

Auction
493

2022 ALASKA STATE LAND OFFERING



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Dear Alaskans,

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

The 2022 Alaska State Land Offering #493 showcases 186 parcels available for sale. This brochure describes the parcels being offered as well as the rules and procedures for our Sealed-Bid and Over-the-Counter sales.

For more information on how you can own a piece of land in Alaska, please visit <http://landsales.alaska.gov/> or contact one of the DNR Public Information Centers listed on page 4, or the Land Sales team at (907) 269-8594.

Best of luck!

Alaska Department of Natural Resources

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INTRODUCTION

This year's State of Alaska Land Auction #493 features 187 parcels in a variety of areas throughout the state. We are excited to offer Alaskans a chance to purchase their own piece of Alaska. From road-accessible parcels near Anchorage and Fairbanks, to remote lots on wilderness lakes, this offering features a wide selection of parcels.

If you're curious about how the State sells land, please see the *"How the State of Alaska Sells Land"* section for an introduction to the Sealed-Bid Auction, Over-the-Counter, and Remote Recreational Cabin Sites programs. Over-the-Counter sales are online or in-person only. See the *"Buying Land Over-the-Counter (OTC)"* section for details of Over-the-Counter procedures.

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

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

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

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

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

DNR PUBLIC INFORMATION CENTERS

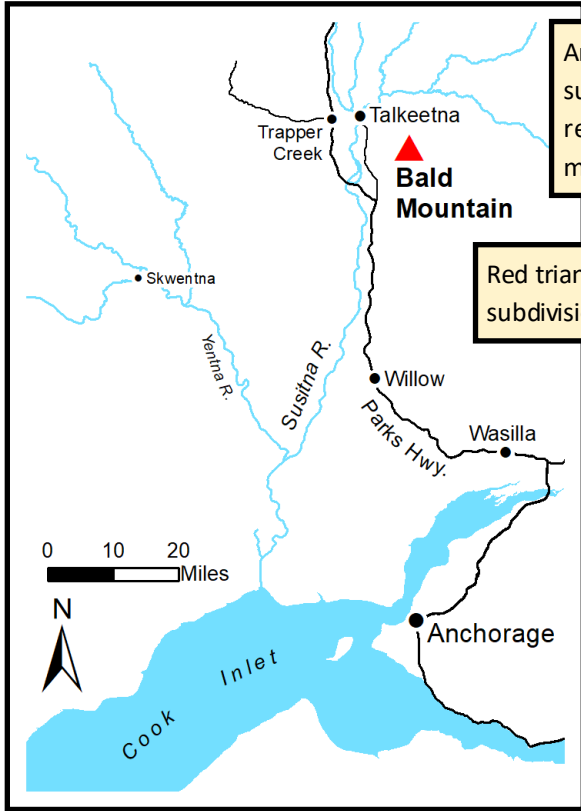
Public Information Centers have access to survey and status plats, appraisal reports, area plans, and other information relevant to the parcels available in their specific region. These centers also provide information regarding DNR's programs and policies and can help you find the applications, forms,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

SOUTHCENTRAL REGION – DNR Public Information Center
550 West 7th Avenue, Ste. 1360, Anchorage, Alaska 99501
Tel: (907) 269-8400, Fax: (907) 269-8901, TTY: 711 or 800-770-8973
Office hours: Monday through Friday, 8:00 a.m.—4:30 p.m., excluding holidays
dnr.pic@alaska.gov

NORTHERN REGION – DNR Public Information Center
3700 Airport Way, Fairbanks, Alaska 99709
Tel: (907) 451-2705, Fax: (907) 451-2706, TTY: 711 or 800-770-8973
Office hours: Monday through Friday, 8:00 a.m.—4:30 p.m., excluding holidays
fbx-pic@alaska.gov

SOUTHEAST REGION – Land Office
400 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801
Tel: (907) 463-3400, Fax: (907) 586-2954, TTY: 711 or 800-770-8973
Office hours: Monday through Friday, 8:00 a.m.—4:30 p.m., excluding holidays
sero@alaska.gov

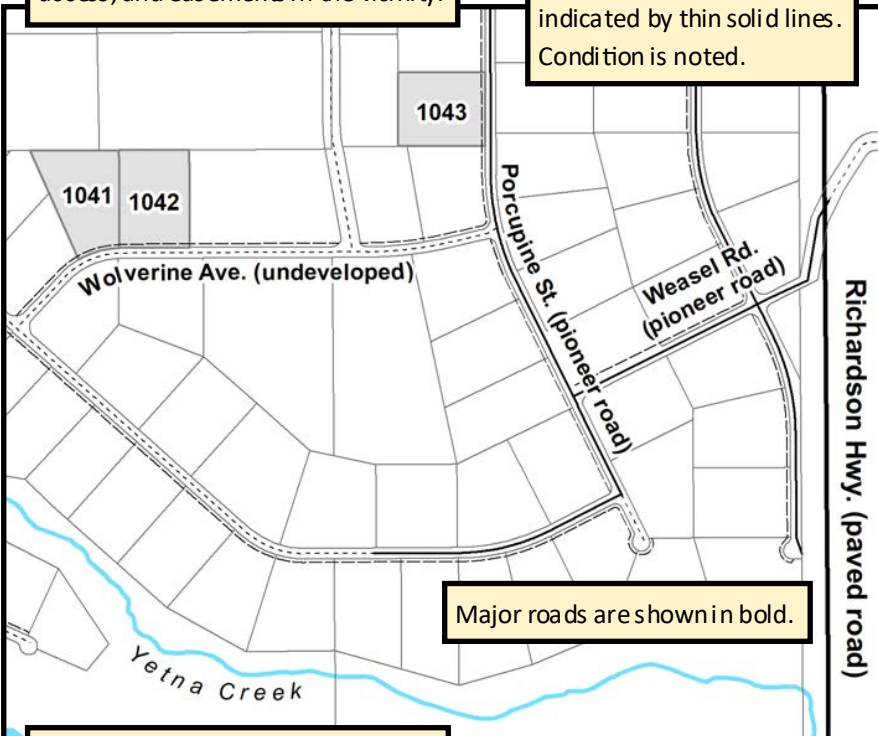
HOW TO READ OUR MAPS



Area Maps identify subdivision locations in relation to towns and major roads.

Red triangles indicate subdivision locations.

Parcel Maps show available parcels, access, and easements in the vicinity.



Car-accessible roads are indicated by thin solid lines. Condition is noted.

Major roads are shown in bold.

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

Important Dates

To Bid:

Auction #493 Bidding Period

Begins 10:00 a.m., June 1, 2022

Ends 4:30 p.m., October 4, 2022

Opening of Sealed-Bids for Auction #493

10:00 a.m., October 19, 2022

To Buy Over-the-Counter:

Over-the-Counter (OTC) Parcel List Available

10:00 a.m., November 2, 2022

1st OTC Offering

(up to 30% above minimum auction bid)

Begins 10:00 a.m., November 2, 2022

Ends 4:30 p.m., November 15, 2022

2nd OTC Offering

(up to 15% above minimum auction bid)

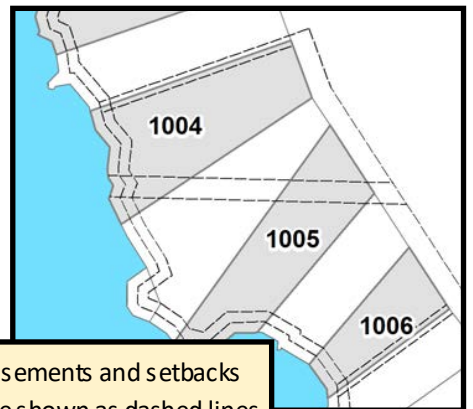
Begins 10:00 a.m., November 16, 2022

Ends 4:30 p.m., November 29, 2022

General OTC Offering

(price set at minimum auction bid)

Begins 10:00 a.m., November 30, 2022



Easements and setbacks are shown as dashed lines within parcels. See survey plats for full details.

HOW THE STATE OF ALASKA SELLS LAND

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

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

SEALED-BID AUCTION

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

OVER-THE-COUNTER

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

1st OTC Offering: Newly available OTC parcels are priced at 30% above their appraised fair market value for the first two weeks they are available. Over-the-Counter parcels from previous auctions will not change in price during this period and will remain available at their appraised value.

2nd OTC Offering: Parcels that remain unsold after the 1st OTC Offering will then be made available Over-the-Counter at 15% above their appraised fair market value, for two weeks, beginning on the day after the 1st OTC Offering closes. Again, OTC parcels from previous auctions will not change in price during this period and will remain available at their appraised value.

Parcels remaining after the 2nd OTC Offering will be made available Over-the-Counter at their appraised fair market value beginning on the day after the 2nd OTC Offering closes. These parcels remain available until they are sold.

REMOTE RECREATIONAL CABIN SITES (RRCS)

The **Remote Recreational Cabin Sites (RRCS)** staking program offers Alaskans a chance to stake their own parcel in a remote area. The next RRCS offering is planned for 2023. Alaska residents may apply for one or more areas of interest but only win an authorization to stake in one area. DNR then holds a drawing for each area offered and drawing winners have the opportunity to stake their own parcel within the staking area. Stakers receive detailed instructions shortly after the drawing that include general information and specific restrictions on the area in which they are authorized to stake. Stakers must mark the corners of their parcel and brush the lot lines to prepare the parcel for survey and appraisal. Participants then lease the parcel from the State while DNR surveys and appraises the parcel. After the parcel has been surveyed and appraised, the staker has the opportunity to purchase the parcel at the appraised value. From time to time, parcels created through the RRCS program are returned to state ownership or are created administratively; you may see these RRCS parcels for sale in auction brochures.

HISTORY OF STATE LAND SALE OFFERINGS

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

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

1964 State Auction Sales of borough land. From 1964 to 1975, DNR subdivided and sold parcels for new boroughs.

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

1966 Agricultural Sales - Encouraging the development of land suitable for agriculture.

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

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

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

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

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

CURRENT PROGRAMS

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

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

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

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

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



WHAT TO KNOW BEFORE YOU BID

BROCHURE CHANGES AND ERRATA

Offering brochures are intended for information purposes only and do not constitute an offer to sell. At times, modifications in the terms of a land offering become necessary after brochure publication. Changes are announced and published as soon as possible in supplemental information sheets called “*Errata*”. You may obtain a copy of new or existing errata from the DNR Public Information Offices or online at <http://landsales.alaska.gov/>.

It is your responsibility to stay informed of any changes or corrections prior to submitting a bid or application. DNR reserves the right to make changes up to the time a contract or patent is issued. DNR reserves the right to waive technical defects or errors in this publication.

INSPECT THE SITE

Important: It is your responsibility to fully review offering materials and personally locate and thoroughly inspect the land before submitting a bid or application.



DNR strongly urges participants to review all information and personally inspect the land before submitting a bid or application. Land chosen by a bidder/applicant is taken **AS IS** with no guarantees, neither expressed nor implied, as to its suitability for any intended use. The submission of a bid or application constitutes acceptance of the parcel **AS IS** and **WHERE IS**.

NO WARRANTY OR SUITABILITY OR FITNESS

Important: In accordance with 11 AAC 67.022 *No Warranty Implied*, by selling, granting, or leasing land, the State does not give or imply any warranty as to the land’s fitness, use, or suitability, or whether public utilities or services are provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs.

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

It is your responsibility to inspect the land and to be thoroughly acquainted with its condition prior to bidding or applying for a lease, contract, or patent. It is also your responsibility to determine and consider encumbrances, or the possibility of encumbrances, that may affect the use of the property, including those of record or apparent by inspection of the property, in your decision to enter into a lease, contract, or purchase.



RIGHT TO ADJOURN/POSTPONE/CANCEL

Brochures are intended for informational purposes only and do not constitute an offer to sell. DNR reserves the right to postpone or cancel an offering, in whole or in part, if necessary, to protect the interests of the State of Alaska. Such a postponement or cancellation may occur at any time prior to or during the offering, even after the applicant or apparent high bidder has been notified, but prior to DNR signing a final conveyance document. This policy applies to all land offerings. In the event that DNR cancels an offering, deposits will be returned.

MISREPRESENTATION—FALSE INFORMATION



If you provide false information on forms or other required documents, you may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, you will forfeit all monies paid and may lose all right, title, and interest in the land if a lease or purchase contract has been issued.

TENTATIVELY APPROVED LANDS

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

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

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

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

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

- **Ridgeview Addition No. 1 & Ridgeview RRCS: Parcels 1076-1077**
- **Kahkhonak Lake RRCS: Parcels 1085-1086**
- **Indian River: Parcel 1095**
- **Granite Mountain RRCS: Parcels 1096-1107**
- **June Creek: Parcels 1129-1130**
- **Dugan Hills RRCS: Parcels 1144-1146**
- **Tofty: Parcels 1157-1158**
- **Clearwater Road: Parcel 1159**

WHAT TO KNOW BEFORE YOU BID

PRIVACY NOTICE

AS 38.05.035 (a) *Powers and Duties of the Director* authorizes the Division Director to decide what information is needed to process an application for the sale or use of State-owned land or resources. This information is made a part of the State public land records and becomes public information under AS 40.25.110 *Public Records Open to Inspection and Copying; Fees* and AS 40.25.120 *Public Records; Exceptions; Certified Copies*. Public information is open to inspection by you or any member of the public unless the information qualifies for confidentiality under AS 38.05.035 (a)(8) and confidentiality is requested, or it is confidential pursuant to AS 45.48 *Alaska Personal Information Protection Act*.

Under AS 45.48, certain personal information (such as social security numbers, credit card numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to lease or purchase State-owned land is considered public and available upon request. Such public information may include, but is not limited to bids, bidding parties, sale terms, and payment histories.

A person who is the subject of the information may challenge its accuracy or completeness under AS 40.25.310 *Information Accuracy and Completeness* by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210 *Unsworn Falsification in the Second Degree*.

FILING POLICY FOR STATE OF ALASKA EMPLOYEES

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



AUCTION APPEALS

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

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

APPEALS PROVISION

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

APPEALS PROVISION (continued)

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

If no appeal is filed by that date, the competitive disposal will proceed as described herein. An eligible person must first appeal the decision in accordance with 11 AAC 02 before appealing the decision to Superior Court. A copy of 11 AAC 02 may be obtained from any regional information office of the Department of Natural Resources.

NO WITHDRAWAL OF BIDS FROM SEALED-BID AUCTION

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

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

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

RETURNED DEPOSITS FOR UNSUCCESSFUL BIDDERS/APPLICANTS

Unsuccessful bidders and applicants may pick up their deposits at the Anchorage DNR Land Conveyance Section, 550 West 7th Avenue, Suite 640, Anchorage, Alaska until 4:30 p.m. on the day of the Sealed-Bid Auction, upon proper presentation of identification (valid and current Alaska driver's license or other similar picture identification that matches the bidder's information received with the bid). If not picked up by this time, deposits for unsuccessful bids submitted with a self-addressed, stamped envelope (SASE) and deposit made by cashier's check, personal check, or money order will be returned in the SASE. Unsuccessful bidders' deposits made by credit card authorization or by check without a self-addressed, stamped envelope will be destroyed after the auction. No interest will be paid on the deposit while it is in the possession of the State of Alaska.



WHAT TO KNOW BEFORE YOU BID

PRICE FIXING OR MISREPRESENTATION

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

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

BIDDING ON MULTIPLE PARCELS

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

If you are the apparent winner on two parcels, and only wish to purchase one of those two parcels, you will be allowed to choose which of those two parcels you wish to purchase. If you notify DNR within 5 business days from the date of the auction that you wish to relinquish one of the two parcels for which you were the apparent high bidder, DNR will refund your down payment for that one parcel. **For Auction #493 you would need to notify DNR of your wish to relinquish one of the two parcels by 4:30 pm on Wednesday, October 26, 2022.** The next highest qualified bidder will then be offered the opportunity to purchase the parcel at their original bid amount. Please note that the down payment for one of the two parcels for which you were the apparent winner is non-refundable.

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

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

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



MULTIPLE BIDDERS BIDDING TOGETHER

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

Names may not be added or deleted after the bid has been submitted. All individuals whose names appear on the bid will appear on the land sale contract or patent. **Any changes between the individuals on the bid and the contract or patent require an assignment form and payment of a \$240 assignment fee for individuals or a \$320 assignment fee for businesses and a \$25 recording fee.** All of your bids count towards the limit of winning two parcels in this auction. If you submit some bids jointly, and other bids individually, each winning bid will be counted towards each individual’s limit of two parcels. If one of the bidders on a joint bid has already won two parcels, the joint bid will be disqualified.

LAND RECORDS, PHOTOS, PLATS, AND MAPS

Auction Participants: It is the responsibility of the purchaser to review recorded survey plats, plat notes, and maps for specific information on easements, building setbacks, or other restrictions that may affect any individual parcel, prior to submitting a bid or application. Parcels are legally defined by survey monuments and recorded plats. Parcels are not defined by trail locations, brushed areas, or by information in this brochure, on DNR’s websites, or other maps.

Comprehensive parcel and area information can be found by researching various State and Federal websites or by contacting or visiting one of the DNR Public Information Centers. A valuable resource developed by DNR is: <http://dnr.alaska.gov/landrecords/>. This site lists links to many DNR and BLM websites where you can find information such as recorded plats, Federal surveys, Federal master title plats, State status plats, recorded subdivision covenants, mapping/GIS applications, and case file summaries.

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

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

Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Photos of the individual parcels being offered are included in the appraisal report. It is the responsibility of the purchaser to review the appraisal and recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect the parcel. Information is available from the DNR Public Information Centers or online at <https://dnr.alaska.gov/landrecords/> and <https://dnr.alaska.gov/mlw/landsales/>

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

QUALIFYING FOR THE SEALED-BID AUCTION

QUALIFYING FOR LAND SALES PROGRAMS

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

AUCTION BIDDER QUALIFICATIONS

Important: As a bidder in the Sealed-Bid Auction, it is your responsibility to prove that you are eligible to participate in the program in accordance with AS 01.10.055 *Residency*, AS 38.05.045 *Generally [Sale of Land]*, AS 38.05.055 *Auction Sale Procedures*, and 11 AAC 67.005 through 11 AAC 67.010 *Disposal of Land Administrative Provisions*.

Please read this brochure thoroughly before you submit a bid.

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

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

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

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

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

COMMERCIAL PARCELS

Bidding on parcels that are commercial or industrial is open to both Alaska residents and non-residents and to businesses which are authorized to do business in Alaska.

- **There are no commercial parcels in Auction #493**



ONLY ALASKA RESIDENTS MAY PARTICIPATE

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

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

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

RESIDENCY CONSIDERATION FOR ACTIVE U.S. ARMED FORCES PERSONNEL

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

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

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



QUALIFYING FOR THE SEALED-BID AUCTION

PROOF OF ALASKAN RESIDENCY

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

In accordance with AS 01.10.055 *Residency* and 11 AAC 67.005 through 11 AAC 67.010 *Disposal of Land Administrative Provisions*, you must show you were physically present in Alaska one year (12 months) prior to the date of the auction, or the date of Over-the-Counter purchase, with the intent to remain indefinitely. It is your obligation to prove that you are eligible for the program you wish to participate in.

All documents submitted as proof of residency must have dates clearly showing that you are currently an Alaska resident and that you were a resident of Alaska at least one year prior to the date of the auction with intent to make a home and remain in the state indefinitely.

Failure to prove Alaska residency under these terms results in the loss of your opportunity to participate in the offering and may result in the forfeiture of some or all of your deposit and fees. You are strongly encouraged to gather the required documentation well in advance of the required date of submission.

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

Proof of residency includes:

1. **A copy of your valid and current Alaska Driver's License or State-issued ID card.** If you do not have a valid, current Alaska Driver's License or State ID, please contact DNR Land Sales before bidding or applying to inquire about acceptable substitutions for this requirement. If you have a driver's license or ID card issued by another state, you are not considered an Alaska resident for the purposes of this program.
2. **AND ONE of the following items:**
 - Alaska Permanent Fund Dividend confirmation of eligibility or confirmation of receipt of funds
 - Employment, unemployment, or military records
 - Income tax records showing employment in Alaska
 - Current and valid occupational licenses issued by the State of Alaska
 - School records

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

To confirm PFD eligibility or payment, follow these directions:

1. Go to <http://pfd.alaska.gov/>
2. Click on the blue "myPFD" button
3. Click on the blue "Yes, proceed" button
4. On the "myPFD Info Application Search" page, choose the most recent year as the Dividend Year, and fill in the remaining Applicant Details fields with your personal information
5. Click the "Submit Search" button
6. Print, photograph, or take a screenshot of the "PFD Information for [Your Name]" page that shows your name and the application status
7. Send the printout or the file of the "PFD Information for [Your Name]" page to DNR Land Sales. This document should indicate that you are either "eligible" or have been "paid." Proof of PFD application is not sufficient.

HOW TO BID

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

SUBMITTING A SEALED BID ONLINE

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

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

SUBMITTING A SEALED BID BY MAIL OR IN PERSON

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

1. A completed 2022 Alaska State Land Auction Bid Form;
 - You must certify and prove that you meet the eligibility requirements for the program (see “*Qualifying for the Sealed-Bid Auction*” section of this brochure).
 - A separate bid form must be included for each bid submitted for each parcel.
2. A bid deposit;
 - A separate bid deposit must be included for each bid submitted.
 - The bid deposit for each bid must be at least 5% of the total bid amount, before applying the Veteran’s Land Discount. (CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!). VETERANS, PLEASE NOTE: If you are applying for the Veteran’s Land Discount under AS 38.05.940 *Land Purchase Price Discount for Veterans*, DO NOT subtract your discount from your bid amount or your bid deposit. If you are a successful bidder, and you are an eligible veteran who will be applying for the Veteran’s Land Discount, the discount will be deducted from the purchase price after the auction (see “*Veteran’s Land Discount*” section of this brochure for more detailed information).
 - You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**



HOW TO BID

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

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

CLEARLY MARK BIDS FOR SEALED-BID AUCTION

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

2022 ALASKA STATE LAND AUCTION #493—SEALED BID ENCLOSED
Parcel # _____, Subdivision/Area _____
Names of all Bidders for this Submission: _____
Primary Bidder’s Mailing Address: _____
Primary Bidder’s Phone Number(s): _____
Primary Bidder’s Email Address: _____

There should be no additional markings on the interior envelope.

Place the sealed, interior bid envelope inside a sealed, exterior, delivery envelope for mailing or hand delivery. You may include more than one sealed, interior bid envelope within a single sealed, external, delivery envelope, but each sealed, interior bid envelope must contain all of the required information for that bid submission as detailed in the “Submitting a Sealed Bid by Mail or in Person” section of this brochure. The exterior delivery envelope **must be** marked with the words “**2022 ALASKA STATE LAND AUCTION #493 – SEALED BID ENCLOSED**” and addressed to the appropriate mailing address for DNR as described in the “Where to Submit Sealed Bids” section of this brochure.

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



WHERE TO SUBMIT SEALED BIDS

As described in the preceding “Submitting a Sealed Bid by Mail or in Person” section of this brochure, sealed- bid envelope(s) must be enclosed in a separate exterior envelope for delivery. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration.

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

2022 ALASKA STATE LAND AUCTION #493
 SEALED BID ENCLOSED

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

Please do not mail applications to any other address.

To submit a sealed bid in person by hand delivery, prepare a submission packet as described for mail submissions. Drop off your **sealed** packet at any DNR Public Information Center as listed in the “DNR Public Information Centers” section of this brochure. Be sure to include “2022 ALASKA STATE LAND AUCTION #493 - SEALED BID ENCLOSED” on the exterior, delivery envelope.

ILLUSTRATION OF A SEALED BID

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

A. BID FORM

B. DOWN PAYMENT

C. SELF-ADDRESSED STAMPED ENVELOPE

2. PLACE INTERNAL SEALED-BID ENVELOPE IN EXTERNAL ENVELOPE

INTERNAL SEALED BID ENVELOPE

Sample Outer Envelope

2022 ALASKA STATE LAND AUCTION #493
 SEALED BID ENCLOSED
 State of Alaska, DNR Public Information Center
 550 West 7th Avenue, Suite 1360
 Anchorage, Alaska 99501

Sample Inner Envelope

2022 ALASKA STATE FALL LAND AUCTION #493 – SEALED BID
 Parcel # 1166, Subdivision: Sample
 Names of All Bidder's for this Submission: John Doe
 Primary Bidder's Mailing Address: 123 Example St, Juneau, AK 99909

SEALED-BID AUCTION PROCEDURES

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

MINIMUM BID

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

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

SEALED-BID AUCTION BIDDING PERIOD

All bids for the 2022 Alaska State Land Offering, Auction #493 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Wednesday, June 1, 2022 and no later than 4:30 p.m., Tuesday, October 4, 2022.

DNR date stamps all sealed bids on the day they are received. In accordance with 11 AAC 67.007 *Application*, **DNR will not accept and will reject bids received outside the designated bidding period.** If your bid is rejected for early receipt, you may resubmit your bid at any time during the designated bidding period. Bids will be kept confidential and stored in a safe until the auction.

SEALED-BID OPENING

The Sealed-Bid Opening will begin at 10:00 a.m., Wednesday, October 19, 2022, in the Robert Atwood Building located at 550 West 7th Ave., Suite 640, Anchorage, Alaska 99501. All complete, timely bids received will be opened. Attendance at the auction is not required and will not affect the outcome. **Attendees of the Sealed-Bid Opening will not be allowed to change or withdraw any bids.**

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

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

APPARENT HIGH BIDDER

The eligible bidder from whom the State received a valid bid submission with the highest bid amount will be named the apparent high bidder. Bidders will be awarded their first two successful bids and will not be eligible to acquire another auction parcel for the remainder of Sealed-Bid Auction #493. For more information, please refer to the “*Auction Bidder Qualification*” section in this brochure.

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

COMMON BIDDING ERRORS

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



A bid form must:

- Contain a valid bid amount. If the numeric amount is missing, illegible, or inconsistent with the written amount, the written amount prevails;
- Contain a valid, legible parcel number. An ADL number, subdivision lot and block, or subdivision tract are not acceptable;
- Contain a valid signature;
- Be received by the deadline;
- Be submitted by an eligible bidder; and
- Be accompanied by a bid deposit. The bid deposit must be 5% or greater than 5% of the appraised value of the parcel bid amount. Bid deposits may be submitted by check, cashier’s check, money order, or credit card (only MasterCard, Visa, American Express, or Discover are accepted).

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

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

Credit card authorization forms must:

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

The following bid errors may be curable:

On a bid form:

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

On a check or money order:

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

On a credit card authorization form:

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



SEALED-BID AUCTION PROCEDURES

REFUNDS

In accordance with 11 AAC 67.007 *Application*, application fees and recording fees are nonrefundable and will be retained by the State.

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

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

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



SEALED-BID AUCTION RESULTS

As the auction progresses, a list of results will be available online at: <http://landsales.alaska.gov/>.

You may need to ‘refresh’ your browser occasionally to view the updates. Following the auction, DNR Public Information Centers will display a final list. The final list will also be posted here: <http://landsales.alaska.gov/>.

During the week following the auction, apparent high bidders will be sent a certified *Award Notification Letter*. DNR must receive the following items from successful bidders by 4:30 p.m., Wednesday, December 7, 2022:

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

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

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

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



BUYING LAND OVER-THE-COUNTER (OTC)



As of May 2022, DNR has 7 parcels available for purchase Over-the-Counter (OTC) on a first-come, first-served basis. Parcels currently available OTC are priced at their appraised fair market value and are located throughout the state. A complete listing of parcels available OTC and purchase information is available online at: <http://landsales.alaska.gov/>.

Parcels not sold in the 2022 Sealed-Bid Auction #493 may be made available in the subsequent Over-the-Counter Offerings with the following schedule:

- At 10:00 a.m., Wednesday, November 2, 2022, a complete list of all parcels to be included in the OTC Offerings will be available at all DNR Public Information Centers as well as online at <http://landsales.alaska.gov/>. In the OTC offerings, parcels are offered first-come, first-served.
- From 10:00 a.m., Wednesday, November 2, 2022 through 4:30 p.m., Tuesday, November 15, 2022, parcels will be available for purchase at up to 30% above the appraised fair market value (up to 30% above the minimum auction bid).
- From 10:00 a.m., Wednesday, November 16, 2022 through 4:30 p.m., Tuesday, November 29, 2022, remaining parcels will be available for purchase at up to 15% above the appraised fair market value (up to 15% above the minimum auction bid).
- At 10:00 a.m., Wednesday, November 30, 2022, remaining parcels will become available for purchase at the appraised fair market value (minimum auction bid).

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

OTC APPLICANT QUALIFICATIONS

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

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

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



BUYING LAND OVER-THE-COUNTER (OTC)

BUYING MULTIPLE PARCELS IN THE OVER-THE-COUNTER SALES

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

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

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

HOW TO PURCHASE AN OVER-THE-COUNTER PARCEL

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

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

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



PURCHASE INFORMATION

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

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

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

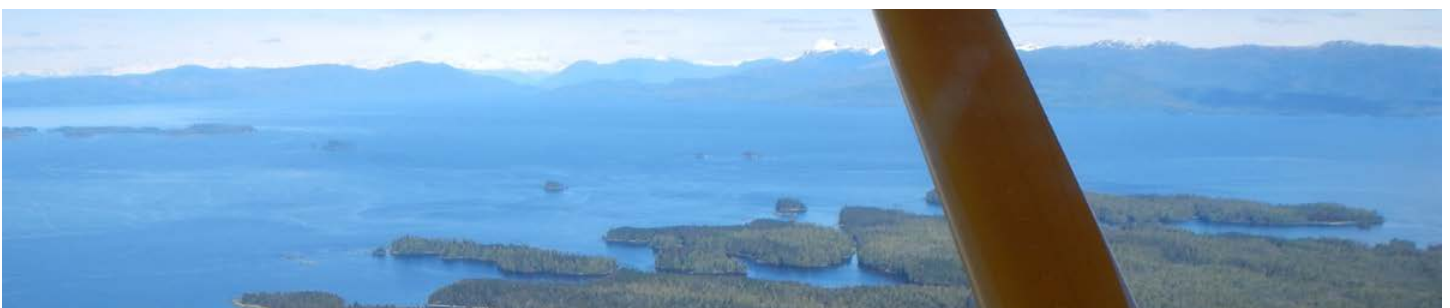
STATE FINANCING

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

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

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

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



PURCHASE INFORMATION

LAND SALE CONTRACT APPLICATION QUALIFICATIONS

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

1. Have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years (contact the Contract Initiation & Revenue Recovery team at (907) 269-8594 or email dmlw.contracts@alaska.gov if you have questions about eligibility);
2. Are not currently in default for nonpayment on a purchase contract or lease issued by DNR; and
3. Are not currently in default for nonpayment of municipal taxes or assessments on property currently under a purchase contract or lease issued by DNR.

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

MAKING CONTRACT PAYMENTS

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

- Online at: <https://dnr.alaska.gov/ccpayments/>;
- In person at one of our Public Information Centers in Anchorage, Fairbanks, or Juneau, listed on page 4; or by
- Mailing a check to:

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

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

TRANSFERRING OWNERSHIP (ASSIGNMENT)

During a land sale contract with DNR, you may not sell the parcel or otherwise transfer the ownership of a parcel without DNR approval. Adding, removing, or changing the contract holders requires an assignment of contract and a recording fee. The assignment of contract is then recorded as public record.

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



RECEIVING TITLE

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

SERVICE FEES



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

KEEP YOUR ADDRESS CURRENT WITH THE LAND CONVEYANCE SECTION

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

A *Change of Address Form* must be signed by the applicant or purchaser and submitted in writing to LCS at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, fax (907) 269-8916, or by email to landsales@alaska.gov. The forms can be obtained upon request over the phone at (907) 269-8594, or via email. An application is subject to rejection if LCS is unable to contact the lessee, applicant, or bidder at the current address of record.

Please note that notifications sent to other Sections, Divisions, or Departments may not reach LCS and your records may not be updated.

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

SEALED BID AUCTION AND OVER-THE-COUNTER FEES

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

VETERAN'S LAND DISCOUNT



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

QUALIFICATIONS FOR VETERAN'S LAND DISCOUNT

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

You must provide proof of the following items:

1. You are 18 years of age or older on the date of bid or application (11 AAC 67.055 *General Qualifications*);
2. You meet the Alaska residency requirements of this program as detailed at: <https://dnr.alaska.gov/mlw/landsales/info/akresident/>; and
3. A *DD Form 214 (Report of Separation from Active Duty)* showing the qualifying length of active duty and character of the discharge. There are many versions of the *DD Form 214*, and some versions contain multiple pages. Please ensure that the pages you submit show both dates of service and character of discharge.
 - a) In accordance with AS 38.05.940 *Land Purchase Price Discount for Veterans*, you must prove you are a veteran that has:
 - Served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard), State National Guard units, or Army, Navy, Marine, and Air Force Reserve, or the Alaska Territorial Guard for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas; and
 - Received an honorable discharge or general discharge under honorable conditions.
4. You will also need to complete the Veteran's Discount Application/Affidavit and sign it in front of a notary.

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

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

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

ONCE-IN-A-LIFETIME BENEFIT

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

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

REIMBURSABLE COSTS

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

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

Reimbursable Cost per Acre: \$1,000.00

Parcel Size: 2.00 Acres

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



VETERAN’S LAND DISCOUNT

CALCULATING THE VETERAN’S DISCOUNT AMOUNT

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

Subdivision Parcel Example	Remote Parcel Example																																																																		
<p>Below is an example of how a Veteran’s Land Discount is calculated for a 1.82-acre subdivision parcel with reimbursable costs of \$987 per acre, if the bid price was \$40,000:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Reimbursable Cost/Acre</td> <td style="text-align: right;">\$987.00</td> </tr> <tr> <td>Parcel Size in Acres</td> <td style="text-align: right;"><u>X 1.82</u></td> </tr> <tr> <td>Total Reimbursable Costs</td> <td style="text-align: right;">\$1,796.34</td> </tr> <tr> <td>Bid Price</td> <td style="text-align: right;">\$40,000.00</td> </tr> <tr> <td>Less Reimbursable Costs</td> <td style="text-align: right;"><u>- \$1,796.34</u></td> </tr> <tr> <td>Amount Eligible for Discount</td> <td style="text-align: right;">\$38,203.66</td> </tr> <tr> <td>Amount Eligible for Discount</td> <td style="text-align: right;">\$38,203.66</td> </tr> <tr> <td>25% Veteran’s Discount Rate</td> <td style="text-align: right;"><u>x 0.25</u></td> </tr> <tr> <td>Veteran’s Land Discount</td> <td style="text-align: right;">\$9,550.91</td> </tr> <tr> <td>Bid Price</td> <td style="text-align: right;">\$40,000.00</td> </tr> <tr> <td>Less the Veteran’s Land Discount</td> <td style="text-align: right;"><u>- \$9,550.91</u></td> </tr> <tr> <td>Discounted Purchase Price</td> <td style="text-align: right;">\$30,449.09</td> </tr> <tr> <td>Bid Price</td> <td style="text-align: right;">\$40,000.00</td> </tr> <tr> <td>5% Minimum Down Payment</td> <td style="text-align: right;"><u>x 0.05</u></td> </tr> <tr> <td>Minimum Down Payment</td> <td style="text-align: right;">\$2,000.00</td> </tr> <tr> <td>Discounted Purchase Price</td> <td style="text-align: right;">\$30,449.09</td> </tr> <tr> <td>Less 5% Minimum Down Payment</td> <td style="text-align: right;"><u>- \$2,000.00</u></td> </tr> <tr> <td>Balance Due</td> <td style="text-align: right;">\$28,449.09</td> </tr> </table> <p style="text-align: center;">*plus applicable fees</p>	Reimbursable Cost/Acre	\$987.00	Parcel Size in Acres	<u>X 1.82</u>	Total Reimbursable Costs	\$1,796.34	Bid Price	\$40,000.00	Less Reimbursable Costs	<u>- \$1,796.34</u>	Amount Eligible for Discount	\$38,203.66	Amount Eligible for Discount	\$38,203.66	25% Veteran’s Discount Rate	<u>x 0.25</u>	Veteran’s Land Discount	\$9,550.91	Bid Price	\$40,000.00	Less the Veteran’s Land Discount	<u>- \$9,550.91</u>	Discounted Purchase Price	\$30,449.09	Bid Price	\$40,000.00	5% Minimum Down Payment	<u>x 0.05</u>	Minimum Down Payment	\$2,000.00	Discounted Purchase Price	\$30,449.09	Less 5% Minimum Down Payment	<u>- \$2,000.00</u>	Balance Due	\$28,449.09	<p>Below is an example of how a Veteran’s Land Discount is calculated for a Remote Parcel with reimbursable costs of \$5,410, if the bid price was \$15,000:</p> <p style="text-align: right;">Total Reimbursable Costs \$5,140.00</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Bid Price</td> <td style="text-align: right;">\$15,000.00</td> </tr> <tr> <td>Less Reimbursable Costs</td> <td style="text-align: right;"><u>- \$5,140.00</u></td> </tr> <tr> <td>Amount Eligible for Discount</td> <td style="text-align: right;">\$9,860.00</td> </tr> <tr> <td>Amount Eligible for Discount</td> <td style="text-align: right;">\$9,860.00</td> </tr> <tr> <td>25% Veteran’s Discount Rate</td> <td style="text-align: right;"><u>x 0.25</u></td> </tr> <tr> <td>Veteran’s Land Discount</td> <td style="text-align: right;">\$2,465.00</td> </tr> <tr> <td>Bid Price</td> <td style="text-align: right;">\$15,000.00</td> </tr> <tr> <td>Less the Veteran’s Land Discount</td> <td style="text-align: right;"><u>- \$2,465.00</u></td> </tr> <tr> <td>Discounted Purchase Price</td> <td style="text-align: right;">\$12,535.00</td> </tr> <tr> <td>Bid Price</td> <td style="text-align: right;">\$15,000.00</td> </tr> <tr> <td>5% Minimum Down Payment</td> <td style="text-align: right;"><u>x 0.05</u></td> </tr> <tr> <td>Minimum Down Payment</td> <td style="text-align: right;">\$750.00</td> </tr> <tr> <td>Discounted Purchase Price</td> <td style="text-align: right;">\$12,535.00</td> </tr> <tr> <td>Less 5% Minimum Down Payment</td> <td style="text-align: right;"><u>- \$750.00</u></td> </tr> <tr> <td>Balance Due</td> <td style="text-align: right;">\$11,785.20</td> </tr> </table> <p style="text-align: center;">*plus applicable fees</p>	Bid Price	\$15,000.00	Less Reimbursable Costs	<u>- \$5,140.00</u>	Amount Eligible for Discount	\$9,860.00	Amount Eligible for Discount	\$9,860.00	25% Veteran’s Discount Rate	<u>x 0.25</u>	Veteran’s Land Discount	\$2,465.00	Bid Price	\$15,000.00	Less the Veteran’s Land Discount	<u>- \$2,465.00</u>	Discounted Purchase Price	\$12,535.00	Bid Price	\$15,000.00	5% Minimum Down Payment	<u>x 0.05</u>	Minimum Down Payment	\$750.00	Discounted Purchase Price	\$12,535.00	Less 5% Minimum Down Payment	<u>- \$750.00</u>	Balance Due	\$11,785.20
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Subdivision/Area Name	Parcel #	Reimbursable Costs/Parcel
Thimbleberry	1001	\$12,950
Lockwood Lake RRCS	1045	\$3,599
Yenlo Hills II Remote	1061-1062	\$0
Ninemile RRCS	1066	\$4,279
	1067	\$3,881
	1068	\$3,867
	1069	\$2,263
Appel II RRCS	1069	\$2,263
Talachulitna West RRCS	1070	\$4,545
Moose Creek East RRCS	1071	\$4,389

Subdivision/Area Name	Parcel #	Reimbursable Costs/Parcel
Ridgeview RRCS	1076	\$1,999
Sunday Lakes RRCS	1079	\$4,079
Donkey Terraces RRCS	1080	\$3,422
	1081	\$3,412
	1082	\$3,411
Mt Rich Addition RRCS	1083	\$4,777
Tok (Tetlin Trail)	1131	\$4
Tok (Tetlin Trail)	1135	\$4

REIMBURSABLE COSTS FOR DETERMINING VETERAN'S LAND DISCOUNT

Subdivision/Area Name	Parcel #	Reimbursable Costs/Parcel	Subdivision/Area Name	Survey(s)	Reimbursable Costs/Acre
Lake Creek Homestead	1065	\$3,800	Chase II	ASLS 79-149	\$236
Kakhonak Lake RRCS	1085	\$3,857	Chignaki Pond Phase 1	ASLS 2004-17	\$15,087
	1086	\$3,767	Chignaki Pond Phase 2	ASLS 2006-12	\$6,422
Old Sterling Hwy South	1114	\$11,491	Clark Bay View, Phase	ASLS 2019-24	\$2,575
White Mountain RRCS	1143	\$3,609	Clearwater Road	ASLS 2008-25	\$3,675
Dugan Hills RRCS	1144	\$3,496	Coffman Loop, Phase	ASLS 2018-01	\$847
	1145	\$3,336	Delta Dozen	ASLS 2021-01	\$0
	1146	\$2,814	Eagle	ASLS 81-33	\$261
Mucha Lake II RRCS	1147	\$3,196	Forest Highway		\$3,988
Bearpaw RRCS	1148	\$4,868	Forest Knolls	ASLS 2018-30	\$530
Wien Lake RRCS	1152	\$2,874	Geskakmina Lake	ASLS 81-55	\$277
Mount Ryan II RRCS	1174	\$4,047	Glennallen Area	ASLS 79-250, 79-249, 79-251	\$122
	1175	\$3,829	Happy Creek	ASLS 2009-11	\$896
	1176	\$3,913	Hayes Creek	ASLS 81-20	\$302
	1177	\$4,154	Indian River	ASLS 80-131	\$229
	1178	\$4,046	June Creek	ASLS 79-166	\$88
	1179	\$4,058	Kahiltna Flats	ASLS 80-175	\$204
	1180	\$3,944	Kutna Creek	ASLS 80-157	\$264
	1181	\$3,741	Little Goldstream	ASLS 2006-13	\$350
	1182	\$3,567	Lockwood Lake	ASLS 80-91	\$248
	1183	\$3,801	Martin	ASLS 84-21	\$257
	1184	\$4,093	Mystery, Phase II	ASLS 2004-33	\$5,058
	1185	\$4,206	Old Sterling Hwy N.	ASLS 2018-29	\$2,780
	1186	\$4,204	Olmes West	ASLS 81-38	\$335
	Granite Mountain RRCS	1096	\$5,453	Onestone Lake	ASLS 81-110
1097		\$5,427	Otter Lakes	ASLS 79-147	\$225
1098		\$5,706	Parker Lake	ASLS 82-136	\$488
1099		\$5,448	Ridgeview Addition 1	ASLS 2005-16	\$137
1100		\$5,747	Shell Lake North	ASLS 80-174	\$474
1101		\$5,795	South Bald Mountain	ASLS 82-1	\$336
1102		\$5,465	Steele Hollow	ASLS 2017-16	\$1,000
1103		\$5,980	Sven	ASLS 2004-43	\$736
1104		\$5,965	The Lakes	USS 4591, 4590, 3504, 3494	\$0
1105		\$5,207	Tofty	ASLS 2011-38	\$309
1106		\$5,047	Tok Tract 5	ASLS 79-199	\$288
1107		\$5,045	Tok Triangle Phase IV	ASLS 2012-11	\$46
			Trail Ridge	ASLS 81-177	\$256
			Two Ponds	ASLS 2019-03	\$870
		West El Capitan	ASLS 2019-05	\$827	
		Wien Lake West	ASLS 2013-30	\$260	
		Willow Creek	EPF 2016-68 & 2018- 37	\$69	
		Woodlands			

VETERAN'S PREFERENCE AUCTION

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

In order to give preference to eligible veterans bidding in the Veteran's Preference Auction, bids for the Veteran's Preference Auction are opened before the general Sealed-Bid Auction. Attendance at the auction is not required and will not affect the outcome.

PROVE-UP REQUIREMENTS

To ensure that land sold in the Veteran's Preference Auction is for bona fide residential use and not for speculation, parcels purchased through the Veteran's Preference Auction have specific "prove-up" requirements that must be met:

- The purchaser may not sell or otherwise transfer ownership of the land for 5 years, except to heirs upon the death of the purchaser, as security for a loan, or for other good cause as determined by the Director of DNR Division of Mining, Land and Water.
- The purchaser shall submit proof within 2 years that residential development has begun. Proof shall show that access has been developed, if necessary, and improvements have been made to the property. These improvements can be utility installations, a permanent foundation, or the construction of waste disposal and sanitary facilities under a building permit issued by the appropriate authority. The 2-year development requirement will begin on the effective date of the contract for sale or on the date of payoff if a contract has not been issued.

The Director may not convey title to the parcel until the above requirements have been met.

NO REQUIREMENT TO EXERCISE PREFERENCE ON QUALIFYING PARCELS

If an eligible veteran wishes to purchase a qualifying parcel without the aforementioned restrictions and requirements attached (as described above), the veteran may choose to submit a bid in the general Sealed-Bid Auction and not submit a bid in the Veteran's Preference Auction. **However, if DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran's Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran's bid submitted in the general Sealed-Bid Auction.**

QUALIFYING PARCELS

To qualify for offering in the Veteran's Preference Auction, parcels are required to be 5 acres or less, classified as settlement land, unoccupied, and zoned for residential use only. Parcels are zoned by local governments, not the state. As a result of these requirements, the following parcels are eligible for a Veteran's Preference in Auction #493:

- **Thimbleberry—Parcel 1001**
- **Forest Highway—Parcels 1002-1004**

If a parcel qualifies for the Veteran's Preference Auction but DNR receives no qualifying, properly marked Veteran's Preference Auction bids for that parcel, the parcel will be available for sale in the general Sealed-Bid Auction to immediately follow.



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

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

VETERAN'S PREFERENCE AUCTION BIDDER QUALIFICATIONS

Important: In order to verify eligibility, veterans wishing to participate in this program must submit the required proof with their Sealed-Bid Application. Any bid submitted for the Veteran's Preference Auction without this proof enclosed will be disqualified.

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

- You meet the Residency Requirements of this program detailed in the "*Proof of Residency*" section of this brochure.
- You are 18 years of age or older on the date of bid (11 AAC 67.005 *General Qualifications*).
- You are a veteran that has:
 - Served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard), State National Guard units, or Army, Navy, Marine, and Air Force Reserve, or the Alaska Territorial Guard for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas; and
 - Received an honorable discharge or general discharge under honorable conditions.
- You have NOT won the opportunity to purchase a parcel in a previous Veteran's Preference Auction, regardless of final conveyance.



VETERAN'S PREFERENCE AUCTION

VETERAN'S PREFERENCE AUCTION ONCE-IN-A-LIFETIME PARTICIPATION

The Veteran's Preference is a once-in-a-lifetime preference and a winner of a past Veteran's Preference Auction, regardless of final conveyance, is not eligible to participate in a future Veteran's Preference Auction. In addition, a person may win only two parcels in Auction #493.

Apparent winners of Veteran's Preference Auction #493 are eligible to win a second parcel (but not a third) in the general Sealed-Bid Auction #493. Such winners may participate in subsequent land disposal offerings, including future Sealed-Bid Auctions and OTC offerings, if eligible at the time of bid or application. Past participation in previous Open-to-Entry, Remote Parcel, Homesite, Homestead, Subdivision Lottery, Auction, Over-the-Counter, or Remote Recreational Cabin Sites offerings does not prohibit you as an individual from participating in this offering.

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

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

CLEARLY MARK BIDS FOR VETERAN'S PREFERENCE AUCTION

It is your responsibility to properly complete, mark, and submit your bid as instructed throughout this brochure. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Sealed-bids submitted for consideration in the Veteran's Preference Auction must be marked with the words, "**2022 VETERAN'S PREFERENCE AUCTION #493 - SEALED-BID ENCLOSED.**" Improperly or incompletely addressed or marked submissions for the Veteran's Preference Auction risk being excluded from the Veteran's Preference Auction. **However, if DNR receives a qualifying bid from another eligible veteran for consideration in the Veteran's Preference Auction, that bid will receive preference, even if the bid amount is lower than another veteran's bid that is improperly or incompletely addressed or marked.**



ADDITIONAL INFORMATION

ACCESS

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

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

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

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

TYPES OF ACCESS

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

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

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

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

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

ALASKA RAILROAD RIGHT-OF-WAY



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

ADDITIONAL INFORMATION

GENERALLY ALLOWED ACCESS AND USES

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

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

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

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

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles are required to use the legal access to minimize the number of trails across public lands. Moving heavy equipment, such as a bulldozer, is not authorized on State-owned land without a permit. A permit can be obtained from the appropriate DNR regional office.

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

Establishing new routes or making improvements to existing rights-of-way or easements may require an authorization depending on the type of activity and the site-specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel on routes you may wish to improve. Contact the DNR Public Information Centers for more information.

EASEMENTS, RESERVATIONS, AND RESTRICTIONS

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

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

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

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

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

RS 2477 RIGHTS-OF-WAY

Revised Statute 2477 is a Federal law that granted states and territories unrestricted rights-of-way over Federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on State-owned land and the transfer of State-owned land into private ownership does not extinguish pre-existing rights. Some rights-of-way could potentially be improved for access across or to communities or valuable State-owned resources and land. Some receive no use or may be developed only as foot trails. Others will be used as they have been in the past. If in doubt whether there is an RS 2477 right-of-way to or across a parcel, check the public land records. More information regarding RS 2477 rights-of-way is available at any of the DNR Public Information Centers and online at: <http://dnr.alaska.gov/mlw/trails/rs2477/>.

DRIVEWAYS, APPROACHES, AND ROADS



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

STATE INTERESTS

USE OF ADJACENT STATE-OWNED LAND

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

MULTIPLE USES

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

FUTURE OFFERINGS

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

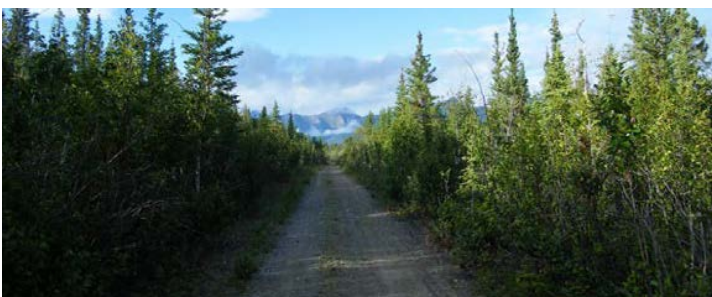
<http://notice.alaska.gov/> and <http://landsales.alaska.gov/public-notice/>

MINERAL ESTATE

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

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

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



OIL AND GAS

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

HAZARDOUS MATERIALS AND POTENTIAL CONTAMINANTS

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

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

TIMBER AND OTHER MATERIALS ON SITE

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

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

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

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

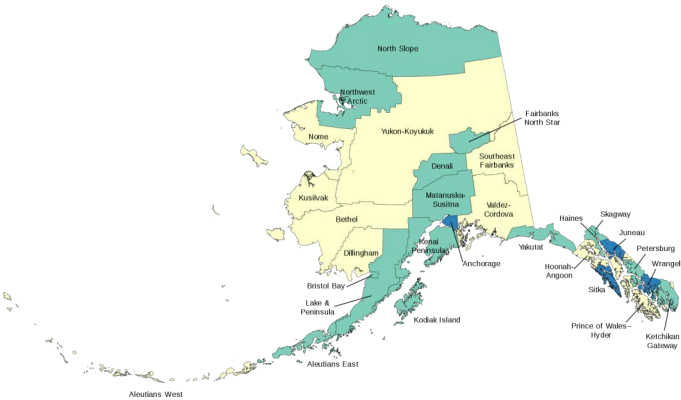


ARCHAEOLOGICAL SITES

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

LOCAL GOVERNMENT

BOROUGH/MUNICIPALITY AUTHORITY



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

TAXES

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

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



HOMEOWNER’S ASSOCIATIONS

Some subdivisions were created with the framework for a homeowners’ association in place as authorized by 11 AAC 67.025. *Homeowners’ Association.* Homeowners’ associations may be established to handle such tasks as

HOMEOWNER’S ASSOCIATIONS (continued)

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

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

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



DEVELOPING YOUR LAND

NEW CONSTRUCTION, DEVELOPMENT, OR IMPROVEMENTS

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

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

EXISTING IMPROVEMENTS

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

RESTRICTIONS ON SUBDIVIDING

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

FIRE AND BURNING ACTIVITIES

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

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



DEVELOPING YOUR LAND

SEWER AND WATER

No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements of the State of Alaska, Department of Environmental Conservation (DEC). Approval to construct, install, or operate such systems must be obtained from DEC. For more information regarding well and water systems see: <http://dec.alaska.gov/eh/dw/dwp/private-wells/>.

Many subdivisions included in Auction and Over-the-Counter Offerings have some restrictions on the types of sewage disposal systems allowed. For more information on a particular subdivision or parcel, please refer to the survey plat and contact the appropriate DEC regional office. If any such systems exist on parcels in these offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. It is your responsibility to personally and thoroughly inspect the parcels prior to submitting a bid or application and buyers assume all responsibility for such items.

WATER RIGHTS AND USAGE

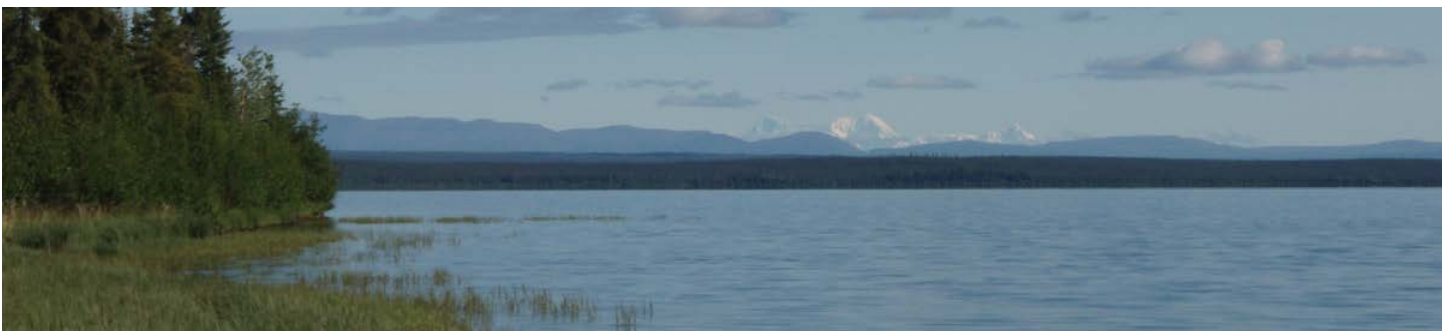
Depending on your usage, construction plans, or demand relative to supply of water in the area, you may be required to obtain a water right or permit. Certain activities involving the diversion of water, even temporary routing during trail or road construction, may require advance authorizations. Contact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

WATERS OF THE UNITED STATES AND WETLANDS

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

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

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



FISH & WILDLIFE

FISH HABITAT REQUIREMENTS

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



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

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

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

WILDLIFE

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

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

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

Provided by ADF&G:

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

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

Provided by DNR Division of Parks and Outdoor Recreation:

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

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



FISH & WILDLIFE

HUNTING SEASON AND TAKING GAME IN DEFENSE OF LIFE OR PROPERTY

Inspection and recreation periods may overlap with certain hunting seasons. Check with the State of Alaska, Alaska Department of Fish & Game (ADF&G) to find out the hunting season dates for specific areas. More information is available at: <http://adfg.alaska.gov/>.

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

5 AAC 92.410 Taking Game in Defense of Life or Property

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



EAGLE NESTING SITES AND SEASON OF RESTRICTED ACTIVITY NEARBY

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



MIGRATORY BIRDS

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



SPRUCE BEETLE

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

SOUTHEAST REGION

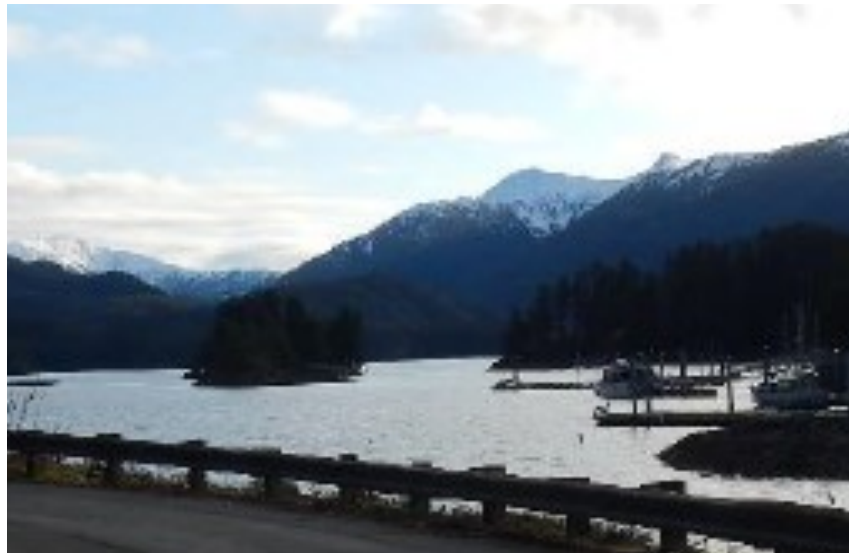


Southeast Alaska parcels offer scenic ocean and mountain views for residential or recreational use near Sitka, Coffman Cove, Hollis, and Yakutat. Southeast parcels are ideal for Alaskans looking to live and recreate in maritime climates.

SOUTH EAST REGION PARCELS

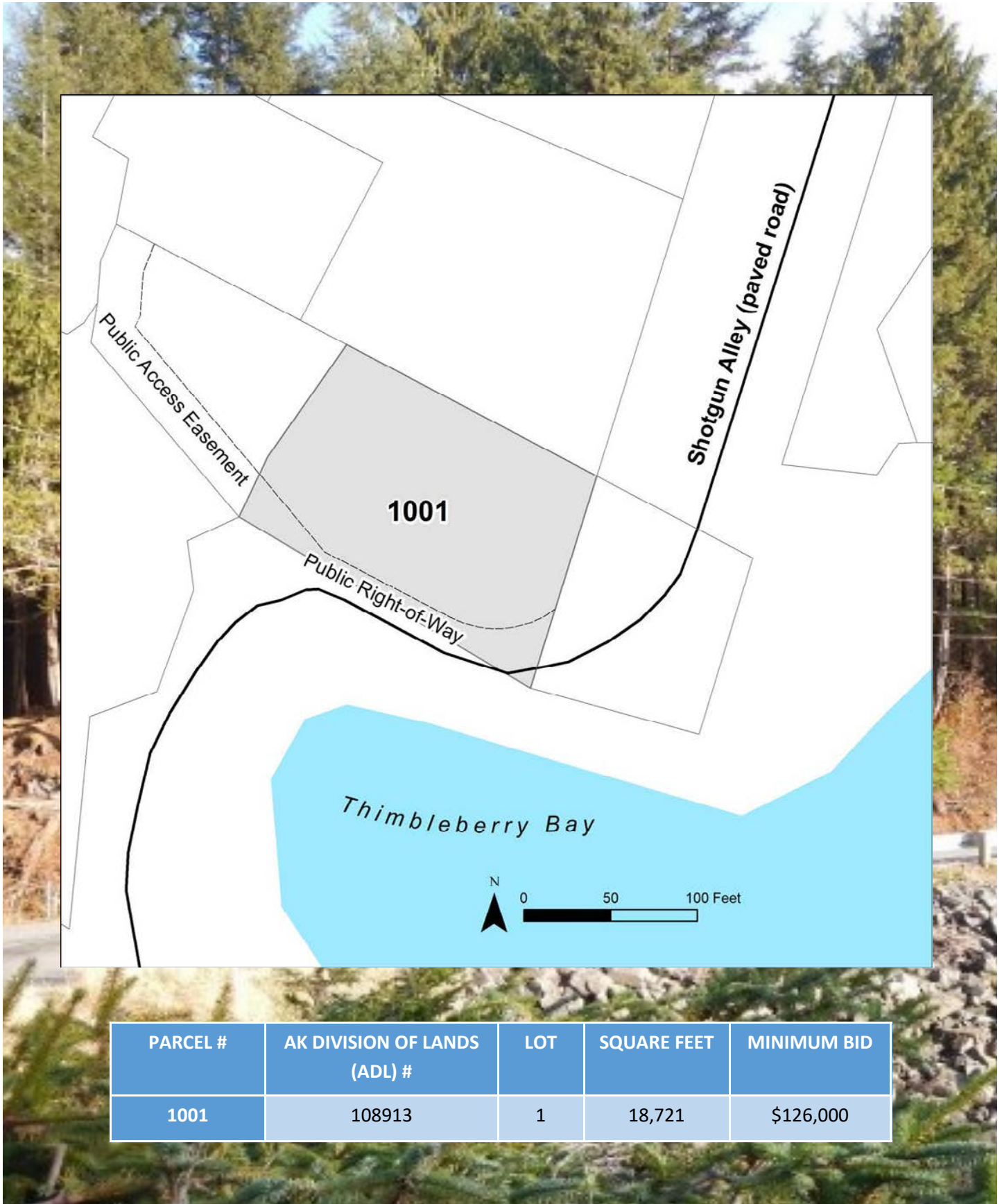
SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
Thimbleberry	1001	Road access within Sitka
Forest Highway	1002-1004	Road access within Yakutat. One parcel has undeveloped rights-of-way
Clark Bay View, Phase I	1005-1009	Road access from Hollis
Coffman Loop, Phase II	1010-1025	Road access from Coffman Cove
West El Capitan	1026-1035	Road access from Whale Pass. Floatplane or boat access from El Capitan Passage

THIMBLEBERRY



**ELIGIBLE FOR VETERAN'S
PREFERENCE AUCTION**

Location	Thimbleberry is located within Sitka approximately 2.5 miles southeast of downtown, on Shotgun Alley, at the northwest corner of Thimbleberry Bay.
Access	Access to the parcel is via Sawmill Creek Road to Shotgun Alley.
Utilities	All utility services, including, water, wastewater, electric, and telecommunications are available to the parcel.
Local Government	Thimbleberry is located within the City and Borough of Sitka (CBS) and subject to the borough's platting authority.
Zoning	This parcel is zoned SFLD (single family low-density) by CBS. Use of this parcel is restricted by the zoning, please contact the borough for details.
Notes	The project area is within FEMA Flood Insurance Rate Map Community Panel 02220C0417C. The project area is within flood zone AE, defined as 100-year floodplain where Base Flood Elevations are provided.
Fire	The Sitka Fire Department serves the project area. This area is in a Critical Fire Management Option. See the <i>"Fire and Burning Activities"</i> section of this brochure for details.
Restrictions	Easements affecting this parcel, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	ASLS 2019-35, in Section 5, Township 56 South, Range 64 East, Copper River Meridian. The survey has been filed as plat 2021-3 in the Sitka Recording District
Right-of-Way	Shotgun Alley, a paved right-of-way connecting to Sawmill Creek Road.



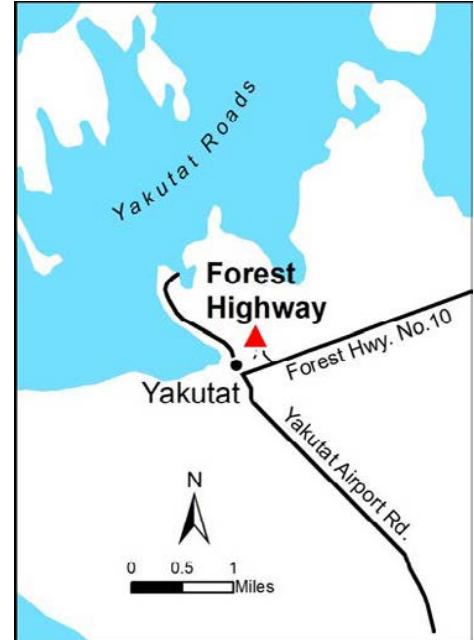
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	SQUARE FEET	MINIMUM BID
1001	108913	1	18,721	\$126,000

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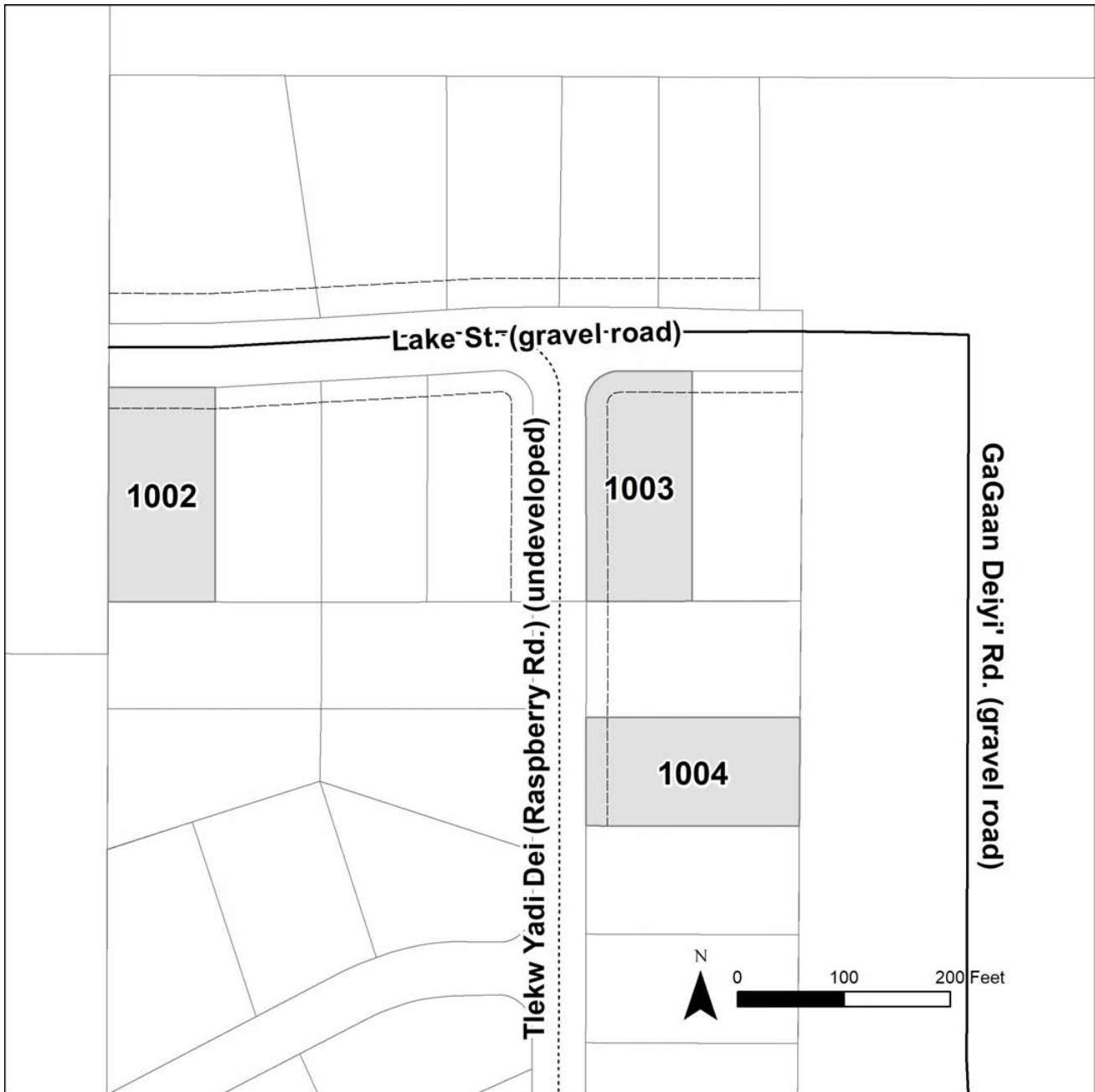
FOREST HIGHWAY



**ELIGIBLE FOR VETERAN'S
PREFERENCE AUCTION**



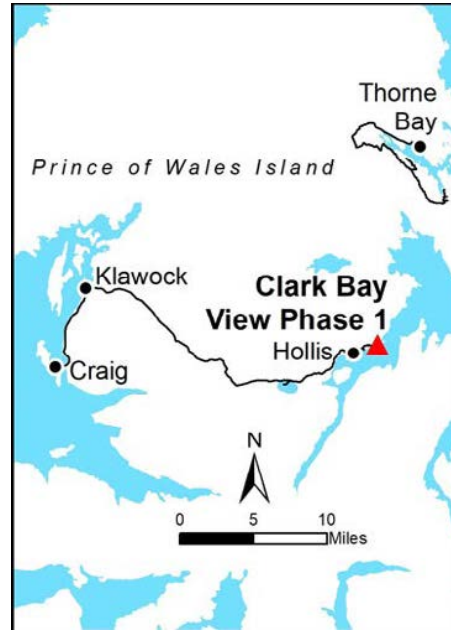
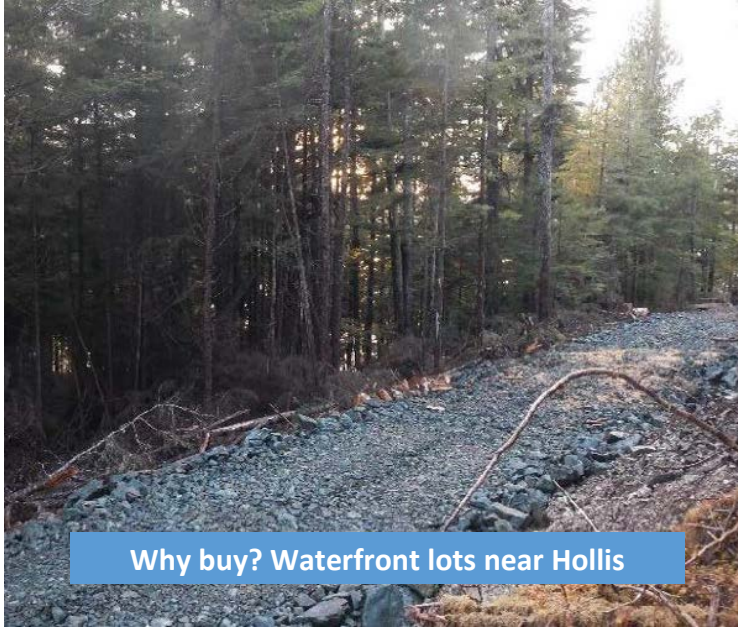
Location	Forest Highway Subdivision is located in the City of Yakutat.
Access	Access to parcels 1002 and 1003 is via Lake Street. Parcel 1004 is accessed via Lake Street to undeveloped Tlekw Yadi Dei (Raspberry Road).
Utilities	Parcels 1002 and 1003 have city water lines and have recently had power poles installed. No utilities (electric, phone, internet, etc.) are currently available to Parcel 1004. Check the plat notes and see <i>“Sewer and Water”</i> under the <i>“Developing Your Land”</i> section of this brochure.
Local Government	This area is within the boundary of the City and Borough of Yakutat and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions. Please check with the borough for details of current ordinances
Zoning	Forest Highway Subdivision parcels are zoned R1 (Residential 1) per the City and Borough of Yakutat. Use of these parcels is restricted by the zoning, please contact the borough for details.
Notes	Small, isolated wetlands exist in the western and northern portions of the subdivision. Dredging or filling of wetlands may require a permit from the US Army Corps of Engineers.
Fire	This area is in a Limited Management Option. See the <i>“Fire and Burning Activities”</i> section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	ASLS 2017-22, located in Section 30, Township 27 South, Range 34 East, Copper River Meridian. The survey has been recorded as plat 2019-4 in the Juneau Recording District.
Right-of-Way	Lake Street is a developed road, other rights-of-way within the subdivision are undeveloped.



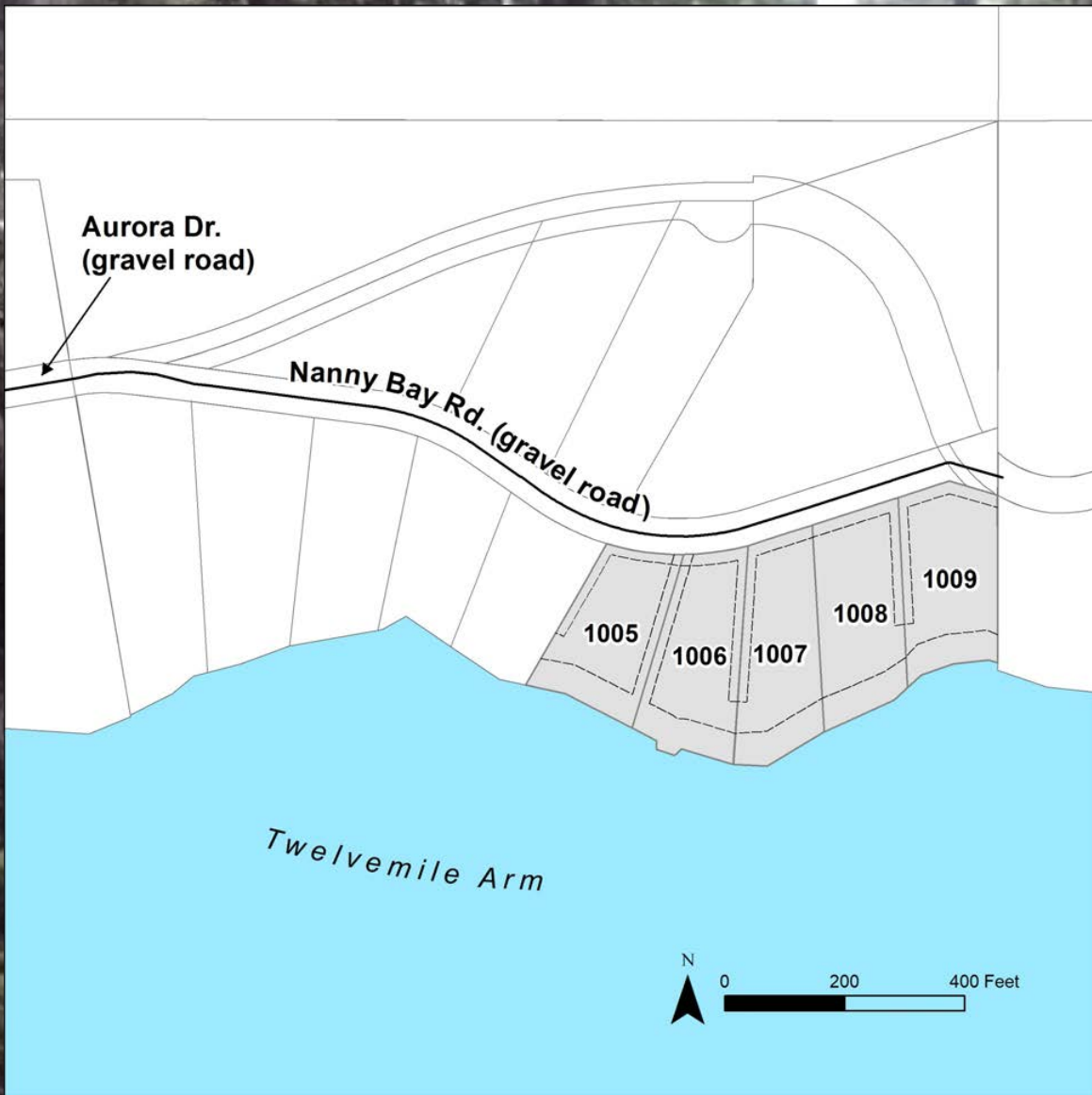
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	SQUARE FEET	MINIMUM BID
1002	108971	1	3	20,050	\$14,600
1003	108975	2	1	20,820	\$17,700
1004	108978	4	1	20,390	\$9,600

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CLARK BAY VIEW, PHASE I



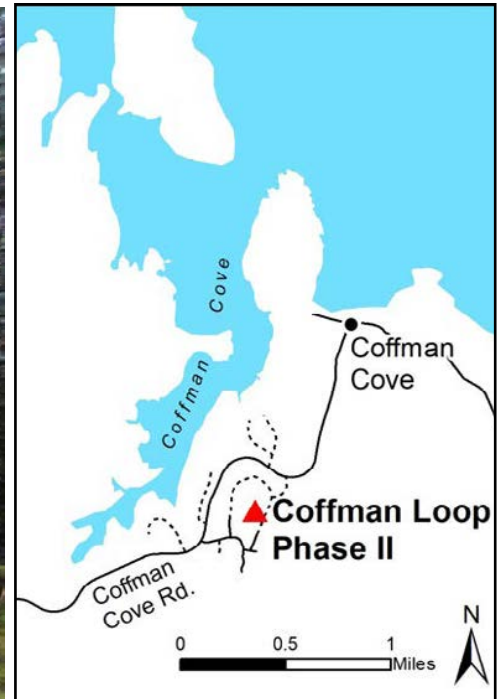
Location	Clark Bay View, Phase I Subdivision is located 1 mile north of the Hollis-Clark Bay Ferry Terminal.
Access	From Prince of Wales Island, access to the Clark Bay View Subdivision is via constructed roads from Hollis into the subdivision. Nanny Bay Road was recently extended to the parcels, ending at the corner of parcel 1009. The Inter-Island Ferry Authority makes daily runs between Hollis and Ketchikan.
Utilities	Power and telephone are extended nearby, but not into the subdivision. There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure.
Local Government	Clark Bay View, Phase I is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Notes	DNR Division of Geological and Geophysical Surveys mentions that rockfalls and landslides are common in this part of Southeast Alaska. Caution should be exercised when constructing near steep slopes. Seasonal floods could possibly bring coastal surges or heavy rains that may increase runoff in upland gullies.
Fire	The area is approximately 2-miles from the Hollis Volunteer Fire Department. This area is in a Modified Fire Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility, and public access easements. Setbacks affecting these parcels, as depicted on the plat, may include, but are not limited to, a 100-foot building setback from the mean high-water mark of Twelvemile Arm and 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 recorded separately.
Survey and MTRS	Clark Bay View Subdivision, Phase I, is survey ASLS 2017-27 in Section 35, Township 73 South, Range 84 East, Copper River Meridian. This survey has been recorded as plat 2019-24 in the Ketchikan Recording District.
Right-of-Way	Nanny Bay Road is a gravel public right-of-way which connects to Klawock-Hollis Highway and the Prince of Wales road system.



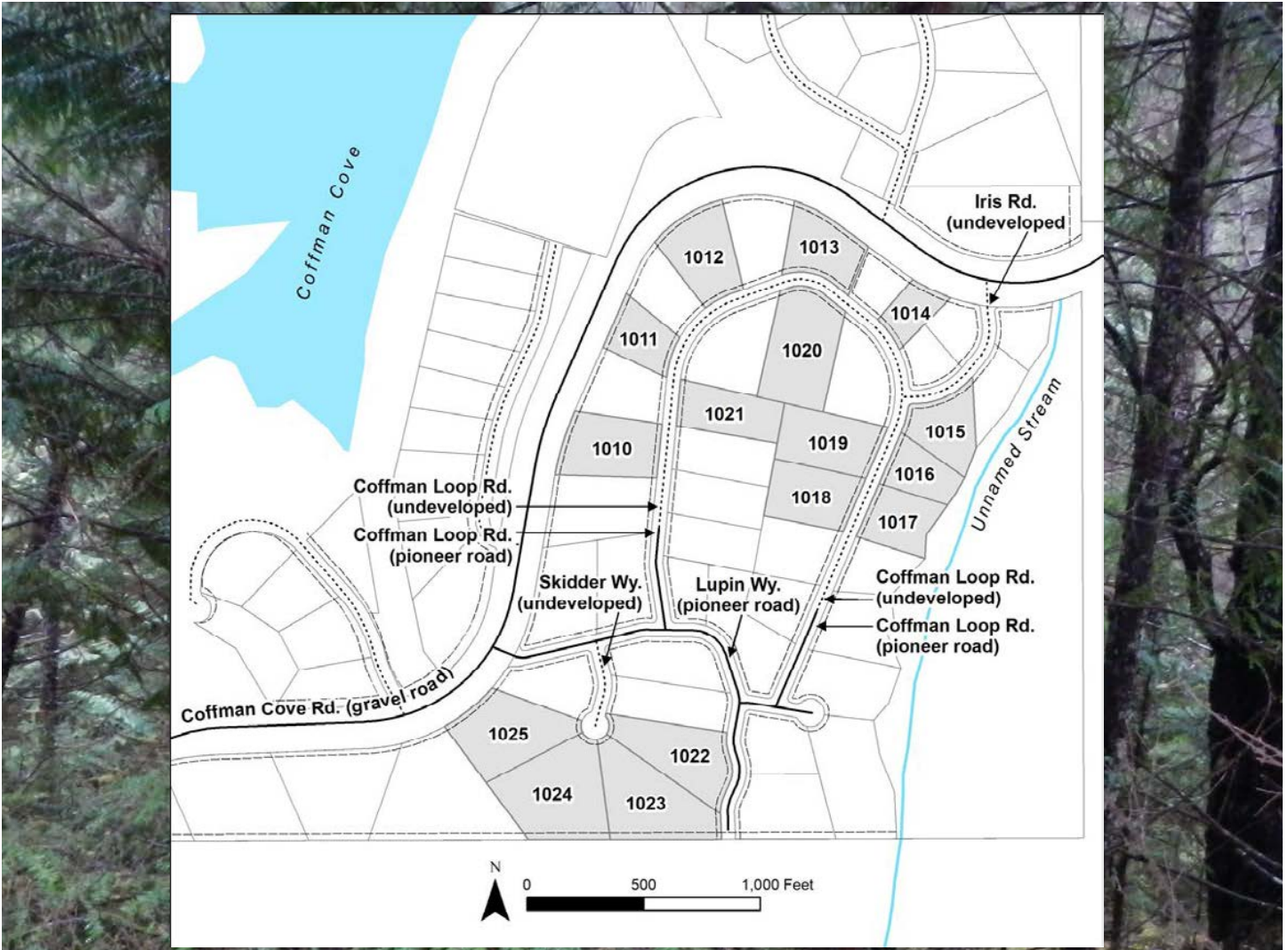
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1005	109003	6	2	1.00	\$49,000
1006	109004	7	2	1.09	\$49,000
1007	109005	8	2	1.08	\$49,000
1008	109006	9	2	1.11	\$49,000
1009	109007	10	2	1.09	\$49,000

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COFFMAN LOOP PHASE II



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



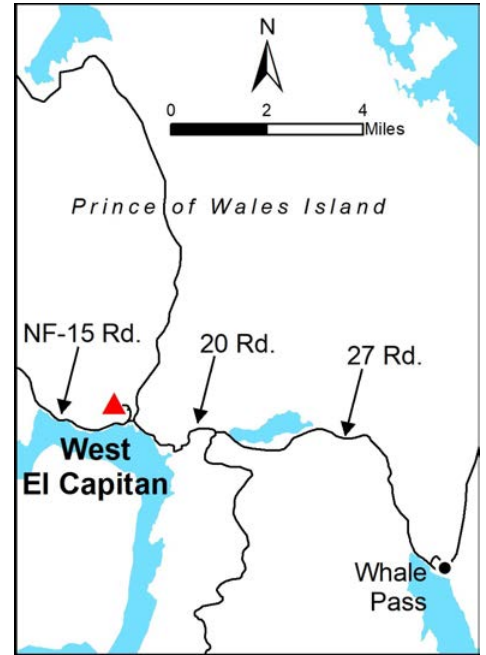
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINI-MUM BID	PARCEL #	AK DIVISION OF LANDS	LOT	BLOCK	ACRES	MINI-MUM BID
1010	109076	4	1	2.43	\$28,900	1018	109097	11	2	2.12	\$27,300
1011	109078	6	1	1.42	\$25,400	1019	109096	10	2	2.36	\$29,700
1012	109080	8	1	2.31	\$28,500	1020	109094	8	2	3.27	\$31,900
1013	109082	10	1	1.95	\$27,200	1021	109092	6	2	1.94	\$27,200
1014	109084	12	1	1.00	\$23,900	1022	109108	8	3	2.69	\$26,800
1015	109113	3	4	1.79	\$29,300	1023	109109	9	3	3.27	\$28,700
1016	109114	4	4	1.38	\$27,800	1024	109110	10	3	3.72	\$33,400
1017	109115	5	4	1.66	\$28,800	1025	109104	4	3	2.95	\$30,700

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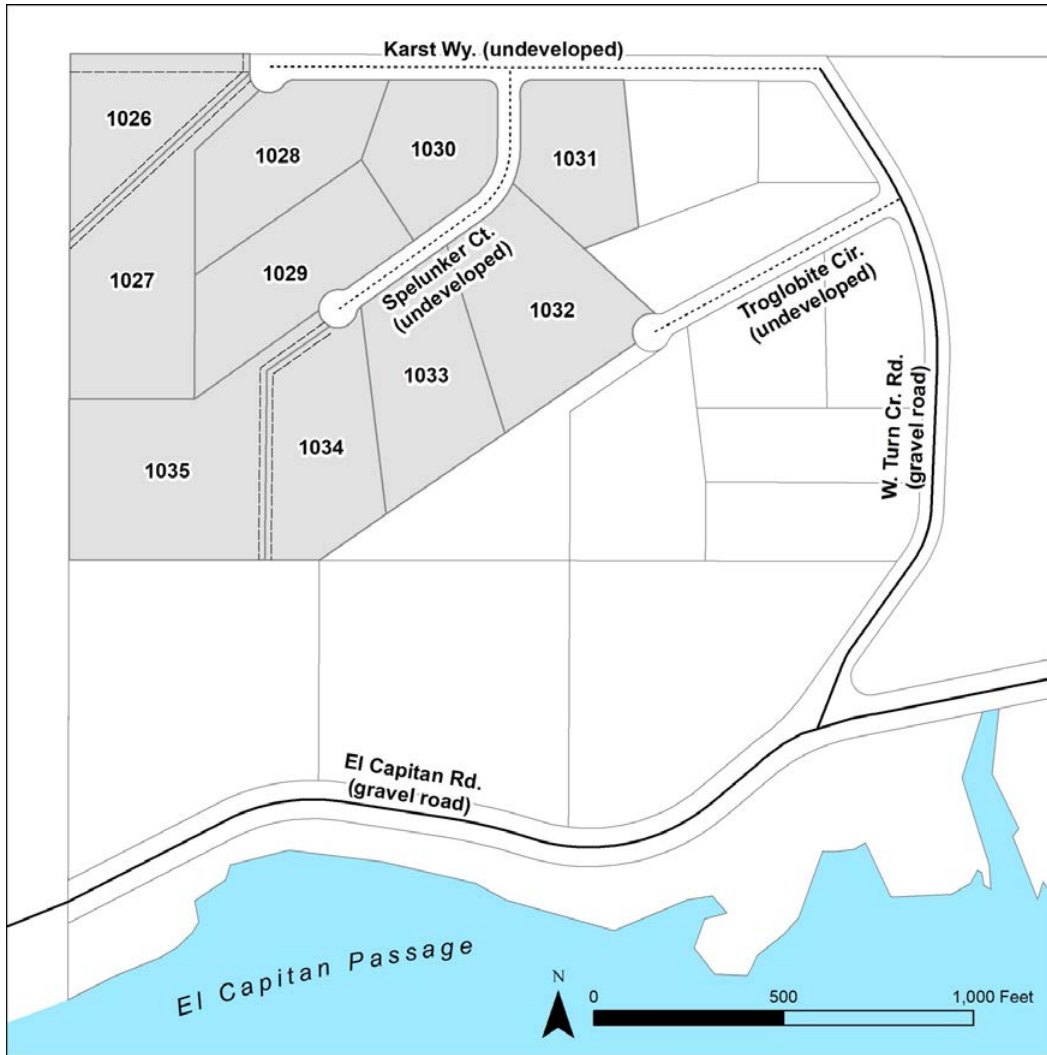
WEST EL CAPITAN



Why buy? Forested lots adjacent to the fjords of El Capitan Passage and Tongass National Forest



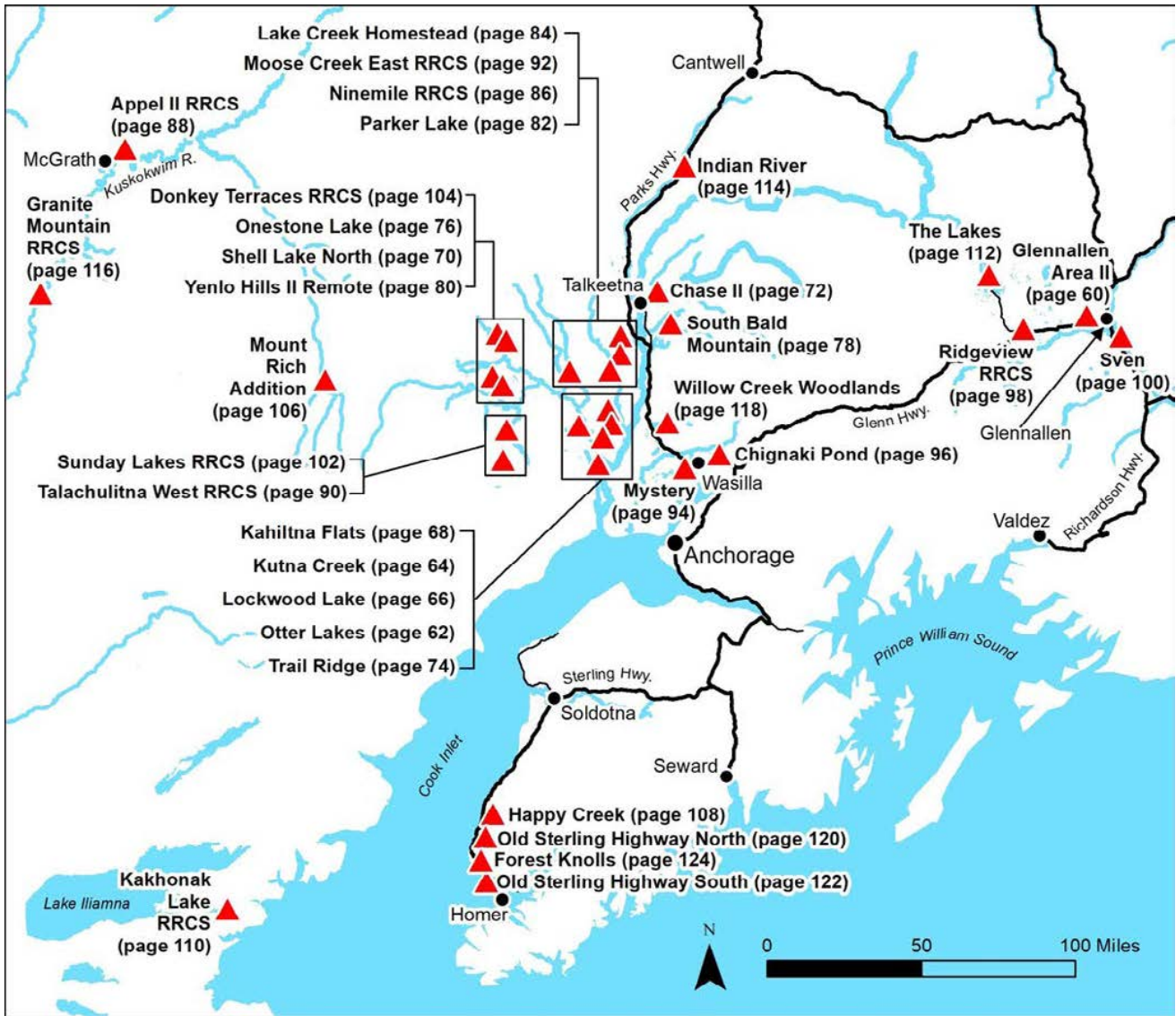
Location	West El Capitan is located on the northern portion of Prince of Wales Island, approximately 7 miles northwest of Whale Pass at the north end of El Capitan Passage.
Access	The area is accessible primarily by North Island Road to NF-15 (El Capitan Rd). Additional access is available by float plane and small watercraft to El Capitan Passage. A primitive boat launch is located just west of the subdivision.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	The subdivision is within the Unorganized Borough and is subject to the State of Alaska platting authority.
Notes	Caves, sinkholes, and underground drainage systems are present in the region. El Capitan West Subdivision is bordered to the east by Southeast State Forest, a working forest that is subject to logging operations and other forest management activities. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Fire	This area is in a Modified Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. Parcels will be subject to a minimum 25-foot building setback adjacent to the public access easement along public or navigable water bodies, in accordance with the area plan.
Survey and MTRS	West El Capitan is survey ASLS No. 2019-05, located in Section 11, Township 66 South, Range 78 East, Copper River Meridian. The survey has been recorded as plat 2021-2 in the Petersburg Recording District.
Right-of-Way	The rights-of-way within this subdivision are undeveloped. Access to individual parcels will be from platted rights-of-way and/or easements reserved through subdivision design. Any lots accessing directly onto USFS roads may require driveway permits.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1026	109160	1	2.91	\$18,900
1027	109161	2	4.53	\$22,800
1028	109162	3	3.32	\$20,600
1029	109164	5	3.67	\$19,300
1030	109163	4	2.52	\$19,100
1031	109169	10	2.60	\$19,300
1032	109168	9	4.22	\$20,200
1033	109167	8	3.68	\$19,300
1034	109166	7	3.65	\$21,700
1035	109165	6	5.50	\$25,200

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SOUTHCENTRAL REGION



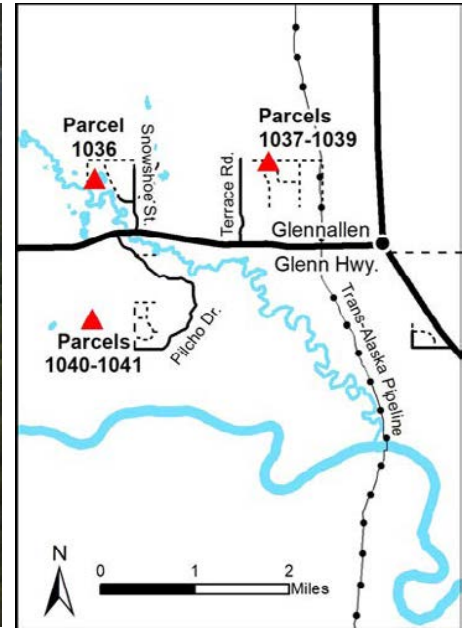
SOUTHCENTRAL REGION

SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
Glennallen Area II	1036-1041	Undeveloped rights-of-way near Glenn Hwy
Otter Lakes	1042	Floatplane then overland via undeveloped rights-of-way
Kutna Creek	1043	Floatplane then overland via undeveloped rights-of-way. Boat/snowmachine may be possible from Yentna River
Lockwood Lake	1044-1045	Floatplane/snowmachine across State Land
Kahiltna Flats	1046	Floatplane to lake or snowmachine from Willow or Oil Well Rd.
Shell Lake North	1047-1048	Floatplane to Shell Lake, then overland. Snowmachine/ATV access may be possible
Chase II	1049-1051	Snowmachine/boat to overland travel across State Land from Talkeetna River
Trail Ridge	1052-1054	Floatplane to two lakes adjacent to the parcels. Access by water from Susitna River will require overland travel

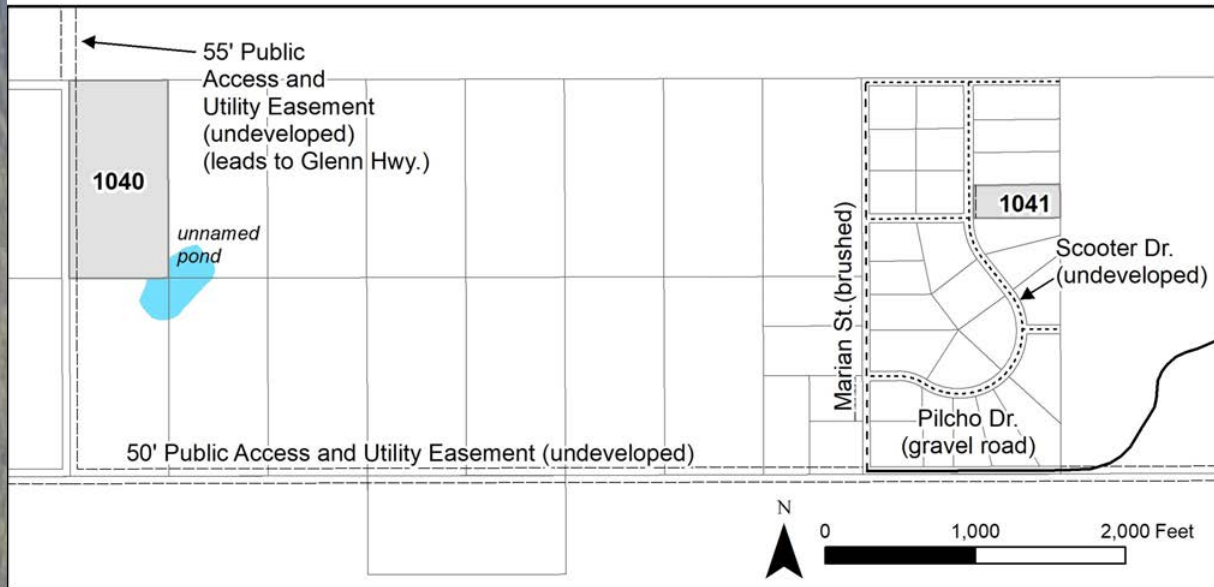
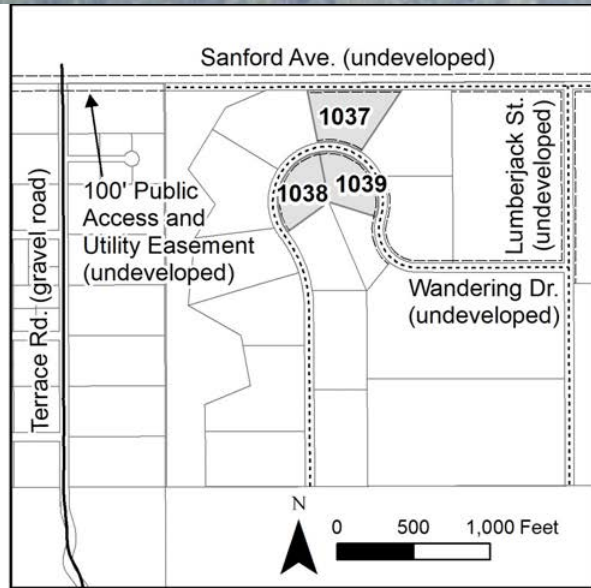
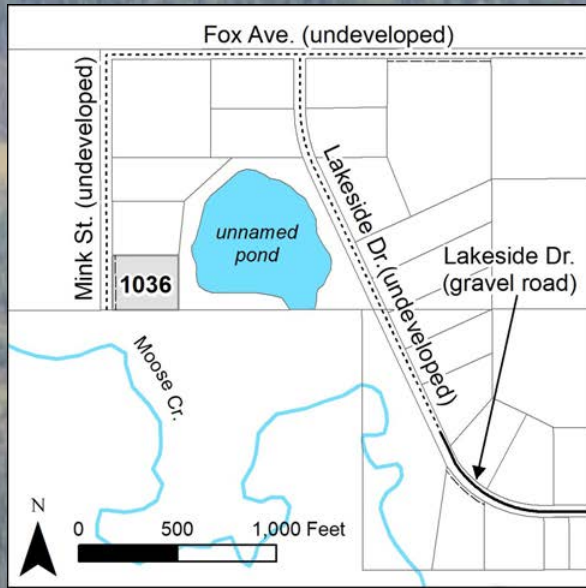
Southcentral Alaska is the most populous region of the state, with hubs in Anchorage, Glennallen, and Homer. Parcels in Southcentral vary greatly by location, as does access, recreational opportunities, and availability of utilities and public services.

SOUTHCENTRAL REGION		
SUBDIVISION NAME	PARCEL	ACCESS TYPE
Onestone Lake	1055-1059	Float plane then overland via undeveloped rights-of-way. Limited snow-machine access is possible
South Bald Mountain	1060	ATV or snowmachine via established trails
Yenlo Hills II Remote	1061-1062	Boat access from Yentna River. Floatplane/snowmachine may be possible if conditions permit
Parker Lake	1063-1064	Floatplane/skiplane is primary. Snowmachine/ATV access is also possible
Lake Creek Homestead	1065	Primary access is by float plane to area lakes, then overland via platted rights-of-way. Winter access may be possible by ski-plane or snowmachine
Ninemile RRCS	1066-1068	Floatplane/skiplane/snowmachine access in winter. Parcels are approximately 3- 4.5 miles west of Parks Hwy.
Appel II RRCS	1069	Boat/floatplane/snowmachine from McGrath
Talachulitna West RRCS	1070	Floatplane/skiplane is primary. Snowmachine/ATV access is also possible
Moose Creek East RRCS	1071	Floatplane/skiplane/snowmachine access.
Mystery, Phase II	1072-1073	Gravel road access from Parks Hwy, 10 miles west of Wasilla
Chignaki Pond	1074-1075	Road access from Parks Hwy
Ridgeview	1076-1077	ATV/snowmachine/walk-in via unimproved trail, near Glenn Hwy
Sven	1078	Road access from Richardson Hwy
Sunday Lakes RRCS	1079	Float plane is primary. Skiplane/snowmachine may be possible
Donkey Terraces RRCS	1080-1082	Boat/snowmachine from Skwentna
Mt Rich Addition RRCS	1083	Plane access requires landing on gravel bar along Kuskokwim River
Happy Creek	1084	Undeveloped rights-of-ways, approximately 1/2 mile off the road system
Kakhonak Lake RRCS	1085-1086	Floatplane/skiplane to Kakhonak Lake
The Lakes	1087-1095	Boat/floatplane access from Lake Louise, Susitna Lake, and Dinty Lake
Indian River	1095	ATV/snowmachine/walk-in via established trail, near Parks Hwy
Granite Mountain RRCS	1096-1107	Boat/floatplane/snowmachine from Kuskokwim River
Willow Creek Woodlands	1108-1111	Undeveloped rights-of-way approximately 1 mile from Willow Fishhook Rd
Old Sterling Highway	1113-1114	Road access from Old Sterling Hwy
Forest Knolls	1116-1128	Road access from Old Sterling Hwy and undeveloped interior rights-of-way

GLENNALLEN AREA II



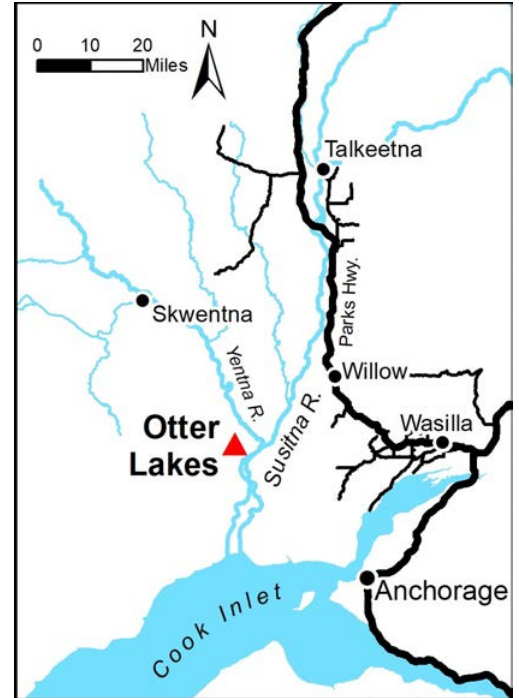
Location	Glennallen Area II has parcels located from approximately three miles west of the Glenn Highway and Richardson Highway interchange, to one mile north and one mile south of the interchange.
Access	These parcels may be accessed on foot or by ATV/snowmachine via platted rights-of-way within the subdivision. Access is by undeveloped section line easements and platted rights-of-way. A section line easement intersects the Richardson Highway about ½ mile north of milepost 115
Utilities	There are no public water supply or sewer systems available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. The nearest electrical lines are approximately ½ mile away from parcels 1037, 1038, and 1039. Purchasers may need to extend the lines at their own expense.
Local Government	This area does not have an incorporated local government and is subject to State of Alaska platting authority.
Notes	Access to parcels 1037, 1038, and 1039 along the Trans-Alaska Pipeline is prohibited without permission from Alyeska Pipeline Service Company.
Fire	This area is in a Critical Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat(s), may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in plat notes, or recorded separately.
Survey and MTRS	Parcels 1037, 1038, and 1039, Glennallen Area II survey is ASLS 79-249 located in Section 24, Township 4 North, Range 2 West, Copper River Meridian. Survey was filed as plat 80-9 in the Chitina Recording District. Parcel 1036, Glennallen Area II survey is ASLS 79-250 located in Section 22, Township 4 North, Range 2 West, Copper River Meridian. Survey was filed as plat 80-10 in the Chitina Recording District. Parcels 1040 and 1041, Glennallen Area II survey is ASLS 79-251 located in Section 26 & 27, Township 4 North, Range 2 West, Copper River Meridian. Survey was filed as plat 80-13 in the Chitina Recording District.
Right-of-Way	The rights-of-way within the subdivision are undeveloped.



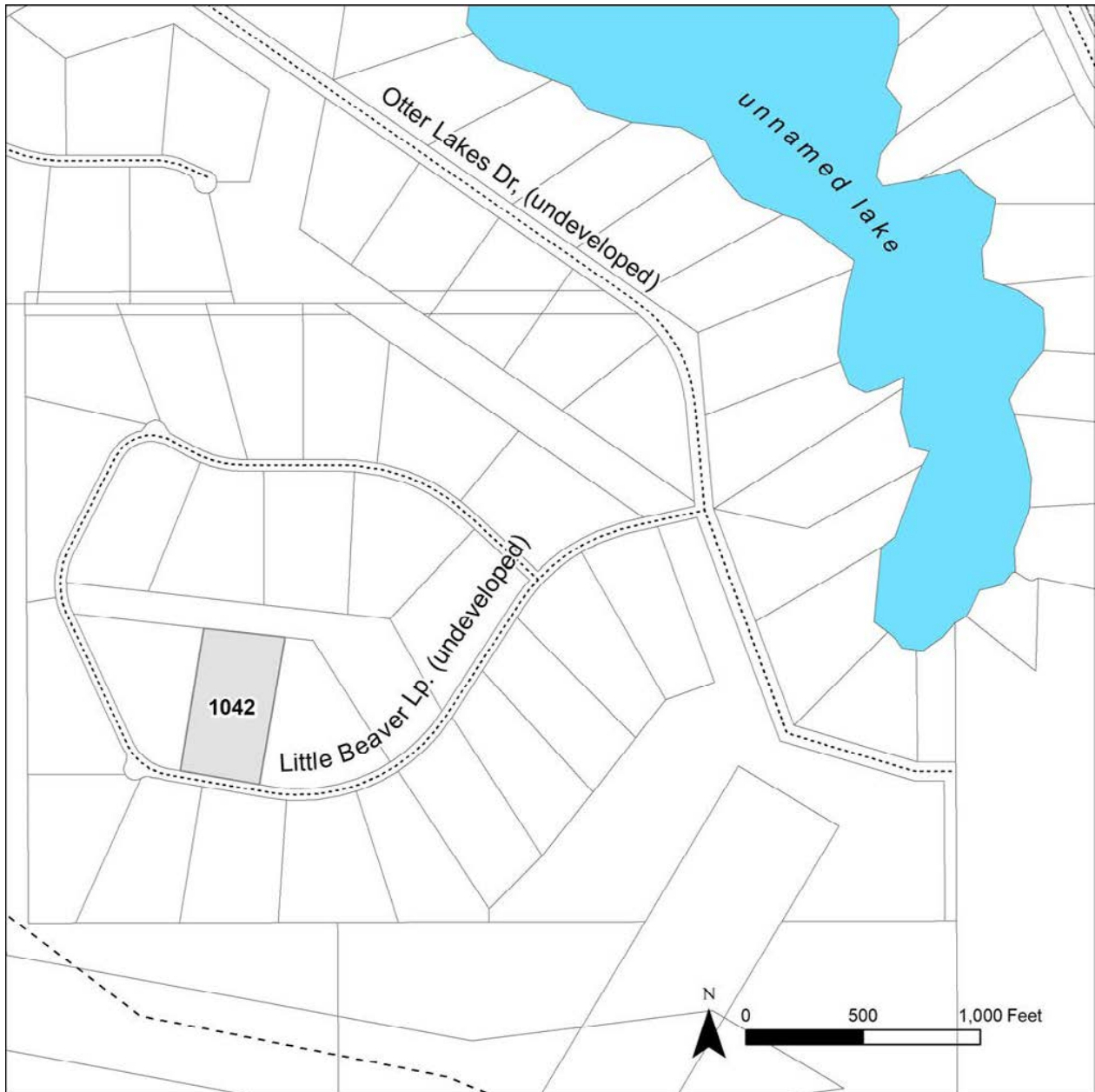
PARCEL #	AK DIVISION OF LANDS	LOT	ACRES	MINIMUM BID
1036	204780	1	2.07	\$4,600
1037	204764	5	3.81	\$6,600
1038	204774	15	2.53	\$5,300
1039	204775	16	2.60	\$5,500
1040	204797	1	19.98	\$18,500
1041	206097	18	2.86	\$6,000

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OTTER LAKES



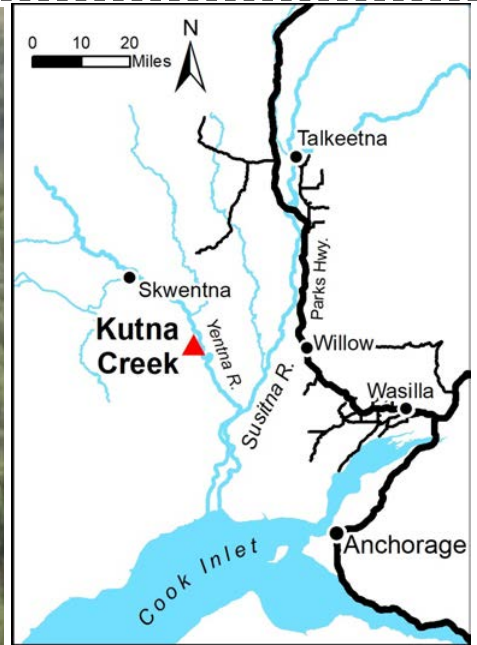
Location	The Otter Lakes subdivision is located in the Alexander Creek area, approximately 36 miles northwest of Anchorage, approximately 5 miles west of the confluence of the Susitna and Yentna Rivers, and a half of mile west of the southern tip of Yensus Lake.
Access	Primary summer access to this parcel is by float plane to area lakes, then overland via platted rights-of-way to the parcel. Winter access may be possible by ski-plane or snowmachine.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see <i>"Sewer and Water"</i> under the <i>"Developing Your Land"</i> section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Fire	This area is in a Full Fire Management Option. See the <i>"Fire and Burning Activities"</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, 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. Parcels are subject to a 15' easement on each side of common lot lines, and inside lot lines that front rights of way. Structures may not be constructed within 25' of a right of way, or 10' from any side lot line.
Survey and MTRS	Otter Lakes is survey ASLS 79-147, located in Section 18, Township 17 North, Range 7 West, Seward Meridian. The survey has been filed as plat 80-131 in the Anchorage Recording District.
Right-of-Way	The platted rights-of-way within the subdivision are undeveloped.



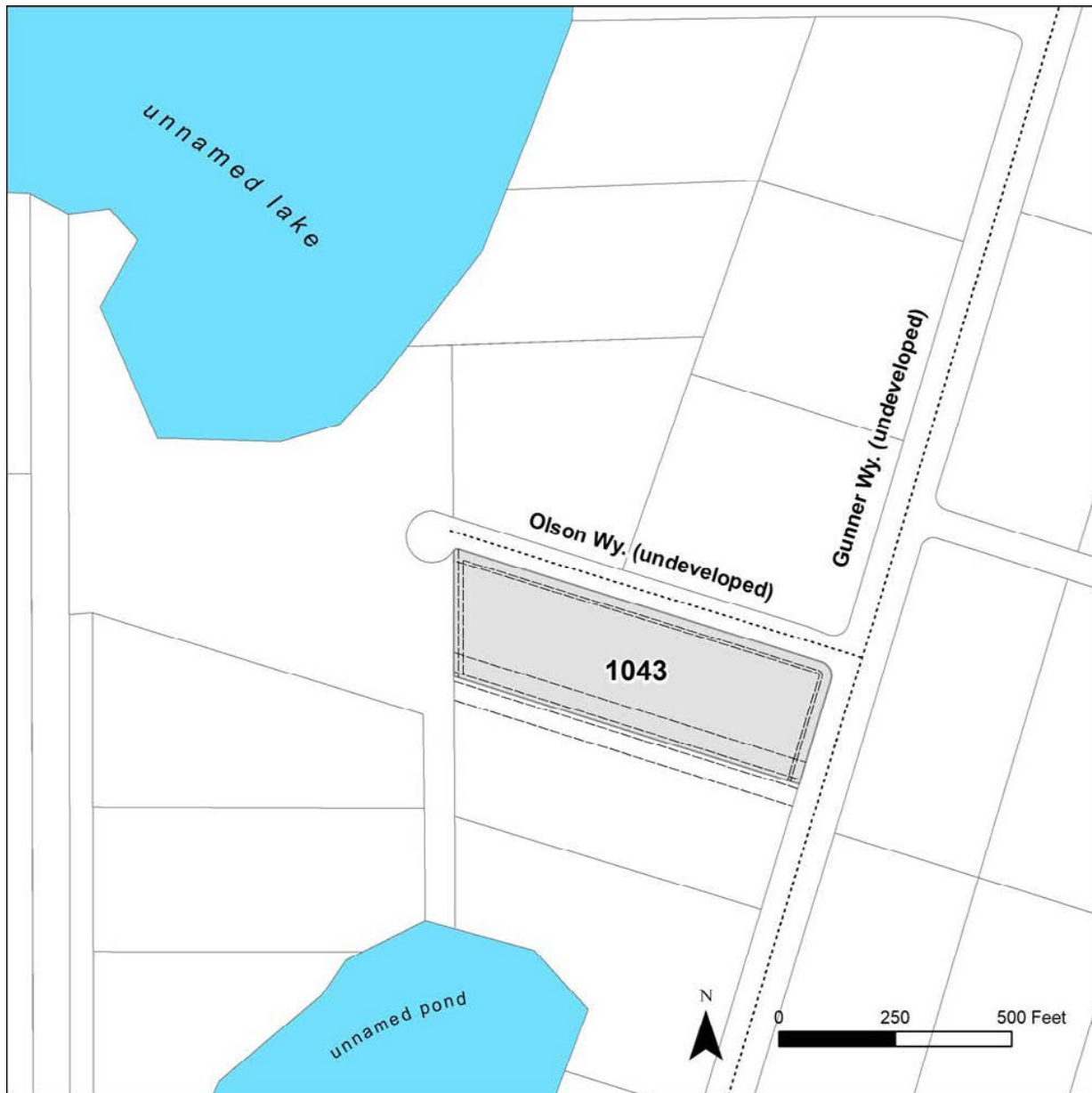
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1042	204994	13	5.00	\$4,700

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KUTNA CREEK



Location	Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage and about one mile west of the Yentna River.
Access	Access is by float plane to an unnamed lake in the center of the subdivision and then to individual parcels along platted rights-of-ways. Another potential access is by boat or snowmachine up the Yentna River depending on conditions.
Utilities	There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Homeowner’s Association	Any subsequent owner of any lot within the subdivision automatically becomes a member of the Kutna Creek Homeowners Association, if active. The declaration of covenants, conditions and restrictions for this association were recorded in the Anchorage Recording District.
Fire	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access, section line, and greenbelt easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately
Survey and MTRS	Kutna Lake is survey ASLS 80-157 located in Section 4, Township 19 North, Range 8 West, in the Seward Meridian. The survey was filed as plat 81-127 in the Anchorage Recording District.
Right-of-Way	The platted rights-of-way within the subdivision are undeveloped.



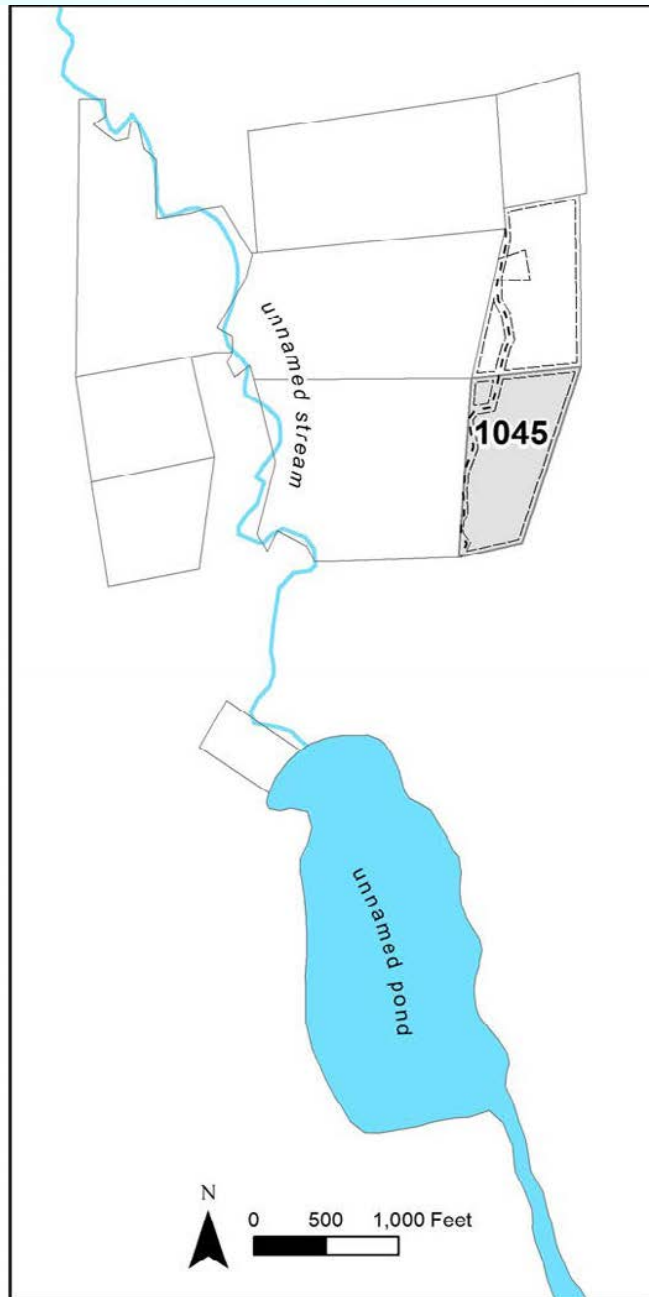
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1043	213396	5	13	4.89	\$4,600

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LOCKWOOD LAKE & LOCKWOOD LAKE RRCS



Location	Lockwood Lake area is approximately 15 air miles west of Willow. Parcel 1044 is located 6 miles east of the “Big Bend” of the Yentna River and 3.25 miles east of Ladyslipper Lake. Parcel 1045 is located 3.75 miles east of the “Big Bend” of the Yentna River and 1 mile east of Ladyslipper Lake.
Access	Primary access is by float plane to area lakes, then overland to the parcels. Winter access is via ski plane. It may be possible to snowmachine overland to the parcels.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the “Sewer and Water” section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
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. Please check with the borough for details of current ordinances.
Homeowner’s Association	Any subsequent owner of any parcel within the Lockwood Lake Subdivision automatically becomes a member of the homeowner’s association, if active. The declaration of covenants, conditions, and restrictions for this association were recorded in the Talkeetna Recording District.
Fire	This area is in a Full Fire Management Area. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Parcel 1044, Lockwood Lake is survey ASLS 80-91 located in Section 12, Township 19 North, Range 7 West, in the Seward Meridian. The survey was filed as plat 82-8 in the Talkeetna Recording District. Parcel 1045, Lockwood Lake RRCS is survey ASLS 2003-46 located in Section 15, Township 1 North, Range 9 West, in the Seward Meridian. The survey was recorded as Plat 2006-7 in the Talkeetna Recording District.
Right-of-Way	Rights-of-way within the subdivision are undeveloped.



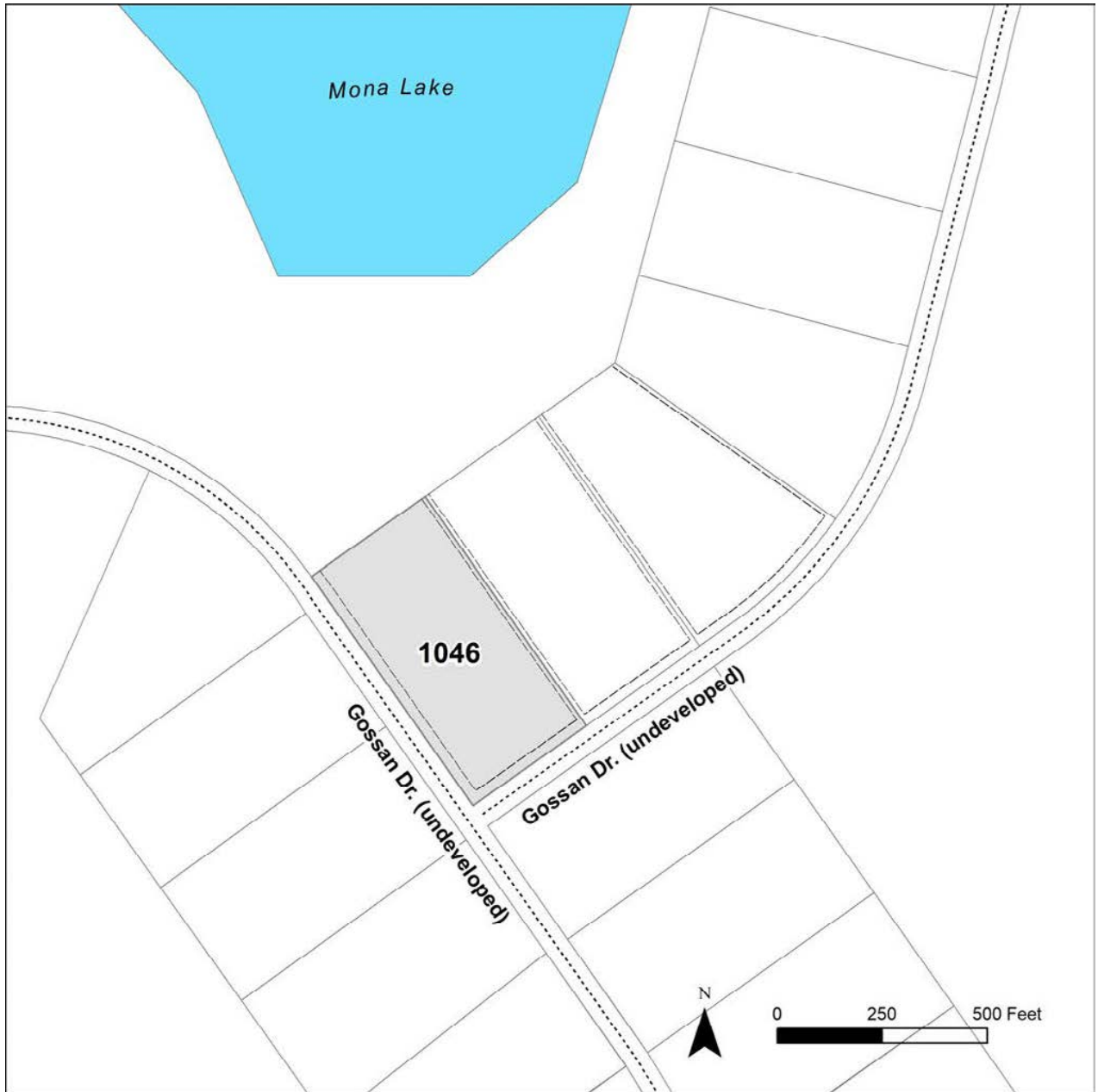
PARCEL #	AK DIVISION OF LANDS (ADL) #	SURVEY ASLS	LOT	BLOCK/TRACT	ACRES	MINIMUM BID
1044	213423	80-91	3,4,5	14	15.00	\$9,100
1045	228747	2003-46	-	B	16.36	\$10,800

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

KAHILTNA FLATS



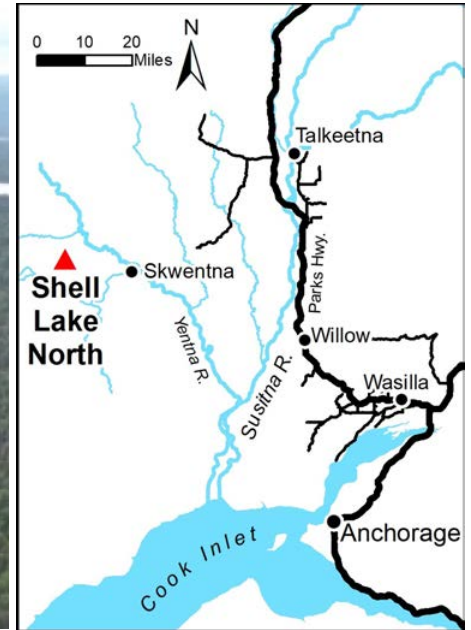
Location	Kahiltna Flats Subdivision is located approximately 50 miles northwest of Anchorage. This parcel is located approximately 9 miles east of the confluence of the Yentna River and Kahiltna River.
Access	Primary summer access to this parcel is by float plane to the area lakes, then overland via platted rights-of-way to the parcel. Winter access might be possible by ski plane or snowmachine.
Utilities	There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see <i>“Sewer and Water”</i> under the <i>“Developing Your Land”</i> section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Fire	This area is in a Full Fire Management Option. See the <i>“Fire and Burning Activities”</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Kahiltna Flats Subdivision is survey ASLS 80-175 located in Section 35, Township 21 North, Range 7 West, Seward Meridian. The survey has been filed as plat 81-128 in the Talkeetna Recording District.
Right-of-Way	Rights-of-way within the subdivision are undeveloped.
Homeowner’s Association	Any subsequent owner of any lot within the subdivision automatically becomes a member of the Kahiltna Flats Homeowners Association, if active. The declaration of covenants, conditions and restrictions for this association was recorded in the Talkeetna Recording District.



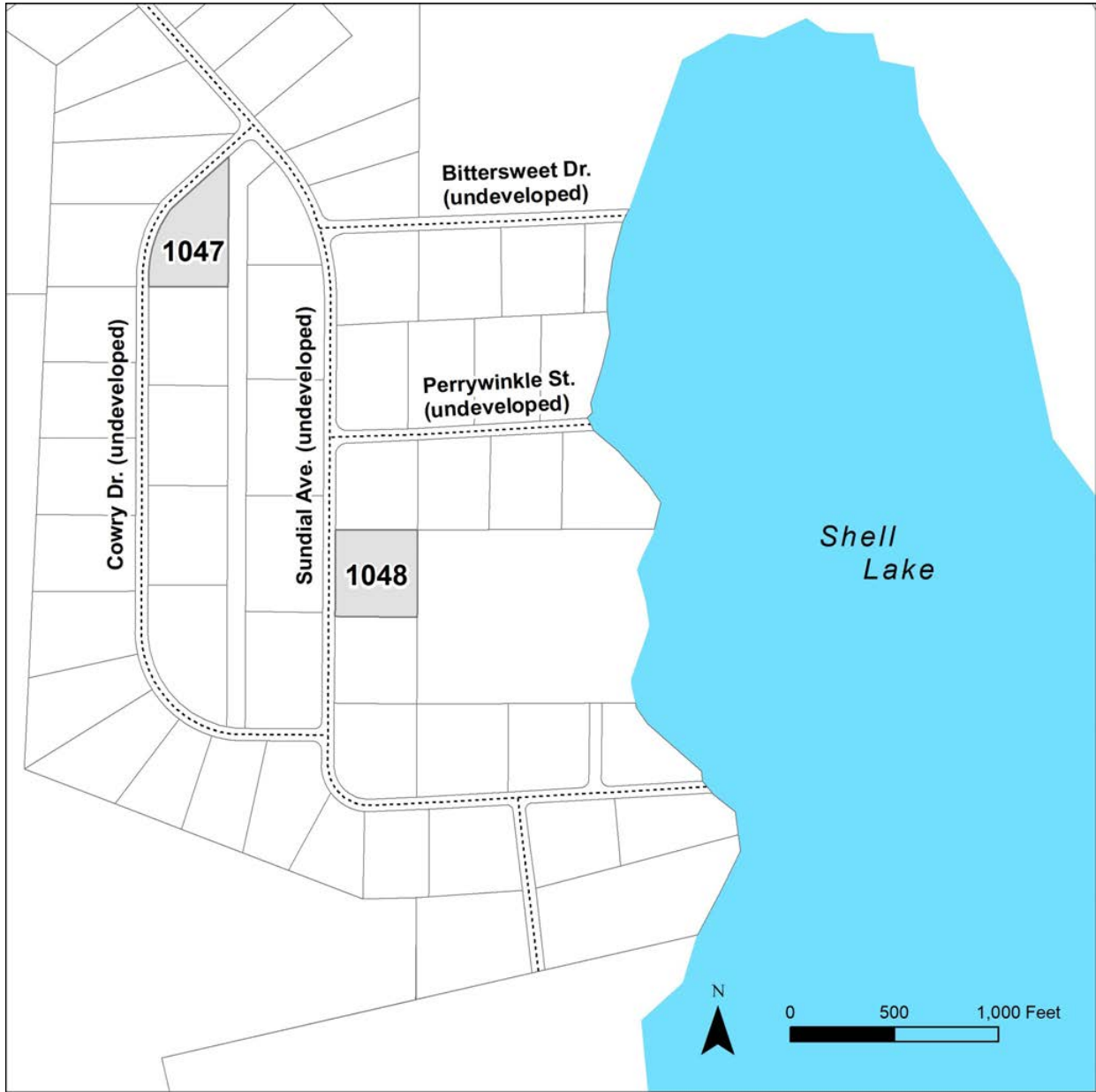
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1046	213516	18	9	5.00	\$10,200

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SHELL LAKE NORTH



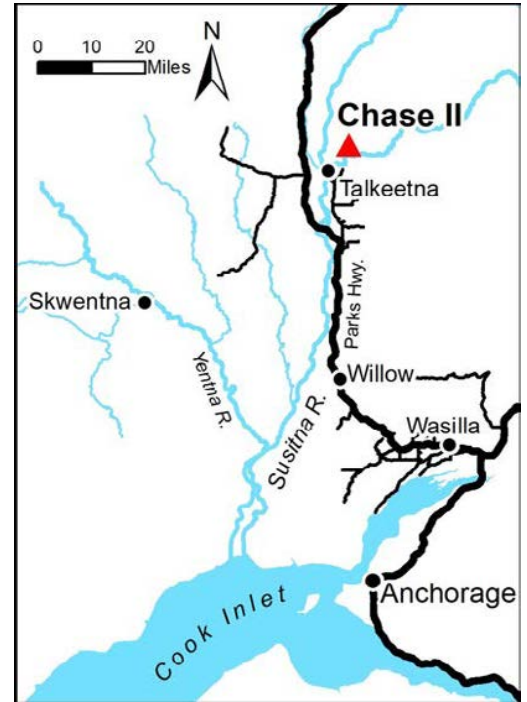
Location	Shell Lake North subdivision is located on the northern portion of Shell Lake, approximately 14 miles west of Skwentna and approximately 80 miles northwest of Anchorage.
Access	Primary access is by floatplane to Shell Lake, then overland to the parcels. Winter access is via ski plane. Winter access may be possible by snowmachine.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see <i>"Sewer and Water"</i> under the <i>"Developing Your Land"</i> section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Homeowner's Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Fire	This area is in a Full Fire Management Option. See the <i>"Fire and Burning Activities"</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Shell Lake North is survey ASLS 80-174, located in Sections 14 & 23, Township 22 North, Range 13 West, Seward Meridian. The survey has been filed as plat 81-273 in the Anchorage Recording District.
Right-of-Way	Rights-of-way within the subdivision are undeveloped.



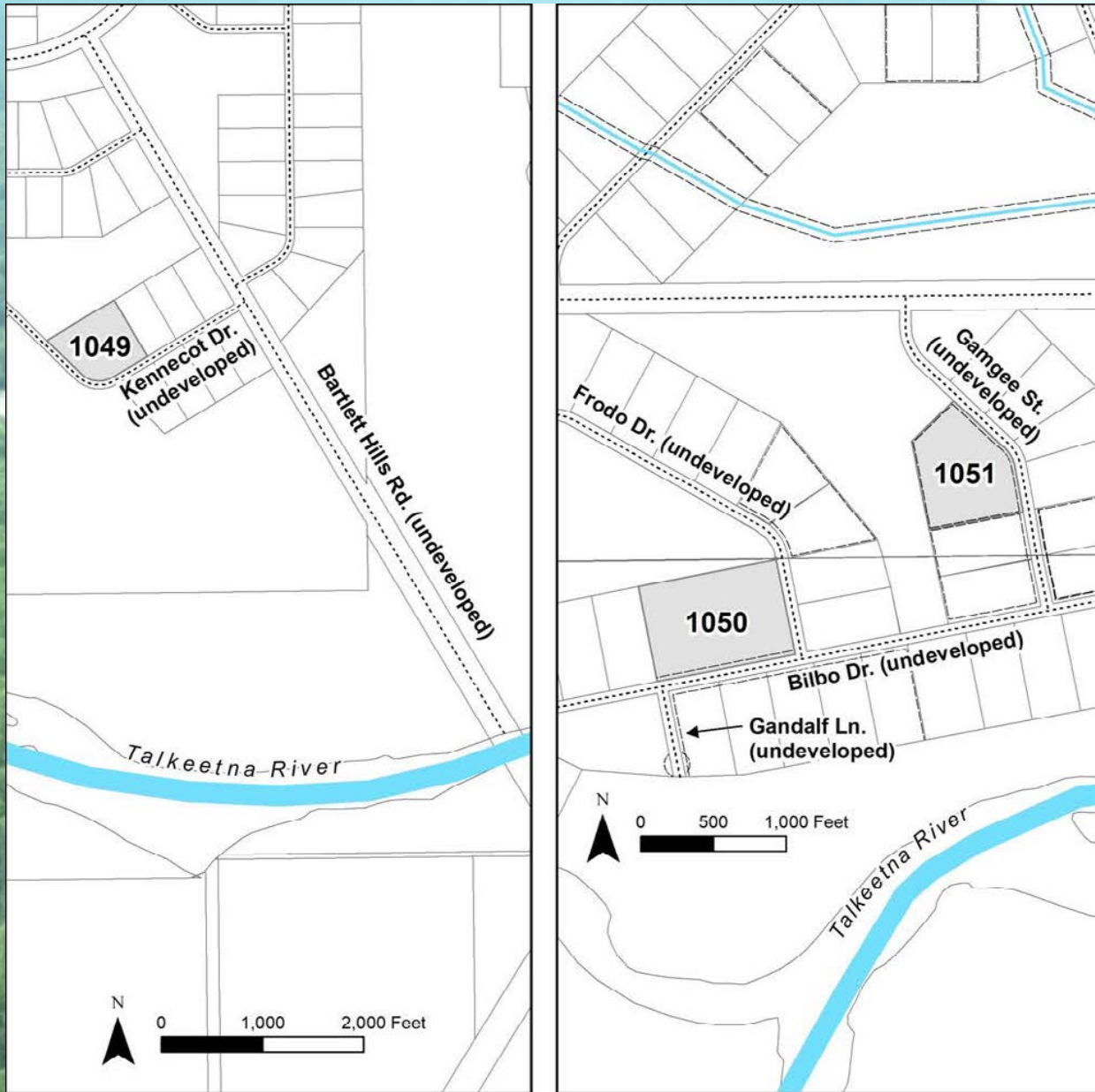
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1047	213987	5	6	3.308	\$3,500
1048	214028	5	3	3.625	\$3,800

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CHASE II



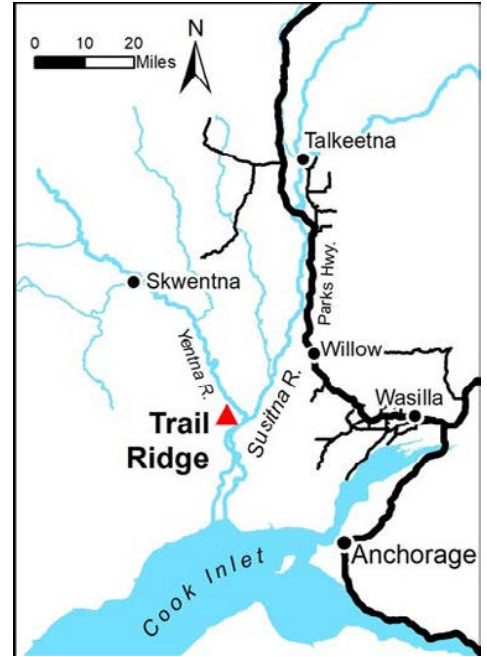
Location	Chase II is located approximately 7.5 miles northeast of Talkeetna, approximately a half mile north of the Talkeetna River.
Access	Access to Chase II is by snowmachine in the winter, or by boat and then across state land to platted rights-of-way in the summer. The Talkeetna River is the most reasonable route via boat or snowmachine.
Utilities	There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see “ <i>Sewer and Water</i> ” under the “ <i>Developing Your Land</i> ” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. please check with the borough for details of current ordinances.
Fire	This area is in a Full Fire Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Chase II is survey ASLS 79-149, located in Sections 1, 2, 35, and 36, Townships 26 and 27 North, Range 4 West, Seward Meridian. The survey has been recorded as replat 82-3 and is subject to EV-2 -76, filed as plat 80-133 in the Talkeetna Recording District.
Right-of-Way	Rights-of-Way within the subdivision are undeveloped.
Homeowner’s Association	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner’s association, if active. The declaration of covenants, conditions, and restrictions for this association were recorded on October 22, 1980 in the Talkeetna Recording District in Book 77, Page 419, as document # 1980-003594-0.



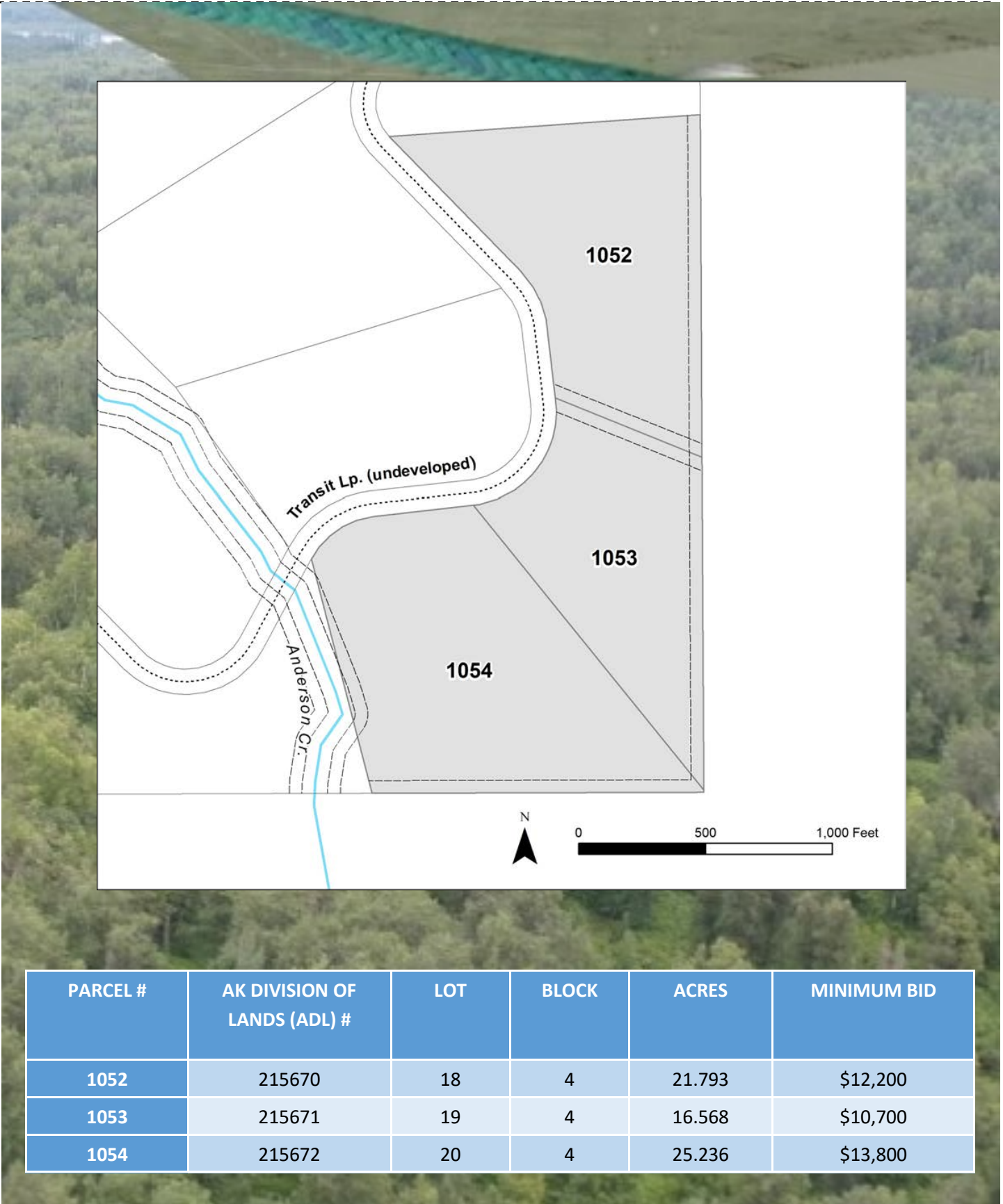
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1049	214446	4,5	14	10.00	\$10,000
1050	214554	5,6,7	5	15.00	\$13,100
1051	214555	1,2	13	10.00	\$10,000

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TRAIL RIDGE



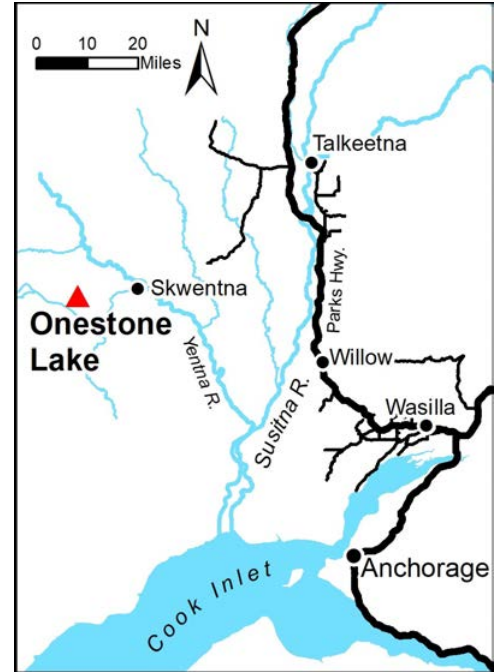
Location	Trail Ridge subdivision is located approximately 35 miles northwest of Anchorage and three miles west of the confluence of the Yentna and Susitna Rivers, just east of Alexander Creek.
Access	Floatplane access is available utilizing two lakes adjacent to the site. Access by water on the Susitna River will require 2.5 miles of overland travel to reach the parcels. Snowmachine access may be possible in the winter.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see <i>"Sewer and Water"</i> under the <i>"Developing Your Land"</i> section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Notes	The parcels do not appear to contain wetlands. However, a small creek runs through the parcels and empties into Anderson Creek, which also abuts parcel 1054.
Fire	This area is in a Full Fire Management Option. See the <i>"Fire and Burning Activities"</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Trail Ridge is survey ASLS No. 81-177, located in Section 8, Township 17 North, Range 7 West, Seward Meridian. The survey has been filed as plat 82-51 in the Anchorage Recording District.
Right-of-Way	Rights-of-way within the subdivision are undeveloped.
Homeowner's Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active. The declaration of covenants, conditions and restrictions for this association were recorded in the Anchorage Recording District.



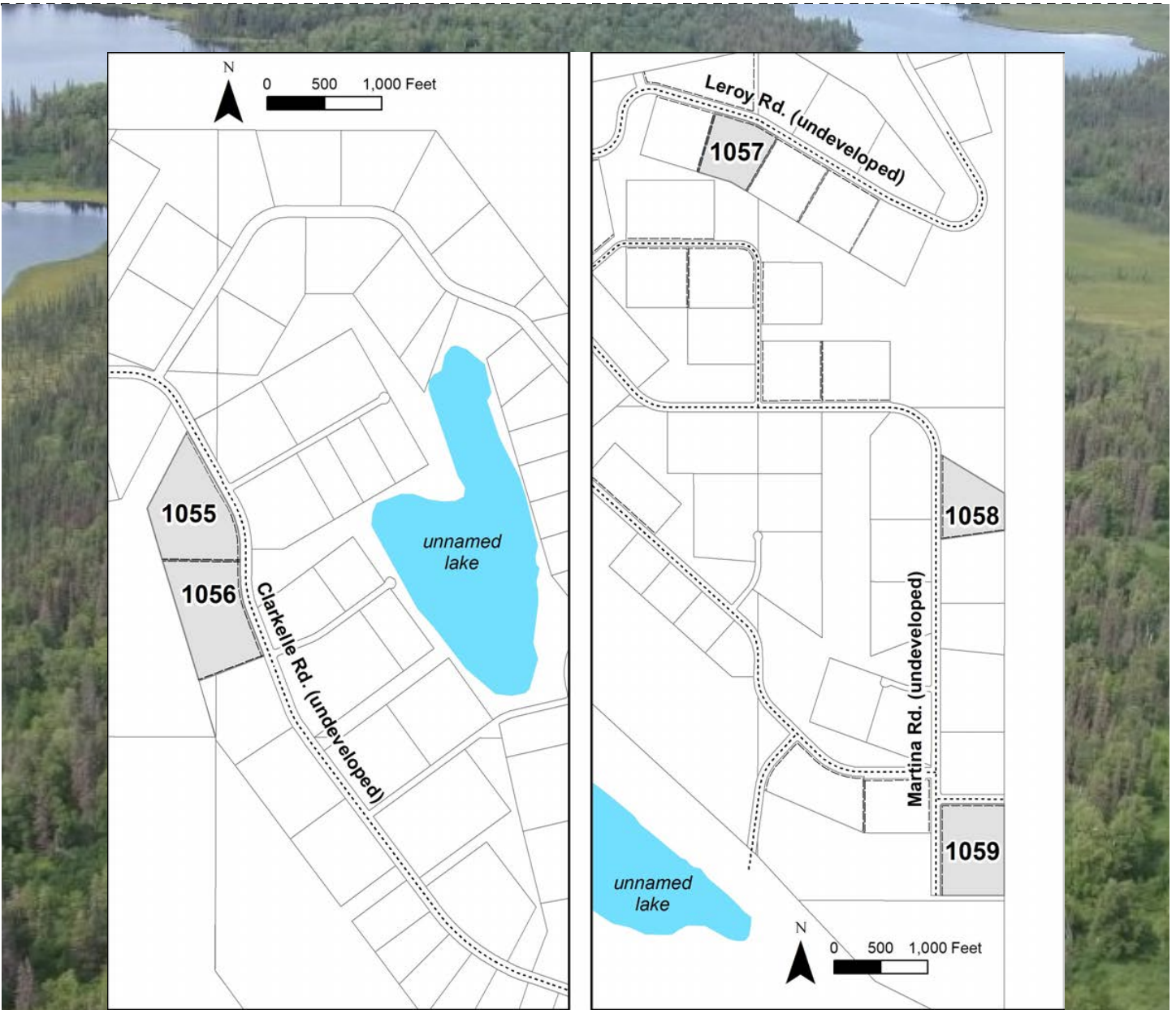
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1052	215670	18	4	21.793	\$12,200
1053	215671	19	4	16.568	\$10,700
1054	215672	20	4	25.236	\$13,800

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ONESTONE LAKE



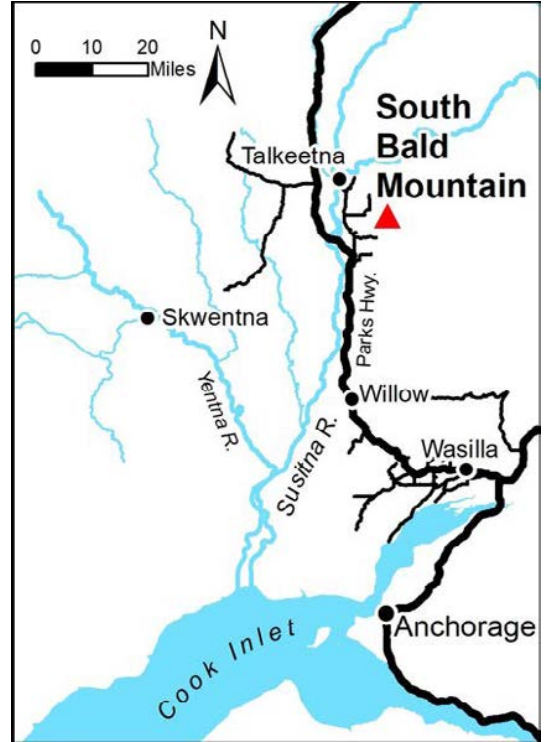
Location	Onestone Lake Subdivision is located approximately 65 air miles northwest of Anchorage. The parcels are located approximately 12 to 14 miles southwest of the confluence of the Yenta River and the Skwentna River and approximately 2 miles northeast of the Skwentna River, southwest of Onestone Lake.
Access	Year-round access by aircraft using either Shell Lake or Onestone Lake as a landing area and then along platted rights-of-way or dedicated easements. The Iditarod Trail passes through the southeast corner of the subdivision and allows limited access during the winter months only.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Department of Environmental Conservation. Please see plat notes and the “ <i>Sewer and Water</i> ” section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Homeowner’s Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowner’s association, if active. The declaration of covenants, conditions and restrictions for this association were recorded in the Anchorage Recording District.
Fire	Onestone Lake is a Full Fire Management Option. Please see “ <i>Fire and Burning Activities</i> ” section of this brochure for more details.
Restrictions	Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, utility easements. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Onestone Lake is survey ASLS 81-110 located in Sections 1, 6, 8, & 16, Township 12 North, Ranges 12 & 13 West, Seward Meridian. Survey was filed as plat 82-71 in the Anchorage Recording District.
Right-of-Way	Rights-of-way within this subdivision are undeveloped.



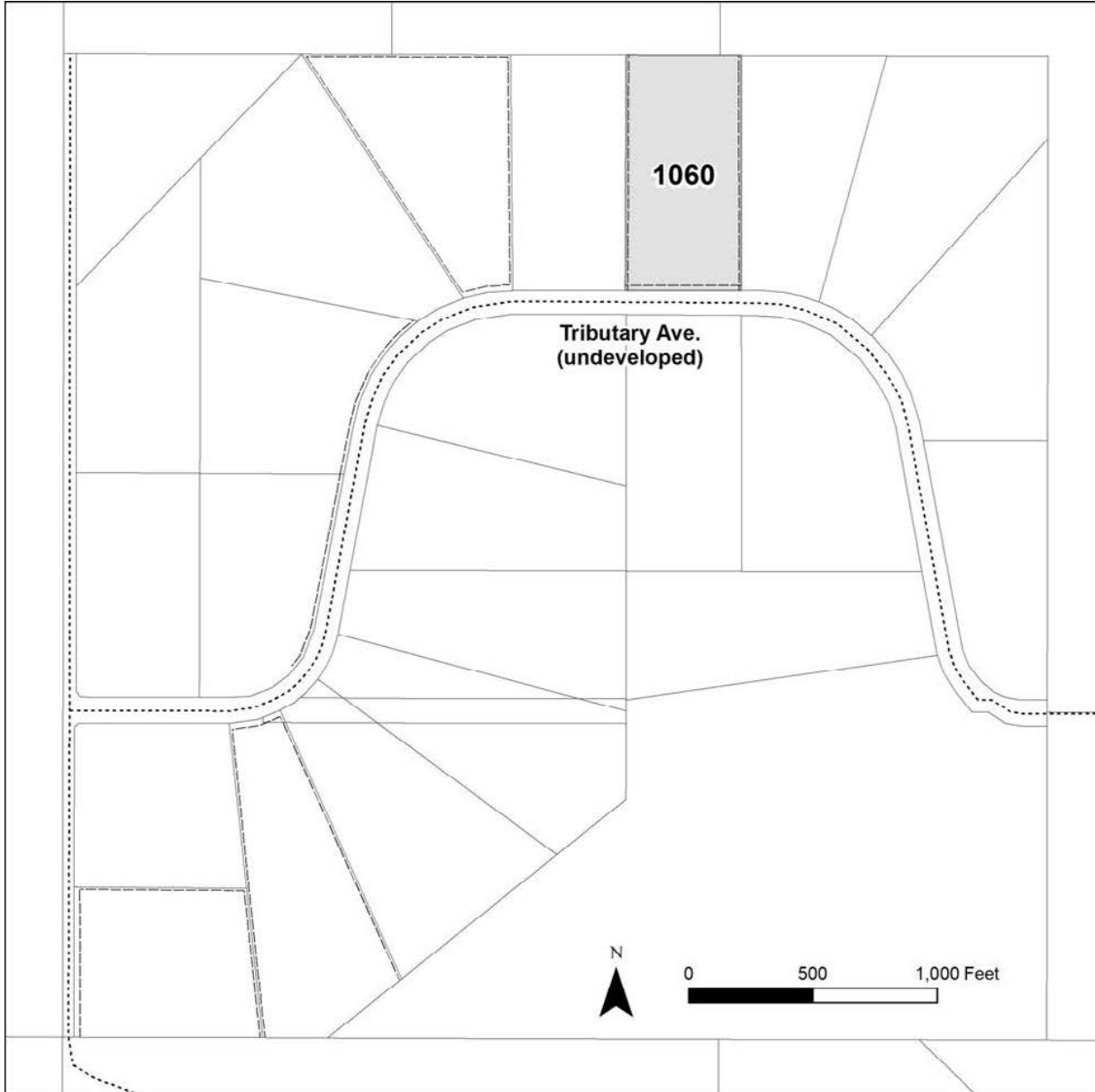
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1055	215733	13	5	12.64	\$8,100
1056	215732	12	5	13.33	\$8,500
1057	215762	6	11	10.00	\$7,000
1058	215768	13	11	10.00	\$6,900
1059	215772	1	12	15.00	\$9,100

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SOUTH BALD MOUNTAIN



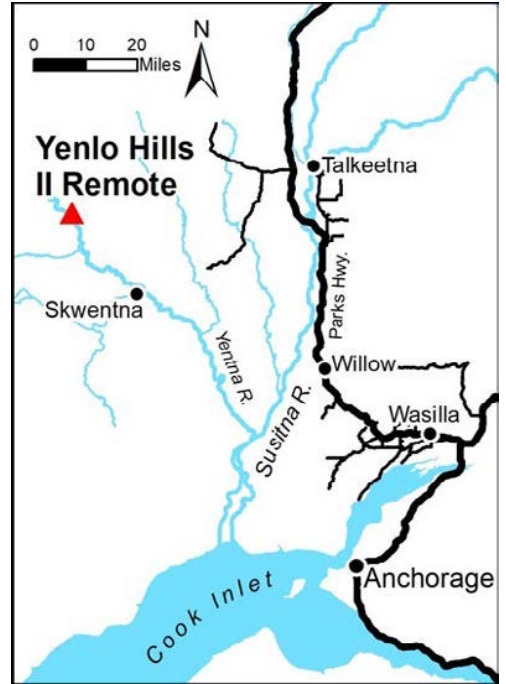
Location	South Bald Mountain Subdivision is located approximately 10.5 miles southeast of Talkeetna, approximately 1.40 miles north of the North Fork of Montana Creek, and 8.0 miles east of the Parks Highway.
Access	From Yoder Road or the Luthman Trail, access to the subdivision is either by ATV or snowmachine via established trails and established rights-of-way or section line easements.
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.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property restrictions in addition to those mentioned in the Restrictions below. Please check with the borough for details of current ordinances.
Homeowner’s Association	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner’s association, if active. The declaration of covenants, conditions, and restrictions for this association were recorded August 18, 1982 in the Talkeetna Recording District.
Fire	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately
Survey and MTRS	South Bald Mountain is survey ASLS 82-1 located in Section 28, Township 25 North, Range 3 West, Seward Meridian. This survey has been filed as plat 82-59 in the Talkeetna Recording District.
Right-of-Way	The rights-of-way are undeveloped.



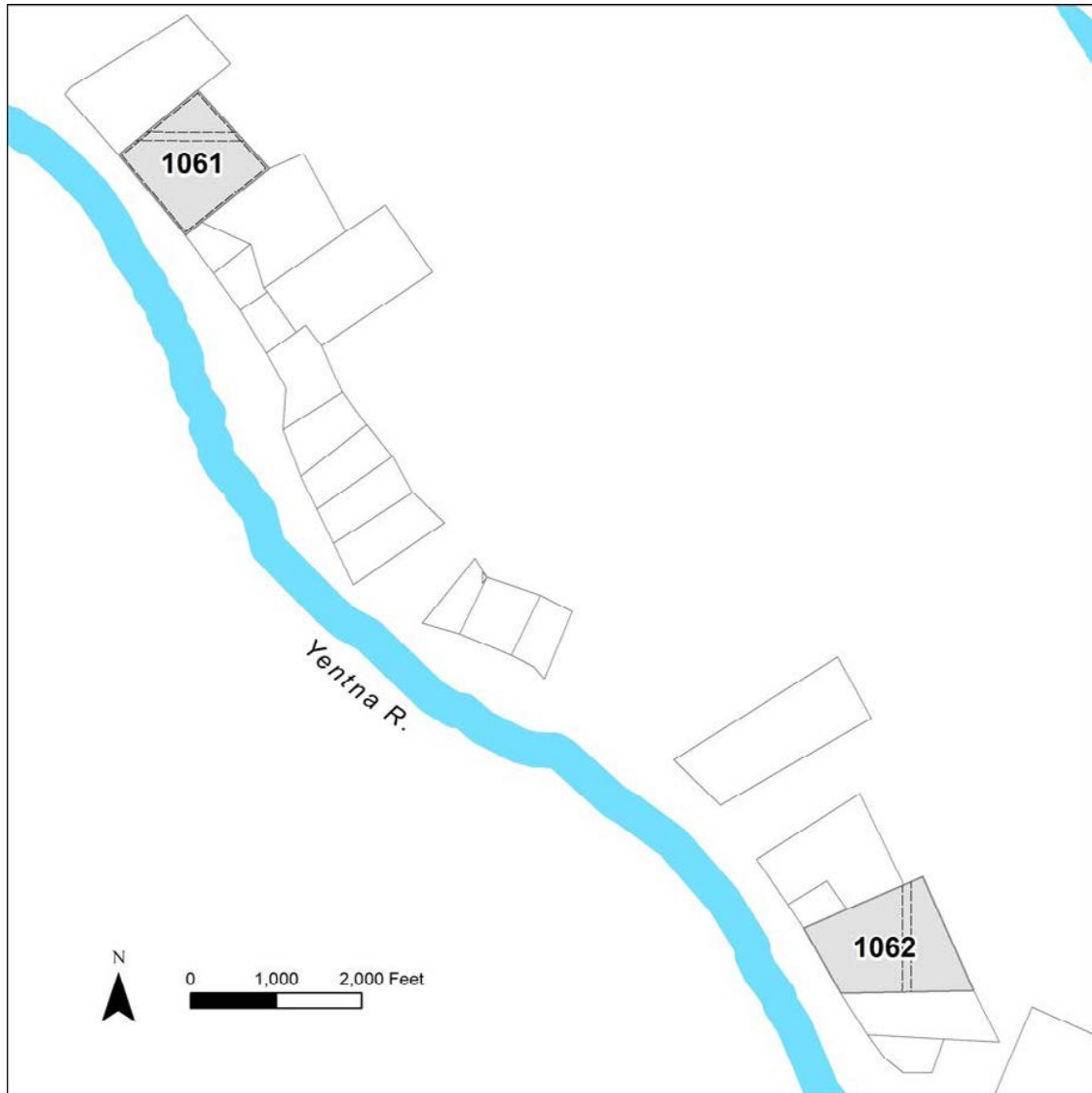
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1060	216045	8	1	10.197	\$9,000

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YENLO HILLS II REMOTE



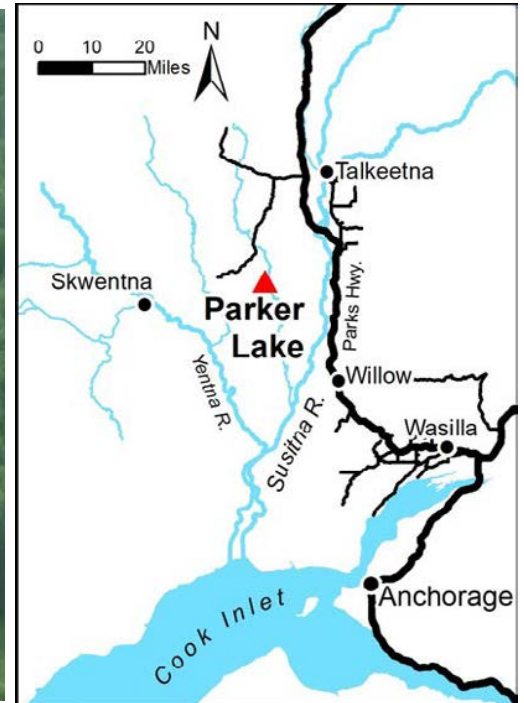
Location	Yenlo Hills II Remote is located approximately 85 air miles northwest of Anchorage and 20 miles northwest of Skwentna. The parcels are located approximately 17.5 to 19.5 miles northwest of the confluence of the Yentna River and the Skwentna River, on the left bank of the Yentna River.
Access	Summer access is via boat up the Yentna River, or possibly by float plane if water level permits. Winter access is via ski plane. Snowmachine access may be possible.
Utilities	There are no water supply or sewer systems (public or private) available in the area. Check the plat notes and see <i>“Sewer and Water”</i> under the <i>“Developing Your Land”</i> section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	The area is within the Matanuska-Susitna Borough and subject to the borough’s platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions. Please check with the borough for details of current ordinances.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. Parcel 1062 has approximately 10% wetlands. Parcel 1061 has approximately 45% wetlands.
Fire	The subdivision is in a Full Protection Fire Management Option. See the <i>“Fire and Burning Activities”</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. Parcels are subject to a 25’ public access easement on all lot lines and a 100’ building setback form the ordinary highwater mark of the Yentna River.
Survey and MTRS	Parcel 1062, Yenlo Hills II Remote is survey ASLS 86-86, located in Sections 17 & 18, Township 24 North, Range 12 West, Seward Meridian. The survey has been filed as plat 87-28 in the Talkeetna Recording District. Parcel 1061, Yenlo Hills II Remote is survey ASLS 85-71, located in Sections 1 & 12, Township 24 North, Range 13 West, Seward Meridian. The survey has been filed as plat 86-10 in the Talkeetna Recording District.



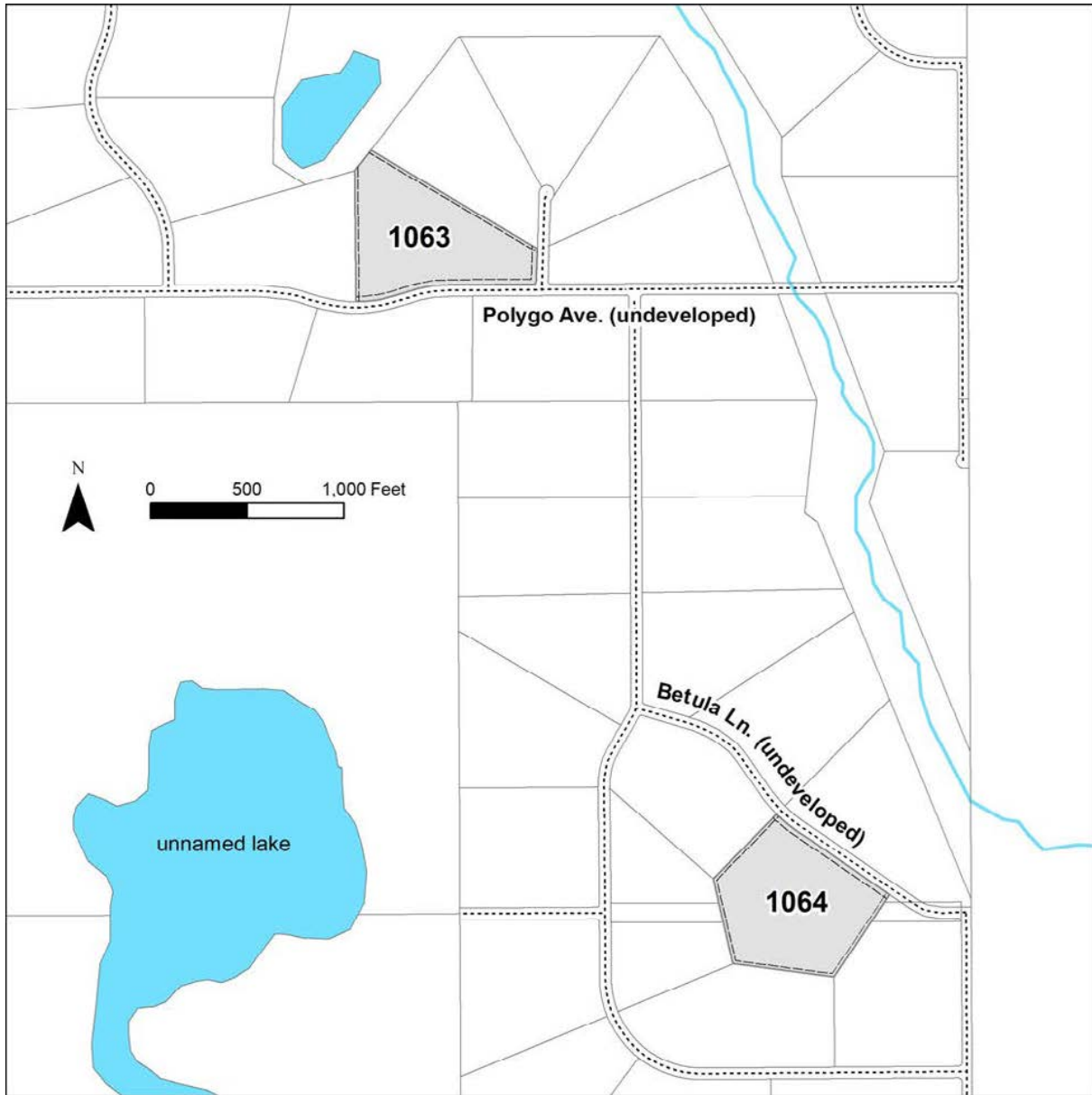
PARCEL #	AK DIVISION OF LANDS (ADL) #	ASLS	TRACT	ACRES	MINIMUM BID
1061	217099	85-71	B	39.99	\$40,900
1062	216461	86-86	I	39.22	\$43,100

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PARKER LAKE



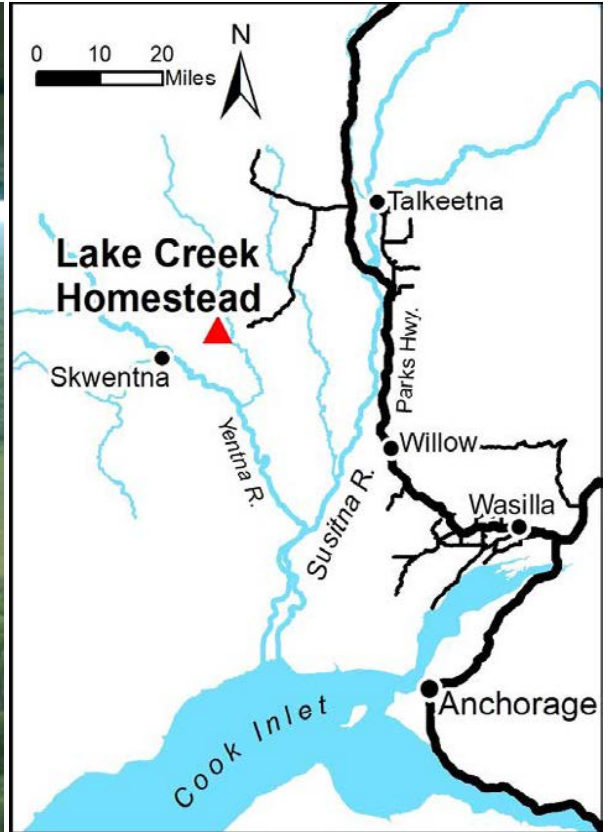
Location	Approximately 25 air miles southwest of Talkeetna. The parcels are approximately 6.25 miles west of the northern tip of Trapper Lake and approximately 1.3 miles south of Parker Lake.
Access	Summer access is via float plane to area lakes, then overland to parcels. Winter access is via ski plane or may be possible by snowmachine.
Utilities	There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see <i>“Sewer and Water”</i> under the <i>“Developing Your Land”</i> section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions. Please check with the borough for details of current ordinances.
Homeowner’s Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowner’s Association, if active. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District.
Fire	This area is in a Full Fire Management Option. See the <i>“Fire and Burning Activities”</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. The section line easement for Parcel 1064 has been vacated as per EV-2-237.
Survey and MTRS	ASLS 82-126, located in Sections 1 & 12, Township 22 North, Range 7 West, Seward Meridian. The survey has been filed as plat 83-26 in the Talkeetna Recording District. A section line easement vacation plat EV-2-237 has been filed as plat 83-25 in the Talkeetna Recording District.
Right-of-Way	The rights-of-way within the subdivision are undeveloped.



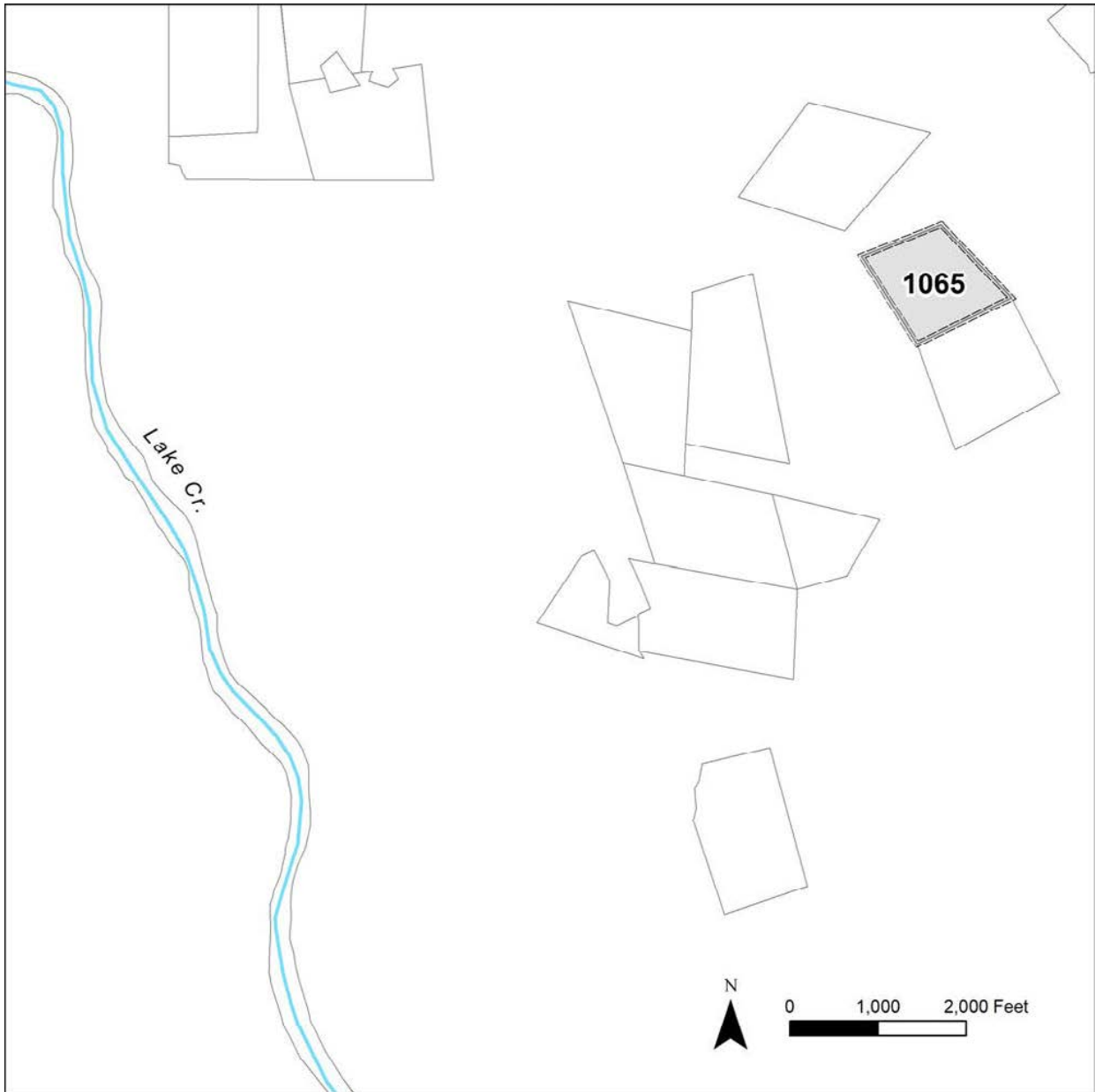
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1063	219347	5	2	10.425	\$17,200
1064	219330	1	7	10.938	\$16,400

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LAKE CREEK HOMESTEAD



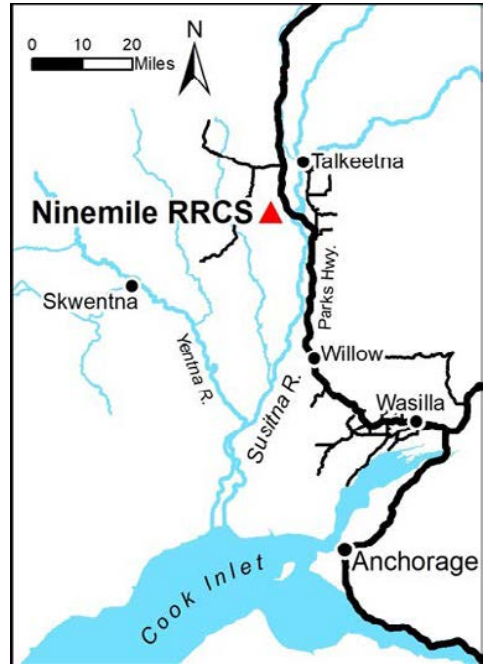
Location	Lake Creek Homestead is located 65 miles northwest of Anchorage, approximately 8.25-miles east of the confluence of the Skwentna River and the Yentna River, between Lake Creek and the Kahiltna River.
Access	Primary summer access to the parcels is by float plane to area lakes, then overland across state land. Winter access may be possible by ski-plane or snowmachine.
Utilities	There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	The area is within the boundary of Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions. Please check with the borough for details of current ordinances.
Fire	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Lake Creek is survey ASLS 87-56 located in Sections 2 & 3, Township 22 North, Range 6 West, Seward Meridian. The survey was recorded as plat 90-74 in the Talkeetna Recording District.



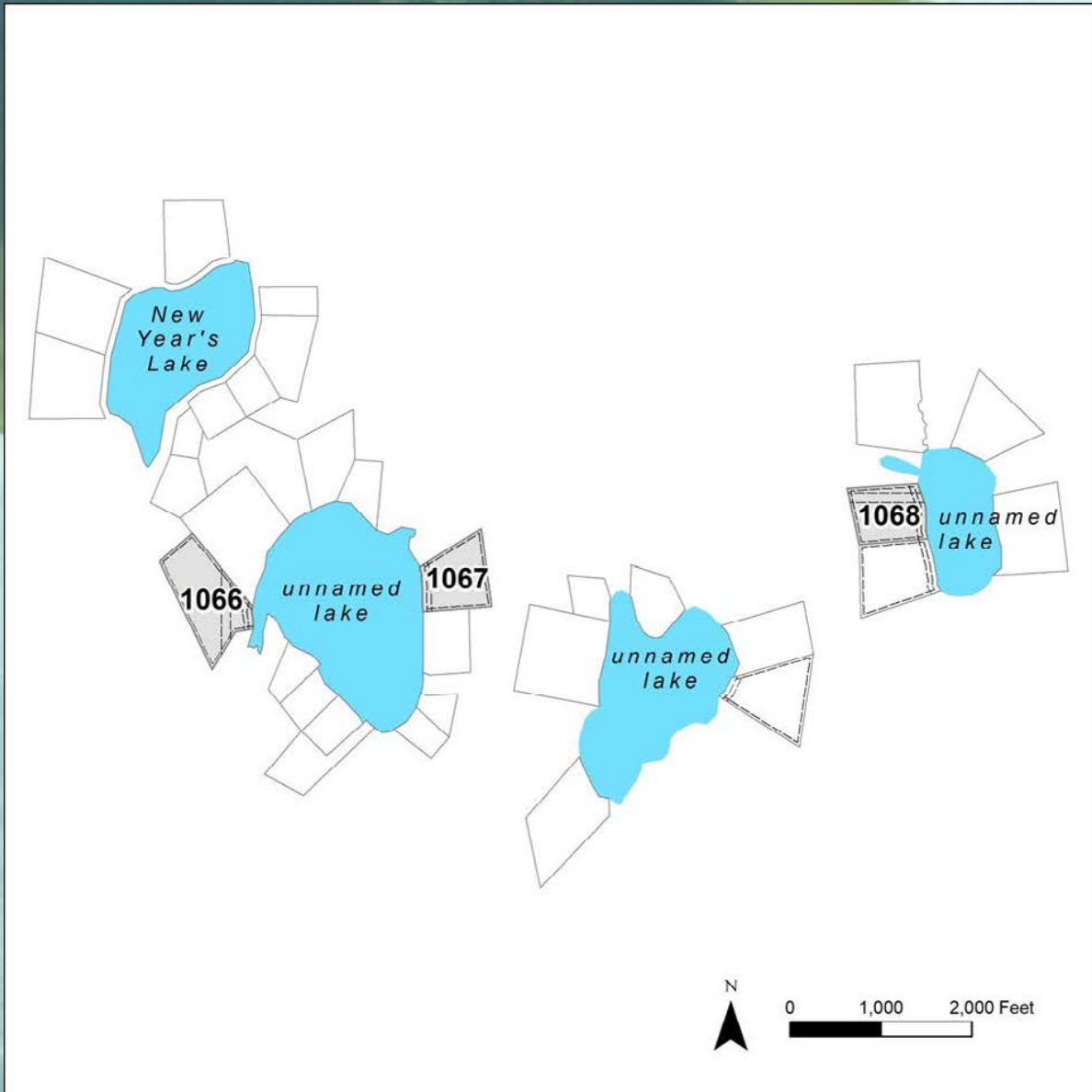
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1065	222876	A	27.84	\$13,100

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

NINEMILE RRCS



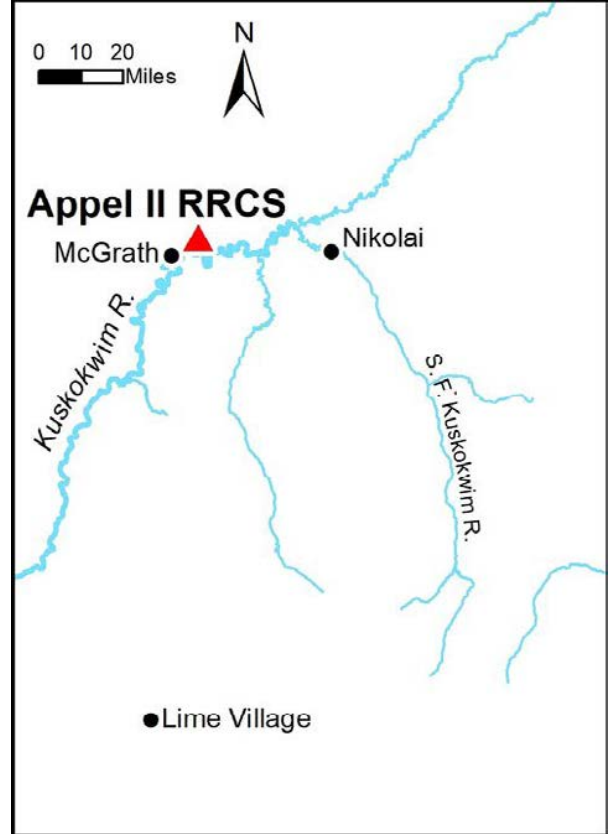
Location	Ninemile RRCS is located approximately 12 miles southwest of Talkeetna, 10 miles south of Petersville Road, and 5 miles west of the Park Highway.
Access	Winter Access is by snowmachine or ski plane. Summer access is by ATV or float plane. There is a public easement (ADL 228646) at milepost 105 of the Parks Highway which has been issued for the Amber Lake-Trapper Lake Trail system within the area, and which connects to the Parks Highway and Susitna River.
Utilities	There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see “ <i>Sewer and Water</i> ” under the “ <i>Developing Your Land</i> ” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	Ninemile RRCS is located within the boundary of the Matanuska-Susitna Borough and is subject to applicable local ordinances and property assessments.
Notes	Parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill materials in wetlands.
Fire	Ninemile RRCS is a Full Fire Management Option. Please see “ <i>Fire and Burning Activities</i> ” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Ninemile RRCS is survey ASLS 2003-43 located in Sections 13, 14, & 15, Township 24 North, Range 6 West, Seward Meridian. Survey was recorded as plat 2006-13 in the Talkeetna Recording District.
Right-of-Way	Rights-of-way are undeveloped.



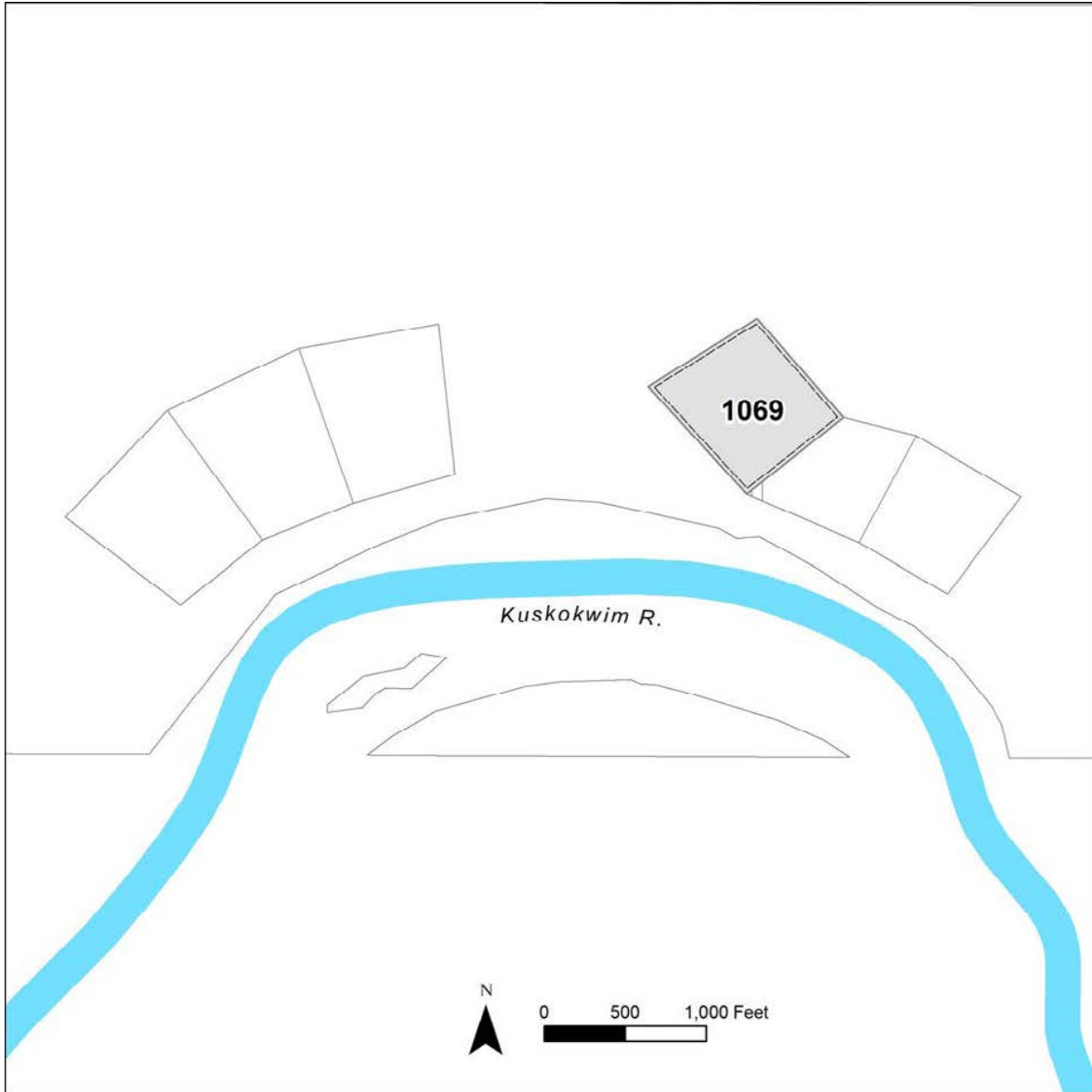
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1066	229065	B	16.72	\$20,600
1067	229066	G	11.19	\$16,600
1068	229069	L	10.99	\$15,700

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APPEL II RRCS



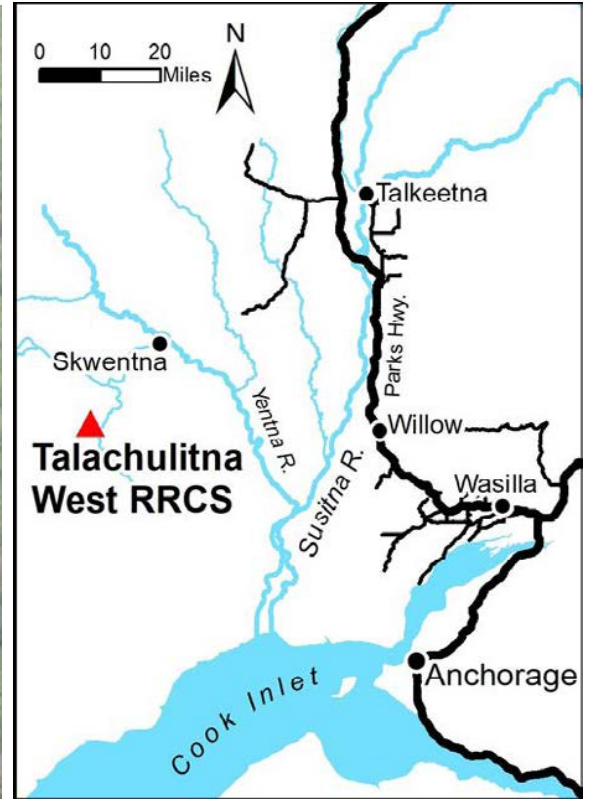
Location	Appel II is located approximately 8 air miles and 15 river miles northeast of McGrath on the banks of the Kuskokwim River.
Access	Access by boat or float plane during summer. Winter access is via snowmachine or ski plane.
Utilities	There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see “ <i>Sewer and Water</i> ” under the “ <i>Developing Your Land</i> ” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	The subdivision is within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in a Full Fire Management Option. See the” <i>Fire and Burning Activities</i> ” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Appel II RRCS is survey ASLS 2005-23, located in Sections 2 and 3, Township 29 South, Range 18 East, Kateel River Meridian. The survey has been recorded as plat 2007-2 in Mt. McKinley Recording District.



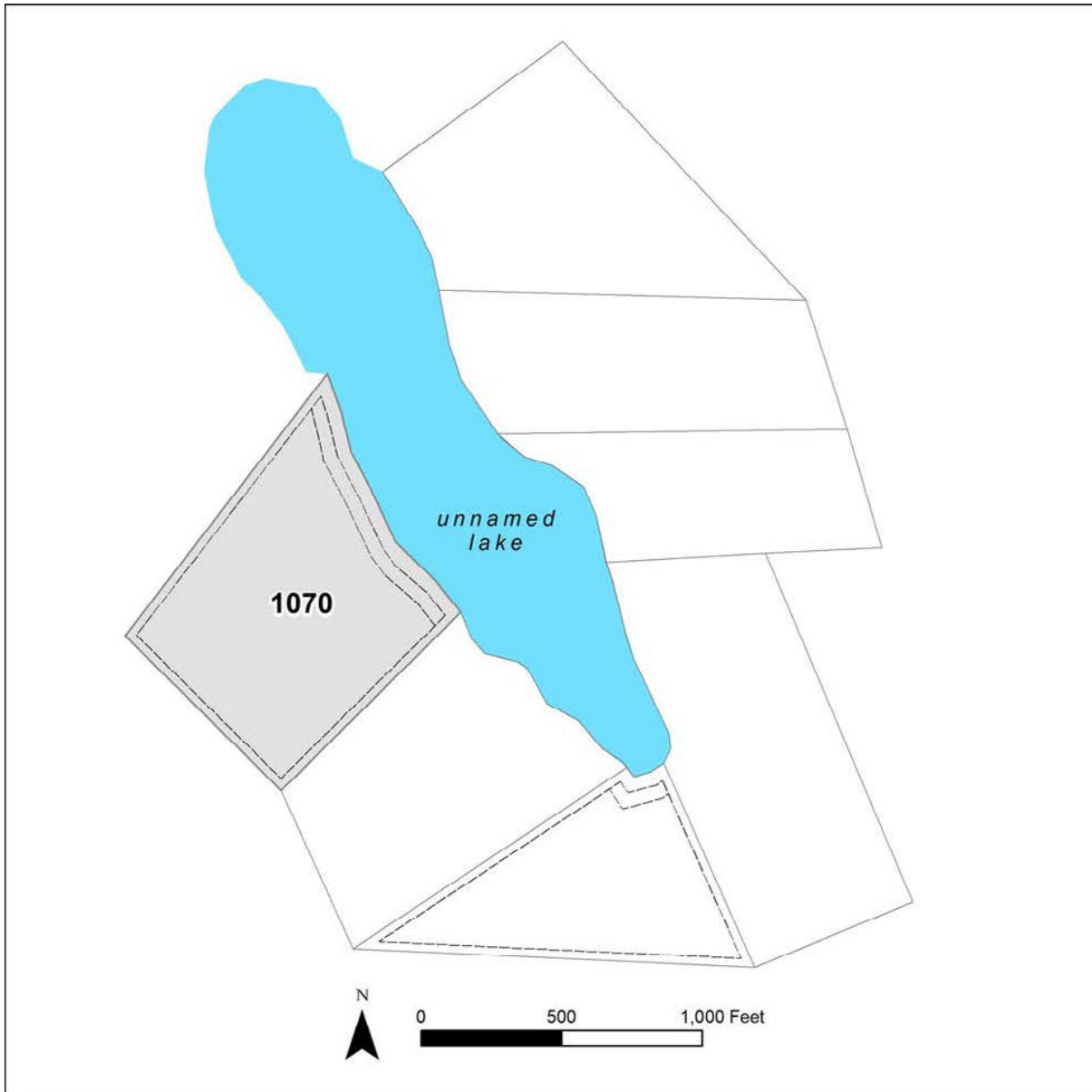
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1069	229237	D	15.16	\$17,000

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TALACHULITNA WEST RRCS



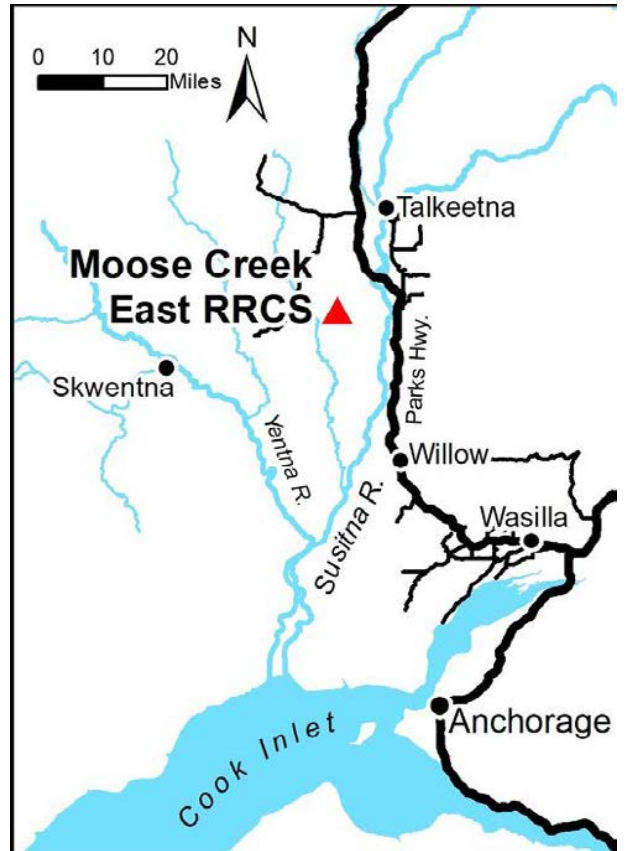
Location	Parcel 1070 is located approximately 19 miles southwest of Skwentna, 3.5 miles west of Hiline Lake, and 1.3 miles west of the Talachulitna River.
Access	Primary summer access to this parcel is via float plane. Winter access might be possible by ski-plane or snow machine.
Utilities	There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see <i>“Sewer and Water”</i> under the <i>“Developing Your Land”</i> section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property restrictions in addition to those mentioned in the Restrictions below. Please check with the borough for details of current ordinances.
Notes	A flood hazard area is noted on the plat around the unnamed lake, adjacent to the parcel.
Fire	This area is in a Modified Fire Management Option. Please see the <i>“Fire and Burning Activities”</i> section of this brochure for more information.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Talachulitna West RRCS is survey ASLS 2006-24 located in Section 5, Township 19 North, Range 12 West, Seward Meridian. This survey has been recorded as plat 2008-124 in the Anchorage Recording District.



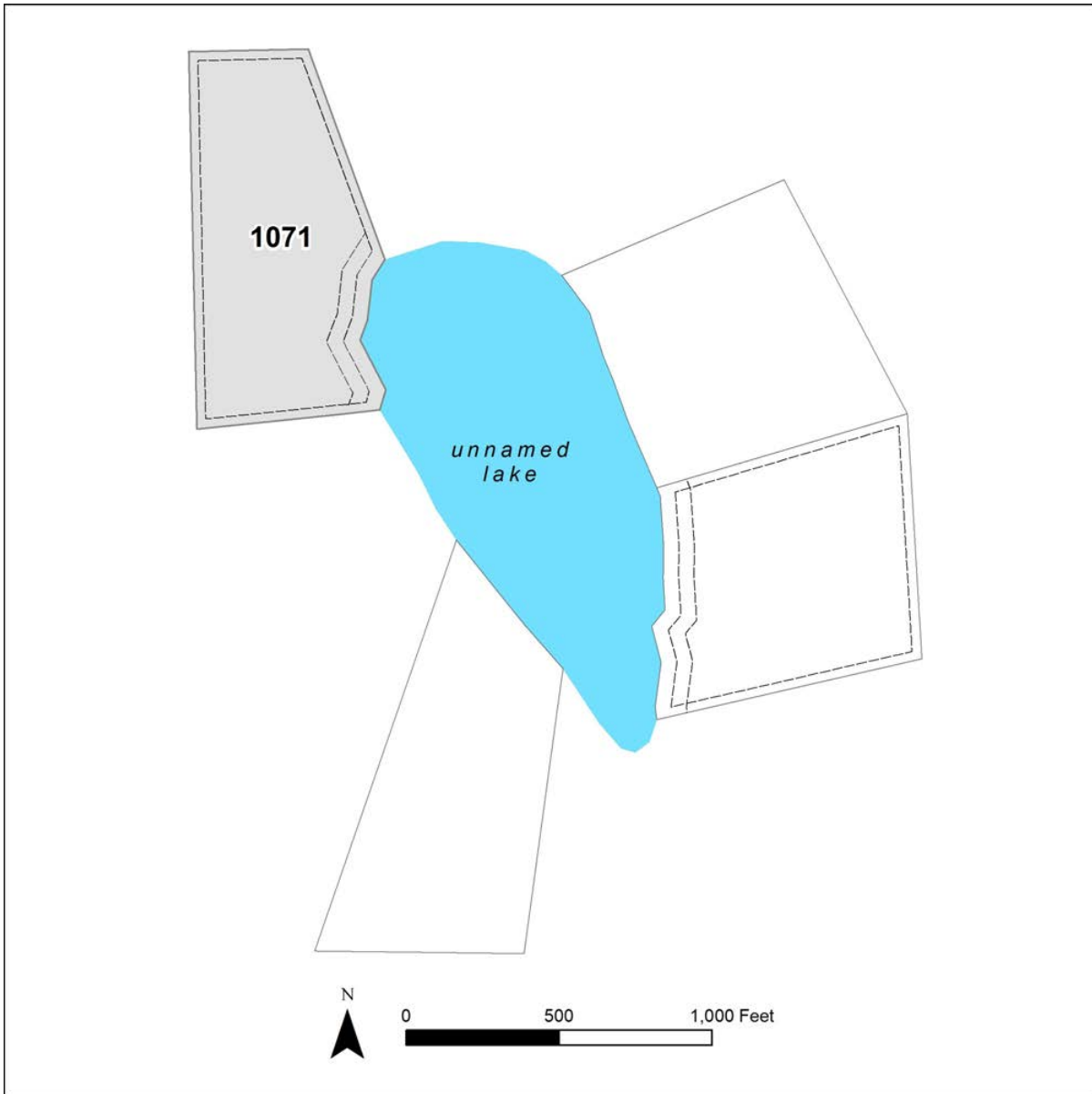
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1070	229564	P	19.09	\$23,800

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MOOSE CREEK EAST RRCS



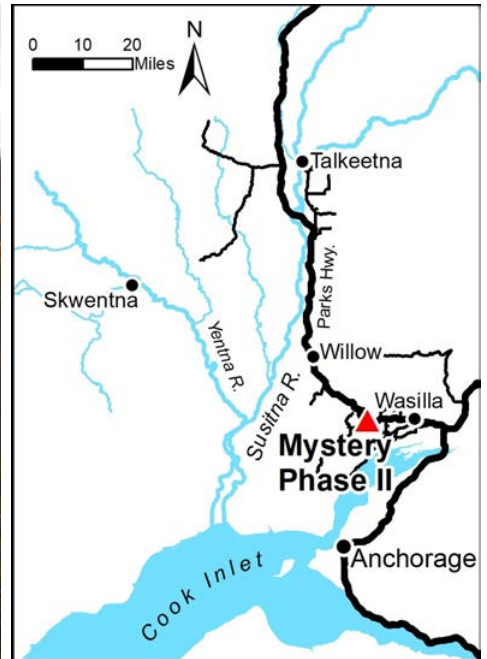
Location	The Moose Creek East RRCS is located approximately 18 miles southwest of Talkeetna, and 8 miles southwest of the Susitna River Bridge on the Parks Highway.
Access	This parcel has lake frontage. Primary access to the area in the summer is by float plane and winter access is by snowmachine across state land.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions. Please check with the borough for details of current ordinances.
Fire	This area is a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Moose Creek East RRCS is survey ASLS 2006-22, located in Section 15, Township 23 North, Range 6 West, Seward Meridian. The survey has been recorded as plat 2009-9 in the Talkeetna Recording District.



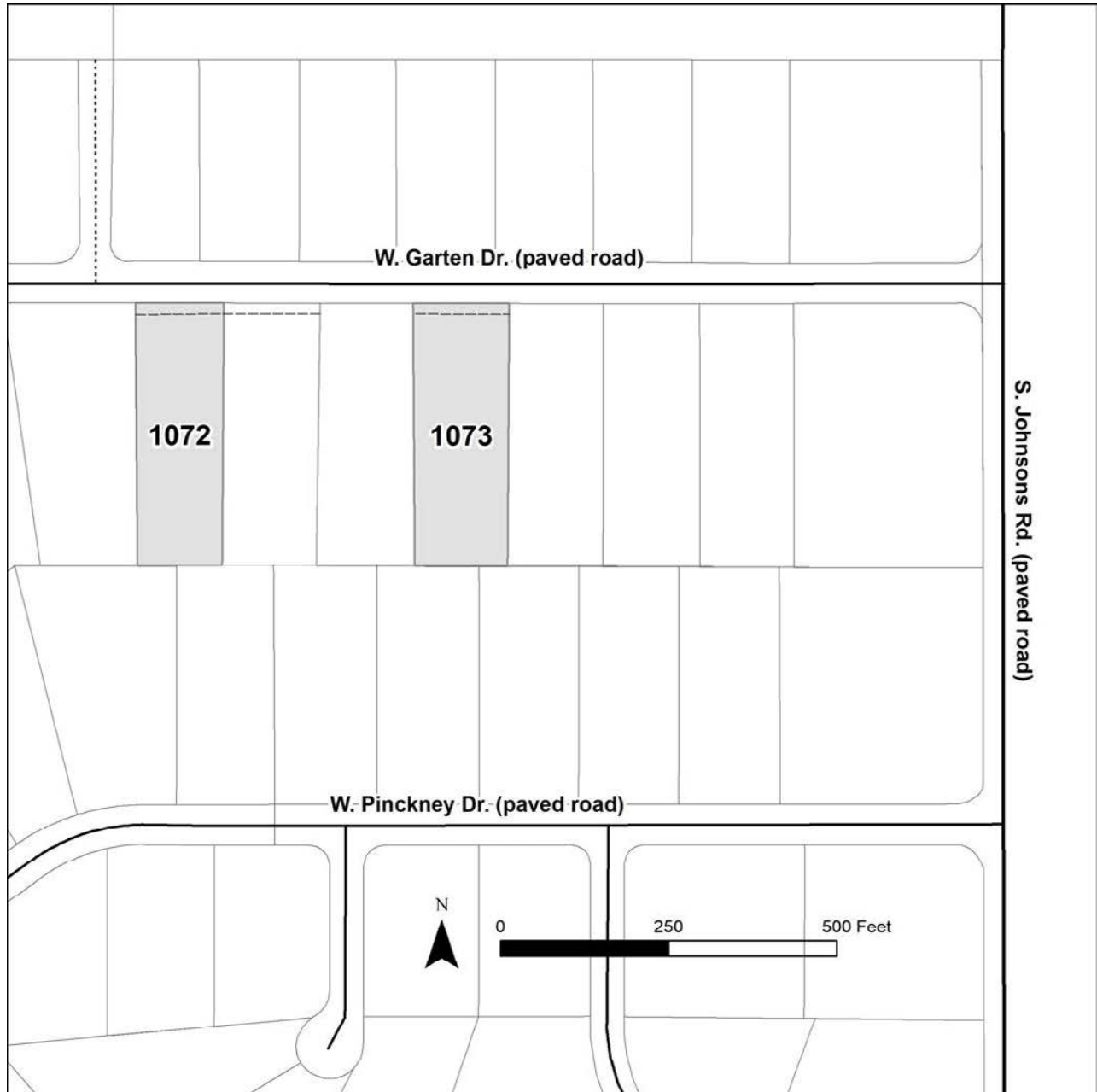
PARCEL #	AK DIVISION OF LANDS	TRACT	ACRES	MINIMUM BID
1071	229602	D	14.92	\$20,900

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MYSTERY PHASE II



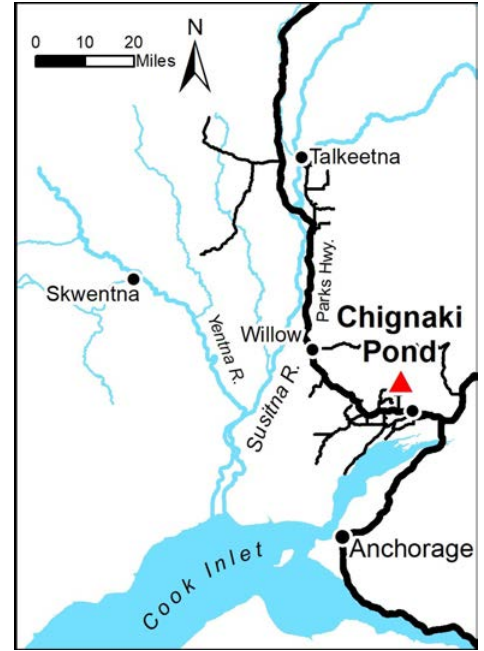
Location	Mystery Phase II Subdivision is located approximately 10 miles west of downtown Wasilla.
Access	Access to Mystery Phase II is from Johnson’s Road which is about 9 miles west of Wasilla along the Parks Highway. To drive to this subdivision, turn south on Johnson’s Road, then head west into the subdivision on West Garten Drive.
Utilities	<p>There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of Alaska Department of Environmental Conservation. Please see the plat notes and the “<i>Sewer and Water</i>” section of this brochure for details.</p> <p>Electricity is available along the north side of West Garten Drive. Purchases may need to extend the lines to the parcels at their own expense. Natural gas is available at Johnson’s Road but has not been run into this side of the subdivision. Purchaser is responsible to extend the lines to the parcels at their own expense.</p>
Local Government	This area is within the boundary of the Matanuska-Susitna Borough but outside the Wasilla city limits. There is currently no zoning for this subdivision. This area is subject to applicable platting authority, local ordinances, and property assessments of the Matanuska-Susitna Borough.
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 April 9, 2004, in the Palmer Recording District.
Fire	This area is in a Critical Fire Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for more details.
Restrictions	Mystery Phase II Subdivision parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Mystery Phase II is survey 2004-32 located in Sections 18, Township 17 North, Range 2 West, Seward Meridian. The survey was recorded as plat 2006-24 in the Palmer Recording District.
Right-of-Way	Rights-of-way along developed subdivision roads, West Garten Drive and West Backus Drive.



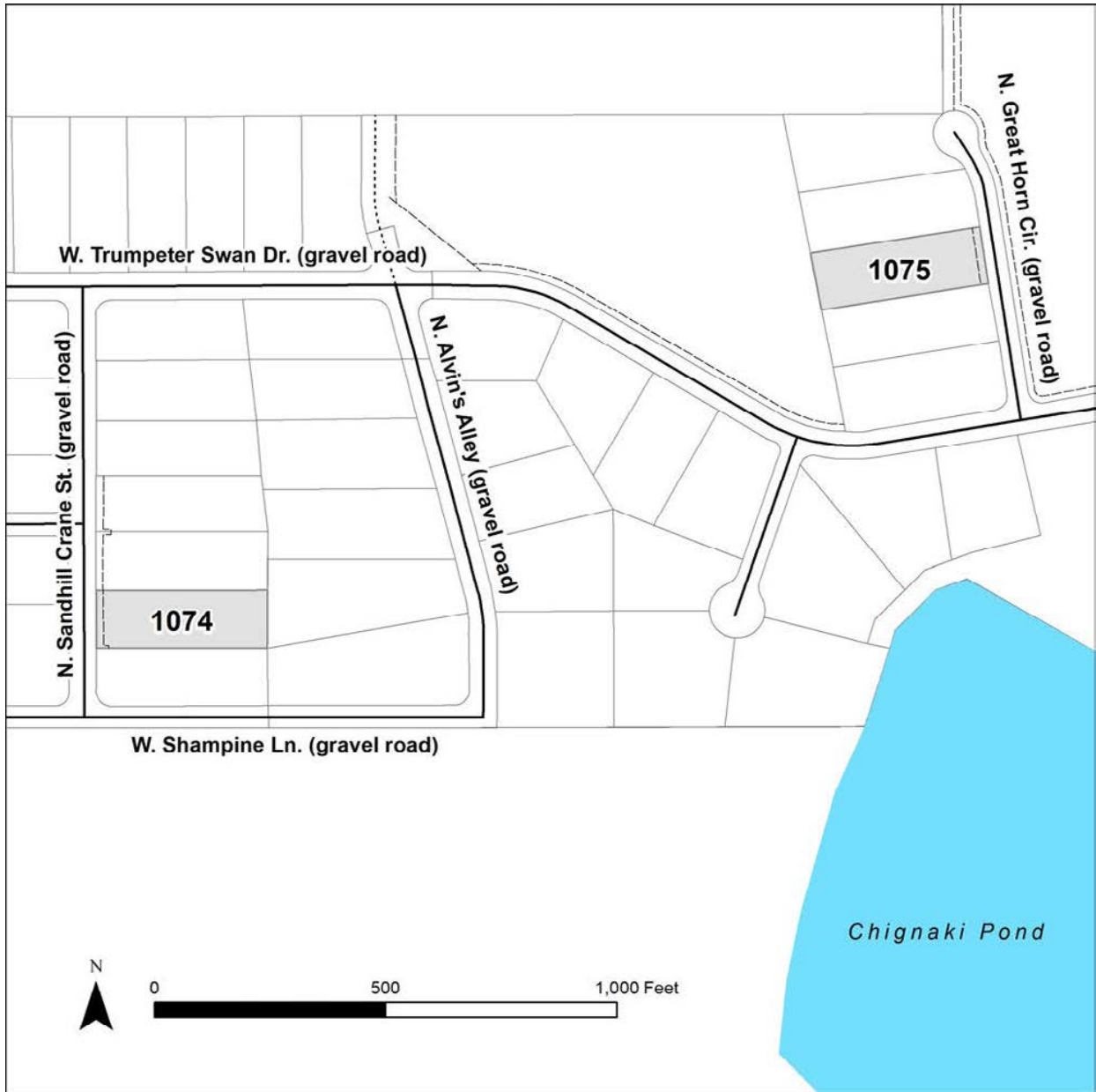
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	SQUARE FEET	MINIMUM BID
1072	229635	8	2	55,329	\$28,000
1073	229632	5	2	55,522	\$28,000

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CHIGNAKI POND PHASE 1 & 2



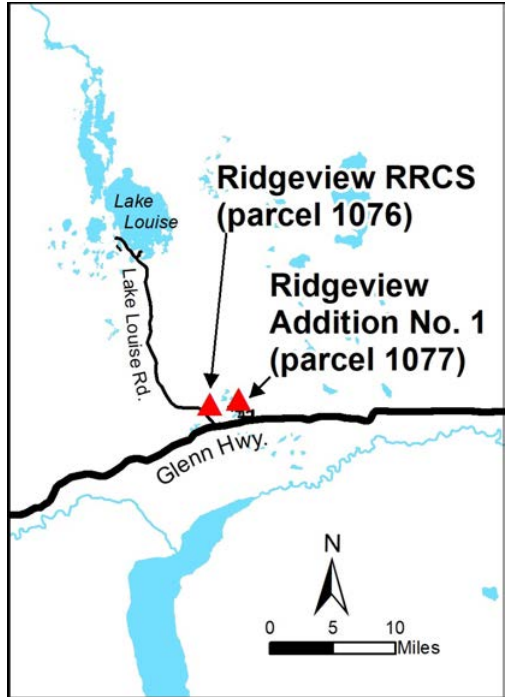
Location	Chignaki Pond Subdivision Phase 1 and Phase 2 are located approximately 4 miles northwest of Wasilla and 3.5 miles north of the Parks Highway.
Access	From the Parks Highway, turn north onto Church Road. Continue for about three and a quarter miles then turn right onto West Shampine Lane. The individual parcels are accessed from the constructed interior subdivision roads of North Sandhill Crane Street, West Trumpeter Swan Drive and West Woodpecker Circle.
Utilities	In the subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in General information. No part of a subsurface sewage disposal system shall be closer than 100’ from any body of water or watercourse. Electricity is available along the roads. Purchasers may need to extend the lines to the parcels at their own expense.
Local Government	The area is within the boundary of Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions. Please check with the borough for details of current ordinances.
Fire	This area is in a Critical Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Chignaki Pond Phase I is survey ASLS 2004-17, located in Section 20, Township 18 North, Range 1 West, Seward Meridian. The survey has been recorded as plat 2007-3 in the Palmer Recording District. Chignaki Pond Phase 2 is survey ASLS 2006-12, located in Section 20, Township 18 North, Range 1 West, Seward Meridian. The survey has been recorded as plat 2008-37 in the Palmer Recording District.
Right-of-Way	Rights-of-way within the subdivision are developed gravel roads.
Homeowner’s Association	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner’s association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded on March 28, 2008 in the Palmer Recording District.



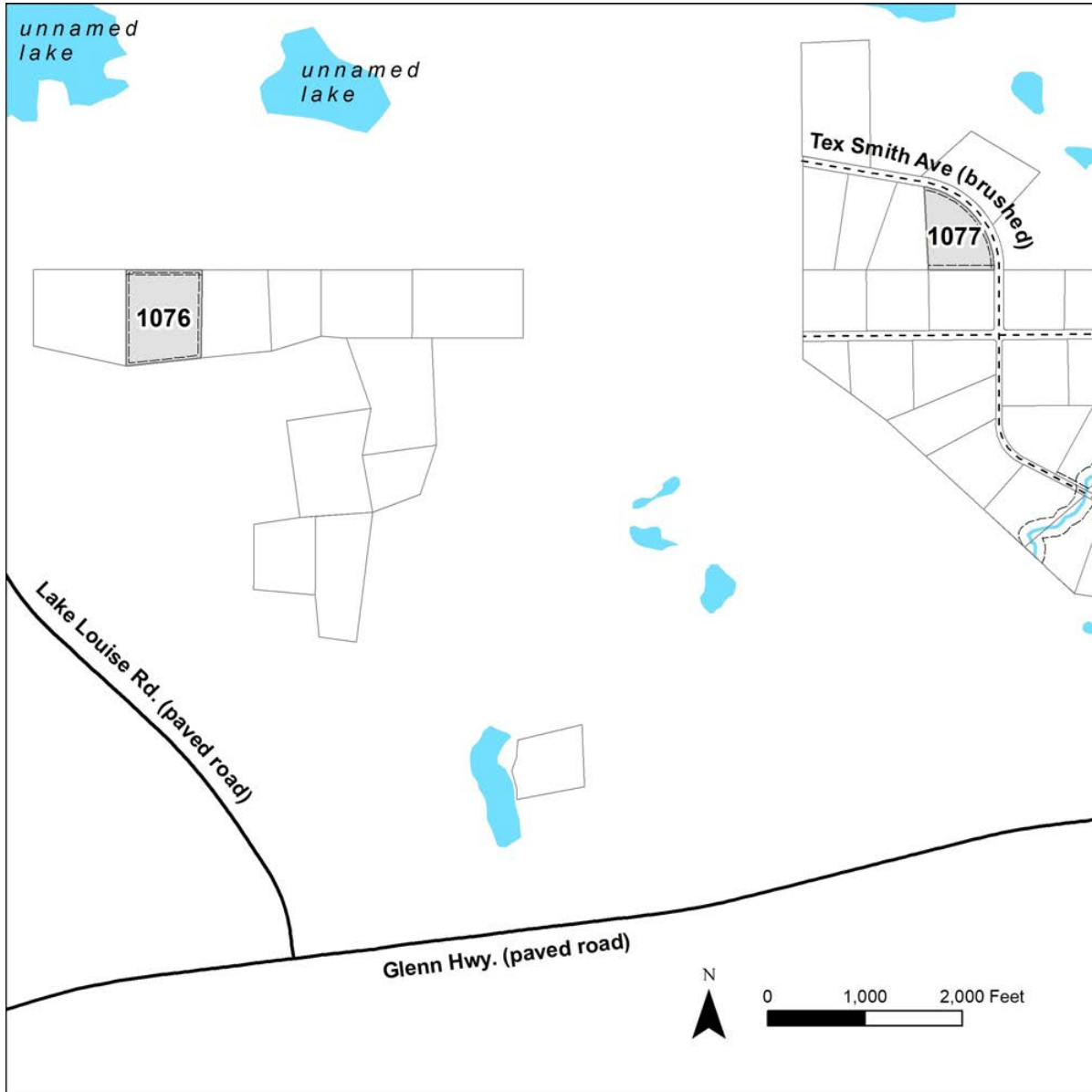
PARCEL #	AK DIVISION OF LANDS (ADL) #	ASLS	LOT	BLOCK	ACRES	MINIMUM BID
1074	229897	2004-17	2	2	1.06	\$33,000
1075	230336	2006-12	3	5	1.06	\$33,000

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RIDGEVIEW ADDITION NO. 1 & RIDGEVIEW RRCS



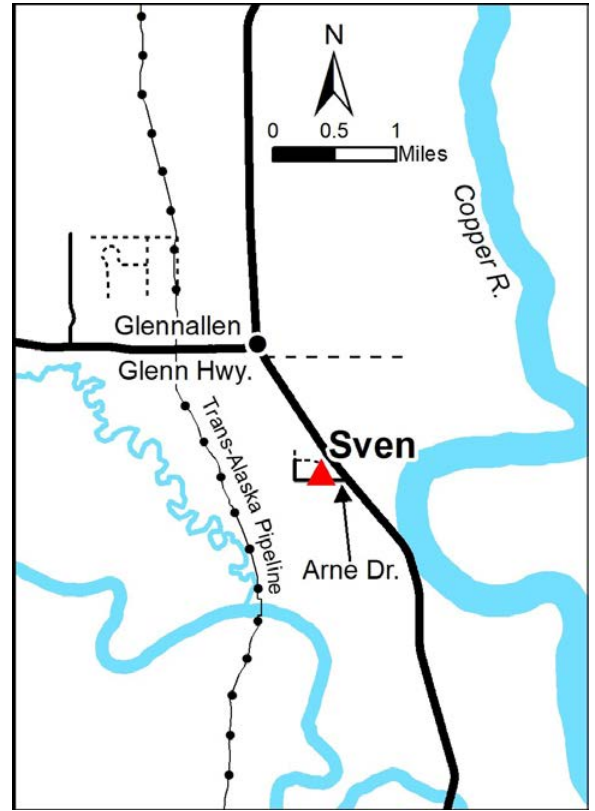
Location	Ridgeview is located 20 miles west of Glennallen, on the north side of the Glenn Highway, near milepost 163. Parcels are located approximately 1-2 miles east of Lake Louise Road.
Access	Access to subdivision is via platted rights-of way. There are established trails to most of the parcels within the subdivision; the quality of the trails to access parcel 1077 is unknown.
Utilities	Electrical service is available at the Glenn Highway but has not been extended to any of the lots within the subdivision. Purchasers will be responsible for extending the lines at their own expense. There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. Local wells have reported depths of 260-510 feet.
Local Government	This area does not have an incorporated local government and is subject to the State of Alaska platting authority.
Tentatively Approved	Parcels are located on Tentatively Approved land, see the “Tentative Approval” section for details.
Fire	This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Ridgeview Addition No. 1 is survey ASLS 2005-16 located in Section 22, Township 4 North, Range 6 West, Cooper River Meridian. The survey has been recorded as plat 2006-23 in the Chitina Recording District. Ridgeview RRCS is survey ASLS 2009-46 located in Section 29, Township 4 North, Range 6 West, Cooper River Meridian. This survey has been recorded as plat 2012-10 in the Chitina Recording District.
Right-of-Way	In Ridgeview Addition No. 1, some of the rights-of-way within the subdivision are established trails and others are undeveloped. Ridgeview RRCS rights-of-way are undeveloped.



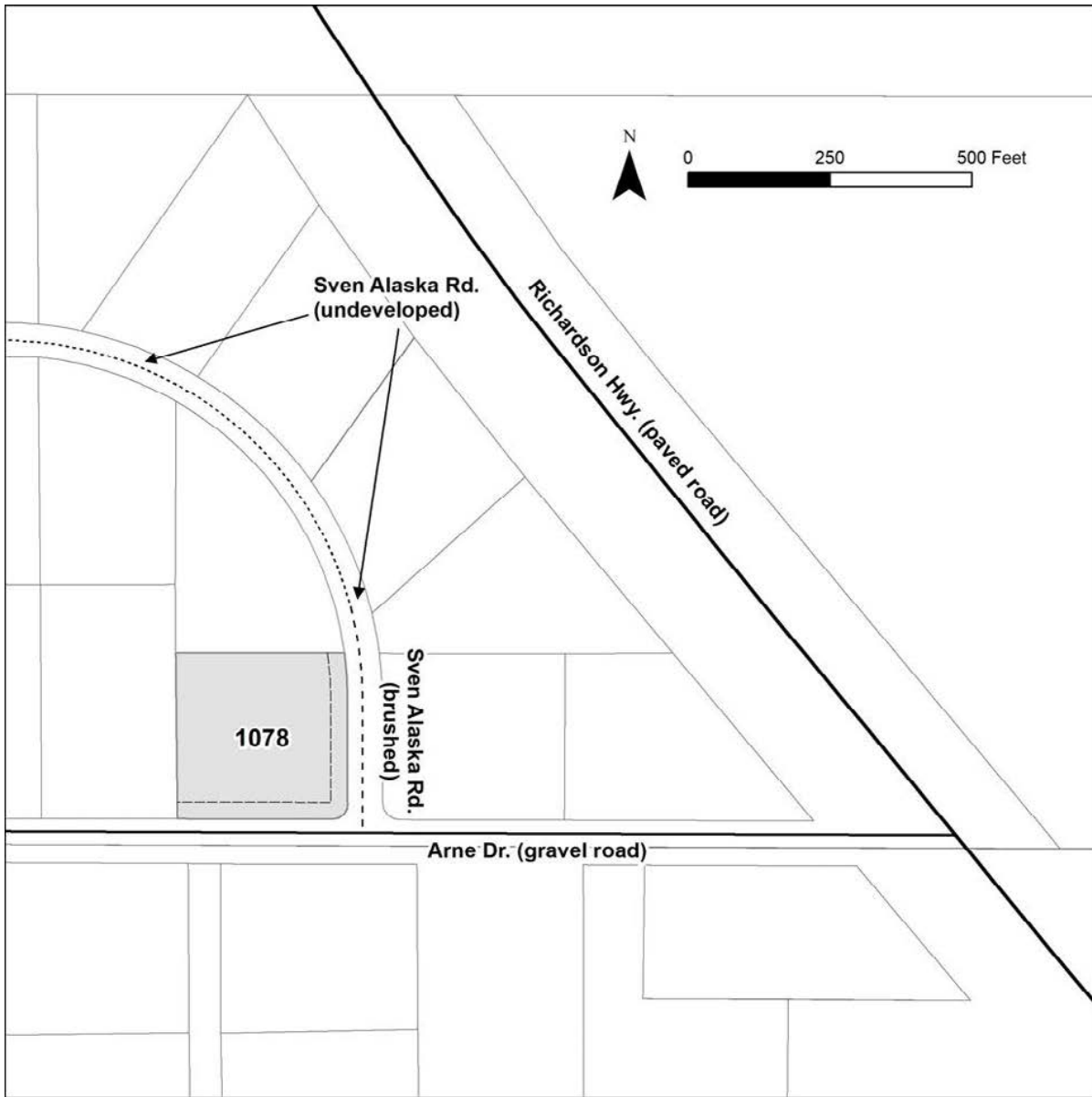
PARCEL #	AK DIVISION OF LANDS (ADL) #	ASLS	LOT	BLOCK/TRACT	ACRES	MINIMUM BID
1076	230743	2009-46	-	26	17.24	\$15,700
1077	229946	2005-16	2	1	10.11	\$11,100

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SVEN



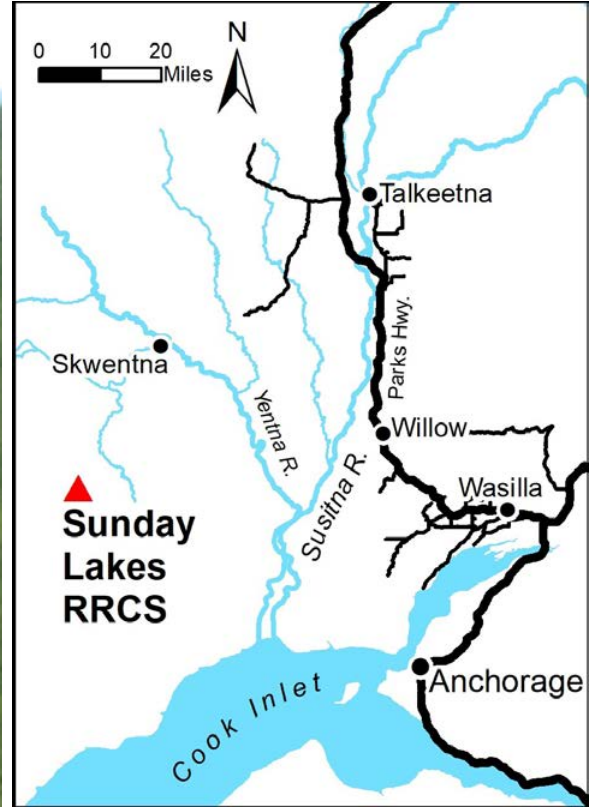
Location	Sven Subdivision is located near Glennallen, approximately 1 mile south of the Glenn and Richardson Highway junction.
Access	The parcel has gravel road access from the Richardson Highway.
Utilities	Electricity is available along the Richardson Highway. Purchaser will be responsible for extending the existing lines at their own expense. There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure.
Local Government	This area does not have an incorporated local government and is subject to State of Alaska platting authority.
Fire	This area is in a Critical Fire Management Option. See the “Fire and Burning Activities” section of this brochure for more information.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Sven Alaska Subdivision survey is ASLS 2004-43 located in Section 29, Township 4 North, Range 1 West, Copper River Meridian. The survey has been recorded as plat 2007-4 in the Chitina Recording District.
Right-of-Way	The right-of-way is Arne Drive, a developed gravel road off the Richardson Highway



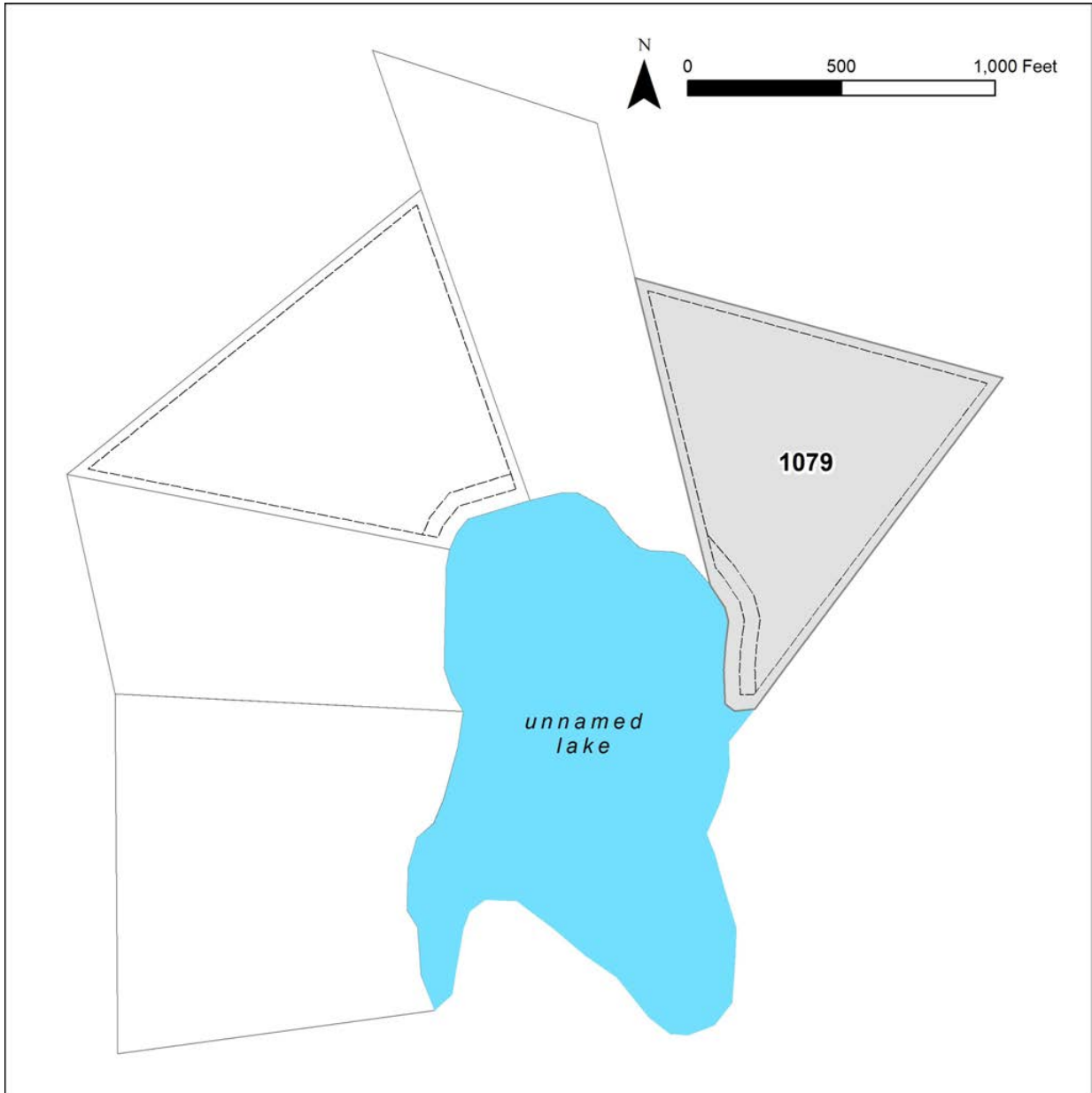
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1078	230143	9	2	2.0	\$11,600

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SUNDAY LAKES RRCS



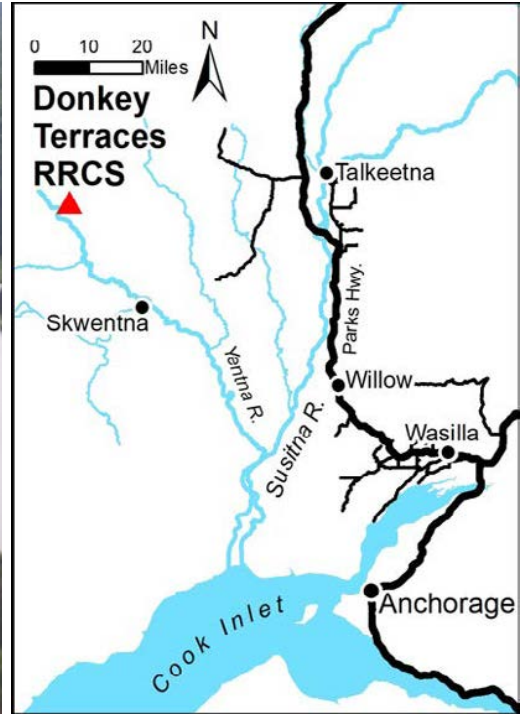
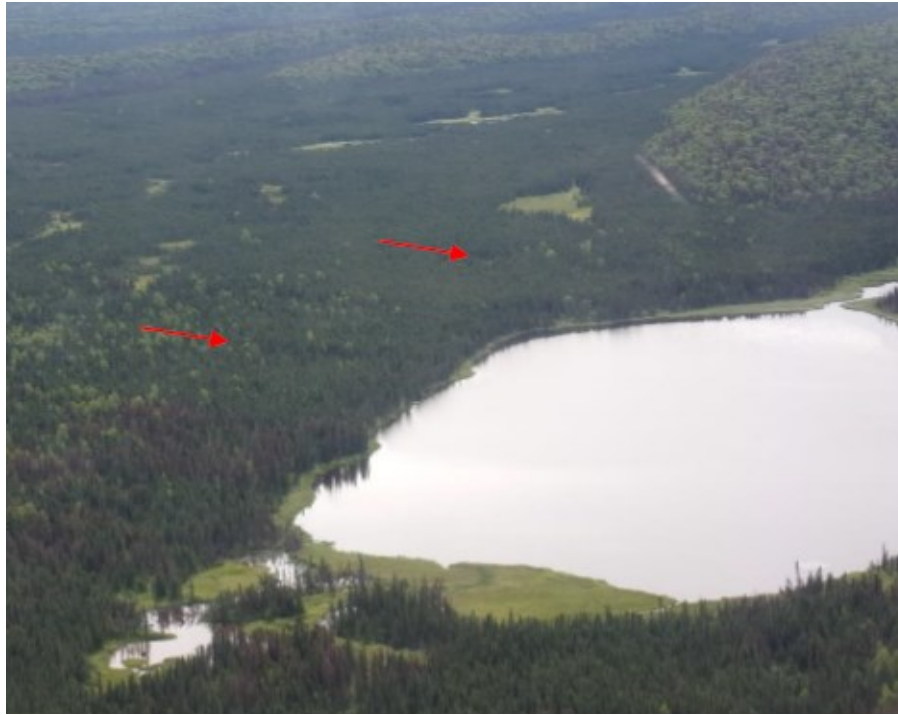
Location	Sunday Lakes RRCS is 10 air miles west of the Talachulitna River, 3 miles west of Trinity Lake and 2 miles North of Judd Lake. The area is 25 air miles southwest of Skwentna.
Access	Primary summer access is by float plane to a small unnamed lake. Winter access may be possible by ski plane or snowmachine.
Utilities	There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see “ <i>Sewer and Water</i> ” under the “ <i>Developing Your Land</i> ” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is located within the boundary of the Matanuska-Susitna Borough and is subject to applicable local ordinances and property assessments.
Fire	This area is in a Modified Fire Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Sunday Lakes RRCS is survey ASLS 2009-06 located in Section 25, Township 18 North, Range 13 West, Seward Meridian. This survey has been recorded as plat 2011-96 in the Anchorage Recording District.



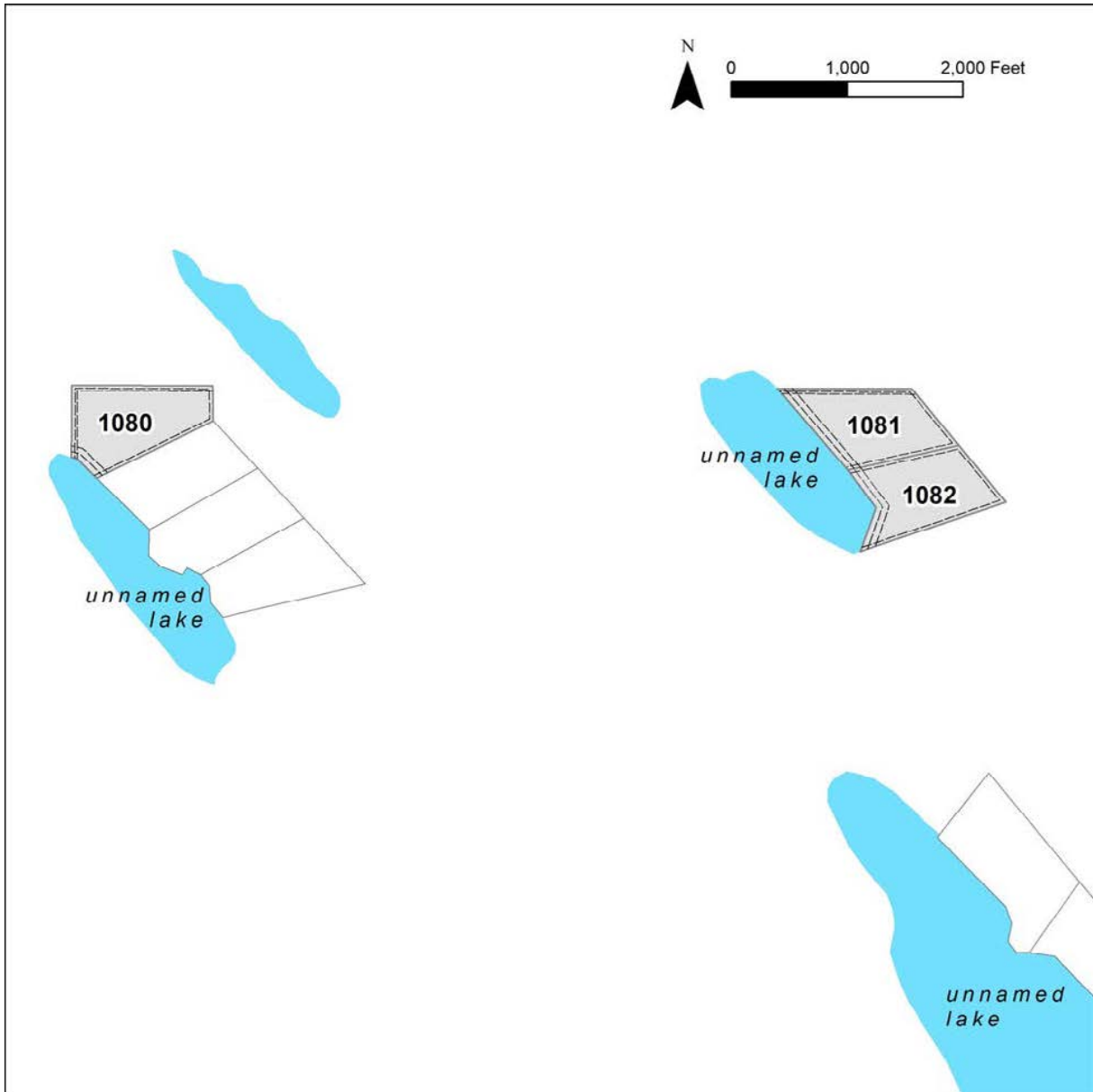
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1079	230666	I	18.47	\$23,500

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DONKEY TERRACES RRCS



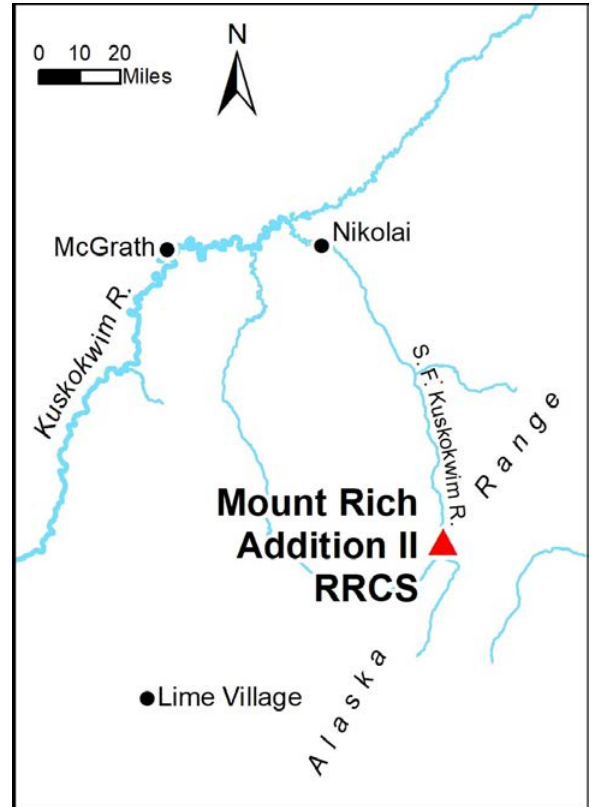
Location	Donkey Terraces RRCS is approximately 92 air miles northwest of Anchorage. The parcels are located approximately 22 miles northwest of the confluence of the Yentna River and the Swenktna River and approximately one mile east of Youngstown Bend on the Yentna River.
Access	Access is by plane to small lakes in area, or by boat or snowmachine via the Yentna and Skwentna River, then across state land.
Utilities	There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see “ <i>Sewer and Water</i> ” under the “ <i>Developing Your Land</i> ” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions. Please check with the borough for details of current ordinances.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or filled material in wetlands.
Fire	This area is in a Full Fire Management Option, see the “ <i>Fire and Burning Activities</i> ” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Donkey Terraces RRCS is survey 2007-20, located in Sections 25 & 30, Township 25 North, Ranges 12 and 13 West, Seward Meridian. Recorded as plat 2011-11 in the Talkeetna Recording District.



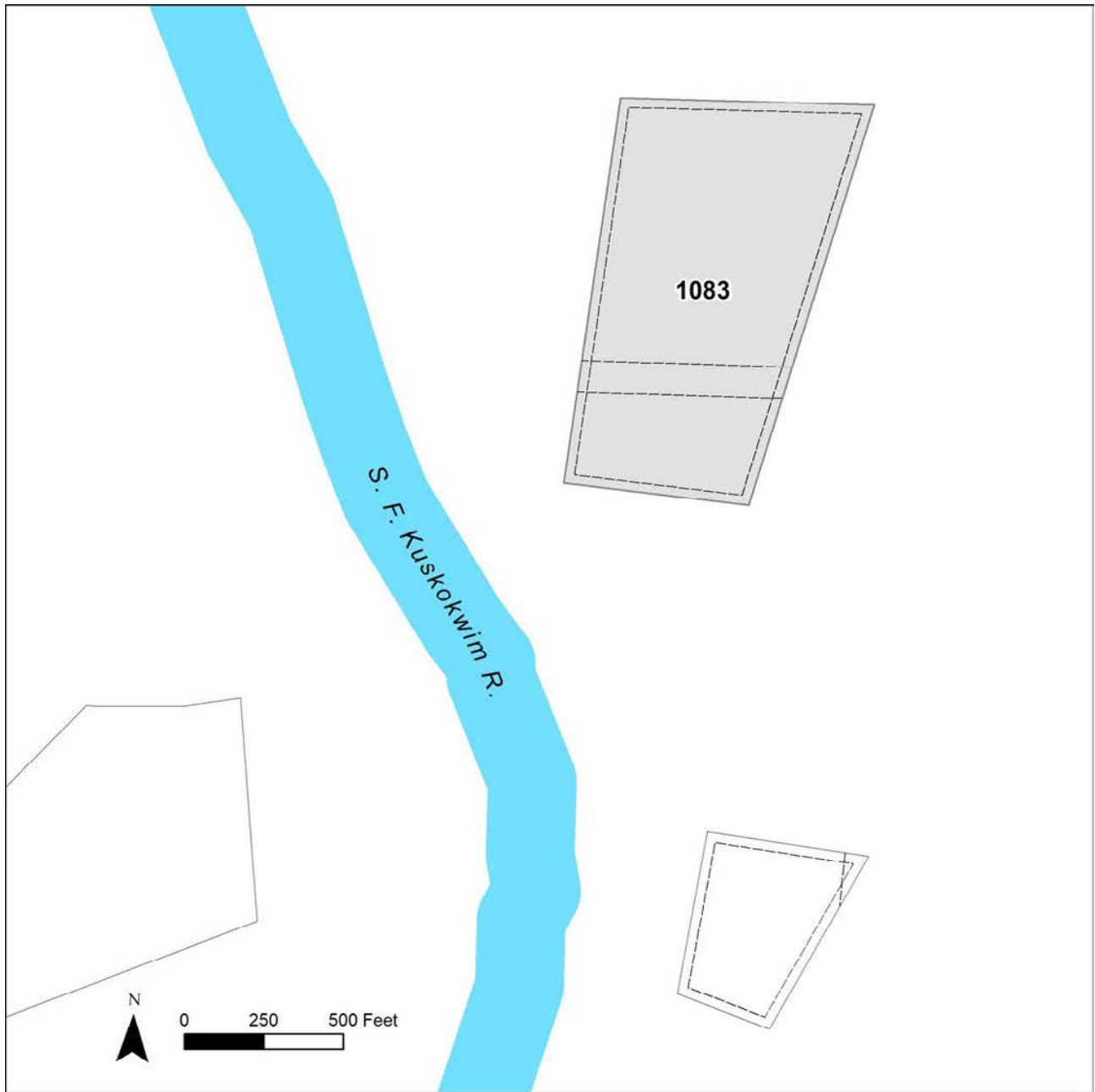
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1080	230681	E	15.65	\$22,800
1081	230685	I	15.44	\$21,600
1082	230686	J	15.43	\$21,600

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MT. RICH ADDITION RRCS



Location	Mount Rich Addition RRCS is located approximately 121 air miles northwest of Anchorage and 100 air miles southeast of McGrath on the South Fork Kuskokwim River. This parcel is located near the headwaters of the South Fork of the Kuskokwim River.
Access	Primary access to the area is by plane. Pilots traditionally use gravel bars for landing. The rivers are unsuitable for landing and take-off on floats due to current and sand bars. Winter access may be possible by ski-plane or a very long snowmachine ride.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Department of Environmental Conservation. Please see the plat notes and the "Sewer and Water" section of this brochure for details.
Local Government	Mount Rich Addition RRCS is located within the unorganized borough and subject to the State of Alaska platting authority.
Notes	The historic Iditarod Trail runs nearby, along the river.
Fire	This area is in a Limited Fire Management Option. See the "Fire and Burning Activities" section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Mount Rich Addition RRCS is survey ASLS 2009-44 located in Sections 21 & 28, Township 22 North, Range 22 West, Seward Meridian. This Survey was recorded as plat 2013-1 in the Mt. McKinley Recording District.



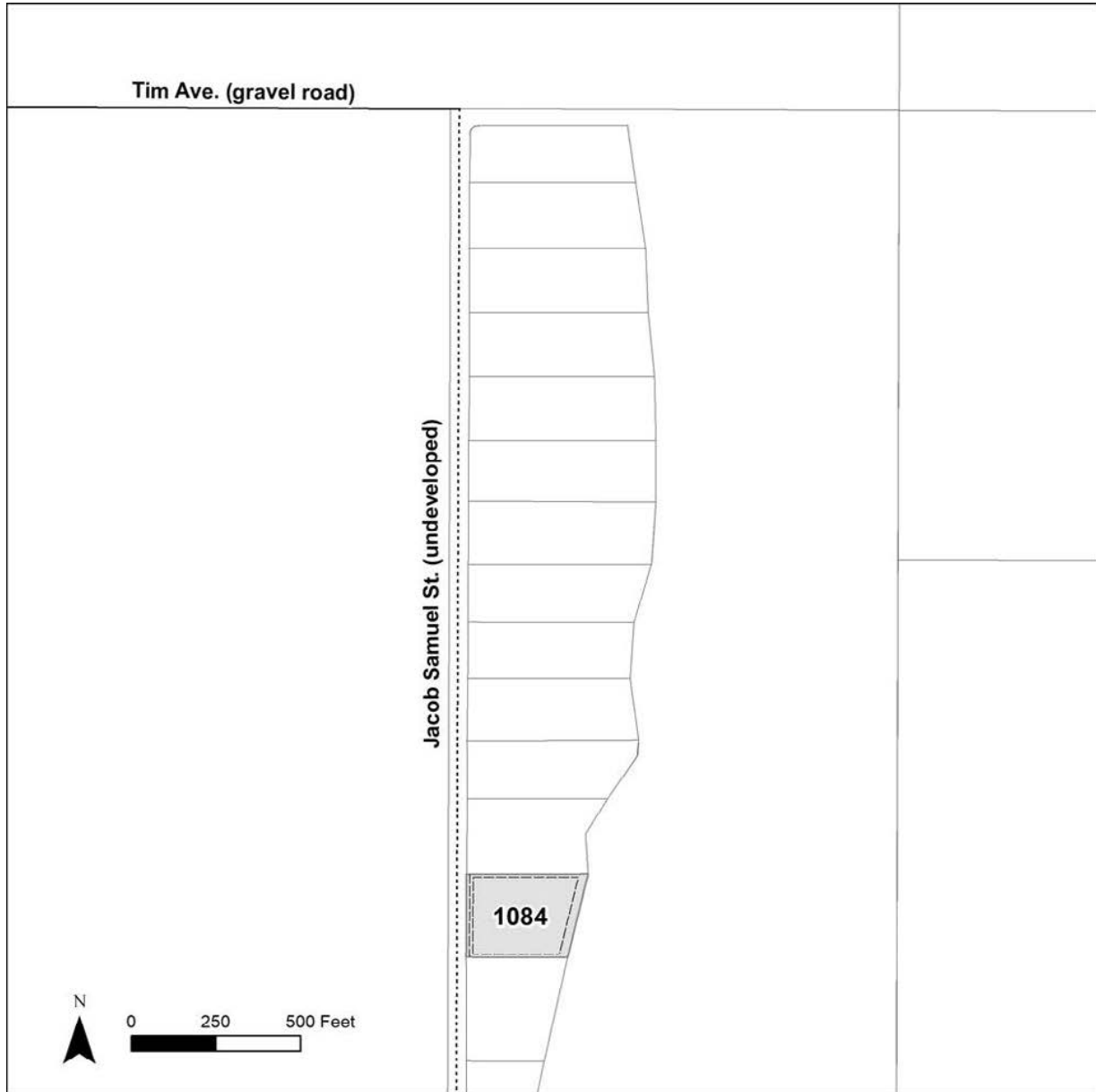
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1083	230851	H	19.75	\$23,700

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HAPPY CREEK



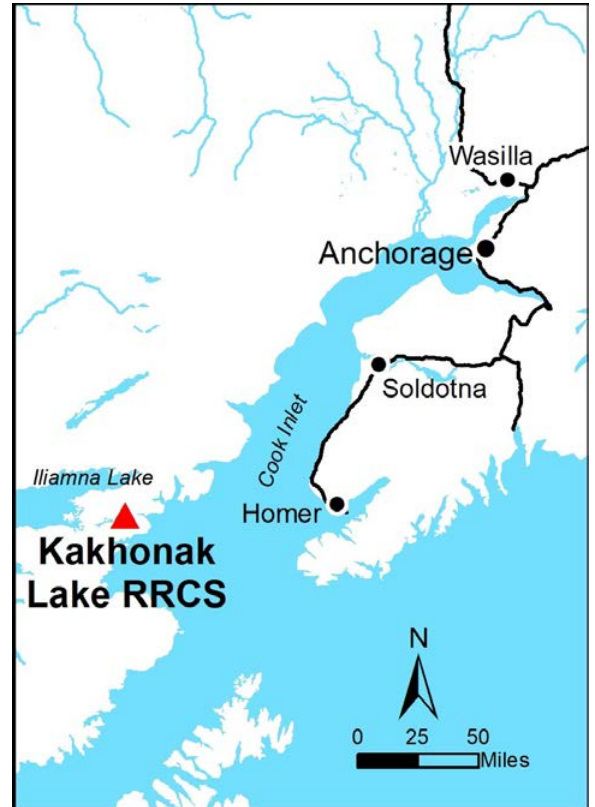
Location	The Happy Creek subdivision is located near the community of Happy Valley, approximately 8 miles southwest of Ninilchik and about 12 miles northeast of Anchor Point.
Access	From the Sterling Highway at approximately mile 142.5, head east on Tim Ave. Access to the parcels is by the platted but not constructed right-of-way, Jacob Samuel St.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “ <i>Sewer and Water</i> ” under the “ <i>Developing Your Land</i> ” section of this brochure. Electricity and telephone service are available along the Sterling Highway and partway down Tim Avenue. Purchasers will be responsible for extending the existing power lines.
Local Government	The area is within the Kenai Peninsula Borough and subject to the borough’s platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions. Please check with the borough for details of current ordinances.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Fire	This area is in a Critical Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Happy Creek is survey ASLS 2009-11, located in Section 4, Township 3 South, Range 14 West, Seward Meridian. The survey has been filed as plat 2011-6 in the Homer Recording District.
Right-of-Way	Access to the parcel is by the platted but not constructed right-of-way Jacob Samuel Street.



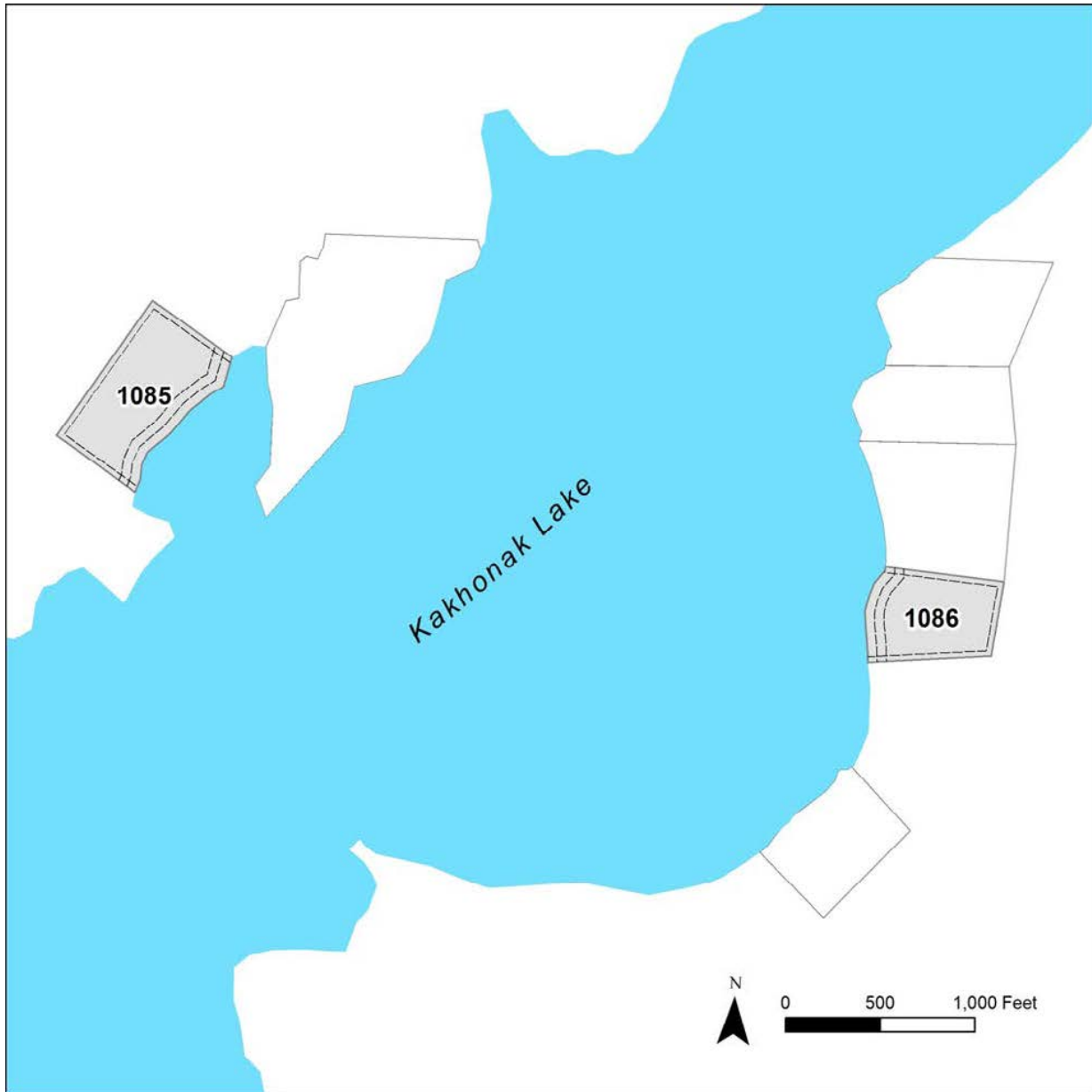
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1084	231146	13	1.839	\$7,500

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KAKHONAK LAKE RRCS



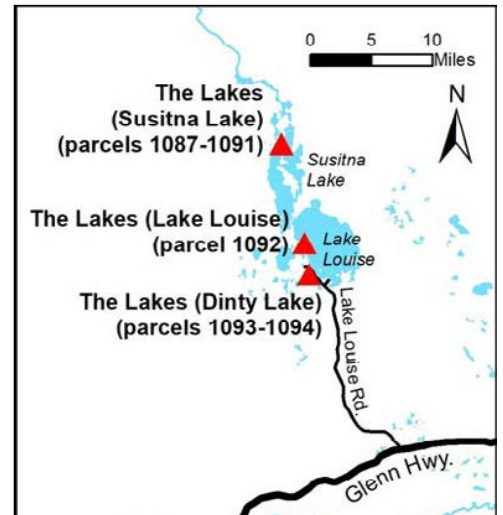
Location	This area is located on Kakhonak Lake, approximately 30 miles southeast of Iliamna and 90 miles west of Homer, on the Alaska Peninsula.
Access	Access to this area is by float plane to Kakhonak Lake.
Utilities	There are no water supply or sewer systems (public or private) available in this area. Check the plat notes and see “ <i>Sewer and Water</i> ” under the “ <i>Developing Your Land</i> ” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
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 below. Please check with the borough for details of current ordinances.
Tentatively Approved	This area is a located on Tentatively Approved land, please see the “ <i>Tentatively Approved Lands</i> ” section in the brochure for details.
Fire	This area is in a Full Fire Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat may include, but are not limited to, 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.
Survey and MTRS	Kakhonak Lake RRCS is survey ASLS 2013-16 located in Section(s) 5 & 6, Township 8 South, Range 28 West in Seward Meridian. The survey was recorded as plat 2015-3 in the Iliamna Recording District.



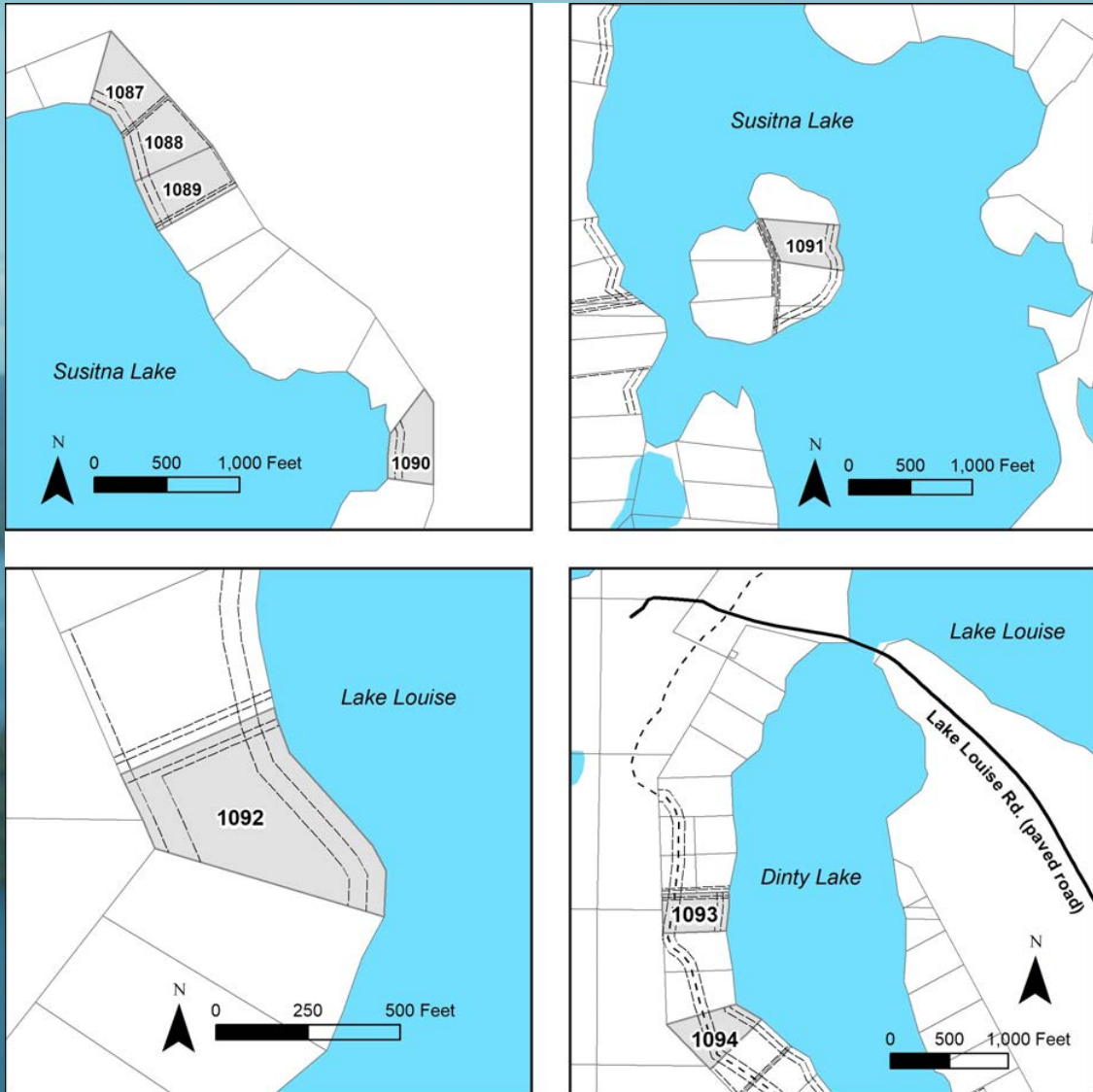
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1085	231397	D	9.879	\$28,800
1086	231401	I	6.926	\$22,200

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THE LAKES



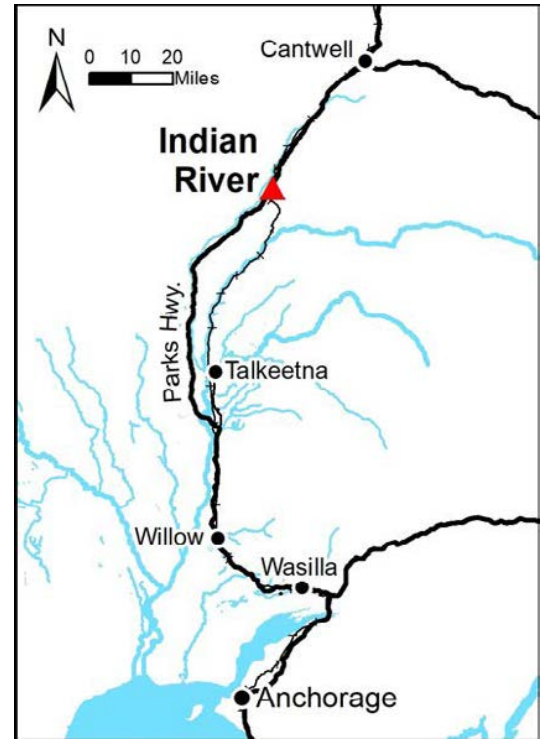
Location	Parcels 1087 -1090 are located on the northeast shore of Susitna Lake. Parcel 1091 is located on a small island in the northern part of Susitna Lake. Parcel 1092 is located on the west shore of Lake Louise. Parcels 1093 & 1094 are located on west shore of Lake Dinty.
Access	All parcels are shore front and are accessible by boat, float plane, or snow machine from the boat launch on the south side of Lake Louise. The boat launch is accessible from Lake Louise Rd., approximately 16 miles north of the Glenn Hwy. Susitna Lake is adjoined to Lake Louise by a narrow and shallow channel.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “ <i>Sewer and Water</i> ” under the “ <i>Developing Your Land</i> ” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	The subdivision is within the Matanuska-Susitna Borough and subject to the borough’s platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under “ <i>Restrictions.</i> ” Please check with the borough for details of current ordinances.
Fire	This area is in a Full Fire Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for more details.
Restrictions	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>The Lakes parcels will be subject to 50 foot public access easements and 100 foot building setbacks from ordinary high water mark. They will also be subject to public access and/or utility easements along the various lot lines.</p> <p>For detailed depictions of these easements, please contact DNR Land Sales at landsales@alaska.gov or 907-269-8594. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.</p>
Survey and MTRS	<p>The Lakes parcels are US Survey 3494 located in C006N007W18,19, US Survey 4590 located in C008N008W22, US Survey 3504 located in C006N007W06,07, and US Survey 4591 located in C008N008W13,14,24. The parcels are in the Chitina Recording District. The surveys have been filed with the US Dept. of the Interior and are available from the BLM.</p> <p>Also see associated Easement vacation plats: EV-3-267, EV-3-269, EV-3-239, EV-3-241.</p>



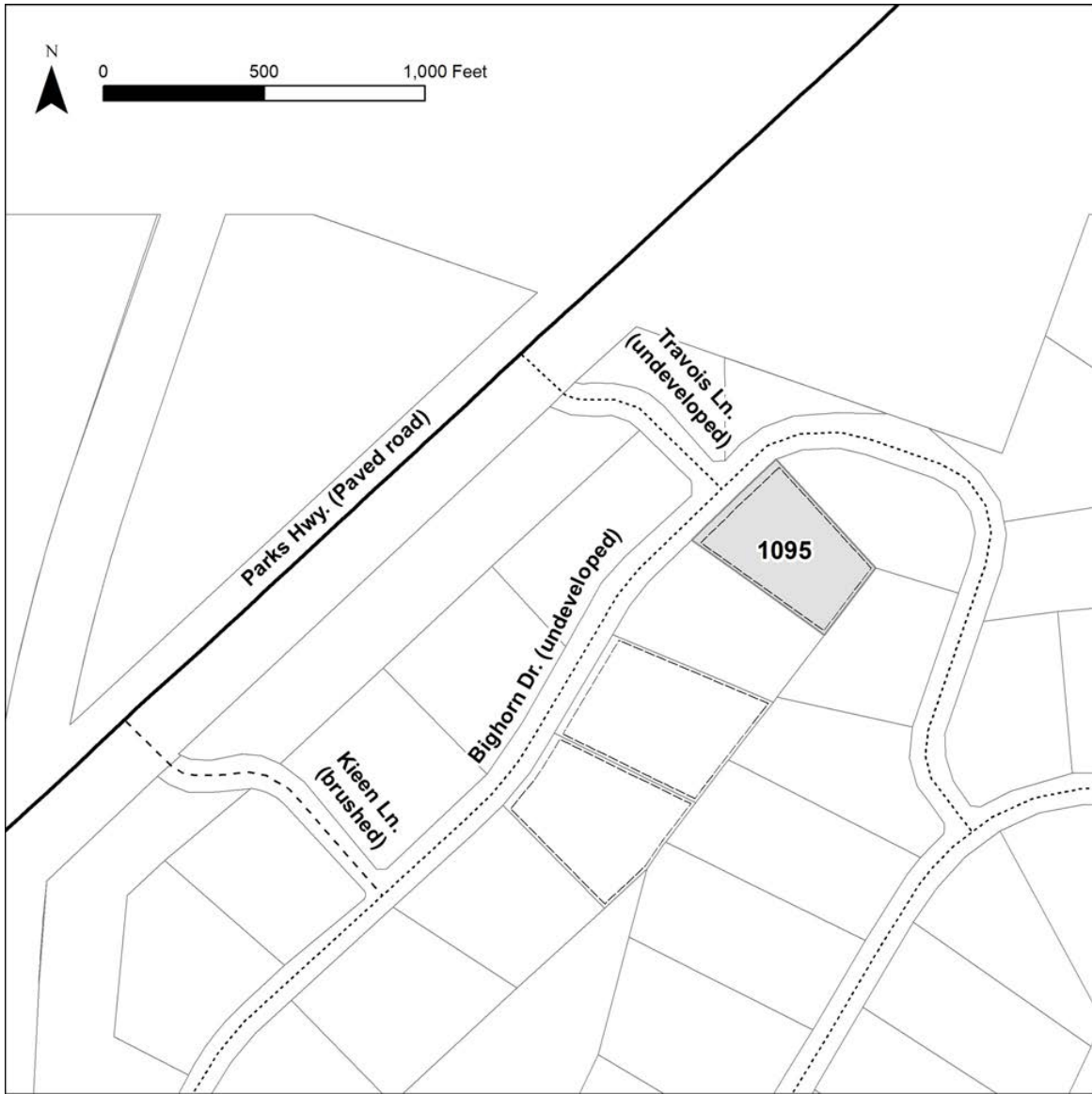
PARCEL #	AK DIV. OF LANDS (ADL) #	SURVEY	LOT	ACRES	MINIMUM BID
1087	232105	USS 4591	5	4.36	\$37,300
1088	232106	USS 4591	6	4.39	\$37,300
1089	232107	USS 4591	7	4.89	\$41,600
1090	232108	USS 4591	14	3.57	\$34,600
1091	232104	USS 4590	26	4.66	\$39,600
1092	232069	USS 3504	6	4.98	\$42,300
1093	232062	USS 3494	20	4.04	\$37,100
1094	232061	USS 3494	17	5.00	\$42,500

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INDIAN RIVER



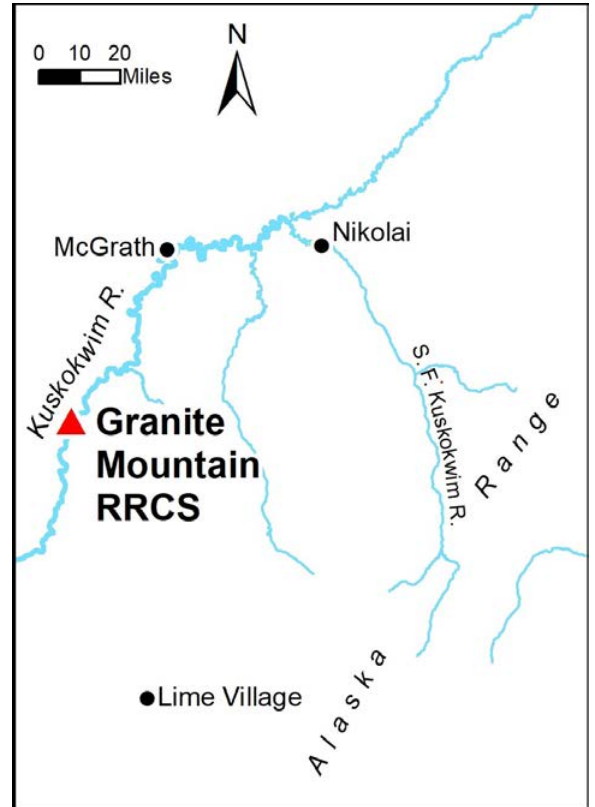
Location	Indian River is located on the east side of the Parks Highway near milepost 169. The parcel is just north of the railroad crossing.
Access	From the Parks Highway at mile 169, just north of the railroad crossing, using one of the two platted rights-of-way: Kieen Lane or Travois Lane. These rights of way are ATV trails and are not currently useable by highway vehicles. The Alaska Railroad right-of way is NOT legal access.
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.
Local Government	This area is within the boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the Borough for more details.
Tentatively Approved	This parcel is located on Tentatively Approved land, please see the Tentative Approval section for details.
Fire	This area is in a Modified Fire Management Option. See the Fire section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Indian River is survey ASLS 80-131, located in Sections 15 & 16, Township 33 North, Range 2 West, within the Seward Meridian. The survey has been filed as plat 81-50 in the Talkeetna Recording District.
Right-of-Way	Rights-of-way within the subdivision are undeveloped.



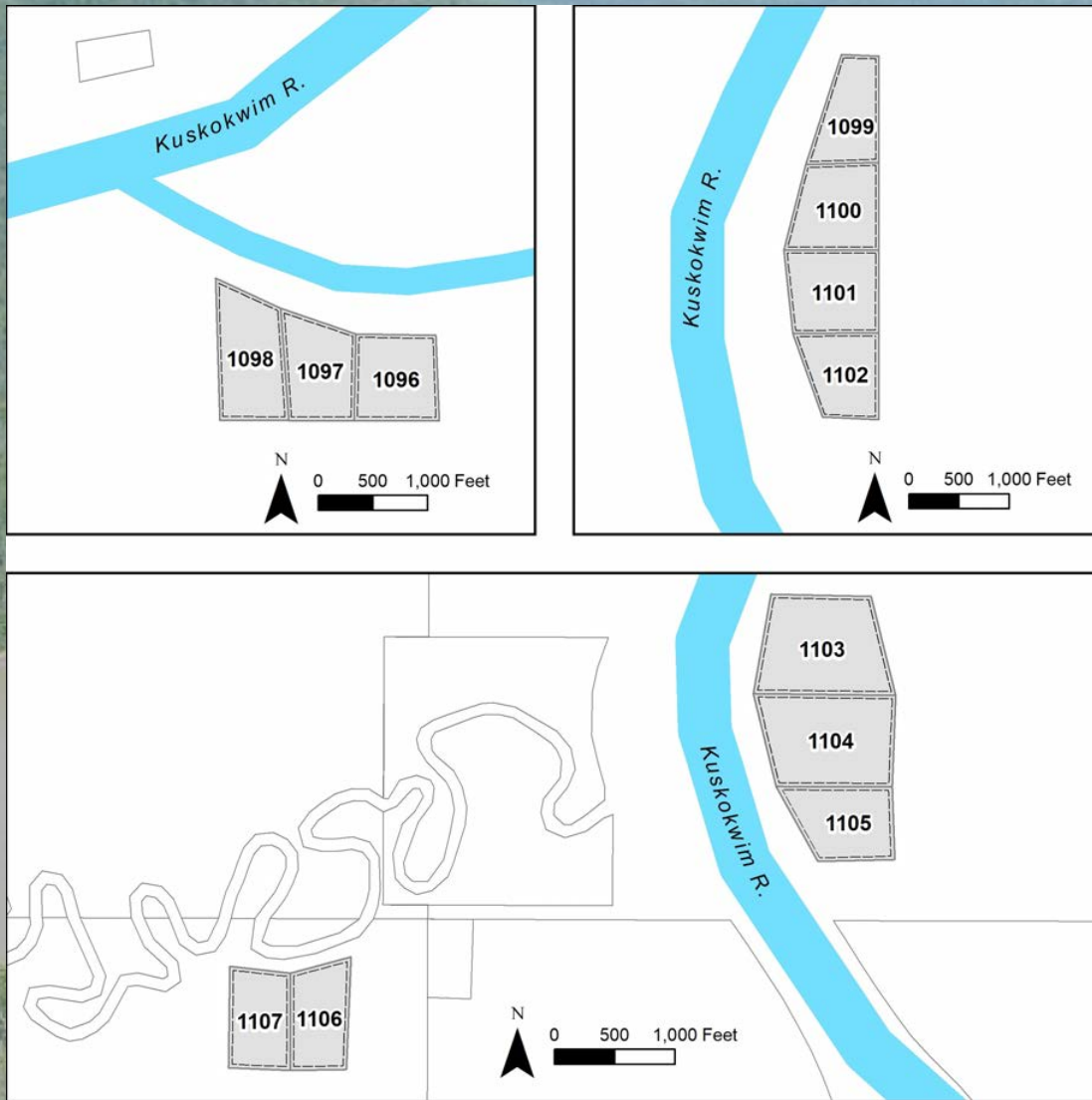
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1095	232476	9	2	3.306	\$11,500

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GRANITE MOUNTAIN RRCS



Location	Granite Mountain is located on the Kuskokwim River approximately 50 air miles southwest of McGrath and 38 air miles northeast of Stony River.
Access	Access to the project area is by river boat or snowmachine along the Kuskokwim River, or by bush/float plane. The nearest airports are located at Stony River and McGrath. Air travel requires landing on either water or river gravel bars.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	The subdivision is within the Unorganized Borough and is subject to the State of Alaska platting authority.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the “Tentatively Approved Lands” section of this brochure.
Fire	This area is in a Full Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Granite Mountain is survey ASLS No. 2019-01, located in Sections 1, 11, 16, 20, & 31, Townships 25 & 26 North, Ranges 37 & 38 West, Seward Meridian. The survey has been recorded as plat 2021-1 in the Kuskokwim recording district.
Right-of-Way	Access to, within, and through the area is via travel across unreserved State-owned land, along section line easements, or other reserved easements.

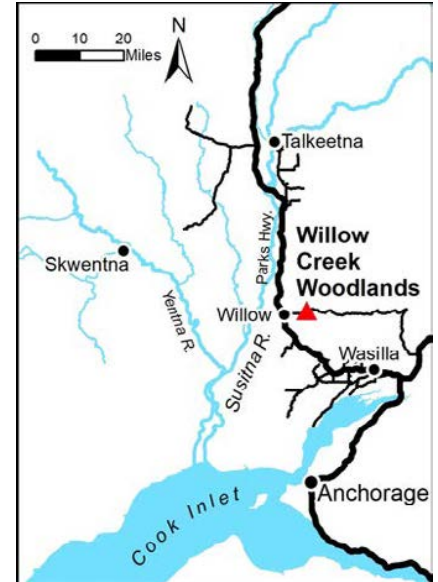


PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1096	233025	R	13.60	\$23,200
1097	233024	Q	13.34	\$25,300
1098	233023	P	16.13	\$28,400
1099	233022	O	13.55	\$23,100
1100	233021	N	16.54	\$26,100
1101	233020	M	17.02	\$26,500

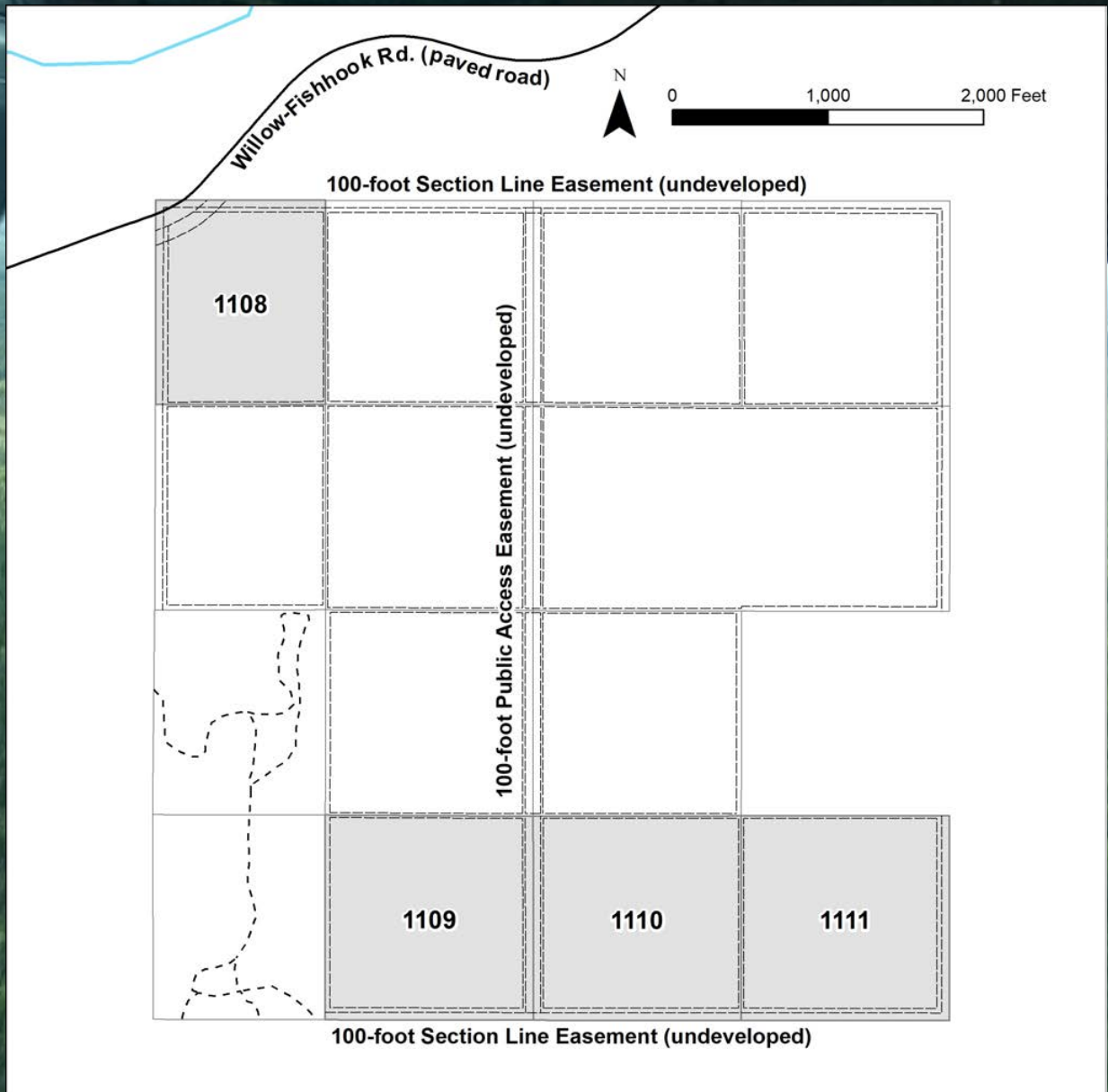
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1102	233019	L	13.72	\$22,900
1103	233018	F	18.87	\$27,000
1104	233017	E	18.72	\$27,000
1105	233016	D	11.13	\$20,200
1106	233015	B	9.53	\$14,300
1107	233014	A	9.51	\$14,300

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WILLOW CREEK WOODLANDS



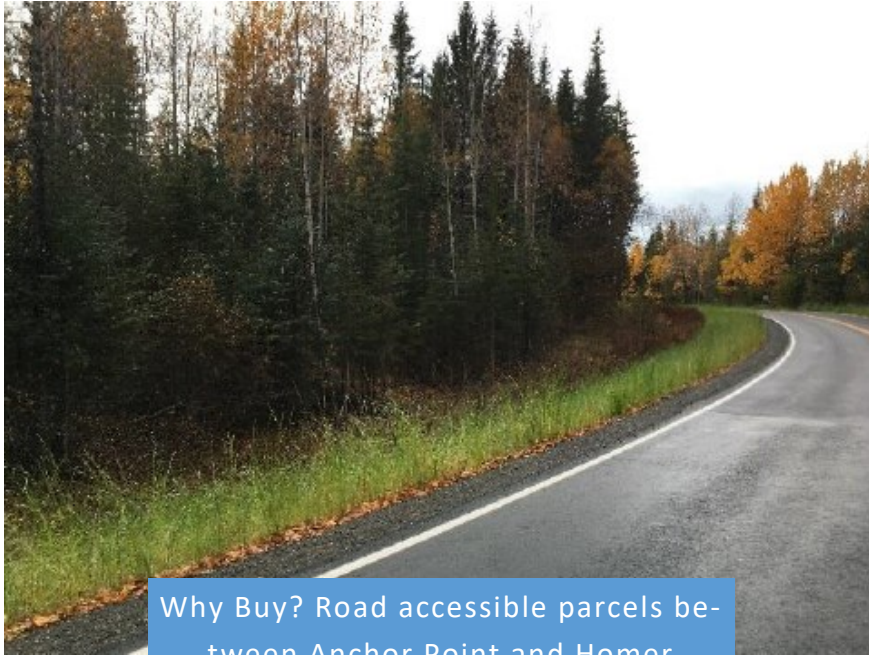
Location	The Willow Creek Woodlands Subdivision is located approximately 5.5 miles east of the Parks Highway, on the south side of Willow Fishhook Road and approximately 38 air miles south of Talkeetna.
Access	Willow Fishhook Road is paved; however, there are no improved roads into the subdivision. Access to the parcels is via platted section line easements. There is a public access easement at the northwest corner of parcel 1108, which provides an access point to the platted section line easements. In addition there is a 100-foot-wide public access easement that runs north to south and bisects the subdivision.
Utilities	There are no water supply or sewer systems (public or private) available in the area. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. Overhead electrical service runs parallel to the south side of Willow Fishhook Road.
Local Government	The subdivision is within the Matanuska-Susitna Borough and subject to the borough’s platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under “Restrictions.” Please check with the borough for details of current ordinances.
Zoning	The subject parcels are located within the Matanuska-Susitna Borough but are not subject to zoning restrictions.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Fire	The subdivision is in a Critical Protection Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	A DOT&PF approach permit is required for direct access to the Willow Fishhook Road Right-of-Way. Willow Creek Woodlands is depicted by USS 4716, located in Section 6, Township 19 North, Range 3 West, Seward Meridian. Also see associated Records of Survey, DNR File Number EPF 20160068 and EPF 20180037. These surveys have been filed as Plats 2016-68 and 2018-37 in the Palmer Recording District.
Right-of-Way	Rights-of-way in the subdivision are undeveloped section-line and public access easements.



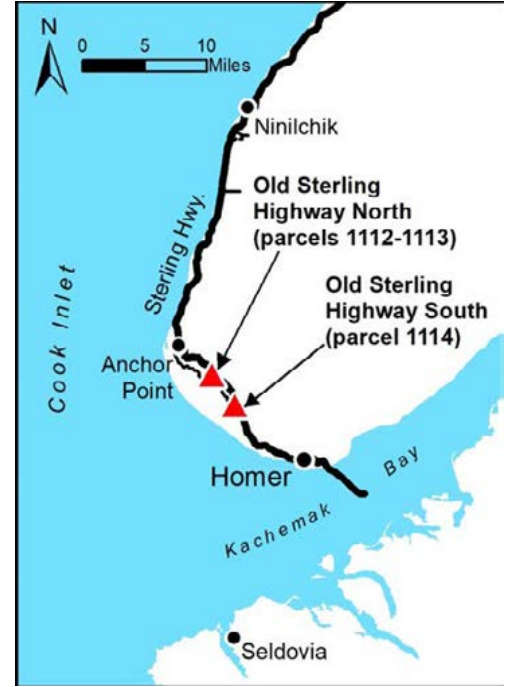
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1108	233342	Gov't Lot 4	32.75	\$77,700
1109	233351	Parcel 4	40.00	\$36,000
1110	233352	Parcel 2	40.01	\$36,000
1111	233353	SE 1/4 SE 1/4	40.00	\$37,800

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OLD STERLING HIGHWAY NORTH

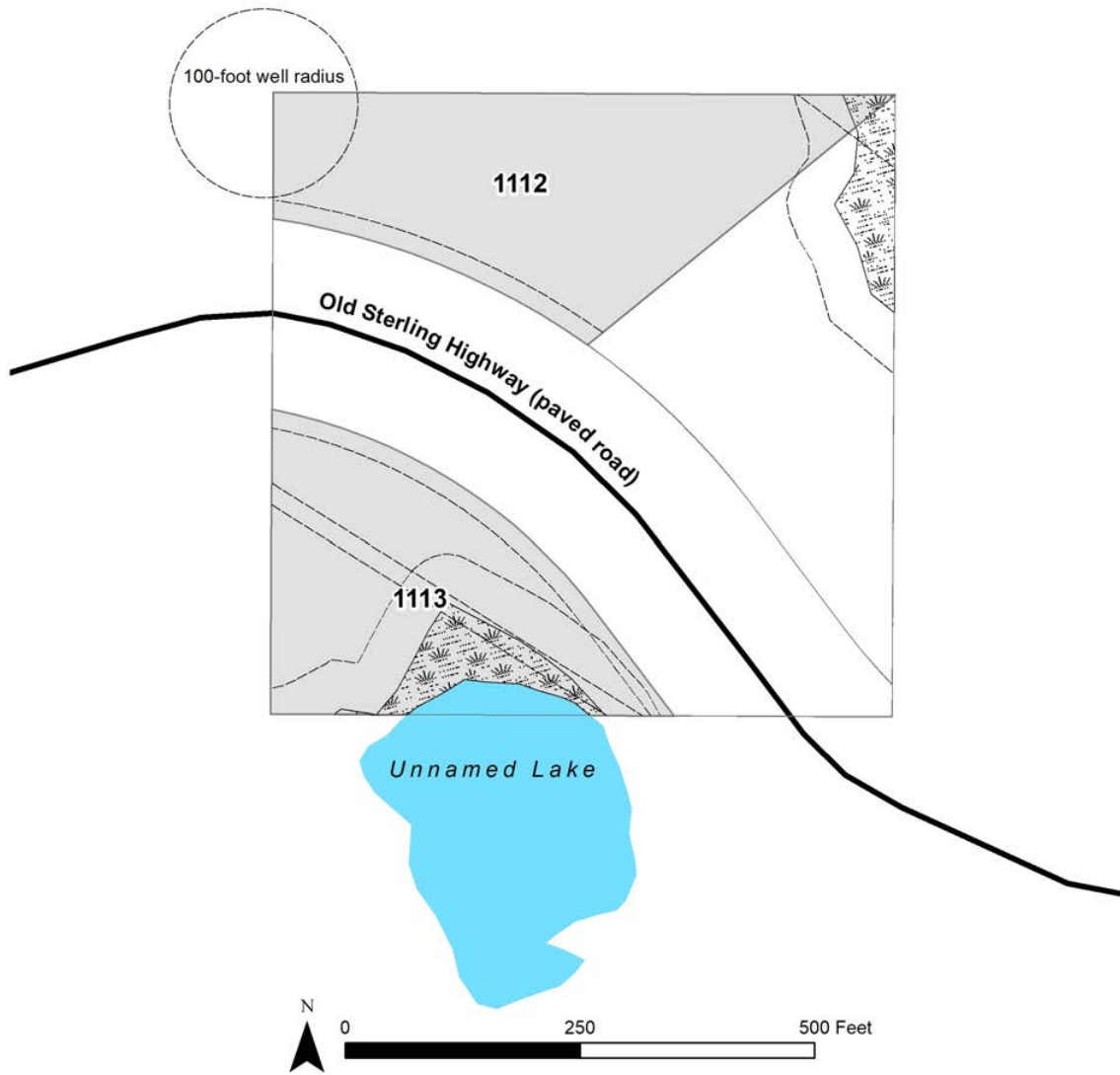


Why Buy? Road accessible parcels between Anchor Point and Homer



Location	Old Sterling Highway North is located approximately 6 road miles southeast of Anchor Point and 10 miles northwest of Homer. All parcels are along the Old Sterling Hwy.
Access	Access is approximately 6 miles south of Anchor Point on the Old Sterling Hwy. Direct driveway access is anticipated and must meet applicable DOT/PF regulations.
Utilities	There is no municipal water supply or sewer system. Well, septic, and waste disposal must comply with Alaska Department of Environmental Conservation regulations. Please see plat notes and the “Sewer and Water” section of this brochure for details. This area is currently served by Homer Electric Association. Overhead electric and natural gas lines are located in the Old Sterling Highway right-of-way. Purchaser is responsible for extending electric and natural gas lines to their parcel.
Local Government	The subdivision is within the Kenai Peninsula Borough and subject to the borough’s platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under “Restrictions”. Please check with the borough for details of current ordinances.
Zoning	The subdivision is located within the boundaries of the Kenai Peninsula Borough and the City of Anchor Point; however it is un-zoned and unrestricted.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.</p> <p>Homer Electric Association has overhead powerlines and utility easement crossing portions of the subdivision.</p> <p>Parcel 1112: Borough Code requires existing water source for private drinking water systems to be platted with approximate location and appropriate radius. Please contact the Kenai Peninsula Borough for more information.</p>
Fire	The subdivision is in a Critical Protection Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details. The Division of Forestry notes that due to extensive spruce bark beetle kill, some areas of the Kenai Peninsula face extremely serious wildfire hazard potential.

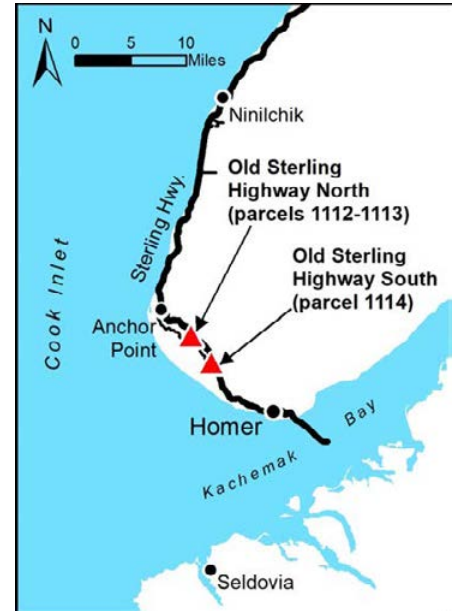
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Old Sterling Highway North is survey ASLS No. 2018-29, located in Section 24, Township 5 South, Range 15 West, Seward Meridian. The survey has been recorded as Plat 2020-31 in the Homer Recording District.
Right-of-Way	Access to all parcels is via Old Sterling Highway.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1112	233755	1	1	2.419	\$24,000
1113	233757	1	2	2.048	\$19,200

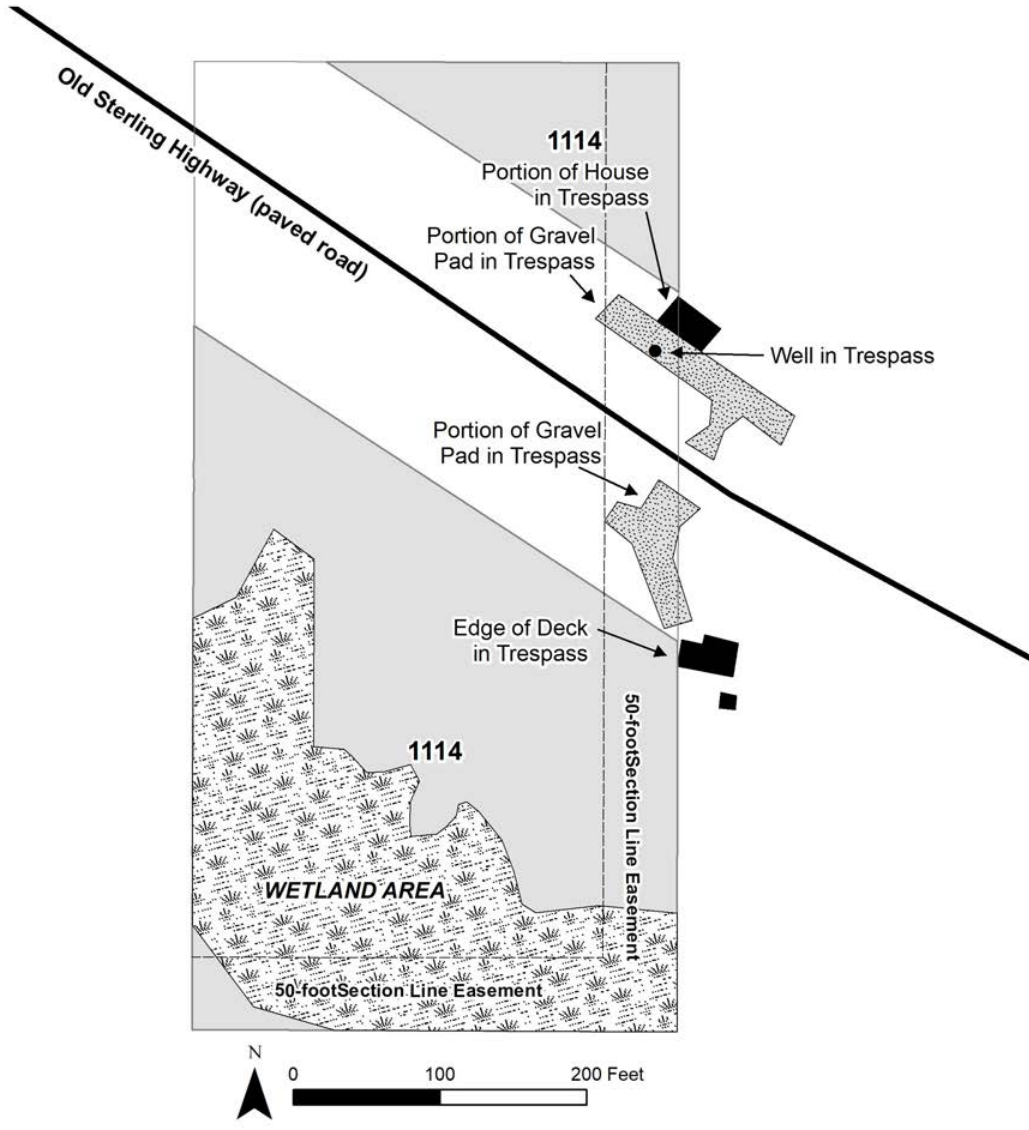
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OLD STERLING HIGHWAY SOUTH



ATTENTION	BE ADVISED THERE ARE TRESPASS IMPROVEMENTS ON THIS PARCEL, INCLUDING A HOUSE, A DECK, AND TWO DRIVEWAYS.
Location	Old Sterling Highway South is located approximately 7.5 road miles southeast of Anchor Point. The parcel is along the Old Sterling Highway.
Access	Access is approximately 7.5 miles south of Anchor Point on the Old Sterling Hwy. It is located approximately $\frac{3}{4}$ of a mile from the southern intersection of Old Sterling Hwy and the Sterling Hwy, near milepost 165. The parcel is bisected by the Old Sterling Highway. Direct driveway access is anticipated and must meet applicable DOT/PF regulations.
Utilities	There is no municipal water supply or sewer system. Well, septic, and waste disposal must comply with Alaska Department of Environmental Conservation regulations. Please see plat notes and the “Sewer and Water” section of this brochure for details. This area is currently served by Homer Electric Association. Overhead electric and natural gas lines are located along the Old Sterling Highway right-of-way. Purchaser is responsible for extending electric and natural gas lines to their parcel.
Local Government	The subdivision is within the Kenai Peninsula Borough and subject to the borough’s platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under “Restrictions”. Please check with the borough for details of current ordinances.
Zoning	The subdivision is located within the boundaries of the Kenai Peninsula Borough and the City of Anchor Point, however it is un-zoned and unrestricted.
Notes	<p>This parcel is bisected by the Old Sterling Highway, which runs through the parcel. Both sections of this parcel have driveways and infrastructure encroaching from adjacent properties. Field inspection prior to purchase is HIGHLY recommended.</p> <p>While the gross area is 4.99 acres, the net usable acreage is 1.5 acres in the southern portion and 0.4 acres in the northern portion. These figures for usable acreage include land within a section line easement. Purchasers should be aware that this easement allows for public access and may not be obstructed or made unusable. Please see “Easements, Reservations, and Restrictions” for more information.</p> <p>This parcel contains wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.</p>

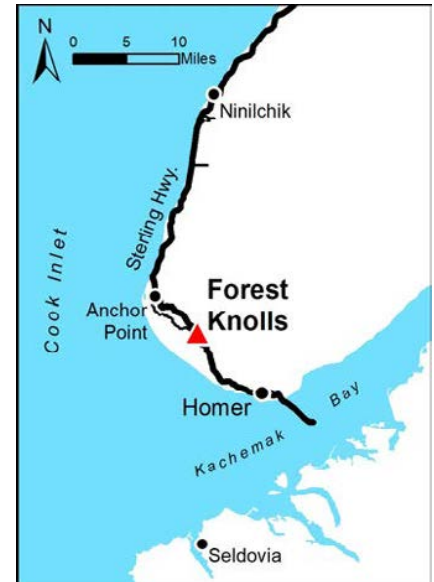
Fire	The parcel is in a Critical Protection Fire Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for details.
Restrictions	This parcel is subject to a 50 ft section line easement along the south and east lot lines, as well as the 200 ft Old Sterling Hwy Right-of-way (100 ft on either side of the Hwy centerline).
Survey and MTRS	This parcel is depicted on Record of Survey File EPF 20180031, recorded as Plat 2021-22 in the Homer Recording District, within Section 30, Township 5 South, Range 14 West, Seward Meridian.
Right-of-Way	Access to the parcel is via Old Sterling Highway.



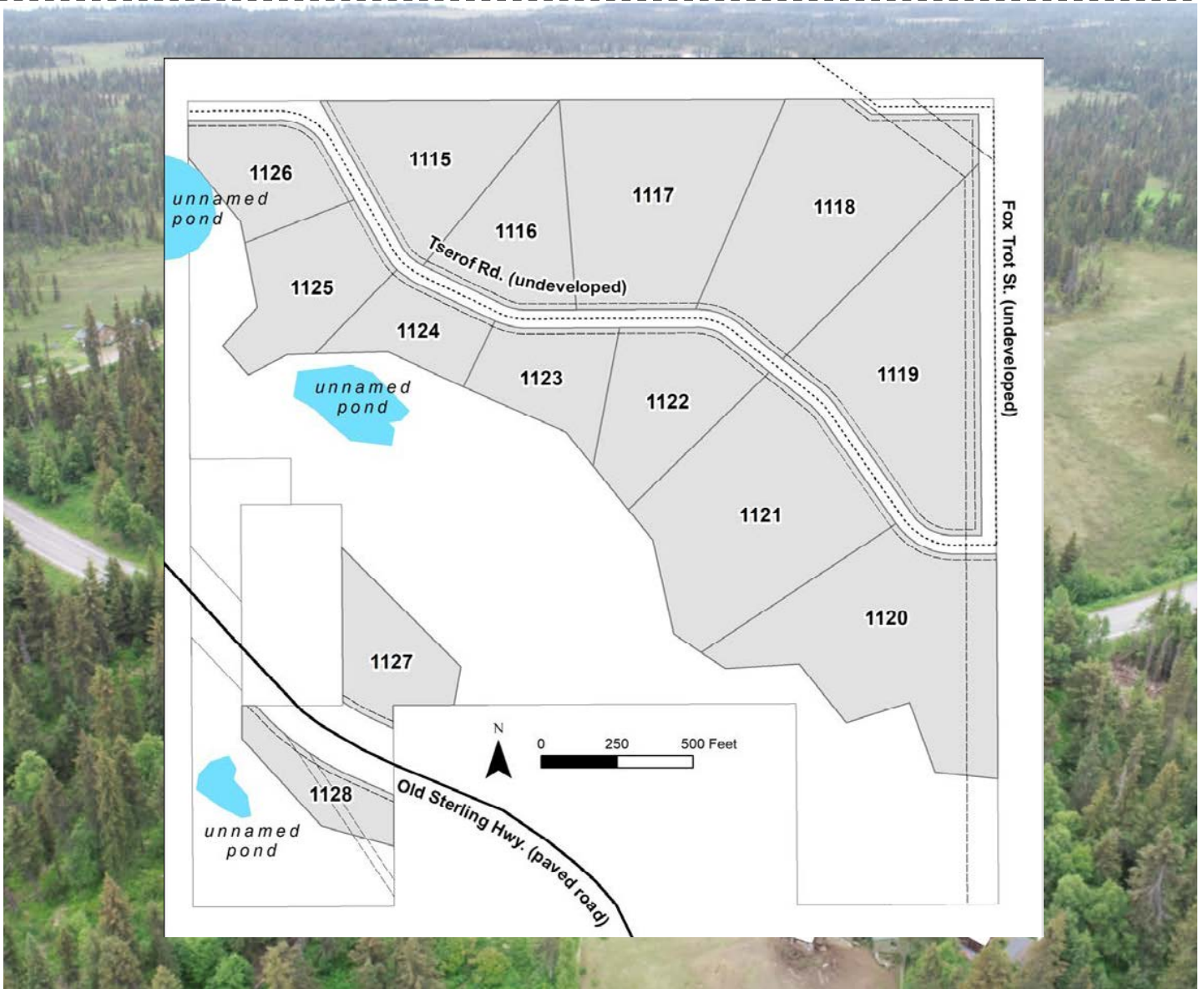
PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	MINIMUM BID
1114	233994	4.99	\$27,700

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FOREST KNOLLS



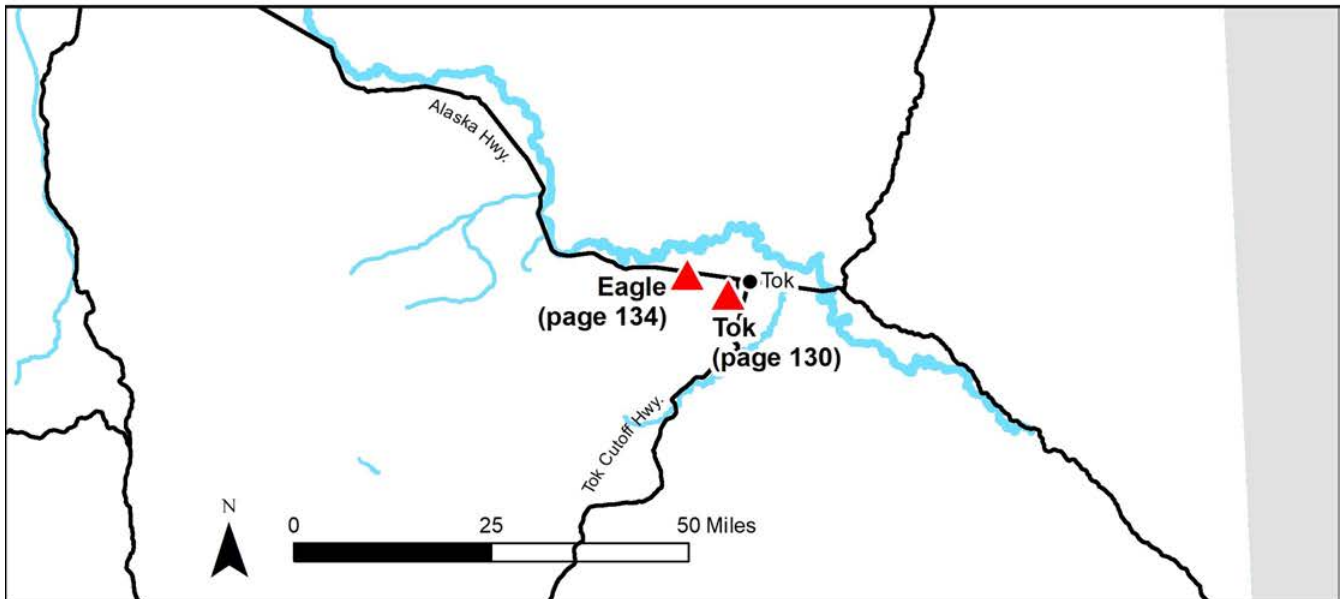
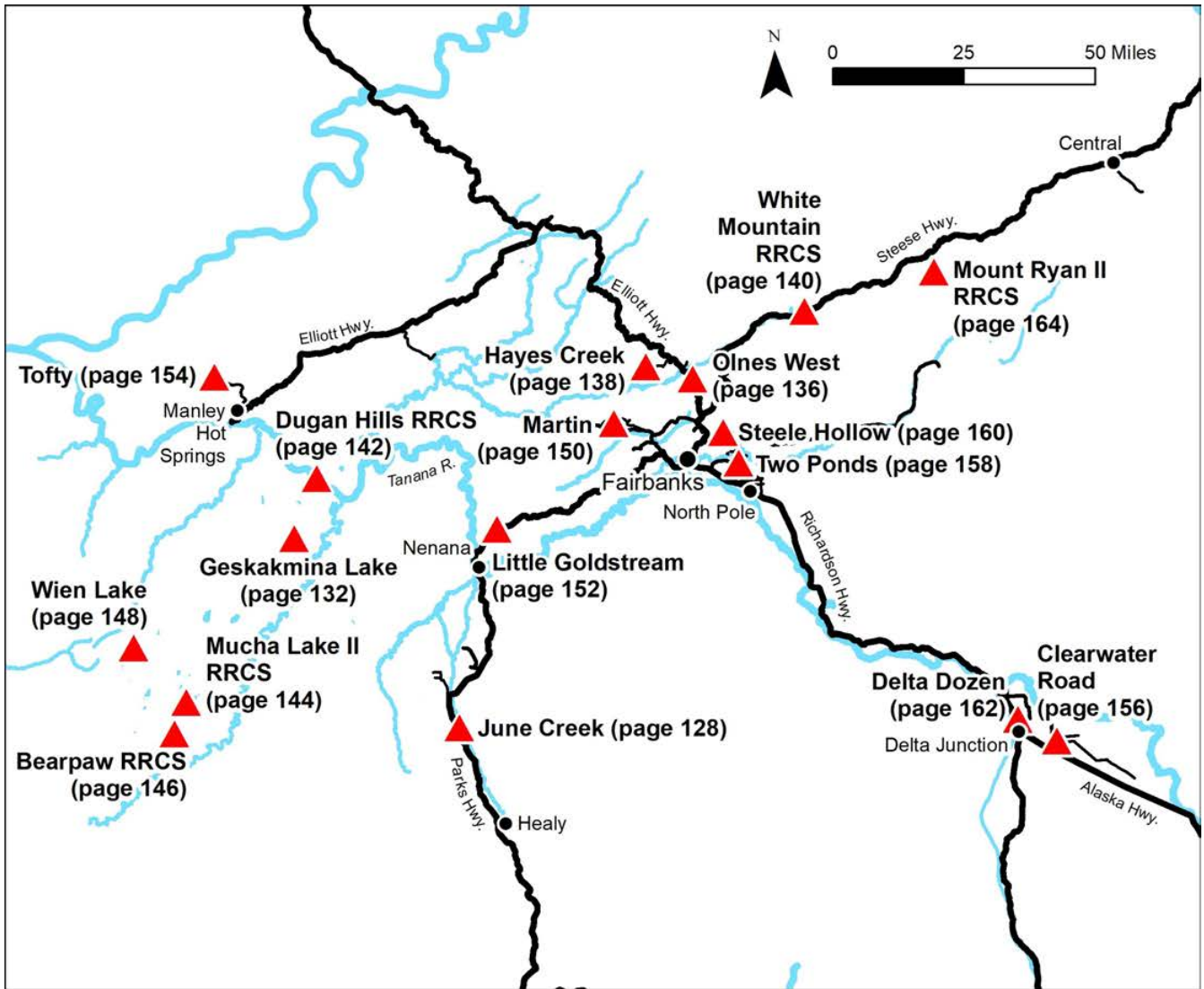
Location	Forest Knolls is located approximately 7 road miles southeast of Anchor Point and 9 miles northwest of Homer.
Access	The subdivision is located off the Old Sterling Highway with 2 lots having direct access/frontage to Old Sterling Highway. The rights-of-way for the interior lots have not been constructed and may be accessible via ATV or snowmachine.
Utilities	There is no municipal water supply or sewer system. Well, septic, and waste disposal must comply with Alaska Department of Environmental Conservation regulations. Please see plat notes and the “Sewer and Water” section of this brochure for details. This area is currently served by Homer Electric Association. Overhead electric and natural gas lines are located in the Old Sterling Highway right-of-way. Purchaser is responsible for extending electric and natural gas lines to their parcel.
Local Government	The subdivision is within the Kenai Peninsula Borough and subject to the borough’s platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under “Restrictions”. Please check with the borough for details of current ordinances.
Zoning	The subdivision is located within the boundaries of the Kenai Peninsula Borough and the City of Anchor Point; however it is un-zoned and unrestricted.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. The area plan does not require wetland setback; however owners are encouraged to locate all structures at least 50-feet from wetlands.
Fire	The subdivision is in a Critical Protection Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Forest Knolls Subdivision is survey ASLS No. 2018-30, located in Section 30, Township 5 South, Range 14 West, Seward Meridian. The survey has been recorded as Plat 2021-35 in the Homer Recording District.
Right-of-Way	Rights-of-Way to lots in blocks 1 & 2 are undeveloped Tserof Road. Access to lots in blocks 3 & 4 are via Old Sterling Hwy Right-of-way.



PAR-CEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID	PAR-CEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1115	233934	1	1	5.073	\$11,000	1122	233941	3	2	4.579	\$11,000
1116	233935	2	1	4.226	\$9,900	1123	233942	4	2	3.142	\$9,900
1117	233936	3	1	8.924	\$13,200	1124	233943	5	2	2.502	\$8,800
1118	233937	4	1	10.004	\$12,100	1125	233944	6	2	4.104	\$11,000
1119	233938	5	1	9.905	\$12,100	1126	233945	7	2	3.290	\$9,900
1120	233939	1	2	9.837	\$14,300	1127	233947	2	3	2.963	\$28,800
1121	233940	2	2	9.818	\$14,300	1128	233948	1	4	2.035	\$19,200

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NORTHERN REGION

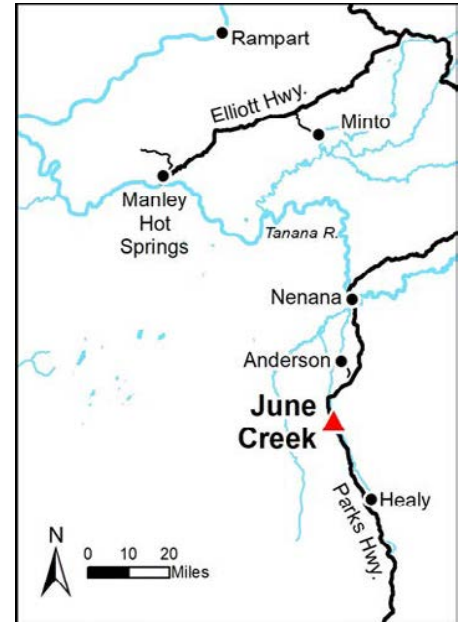


The Northern Region of Alaska boasts some of the best hunting opportunities available in the state. These parcels are a mixture of remote and developed access, but some can be accessed via pioneer roads throughout the subdivision. Hubs include Tok, Fairbanks, Nenana, and Delta Junction, with jumping-off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

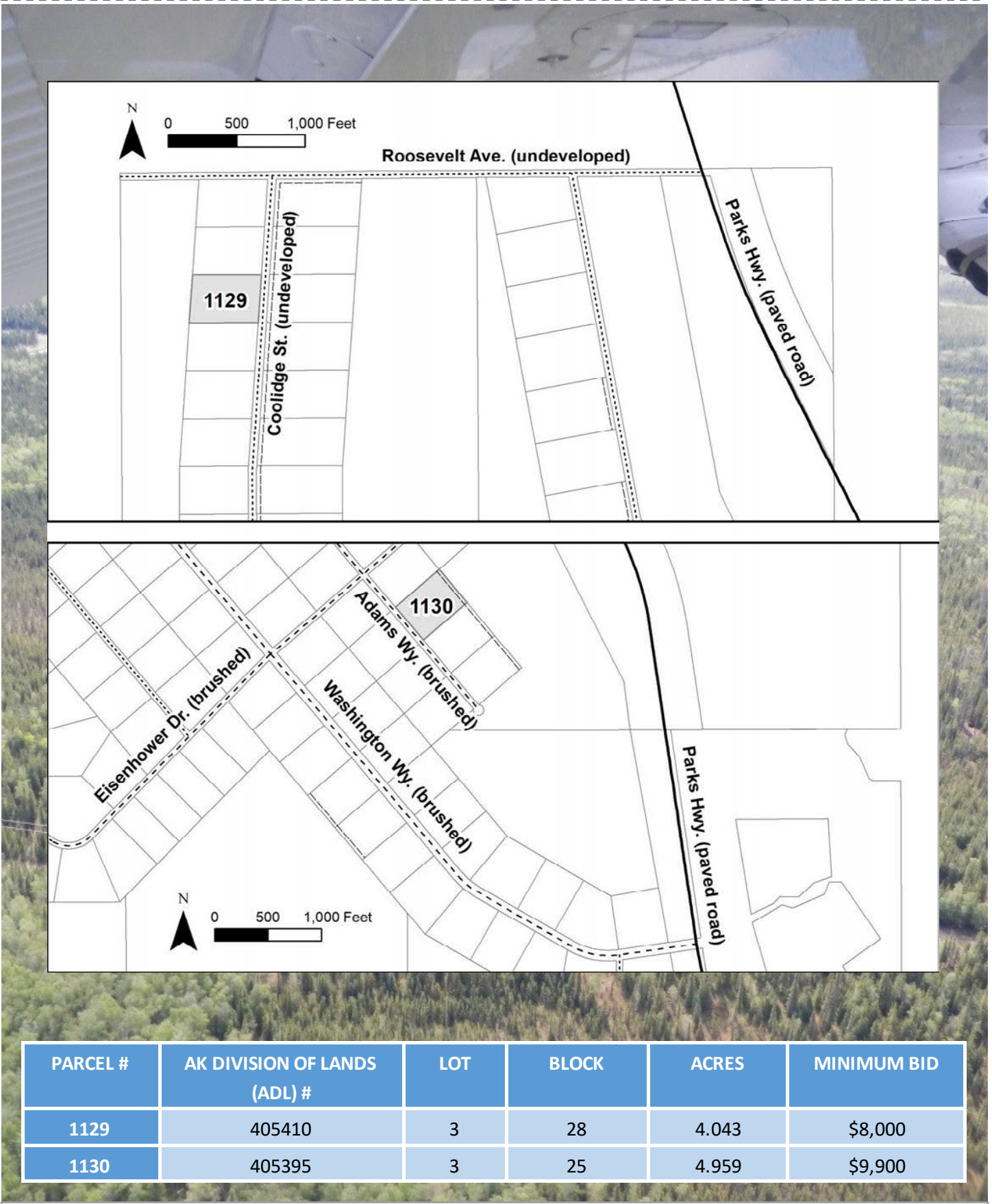
NORTHERN REGION PARCELS

SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
June Creek	1129-1130	ATV/snowmachine/walk-in access near Parks Hwy
Tok	1131-1136	4 parcels are gravel/dirt road accessible. 2 parcels are ATV/ walk-in access approximately 1/2 mile from the road system
Geskakmina Lake	1138-1139	Floatplane or snowmachine from Manley Hot Springs
Eagle	1140	Road access from AK Hwy
Olnes West	1141	ATV/snowmachine/walk-in access via partially developed rights-of-way, near Elliot Hwy
Hayes Creek	1142	ATV/snowmachine/walk-in access via partially developed rights-of-way
White Mountain RRCS	1143	ATV/snowmachine/walk-in on an unimproved trail
Dugan Hills RRCS	1144-1146	Boat/snowmachine access from Tanana River
Mucha Lake II RRCS	1147	Floatplane/skiplane to Chapple Lake
Bearpaw RRCS	1148	Boat access from Kantishna River
Wien Lake	1149-1152	Floatplane/skiplane to Wien Lake
Martin	1153-1155	ATV/snowmachine access via a 4x4 road to ATV trail
Little Goldstream	1156	Gravel road access off of Parks Hwy, 9 miles north of Nenana
Tofty	1157-158	ATV/walk-in access in summer from Tofty Rd to ATV trail. Snowmachine from Manley Hot Springs in winter
Clearwater Road	1159	Road access from AK Hwy near milepost 1415
Two Ponds	1160-1165	4 parcels have road access. 2 parcels have ATV/walk-in
Steele Hollow	1166-1169	ATV/walk-in access via brushed right-of-way, near paved road
Delta Dozen	1170-1173	Road access within Delta Junction
Mount Ryan II RRCS	1174-1186	ATV/snowmachine via Circle-Fairbanks Trail from Steese Hwy

JUNE CREEK

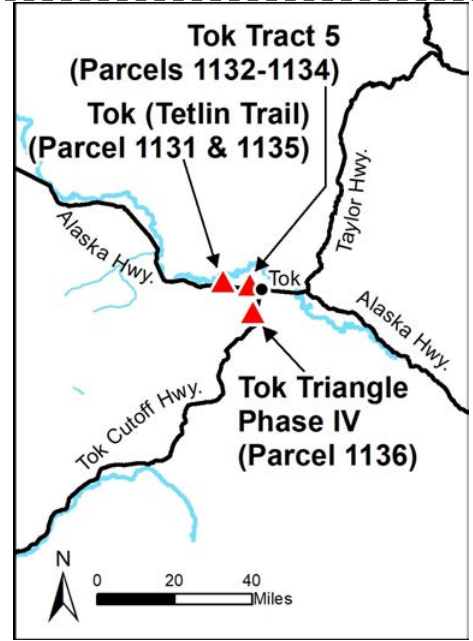


Location	June Creek Subdivision is located approximately 20 miles north of Healy on the west side of the Parks Hwy.
Access	Access is via the Parks Highway then along interior subdivision rights-of-way. Neither parcel has constructed access. Parcel 1130 access is via Eisenhower Drive to Adams Way, a brushed ATV trail. Access to parcel 1129 is along Roosevelt Avenue, then along Coolidge Street. Parcel 1129 is limited to overland ATV, snowmachine, or walk-in access only.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see “ <i>Sewer and Water</i> ” under the “ <i>Developing Your Land</i> ” section in the “General Information” section of the brochure. Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines at their own expense.
Local Government	This area is within the boundary of the Denali Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the “ <i>Tentatively Approved Lands</i> ” section of this brochure for details.
Fire	This area is in a Full Fire Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, access, and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	June Creek is survey ASLS 79-166, located in Sections 10 & 25, Township 9 South, Range 9 West, Fairbanks Meridian. The survey has been filed as plat 80-9 in the Nenana Recording District.
Right-of-Way	Many of the rights-of-way in the subdivision have been brushed, but not constructed. Kennedy Dr. has been constructed from the highway to approximately 1/2 mile.
Homeowner’s Association	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the June Creek Homeowner’s Association, if active.



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TETLIN TRAIL, TOK TRACT 5, & TOK TRIANGLE PHASE IV



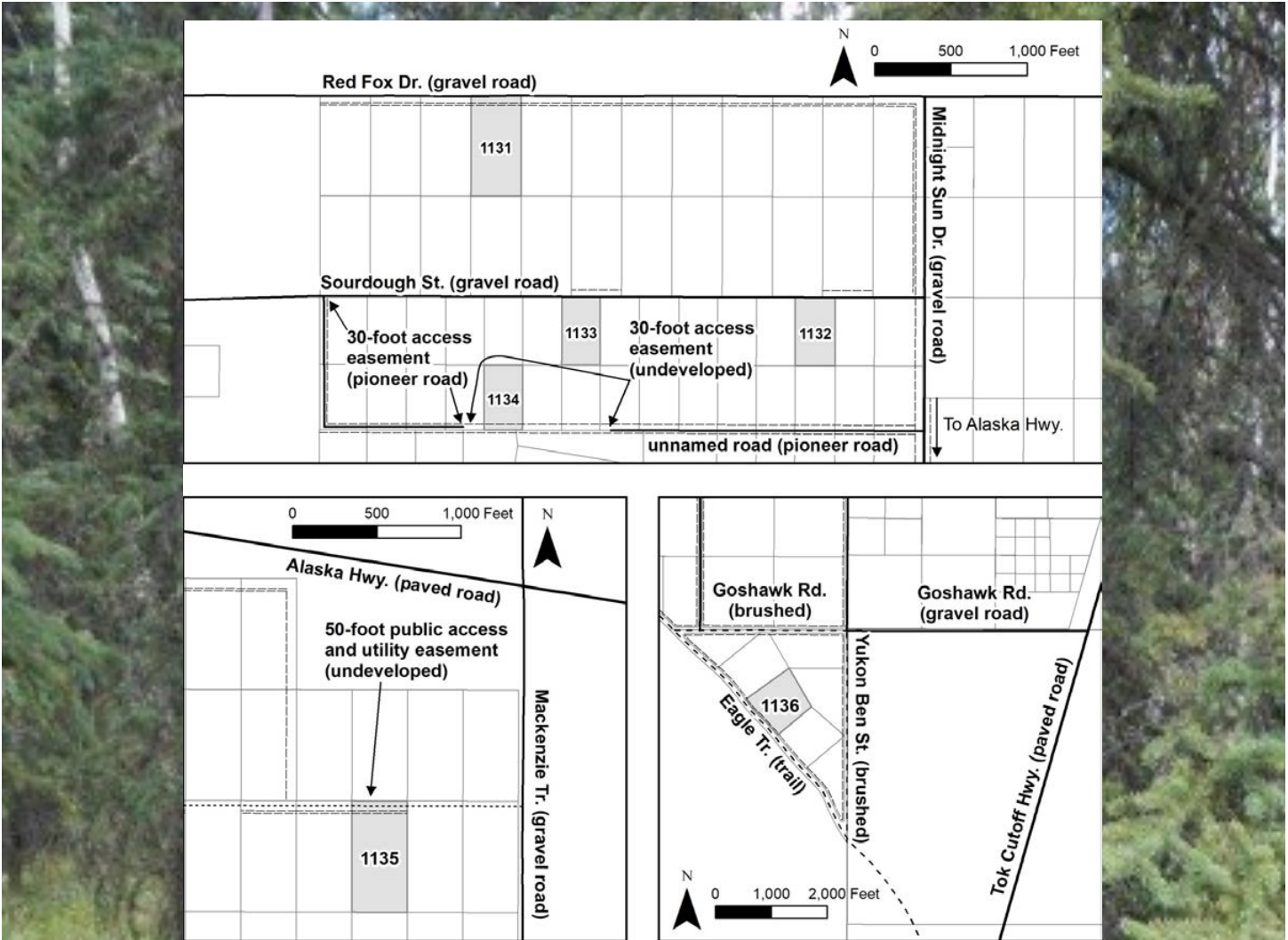
Location	Tetlin Trail and Tok Tract 5 are located approximately two to five miles west of the intersection of the Alaska Highway and the Tok cutoff. Tok Triangle Phase IV is located six miles southwest of Tok, west of the Tok Cutoff.
Access	Parcel 1132 and 1133 are road accessible from Sourdough Lane. Parcel 1131 is accessible from Red Fox Drive. Parcel 1134 and 1136 are accessible by developed dirt roads. Parcel 1135 is accessed from the Alaska Highway north of Midnight Sun Dr., then West on Unnamed ROW.
Utilities	There is no municipal water supply or sewer system (public or private) available. Check the plat notes and see <i>"Sewer and Water"</i> under the <i>"Developing Your Land"</i> section in General Information of this brochure. Parcels 1131-1135: Electricity is available in the area; purchasers will be responsible for extending the lines at their own expense. Parcel 1136: There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area does not have an incorporated local government and is subject to State of Alaska platting authority.
Homeowner's Association	Any subsequent owners of any parcel within the Tok Tract 5 subdivision automatically becomes a member of the Homeowners Association created to govern the subdivision.
Fire	This area is in a Critical Fire Management Option. See the <i>"Fire and Burning Activities"</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Parcel 1131 of Tetlin Trail is survey ASLS 79-136, located in Section 14, Township 18 North, Range 12 East, Copper River Meridian. This survey has been filed as plat 80-27, in the Fairbanks Recording District. Parcel 1135 of Tetlin Trial is survey ASLS 79-134, located in Section 16 Township 18 North, Range 12 East, Copper River Meridian. This survey has been filed as plat 80-25, in the Fairbanks Recording District. Tok Tract 5 is survey ASLS 79-199, located in Section 14, Township 18 North, Range 12 East, Copper River Meridian. The survey has been filed as plat 80-88 in the Fairbanks Recording District. Tok Triangle Phase IV is survey ASLS 2012-11, in Section 22, Township 17 North, Range 12 East, Copper River Meridian. The survey has been filed as plat 2013-17 in the Fairbanks Recording District.

Right-of-Way

Tetlin Trail: Rights-of-way for Parcel 1131 is a gravel road. Rights-of-way for Parcel 1135 is an unimproved trail.

Tok Tract 5 (Parcels 1132-1134): Midnight Sun Dr. and the unnamed gravel road are good gravel roads. Other rights-of-way in the subdivision are brushed trails or undeveloped.

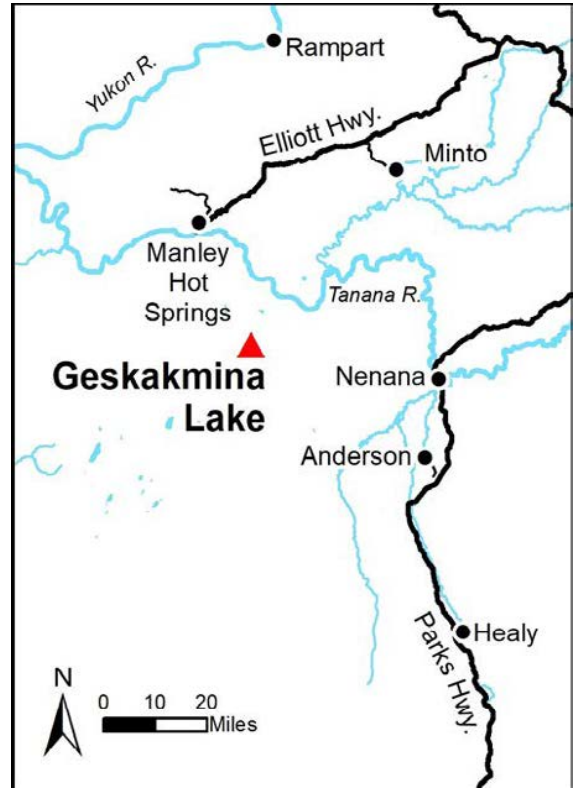
Tok Triangle Phase IV (Parcel 1136): Moose Nugget Rd. and Butch Kuth Ave. are gravel roads. Yukon Ben St. is mostly a gravel road but is only brushed south of the intersection with Goshawk Rd.



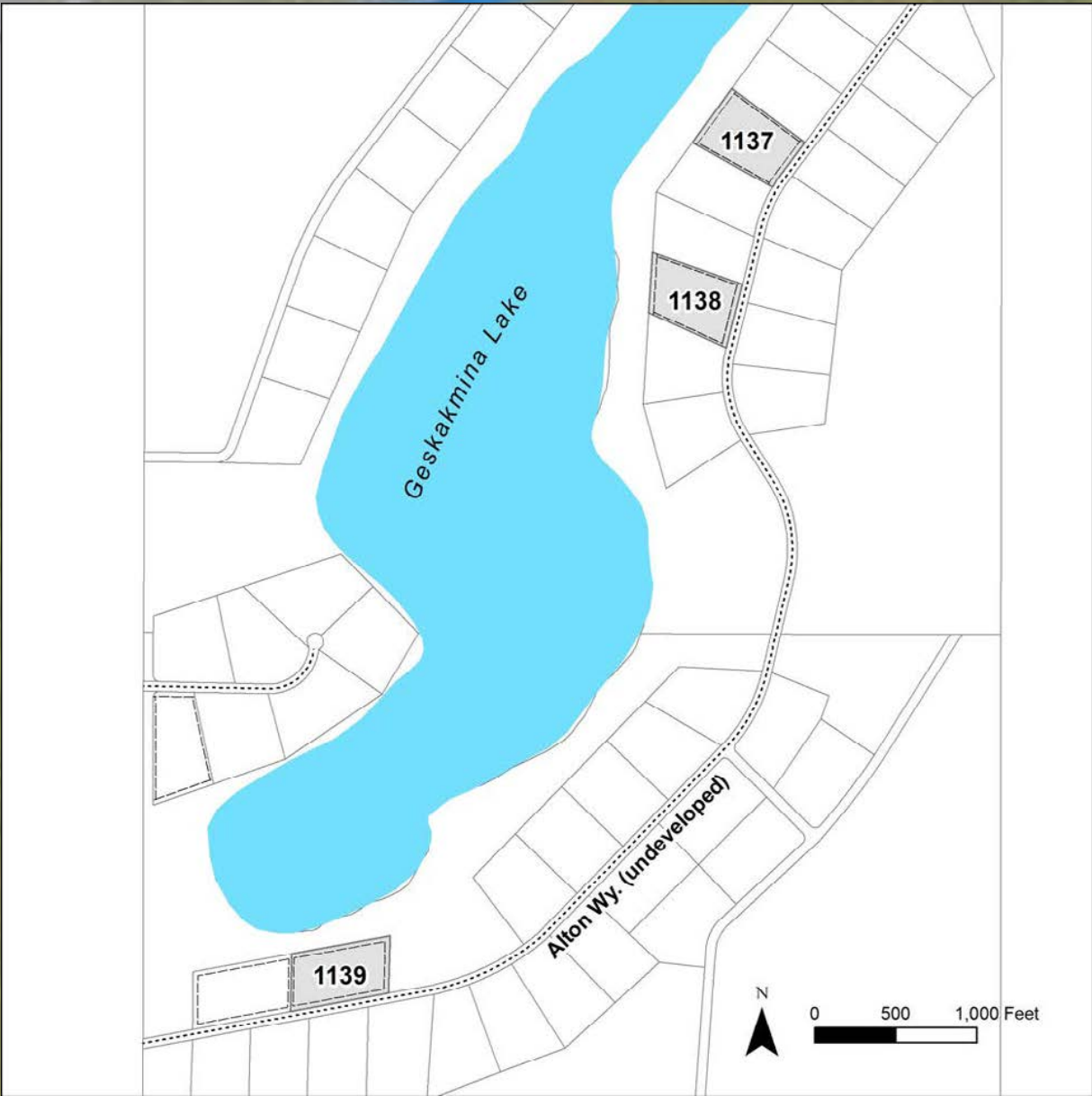
PARCEL #	AK DIVISION OF LANDS (ADL) #	ASLS	LOT	BLOCK	ACRES	MINIMUM BID
1131	405899	79-136	4	-	5.00	\$12,500
1132	405977	79-199	13	1	2.39	\$9,500
1133	405971	79-199	7	1	2.39	\$9,500
1134	405990	79-199	26	1	2.56	\$7,900
1135	405860	79-134	14	3	5.00	\$11,300
1136	420255	2012-11	5	3	16.62	\$22,400

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GESKAKMINA LAKE



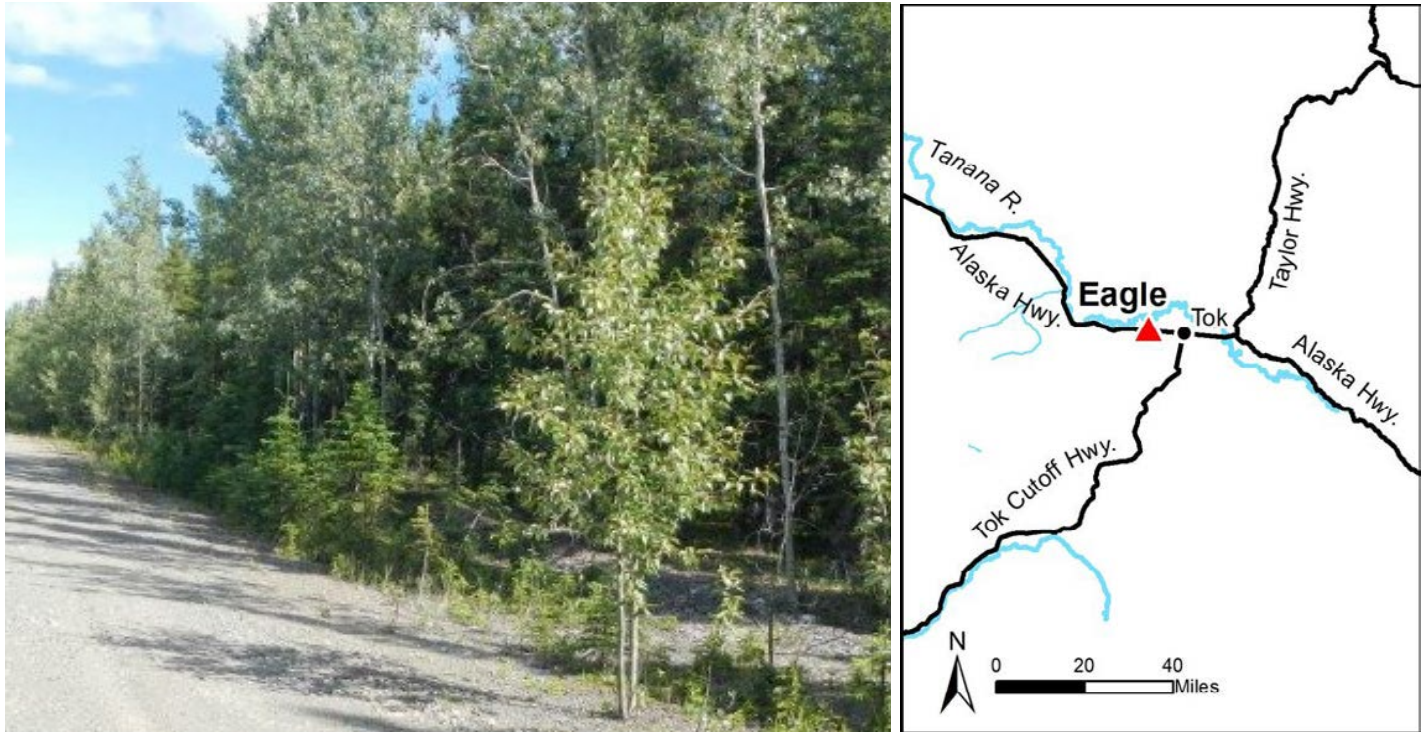
Location	Geskakmina Lake Subdivision is located approximately 75 miles southwest of Fairbanks.
Access	Access is by ski or float plane to Geskakmina Lake or via snowmachine trail from Nenana or Manly Hot Springs.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Department of Environmental Conservation. Please see the plat notes and the “Sewer and Water” section of this brochure for details. There are not utilities (electric, phone, internet, etc.) currently in this area.
Local Government	The subdivision is within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of the brochure for details.
Restrictions	Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are no limited to, pedestrian access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	ASLS 81-55 located in Sections 14 & 23, Township 3 South, Range 14 West, Fairbanks Meridian. The survey has been filed as plat 81 -129 in the Fairbanks Recording District.
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 Fairbanks Recording District.
Right-of-Way	Rights-of-way within the subdivision are undeveloped.



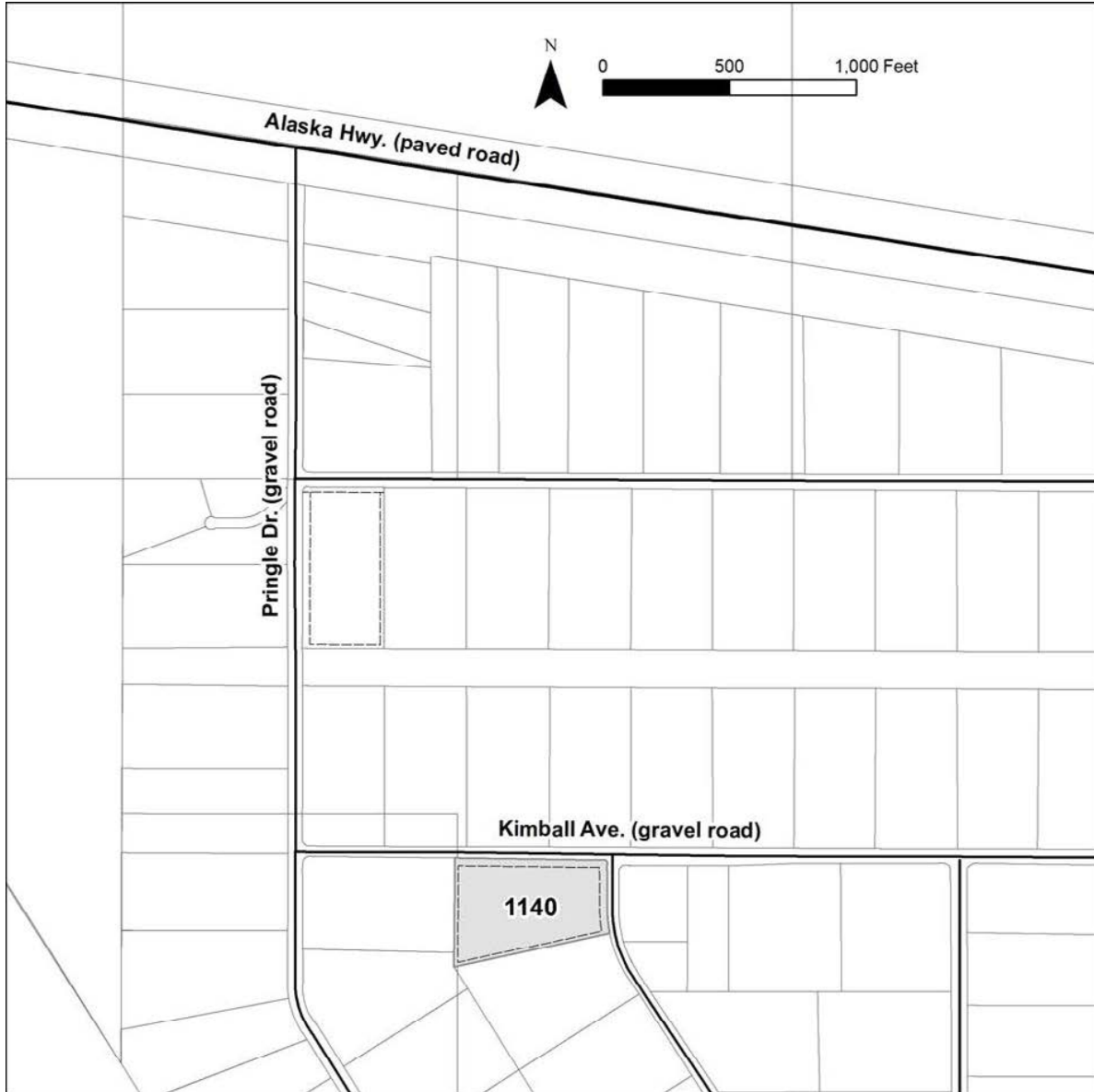
PARCEL #	AK DIVISION OF LANDS	LOT	BLOCK	ACRES	MINIMUM BID
1137	407350	6	2	4.878	\$6,900
1138	407386	3	2	4.809	\$7,700
1139	407369	6	5	4.998	\$7,800

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EAGLE



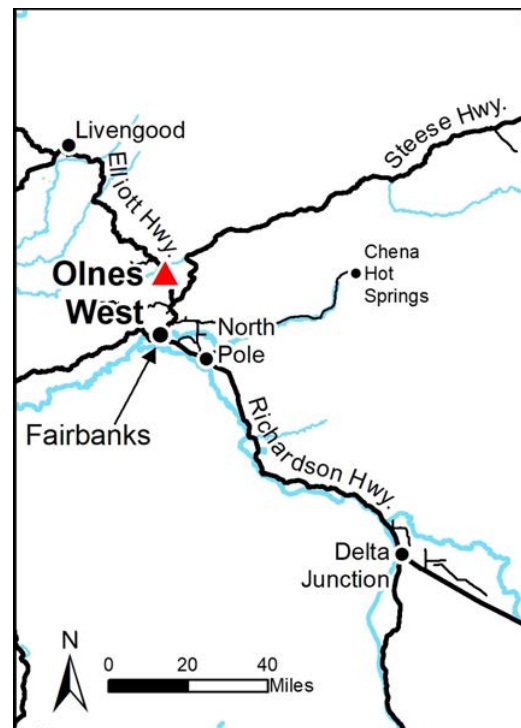
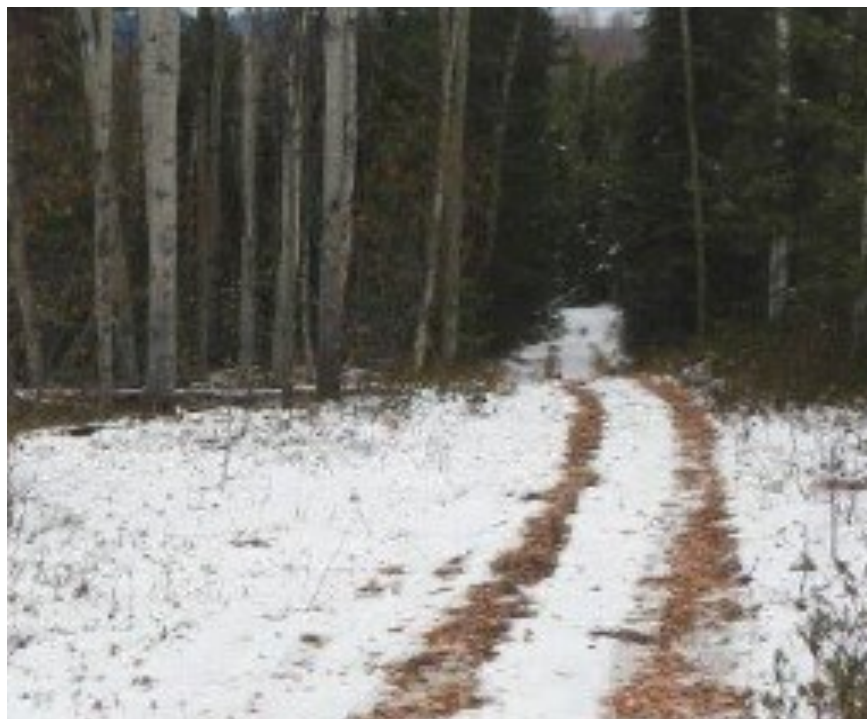
Location	Eagle subdivision is located 8 miles west of Tok Junction, just south of the Alaska Highway.
Access	Access is from Pringle Road which intersects the Alaska Highway northwest of milepost 1322. Parcel 1140 is located on Kimball Road, just east of Pringle Road.
Utilities	There is no municipal water 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
Local Government	The subdivision is within the Unorganized Borough and is subject to the State of Alaska platting authority.
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.
Fire	This area is in a Critical Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat may include but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes or be recorded separately.
Survey and MTRS	Eagle is survey ASLS 81-33 located in Section 14, Township 18 North, Range 11 East, Copper River Meridian. The survey has been recorded as plat 81-137 in the Fairbanks Recording District.
Right-of-Way	Rights-of-way within the subdivision are Pringle Drive and Kimball Avenue, developed gravel roads.



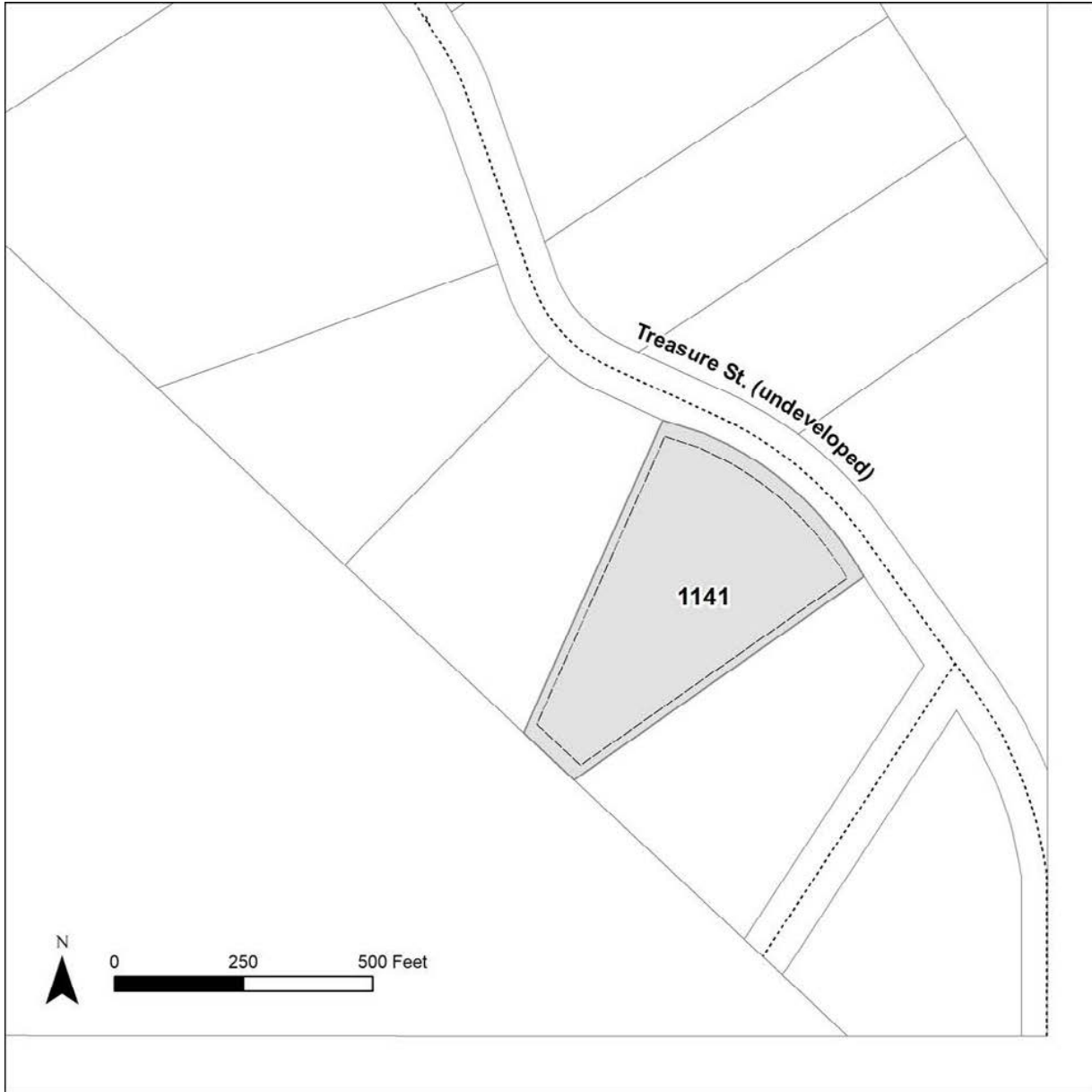
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1140	408093	1	9	4.984	\$15,000

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OLNES WEST



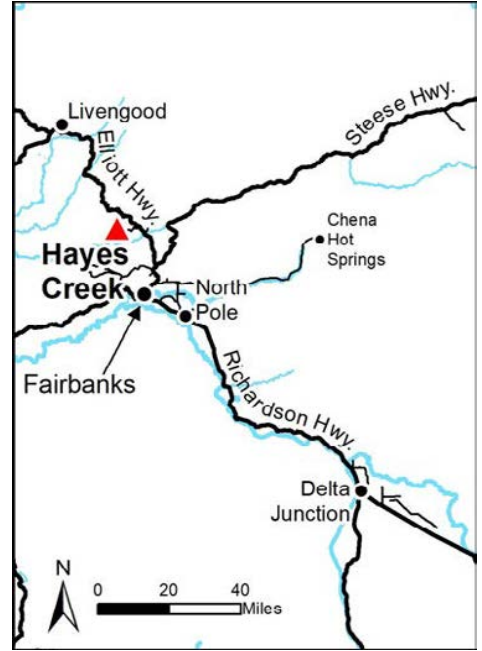
Location	Olnes West subdivision is located approximately 20 miles north of Fairbanks, west of the Elliot Highway, off Treasure Street.
Access	Access to the subdivision is via the Elliot Highway to Vault Drive, a gravel road. The parcel is along Treasure Street which is a gravel road that deteriorates into a 4x4 road, then into an ATV trail.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Department of Environmental Conservation. Please see the plat notes for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is located within the boundary of the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments.
Zoning	This parcel is zoned Rural Estate (RE-4) by the Fairbanks North Star Borough. Use of this parcel is restricted by zoning, please contact the borough for details.
Notes	Parcels in this subdivision may have abandoned improvements on the land. Parcel 1141 has debris and abandoned vehicles on the property. DNR highly recommends personally inspecting the parcels before bidding. DNR is not responsible for the disposal of any existing debris. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Fire	This parcel is in a Critical Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for more details. Other areas of the subdivision are in a Full Management Option.
Restrictions	Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, utility, and public access easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Olnes West is survey ASLS 81-38, located in Section 26, Township 3 North, Range 1 West, Fairbanks Meridian. The survey has been filed as plat 82-15 in the Fairbanks Recording District.
Right-of-Way	Rights-of-way within the subdivision are platted but undeveloped public access easements and section line easements.



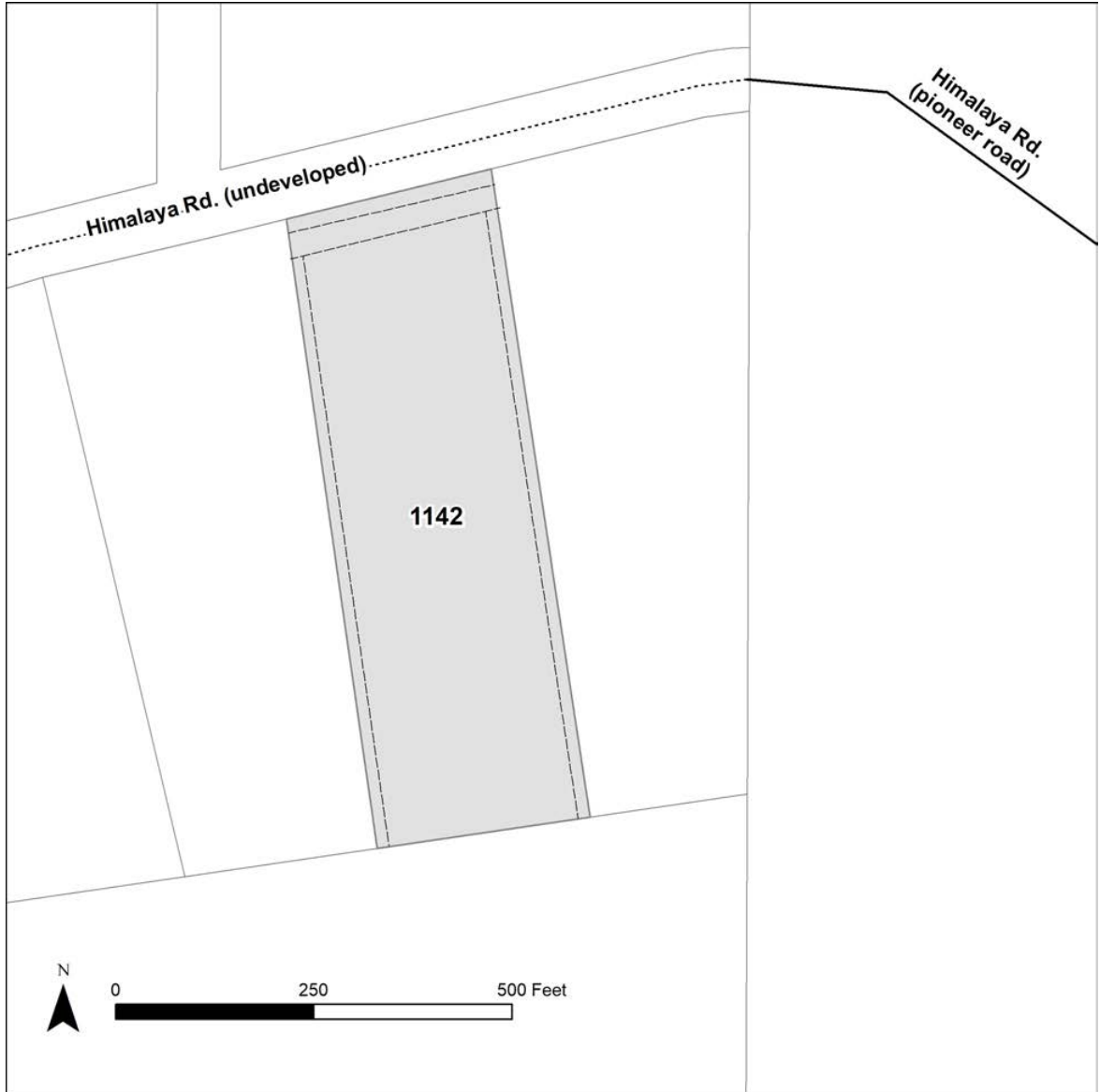
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1141	408246	2	2	4.985	\$10,300

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HAYES CREEK



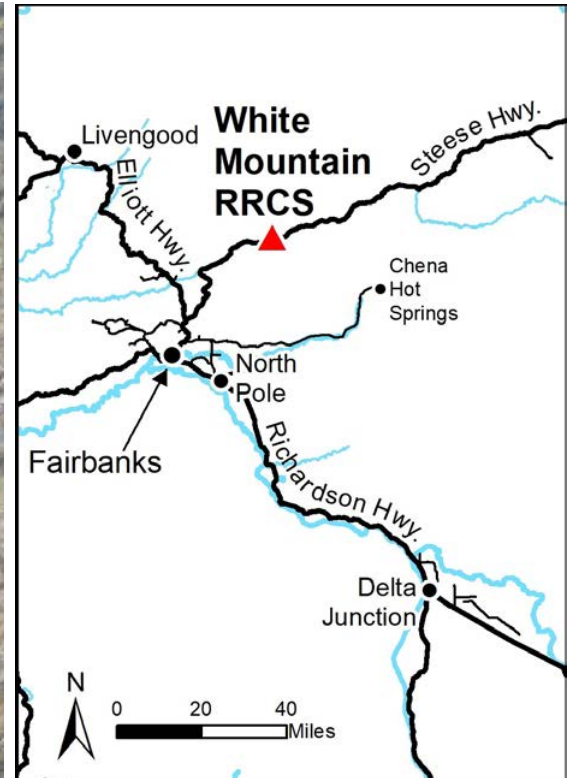
Location	Hayes Creek subdivision is located approximately 35 miles northwest of Fairbanks, west of the Elliot Highway.
Access	Accessible by dirt/gravel road (Himalaya Road) for the first 4.5 miles, then via snowmachine or ATV along a trail for approximately 2 miles.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Department of Environmental Conservation. Please see the plat notes and the “ <i>Sewer and Water</i> ” section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This 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. Please check with the borough for details of current ordinances.
Zoning	This parcel is zoned Rural Estate (RE-4) by the Fairbanks North Star Borough. Use of this parcel is restricted by zoning, please contact the borough for details.
Notes	Parcels in this subdivision may have abandoned improvements on the land. Parcel 1142 has debris and a structure on the property. DNR highly recommends personally inspecting the parcels before bidding. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Critical Fire Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for details.
Restrictions	Parcels are subject to all platted easements, setbacks, and reservations of record. Easement ADL 403097 provides access from Elliott Highway, across Alyeska Pipeline to Hayes Creek Subdivision. The access easement is 100 feet wide. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Hayes Creek is survey ASLS 81-20, located in Section 18, Township 3 North, Range 2 West, Fairbanks Meridian. The survey has been filed as plat 82-124 in the Fairbanks Recording District.
Right-of-Way	Some of the rights-of-way within the subdivision are established trails. Others are undeveloped.



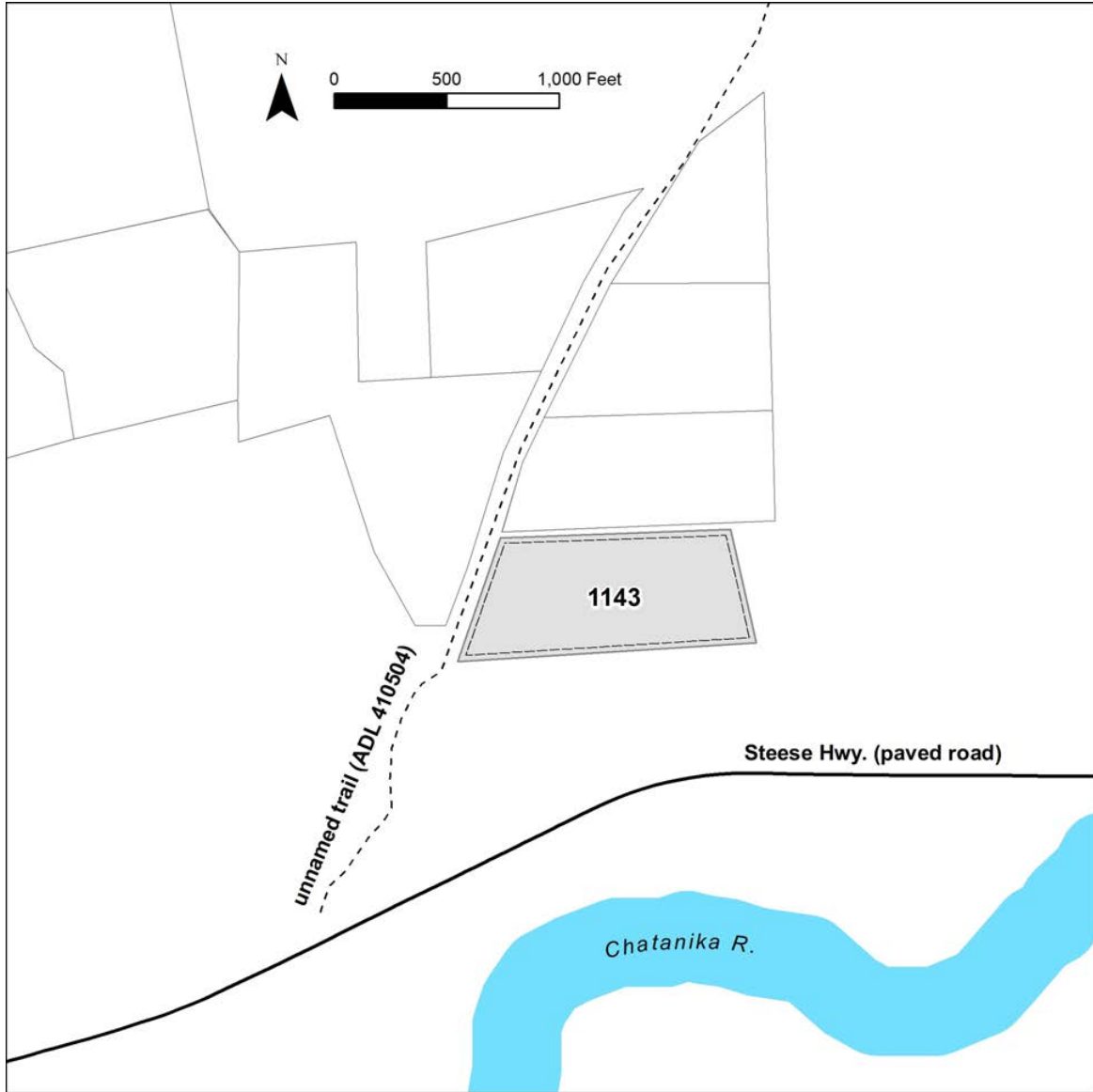
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1142	409347	4	7	5.00	\$7,300

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WHITE MOUNTAIN RRCS



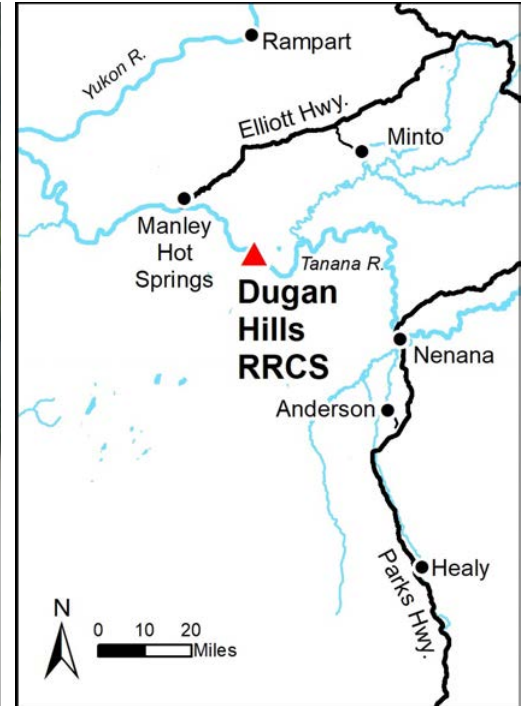
Location	White Mountain is located approximately 50 miles northeast of Fairbanks, north of the Steese Hwy.
Access	Access is from mile 50 of the Steese Hwy and along reserved easements and platted rights of-way. Access to White Mountain RRCS area requires crossing the historic Davidson Ditch. Please contact DNR’s Public Information Center in Fairbanks at 907-451-2705 for details.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Please check with the borough for details of current ordinances.
Fire	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for more details .
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. Legal access across Davidson Ditch is restricted to platted rights-of-way and reserved easements.
Survey and MTRS	White Mountain RRCS is survey ASLS 2002-11, located in Section 28, Township 5 North, Range 4 East, Fairbanks Meridian. The survey has been recorded as plat 2006-21, in the Fairbanks Recording District.
Right-of-Way	Rights-of-way to this parcel are an unimproved trail which runs through a dedicated public access easement (ADL 410504).



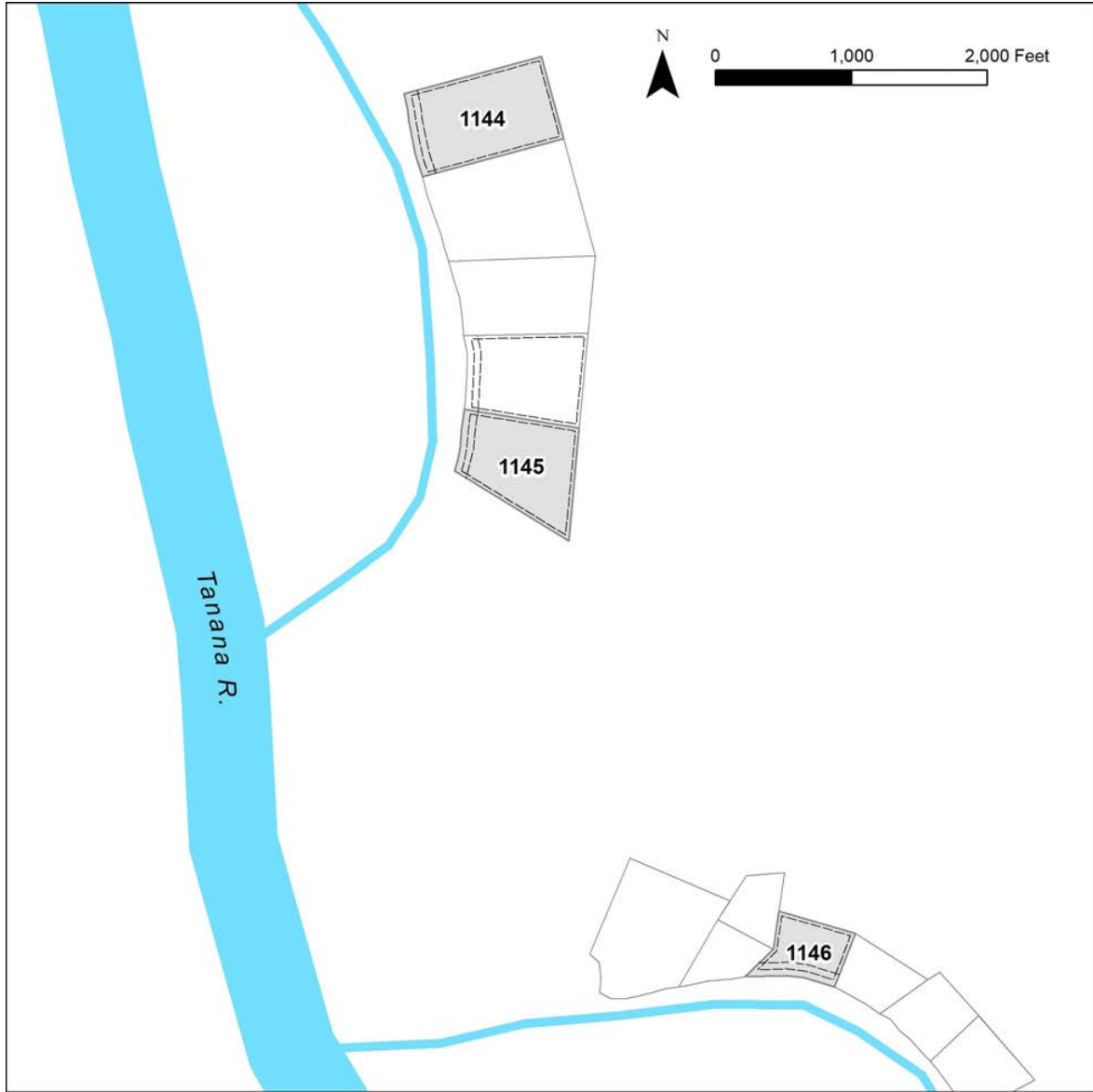
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1143	416721	K	13.16	\$13,700

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DUGAN HILLS RRCS



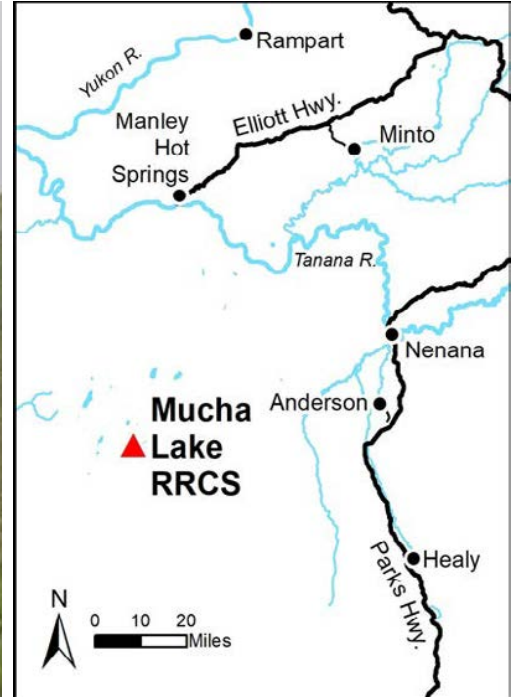
Location	Dugan Hills is located along the Tanana River, 13 miles southeast of Manley Hot Springs.
Access	Access is by boat or snowmachine using the Tanana River.
Utilities	There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	The subdivision is within the Unorganized Borough and is subject to the State of Alaska platting authority.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the <i>“Tentatively Approved Lands”</i> section of this brochure for details.
Notes	Parcels in this subdivision may have abandoned improvements on the land. Parcel 1146 has a structure on the property. DNR highly recommends personally inspecting the parcels before bidding. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Full Fire Management Option. See the <i>“Fire and Burning Activities”</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include but are not limited to, 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.
Survey and MTRS	Dugan Hills RRCS is survey ASLS 2005-26 located in Sections 15 & 22, Township 1 South, Range 13 West, Fairbanks Meridian. The survey has been recorded as plat 2008-33 in the Fairbanks Recording District.



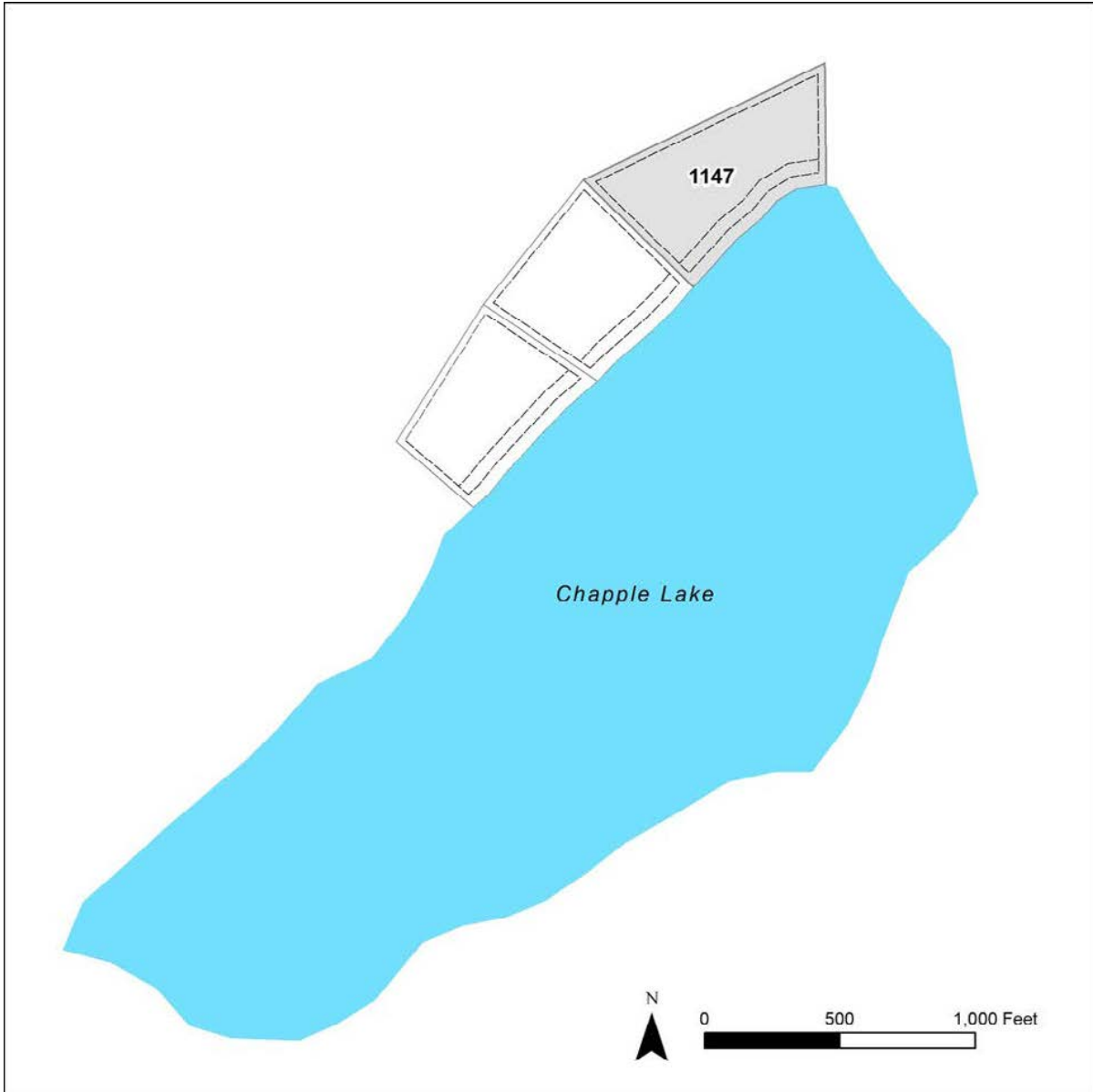
PARCEL #	AK DIVISION OF LANDS	TRACT	ACRES	MINIMUM BID
1144	417620	H	15.31	\$31,200
1145	417618	M	12.89	\$27,800
1146	417385	C	5.00	\$15,700

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MUCHA LAKE II RRCS



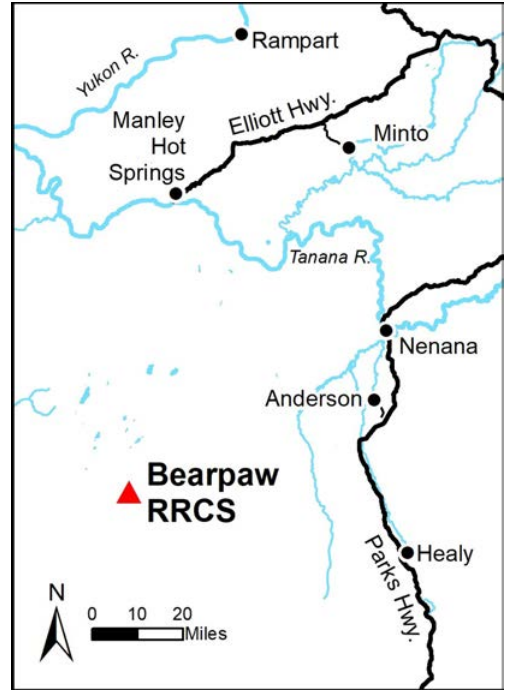
Location	Approximately 100 air miles southwest of Fairbanks, west of the Kantishna River. This parcel is on a smaller lake, southwest of Mucha Lake.
Access	Access is primarily by float plane to Chapple lake in the southern portion of the area or by snowmachine in the winter.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of Alaska Department of Environmental Conservation. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Denali Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions. Please check with the borough for details of current ordinances.
Notes	These parcels may contain wetlands. Purchaser must obtain permits from the U.S. Army Corp of Engineers before placing any dredged or fill material in wetlands.
Fire	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, public access, and utility easements. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Mucha Lakes II RRCS is survey ASLS 2003-41 located in Section 29, Township 8 South, Range 17 West, Fairbanks Meridian. This survey was recorded as plat 2006-193 in the Fairbanks Recording District.



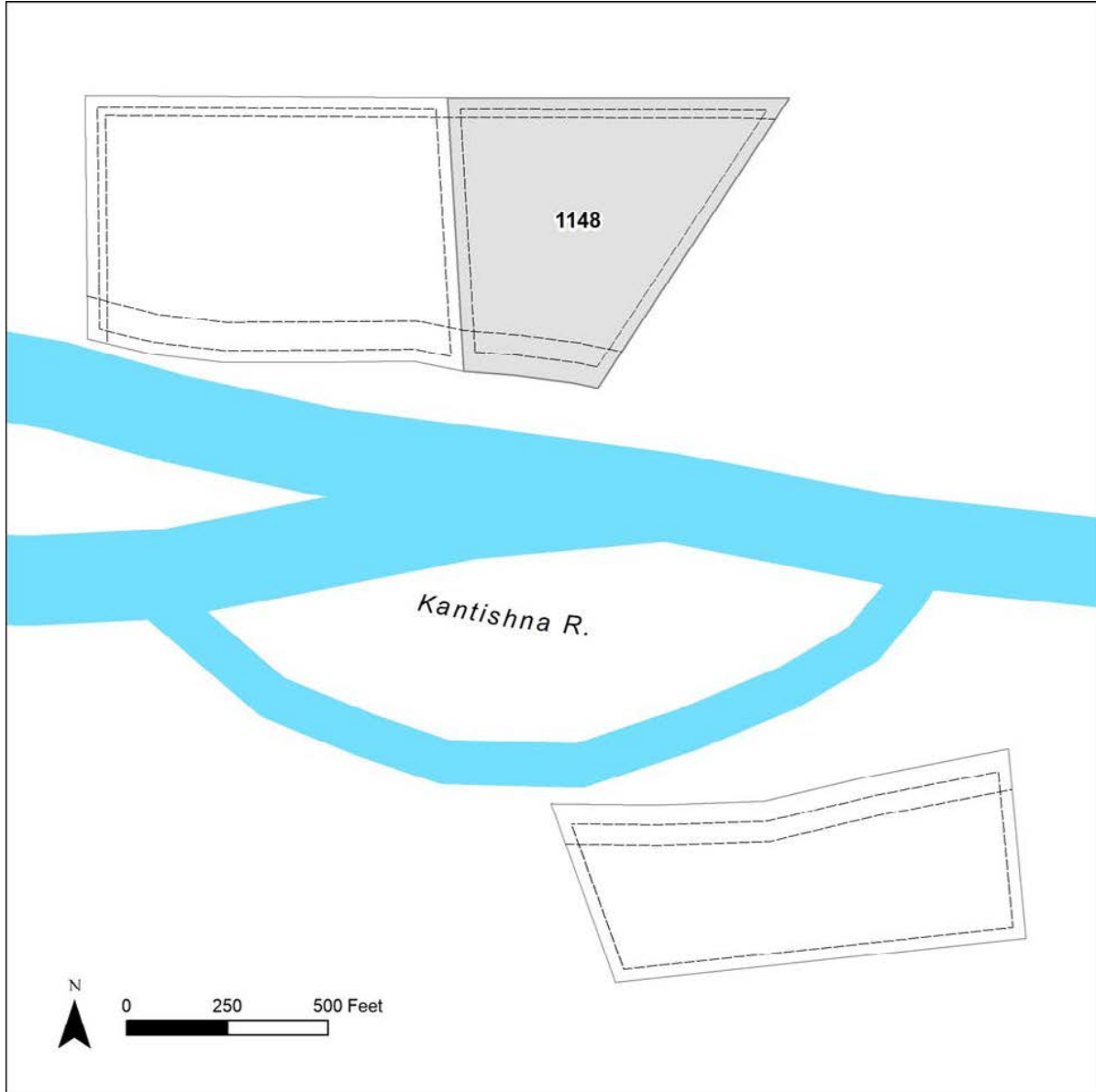
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1147	417657	G	7.89	\$16,900

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BEARPAW RRCS



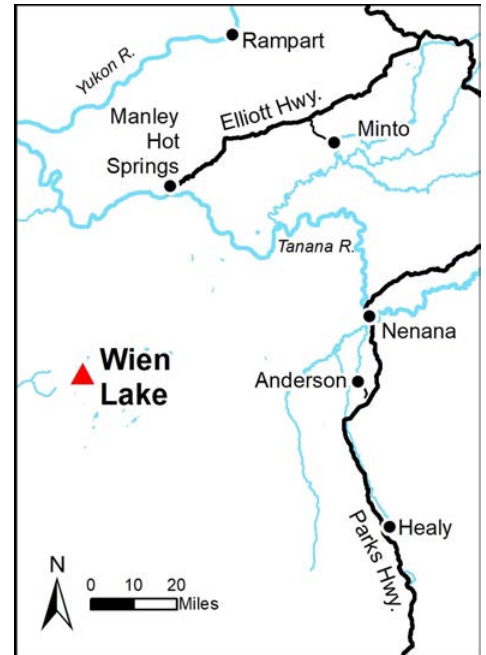
Location	Approximately 60 miles west of Healy, on the Kantishna River, west of the Bearpaw River.
Access	Primary access to the area is via boat on the Kantishna River, snowmachine, or floatplane along straight stretches of the river.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of Alaska Department of Environmental Conservation. Check the plat notes and see <i>“Sewer and Water”</i> under the <i>“Developing Your Land”</i> section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area 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. Please check with the borough for details of current ordinances.
Notes	These parcels may contain wetlands. Purchaser must obtain permits from the U.S. Army Corp of Engineers before placing any dredged or fill material in wetlands.
Fire	This area is in a Limited Fire Management Option. See the <i>“Fire and Burning Actives”</i> Section of this brochure for details.
Restrictions	Parcels are subject to all platted easements, setbacks, and reservations of record. Public access, utility and section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recoded separately.
Survey and MTRS	Bearpaw RRCS is survey ASLS 2007-21, located in Section 19, Township 10 South, Range 17 West, Fairbanks Meridian. The survey was recorded as plat 2011-10 in the Fairbanks Recording District.



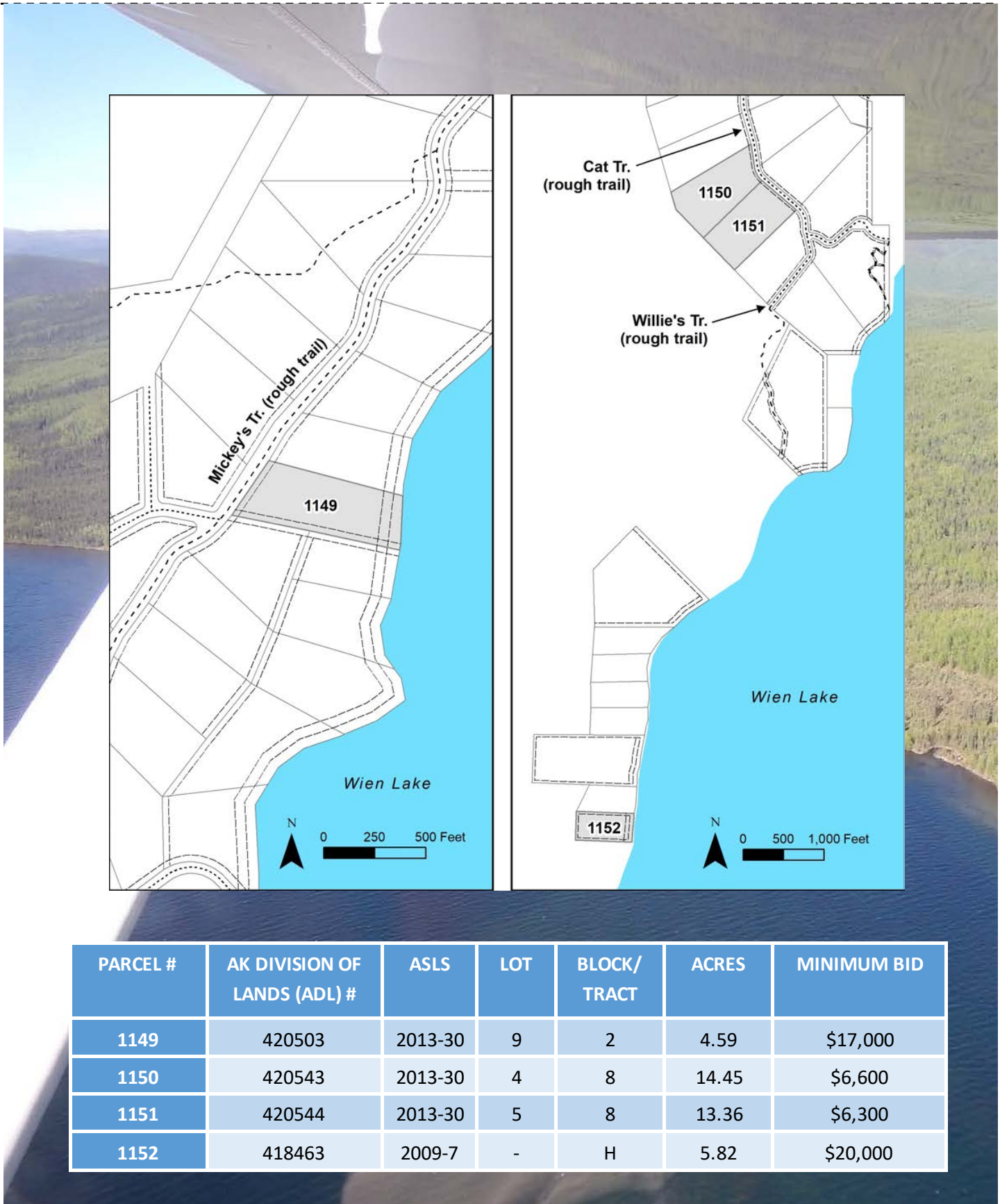
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1148	418259	B	9.72	\$19,400

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WIEN LAKE WEST & WIEN LAKE RRCS



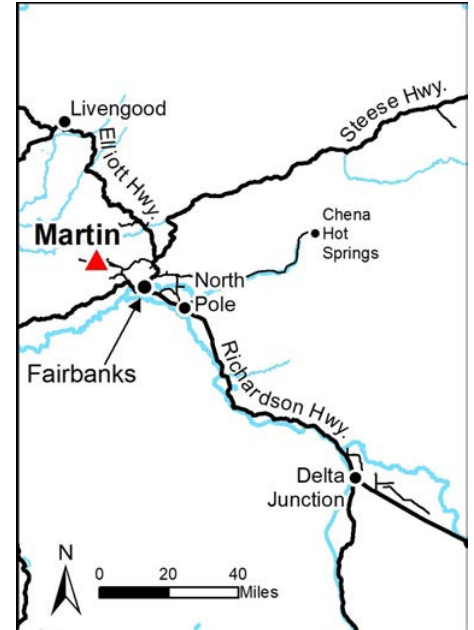
Location	Wien Lake is approximately 65 miles southwest of Nenana. Both areas are located on the western side of the lake.
Access	Primary access is by float or wheeled plane to Wien Lake. There is a grass airstrip on the northern side of the lake connected to area trails. There are several ATV trails along the western portion of the lake. Snowmachine access may be possible from Nenana or Manley Hot Springs.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	The subdivision is within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in a Full Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. Waterfront parcels are subject to a 100 foot building setback from Wien Lake. Parcels are subject to a 50 foot public access easement from the ordinary high water mark of public or navigable waterways.
Survey and MTRS	Wien Lake West is survey ASLS 2013-30, located in Sections 27, 28, 33, and 34, Township 6 South, Range 19 West, Fairbanks Meridian. The survey has been recorded as plat 2015-35 in the Fairbanks Recording District. Wien Lake RRCS is survey ASLS 2009-7, located in Sections 4 and 10, Township 7 South, Range 19 West, Fairbanks Meridian. The survey has been recorded as plat 2011-108 in the Fairbanks Recording District and plat 2011-4 in the Manley Hot Springs Recording District.
Right-of-Way	The rights-of-way within in this area are either unimproved trails or undeveloped. Access to individual parcels will be from platted rights-of-way and/or easements reserved through subdivision design.



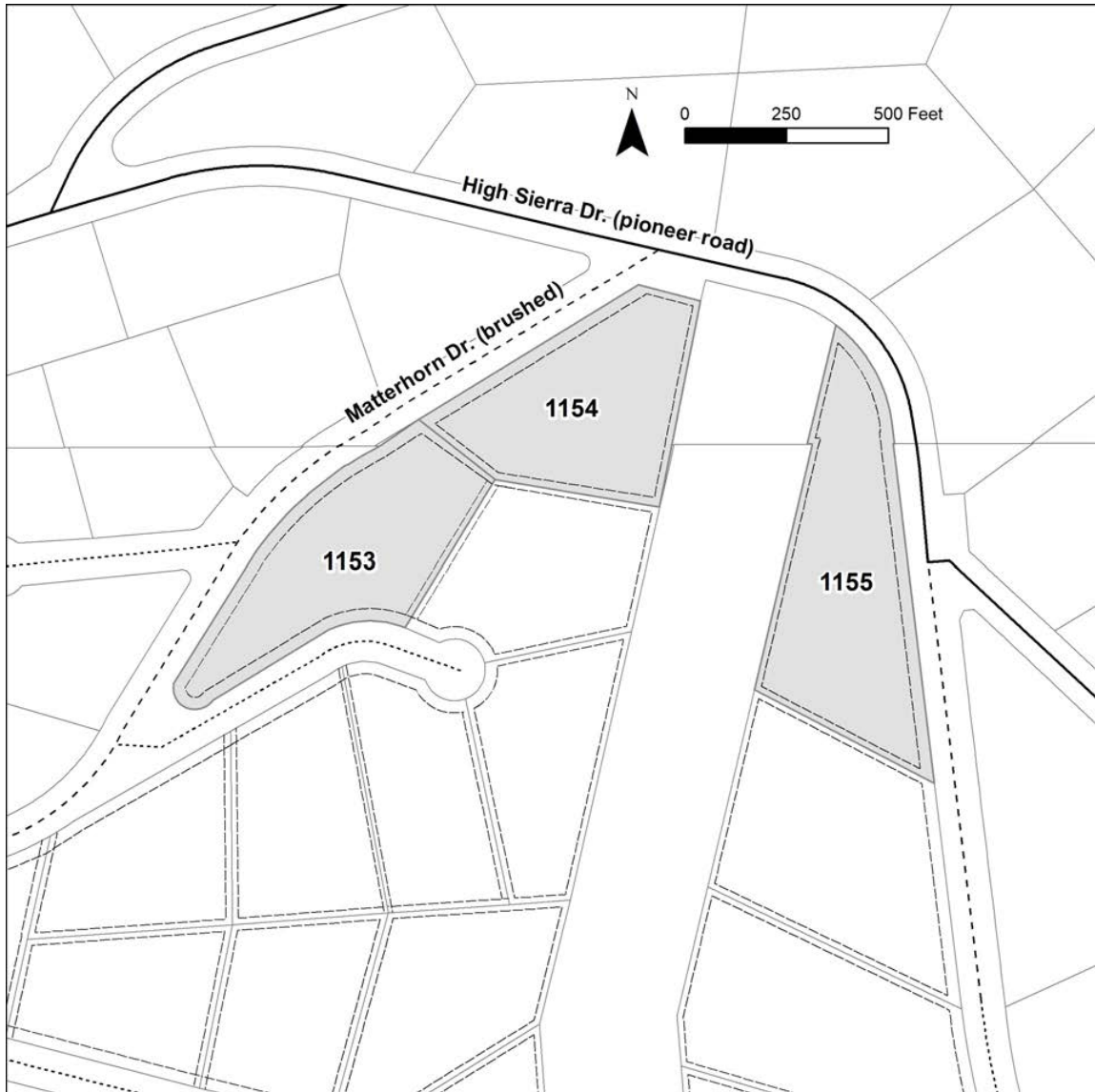
PARCEL #	AK DIVISION OF LANDS (ADL) #	ASLS	LOT	BLOCK/TRACT	ACRES	MINIMUM BID
1149	420503	2013-30	9	2	4.59	\$17,000
1150	420543	2013-30	4	8	14.45	\$6,600
1151	420544	2013-30	5	8	13.36	\$6,300
1152	418463	2009-7	-	H	5.82	\$20,000

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MARTIN



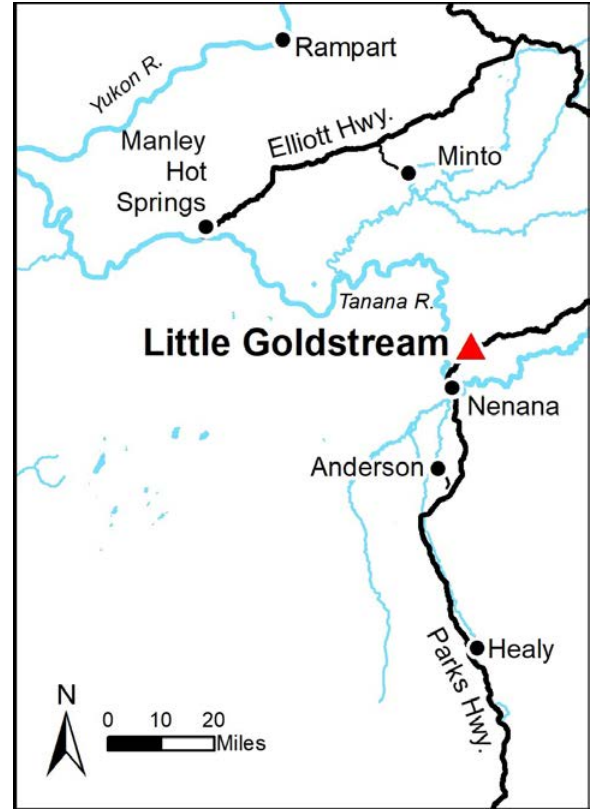
Location	Located on the south side of Old Murphy Dome Road, about 25 miles northwest of Fairbanks.
Access	Pioneer road that deteriorates into an ATV trail. Parcels are accessed from High Sierra Drive and a series of undeveloped rights-of-way.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Zoning	The Martin parcels are zoned Rural Estate (RE-4) by the Fairbanks North Star Borough. Use of these parcels is restricted by the zoning, please contact the borough for details.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Critical Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Martin is survey ASLS 84-21, located in Sections 5, 6, 31, and 32, Township 1 North, Range 3 West. and Section 34, Township 2 North, Range 3 West, Fairbanks Meridian. The survey has been filed as plat 84-275 in the Fairbanks Recording District; also see associated easement vacation plat EV-2-306 filed as Plat No. 84-274.
Right-of-Way	Some rights-of-way are developed pioneer roads and trails. Rights-of-way to these parcels are undeveloped.



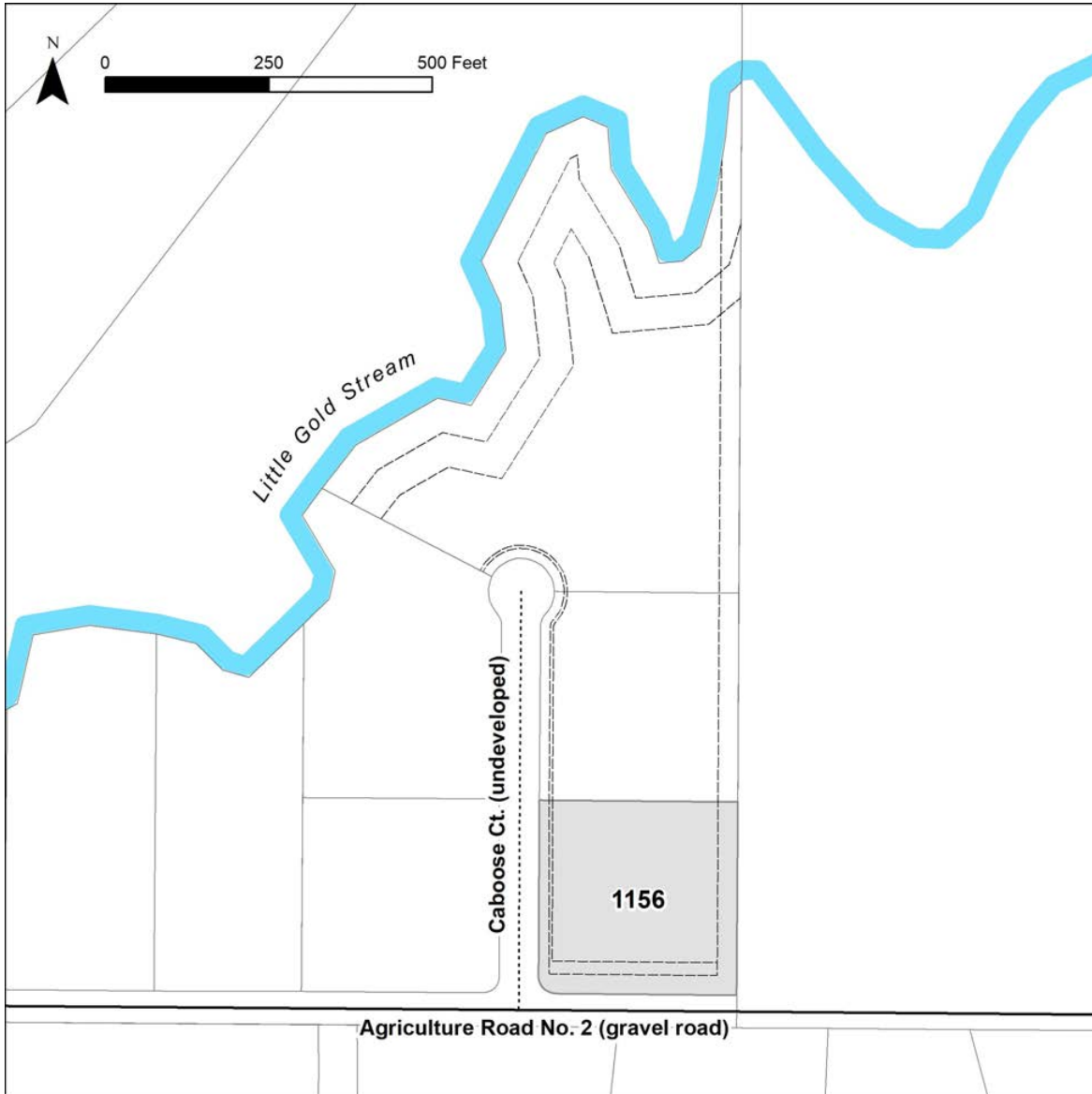
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1153	419089	2	7	5.361	\$14,600
1154	419088	1	7	4.994	\$13,700
1155	419123	36	7	6.563	\$16,800

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LITTLE GOLDSTREAM



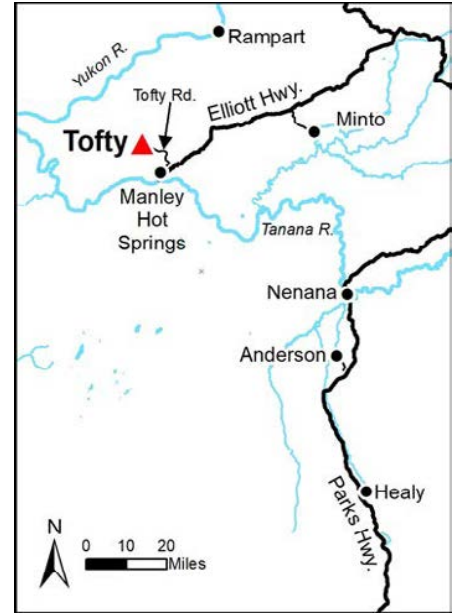
Location	Little Goldstream subdivision is located approximately 7 miles north of Nenana, west of the Parks Highway.
Access	Little Goldstream subdivision is accessible off the Parks Highway by Agricultural Road No. 2, a gravel road.
Utilities	There are no water supply or sewer systems (public or private) available in the area. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. Overhead electric lines have been extended into the subdivision, but owners may need to extend lines to this parcel at their own expense.
Local Government	The subdivision is within the Unorganized Borough and is subject to the State of Alaska platting authority.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Fire	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Little Goldstream is survey ASLS 2006-13, located in Section 9, Township 3 South, Range 7 West, Fairbanks Meridian. The survey has been filed as plat 2012-5 in the Nenana Recording District.
Right-of-Way	Agricultural Road No. 2 is a gravel road, Caboose Court is undeveloped.



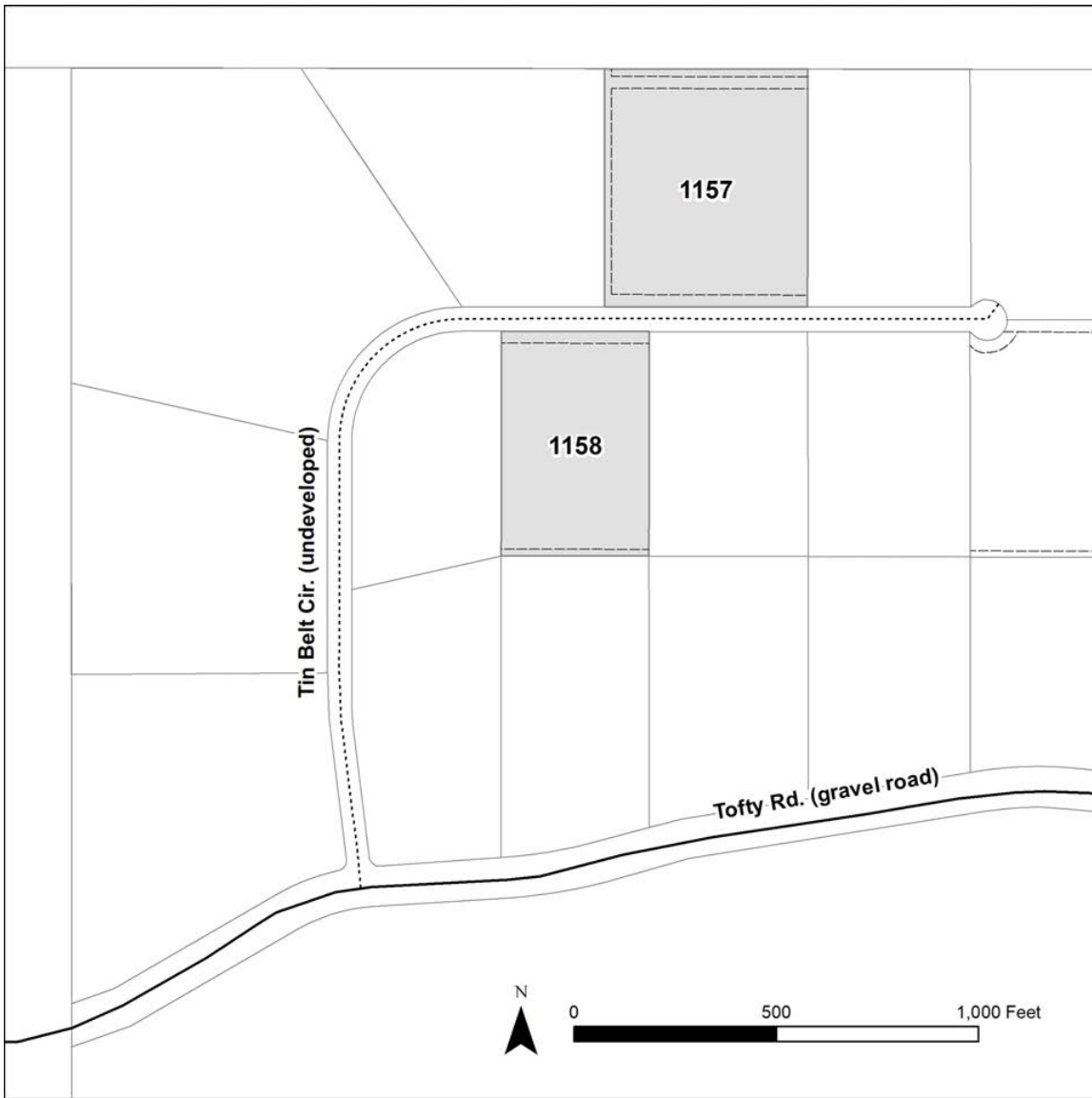
PARCEL #	AK DIVISION OF LANDS	LOT	ACRES	MINIMUM BID
1156	419420	1	2.02	\$16,200

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TOFTY



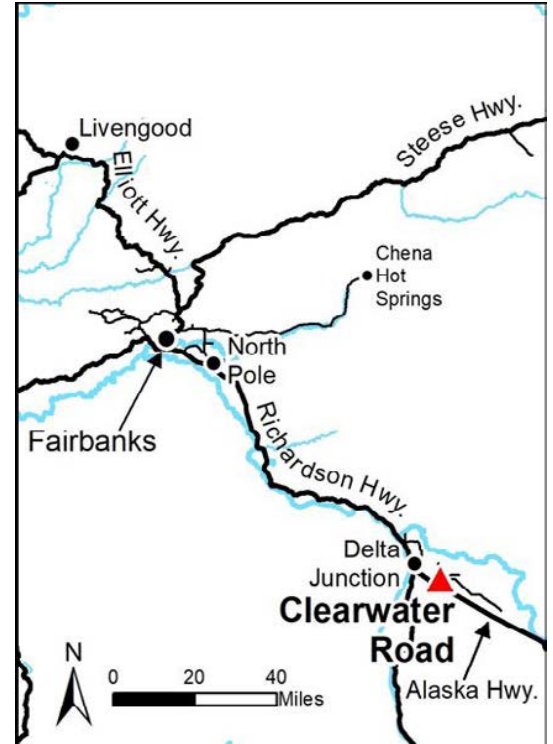
Location	Approximately 170 road miles northwest of Fairbanks, off Tofty Road.
Access	Access to Tofty Subdivision is via the Elliott Highway to Manley Hot Springs, then along Tofty Road to the subdivision. The parcels front a brushed ATV trail north of Tofty Road. Access to the parcels is along Tin Belt Circle. A portion of Tin Belt Circle has been improved, but not extended to the parcels. The state does not maintain Tofty Road during the winter months. During the winter, these parcels are accessible via snowmachine from Manley Hot Springs.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of Alaska Department of Environmental Conservation. Please see the plat notes and the “ <i>Sewer and Water</i> ” section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the “ <i>Tentatively Approved Lands</i> ” section of this brochure for details.
Fire	This area is in a Full Fire Management Option. Please see the “ <i>Fire and Burning Activities</i> ” section of the brochure for more details.
Restrictions	Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line, public use, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	ASLS 2011-38 located in Section 16, Township 3 North, Range 16 West, Fairbanks Meridian. The survey has been recorded as plat 2012-5 in the Manley Hot Springs Recording District.
Right-of-Way	Unimproved rights-of-way via Tin Belt Circle.



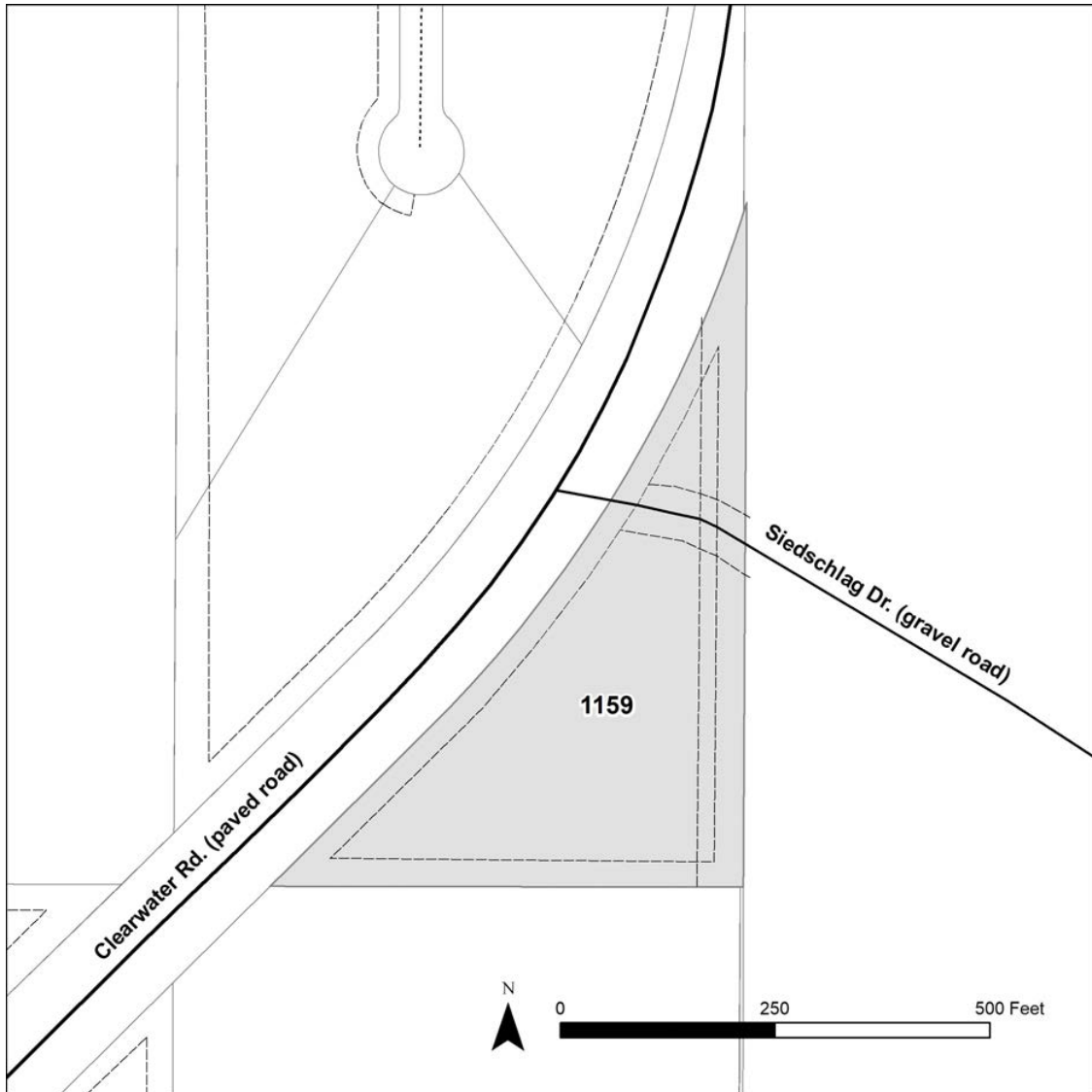
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1157	420056	5	1	6.83	\$12,300
1158	420070	10	2	4.65	\$9,500

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CLEARWATER ROAD



Location	Clearwater Road Subdivision is located approximately 7 miles southeast of Delta Junction, off the Alaska Highway.
Access	Clearwater Road is a paved road which intersects the Alaska Highway south of milepost 1415. Access to the parcel is along short portion of Siedschlag Drive, a well-constructed gravel road.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in General Information. Electricity is available along Clearwater Road. Purchasers are responsible for extending lines to this parcel at their own expense.
Local Government	The subdivision is within the Unorganized Borough and is subject to the State of Alaska platting authority.
Tentatively Approved	This parcel is located on Tentatively Approved lands, please see the “Tentative Approval” section for details.
Notes	Access from the parcels directly to Clearwater Road would require permissions from DOT&PF.
Fire	This area is in a Critical Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, ore be recorded separately.
Survey and MTRS	Clearwater Road Subdivision is survey ASLS 2008-25, Section 2, Township 11 South, Range 11 East in the Fairbanks Meridian. Recorded as plat 2010-6 in the Fairbanks Recording District.
Right-of-Way	Developed access from Siedschlag Drive.



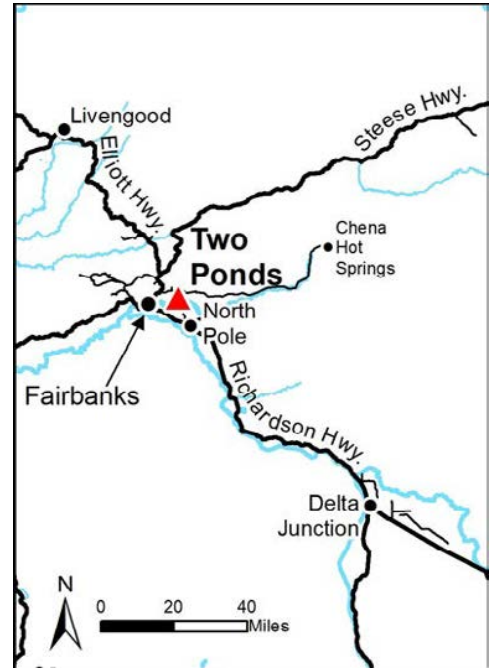
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1159	420550	D1	4.02	\$12,900

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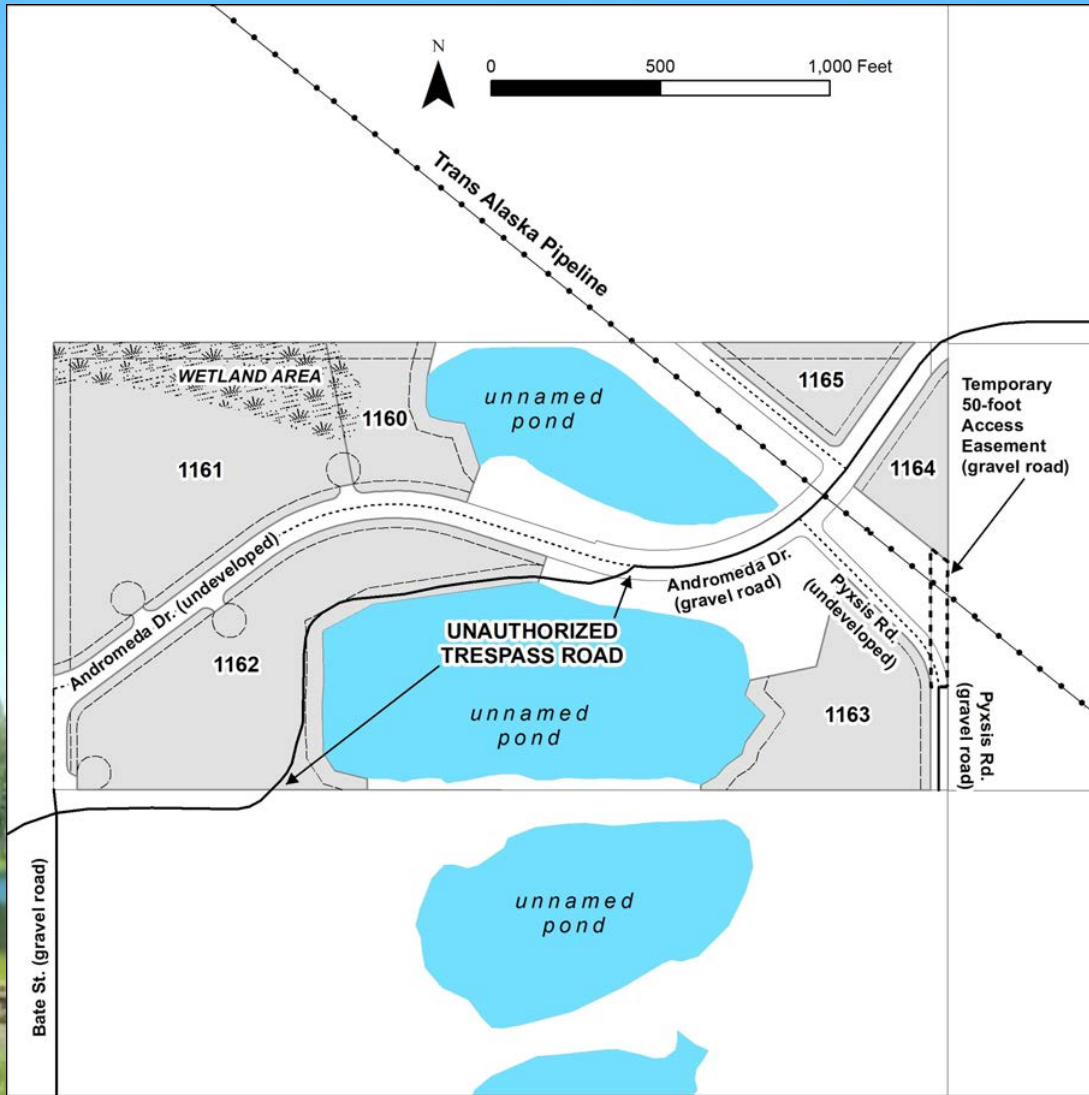
TWO PONDS



WHY BUY? ROAD ACCESSIBLE PARCELS NEAR FAIRBANKS



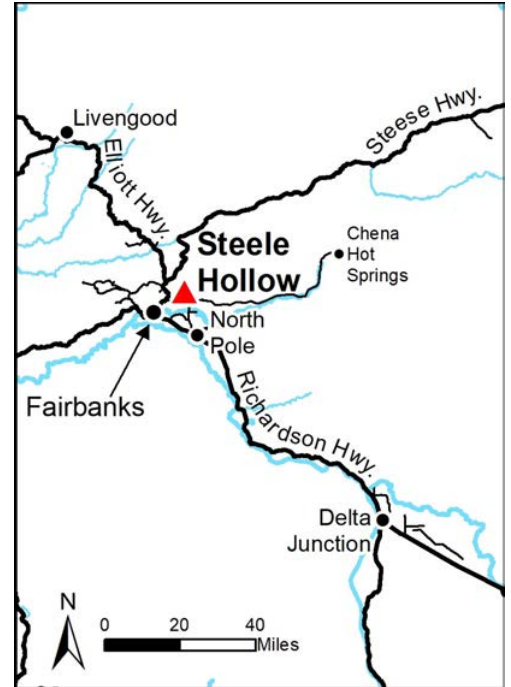
Location	Located approximately 15 miles east of Fairbanks, off Andromeda Drive, west of Nordale Road.
Access	Access to Two Ponds Subdivision is via Nordale Road, then west on Andromeda Drive, a gravel road.
Utilities	There are no water supply or sewer systems (public or private) available in the area. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. There is no electric service within the subdivision, however overhead electric lines are located on Bate Street, just to the south.
Local Government	The subdivision is within the Fairbanks North Star Borough and subject to the borough’s platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under “Restrictions.” Please check with the borough for details of current ordinances.
Notes	Parcels in this subdivision may have abandoned improvements on the land. Parcel 1163 has debris and an abandoned vehicle on the property. DNR highly recommends personally inspecting the parcels before bidding. DNR is not responsible for the disposal of any existing debris.
Fire	Unnamed Pond between parcels 1162 and 1163 are stocked by ADF&G.
Restrictions	The subdivision is in a Critical Protection Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Two Ponds is ASLS 2019-03 Located in Section 1, Township 1 South, Range 1 East, Fairbanks Meridian. The survey has been recorded as plat 2020-85 in the Fairbanks Recording District.
Right-of-Way	Parcels 1162, 1163, 1164, and 1165 have gravel road access via partially constructed Andromeda Drive. Parcel 1160 has dirt road access from Andromeda Drive. Access to Parcel 1161 is via Bate Street to the undeveloped west end of Andromeda Drive.



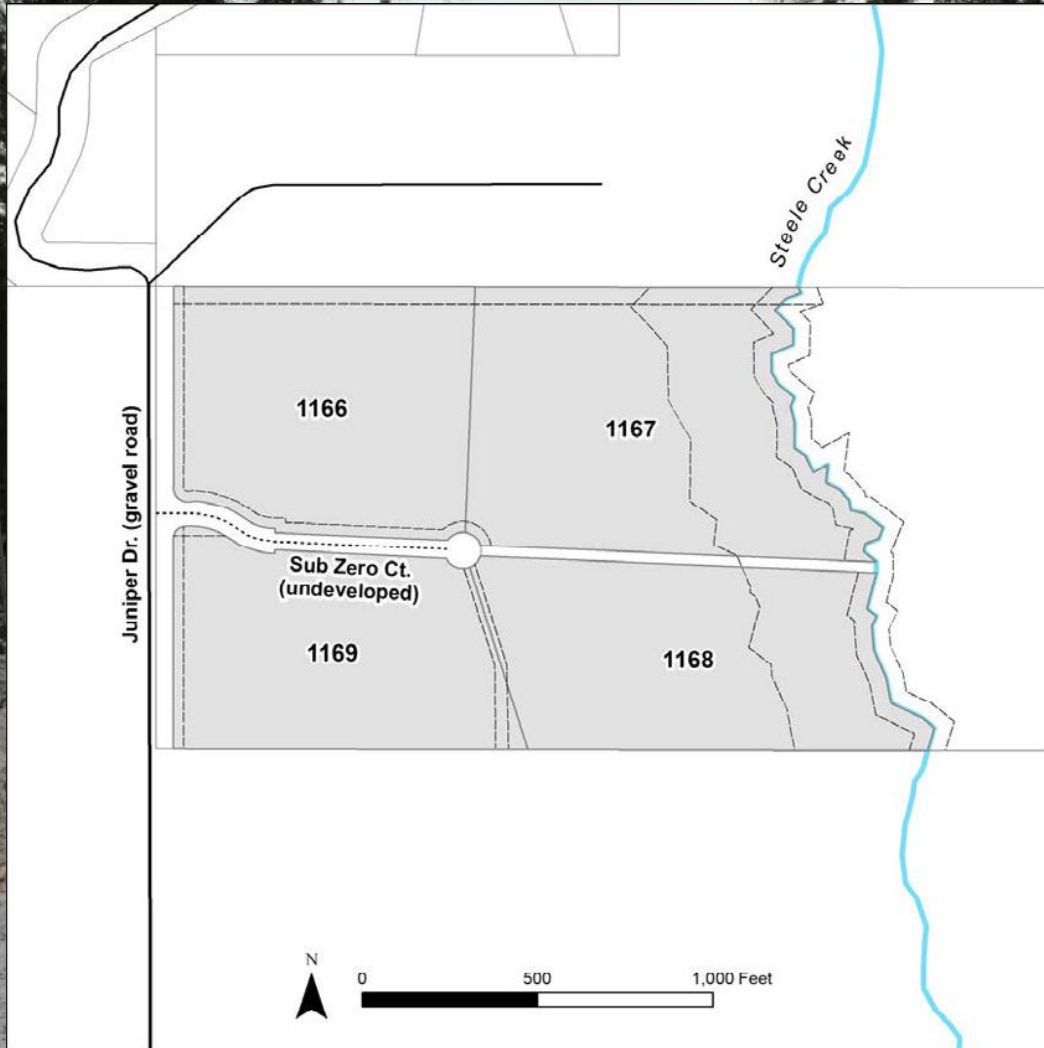
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1160	421581	2	3.314	\$18,100
1161	421582	3	13.629	\$37,700
1162	421583	4	12.087	\$42,300
1163	421584	5	5.725	\$26,800
1164	421585	6	1.972	\$12,900
1165	421580	1	2.225	\$13,900

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STEELE HOLLOW



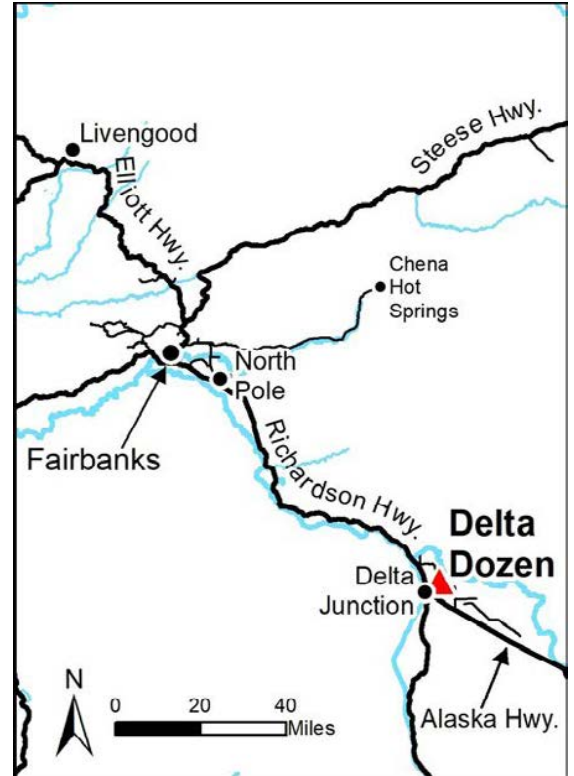
Location	Located approximately 9 miles east of Fairbanks, north of Chena Hot Springs Road.
Access	Access to Steele Hollow Subdivision is via Chena Hot Springs Road to Juniper Drive, a developed road. The parcels are east of Juniper Drive and accessed via Sub Zero Court, a recently brushed right-of-way. Sub Zero Court has been brushed to a width of 30'. However, there is a steep drop from Juniper Drive onto Sub Zero Court. Sub Zero Court is not accessible with a highway vehicle. Access is limited without further road construction as allowed by the Fairbanks North Star Borough.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Department of Environmental Conservation. Please see the plat notes and the “Sewer and Water” section of this brochure for details. There is overhead electric service available.
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 Juniper Road from lots 1 and 4 is prohibited. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Fire	This area is in a Critical Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Steele Hollow Subdivision survey is ASLS 2017-16 located in Section 23, Township 1 North, Range 1 East, Fairbanks Meridian. This survey has been recorded as plat 2021-5 in the Fairbanks Recording District.
Right-of-Way	Sub Zero Court is an undeveloped right-of-way.



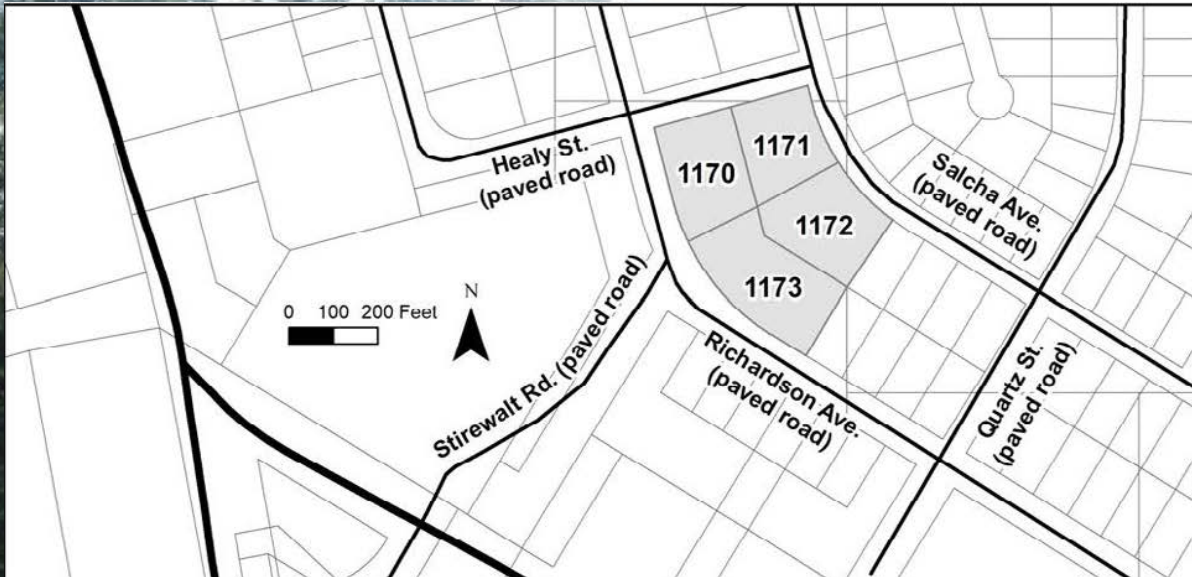
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1166	421589	1	13.282	\$52,200
1167	421590	2	16.775	\$58,500
1168	421591	3	13.574	\$47,200
1169	421592	4	12.116	\$47,600

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DELTA DOZEN



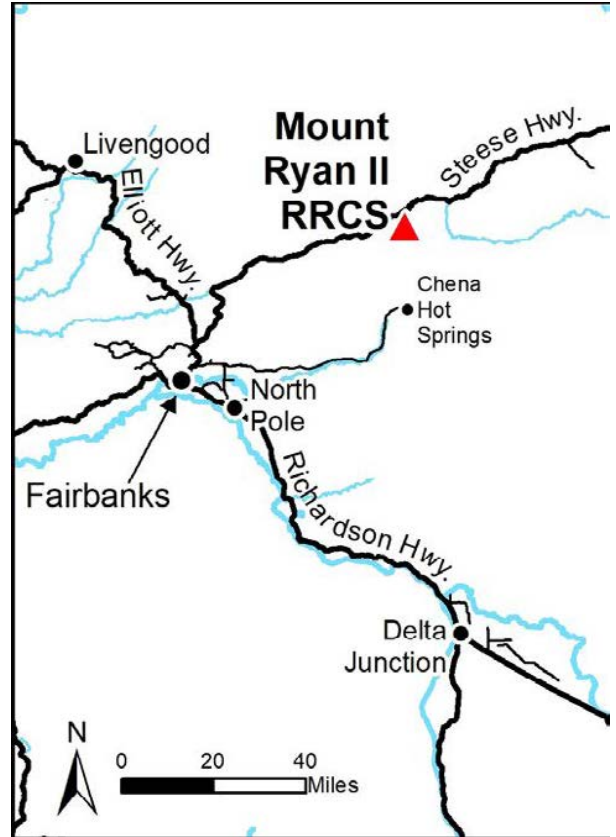
Location	Located within Delta Junction, northeast of the intersection of the Alaska Highway and Richardson Highway.
Access	Lots in Block 29 are located on Richardson Street and Salcha Avenue, off Nistler Road, at approximately milepost 265.2 of the Richardson Highway.
Utilities	There is no municipal water supply or sewer system. Well, septic, and waste disposal must comply with Alaska Department of Environmental Conservation regulations. Personal wells or water holding tanks are common. There are several wells in the vicinity, which have an average depth of 125 feet. This area is currently served by Golden Valley Electric Association.
Local Government	The project area is within the City of Delta Junction and subject to the city’s platting authority. Local ordinances may impose setbacks, easement, or restrictions in addition to those mentioned under Restrictions. Please check with the City of Delta Junction for details of current ordinances.
Fire	This area is in a Critical Management Option. See the “ <i>Fire and Burning Activities</i> ” section of this brochure for more details. The City of Delta Junction has an active volunteer fire department and mutual aid agreements with surrounding fire departments.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	The parcels in Block 29 are ASLS 2021-01, located in Section 23, Township 10 South, Range 10 East, Fairbanks Meridian. The survey has been recorded as Plat 2021-43 in the Fairbanks Recording District.
Right-of-Way	Rights-of-Way to these parcels are developed roads.



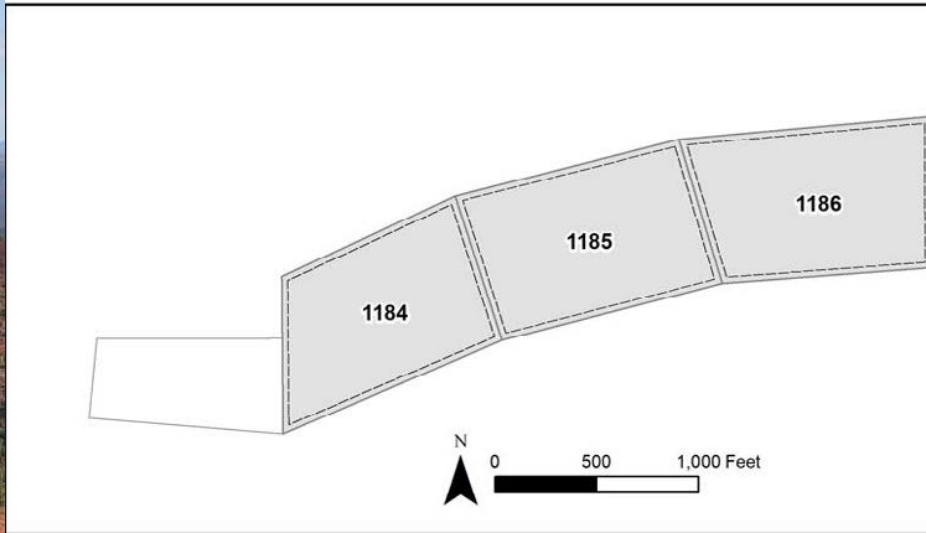
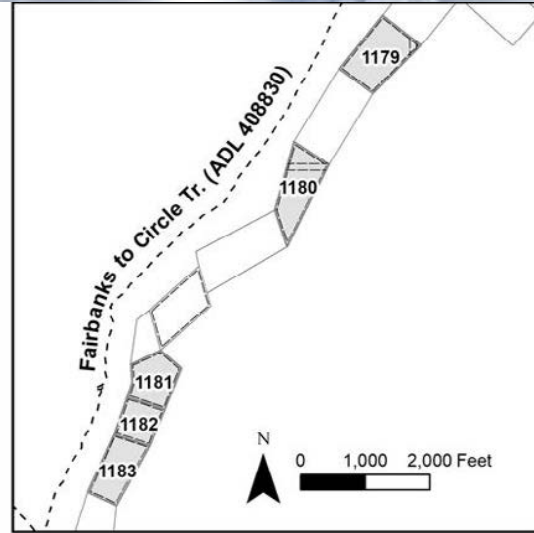
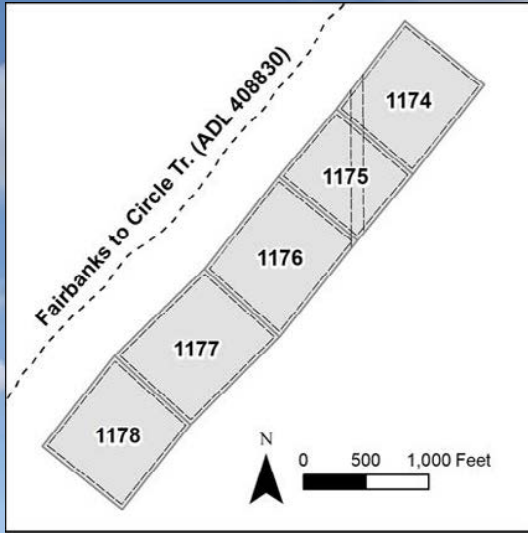
PARCEL #	AK DIVISION OF LANDS	LOT	BLOCK	ACRES	MINIMUM BID
1170	421793	2A	29	1.03	\$16,200
1171	421796	18A	29	0.89	\$14,000
1172	421795	16A	29	1.08	\$17,000
1173	421794	4A	29	1.31	\$20,600

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MOUNT RYAN II RRCS



Location	Mount Ryan II is approximately 50 miles northeast of Fairbanks, and approximately 5.5 miles southwest of the Twelvemile Summit on the Steese Highway.
Access	Primary access is via the Steese Highway to Twelvemile Summit near milepost 85, then southwest via the Circle-Fairbanks Trail (RST 237). Access within and through the project area is by ATV in summer and by snowmobile in winter. Pedestrian access is available year-round.
Utilities	There are no water supply or sewer systems (public or private) available in the area. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. There are no utilities (electric, phone, internet, etc.) currently in this area
Local Government	The subdivision is within the Unorganized Borough and is subject to the State of Alaska platting authority.
Notes	Due to mining interest north of the area, DNR restricted the mineral estate to leasing rather than close the area to mineral entry.
Fire	This area is in a Limited Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.
Survey and MTRS	Mount Ryan II is survey ASLS 2019-02, located in Sections 14, 15, 21, 22, and 28, Township 6 North, Range 8 East, Fairbanks Meridian, and Section 1, Township 5 North, Range 8 East, Fairbanks Meridian. The survey has been recorded as plat 2021-97 in the Fairbanks Recording District.
Right-of-Way	The rights-of-way within this subdivision are unimproved trails.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1174	421802	7	16.78	\$16,000
1175	421801	8	13.00	\$13,200
1176	421800	9	17.97	\$16,600
1177	421799	10	18.63	\$17,000
1178	421798	11	16.77	\$16,200

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1181	421807	16	11.49	\$11,500
1182	421806	17	8.47	\$10,800
1183	421805	18	12.52	\$13,400
1184	421808	26	17.58	\$16,400
1185	421809	27	19.53	\$17,200
1186	421810	28	19.50	\$15,300

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ONLINE RESOURCES

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

Alaska Legislature

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

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

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

Alaska Statutes and Regulations

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

State of Alaska, Department of Environmental Conservation

<http://dec.alaska.gov/>

State of Alaska Home Page

<http://alaska.gov/>

State of Alaska, Department of Transportation & Public Facilities

<http://dot.alaska.gov/>

State of Alaska, Department of Natural Resources (DNR)

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

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

<http://commerce.alaska.gov/>

DNR Division of Parks, Office of History and Archaeology

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

RS 2477 Rights-of-way

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

DNR Division of Forestry

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

Alaska Railroad Corporation

<http://alaskarailroad.com/>

Firewise

<http://firewise.org/>

U.S. Government

<http://usa.gov/>

DNR Division of Mining, Land and Water (DMLW)

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

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

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

DNR Land Records Information

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

BLM AK Land Records and Surveys

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

DNR DMLW Fact Sheets

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

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

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

DNR DMLW Land Conveyance Section & Contract Administration Section

<http://landsales.alaska.gov/>

U.S. Fish and Wildlife Service

<http://fws.gov/>

DNR DMLW Water Resources Section

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

Matanuska-Susitna Borough

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

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

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

Alaska Mapped - Statewide Digital Mapping Initiative

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

AUCTION BIDDER CHECKLIST

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

- Completed, auction bid form.
- Complete, valid 5% down payment.
- *Include a self-addressed, stamped envelope (SASE) if you would like your check or money order to be returned to you
- Are the bid form and payment sealed in a bid envelope?

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

- parcel number,
- bidder names,
- address, and
- phone number.
- Has the bid envelope been enclosed in an outer envelope for mailing or delivery?

If you can check each of the boxes above, your bid is ready to be submitted!

All bids should be mailed to:

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

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

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

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

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

DNR APPRECIATES YOUR FEEDBACK!

How did you hear about this offering?

- Friend Newspaper Radio Flyer Website Brochure Social Media Sport Show

How you ever purchased land from the state before?

- Yes No

If so, what program did you take advantage of?

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

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

- Yes No Did not use the website

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

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

What size parcel most interests you?

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

Additional comments:

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

ALASKA STATE LAND AUCTION BID FORM

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

Name(s): _____

Authorized Agent (if any): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone #: _____ Alternate#: _____ Email: _____

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

I hereby submit a bid to purchase Parcel #

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

BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED

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

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

By my signature below, I hereby certify that:

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

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

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

Signature: _____ Date: _____

Signature: _____ Date: _____

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

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

Circle one: VISA Mastercard Discover American Express Card Number: ---
 Expiration Date: _____ Amount of Charge: \$ _____ Name on Card: _____

Billing Address (optional): _____
 Verification Code (optional; last 3 digits in signature block, on back of card): _____

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

Customer Signature: _____ Phone Number: _____

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

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

ALASKA STATE LAND AUCTION BID FORM

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

Name(s): _____

Authorized Agent (if any): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone #: _____ Alternate#: _____ Email: _____

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

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

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

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

Signature: _____ Date: _____

Signature: _____ Date: _____

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

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Circle one: VISA Mastercard Discover American Express Card Number: ---
Expiration Date: _____ Amount of Charge: \$ _____ Name on Card: _____

Billing Address (optional): _____
Verification Code (optional; last 3 digits in signature block, on back of card): _____

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

Customer Signature: _____ Phone Number: _____

(Rev. 7/15)

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

AUCTION #493 DATES

Auction #493 Bidding Period
Begins 10:00 a.m., June 1, 2022
Ends 4:30 p.m., October 4, 2022

Opening of Sealed-Bids for Auction #493
10:00 a.m., October 19, 2022

Over-the-Counter (OTC) Parcel List Available
10:00 a.m., November 2, 2022

1st OTC Offering
(up to 30% above minimum auction bid)
Begins 10:00 a.m., November 2, 2022
Ends 4:30 p.m., November 15, 2022

2nd OTC Offering
(up to 15% above minimum auction bid)
Begins 10:00 a.m., November 16, 2022
Ends 4:30 p.m., November 29, 2022

General OTC Offering
(price set at minimum auction bid)
Begins 10:00 a.m., November 30, 2022



<http://landsales.alaska.gov/>