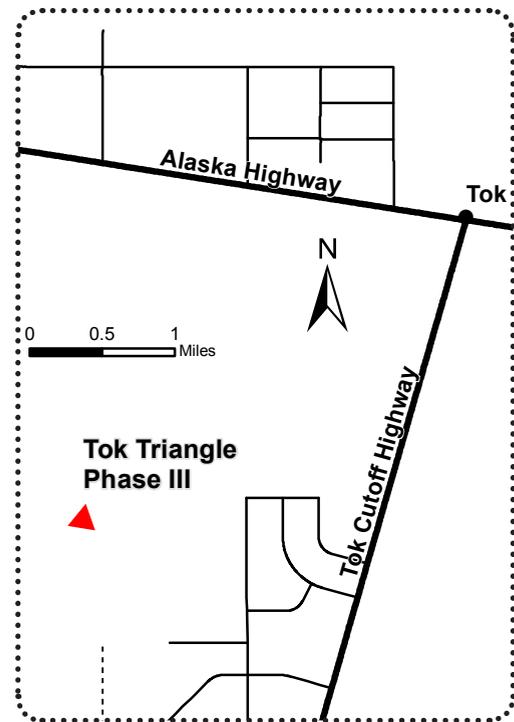


# Tok Triangle Phase III



Looking south along Scoby Way (a brushed trail). Parcels 1200 and 1201 (ADLs 419053 and 419054) are on the right.

LOCATION
Tok Triangle Phase III is located 4 miles southwest of Tok.
ACCESS
Access is from the Alaska Highway via Scoby Way, west of milepost 1316. Scoby Way is a gravel road for the first mile south of the highway, then becomes a widely brushed trail for the last mile to the subdivision. The section line easements along the northern and eastern edges of the subdivision are cleared 5-10 feet wide.
RIGHT-OF-WAY STATUS
The section lines along the northern and eastern edges of the subdivision are brushed trails and were driveable in June of 2015. The interior rights-of-way have been brushed but were too narrow to drive a vehicle.
SURVEY & MTRS
Tok Triangle Phase III is survey ASLS 2008-41, located in C018N012E34. The survey has been filed as plat 2010-59 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Parcels 1200 and 1201 (ADLs 419053 and 419054) are subject to a 100 foot building setback from the eastern lot line. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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Richardson,  
AK Highways



# Tok Triangle Phase III

Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

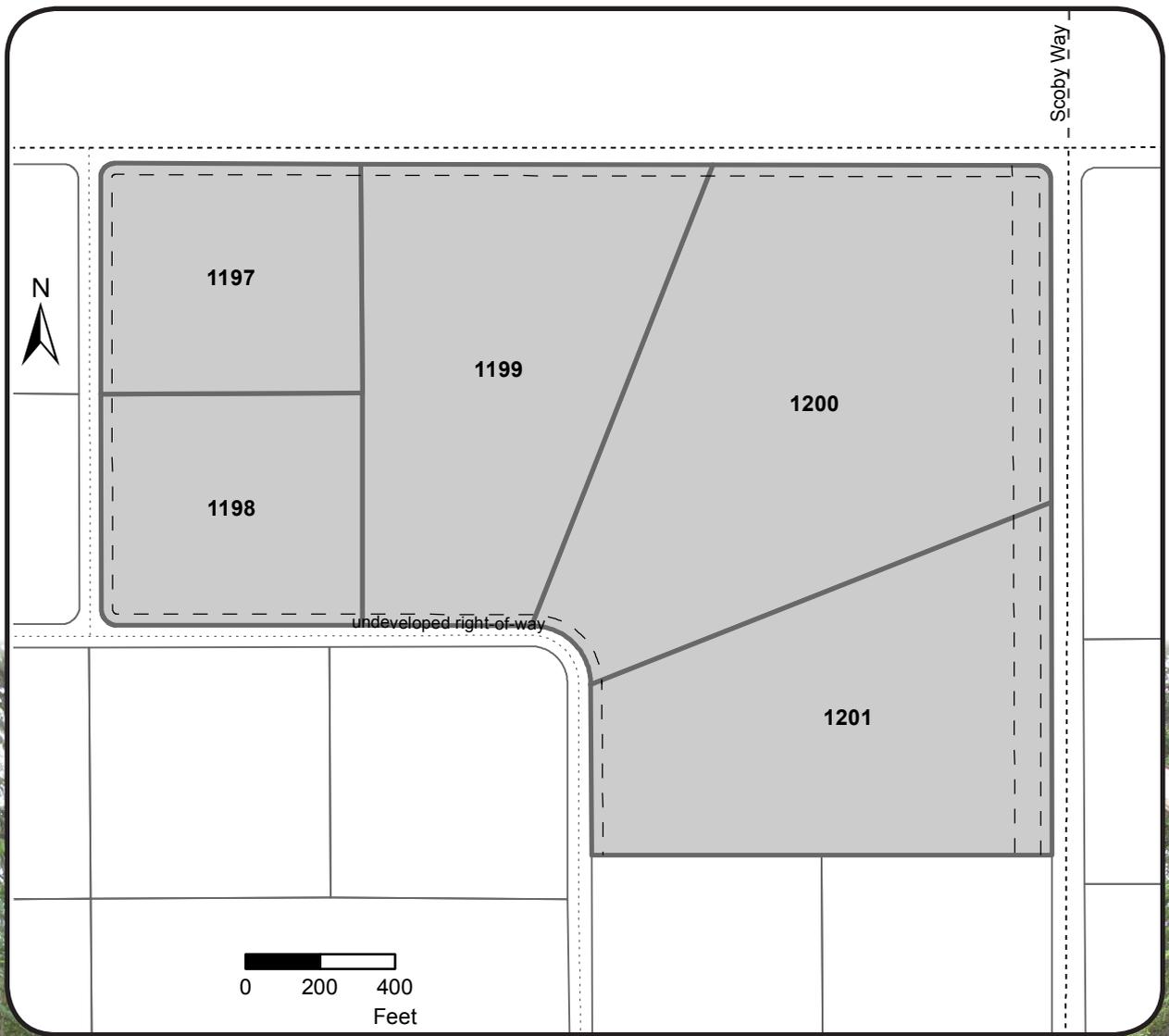
N. Parks  
Highway

Steese  
Highway

**Richardson,  
AK Highways**

Interior  
Remote

General  
Information



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1197	419050	10	1	1	\$13,000
1198	419051	10	2	1	\$12,400
1199	419052	20.01	3	1	\$19,500
1200	419053	30.58	4	1	\$25,800
1201	419054	20.01	5	1	\$19,500

Parcel 1200 (ADL 419053)

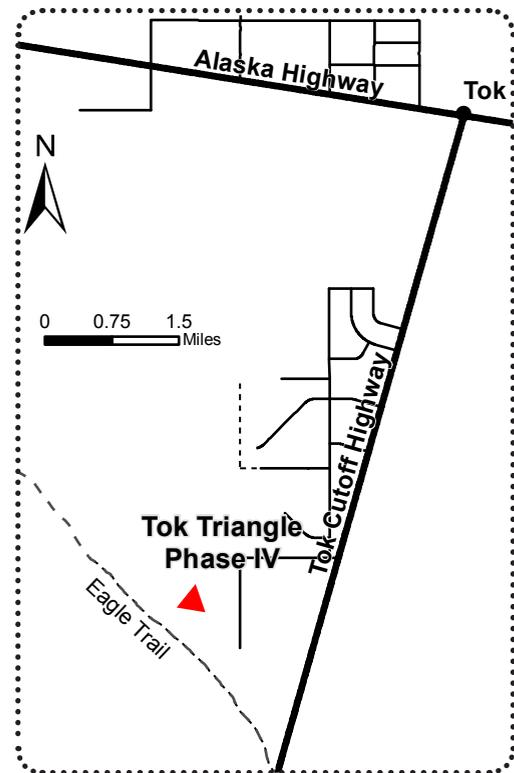


# Tok Triangle Phase IV



Eagle Trail along the southwestern edge of Tok Triangle Phase IV.

LOCATION
Tok Triangle Phase IV is located 6 miles south of Tok.
ACCESS
Access is from the Tok Cutoff (Glenn Highway) west on Moose Nugget Rd., Butch Kuth Ave., or Goshawk Rd, and then along platted rights-of-way. Access to Parcels 1207 and 1208 (ADLs 420269 and 420274) is via the Tetlin Trail from the Tok Cutoff.
RIGHT-OF-WAY STATUS
Moose Nugget Rd., Butch Kuth Ave., Goshawk Rd., and Yukon Ben Ave. are good gravel roads. Rights-of-way were brushed in summer of 2015.
SURVEY & MTRS
Tok Triangle Phase IV is survey ASLS 2012-11, located in C017N012E15,16. The survey has been filed as plat 2013-17 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



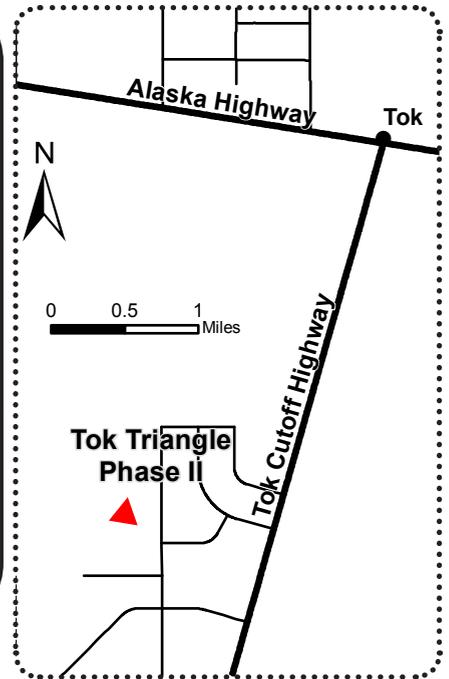
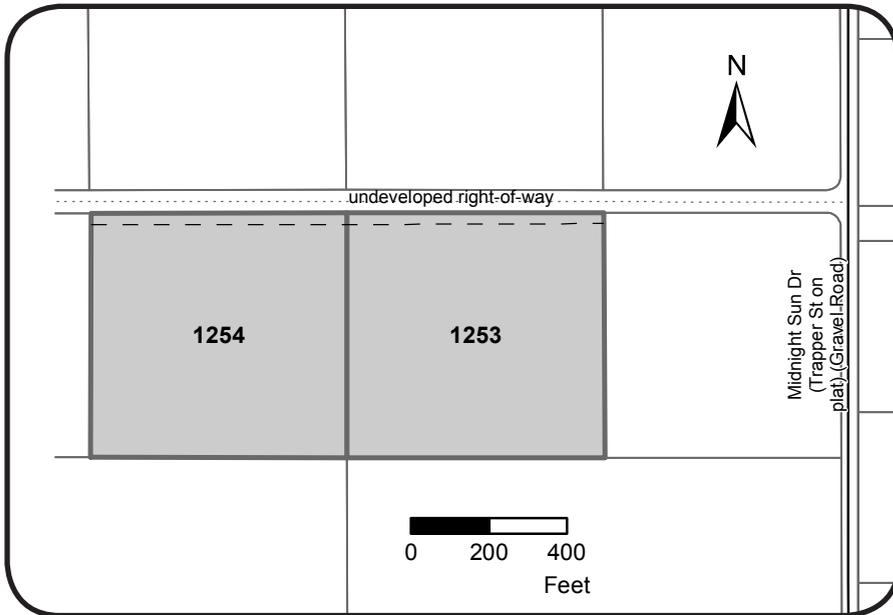
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Richardson,  
AK Highways





# Tok Triangle Phase II

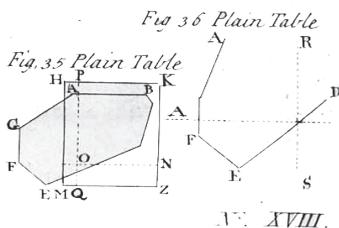


PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1253	418625	9.55	12	2	\$12,200
1254	418624	9.55	11	2	\$12,200

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



Gravel road in Tok Triangle Phase II

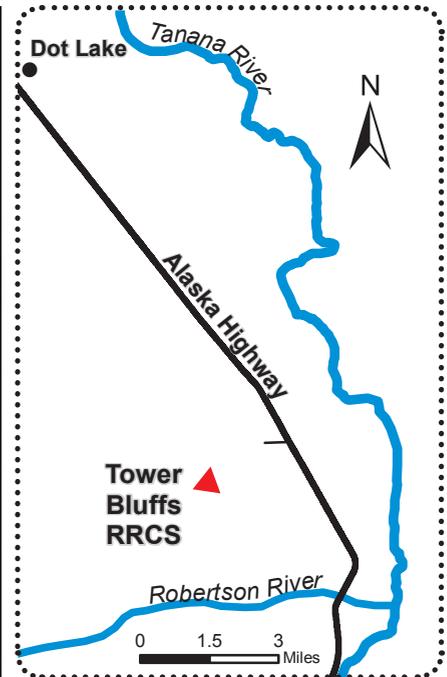


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Richardson, AK Highways

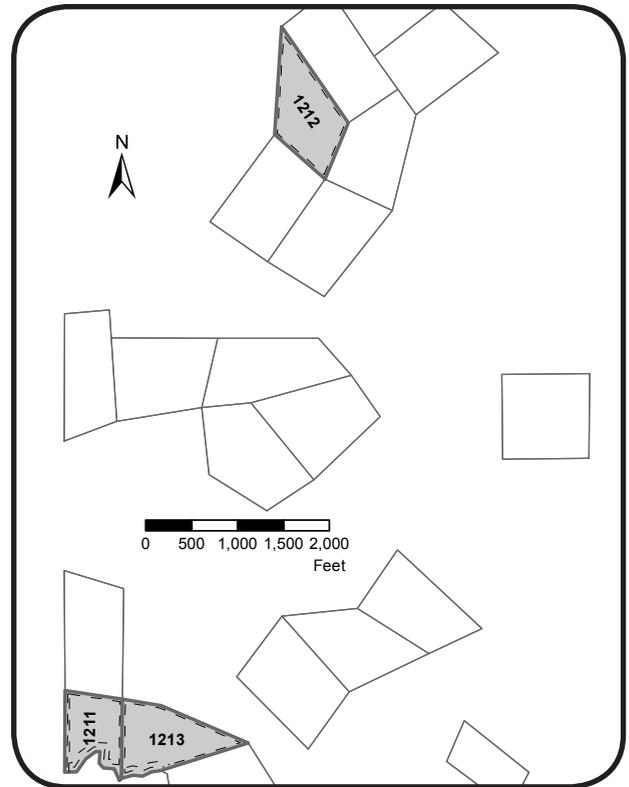


# Tower Bluffs RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1211	417228	10.58	17	\$8,200
1212	417833	15.51	4	\$9,900
1213	417948	15.49	16	\$10,600

LOCATION
Tower Bluffs is located west of the Alaska Highway, 32 road miles from Tok.
ACCESS
Access is from the Tower Bluffs Subdivision rights-of-way or across general state land.
RIGHT-OF-WAY STATUS
There are no developed rights-of-way to the parcels; trails leading into Tower Bluffs Subdivision may provide access partway to these parcels.
SURVEY & MTRS
Tower Bluffs RRCS is survey ASLS 2006-23, located in C020N008E05,08. The survey has been filed as plat 2009-109 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Parcels 1211 and 1213 (ADLs 417228 and 417948) are subject to a 100 foot building setback from the lake. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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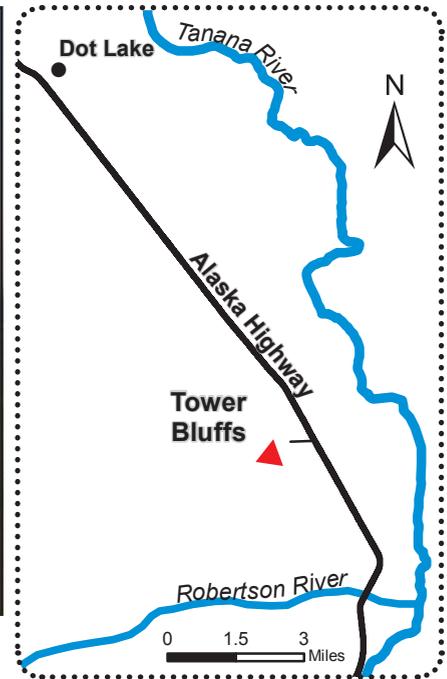
Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
**Richardson, AK Highways**  
 Interior Remote  
 General Information



# Tower Bluffs

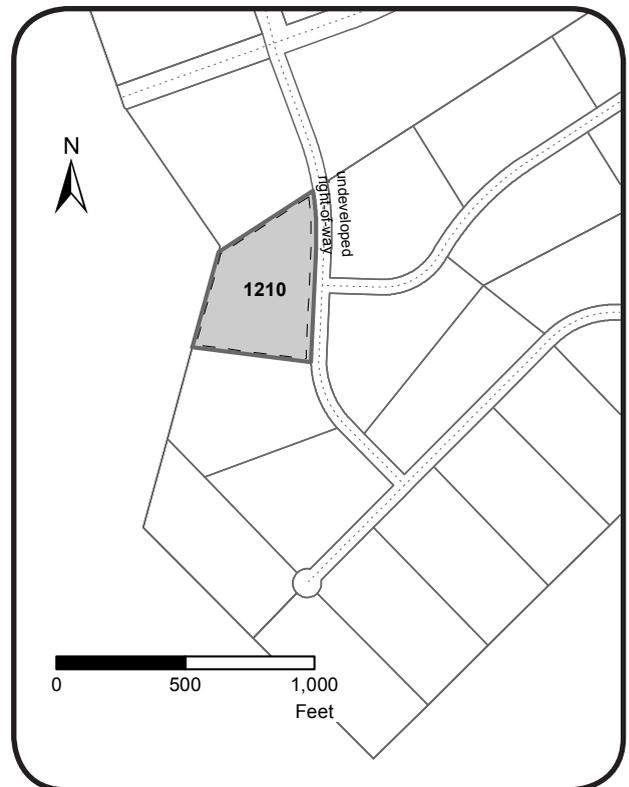


Mountain view from the Tower Bluffs area



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1210	402858	4,996	1	4	\$5,500

LOCATION
Tower Bluffs is located west of the Alaska Highway, 32 road miles from Tok.
ACCESS
Access to this parcel is via a platted right-of-way which leaves the Alaska Highway at mile 1351.5. The first part of this route is a developed trail, the last half mile is undeveloped.
RIGHT-OF-WAY STATUS
The right-of-way to this parcel is undeveloped; the right-of-way near the highway is a gravel road.
SURVEY & MTRS
Tower Bluffs is survey ASLS 80-97, located in C020N008E04. The survey has been filed as plat 80-181 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on October 24, 1980 in the Fairbanks Recording District.



Richardson,  
AK Highways

*Fig. 18 Loggess's Sliding Rule*

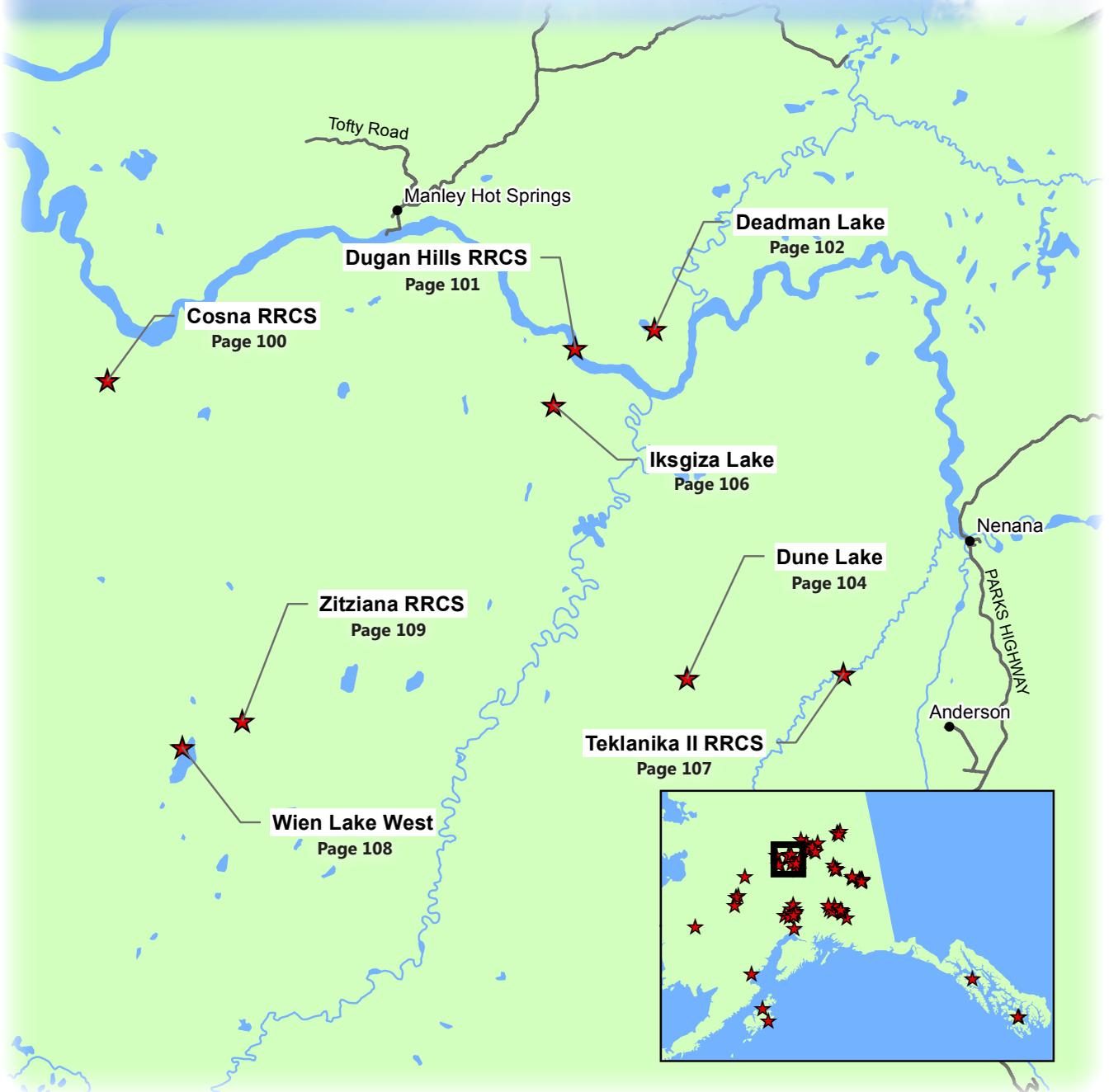


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# Interior Remote

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



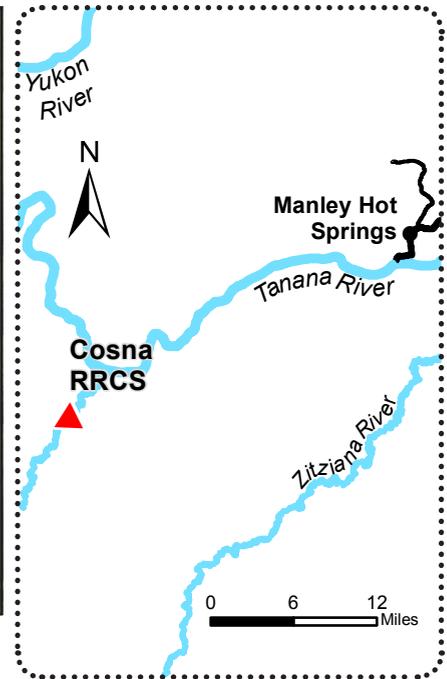
- Southwest AK
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Steese Highway
- Richardson, AK Highways
- Interior Remote
- General Information
- Southwest AK
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Steese Highway
- Richardson, AK Highways
- Interior Remote
- General Information
- Copper River Valley
- Susitna Valley Remote
- Southwest AK
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Steese Highway
- Richardson, AK Highways
- Interior Remote
- General Information
- Mat-Su Road
- Kodiak
- Southwest AK
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Steese Highway
- Richardson, AK Highways
- Interior Remote
- General Information
- Southwest AK
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Steese Highway
- Richardson, AK Highways
- Interior Remote
- General Information
- Southwest AK
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Steese Highway
- Richardson, AK Highways
- Interior Remote
- General Information
- Southwest AK
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Steese Highway
- Richardson, AK Highways
- Interior Remote
- General Information
- Southwest AK
- Fairbanks, Elliott Hwy.
- N. Parks Highway
- Steese Highway
- Richardson, AK Highways
- Interior Remote
- General Information



# Cosna RRCS

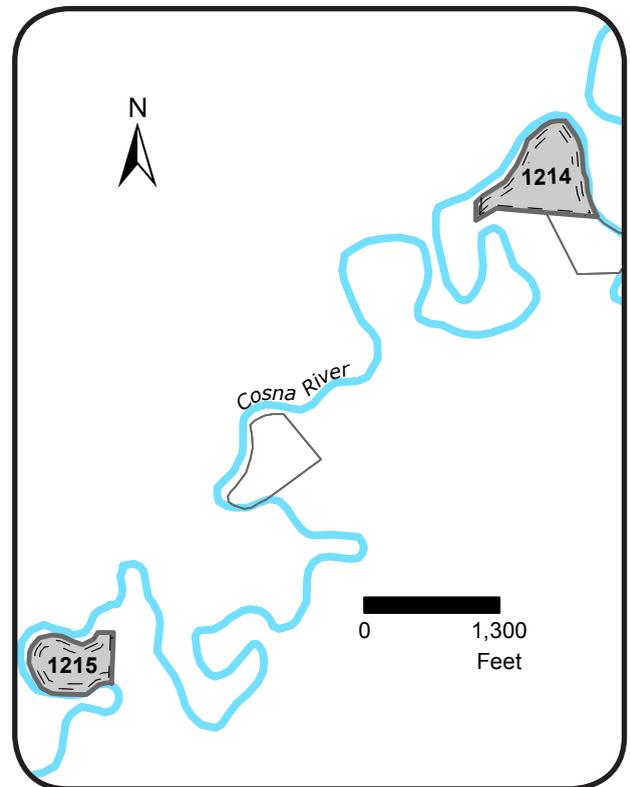


Parcel 1214 (ADL 417567) in Cosna RRCS.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1214	417567	14.41	A	\$12,700
1215	418248	9.02	E	\$9,700

LOCATION
Cosna parcels are located along the Cosna River, about 5 river miles upstream of the Tanana River. The confluence of the Cosna and Tanana Rivers is approximately 35 miles downstream from Manley Hot Springs and 40 miles upstream from Tanana.
ACCESS
Access is by boat via the Tanana River from Manley Hot Springs or via the Cosna River from Tanana. Access by snowmachine is also possible via trails from the Tanana River.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Cosna RRCS is survey ASLS 2006-20, located in F001S019W19,F001S020W25. The survey has been filed as plat 2008-3 in the Manley Hot Springs Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Parcels are subject to a 100 foot building setback from the Cosna River. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

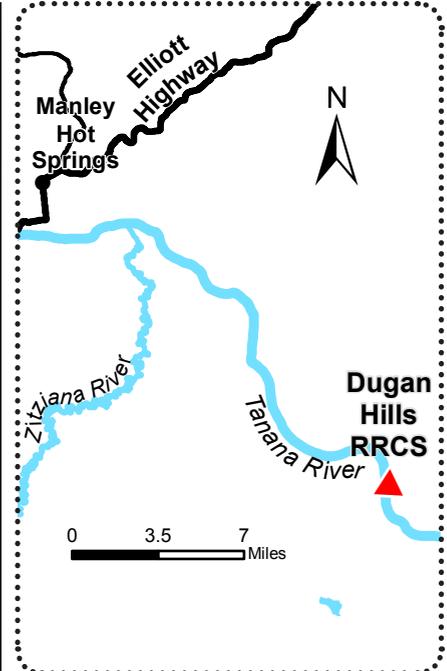


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Interior Remote

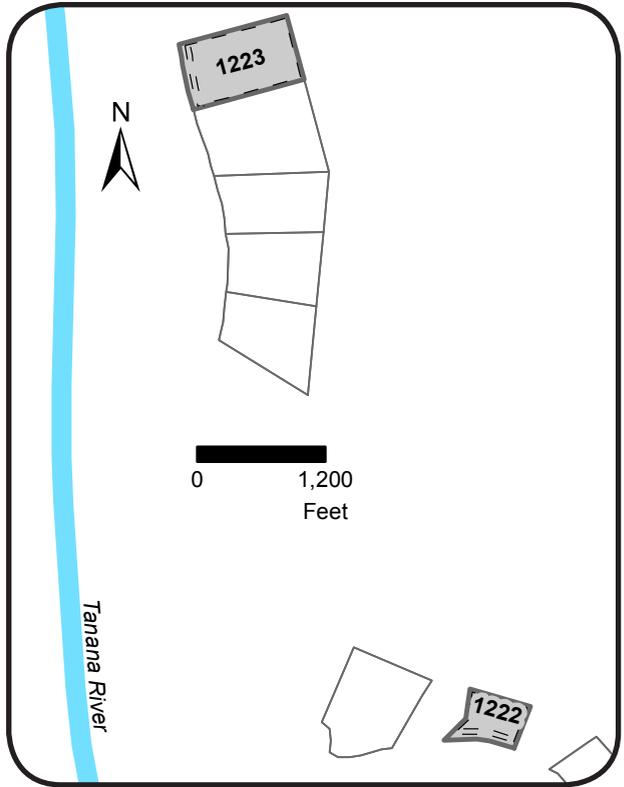


# Dugan Hills RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1222	417385	5	C	\$16,900
1223	417620	15.31	H	\$33,700

WHY BUY?
Dugan Hills offers a truly remote getaway with great access for four-wheeling, snowmachining, hunting, fishing, and other outdoor pursuits. Recreational opportunities are seemingly limitless with the adjacent Tanana River and surrounding hills.
LOCATION
Dugan Hills is located along the Tanana River, 13 miles southeast of Manley Hot Springs.
ACCESS
Access is by boat or snowmachine using the Tanana River.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Dugan Hills RRCS is survey ASLS 2005-26, located in F001S013W15,22. The survey has been filed as plat 2008-33 in the Manley Hot Springs Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, screening, public access, and utility easements. Parcels are subject to a 100 foot building setback and screening easement from the Tanana River. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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- Southwest AK
- Richardson, AK Highways
- Interior Remote
- General Information
- Steele Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Copper River Valley
- Susitna Valley Remote
- Southwest AK
- Manley Hot Springs Road
- Kodiak
- Southeast AK

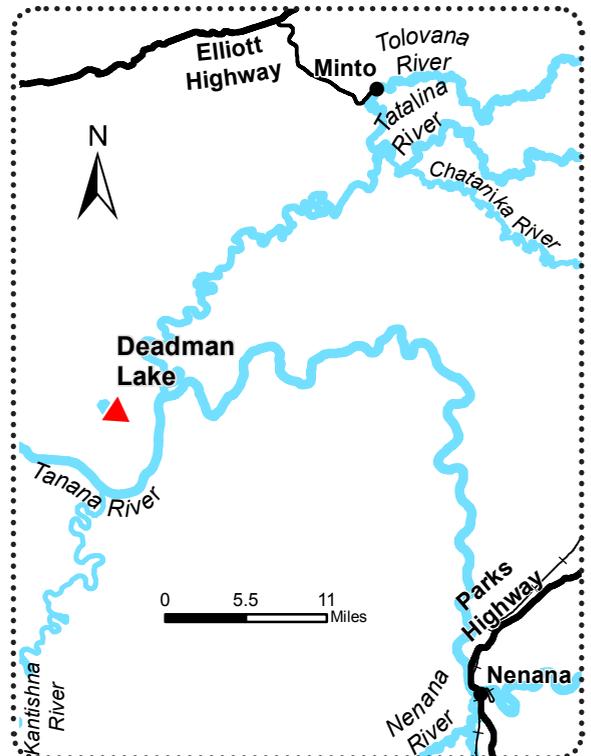


# Deadman Lake



Aerial view of Deadman Lake

LOCATION
Deadman Lake is approximately 3 miles north of the Tanana River, about 60 miles west of Fairbanks.
ACCESS
Access is by float or ski plane to Deadman Lake. Snowmachine access may be possible from Nenana or Manley Hot Springs.
RIGHT-OF-WAY STATUS
The rights-of-way within the subdivision are undeveloped.
SURVEY & MTRS
Deadman Lake is survey ASLS 81-40A, located in F001S012W10. The survey has been filed as plat 81-9 in the Manley Hot Springs Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on August 31, 1981 in the Manley Hot Springs Recording District.



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Interior Remote



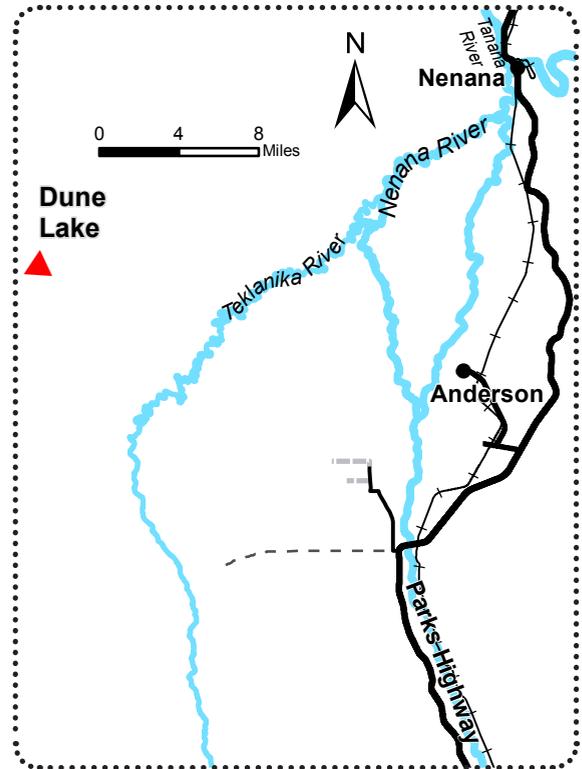


# Dune Lake



Dune Lake shoreline, area burned in 2009.

LOCATION
Dune Lake is located approximately 45 air miles southwest of Fairbanks.
ACCESS
Access is by float or ski plane to Dune Lake. Snowmachine access from Nenana may be possible.
RIGHT-OF-WAY STATUS
The rights-of-way within the subdivision are undeveloped.
SURVEY & MTRS
Dune Lake is survey ASLS 81-56, located in F006S012W02,03. The survey has been filed as plat 82-112 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility, pedestrian access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
A fire in 2009 burned portions of the subdivision. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MINERAL ESTATE
These parcels are subject to an oil and gas lease (ADL 392436). For more information please refer to the Mineral Estate section of this brochure or contact the DNR Division of Oil and Gas.

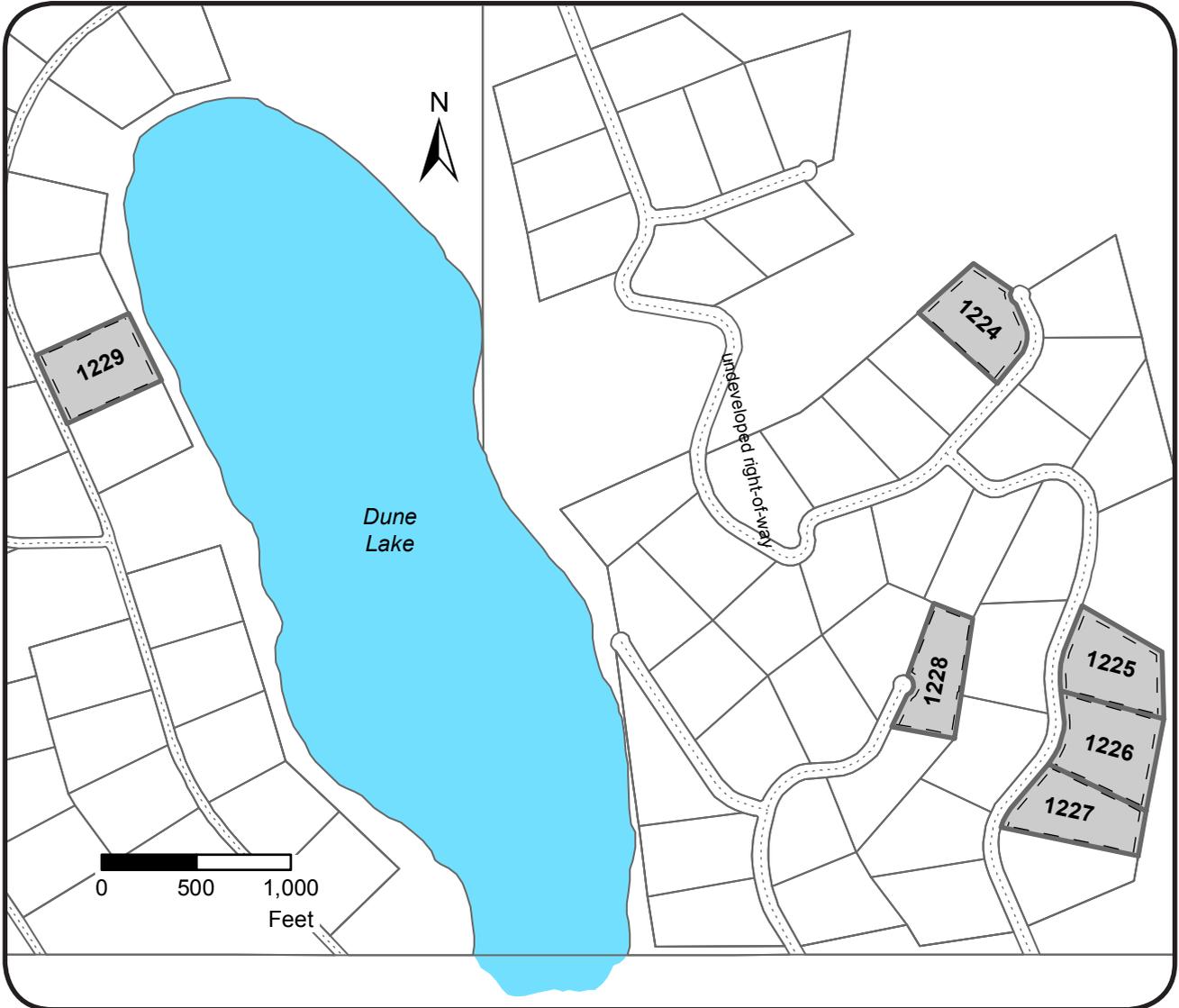


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Interior Remote



# Dune Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1224	409094	4.717	5	3	\$3,400
1225	409099	4.896	10	3	\$3,500
1226	409100	4.985	11	3	\$3,600
1227	409101	4.99	12	3	\$3,600
1228	409146	4.962	18	2	\$3,600
1229	409154	5	5	5	\$15,900

Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

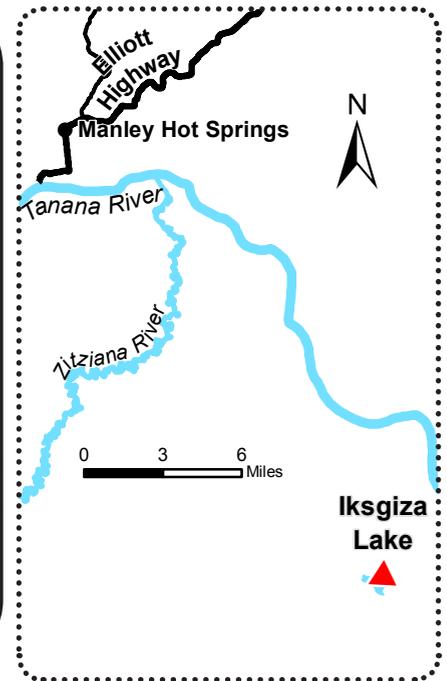
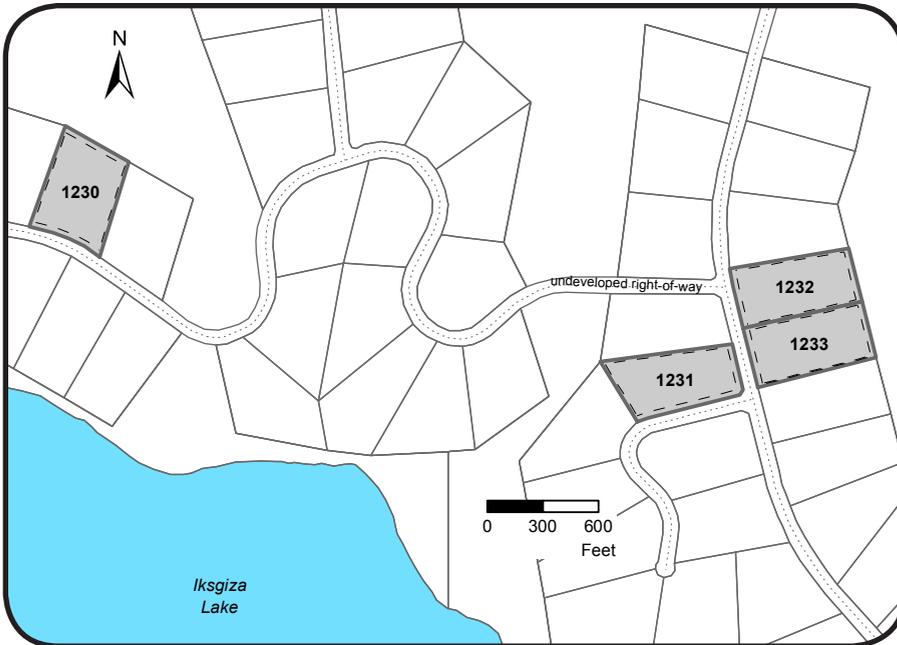
Richardson,  
AK Highways

**Interior  
Remote**

General  
Information



# Iksgiza Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1230	407402	4.9	6	2	\$3,400
1231	407412	4.693	16	3	\$3,300
1232	407432	4.804	4	5	\$3,400
1233	407433	4.793	5	5	\$3,400

LOCATION
Iksgiza Lake is approximately 65 air miles west of Fairbanks, several miles south of the Tanana River.
ACCESS
Access is by plane to Iksgiza Lake and then via State land and undeveloped rights-of-way to individual parcels.
RIGHT-OF-WAY STATUS
The rights-of-way are undeveloped.
SURVEY & MTRS
Iksgiza Lake is survey ASLS 81-54, located in F002S013W07,08. The survey has been filed as plat 81-6 in the Manley Hot Springs Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, pedestrian access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on August 31, 1981 in the Manley Hot Springs Recording District.



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

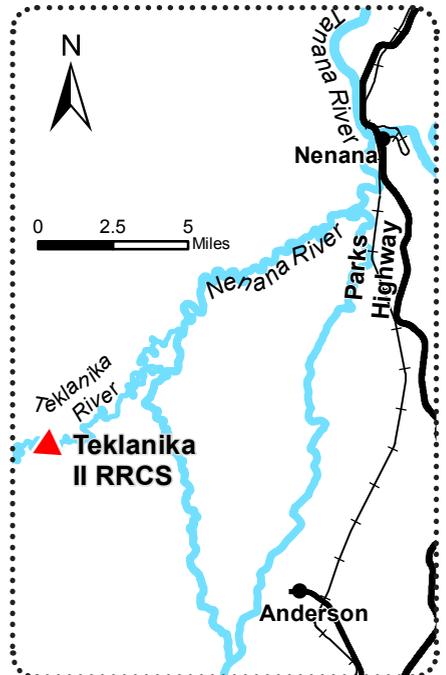
Interior Remote



# Teklanika II RRCS

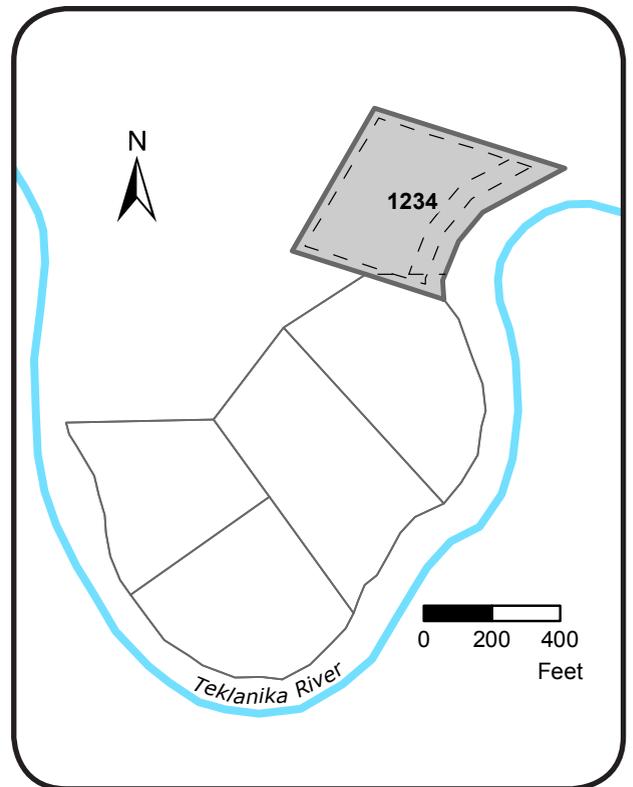


Teklanika II RRCS parcel along the Teklanika River



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1234	417254	5	A	\$18,500

LOCATION
This Teklanika parcel is 15 air miles southwest of Nenana.
ACCESS
Access is by snowmachine or boat. The Teklanika River is shallow and prop boats are not recommended.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Teklanika II RRCS is survey ASLS 2005-28, located in F006S010W02. The survey has been filed as plat 2007-10 in the Nenana Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. The parcel is subject to a 100 foot building setback from the Teklanika River. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
MINERAL ESTATE
This parcel is subject to an oil and gas lease (ADL 392429). For more information please refer to the Mineral Estate section of this brochure or contact the DNR Division of Oil and Gas.



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

Southeast AK  
 Mat-Su Road  
 Kodiak  
 Copper River Valley  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Elliott Hwy.  
 N. Parks Highway  
 Steese Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information

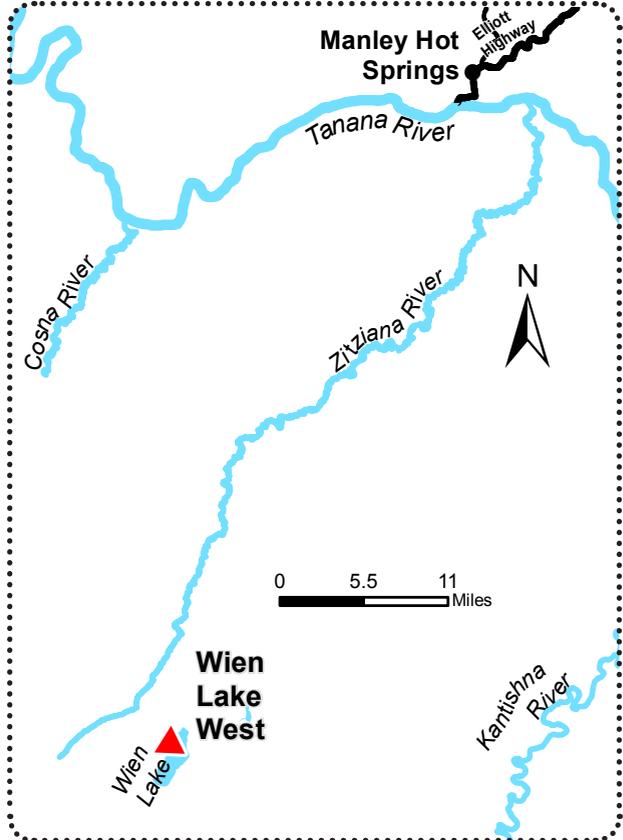


# Wien Lake West



Parcels 1235 and 1236 (ADLs 420510, 420511) along Wien Lake

WHY BUY?
Wien Lake offers remote lake-front parcels, with great access for a variety of outdoor pursuits.
LOCATION
Wien Lake is approximately 65 miles southwest of Nenana.
ACCESS
Access is by float or ski plane to Wien Lake. Snowmachine access may be possible from Nenana or Manley Hot Springs.
RIGHT-OF-WAY STATUS
The right-of-way in the northern portion of the subdivision is a trail, trail work is planned for summer of 2016.
SURVEY & MTRS
Wien Lake West is survey ASLS 2013-30, located in F006S019W27,28,33. The survey has been filed as plat 2013-35 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. Waterfront parcels are subject to a 100 foot building setback from Wien Lake. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.

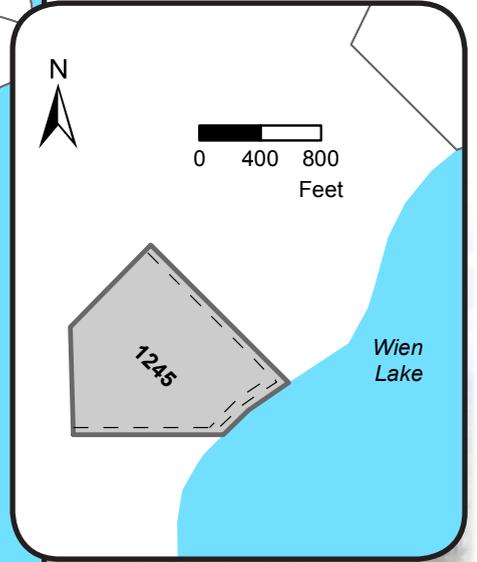
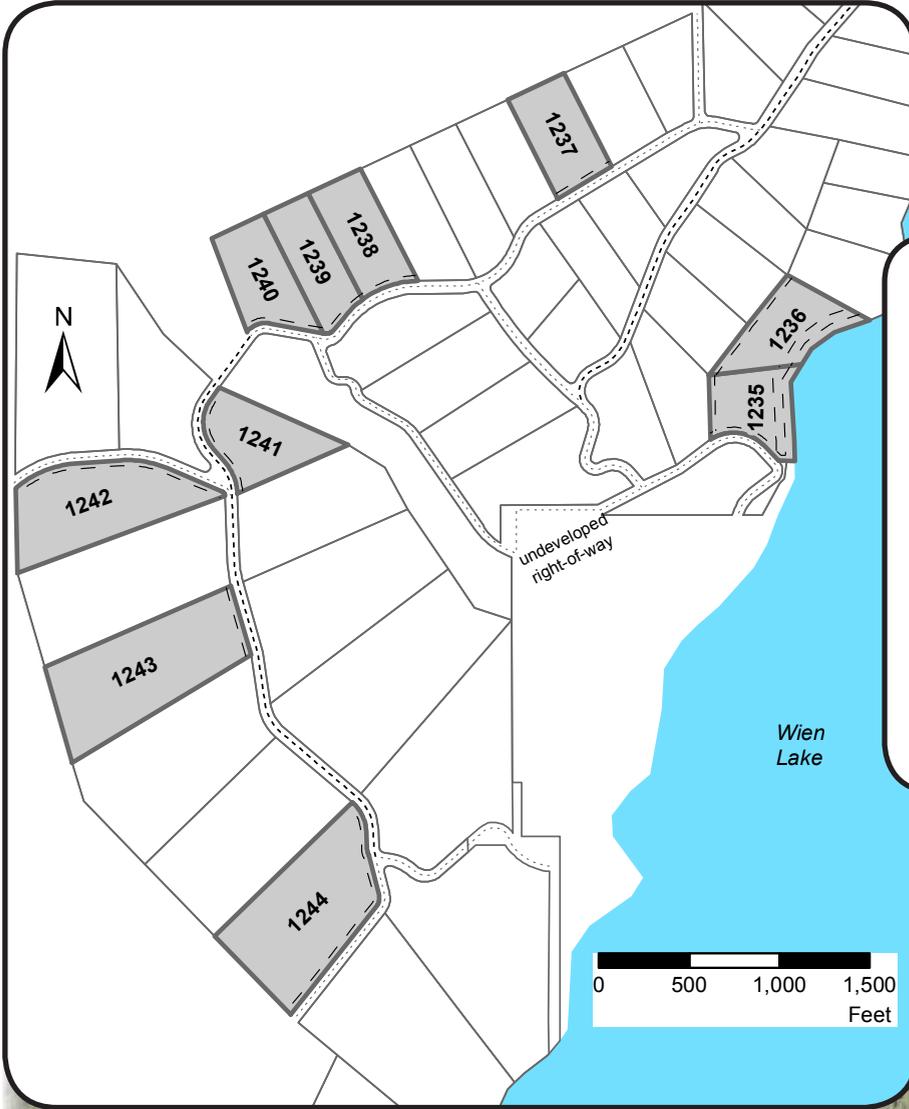


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Interior Remote



# Wien Lake West



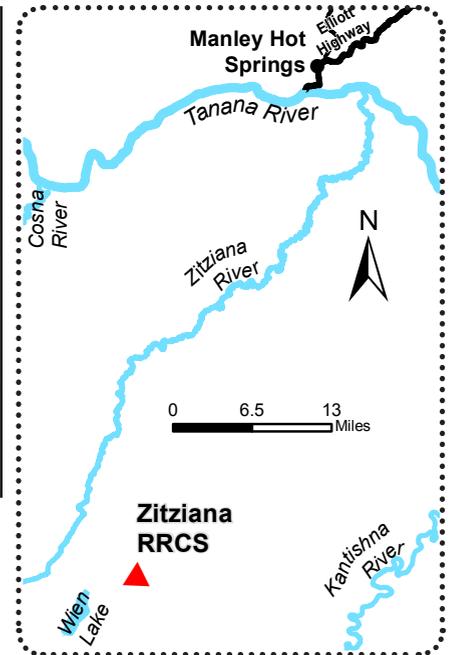
Airstrip north of Wien Lake parcels

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1235	420510	3.66	16	2	\$14,400
1236	420511	4.58	17	2	\$16,000
1237	420526	4.72	3	5	\$3,300
1238	420530	4.85	7	5	\$3,400
1239	420531	4.52	8	5	\$3,200
1240	420532	4.94	9	5	\$3,500
1241	420535	5.36	1	7	\$3,800
1242	420540	9.66	1	8	\$5,200
1243	420542	12.34	3	8	\$6,100
1244	420545	11.9	6	8	\$5,900
1245	420549	26.44	1	10	\$36,200

- Southwest AK
- Interior Remote
- General Information
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kodiak
- Mat-Su Road
- Southeast AK

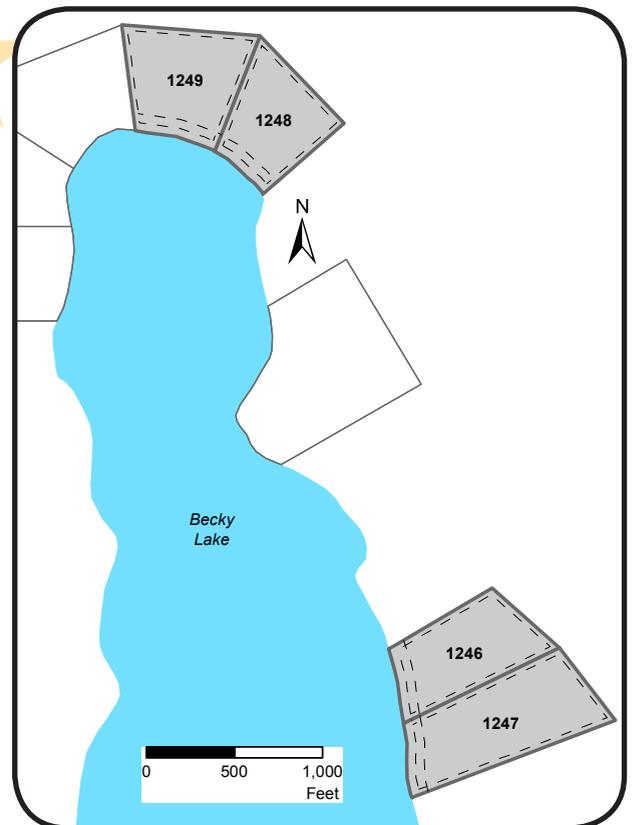


# Zitziana RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1246	420091	8.46	B	\$16,800
1247	420092	11.61	C	\$20,100
1248	420093	7.55	D	\$15,900
1249	420094	9.08	E	\$16,300

WHY BUY?
Zitziana parcels offer lake front parcels in a remote area.
LOCATION
The Zitziana parcels are located on Becky Lake, which is northeast of Wien Lake, approximately 62 miles southwest of Nenana.
ACCESS
Access is by float or ski plane to Becky Lake. Snowmachine access may be possible from Nenana or Manley Hot Springs.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Zitziana RRCS is survey ASLS 2013-19, located in F006S018W09,16. The survey has been filed as plat 2015-1 in the Manley Hot Springs Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Parcels are subject to a 100 foot building setback from Becky Lake. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



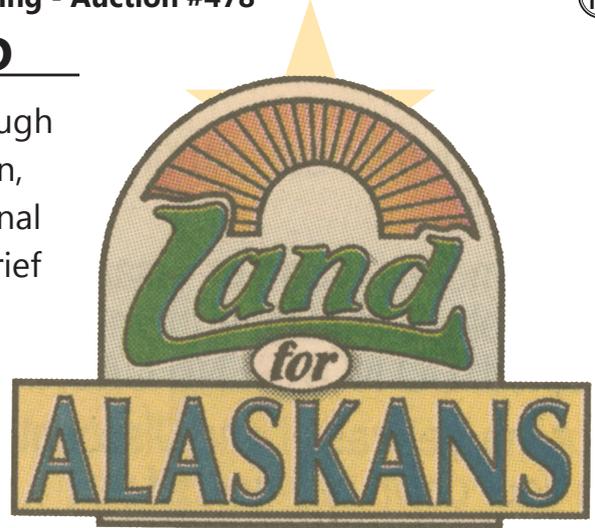
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Interior Remote

## HOW THE STATE SELLS LAND

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

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



### Sealed Bid Auction

The **Sealed Bid Auction**, detailed in this year's brochure, consists of parcels which have already been surveyed and appraised. The auction will have a bidding period and a minimum bid based on the appraised value. By law, you must be an Alaska resident to participate in the auction. There is a limit of 2 parcels per bidder in this year's annual auction. DNR will accept bids from March 25 to July 6, 2016 and the bids will be opened on July 13. Alaska residents: the auction gives you an exclusive opportunity to buy a piece of state land!

### Over-the-Counter (OTC)

**Over-the-Counter (OTC)** sales follow the Auction, and allow anyone, including Alaska residents, non-residents, and businesses to buy land offered over-the-counter on a first come-first-served basis at a fixed price.

After the 2016 Auction, remaining parcels will be made available over-the-counter. **New for 2016, DNR has made changes to the procedures for Over-the-Counter sales. DNR has discontinued the use of Initial Over-the-Counter (IOTC) offerings and will offer parcels not sold through regular competitive auction through the following modified OTC process.** Newly available OTC parcels will be priced at up to 30% above their appraised fair market value for the first two weeks they are available (from 10 am July 27, 2016 until 5 pm on August 9, 2016).

Parcels that remain unsold after August 9, 2016 will then be made available over-the-counter at up to 15% above their appraised fair market value from 10 am on August 10, 2016 until 5 pm on August 23, 2016.

Remaining parcels will be made available over-the-counter at their appraised fair market value beginning at 10 am on August 24, 2016. These parcels remain available until they are sold.

### Remote Recreational Cabin Sites (RRCS)

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

Southeast  
AKMat-Su  
Road

Kodiak

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## History of State Land Sale Offerings

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

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

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

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

**1966 Agricultural Sales** encouraged development of land suitable for agriculture.

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

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

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

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

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

## Current Programs

DNR initiated the current land sales programs in the late 1990s.

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

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

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

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



# GENERAL INFORMATION



## Table of Contents for General Information

Need to Know Information .....	113-115	Veterans' Land Discount.....	130-133
Considerations for All Buyers .....	116-117	Information for Buyers.....	134-141
Qualifying for the Sealed-Bid Auction.....	117-118	Online Resources.....	142
Guidlines for Bidders .....	119-120	Auction Bid Form & Checklist.....	143-150
How to Bid .....	121-123	OTC Forms .....	151-156
Sealed-Bid Auction Procedures.....	123-125	Over-the-Counter (OTC) Parcels.....	157
Buying Land Over-the-Counter .....	126-127	Auction Parcel Photo Album.....	158-159
Purchase Information .....	128-129		

# NEED TO KNOW 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. It is your responsibility 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, neither expressed nor implied, as to its suitability for any intended use. The submission of a bid or application constitutes acceptance of the parcel **AS IS** and **WHERE IS**. The reader is referred to the "No Warranty of Suitability or Fitness" section on the following page of this brochure for more information.

Southwest  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
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.

**Parcels are legally defined by the survey monuments and recorded survey plats. Parcels are not defined by the location of trails, brushed areas, or by information in this brochure, on DNR’s websites, or other maps.**

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

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

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

Topographic maps may be purchased from the 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 about basic parcel information sources like surveys and casefile information, see the “Online Resources” section of this brochure on page 142 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 or imply any warranty as to the land’s fitness, use, or suitability, or whether public utilities or services will be provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet his 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 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. See Access (Continued) on page 135 for additional information about access.

## Tentatively Approved Lands

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

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

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

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

In this offering, the following subdivisions are all or in part on tentatively approved land:

**Crosswind Lake RRCS, Parcel 1025 ; Ridgeview Addition I, Parcel 1036 ;**

**Kakhonak Lake RRCS, Parcel 1089 ; Selatna RRCS, Parcels 1093 to 1094 ;**

**June Creek, Parcels 1131 to 1142 ; Bluff Cabin Ridge RRCS, Parcels 1156 to 1161 ;**

**Clearwater Road, Parcels 1163 to 1166 ; Delta Oddlots, Parcels 1167 to 1169 ;**

**Tok Triangle Phase IV, Parcels 1202 to 1209; Deadman Lake, Parcels 1216 to 1221**

**Dugan Hills RRCS, Parcels 1222 to 1223**

Southeast  
AKMat-Su  
Road

Kodiak

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## CONSIDERATIONS FOR ALL BUYERS

### 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.**

### 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, an applicant or bidder is responsible for keeping DNR DMLW, Land Sales and Contract Administration Section (LSCAS), informed of their current address.** A change of address must be signed by the bidder or purchaser and submitted in writing to LSCAS at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, Fax (907) 269-8916. 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.** In accordance with 11 AAC 67.005 (g) General Qualifications, it is your responsibility to supply a current address to LSCAS.

### Auction Appeals

An aggrieved bidder may appeal the auction results for a parcel they have bid on in writing to the Commissioner (AS 35.05.055 Auction Sale Procedures). Appeals must be received within 5 days of the Sealed-Bid Auction. Appeals may be sent by mail to, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, Alaska 99501, by fax to (907) 269-8918, or by electronic mail to [dnr.appeals@alaska.gov](mailto:dnr.appeals@alaska.gov).

### Appeal Provision

A person affected by the terms and conditions of this competitive disposal may appeal it, in accordance with 11 AAC 02. Any appeal must be received within 20 calendar days after the date of issuance of the notice of this competitive disposal, as defined in 11 AAC 02.040(c) and (d) and may be mailed or delivered to Commissioner, Department of Natural Resources, 550 W. 7th Avenue, Suite 1400, Anchorage, Alaska 99501; faxed to 907.269.8918; or sent by electronic mail to [dnr.appeals@alaska.gov](mailto:dnr.appeals@alaska.gov). If no appeal is filed by that date, this competitive disposal will proceed as described herein. An eligible person must first appeal this decision in accordance with 11 AAC 02 before appealing this decision to Superior Court. A copy of 11 AAC 02 may be obtained from any regional information office of the Department of Natural Resources.

## 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.

## QUALIFYING FOR 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], AS 38.05.055 Auction Sale Procedures, and 11 AAC 67.005-.010 Disposal of Land Administrative Provisions. Please read this brochure thoroughly before you submit a bid.

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

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

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

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

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

### Auction Parcels—Alaska Residents ONLY May Bid

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). Note that the residency requirement does not apply to commercial parcels; see below for details.

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

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

Southeast  
AKMat-Su  
Road

Kodiak

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## **Required Proof of Residency 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 high bidders in the auction 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 you are currently an Alaska resident and that you were a resident of Alaska from July 13, 2015 (one year prior to the date of the auction) with intent to make a home and remain in the state indefinitely. Bidders will be required to submit this proof upon notification that they are the apparent high bidder.**

**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.

### **Proof of residency must include:**

**1. A copy of your valid and current Alaska Driver's License or State Issued ID card.** (If you do not have a valid, current Alaska Driver's License or State ID card, please contact DNR Land Sales team before bidding to inquire about acceptable substitutions.) If you have a driver's license or ID card issued by another state, you are not considered an Alaska resident for the purposes of this program.

**2. and ONE of the following items (relevant to the year prior to the date of auction):**

- Alaska Permanent Fund Dividend confirmation of eligibility or confirmation of receipt of funds;
- Employment, unemployment, or military records;
- Current and valid occupational licenses issued by the State of Alaska;
- Income tax records showing employment in Alaska;
- School records;

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

## **Residency Consideration for Active Duty US Armed Forces personnel**

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

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

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

**Note:** In accordance with AS 38.05.940 Land Purchase Price Discount for Veterans, active duty servicemembers, who have not yet received a DD-214, are not considered to be veterans for the purposes of the State of Alaska land sales programs.



## GUIDELINES FOR BIDDERS

### No Withdrawal of Bids from the Sealed-Bid Auction

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

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

### 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.

Southeast  
AKMat-Su  
Road

Kodiak

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## **Bidding on Multiple Parcels in the Sealed-Bid Auction**

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

**If you are the apparent winner on two parcels, and only wish to purchase one of those two parcels, you will be allowed to choose which of those two parcels you wish to purchase.** If you notify DNR within 5 calendar days from the date of the auction that you wish to relinquish one of the two parcels for which you were the apparent high bidder, DNR will refund your down payment for that one parcel. **For Auction #478 you would need to notify DNR of your wish to relinquish one of the two parcels by 5:00 pm on Monday, July 18, 2016.** The next qualified highest bidder will then be offered the opportunity to purchase the parcel at their original bid amount. **Please note that the down payment for one of the two parcels you were the apparent winner of will still be non-refundable.**

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

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

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

## **Multiple Bidders Bidding Together in the Sealed-Bid Auction**

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

Names may not be added or deleted after the bid has been submitted. All individuals whose names appear on the bid will appear on the land sale contract or patent. **Any changes between the individuals on the bid and the contract or patent require an assignment form and payment of the \$100 assignment fee.**

All of your bids will count towards the limit of winning two parcels in this auction. If you submit some bids jointly, and other bids individually, each winning bid will be counted towards each individual's limit of two parcels. If one of the bidders on a joint bid has already won two parcels, the joint bid will be disqualified.

## **Note on Parcels Qualifying for the Veteran's Preference Auction in 2016**

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

To qualify for offering in the Veteran's Preference Auction, parcels are required to be 5 acres or less, classified as Settlement land, unoccupied, and zoned for residential use only. Parcels are zoned by local governments, not the state. As a result of these requirements, no parcels qualify for offering in the Veteran's Preference Auction for the 2016 Alaska State Land Offerings – Auction #478.



## HOW TO BID

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 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 2016 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 page 117).
- 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.

Southeast  
AKMat-Su  
Road

Kodiak

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



### **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:**

**2016 ALASKA STATE LAND AUCTION #478 - 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 "**2016 ALASKA STATE LAND AUCTION #478 - 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.

### **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:

**2016 ALASKA STATE LAND AUCTION #478  
SEALED BID ENCLOSED**

State of Alaska, DNR Public Information Center  
550 West 7th Avenue, Suite 1260  
Anchorage, Alaska 99501

**Please do not mail applications to any other address.** Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

**To submit a sealed bid in person by hand delivery**, prepare a submission packet as described for mail submissions. Drop off your **sealed** packet at the DNR Public Information Center in Anchorage (address above). Be sure to include "**2016 ALASKA STATE LAND AUCTION #478 - SEALED BID ENCLOSED**" on the exterior, delivery envelope. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.



**Illustration of a Sealed Bid**

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

**2. PLACE INTERNAL SEALED-BID ENVELOPE IN EXTERNAL ENVELOPE**

**INTERNAL SEALED BID ENVELOPE**

**SEALED-BID AUCTION PROCEDURES**

**It is your responsibility to complete and submit your bid as instructed throughout this brochure.** All sealed bids must be properly addressed and marked as detailed in the "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 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 2016 Alaska State Land Sealed-Bid Auction #478 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Friday, March 25, 2016 and no later than 5:00 p.m., Wednesday, July 6, 2016.** 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..

- Southwest AK
- Interior Remote
- Richardson, AK Highways
- Steease Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kodiak
- Mat-Su Road
- Southeast AK

**General Information**



## **Sealed-Bid Opening**

The Sealed-Bid Opening will begin at 10:00 a.m., Wednesday, July 13, 2016, in the Anchorage DNR Public Information Center located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. The public is invited to attend. All complete, timely bids received will be opened. Attendance at the auction is not required and will not affect the outcome. **Attendees of the Sealed-Bid Opening will not be allowed to change or withdraw any bids.**

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

For the General Sealed-Bid Auctions, bids will be opened in an order determined by the number of bids received for each parcel. The parcel with the most bids will be opened first, the next highest number of bids second, etc. Where an equal number of bids are received for more than one parcel, bids for the parcel with the lowest Parcel # (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 two successful bids and will not be eligible to acquire another auction parcel for the remainder of Sealed-Bid Auction #478. For more information, please refer to the appropriate qualification sections throughout this brochure.

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

## **Common Bidding Errors**

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

### **A bid form must:**

- Contain a valid bid amount. If the numeric amount is missing, illegible, or inconsistent with the written amount, the written amount prevails.
- Contain a valid, legible parcel number. An ADL number, subdivision lot and block or subdivision tract are not acceptable.
- Contain a valid signature.
- Be received by the deadline.
- Be submitted by an eligible bidder.
- Be accompanied by a bid deposit. The bid deposit must be 5% or greater than the bid amount. Bid deposits may be submitted by check, cashier's check, money order, or credit card. Check with one of the Public Information Centers to confirm which credit card types are currently accepted.

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

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

### **Credit card authorization forms must:**

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

### **The following Bid Errors may be curable.**

#### **On a bid form:**

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

#### **On a check or money order:**

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

#### **On a credit card authorization form:**

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

## Refunds

In accordance with 11 AAC 05.010(a), application fees and document handling fees are nonrefundable and will be retained by the State.

DNR will not refund the deposit money, up to a maximum of 5% of the total purchase value, from bidders or applicants who have chosen not to purchase the land, for any reason. The deposit amount in excess of 5% may be refunded.

All refund requests must be in writing and must clearly describe the circumstances and reasons for the refund and must be submitted prior to the issuance of a sale contract. Once a contract has been issued a deposit, or any other payments on the account, will not be refunded.

In the event that DNR withdraws a parcel after a bid or application has been received, the deposit and document handling fee will be completely refunded. If a bid or application is submitted based on inaccurate information received from DNR and DNR agrees its staff provided inaccurate information, the Department, in its discretion, may refund deposit money or allow the deposit money to be applied to another parcel purchase.

## Sealed-Bid Auction Results

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

<http://landsales.alaska.gov>

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

During the week following the auction, apparent high bidders will be sent a certified Award Notification Letter. **DNR must receive the following items from successful bidders by 5 p.m., August 29, 2016:**

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 117).
  - 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 131);
5. Any other documents or items requested in the Award Notification Letter.

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

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

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





## **BUYING LAND OVER-THE-COUNTER**

As of February 2016 DNR has over ninety parcels available for purchase over the counter on a first-come-first-served basis. Parcels currently available over-the-counter are priced at their appraised fair market value and are located throughout the state. A complete listing of parcels available over-the-counter and purchase information is available at DNR Public Information Centers or online at:

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

**New Rules**

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

At 10:00 a.m., Wednesday, July 27, 2016, a complete list of all parcels to be included in the OTC Offerings will be available at all DNR Public Information Centers as well as online at <http://landsales.alaska.gov>. In the OTC offerings, parcels are offered first-come, first-served.

- From 10:00 a.m., Wednesday, July 27, 2016 through 5:00 p.m., Tuesday, August 9, 2016 parcels will be available for purchase at 30% above the appraised fair market value (30% above the minimum auction bid).
- From 10:00 a.m., Wednesday, August 10, 2016 through 5:00 p.m., Tuesday, August 23, 2016 remaining parcels will be available for purchase at 15% above the appraised fair market value (15% above the minimum auction bid).
- At 10:00 a.m., Wednesday, August 24, 2016, remaining parcels will become available for purchase at the appraised fair market value (minimum auction bid).

### **OTC Applicant Qualifications**

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

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

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

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

### **Buying Multiple Parcels in the Over-the-Counter Offerings**

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

### **How to Submit a General Over-the-Counter Application Online**

To apply for a parcel online, go to <http://dnr.alaska.gov/mlw/landsale/otc/>. Use one of the many search options to find the parcel you wish to purchase. Maps, parcel information, and a link for purchasing the parcel online are available on the individual parcel pages. The online application process will ask for a MasterCard, Visa, or Discover credit card authorization.

## How to Submit an 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. **Please note that if you decide to mail your OTC application form it may arrive after the parcel has already sold online, and you will be unable to purchase the parcel. We recommend submitting over-the-counter applications online to avoid this situation.**

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 "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.**

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

Please give careful consideration to your applications. Once you have submitted an application for the Over-the-Counter Offering, your 5% down payment and document handling fee are nonrefundable.

Southeast  
AKMat-Su  
Road

Kodiak

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## **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.

**Note: Because of the high volume of files being processed after the Auction, it may take several months or more for your contract or patent to be issued.**

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. If you are purchasing more than one parcel with a qualifying balance, separate contracts will be issued for each parcel.

### **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 or applicant 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 OTC parcel or by August 29, 2016 for 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
- Monthly contract for payment of the balance, with interest, over a period of up to 20 years based on the following parameters:
  - \$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.

DNR will calculate the monthly payments at the time the contract is written. (For details see 11 AAC 67.875 Installment Payments). 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 result in penalty or termination. Contracts are issued as soon as possible, however, delays may occur.

## 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.

**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.



# 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. The reimbursable cost per parcel for remote parcels is listed in a separate table. Below are examples of discount calculations for each type of parcel.

Subdivision Parcel Example	
Below is an example of how a Veterans' Land Discount is calculated for a 1.82-acre Subdivision Parcel with reimbursable costs of \$987 per acre, if the bid price was \$40,000:	
Reimbursable Cost / Acre	\$ 987.00
Parcel Size in Acres	x 1.82
<b>Total Reimbursable Costs</b>	<b>\$ 1,796.34</b>
Bid Price	\$ 40,000.00
Less Reimbursable Cost	- \$ 1,796.34
<b>Amount Eligible for Discount</b>	<b>\$ 38,203.66</b>
Amount Eligible for Discount	\$ 38,203.66
25% Veterans' Discount Rate	x 0.25
<b>Veterans' Land Discount</b>	<b>\$ 9,550.91</b>
Bid Price	\$ 40,000.00
Less the Veterans' Land Discount	- \$ 9,550.91
<b>Discounted Purchase Price</b>	<b>\$ 30,449.09</b>
Bid Price	\$ 40,000.00
5% Minimum Down Payment	x 0.05
<b>Minimum Down Payment</b>	<b>\$ 2,000.00</b>
Discounted Purchase Price	\$ 30,449.09
Less 5% Minimum Down Payment-	\$ 2,000.00
<b>Balance Due</b>	<b>\$ 28,449.09</b>
*plus applicable fees	

Remote Parcel Example	
Below is an example of how a Veterans' Land Discount is calculated for a Remote Parcel with reimbursable costs of \$5,410, if the bid price was \$15,000:	
<b>Total Reimbursable Costs</b>	<b>\$ 5,140.00</b>
Bid Price	\$ 15,000.00
Less Reimbursable Cost	- \$ 5,140.00
<b>Amount Eligible for Discount</b>	<b>\$ 9,860.00</b>
Amount Eligible for Discount	\$ 9,860.00
25% Veterans' Discount Rate	x 0.25
<b>Veterans' Land Discount</b>	<b>\$ 2,465.00</b>
Bid Price	\$ 15,000.00
Less the Veterans' Land Discount	- \$ 2,465.00
<b>Discounted Purchase Price</b>	<b>\$ 12,535.00</b>
Bid Price	\$ 15,000.00
5% Minimum Down Payment	x 0.05
<b>Minimum Down Payment</b>	<b>\$ 750.00</b>
Discounted Purchase Price	\$ 12,535.00
Less 5% Minimum Down Payment	- \$ 750.00
<b>Balance Due</b>	<b>\$ 11,785.00</b>
*plus applicable fees	

**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: John 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. John 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. John'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 x 25% = \$7,500) and includes a 5% deposit of \$500 (\$10,000 x 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 x 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.



## Veterans' Land Discount (continued)

**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.**

## 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.

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

Southeast  
AKMat-Su  
Road

Kodiak

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## **Qualifications for Veterans' Land Discount (continued)**

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 only the eligible veteran bidder/applicant 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, which 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. If you are still on active duty and have not yet received a Form DD 214 you are not yet eligible for the discount.**

**DNR must receive proof of eligibility from Auction winners who wish to receive the veteran's discount by 5 p.m., August 29, 2016. OTC purchasers must submit these items within 30 days of the date of their purchase application to receive the discount.**

- **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.
- **The signed and notarized Veteran's Discount Application / Affidavit.**

**If an apparent winner fails to comply with the stated requirements by the deadline, their application will be considered abandoned.** After abandonment, the next alternate winner for the parcel may be given the opportunity to purchase the parcel.

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

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

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





**Reimbursable Costs for Determining Veterans' Land Discount**

Subdivision Name	Survey	Reimbursable Costs / Acre
Freshwater Bay	ASLS 2010-44	\$565
Old Skid Road	ASLS 2014-62	\$929
South Thorne Bay Addition 1	ASLS 2006-72	\$1,460
Dog Sled	ASLS 2014-69	\$680
Dog Sled West	ASLS 2014-70	\$680
Goldstreak	ASLS 79-156	\$492
Kupreanof Peninsula Homestead	ASLS 91-135	\$21
Copper Bluff	ASLS 2006-61	\$2,478
Glennallen Area I	ASLS 79-144	\$122
Glennallen Area II	ASLS 79-249	\$122
Kenny Lake Subdivision	ASLS 81-193	\$740
Ridgeview Addition I	ASLS 2005-16	\$137
Tazlina Northwest	ASLS 79-226	\$349
Tazlina Southwest	ASLS 79-121	\$349
The Lakes	USS 3494	\$0
The Lakes	USS 4582	\$0
Bald Mountain	ASLS 80-176	\$238
Bartlett Hills Tract D	ASLS 79-143	\$234
Chase II	ASLS 79-149	\$236
Parker Lake	ASLS 82-126	\$488
South Bald Mountain	ASLS 82-1	\$336
Trapper Creek Glen	ASLS 79-242	\$265
Dishna	ASLS 2005-45	\$1,911
McGrath Townsite Add I	ASLS 83-199	\$0
Cascaden	ASLS 86-98	\$367
Fairbanks Odd Lots	ASLS 95-72	\$12
Martin	ASLS 84-21	\$257
McCloud	ASLS 82-157	\$609
Olnes East	ASLS 80-178	\$190
Riverwood	ASLS 2014-44	\$2,819
Tatalina	ASLS 2003-14	\$198
Anderson	ASLS 79-28	\$54
Anderson	ASLS 79-31	\$54
Clear Sky Homestead	ASLS 91-63	\$0
Farmview	ASLS 82-123	\$347
June Creek	ASLS 79-166	\$88
Albert Creek Homestead	ASLS 85-67	\$0
Circle Hot Springs	ASLS 78-163	\$71
Crazy Mountain Homestead	ASLS 89-114	\$0
Riverview	ASLS 83-128	\$262
Clearwater Road	ASLS 2008-25	\$3,675
Delta Oddlots	ASLS 78-93	\$41
Delta Homesites	ASLS 77-162	\$142
Eagle	ASLS 81-33	\$261
Eagle II	ASLS 82-136	\$209
Glenn	ASLS 81-205	\$410
Three Mile	ASLS 82-10	\$405
Tok	ASLS 77-164	\$91
Tok Triangle Phase II	ASLS 2007-15	\$55
Tok Triangle Phase III	ASLS 2008-41	\$58
Tok Triangle Phase IV	ASLS 2012-11	\$46
Tower Bluffs	ASLS 80-97	\$277
Deadman Lake	ASLS 81-40A	\$268
Dune Lake	ASLS 81-56	\$292
Iksqiza Lake	ASLS 81-54	\$328
Wien Lake West	ASLS 2013-30	\$260

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Ugak Bay RRCS	ASLS 2002-14	1023	\$4,795
Crosswind Lake RRCS	ASLS 2005-25	1025	\$2,465
Loon Lake Remote	ASLS 93-24	1035	\$0
Lake Creek Homestead	ASLS 90-13	1069	\$0
"	ASLS 90-13	1070	\$0
Ninemile RRCS	ASLS 2003-43	1073	\$3,881
"	ASLS 2003-43	1074	\$4,020
Aniak-Doestock RRCS	ASLS 2013-17	1086	\$4,653
Appel II RRCS	ASLS 2005-23	1087	\$2,263
Kakhonak Lake RRCS	ASLS 2013-16	1089	\$3,857
Nowitna River RRCS	ASLS 2007-10	1091	\$2,869
"	ASLS 2007-10	1092	\$2,983
Selatna RRCS	ASLS 2006-25	1093	\$5,190
"	ASLS 2006-25	1094	\$5,138
Any Creek Remote	ASLS 93-144	1095	\$0
Albert Creek RRCS	ASLS 2003-15	1144	\$3,950
Bluff Cabin Ridge RRCS	ASLS 2006-18	1156	\$1,863
"	ASLS 2006-18	1157	\$1,863
"	ASLS 2006-18	1158	\$1,863
"	ASLS 2006-18	1159	\$1,863
"	ASLS 2006-18	1160	\$1,863
"	ASLS 2006-18	1161	\$1,863
"	ASLS 2006-18	1162	\$1,863
Robertson River RRCS	ASLS 2007-22	1178	\$1,938
"	ASLS 2007-22	1179	\$1,939
"	ASLS 2007-22	1180	\$1,707
Tok (Tetlin Trail)	ASLS 79-134 & ASLS 79-135	1188 to 1196	\$4
Tower Bluffs RRCS	ASLS 2006-23	1211	\$2,541
"	ASLS 2006-23	1212	\$2,746
"	ASLS 2006-23	1213	\$2,745
Cosna RRCS	ASLS 2006-20	1214	\$5,085
"	ASLS 2006-20	1215	\$4,438
Dugan Hills RRCS	ASLS 2005-26	1222	\$2,814
"	ASLS 2005-26	1223	\$3,496
Teklanika II RRCS	ASLS 2005-28	1234	\$3,645
Zitziana RRCS	ASLS 2013-19	1246	\$3,855
"	ASLS 2013-19	1247	\$4,135
"	ASLS 2013-19	1248	\$3,774
"	ASLS 2013-19	1249	\$3,910

\*Note that the reimbursable costs exceed the value of Clearwater Road parcels, so no veteran's discount is available on these parcels.

Southwest AK

Mat-Su Road

Kodiak

Copper River Valley

Susitna Valley Remote

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

Steese Highway

Richardson, AK Highways

Interior Remote

**General Information**



## INFORMATION FOR BUYERS

### 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.

### 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.

### Types of Access

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

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

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

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

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

[www.511.alaska.gov/](http://www.511.alaska.gov/)

## Access (continued)

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

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

[http://dnr.alaska.gov/mlw/factsht/land\\_fs/gen\\_allow\\_use.pdf](http://dnr.alaska.gov/mlw/factsht/land_fs/gen_allow_use.pdf)

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

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

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; or traveling by horse or dogsled or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel-drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmachine (or other tracked vehicle), motorcycle or ATV, on or off an established road easement, if use of the road easement does not cause or contribute to water-quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. Use of larger off-road vehicles over 1,500 pounds curb weight and off-road travel of construction and mining equipment requires a permit from DNR. An authorization is required from the State of Alaska, Department of Fish and Game, Division of Habitat for any motorized travel in fish-bearing streams. Contact and program information can be found online at:

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

- Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

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

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

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. Contact one of the DNR Public Information Centers for more information.

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

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.

Southeast  
AKMat-Su  
Road

Kodiak

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
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/>

## 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.

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



## Oil and Gas

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

## Timber and Other Materials on Site

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

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). Examples of cultural resource sites that could be encountered include: historical cabin remains (collapsed, standing, or foundations) and associated historic-era artifacts; adits, dredges or other mining equipment; cultural depressions or pits; graves or cemeteries; prehistoric tools or artifacts; cairns or caches; and paleontological (fossilized) remains. 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](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 on page 114 of this brochure for additional information.

Southeast  
AKMat-Su  
Road

Kodiak

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## Homeowners' Associations

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

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

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

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

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

## Borough/Municipality Authority

Parcels may be subject to zoning, restrictions, easements, and setbacks imposed by the local government (borough or city). Parcels with no incorporated local government may become part of a municipality in the future should the local community decide to incorporate.

## Taxes

Parcels listed in this brochure may be subject to taxes and assessments levied by local taxing authorities. Local taxing authorities are noted on the data summaries for each area described in this brochure. **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 below 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.**

## Fire and Burning Activities

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

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

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

<http://firewise.org>

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

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

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

## 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/>

Southeast  
AKMat-Su  
Road

Kodiak

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteele  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## **Water Rights and Usage**

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

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

## **Fish Habitat Requirements**

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

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

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

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

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

## **Wildlife**

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

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

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

Provided by DFG:

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

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

Provided by DNR Division of Parks and Outdoor Recreation:

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

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

## Hunting Seasons and Taking Game in Defense of Life or Property

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

<http://adfg.alaska.gov>

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

### 5 AAC 92.410 Taking Game in Defense of Life or Property

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

## Eagle Nesting Sites and Seasons of Restricted Activity Nearby

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

## Migratory Birds

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

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

Southeast  
AKMat-Su  
Road

Kodiak

Copper River  
ValleySusitna Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwaySteese  
HighwayRichardson,  
AK HighwaysInterior  
RemoteGeneral  
Information



## ONLINE RESOURCES

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

### Alaska Legislature

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

### Alaska Statutes and Regulations

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

### State of Alaska Home Page

<http://alaska.gov>

### State of Alaska, Department of Natural Resources (DNR)

<http://dnr.alaska.gov>

### DNR Division of Parks, Office of History and Archaeology

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

### DNR Division of Forestry

<http://forestry.alaska.gov>

### Firewise

<http://firewise.org>

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

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

### DNR Land Records Information

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

### DNR DMLW Fact Sheets

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

### DNR DMLW Land Sales & Contract Administration Section

<http://landsales.alaska.gov>

### DNR DMLW Water Resources Section

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

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

<http://dfg.alaska.gov>

### DFG Division of Habitat

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

### State of Alaska, Department of Environmental Conservation

<http://dec.alaska.gov>

### State of Alaska, Department of Transportation & Public Facilities

<http://dot.alaska.gov>

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

<http://commerce.alaska.gov>

### RS 2477 Rights-of-way

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

### Alaska Railroad Corporation

<http://alaskarailroad.com>

### U.S. Government

<http://usa.gov>

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

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

### BLM AK Land Records and Surveys

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

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

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

### U.S. Fish and Wildlife Service

<http://fws.gov>

### Matanuska-Susitna Borough

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

### Alaska Mapped - Statewide Digital Mapping Initiative

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

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

(Rev. 7/15)

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

# Auction Bidder Checklist



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

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## OVER-THE-COUNTER ALASKA LAND OFFERING INSTRUCTIONS

The Alaska Department of Natural Resources (DNR) is offering for purchase parcels of land that were not sold during the subject Alaska State Land Auction. These parcels are available for purchase over-the-counter at the DNR information offices located in Anchorage, Fairbanks and Juneau. The parcels will be sold on a first-come first-serve basis. The purchase price is the "minimum bid" listed in the Alaska State Land Offering brochure.

### 1. All 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 on state land, 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. 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 contract of sale 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 7<sup>th</sup> 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.

#### **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.

#### **SOUTHEAST REGION**

Division of Mining, Land & Water Information Office  
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 9:00 a.m. - 5:00 p.m.

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

**OVER-THE-COUNTER 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: \_\_\_\_\_

Email address: \_\_\_\_\_

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

**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, or have provided Visa or MasterCard information and authorization for payment on the Declaration of Intent form, in an amount not less than five percent 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 the department that has been administratively foreclosed or terminated for cause within the past three years;
- I am not currently in default for nonpayment on a purchase contract or lease issued by the department, and;
- I am not in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

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

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

**NOTE:** This 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 land and resources. This information is made a part of the state public land records and becomes public information at the time the bid is opened under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER CONTRACT  
ADMINISTRATION  
550 W. 7<sup>th</sup> 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

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

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

\_\_\_\_\_  
Contact Phone No.                                              Alternative Contact Phone No.

\_\_\_\_\_  
Email address                                              Fax number

**Marital Status (check one)**

- Single Person  
 Married Person

**Citizenship**

- U.S. Citizen  
 Non U.S. Citizen  
 Alien Registration No. \_\_\_\_\_

**Business Organization**

(Over-the-Counter purchases only)

EIN No. \_\_\_\_\_

**\*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?**

- Yes  No

**Purchaser 2: ENTER FULL LEGAL NAME (PLEASE PRINT)**

\_\_\_\_\_  
Last Name                      First Name                      Middle Name                      Suffix

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

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

\_\_\_\_\_  
Contact Phone No.                                              Alternative Contact Phone No.

\_\_\_\_\_  
Email address                                              Fax number

**Marital Status (check one)**

- Single Person  
 Married Person

**Citizenship**

- U.S. Citizen  
 Non U.S. Citizen  
 Alien Registration No. \_\_\_\_\_

**Business Organization**

(Over-the-Counter purchases only)

EIN No. \_\_\_\_\_

**\*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?**

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

**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 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.

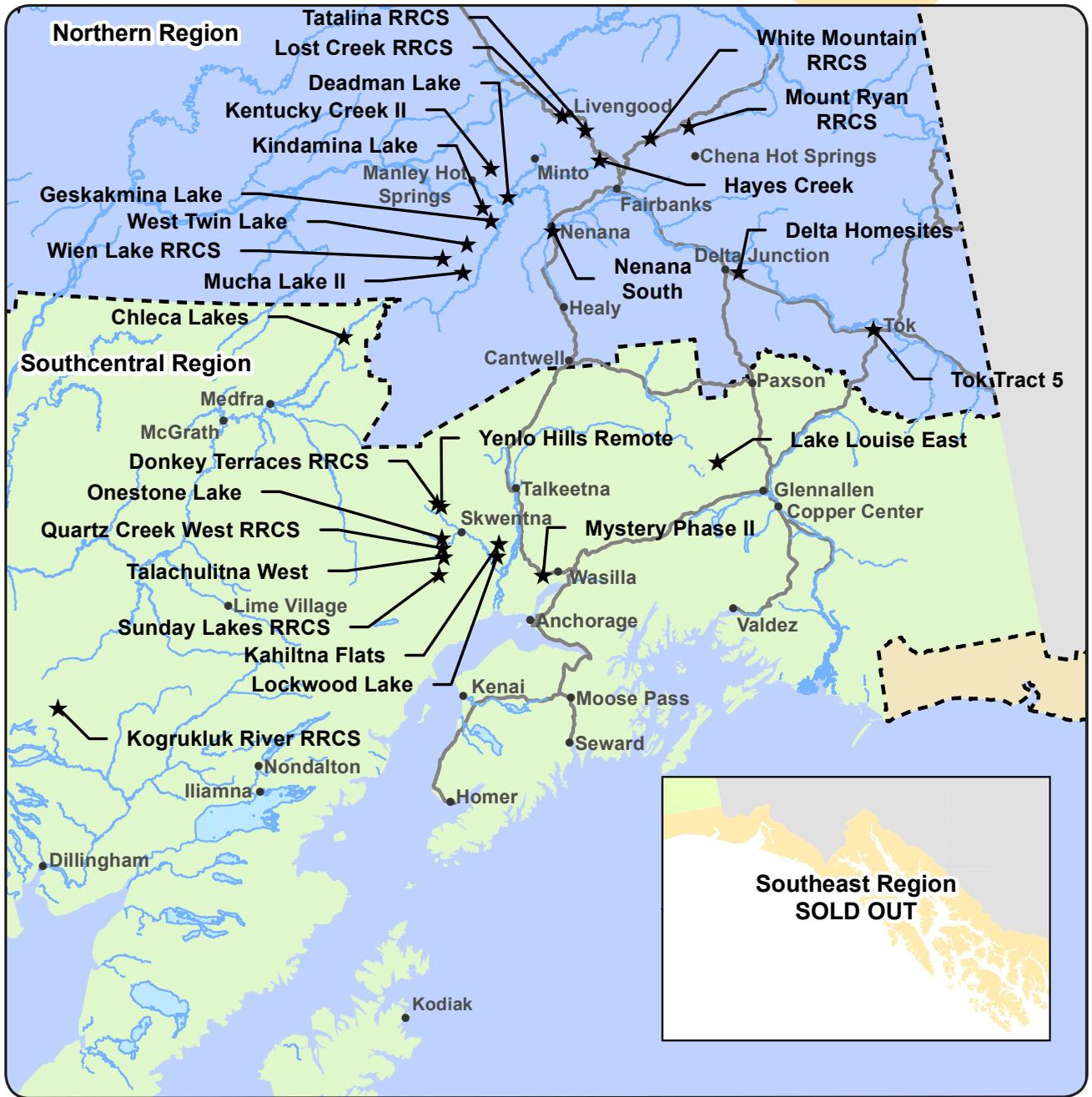
**Other persons as tenants in common:** Those persons who wish to purchase property together can do so as tenants in common. It is possible for each person to have a different marital status. This example illustrates a possible combination, e.g., "William P. Jones, a married person, Sandra S. Smith, 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.***



# Over-the-Counter (OTC) Parcels Available



As of March 2, the Department of Natural Resources has over ninety parcels available for purchase over the counter on a first-come-first-served basis. These parcels are available at the minimum bid price and are located throughout the state. A complete listing of parcels available over the counter and purchase information is available at DNR Public Information Centers or online at: <http://dnr.alaska.gov/mlw/landsale/otc/>.

**See the "Buying Land Over-the-Counter" section on page 126 of this brochure for more information.**

Southeast AK

Mat-Su Road

Kodiak

Copper River Valley

Susitna Valley Remote

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

Steese Highway

Richardson, AK Highways

Interior Remote

**General Information**



# Photo Album



Parcel 1091 (ADL 230448) along the Nowitna River.



Elliott Highway near the Tatalina Subdivision



Blocks 10 & 11, Deadman Lake. A section line is visible



Aerial view of Parcel 1127 in Clear Sky Homestead.



# Photo Album



Tazlina Southwest, Parcel 1052 (ADL 204583)



Survey Marker



Red Fox Drive in Tok (Tetlin Trail) subdivision.



Looking up the Robertson River from the Alaska Highway

Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

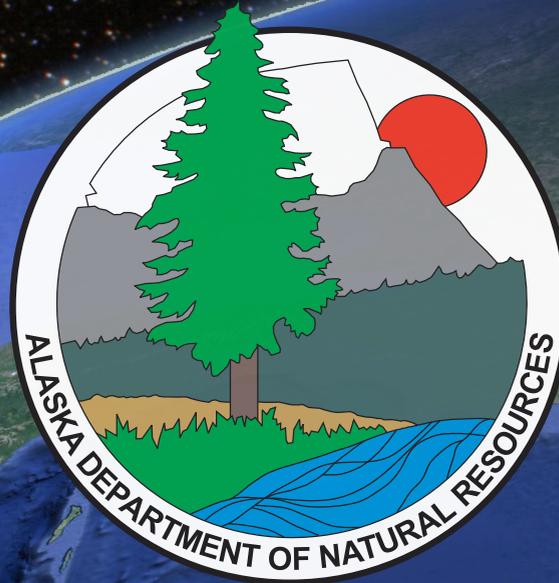
N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

Interior  
Remote

General  
Information



## **AUCTION #478 DATES**

### **Annual Auction #478 Bidding Period**

Begins 10:00 a.m., March 25, 2016

Ends 5:00 p.m., July 6, 2016

**Opening of Sealed-Bids for Annual Auction #478 - 10:00 a.m., July 13, 2016**

### **Over-the-Counter (OTC) Parcel List Available**

**10:00 a.m., July 27, 2016**

#### **1st OTC Offering**

(up to 30% above minimum auction bid)

Begins 10:00 a.m., July 27, 2016

Ends 5:00 p.m., August 9, 2016

#### **2nd OTC Offering**

(up to 15% above minimum auction bid)

Begins 10:00 a.m., August 10, 2016

Ends 5:00 p.m., August 23, 2016

### **General Over-the-Counter Parcel Sales Begin**

(price set at minimum auction bid)

**10:00 a.m., August 24, 2016**

Google earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Image Landsat

Data LDEO-Columbia, NSF, NOAA

Image U.S. Geological Survey

This publication, produced in Alaska at a cost of \$1.05 per copy, was released by the Department of Natural Resources, Division of Mining, Land, and Water to inform the public about Auction #478.

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> "Like" us on Facebook at <http://facebook.com/alaskaland/> and follow us on Twitter as [@AlaskaLand4Sale](https://twitter.com/AlaskaLand4Sale).