

- 2014 Remote Recreational Cabin Sites Staking -

Dillinger River II Remote Recreational Cabin Sites

Why Stake?	The Dillinger River II area is adjacent to the historic Iditarod Trail. Recreational opportunities in the area include hunting, boating and snowmachining.	Municipal Authority	This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
Location	The Dillinger River II staking area is approximately 65 miles east southeast of McGrath and west of the South Fork Kuskokwim River and Farewell Lake. It is within Sections 1-36 of Township 29 North, Range 22 West, Seward Meridian and Sections 1-17, 21-28, and 34-36 of Township 29 North, Range 23 West, Seward Meridian.	Mineral Estate	This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order 431 and Mineral Order 1049. Refer to the Mineral Estate section of this brochure for details.
Terrain & Major Features	The topography is moderately rolling mountain foothills, becoming increasing level near the rivers. Elevation ranges from 1,110 to 2,534 feet above sea level.	Allowed Uses	Parcels are for recreational use only during the three year lease period; no commercial use or permanent residence is allowed during the lease. Once the parcel is under a purchase contract or has been conveyed into private ownership these restrictions no longer apply.
Access	Access to the staking area is primarily by plane, either ski or float depending on the season and local conditions. Wheeled planes may be able to land on gravel bars along the South Fork Kuskokwim River. Access is also possible by snowmachine or boat along the South Fork Kuskokwim River and Dillinger River, and then across state land by snowmachine or ATV. There are known trap line trails and a tractor trail that bisects the staking area north of the Dillinger River.	Easements, Setbacks and other Restrictions	DNR may impose staking setbacks from important public resources prior to staking. Setbacks and other restrictions are addressed in the decision process and indicated on the staking map. The following restrictions are applicable to parcels within the Dillinger River II Staking Area: <ul style="list-style-type: none"> • 30-foot public access and utility easement along all interior parcel lines. • 50-foot public access easements upland from the ordinary high water mark of public and navigable water bodies. • 100-foot easement centered on surveyed or unsurveyed (protracted) section lines. • 60-foot public access easement centered on existing trails through and along staked parcels. • 100-foot building setback from the ordinary high water mark of all water bodies determined to be anadromous, public, or navigable. • 100-foot staking setback from the OHW of the South Fork Kuskokwim River. • 200-foot staking setback from the OHW of the Dillinger and Jones Rivers, an unnamed tributary of the Jones River and an unnamed tributary of the South Fork Kuskokwim River (anadromous water bodies). • Reserved area along lakes determined to be floatplane accessible for future access and public recreation use. • Reserved area around trapping cabin permitted by ADL 216914. DNR may reserve additional areas for future public use and access prior to staking.
View	There are potentially good views of the river valley, surrounding hills, and mountains.	Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
Climate	The McGrath area has a cold, continental climate. Average summer temperatures range from 62° to 80° F, winter temperatures can range from -64° to 0° F. Precipitation is light, averaging 10 inches per year, including an average snowfall of 86 inches. Over 40% of the normal yearly precipitation occurs between June and July.	Comments	Parcels may contain wetlands and may require Army Corps of Engineers (USACE) permits prior to placement of fill material. Contact USACE for information. State-owned lands in this area are available for exploration licensing under the Division of Oil and Gas Exploration Licensing Program. Details are available at http://dog.dnr.alaska.gov/Programs/ExplorationLicensing.htm .
Soils	The majority of the area has very poorly drained soils with a shallow permafrost table that occupies broad, nearly level outwash plains and sloping valleys in moraine hills. The southeast portion has some well drained soils without permafrost on moraine hills. There are well drained soils on natural levees along existing and former river channels.	Survey and Appraisal Costs	The estimated survey cost for this area is \$4,000 - \$5,500 per parcel. The estimated appraisal cost for this area is \$500 per parcel.
Vegetation	Vegetation includes black spruce, tundra dominated by sedge tussocks, mosses, willows, dwarf birch, and other low shrubs in the poorly drained areas. The well drained areas support white spruce, paper birch, and quaking aspen.		
Water Source	Ground water quality and depth is unknown, but is likely to be affected by the area permafrost. Surface water sources include the Dillinger River and Jones River. ADEC recommends filtering and disinfecting surface water before use.		
Title	The State of Alaska received Patent No. 50-76-0162 for the land and mineral estate within the staking area on April 16, 1976. The applicable state case file is GS 2170.		
Fire Management Option	The current fire management option for this area is Limited. Contact DNR's Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies to reduce potential for fire.		
Game Management Unit	The staking area is in Game Management Unit 19C. Contact the Alaska Department of Fish and Game for hunting seasons and regulations.		

Dillinger River II - Base Appraisals Summary

Hypothetical Key Parcel 'A' Dillinger River II Staking Area	Size:	10.00-acres
	Lot Type:	1 st tier* Frontage on fly-in lake (floatplane accessible lakes will be determined during subsequent inspections of the staking area).
	Access:	Fly-in to lake
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	Frontage on float plane accessible lake
Hypothetical Key Parcel 'B' Dillinger River II Staking Area	Size:	10.00-acres
	Lot Type:	1 st tier* frontage on the South Fork Kuskokwim River
	Access:	Fly-in to South Fork Kuskokwim River sandbar
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	Unobstructed access to the South Fork Kuskokwim River. View potential of surrounding area.
Hypothetical Key Parcel 'C' Dillinger River II Staking Area	Size:	10.00-acres
	Lot Type:	2 nd tier* Interior
	Access:	Fly-in to South Fork Kuskokwim sandbar or fly-in lake, then overland to parcel
	Building Site:	Building Site: At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	View potential of surrounding area.

*1st tier parcel is defined as a parcel with direct frontage on a lake, or is separated from the access or amenity by public land.

2nd tier parcel is defined as a location where a parcel(s) could be staked between the subject and the nearest water-body access.

Hypothetical Pricing for Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A" 1 st tier Frontage on fly-in lake	5.00 acres*	\$3,059	\$15,300
	10.00 acres	\$2,300	\$23,000
	15.00 acres*	\$2,001	\$30,000
	20.00 acres*	\$1,725	\$34,500
Key Parcel "B" 1 st tier frontage on South Fork Kuskokwim River	5.00 acres*	\$2,128	\$10,600
	10.00 acres	\$1,600	\$16,000
	15.00 acres*	\$1,392	\$20,900
	20.00 acres*	\$1,200	\$24,000
Key Parcel "C" Interior Parcel	5.00 acres*	\$1,197	\$6,000
	10.00 acres	\$900	\$9,000
	15.00 acres*	\$783	\$11,700
	20.00 acres*	\$675	\$13,500

-Key Parcel in bold (*Size adjusted Key Parcels based on adjustment shown in Addenda)