

AUCTION

498

2026 ALASKA STATE LAND OFFERING



landsales.alaska.gov

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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 2026 Alaska State Land Offering #498 showcases 152 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 #498 features 152 parcels in a variety of areas throughout the state. We are excited to offer Alaskans a chance to purchase their own piece of Alaska. From road-accessible parcels near Anchorage and Fairbanks, to remote lots on wilderness lakes, this offering features a wide selection of parcels.

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

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

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

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

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

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

DNR PUBLIC INFORMATION CENTERS

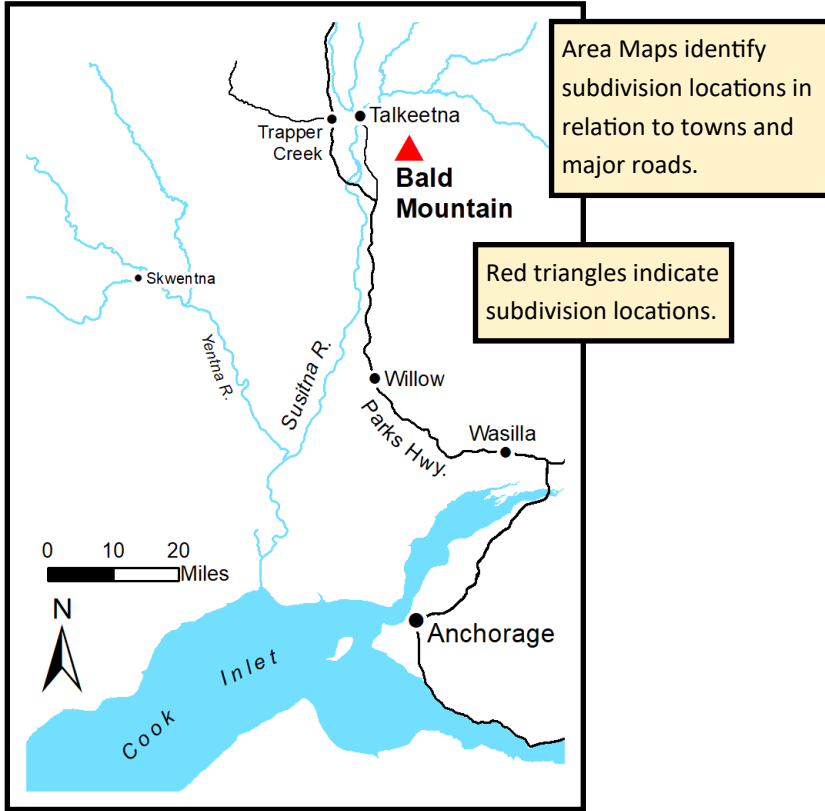
The Public Information Centers have access to survey and status plats, area plans, and other information relevant to the parcels available in their specific region. These centers also provide information regarding DNR's programs and policies and can help you find the applications, forms, and fact sheets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

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

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

SOUTHEAST REGION – Land Office
400 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801
Tel: (907) 465-3400, Fax: (907) 586-2954, TTY: 711 or 800-770-8973
Office hours: Monday through Friday, 8:30 a.m.—4:00p.m., excluding holidays
sero@alaska.gov

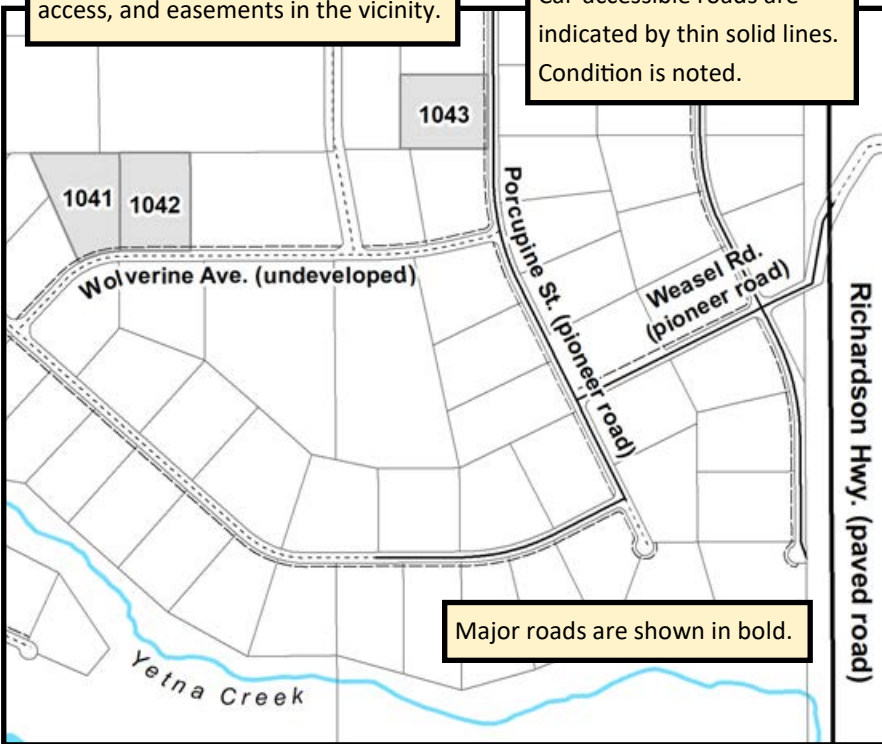
HOW TO READ OUR MAPS



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 #498 Bidding Period
 Begins 10:00 a.m., June 10, 2026
 Ends 4:00 p.m., September 30, 2026

Opening of Sealed-Bids for Auction #498
 10:00 a.m., October 21, 2026

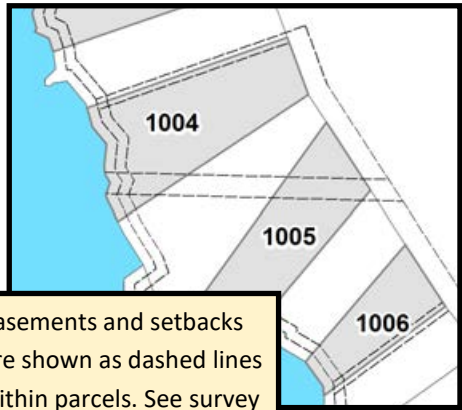
To Buy Over-the-Counter (OTC):

OTC Parcel List Available
 10:00 a.m., November 18, 2026

1st OTC Offering
 (30% above minimum auction bid)
 Begins 10:00 a.m., November 18, 2026
 Ends 4:00 p.m., December 1, 2026

2nd OTC Offering
 (15% above minimum auction bid)
 Begins 10:00 a.m., December 2, 2026
 Ends 4:00 p.m., December 15, 2026

General OTC Offering
 (price set at minimum auction bid)
 Begins 10:00 a.m., December 16, 2026



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 Fall of 2027. 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.



WHAT TO KNOW BEFORE YOU BID

RIGHT TO ADJOURN/POSTPONE/CANCEL

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

MISREPRESENTATION—FALSE INFORMATION



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

TENTATIVELY APPROVED LANDS

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

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

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

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

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

- **Kakhonak Lake RRCS: Parcel 1059**
- **Innoko II RRCS: Parcels 1068-1076**
- **Dugan Hills RRCS: Parcel 1124**

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.

WHAT TO KNOW BEFORE YOU BID

APPEALS PROVISION (CONTINUED)

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

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

NO WITHDRAWAL OF BIDS FROM SEALED-BID AUCTION

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

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

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

RETURNED DEPOSITS FOR UNSUCCESSFUL BIDDERS/APPLICANTS

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



WHAT TO KNOW BEFORE YOU BID

PRICE FIXING OR MISREPRESENTATION

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

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

BIDDING ON MULTIPLE PARCELS

You may win up to two parcels in the Auction. You may bid on as many parcels as you like. You will be named the apparent winner of the first two parcels for which you have made the highest qualifying bids. The order of opening sealed bids is determined by the number of bids received per parcel. The bid opening order is not determined until after the end of the bidding period. If you bid on more than two parcels you may not end up with your first choices. For example:

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

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

RELINQUISHMENTS/SECOND HIGHEST BIDDERS

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

Two Parcel Winners: If you are the apparent winner of two parcels, and only wish to purchase one of the two parcels, you will be allowed to choose which of the two parcels you wish to purchase. If you notify DNR within 5 business days from the date of the auction that you wish to relinquish one of the two parcels for which you were the apparent high bidder, DNR will refund your down payment for that one parcel. Please note that the down payment for one of the two parcels for which you were the apparent winner is non-refundable.

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

WHAT TO KNOW BEFORE YOU BID

RELINQUISHMENTS/ SECOND HIGHEST BIDDERS CONTINUED

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

MULTIPLE BIDDERS BIDDING TOGETHER

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

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

LAND RECORDS, PHOTOS, PLATS, AND MAPS

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

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

Topographic maps may be purchased from the United States Geological Survey (USGS) online at <http://store.usgs.gov/> or from numerous other commercial sources.

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

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

For more information see the “*Online Resources*” section of this brochure or visit one of the DNR Public Information Centers.

QUALIFYING FOR THE SEALED-BID AUCTION

QUALIFYING FOR LAND SALES PROGRAMS

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

AUCTION BIDDER QUALIFICATIONS

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

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

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

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

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

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

Past participation in state land sales does not prohibit you as an individual from participating in the Sealed-Bid Auction or Over-the-Counter sales. You may also participate in subsequent offerings under this program, if eligible at the time of bid or application.

COMMERCIAL PARCELS

- Bidding on commercial, industrial, or agricultural parcels, is open to Alaska residents, non-residents, and businesses which are authorized to do business in Alaska. Commercial and Industrial parcels are not eligible for a Veteran’s Discount under AS 38.05.940. **There are no commercial parcels in Auction 498.**

QUALIFYING FOR THE SEALED-BID AUCTION

RESIDENCY CONSIDERATION FOR ACTIVE U.S. ARMED FORCES PERSONNEL

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

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

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

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



QUALIFYING FOR THE SEALED-BID AUCTION

PROOF OF ALASKAN RESIDENCY

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

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

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

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

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

Proof of residency includes:

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

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

To confirm you received your 2026 PFD or are eligible, please follow these instructions:

1. Visit: <https://my.alaska.gov/>
2. Click the link “[myPFD - View Status](#)” under the “Services for Individuals” section.
3. Enter your username and password and click “Sign in.” (or register for a new myAlaska account by clicking “New User: Register for a myAlaska Account” if you do not have one.
4. Choose to receive a phone call or code via text message to authenticate your sign in.
5. Take a screenshot, print, or photograph the web page, making sure it displays your name, address, and either an “ELIGIBLE” or “PAID” status for your 2026 PFD application status.

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

HOW TO BID

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

SUBMITTING A SEALED BID ONLINE

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

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

SUBMITTING A SEALED BID BY MAIL OR IN PERSON

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

1. A completed 2026 Alaska State Land Auction Bid Form;
 - You must certify and prove that you meet the eligibility requirements for the program (see “*Qualifying for the Sealed-Bid Auction*” section of this brochure).
 - A separate bid form must be included for each bid submitted for each parcel.
2. A bid deposit;
 - A separate bid deposit must be included for each bid submitted.
 - The bid deposit for each bid must be at least 5% of the total bid amount, before applying the Veteran’s Land Discount. (CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!). VETERANS, PLEASE NOTE: If you are applying for the Veteran’s Land Discount under AS 38.05.940 *Land Purchase Price Discount for Veterans*, DO NOT subtract your discount from your bid amount or your bid deposit. If you are a successful bidder, and you are an eligible veteran who will be applying for the Veteran’s Land Discount, the discount will be deducted from the purchase price after the auction (see “*Veteran’s Land Discount*” section of this brochure for more detailed information).
 - You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**



HOW TO BID

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

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

CLEARLY MARK BIDS FOR SEALED-BID AUCTION

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

2026 ALASKA STATE LAND AUCTION #498 —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 “**2026 ALASKA STATE LAND AUCTION #498 – SEALED BID ENCLOSED**” and addressed to the appropriate mailing address for DNR as described in the “*Where to Submit Sealed Bids*” section of this brochure.

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



HOW TO BID

WHERE TO SUBMIT SEALED BIDS

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

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

2026 ALASKA STATE LAND AUCTION #498
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 “2026 ALASKA STATE LAND AUCTION #498 - 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

Sample Outer Envelope

2026 ALASKA STATE LAND AUCTION #498
SEALED BID ENCLOSED
State of Alaska, DNR Public Information Center
550 West 7th Avenue, Suite 1360
Anchorage, Alaska 99501

Sample Inner Envelope

2026 ALASKA STATE FALL LAND AUCTION #498 – SEALED BID

Parcel # 1155, Subdivision: Sample

Names of All Bidder's for this Submission: John Doe

Primary Bidder's Mailing Address: 123 Example St, Town, AK 99999

INTERNAL SEALED BID ENVELOPE

SEALED-BID AUCTION PROCEDURES

It is your responsibility to complete and submit your bid as instructed throughout this brochure. All sealed bids must be properly addressed and marked as detailed in the “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 2026 Alaska State Land Offering, Auction #498 must be RECEIVED online or at one of the designated DNR offices no sooner than 10:00 a.m., Wednesday, June 10, 2026, and no later than 4:00 p.m., Wednesday, September 30, 2026.

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 21, 2026, in the Robert Atwood Building located at 550 West 7th Ave., Suite 640, Anchorage, Alaska 99501. All complete, timely bids received will be opened. Attendance at the auction is not required and will not affect the outcome. **Attendees of the Sealed-Bid Opening will not be allowed to change or withdraw any bids.**

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

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

SEALED-BID AUCTION PROCEDURES

APPARENT HIGH BIDDER

The eligible bidder from whom the State received a valid bid submission with the highest bid amount will be named the apparent high bidder. Bidders will be awarded their first two successful bids and will not be eligible to acquire another auction parcel for the remainder of Sealed-Bid Auction #498. For more information, please refer to the “*Auction Bidder Qualification*” section in this brochure.

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

COMMON BIDDING ERRORS

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



A bid form must:

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

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

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

Credit card authorization forms must:

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

The following bid errors may be curable:

On a bid form:

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

On a check or money order:

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

On a credit card authorization form:

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



SEALED-BID AUCTION PROCEDURES

REFUNDS

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

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



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

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

SEALED-BID AUCTION RESULTS

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

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

During the week following the auction, apparent high bidders will be sent an *Award Notification*. **DNR must receive the following items from successful bidders by 4:00 p.m., Thursday, December 10, 2026:**

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

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

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

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



BUYING LAND OVER-THE-COUNTER (OTC)



As of May 2026, DNR has 0 parcels available for purchase Over-the-Counter (OTC) on a first-come, first-served basis. Parcels in OTC are priced at their appraised fair market value and are located throughout the state. A complete listing of parcels available OTC and purchase information is available online at: <http://landsales.alaska.gov/>.

Parcels not sold in the 2026 Sealed-Bid Auction #498 MAY be made available in the subsequent Over-the-Counter Offerings with the following schedule:

- At 10:00 a.m., Wednesday, November 18, 2026, 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 18, 2026 through 4:00 p.m., Tuesday, December 1, 2026, parcels will be available for purchase at up to 30% above the appraised fair market value (up to 30% above the minimum auction bid).
- From 10:00 a.m., Wednesday, December 2, 2026 through 4:00 p.m., Tuesday, December 15, 2026, remaining parcels will be available for purchase at up to 15% above the appraised fair market value (up to 15% above the minimum auction bid).
- At 10:00 a.m., Wednesday, December 16, 2026, remaining parcels will become available for purchase at the appraised fair market value (minimum auction bid).

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



BUYING LAND OVER-THE-COUNTER (OTC)

OTC APPLICANT QUALIFICATIONS



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

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

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

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

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



BUYING LAND OVER-THE-COUNTER (OTC)

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

BUYING MULTIPLE PARCELS IN THE OVER-THE-COUNTER SALES

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

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

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

HOW TO PURCHASE AN OVER-THE-COUNTER PARCEL

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

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



PURCHASE INFORMATION

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 Services

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

DNR now offers an auto pay feature. Auto pay can be set up after you have entered a purchase contract by emailing DNR's Financial Services Section at DNR.FSS.Revenue@alaska.gov.

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

TRANSFERRING OWNERSHIP (CONTRACT ASSIGNMENT)

You may not sell an auction parcel or otherwise transfer the ownership of a parcel without DNR approval. All individuals whose names appear on the bid will appear on the land sale contract or patent. **Any changes between the individuals on the bid and the contract or patent require an assignment form and payment of a \$240 assignment fee for individuals (or a \$320 assignment fee for businesses) and a \$25 recording fee;** this is the case both before and after a contract is executed. The assignment of contract will be recorded as public record. To request an assignment, please contact the Contract Initiation & Revenue Recovery (CIRR) team at dmlw.contracts@alaska.gov or (907) 269-8594.

PURCHASE INFORMATION

RECEIVING TITLE

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

SERVICE FEES

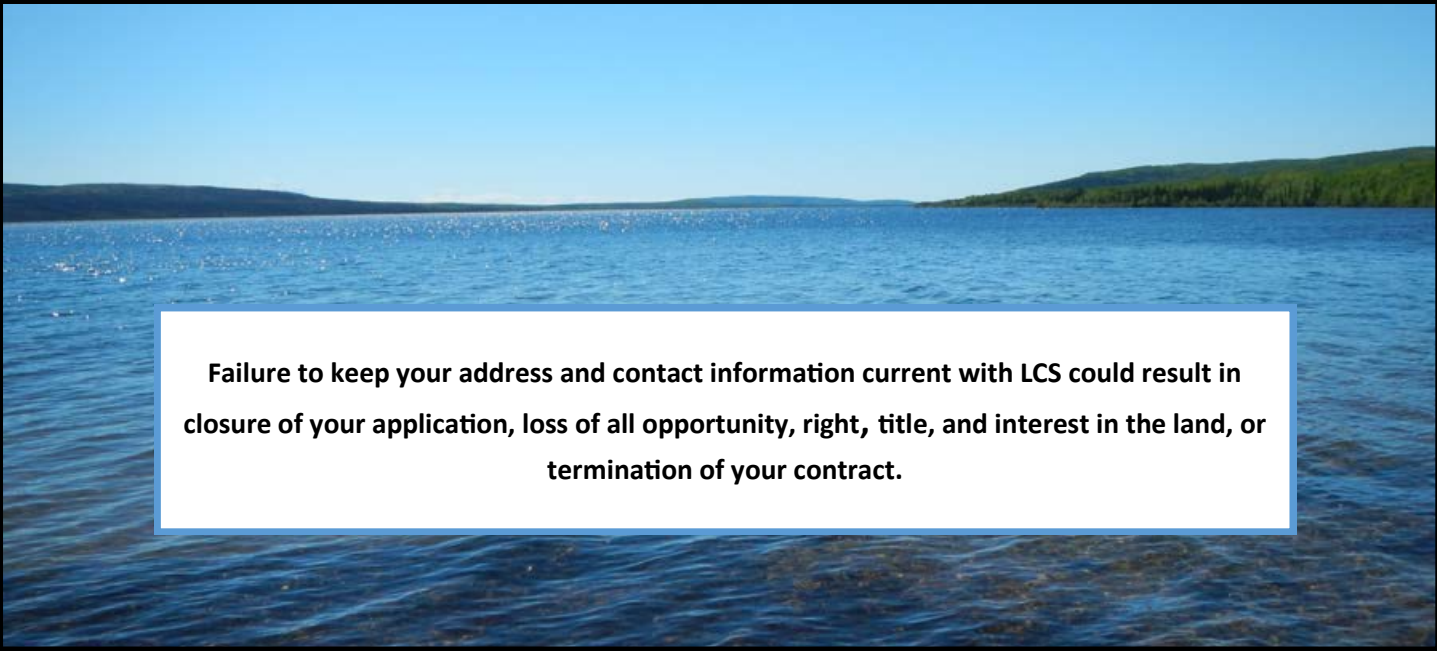
Once the contract has been executed, you will owe late fees for any payments which are made late. You will also owe a returned payment fee for any payment which is refused by the bank. The payment due date is not delayed if the bank refuses payment. Other fees may apply as set by AS 38.05.065 *Terms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

FEE AMOUNTS

AUCTION WINNERS		
Contract	Individual Application Fee	\$360
	Business Application Fee	\$440
	Recording Fee	\$45
Patent	Individual Application Fee	\$240
	Business Application Fee	\$320
	Recording Fee	\$25
OVER-THE-COUNTER PURCHASE		
Contract	Individual Application Fee	\$360
	Business Application Fee	\$440
	Recording Fee	\$45
Patent	Individual Application Fee	\$240
	Business Application Fee	\$320
	Recording Fee	\$25

CONTRACT ASSIGNMENTS	
Individual	\$240
Business	\$320
Recording Fee	\$25
MISCELLANEOUS FEES	
Late Payment Fee	\$50
Appeal Fee	\$200
NSF Fee (Non-Sufficient Funds)	\$50
Reinstatement Fee	\$50 or 5% of total amount in default; whichever is larger.

VETERAN'S LAND DISCOUNT



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

QUALIFICATIONS FOR VETERAN'S LAND DISCOUNT

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

You must provide proof of the following items:

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

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

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

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

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

VETERAN'S LAND DISCOUNT

ONCE-IN-A-LIFETIME BENEFIT

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

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

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

REIMBURSABLE COSTS

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

Reimbursable costs are listed for each parcel currently available in tables on pages 30 and 31. Reimbursable costs are listed as "per parcel" or "per acre." The "per parcel" table gives the entire reimbursable cost for each parcel. The "per acre" table will require you to perform a simple calculation to determine the reimbursable cost for the parcel; see below for an example:

Reimbursable Cost per Acre: \$1,000.00

Parcel Size: 2.00 Acres

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



VETERAN’S LAND DISCOUNT

CALCULATING THE VETERAN’S DISCOUNT AMOUNT

Subdivision Parcel Example

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

Reimbursable Cost/Acre	\$987.00
Parcel Size in Acres	X <u>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	x <u>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	x <u>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

*plus applicable fees

Remote Parcel Example

Below is an example of how a Veteran’s Land Discount is calculated for a Remote Parcel with reimbursable costs of \$5,140, if the bid price was \$15,000:

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

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	x <u>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	x <u>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	\$11,785.00

*plus applicable fees

Subdivision/ Area Name	Survey(s)	Reimbursable Costs/ Acre
Coffman Loop, Phase II	ASLS 2018-01	\$847
West El Capitan	ASLS 2019-05	\$827
Bruce Lake	ASLS 79-155	\$492
Mystery, Phase II	ASLS 2004-32	\$5,058
Birklund	ASLS 2009-17	\$6,069
Hawk’s Landing	EPF 2023-17	\$0
Lockwood Lake	ASLS 80-91	\$248
Big River Remote	ASLS 84-76	\$0
Ninilchik Bluff	ASLS 2016-01	\$1,074
Fritz Creek Heights	ASLS 2020-08	\$1,886
Small Lakes	ASLS 2021-02	\$181
Kupreanof Shores	ASLS 2019-19	\$467

Subdivision/ Area Name	Survey(s)	Reimbursable Costs/ Acre
Kupreanof Peninsula Homestead	ASLS 91-133	\$21
Tok Tract 5	ASLS 79-199	\$288
Glenn	ASLS 81-205	\$410
Mukluk	ASLS 2020-24	\$132
Kindamina Lake	ASLS 81-218	\$390
Martin	ASLS 84-21	\$257
Skyridge Drive	ASLS 2007-13	\$12,007
Cascaden	ASLS 86-98	\$367
Little Goldstream	ASLS 2006-13	\$350
Steele Hollow	ASLS 2017-16	\$1,000
Vault	ASLS 80-189	\$335

VETERAN'S LAND DISCOUNT

REIMBURSABLE COSTS FOR DETERMINING VETERAN'S LAND DISCOUNT

Subdivision/ Area Name	Parcel #	Reimbursable Costs/ Parcel	Subdivision/ Area Name	Parcel #	Reimbursable Costs/ Parcel	
Kakhonak Lake RRCS	1059	\$3,857	Alma Lakes RRCS	1130	\$8,379	
Donkey Terraces RRCS	1060	\$3,412		1131	\$6,978	
	1061	\$3,411		1132	\$7,116	
Mount Rich Addition II RRCS	1062	\$6,050		1133	\$7,147	
	1063	\$5,912		1134	\$7,160	
	1064	\$5,912		1135	\$7,819	
	1065	\$5,987		1136	\$7,960	
	1066	\$5,947		1137	\$7,854	
	1067	\$5,925		Redlands II RRCS	1138	\$6,181
Innoko II RRCS	1068	\$5,212			1139	\$5,416
	1069	\$5,212	1140		\$5,293	
	1070	\$6,088	1141		\$5,707	
	1071	\$5,331	1142		\$5,295	
	1072	\$5,481	1143		\$5,551	
	1073	\$5,223	1144		\$5,281	
	1074	\$5,029	1145		\$5,329	
	1075	\$5,042	1146	\$5,272		
	1076	\$5,600	1147	\$5,202		
	1077	\$5,313	Kantishna II RRCS	1148	\$5,746	
	1078	\$5,442		1149	\$5,470	
1079	\$5,521	1150		\$5,076		
Dugan Hills RRCS	1124	\$2,814		1151	\$6,280	
Cosna RRCS	1125	\$5,085		1152	\$6,284	
Tatalina II RRCS	1126	\$3,557				
Silverbow Creek RRCS	1127	\$4,605				
	1128	\$4,607				
	1129	\$4,593				

ADDITIONAL INFORMATION

ACCESS

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

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

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

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



ADDITIONAL INFORMATION

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 four-wheel drive vehicle and/or ATV.

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

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

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



ALASKA RAILROAD RIGHT-OF-WAY

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



ADDITIONAL INFORMATION

GENERALLY ALLOWED ACCESS AND USES

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

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

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

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

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

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

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

ADDITIONAL INFORMATION

EASEMENTS, RESERVATIONS, AND RESTRICTIONS

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

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

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

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

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

RS 2477 RIGHTS-OF-WAY

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

DRIVEWAYS, APPROACHES, AND ROADS



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

STATE INTERESTS

USE OF ADJACENT STATE-OWNED LAND

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

MULTIPLE USES

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

FUTURE OFFERINGS

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

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



MINERAL ESTATE

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

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

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



STATE INTERESTS

OIL AND GAS

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

HAZARDOUS MATERIALS AND POTENTIAL CONTAMINANTS

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

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

TIMBER AND OTHER MATERIALS ON SITE

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

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

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

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



ARCHAEOLOGICAL SITES

The Alaska Historic Preservation Act prohibits the appropriation, excavation, removal, injury, or destruction of any historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of DNR (AS 41.35.200. *Unlawful Acts*). Should any sites be discovered, you must cease activities that may damage the site and immediately contact the Office of History and Archaeology (OHA) in the DNR Division of Parks and Outdoor Recreation. To contact OHA, call (907) 269-8700 or visit: <http://dnr.alaska.gov/parks/oha/>.

DEVELOPING YOUR LAND

EXISTING IMPROVEMENTS

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

RESTRICTIONS ON SUBDIVIDING

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

WILDLAND FIRES AND BURN PERMITS

Wildland fires are a serious potential hazard in many areas of Alaska. This brochure lists the wildland fire suppression management option for each subdivision, as well as any known local or municipal fire protection services. The fire management options describe various levels of fire protection throughout Alaska. **Some State-owned lands are in areas with limited or no fire protection. The State of Alaska assumes no duty to fight fires in these areas.** For full descriptions of current Interagency Fire Management Plans, descriptions of fire management options, and more information, visit DNR Division of Forestry & Fire Protection's Fire Information webpage online at <http://forestry.alaska.gov/fire/fireplans>.

Municipalities may provide fire protection services. Contact the local borough or municipality for information on fire protection services for specific areas. Volunteer fire departments may exist in areas within or without a

borough or municipality. Local community organizations may have information on these resources.

You should plan on implementing wildfire mitigation methods, including establishing a defensible space.

Existing interagency programs, such as FIREWISE, can provide prospective landowners with valuable information regarding wildfire mitigation. To find out more, visit: <http://firewise.org/>. Spruce bark beetle infestation has lead to increased fire danger in Alaska's forests. Please see "Spruce Beetle" or visit www.alaskasprucebeetle.org/ for more information.

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

From April 1 to August 31st burn permits are required state-wide in Alaska (unless covered by more stringent local or federal permit). Large and more complex burning may require a Large-Scale Burn Permit. There are potential liabilities if your fire escapes control (AS 41.15.060. *Permits* & AS 41.15.090. *Building or Leaving Fires*). Campfires less than 3 feet in diameter do not require a burn permit, though this may be subject to change under extreme conditions. Burn permits may be obtained through DNR Division of Forestry & Fire Protection. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Centers and online at: <http://forestry.alaska.gov/>.

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

DEVELOPING YOUR LAND

SEWER AND WATER

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

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

WATER RIGHTS AND USAGE

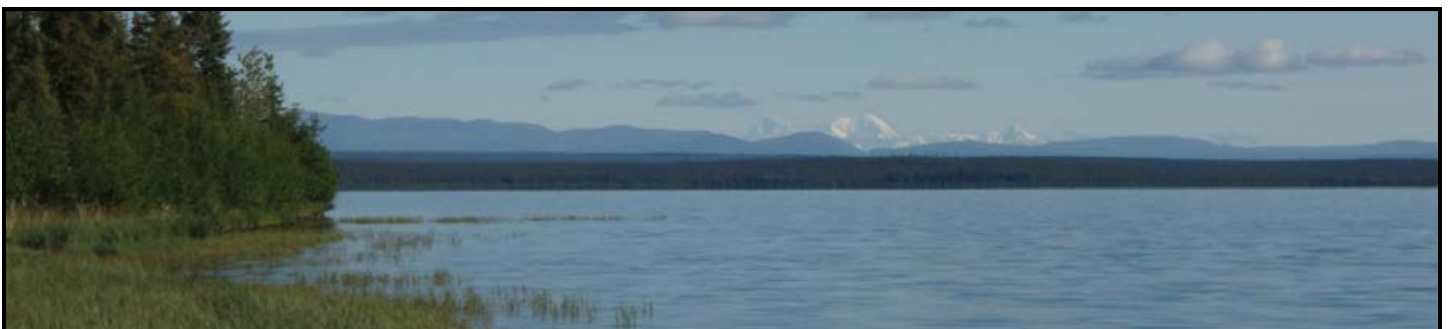
Depending on your usage, construction plans, or demand relative to supply of water in the area, you may be required to obtain a water right or permit. Certain activities involving the diversion of water, even temporary routing during trail or road construction, may require advance authorizations. Contact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

WATERS OF THE UNITED STATES AND WETLANDS

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

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

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



FISH & WILDLIFE

FISH HABITAT REQUIREMENTS

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



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

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

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

WILDLIFE

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

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

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

Provided by ADF&G:

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

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

Provided by DNR Division of Parks and Outdoor Recreation:

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

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



FISH & WILDLIFE

HUNTING SEASON AND TAKING GAME IN DEFENSE OF LIFE OR PROPERTY

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

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

5 AAC 92.410 Taking Game in Defense of Life or Property

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



FISH & WILDLIFE

EAGLE NESTING SITES AND SEASON OF RESTRICTED ACTIVITY NEARBY

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



MIGRATORY BIRDS

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



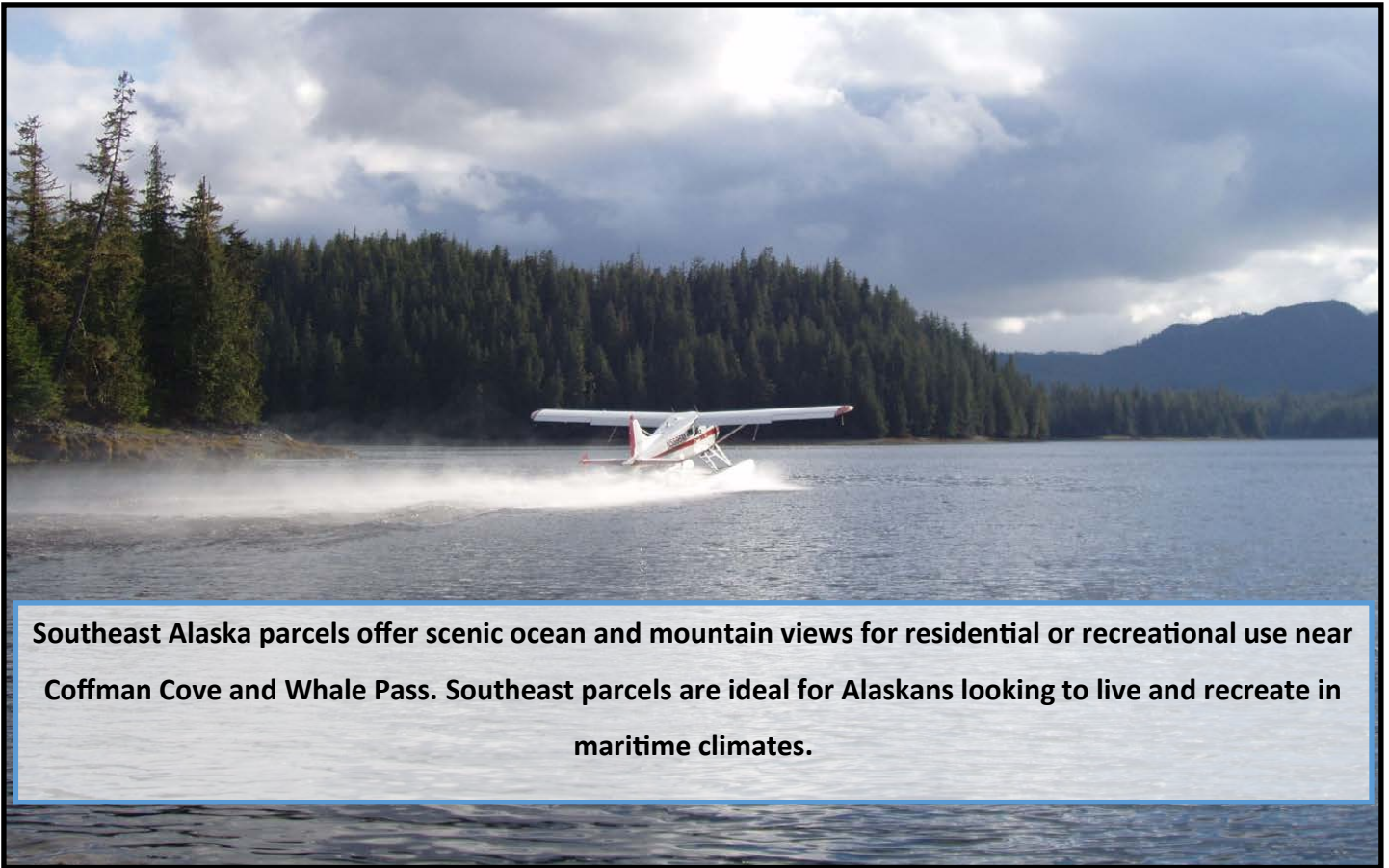
SPRUCE BEETLE

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

SOUTHEAST REGION



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.



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

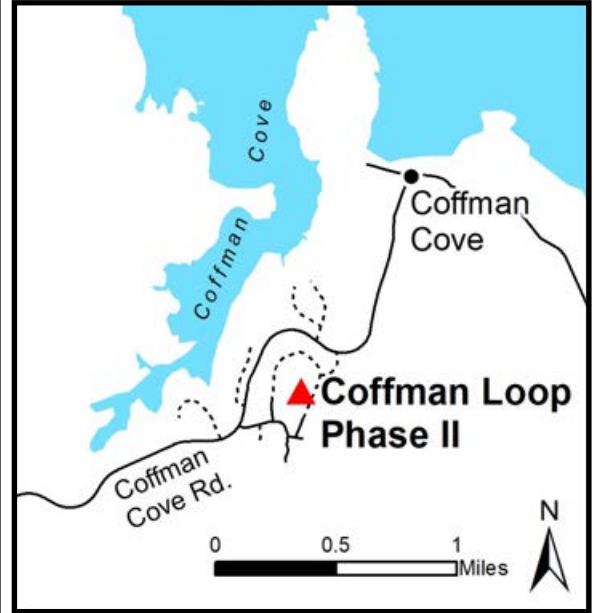
SOUTHEAST REGION

SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
Coffman Loop Phase II	1001 - 1008	Road access from Coffman Cove Rd
West El Capitan	1009 - 1011	Near road access, from the Prince of Wales road system



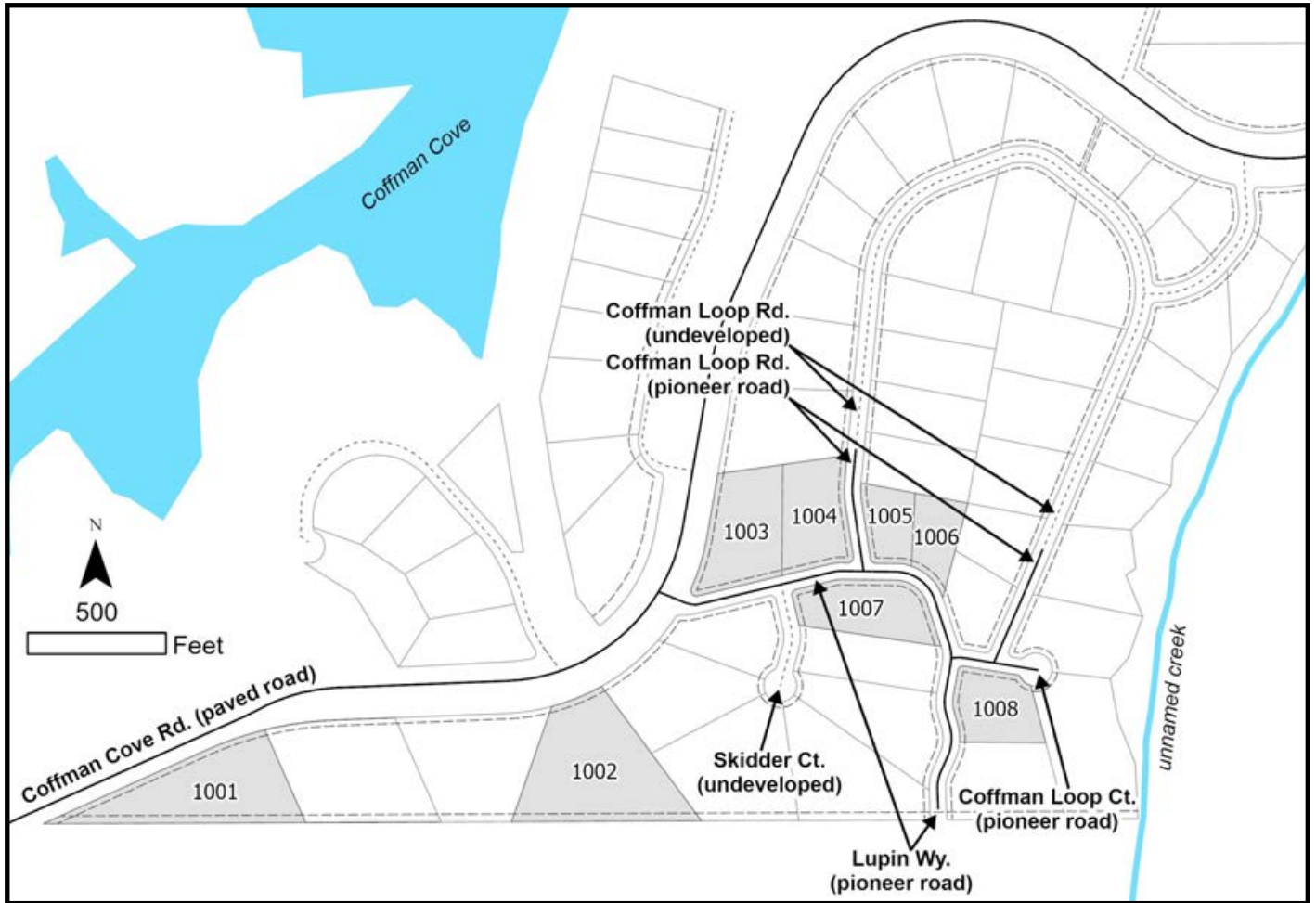
West El Capitan Subdivision

COFFMAN LOOP PHASE II



Location	Coffman Loop Subdivision, Phase II is located 1 mile south of Coffman Cove, within Coffman Cove city limits.
Access	Access to these parcels is via the Prince of Wales road system. The subdivision is accessed from Coffman Cove Rd, a paved road. Parcels 1001 and 1002 are accessed directly from Coffman Cove Rd. Access to all other parcels is from interior subdivision roads. Lupin Way is a gravel road. Coffman Loop Rd and Coffman Loop Ct are partially developed.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. Electrical service runs along 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 <i>Restrictions</i> below. Please check with the city for details. There is currently no zoning for the subdivision.
Fire	This area is in the Modified Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Parts of the subdivision have been previously logged. Parcels are either fully wooded, partially wooded, or partially to mostly clear-cut with leftover slash. As with all parcels, DNR recommends prospective bidders personally inspect the parcel before placing a bid.</p>
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>There is a 50ft building setback from apparent wetlands. All lots have a 20ft public utility easement along rights-of-way. Parcels 1001 & 1002 have a 50ft section line easement along the south lot lines.</p> <p>Access to parcels is via the interior platted rights-of-way. The only lots with legal access from Coffman Cove Rd are parcels 1001 & 1002. These parcels will require a driveway permit from DOT&PF. Please see the plat notes for details.</p>

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 2020-2 in the Petersburg Recording District and as plat 2020-17 in the Ketchikan Recording District.
Rights-of-Way	Coffman Cove Rd is a paved road. Lupin Way is a gravel road. Coffman Loop Rd and Coffman Loop Ct are partially developed. All other rights-of-way within the subdivision are undeveloped. Parcels 1001 & 1002 are the ONLY parcels with direct access from Coffman Cove Rd.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1001	109101	1	3	3.81	\$70,600
1002	109103	3	3	4.53	\$75,500
1003	109074	2	1	2.60	\$56,000
1004	109073	1	1	2.10	\$47,600
1005	109088	2	2	1.08	\$41,900
1006	109087	1	2	1.10	\$42,000
1007	109106	6	3	2.12	\$53,000
1008	109121	11	4	1.69	\$45,300

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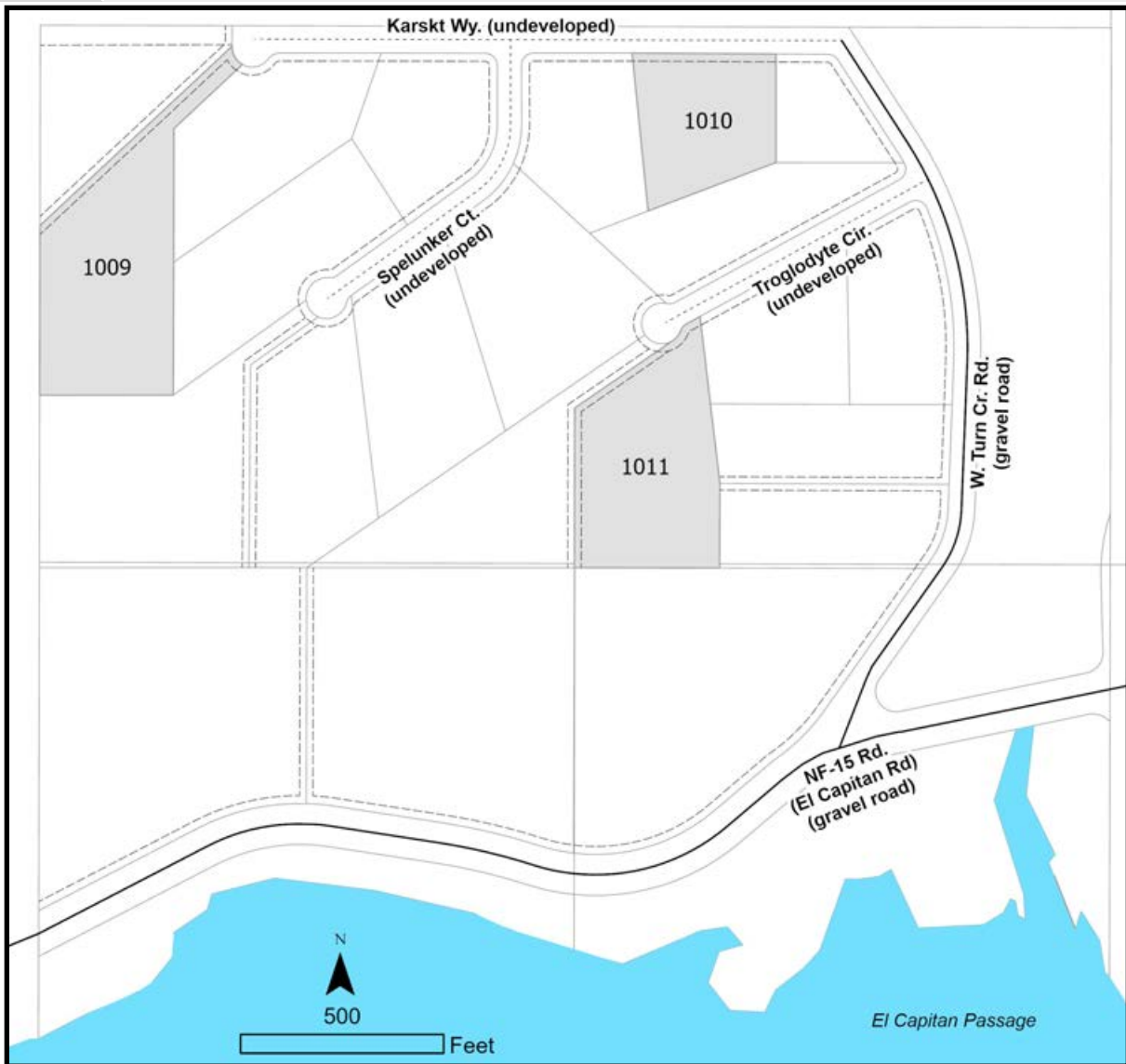
WEST EL CAPITAN



Location	West El Capitan is located on the northern portion of Prince of Wales Island, approximately 10 miles northwest of Whale Pass and 75 miles north of Craig, at the north end of El Capitan Passage.
Access	The area is on the Prince of Wales road system. From North Island Road (Forest Service Road 20), travel west on El Capitan Rd (Forest Service Road 15). The intersection of El Capitan Rd and West Turn Creek Rd (Forest Service Road 1599) is at the southeast corner of the subdivision. Travel north on West Turn Creek Rd for approximately 1,500 ft. All parcels in this auction are accessed from undeveloped rights-of-way that extend west from West Turn Creek Rd. Additional access to the area 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 is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	Caves, sinkholes, and underground drainage systems are present in this area. The subdivision is located 1.5 miles from the US Forest Service El Capitan Cave interpretive site and campground. El Capitan Cave is the longest mapped cave system in Alaska. West El Capitan Subdivision is bordered by the Southeast State Forest to the east. The Southeast State Forest is a working forest and is subject to logging operations and other forest management activities. All three parcels have a moderate to steep slope and contain wetlands. Please see the appraisal report for details. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.

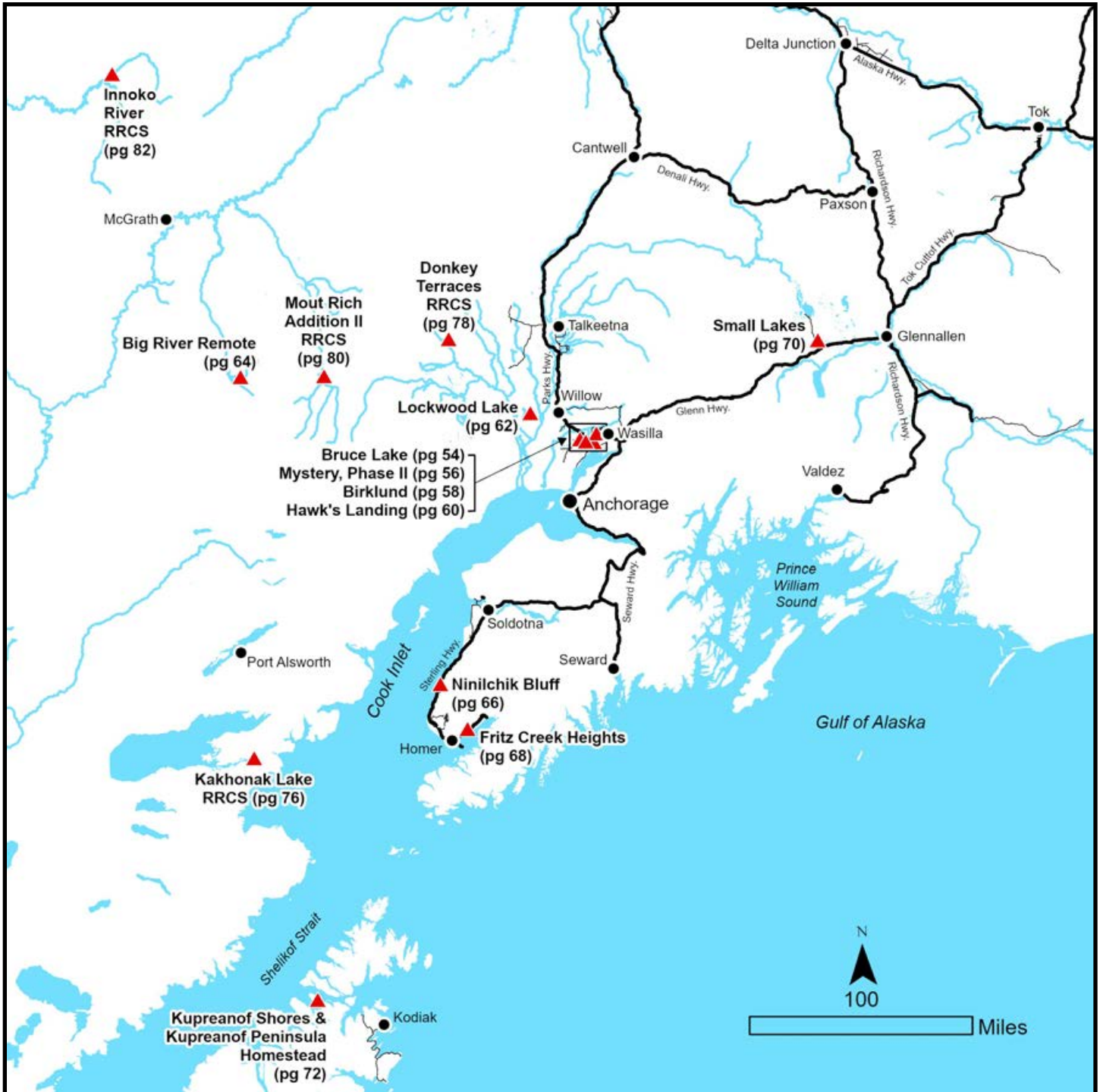
Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. All parcels have a 20ft to 30ft public utility easement along various lot lines. Please see plat for details.
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	Interior rights-of-way within this subdivision are undeveloped. El Capitan Rd (Forest Service Road 15) is a gravel road. West Turn Creek Rd (Forest Service Road 1599) is a developed logging road. Any lots accessing directly onto USFS roads may require driveway permits.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1009	109161	2	4.53	\$25,200
1010	109170	11	2.52	\$18,000
1011	109173	14	4.00	\$23,200

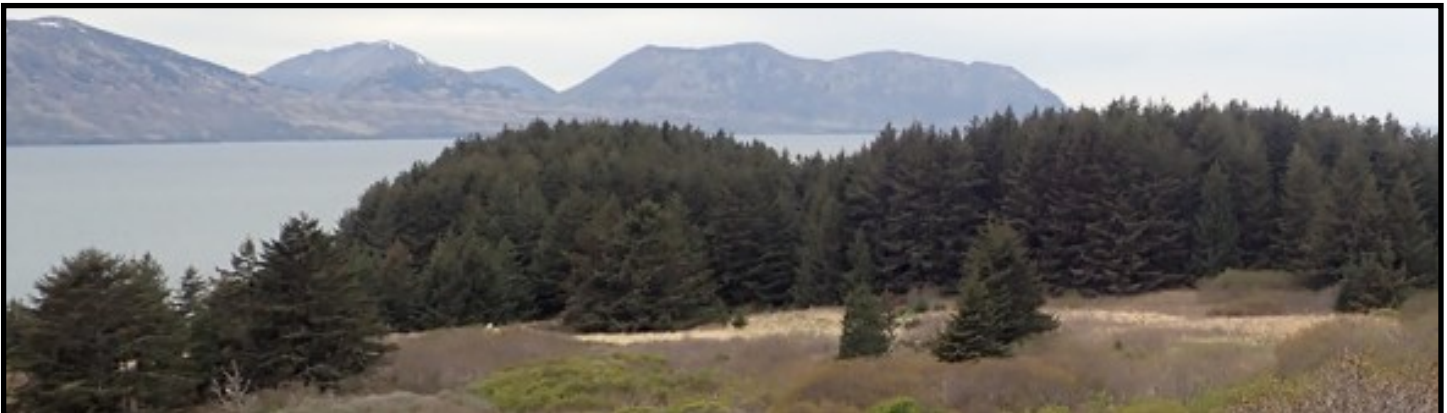
SOUTHCENTRAL REGION



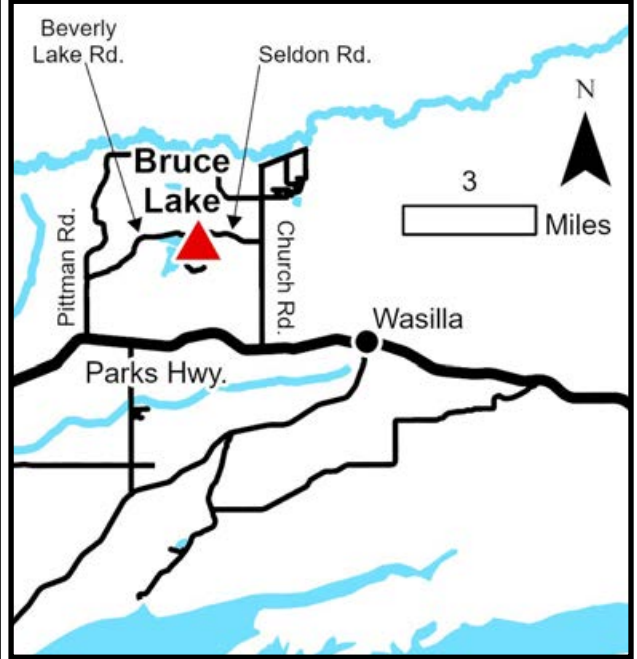
Southcentral Alaska is the most populous region of the state, with hubs in Anchorage, the Matanuska-Susitna Valley, and Homer. Parcels in Southcentral vary greatly by location, access, recreational opportunities, and availability of utilities and public services.

SOUTHCENTRAL REGION

SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
Bruce Lake	1012	Road access from W. Thunder Cloud Dr, in Wasilla
Mystery, Phase II	1013-1014	Road access from W. Garten Rd, in Wasilla
Birklund	1015-1016	Road access from S. Vine Rd to S. Fian Dr, in Wasilla
Hawk's Landing	1017-1018	Road access near Big Lake Rd, off Parks Hwy, west of Wasilla
Lockwood Lake	1019	Float/ski plane to area lakes and then overland, approximately 14 miles west of Willow. Potential winter snowmachine access.
Big River Remote	1020	Plane access to gravel bar, 76 miles southeast of McGrath
Ninilchik Bluff	1021-1023	Near road access from the end of Berussa Rd in Ninilchik
Fritz Creek Heights	1024	Road access from Tom Cat Dr, approximately 8 miles northeast of Homer
Small Lakes	1025-1036	ATV/overland access from Old Lake Louise Rd
Kupreanof Shores/ Homestead	1037-1058	Boat or floatplane access, 35 miles northwest of Kodiak
Kakhonak Lake RRCS	1059	Floatplane access to Kakhonak Lake, 30 miles southeast of Iliamna
Donkey Terraces RRCS	1060-1061	Floatplane access to unnamed lake, 40 miles west of Trapper Creek
Mount Rich Addition II RRCS	1062-1067	Plane access to area gravel bars, 125 air miles northwest of Anchorage
Innoko II RRCS	1068-1079	Floatplane access to Innoko River, 65 air miles northwest of McGrath

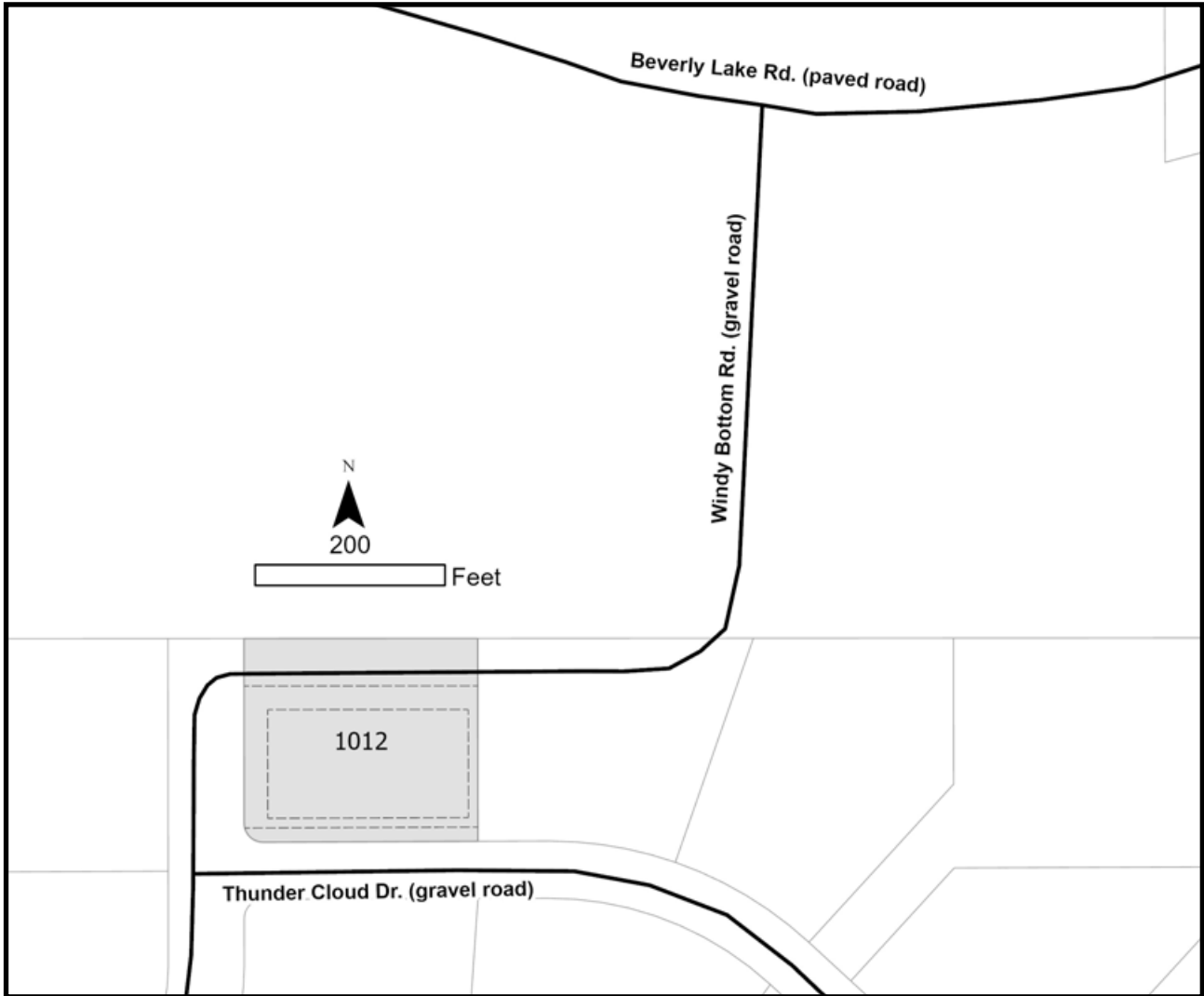


BRUCE LAKE



Location	The Bruce Lake parcel is located approximately 4.5 miles northwest of downtown Wasilla, between Beverly Lake and Bruce Lake.
Access	From the Parks Hwy in Wasilla, travel north on Church Rd, west on Seldon Rd, and south on North Windy Bottom Rd. The parcel is on the corner of North Windy Bottom Rd and West Thunder Cloud Drive. There is currently no constructed driveway to the parcel. Legal driveway access to this parcel is from West Thunder Cloud Dr.
Utilities	Electrical services run along North Windy Bottom Rd and West Thunder Cloud Dr. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
Local Government	This parcel 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 <i>Restrictions</i> . Please check with the Borough for more details. This parcel is outside of the Wasilla city limits. There is currently no zoning for the subdivision. This subdivision is within the Meadow Lakes Road Service Area.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. This subdivision is within the West Lakes Fire Service Area.
Notes	This parcel underwent clean-up in 2024. Various amounts of trash and debris were removed from the parcel. There is public trail access to Beverly and Kalmbach Lakes directly across the street. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 25ft building setback from public rights-of-way, a 15ft utility easement along the southern lot line, and a 50ft section line/road way easement along northern lot line. Please see plat for details.

Survey and MTRS	Bruce Lake is survey ASLS 79-155 located in Section 36, Township 18 North, Range 2 West, Seward Meridian. The survey has been recorded as Plat 80-103 in the Palmer Recording District.
Rights-of-Way	West Thunder Cloud Dr and North Windy Bottom Rd 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 9/25/1980, in the Palmer Recording District in Book 220, page 93, as document # 1980-009742-0. This HOA has never been incorporated and is assumed to be inactive.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1012	205937	1	2	1.21	\$45,000

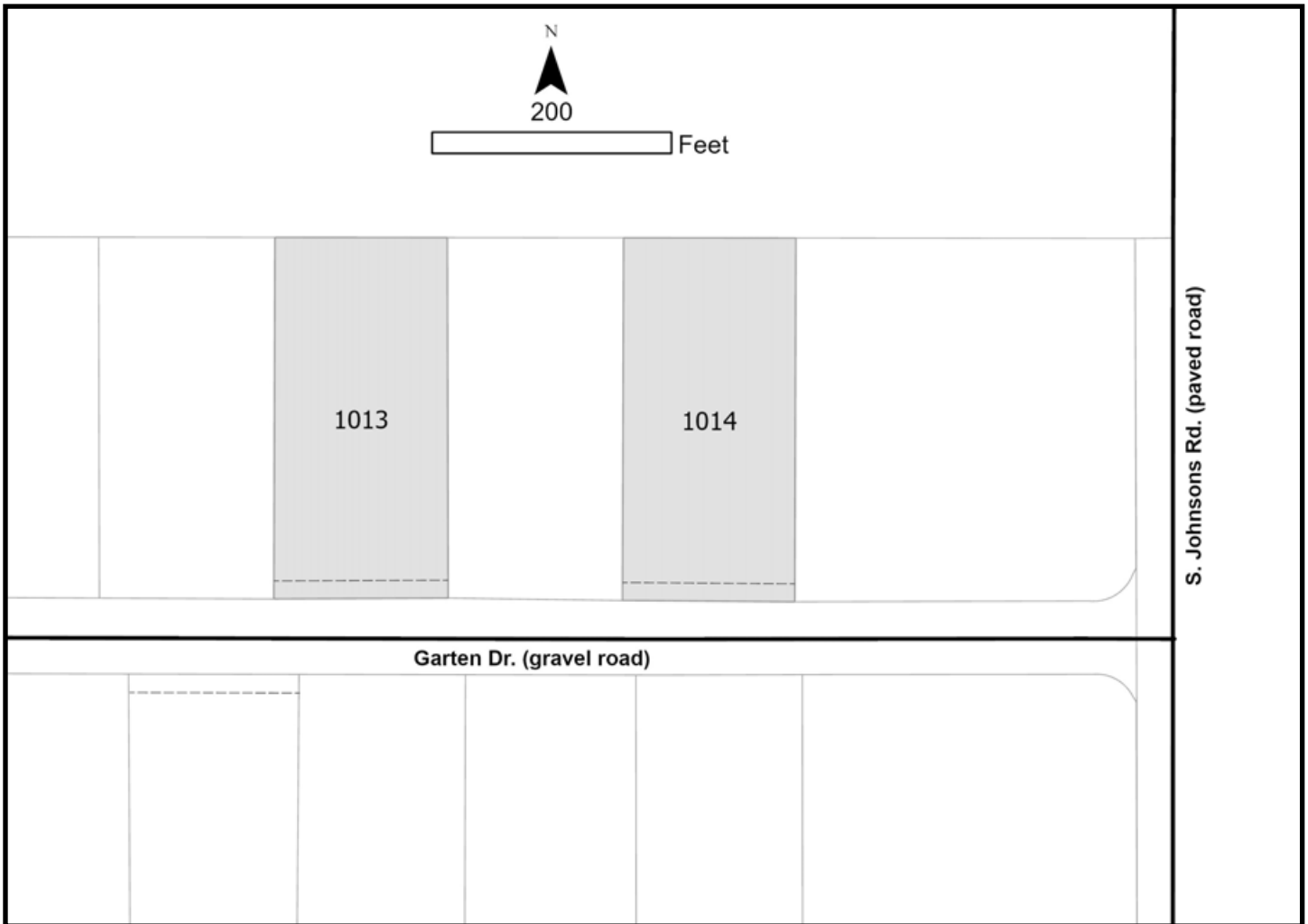
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MYSTERY, PHASE II



Location	Mystery Phase II is located approximately 10 miles west of Wasilla, 0.5 miles south of the Parks Hwy, and just west of S. Johnsons Rd.
Access	Gravel road access from Parks Hwy, south on S. Johnsons Rd, west on W. Garten Dr.
Utilities	Electric service runs past both parcels, along the north side of W. Garten Dr. Natural gas is available at S. Johnsons Rd, but has not been extended into this side of the subdivision. Prospective purchasers may need to extend lines at their own expense. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
Local Government	This area is within the boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under <i>Restrictions</i> . Please check with the borough for more details. The parcels are outside of the Wasilla city limits. There is currently no zoning for the subdivision.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	Both parcels are being sold as-is. The parcels were previously under a purchase contract with DNR. Both parcels underwent extensive clean up in 2025. Numerous junk vehicles were removed from both properties. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. Both parcels have 15 ft utility easements along lot lines adjacent to W. Garten Dr.
Survey and MTRS	Mystery Alaska Subdivision Phase II is survey ASLS 2004-32, located in Section 18, Township 17 North, Range 2 West, Seward Meridian. The survey has been recorded as Plat 2006-24 in the Palmer Recording District.

Rights-of-Way	S. Johnsons Rd and Garten Dr are gravel roads.
Homeowner's Association	Any subsequent owner of parcels within this subdivision automatically becomes a member of the homeowner's association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded on April 9, 2004, in the Palmer Recording District as document # 2004-009315-0. Per the DCCED Corporations database, this homeowner's association was involuntarily dissolved in 2013.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1013	229623	4	1	1.00	\$40,000
1014	229621	2	1	1.00	\$40,000

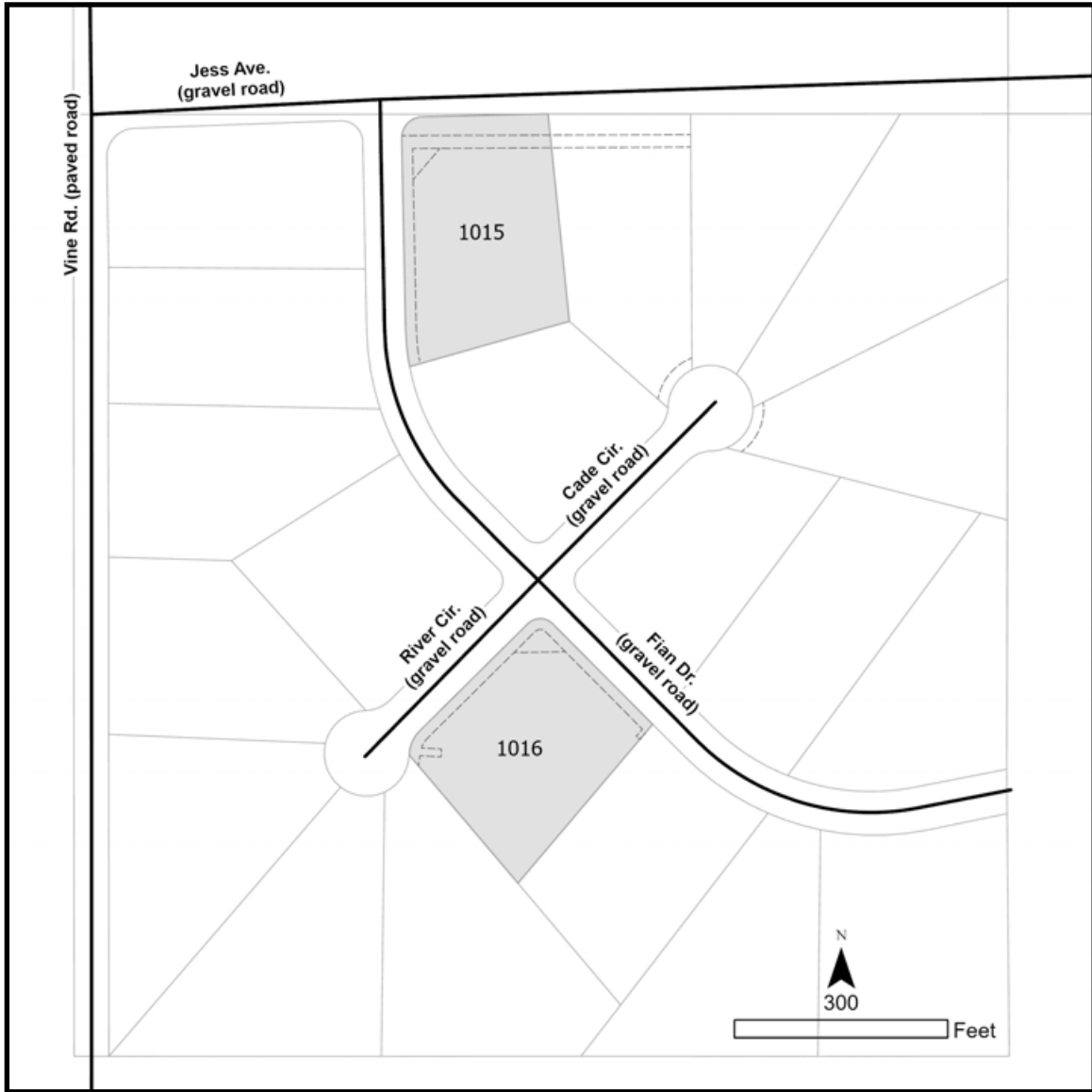
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BIRKLUND ALASKA SUBDIVISION



Location	Birklund is located approximately 5 miles west of downtown Wasilla, 1.5 miles south of Parks Hwy, just east of Vine Rd.
Access	Birklund has developed gravel road access. From the Parks Hwy travel south on Vine Rd for approximately 1.5 miles. Turn east onto W Jess Ave and then south onto S Fian Dr to enter the subdivision.
Utilities	Overhead electricity is located on Vine Rd. Purchasers will be responsible for extending the existing power lines at their own expense. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
Local Government	This area is within the boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under <i>Restrictions</i> . Please check with the borough for more details. The subdivision is outside of the Wasilla city limits. There is currently no zoning for the subdivision.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels are being sold as-is. Both parcels were previously under a purchase contract with DNR. In 2024, Parcel 1016 underwent clean-up efforts to remove extensive trash and debris that was left on the property. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. Both parcels have 15 ft utility easements along rights-of-way and a 70 ft triangular utility easement in the north (Parcel 1016) and northwest (Parcel 1015) corners of the lots (see Plat Note 6). There is a 10 x 20 ft guy anchor easement on the west side of the Parcel 1016. There is a 30 ft public use easement along the north lot line of Parcel 1015. Please see plat for details.

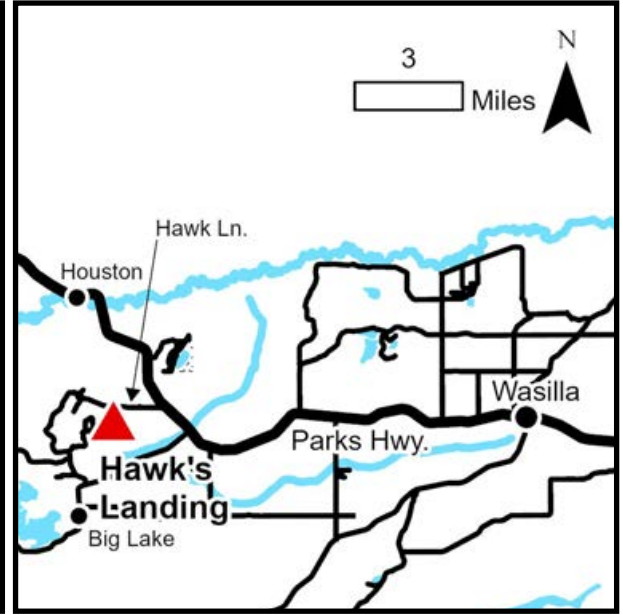
Survey and MTRS	Birklund Alaska Subdivision is survey ASLS 2009-17, located in Section 14, Township 17 North, Range 2 West, Seward Meridian. The survey has been recorded as Plat 2012-7 in the Palmer Recording District.
Rights-of-Way	All roads within the subdivision, S. Fian Dr, S. River Cir, and S. Cade Cir, are developed gravel roads.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1015	231327	2	1	1.58	\$48,000
1016	231343	9	2	1.51	\$48,000

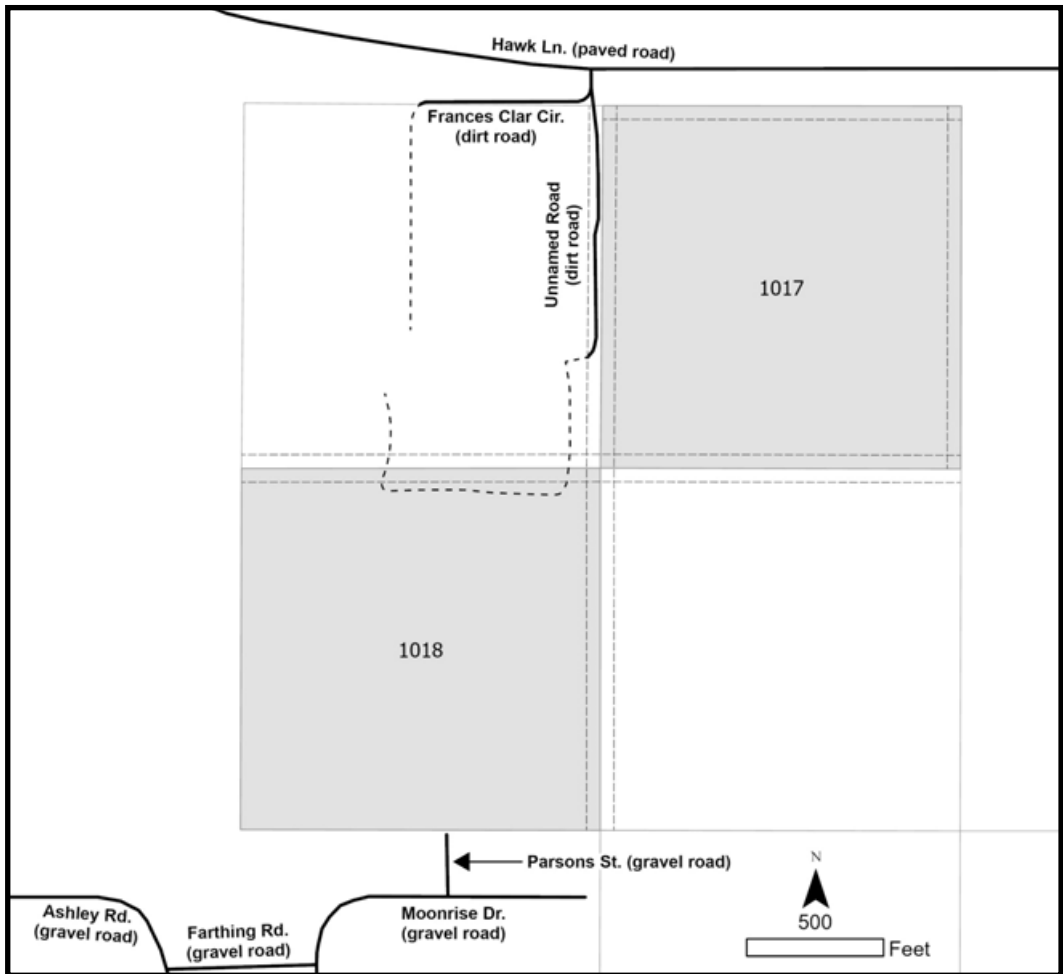
Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

HAWK’S LANDING



Location	Hawk’s Landing is 11 miles west of Wasilla, in Big Lake. The area is just outside of the Houston city limits. The parcels are approximately 1 to 1.25 miles north of Big Lake Rd.
Access	<p>The parcels in Hawk’s Landing share a common corner boundary with each other, but are accessed from different directions:</p> <p>Parcel 1017 is accessed from W Hawk Lane. W Hawk Lane is a paved road, off the Parks Hwy, approximately one mile north of Big Lake Road. The northwest corner of the parcel is approximately 110ft south of W Hawk Lane, at the intersection of W Frances Clar Circle. The street address for the parcel is 13202 W Hawk Lane.</p> <p>Parcel 1018 is accessed from South Parsons St, a gravel road. From mile three of Big Lake Rd, head north on S Beaver Lake Rd, right on W Wilma St, right on S Wolf Rd, right on W Drowsy Dr, left on Lazy Lake Dr which becomes S Old Toby Rd, right on S Ashley Rd, left on W Farthing Rd, left on W Moonrise Drive, then Left on S Parsons St. The parcel is at the end of S Parson St. The street address for the parcel is 600 S Parsons St.</p> <p>Parcel 1018 could potentially be accessed from the north, via platted rights-of-way. Currently these rights-of-way are only partially developed, and the developed dirt road veers west into private property before reaching this parcel.</p>
Utilities	Electrical service and natural gas are located on W Hawk Lane, adjacent to Parcel 1017. Natural gas is not available for Parcel 1018, and electrical service is approximately 1,100 ft away. Prospective purchasers may need to extend lines at their own expense. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
Local Government	This area is within the boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under <i>Restrictions</i> . Please check with the Borough for more details. These parcels are outside of the Wasilla and Houston city limits. There is currently no zoning for the area.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. The parcels are within the West Lakes Fire Service Area.
Rights-of-Way	W. Hawk Lane is a paved road. S. Parsons St is a gravel road. Other rights-of-way are undeveloped.

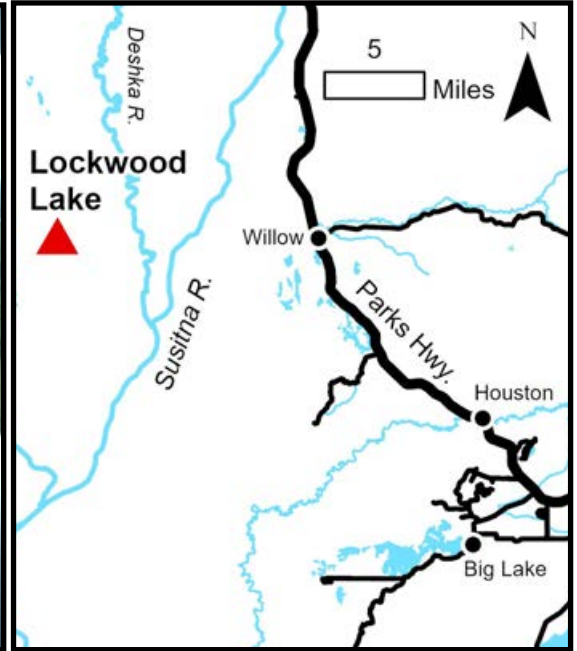
Notes	<p>These parcels contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Approximately 3.5 acres of the northeast corner of Parcel 1017 are wetlands. Approximately 50% of Parcel 1018 has wet soils, mostly on the west side of the parcel. These figures are estimates. Prospective bidders are encouraged to personally inspect the parcels before placing a bid.</p>
Restrictions	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>Parcel 1017 has 50 ft section line or right-of-way easements along all lot lines.</p> <p>Parcel 1018 has 50 ft right-of-way easements along the north and east lot lines.</p>
Survey and MTRS	<p>Hawk’s Landing is Record of Survey File No. EPF 20230017 located in Section 10, Township 17 North, Range 3 West, Seward Meridian. The survey has been recorded as Plat 2025-71 in the Palmer Recording District.</p>



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1017	234778	NE ¼ NE ¼	40.00	\$228,000
1018	234779	SW ¼ NE ¼	40.00	\$168,000

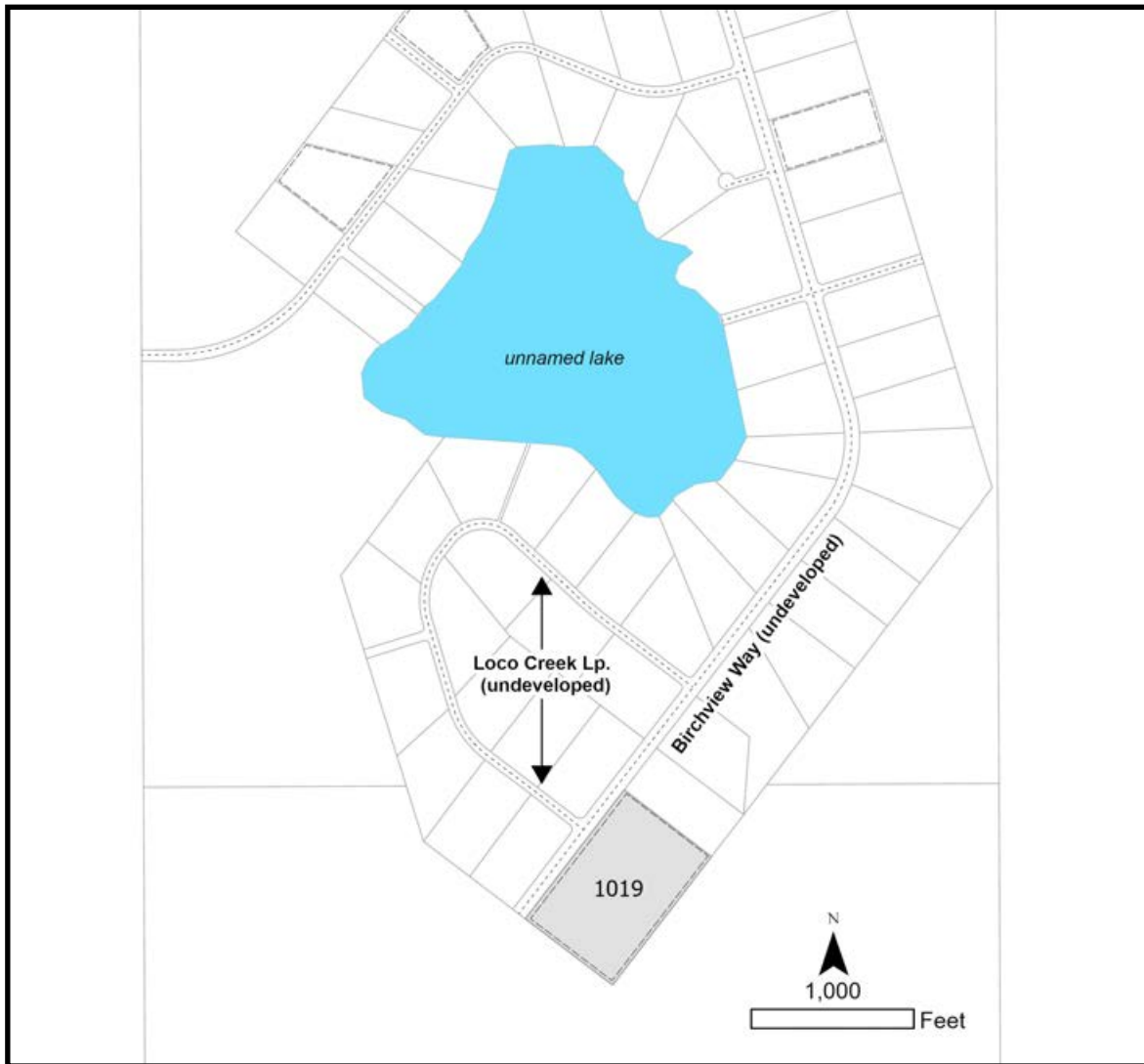
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LOCKWOOD LAKE



Location	Lockwood Lake Subdivision is located approximately 14 air miles west of Willow, 6 miles east of the “Big Bend” of the Yentna River, and 3.5 miles east of Lockwood Lake.
Access	Primary access is by float plane to area lakes, then overland to the parcel. Winter access is via ski plane. It may be possible to snowmachine overland to the parcel.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under <i>Restrictions</i> . Please check with the Borough for more details. There is currently no zoning for the subdivision.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>This parcel is comprised of three lots- Lots 3, 4, & 5 of Block 14.</p>
Restrictions	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>There is a 20 ft utility easement that runs along the lot lines fronting the undeveloped Birchview Drive right-of-way (along northwest lot lines). All other lot lines have a 10ft utility easement. There is a 25ft building setback from rights-of-way and 10 ft setback from lot lines. See plat notes for details.</p>

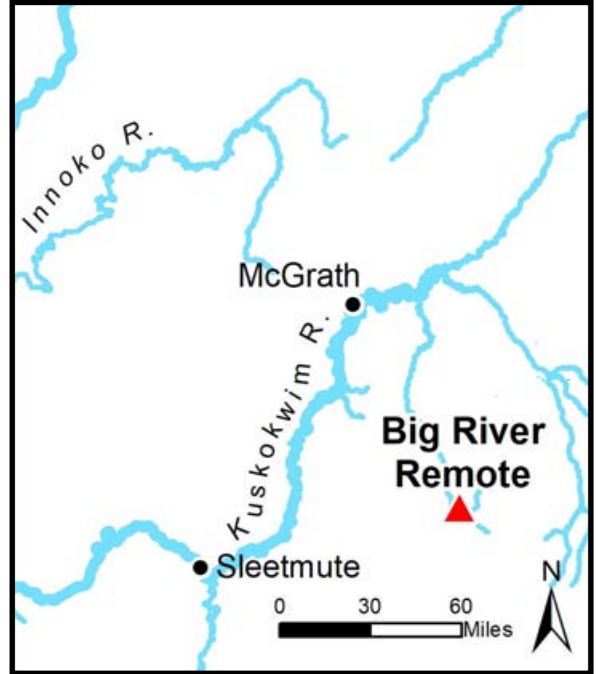
Survey and MTRS	Lockwood Lake is survey ASLS 80-91 located in Section 12, Township 19 North, Range 7 West, in the Seward Meridian. The survey was recorded as plat 82-8 in the Talkeetna Recording District.
Rights-of-Way	Rights-of-way within the subdivision are undeveloped.
Homeowner's Association	Any subsequent owner of parcels 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 August 27, 1981, in the Talkeetna Recording District as document # 1981-002115-0. There is no record in the DCCED database of this homeowner's association having ever been incorporated. DNR Land Sales assumes it to be inactive.



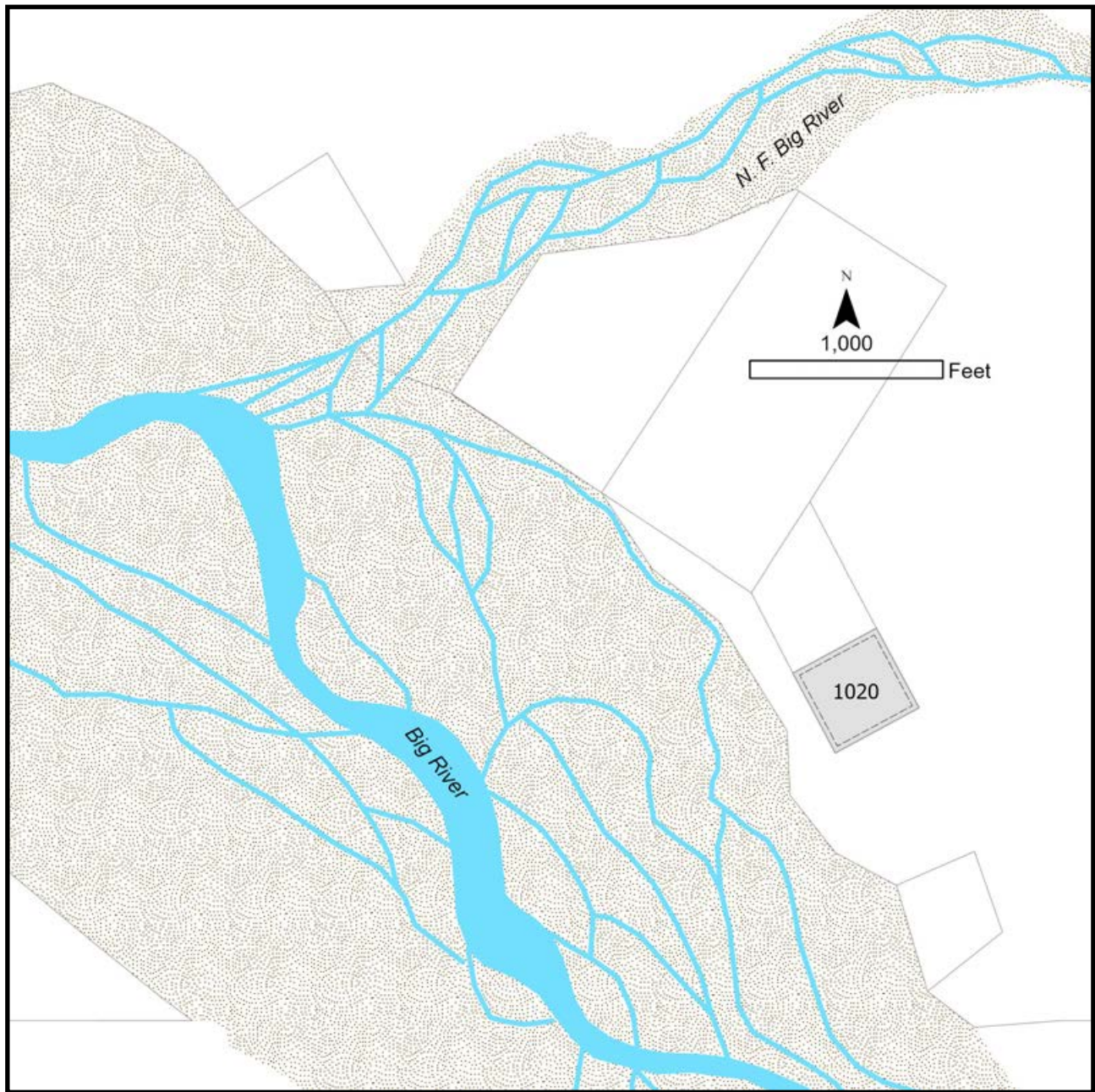
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1019	213423	3,4,5	14	15.00	\$13,500

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BIG RIVER REMOTE



Location	The parcel is approximately 76 air miles southeast of McGrath, along the east bank of Big River.
Access	<p>Summer access to the parcel is via wheeled plane to area gravel bars or backcountry airstrips, then overland to parcel. Winter access is via ski plane.</p> <p>There are two nearby airstrips on State-owned land, however both are separated from the parcel by braids of the river. One of the airstrips is overgrown, eroded, and is only marginally better than landing off strip in the area. Neither airstrip is maintained by the State of Alaska or any government entity.</p>
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>There is a 25-foot public access easement along all lot lines.</p>
Survey and MTRS	Big River Remote is survey ASLS 84-76. The parcel is located in Section 34, Township 22 North, Range 29 West, Seward Meridian. The survey has been recorded as amended Plat 86-4 in the Kuskokwim Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1020	218258	D	5.30	\$11,500

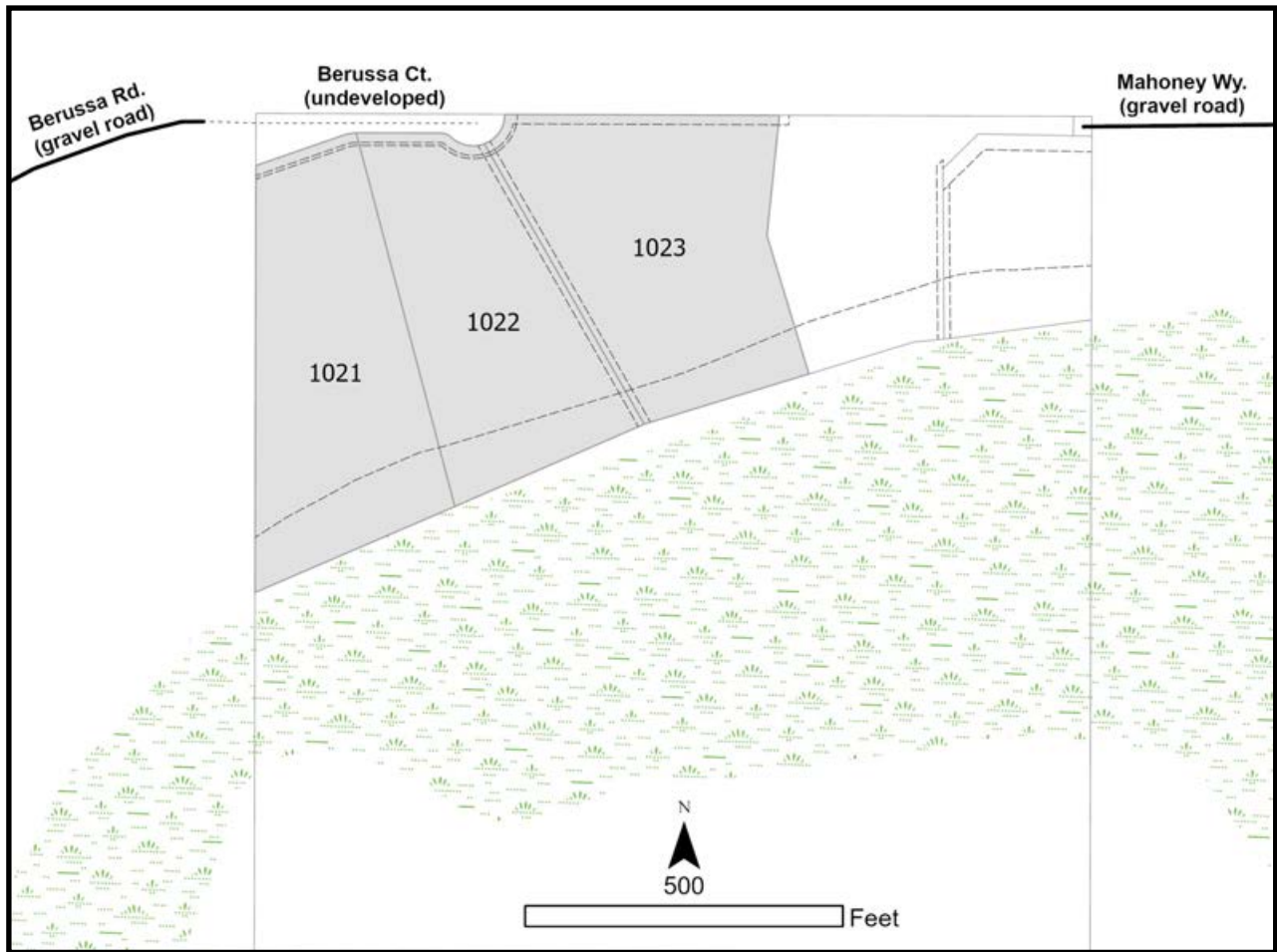
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NINILCHIK BLUFF



Location	Ninilchik Bluff is approximately 3.5 miles south of Ninilchik, 1.25 miles south of Deep Creek, and ½ mile east of the Sterling Hwy, at the end of Berrusa Rd.
Access	From the Sterling Hwy, head east on Berussa Rd to the end. The parcels are located approximately 100 – 400 ft east of the end of the developed gravel surface.
Utilities	Electrical service is located just west of the subdivision but does not extend to the parcels. Prospective purchasers may need to extend lines at their own expense. Natural gas is not in the immediate area. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
Local Government	This area is within the boundaries of the Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under <i>Restrictions</i> . Please check with the Borough for more details. There is currently no zoning for the subdivision.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>In 2016 two eagle’s nests were identified on Parcel 1022. DNR field inspected the property in 2023 to see if the eagle’s nests were still active. One of the nests could not be located. The tree supporting the second nest had fallen over. This nest was inactive and no longer able to support nesting. During the field inspection an active nest was observed within the subdivision, on Lot 1 (private property). It is possible that the nest on Lot 1 is within 330ft of Parcel 1023 (Lot 3). Federal Law prohibits any disturbance of bald eagles or their nests. The US Fish and Wildlife service recommends no clearing of vegetation within 330ft of any nest, and no construction or disturbing activity within 660ft of any nest between June 1 and August 31. As with all parcels, DNR encourages prospective bidders to visit the properties and personally inspect them before placing a bid. Please see the <i>Fish & Wildlife</i> section of this brochure for more information.</p>

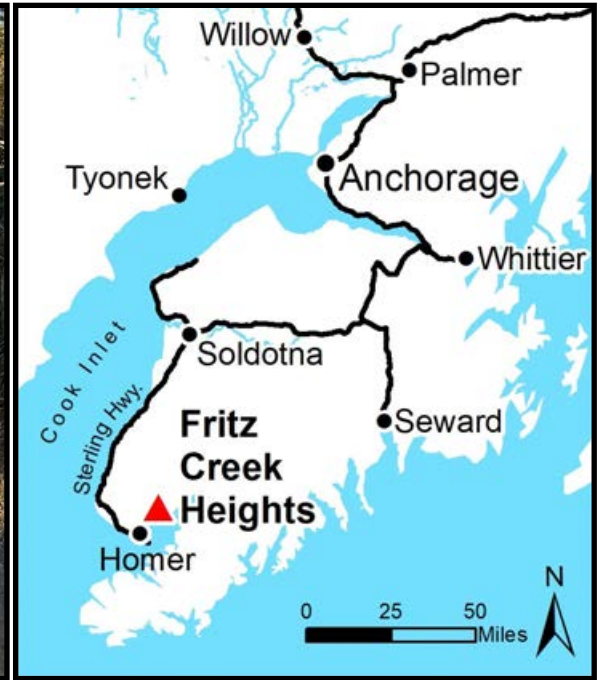
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 15ft utility easement and 20ft building setback along the Berussa Ct right-of-way. There is a 20ft (10ft on each parcel) public pedestrian easement along the lot line between Parcels 1022 & 1023. There is a 100ft building setback from wetlands. Please see plat for details.
Survey and MTRS	Ninilchik Bluff Subdivision is survey ASLS 2016-01, located in Section 9, Township 2 South, Range 14 West, Seward Meridian. The survey has been recorded as Plat 2017-10 in the Homer Recording District.
Rights-of-Way	Berussa Road is a developed gravel road, however it ends before reaching the parcels. The final 400ft (shown on the plat as Berussa Ct) is undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1021	232837	5	3.58	\$39,400
1022	232836	4	3.25	\$35,900
1023	232835	3	3.75	\$41,300

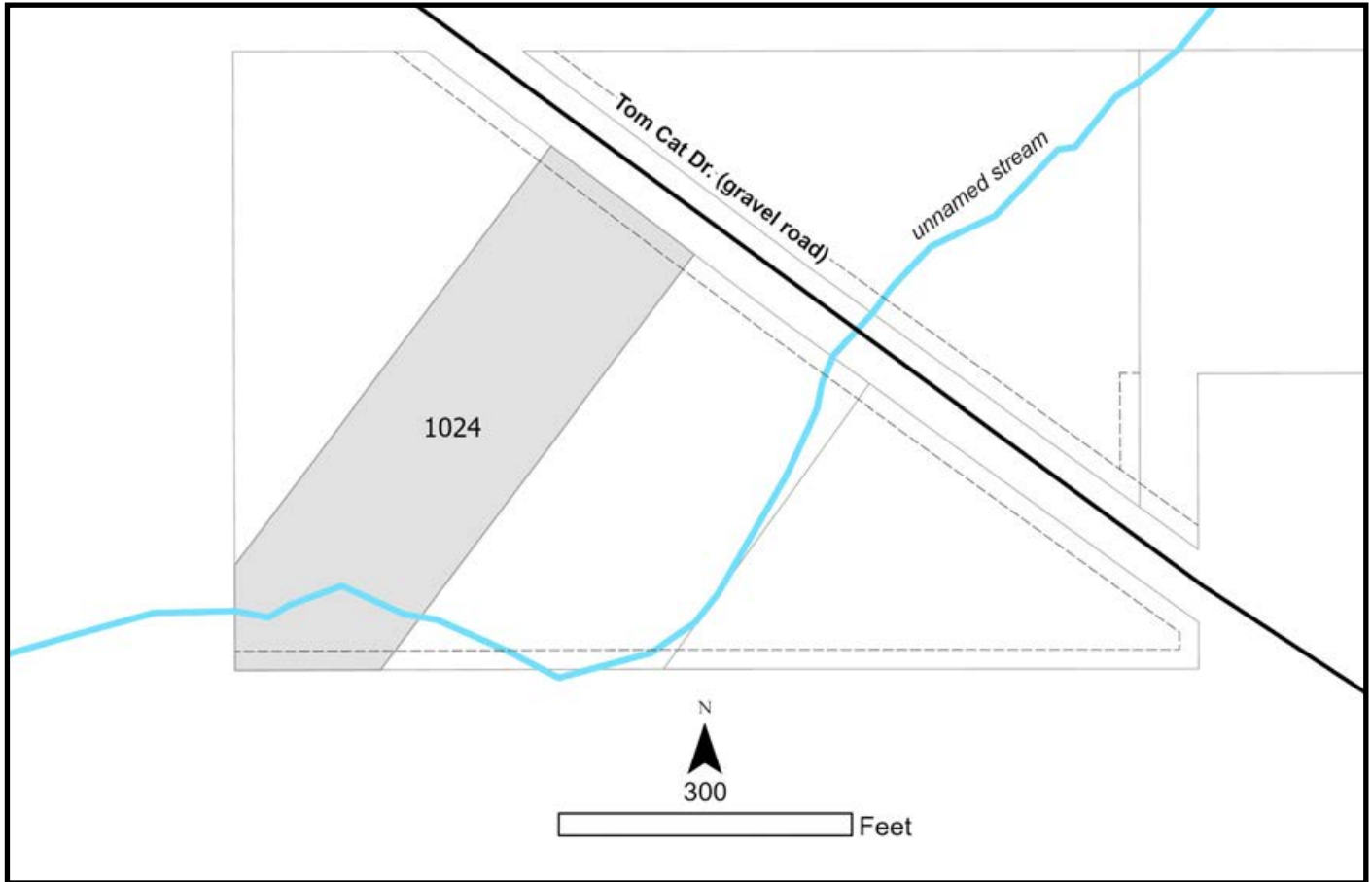
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FRITZ CREEK HEIGHTS



Location	Fritz Creek Heights is located approximately 8 miles northeast of Homer. The subdivision is approximately 0.75 miles north of East End Rd.
Access	This parcel has road access from East End Rd, left on Greer Rd, and left on Hill Ave, which becomes Tom Cat Dr. East End Rd is paved. Greer Rd, Hill Ave, and Tom Cat Dr are gravel roads.
Utilities	Electrical service is available approximately 161ft away, adjacent to the northwest corner of Lot 1 of Block 1 (across street and northwest of Parcel 1024). Purchasers may need to extend lines at their own expense. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
Local Government	The parcel 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 <i>Restrictions</i> . Please check with the borough for details. There is currently no zoning for the subdivision.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. This subdivision is within Kenai Peninsula Borough's Kachemak Emergency Service Area.
Notes	A small portion of Parcel 1024 has a slope exceeding 20% grade. The plat also indicates that wetlands are present on the property. Please see the plat for details. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 20ft building setback and utility easement from all street rights-of-way.

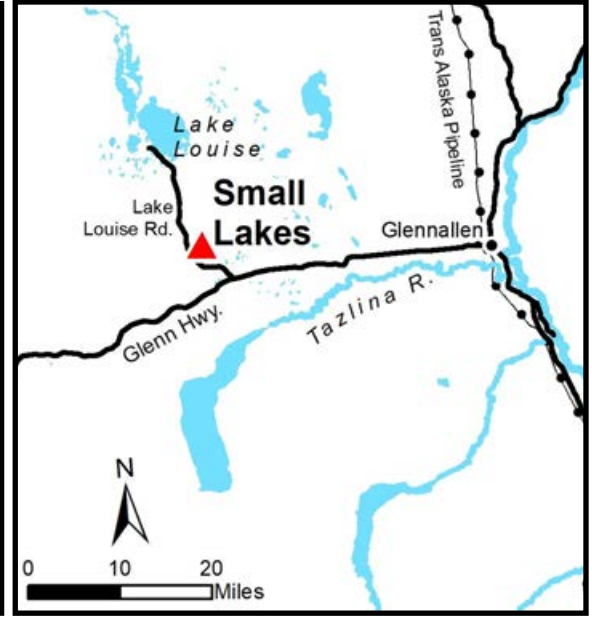
Survey and MTRS	Fritz Creek Heights Subdivision is survey ASLS 2020-08, located in Section 21, Township 5 South, Range 12 West, Seward Meridian. The survey has been recorded as plat 2021-65 in the Homer Recording District.
Rights-of-Way	Tom Cat Dr is a developed gravel road. Caspian Ave is undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1024	233952	2	2	2.45	\$78,600

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SMALL LAKES



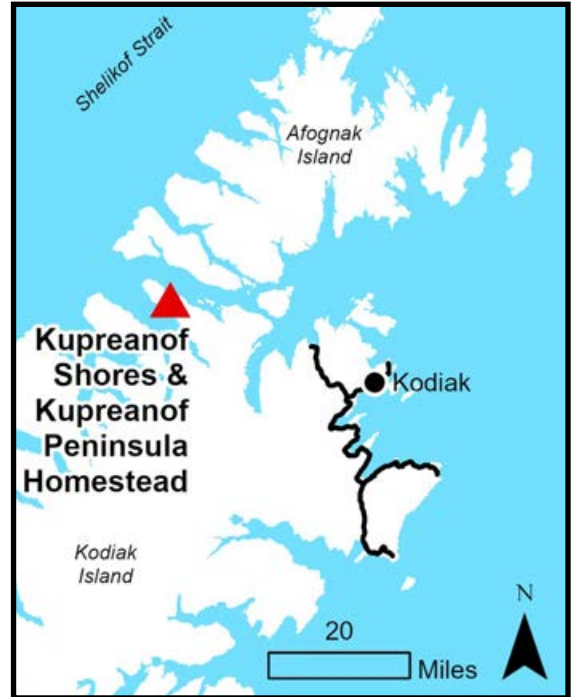
Location	The Small Lakes Subdivision is located 32 miles west of Glennallen. All parcels are located approximately 2 miles east of Lake Louise Rd.
Access	There are several access points into the subdivision. The primary access for Block 4 is a surveyed ATV trail at approximately mile 7.1 of the Lake Louise Rd. From Lake Louise Rd head east for approximately 2.1 miles. The trail enters Block 4, along the north lot line of Lot 7 (Parcel 1030). It intersects another trail that runs north/south at the shared corner of Parcels 1029, 1030, & 1031.
Utilities	There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>Lake Louise Rd is maintained in the winter, but Old Lake Louise Rd is not. There is a parking area on the west side of Lake Louise Rd near mile 7, across from the east/west access trail to Block 4.</p> <p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>
Restrictions	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and section-line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>All parcels in this auction have a 50ft public access easement along the lots line adjacent to the north/south ATV trail that bisects Block 4. There is a 60ft public access easement surrounding the east/west trail along the lot lines of Parcels 1029, 1030, & 1031. There is also a 50ft section line easement along the north lot lines of Parcels 1025 & 1026. Please see plat for details.</p>
Survey and MTRS	Small Lakes Subdivision is survey ASLS 2021-02, located in Section(s) 11, 12, 13, & 14, Township 4 North, Range 7 West, Copper River Meridian. The survey has been recorded as Plat 2023-4 in the Chitina Recording District.
Rights-of-Way	The rights-of-way for the parcels in Block 4 are ATV trails within public access easements. Other rights-of-way within the subdivision range from developed ATV trails to undeveloped public access easements.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1025	234494	2	4	11.87	\$18,200
1026	234493	1	4	13.23	\$19,700
1027	234495	3	4	4.87	\$11,600
1028	234496	4	4	12.03	\$18,500
1029	234497	5	4	10.60	\$17,000
1030	234499	7	4	5.63	\$11,800
1031	234498	6	4	14.75	\$21,000
1032	234501	9	4	12.67	\$19,300
1033	234500	8	4	5.85	\$12,200
1034	234502	10	4	14.28	\$20,800
1035	234504	12	4	15.71	\$21,600
1036	234503	11	4	10.29	\$16,500

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KUPREANOF SHORES & KUPREANOF PENINSULA HOMESTEAD



Location	Kupreanof Shores is located approximately 34-37 air miles northwest of the city of Kodiak, along the shores of Viekoda Bay and Kupreanof Strait.
Access	Access to all parcels is by boat or float plane. Some of the parcels have steep oceanfront access. Access ranges from gently sloping shoreline to bluffs or cliffs.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundaries of the Kodiak Island Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details.
Zoning	These parcels are zoned C-conservation by the Kodiak Island Borough. C-conservation zoning does allow for single family residential and limited commercial purposes, though some uses may be limited or restricted. Please contact the borough for details.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Parcel 1054 was previously offered as a homestead parcel, and then again at a later land auction.</p>
Survey and MTRS	<p>Kupreanof Shores is survey ASLS 2019-19, located in Sections 29, 32, 33 & 34, Township 25 South, Range 24 West, and Sections 26, 27, 35 & 36, Township 25 South, Range 25 West, Seward Meridian. The survey has been recorded as Plat 2023-5 in the Kodiak Recording District.</p> <p>Kupreanof Peninsula Homestead (Parcel 1054) is survey ASLS 91-133, located in Section 32, Township 25 South, Range 24 West, Seward Meridian. The survey has been recorded as Plat 92-44 in the Kodiak Recording District.</p>

Restrictions

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

Kupreanof Shores Subdivison (Parcels 1037-1053 & 1055-1058):

There is a 50ft building setback from streams, creeks, and wetlands. There is a 100ft public access easement along the shoreline, **between** the lots and the ordinary high-water mark. Parcels 1051, 1057, & 1058 (Lots 22, 27, 28) have a 50ft section line easement along the south lot line. Parcel 1052 (Lot 23) has 50ft section line easements along the south and west lot lines. See plat for details.

Kupreanof Peninsula Homestead (Parcel 1054): There is a 50ft section line easement along the east lot line, and a 25ft public access and utility easement along all other lot lines. There is a 100ft strip of state land along the shoreline, **between** the parcel and the ordinary high-water mark. See plat for details.

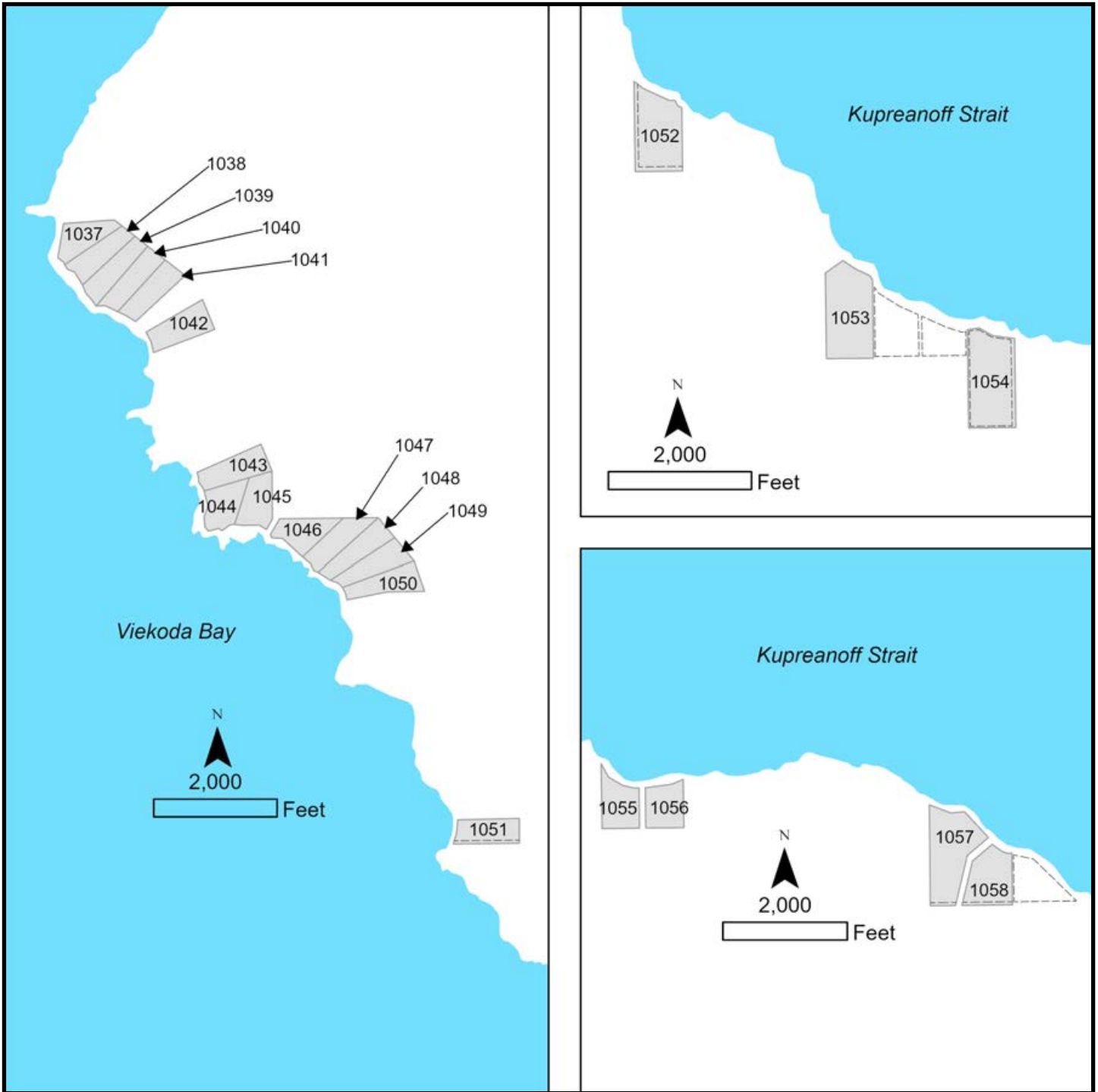


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KUPREANOF SHORES & KUPREANOF PENINSULA HOMESTEAD

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1037	234560	2	9.31	\$33,100
1038	234561	3	9.25	\$32,900
1039	234562	4	9.29	\$33,100
1040	234563	5	9.32	\$31,300
1041	234570	6	9.30	\$33,100
1042	234572	8	10.51	\$35,700
1043	234574	10	10.47	\$44,400
1044	234575	11	9.25	\$41,100
1045	234576	12	9.23	\$43,200
1046	234577	13	9.22	\$36,900
1047	234578	14	9.33	\$37,300
1048	234579	15	9.33	\$39,600
1049	234580	16	9.34	\$39,600
1050	234581	17	9.30	\$39,400
1051	234586	22	9.30	\$35,600
1052	234587	23	16.22	\$64,900
1053	234588	24	19.02	\$69,200
1054	224839	Tract C	19.83	\$69,800
1055	234589	25	10.38	\$48,600
1056	234590	26	9.86	\$47,300
1057	234591	27	21.45	\$78,900
1058	234592	28	13.93	\$59,100

CONTINUED



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KAKHONAK LAKE RRCS



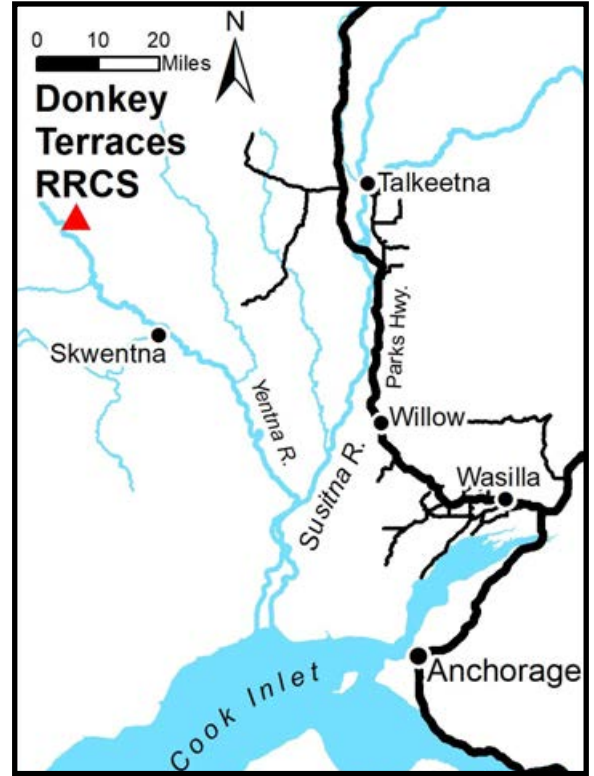
Location	Kakhonak Lake RRCS is located approximately 30 miles southwest of Iliamna and 90 miles west of Homer, on the Alaska Peninsula.
Access	Access is by floatplane to Kakhonak Lake. There is no practical overland access to this parcel.
Tentatively Approved	Kakhonak Lake RRCS is located on Tentatively Approved land, please see the <i>Tentatively Approved Lands</i> section for details.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the “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 Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions. Please check with the borough for details of current ordinances.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. The ordinary high-water mark of Kakhonak Lake forms the true bounds of the east lot line of the parcel.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 100 ft building setback from Kakhonak Lake, and a 30 to 50ft public access and utility easement along all lot lines. Please see plat for details.
Survey and MTRS	Kakhonak Lake RRCS is survey ASLS 2013-16, located in Section 6, Township 8 South, Range 28 West, Seward Meridian. The survey has been recorded as plat 2015-3 in the Iliamna Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1059	231397	D	9.87	\$34,600

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

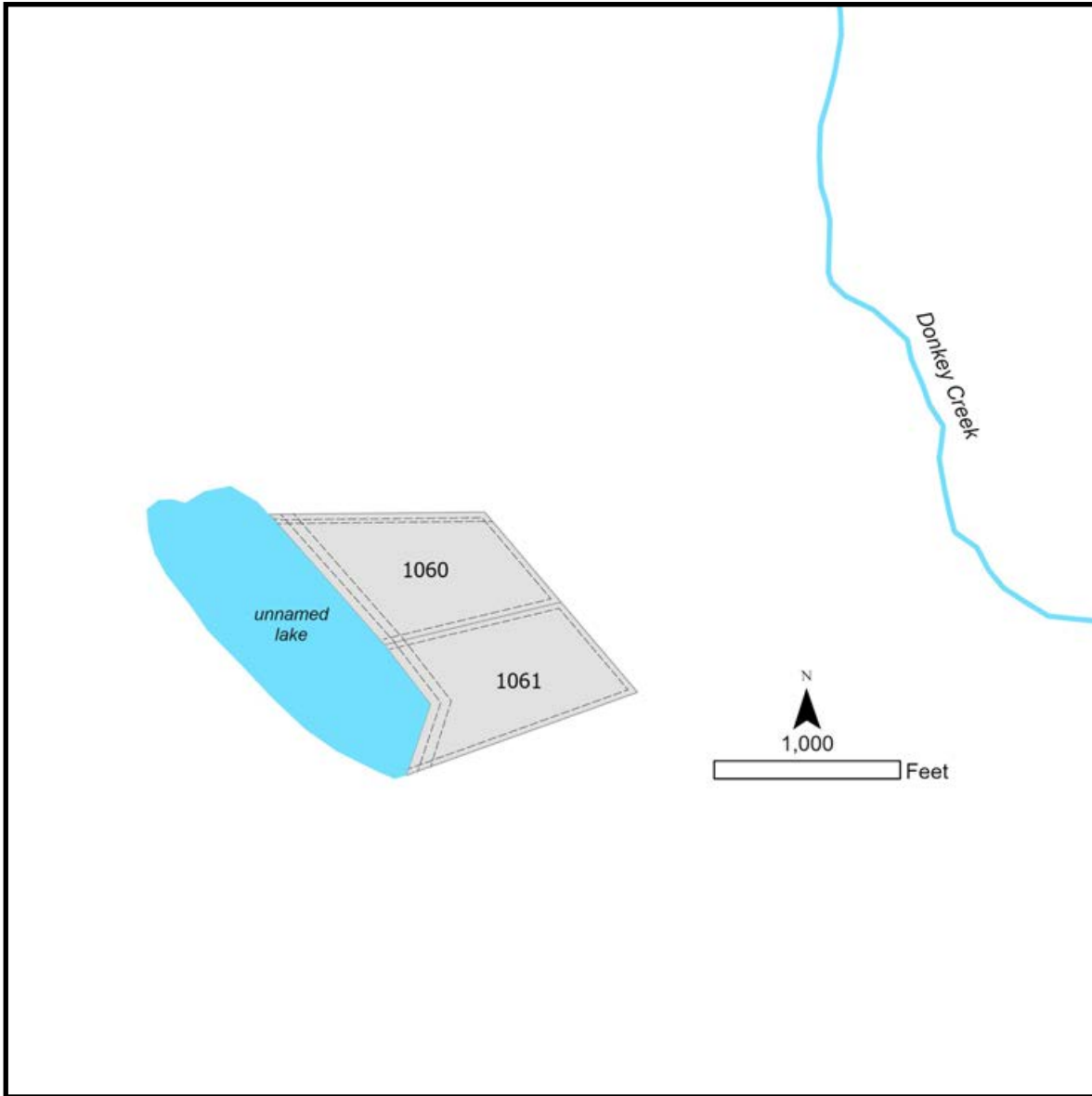
DONKEY TERRACES RRCS



Location	Donkey Terraces area 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 Skwentna River and approximately 2.5 miles east of Youngstown Bend of the Yentna River.
Access	Primary access is by float plane to area lakes. Access by boat or snowmachine may be possible via the Yentna River and then across state land.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under <i>Restrictions</i> . Please check with the borough for more details.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements & public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. Both parcels have a 100ft building setback & 50ft public access easement along the west lot lines (fronting the unnamed lake). All other lot lines have 30ft public access easements. Parcel 1060 has a 50ft section line easement along the north lot line. Please see plat for details.
Survey and MTRS	Donkey Terraces RRCS is survey ASLS 2007-20, located in Sections 25 & 30, Township 25 North, Ranges 12 & 13 West, Seward Meridian. The survey has been recorded as Plat 2011-11 in the Talkeetna Recording District.

Rights-of-Way

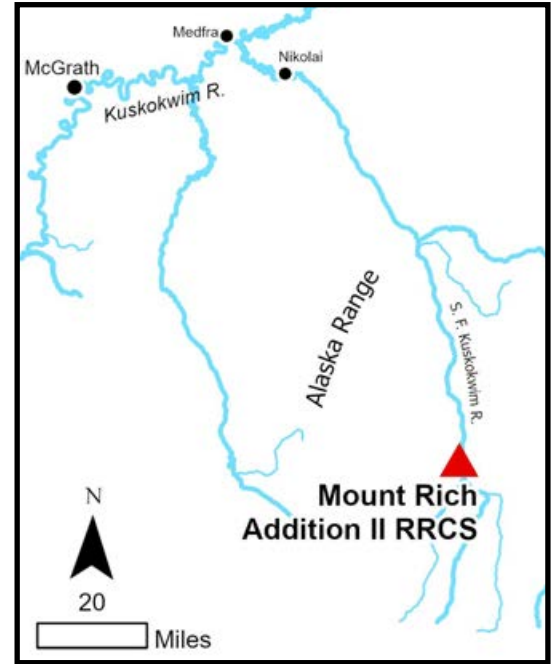
None. Legal access is from the waters of the unnamed lake, or overland across state land.



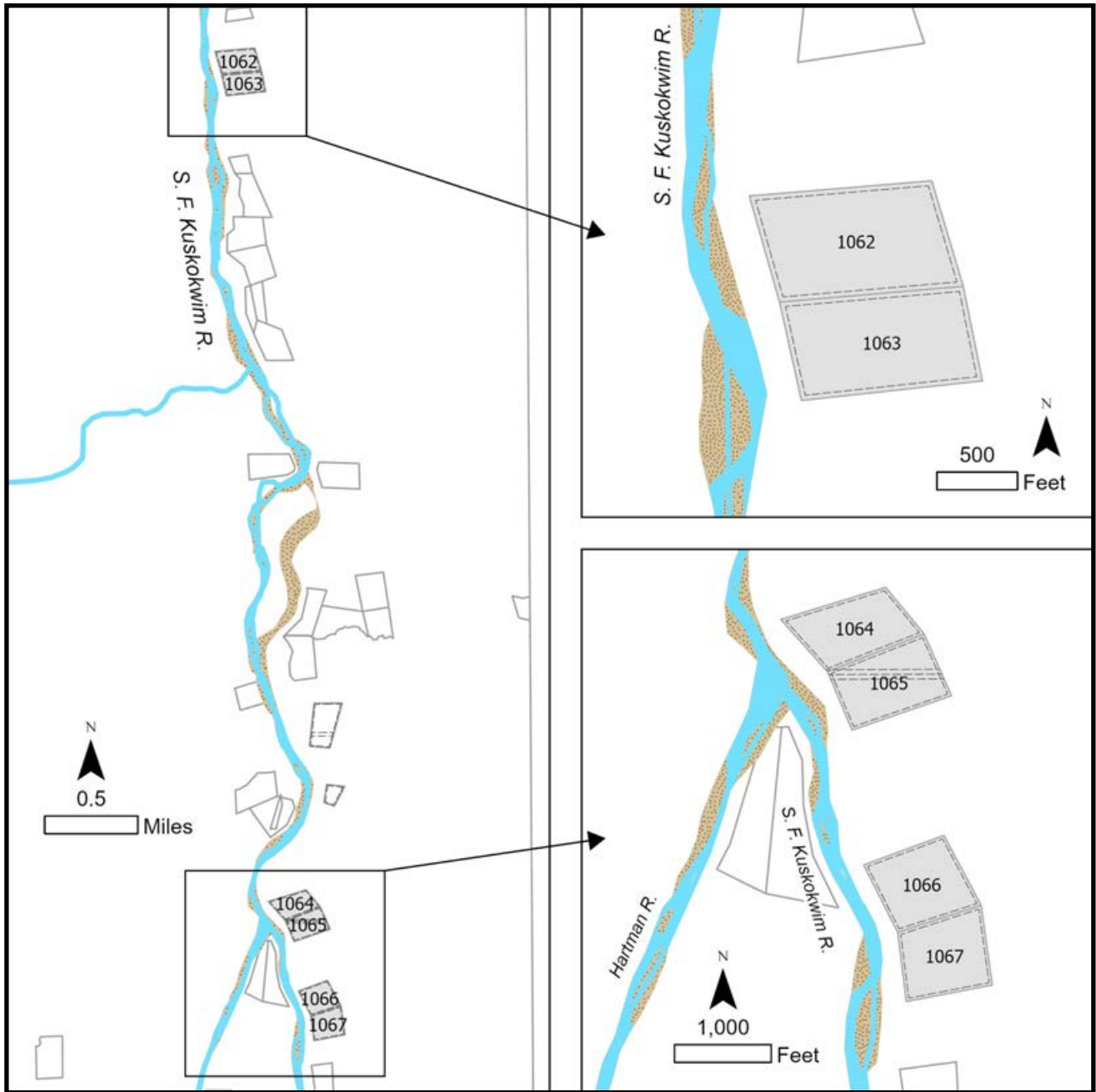
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1060	230685	I	15.44	\$24,700
1061	230686	J	15.43	\$24,700

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MOUNT RICH ADDITION II RRCS



Location	Mount Rich Addition II RRCS is located approximately 125 air miles northwest of Anchorage and approximately 69 air miles west of Skwentna, along the confluence of the South Fork of the Kuskokwim and Hartman rivers.
Access	Primary access to the area is by plane to gravel bars along the South Fork of the Kuskokwim River. The rivers are unsuitable for landing and take-off due to river currents and sand bars. Snowmachine access is possible in winter.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>The Puntilla Lake to Rohn connector trail of the Iditarod National Historic Trail runs along the South Fork of the Kuskokwim River through the area. This trail is utilized by Iron Dog snowmobile race and the Iditarod Trail Invitational ultramarathon when conditions permit.</p>
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access & utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. All parcels have 30ft public access/utility easements along all lot lines. Parcel 1065 (Tract O) is bisected by a 50ft section line easement. See plat for details.
Survey and MTRS	Mount Rich Addition II RRCS is survey ASLS 2023-05, located in Sections 4, 28, 32, & 33, Township 22 North, Range 22 West, Seward Meridian. The survey has been recorded as Plat 2025-2 in the Mount McKinley Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1062	234783	A	17.42	\$25,100
1063	234784	B	15.76	\$23,600
1064	234785	N	15.76	\$23,600
1065	234786	O	16.67	\$24,200
1066	234787	R	16.18	\$24,300
1067	234788	S	15.92	\$23,900

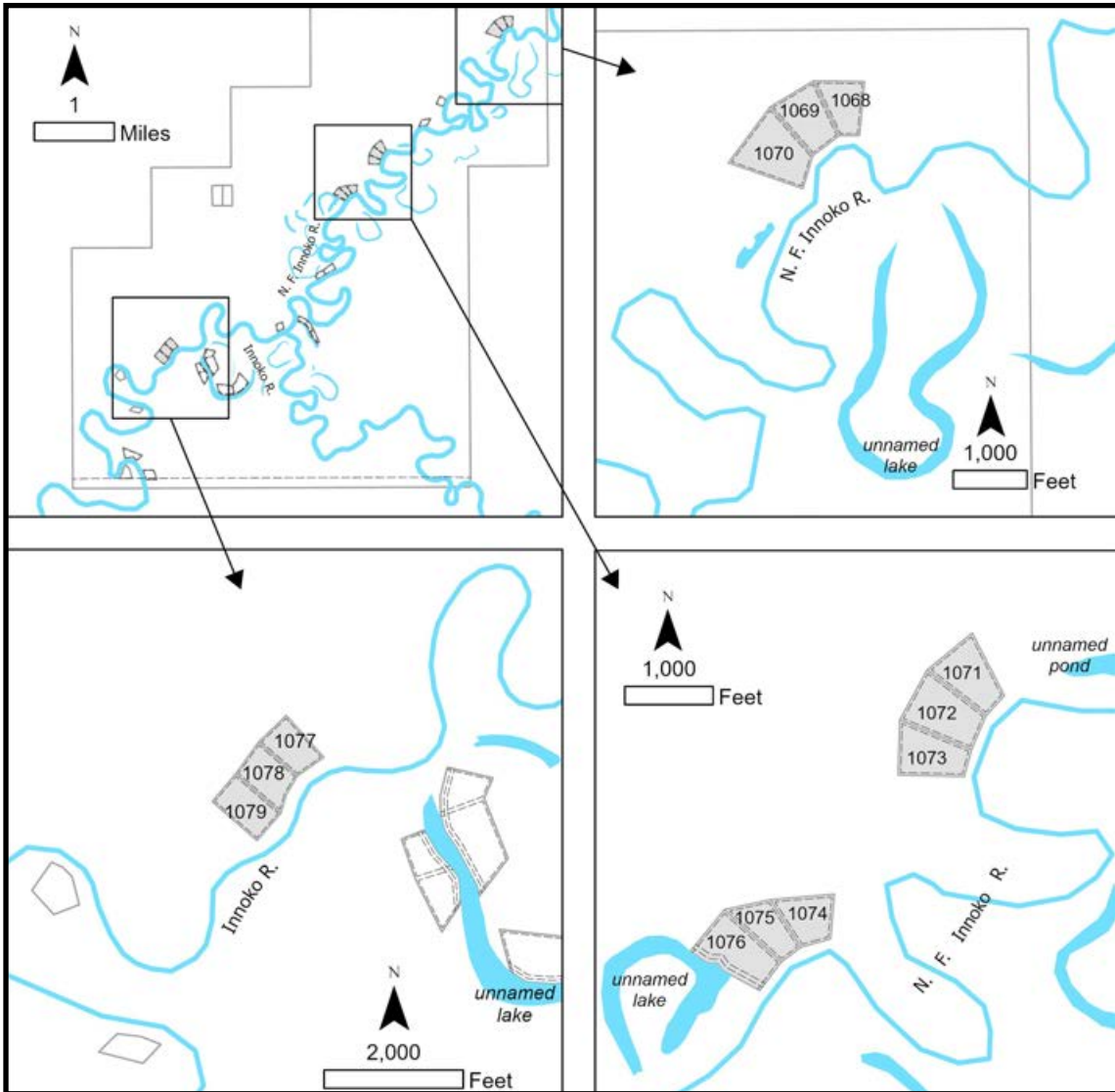
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INNOKO II RRCS



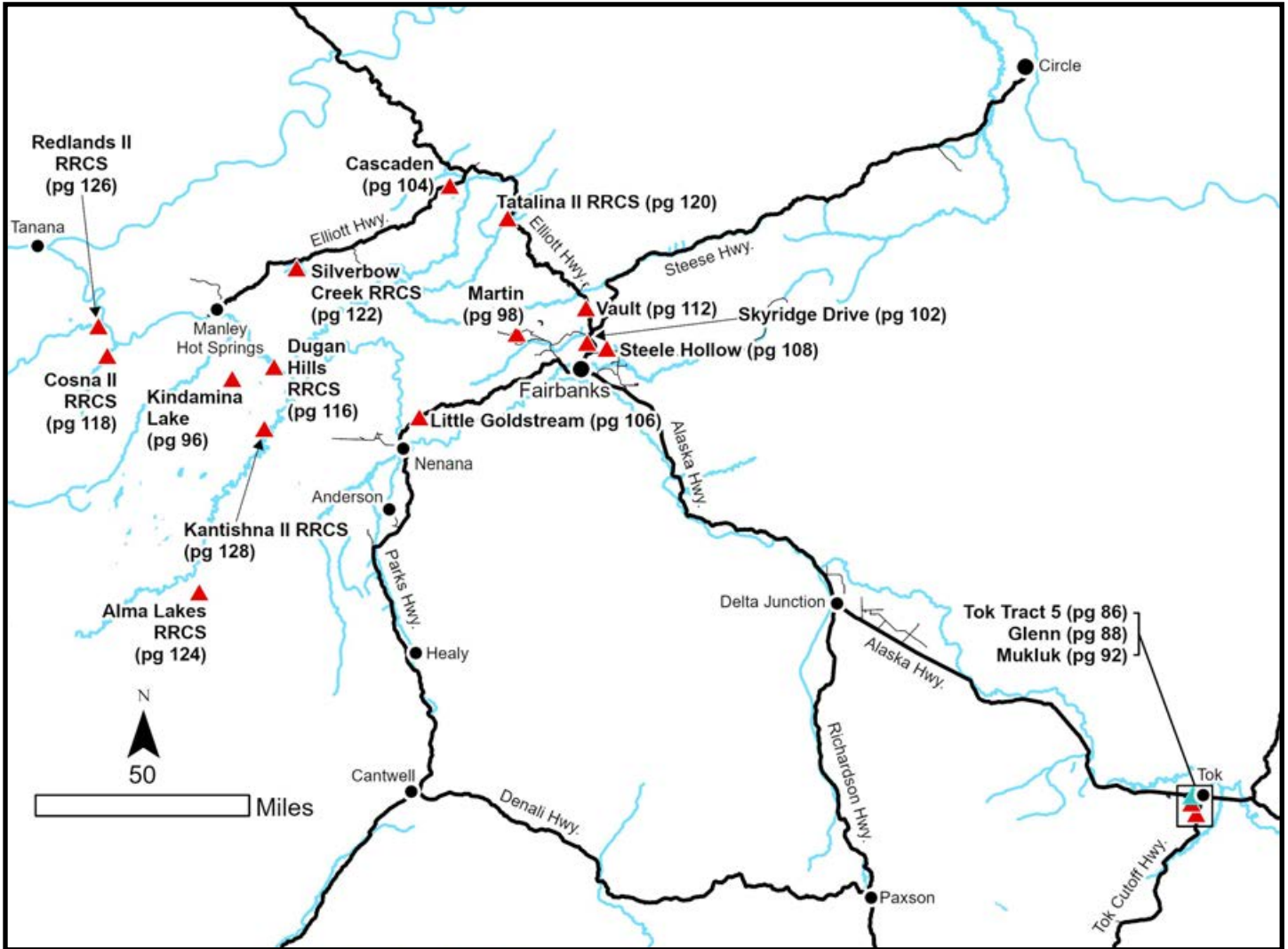
Location	Innoko River II RRCS is located approximately 65 air miles northwest of McGrath, near the confluence of the Innoko River and the North Fork Innoko River.
Access	Primary access is float /ski plane to the rivers or area lakes. All parcels have direct access from Innoko River or the North Fork Innoko River.
Tentatively Approved	Parcels 1068- 1076 (K019S012E) are located on Tentatively Approved land, please see the <i>Tentatively Approved Lands</i> section for details.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Limited Fire Management Option. However, some previously surveyed parcels in the area have been moved into the Full Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. The Innoko National Wildlife Refuge abuts the southern boundary of the area, approximately 1.5 – 4 miles south of the parcels.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. All parcels have a 100ft building setback from the ordinary high water mark of public waterbodies and a 30ft public access and utility easement along interior lot lines. Parcel 1076 has a 50ft public access easement that crosses a portion of the lot, along the shore of an unnamed lake. See plat for details.
Survey and MTRS	Innoko River II RRCS is survey ASLS 2022-06, located in Sections 4, 7, & 18, Township 19 South, Range 12 East, and Section 26, Township 19 South, Range 11 East, Kateel River Meridian. The survey has been recorded as Plat 2024-1 in the Mt. McKinley Recording District.

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PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1068	234536	A	8.23	\$12,100
1069	234537	B	10.93	\$14,200
1070	234538	C	15.14	\$17,100
1071	234539	D	9.17	\$12,800
1072	234540	E	10.35	\$13,500
1073	234541	F	8.32	\$12,000
1074	234542	G	6.79	\$10,800
1075	234543	H	6.89	\$10,900
1076	234544	I	11.29	\$15,700
1077	234545	J	9.03	\$11,700
1078	234546	K	10.04	\$13,100
1079	234547	L	10.67	\$13,900

NORTHERN REGION

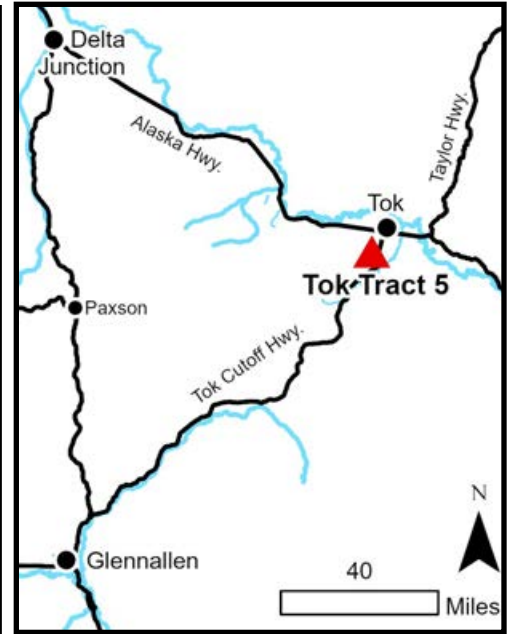


The Northern Region of Alaska boasts some of the best hunting opportunities available in the state. These parcels are a mixture of remote and developed access, but some can be accessed via pioneer roads throughout the subdivision. Hubs include Fairbanks, Tok, and Delta Junction, with jumping-off points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

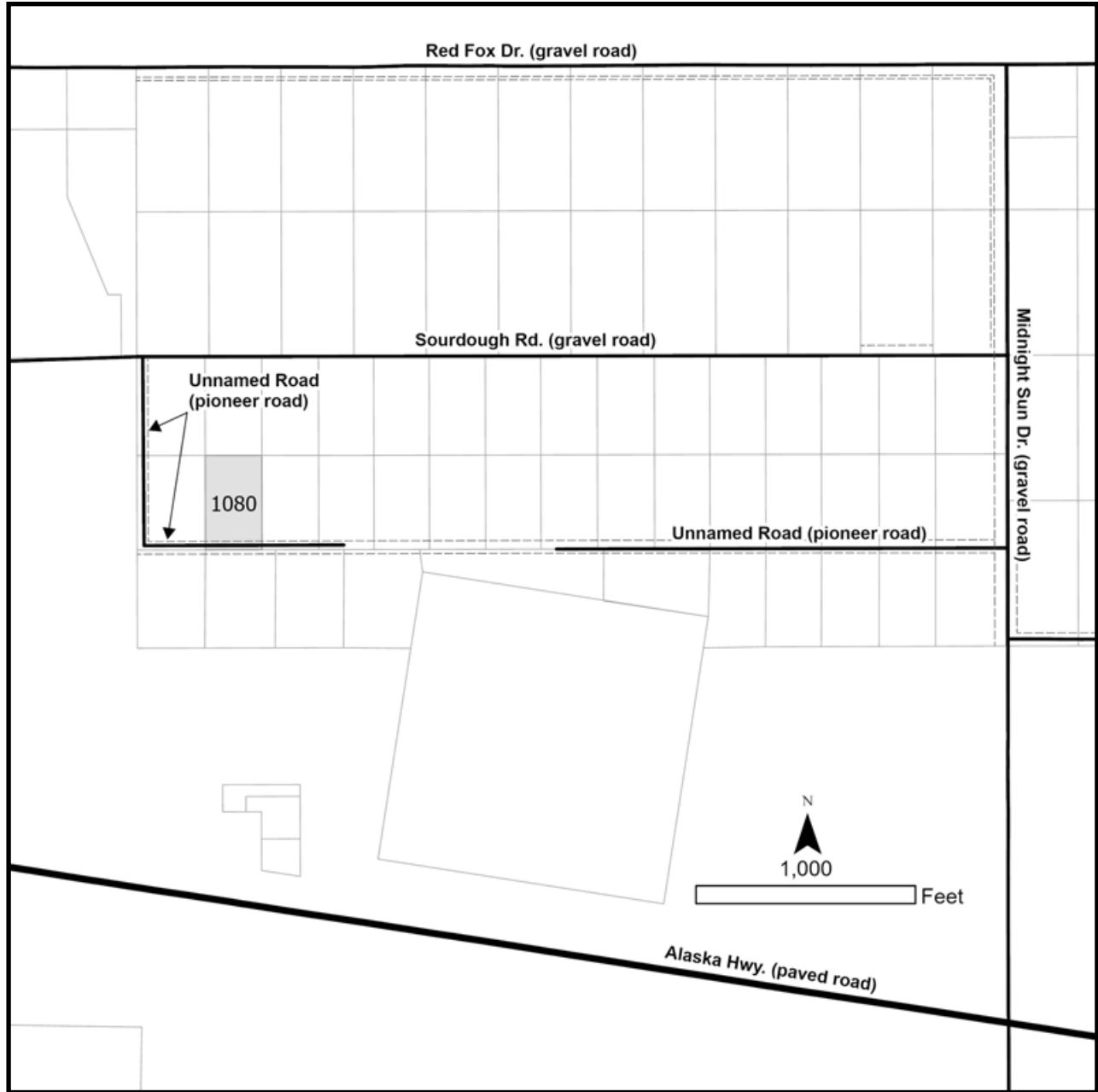
NORTHERN REGION PARCELS

SUBDIVISION NAME	PARCEL NUMBER(S)	ACCESS TYPE
Tok Tract 5	1080	Gravel road access from Alaska Hwy to interior subdivision roads, in Tok
Glenn	1081-1082	4-wheel drive road access from Tok Cutoff Hwy to interior subdivision roads, in Tok
Mukluk	1083-1103	Road and near road access off the Alaska Hwy to Scoby Way or Orion Ave, in Tok
Kindamina Lake	1104	Float plane access to Kindamina Lake, 17 miles southeast of Manley Hot Springs
Martin	1105-1110	Road and near road access from Murphy Dome Rd to High Sierra Dr, 25 miles northwest of Fairbanks
Skyridge Drive	1111	Gravel road access from Skyridge Dr to Constance Ct, 6 miles north of Fairbanks
Cascaden	1112-1115	Road and near road access from the Elliot Hwy to Long Tom Dr, near milepost 79
Little Goldstream	1116	Gravel road access from Parks Hwy to Kenea Dr, 7 miles north of Nenana
Steele Hollow	1117	Walk-in access off Chena Hot Springs Rd. to Juniper Dr, 9 miles east of Fairbanks
Vault	1118-1123	Gravel road access from Elliot Hwy to Vault Dr, 18 miles north of Fairbanks
Dugan Hills RRCS	1124	Boat access from Tanana River, 20 miles southeast of Manley Hot Springs
Cosna RRCS	1125	Boat access from Cosna River, 25 miles southwest of Manley Hot Springs
Tatalina II RRCS	1126	Walk in access, approximately 1/4 mile off the Elliot Hwy (near milepost 47)
Silverbow Creek RRCS	1127-1129	ATV/ overland access from the Elliott Hwy, approximately 25 miles northeast of Manley Hot Springs
Alma Lakes RRCS	1130-1137	Floatplane access to area lakes approximately 50 air miles west of Healy
Redlands II RRCS	1138-1147	Boat or snowmachine access from Chitnana River, 40 river miles west of Manley Hot Springs
Kantishna II RRCS	1148-1152	Boat or floatplane access from Kantishna River, 33 air miles (110 river miles) from Nenana

TOK TRACT 5



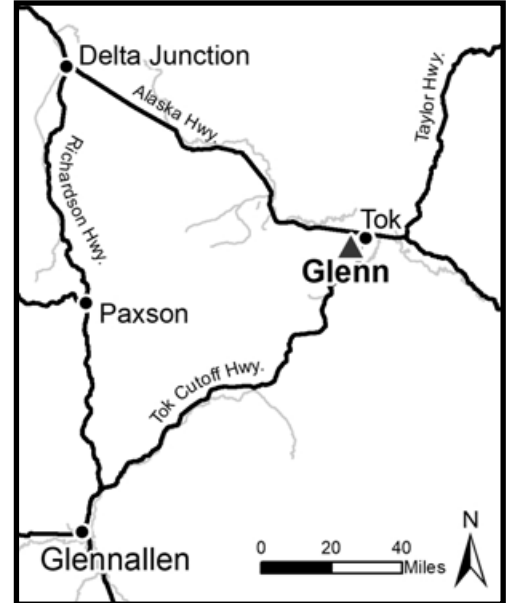
Location	Tok Tract 5 is located approximately 3.5 miles west of the Alaska Hwy/ Tok Cutoff junction.
Access	From Alaska Hwy head north on Sundog Trail, then east on Sourdough Dr. After approximately 1300ft, head south on an unnamed right-of-way (dirt road), then after approximately 800ft, east onto another unnamed right-of-way (dirt road). The unnamed dirt road runs along the southern lot line of the parcel.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. Electricity is available in the area but has not been extended to the parcel. Purchasers will be responsible for extending the lines at their own expense.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>There is another constructed dirt road that crosses the southeastern corner of the parcel. That road does not have an easement and is not legal access. Legal access is via the constructed dirt road along the southern lot line.</p>
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 30ft public access easement along the southern lot line of the parcel.
Survey and MTRS	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 recorded as plat 80-88 in the Fairbanks Recording District.
Rights-of-way	Sourdough Dr and the unnamed dirt road are developed gravel/dirt roads. Other rights-of-way in the subdivision are a mix of brushed trails and undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1080	405993	29	1	2.56	\$9,800

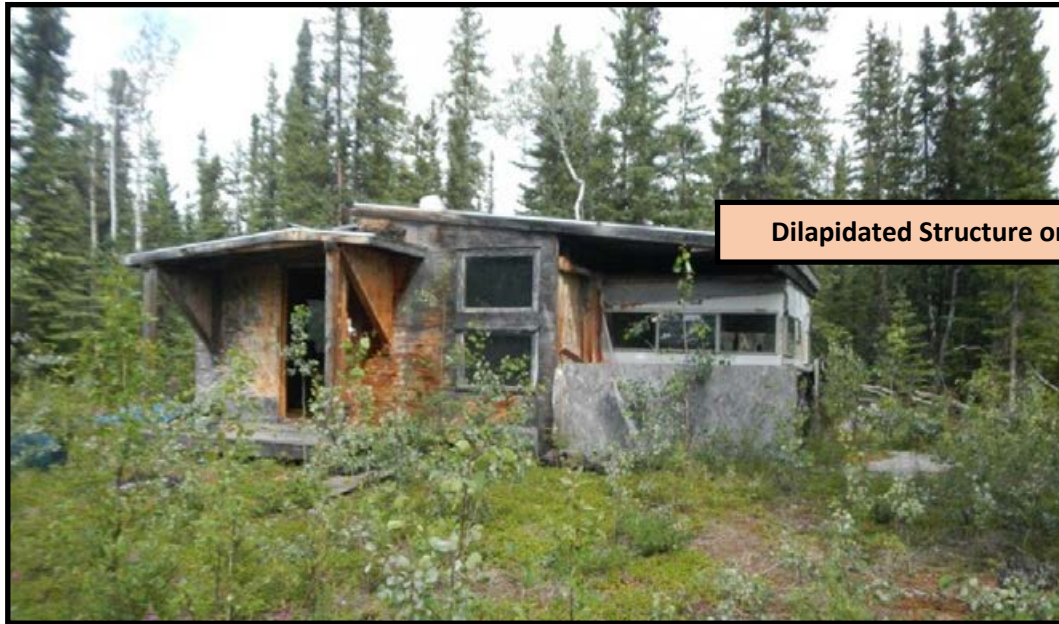
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GLENN



Location	Glenn Subdivision is located in Tok, approximately 4.5 miles southwest of the Alaska Hwy/ Tok Cutoff intersection.
Access	Both parcels can be accessed with a 4x4 vehicle with adequate clearance. Between milepost 120 & 121 on the Tok Cutoff Hwy, travel west on Tony Conrad III Ave, south on Hanus St, then west on John Taylor Ave. Both parcels are along John Taylor Ave, a dirt road.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Both parcels are being sold as-is. Parcel 1081 (ADL 418344) has an abandoned trailer with a lean-to structure built onto it. Both are dilapidated and uninhabitable. There is also an outhouse and various trash and debris on the property. Parcel 1082 (ADL 418356) has an abandoned vehicle, cabover camper, and various debris on the property. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p> <p>No other toxic material, waste, or hazards were observed during the field inspection. DNR MAKES NO WARRANTIES AS TO THE “NONEXISTENCE” OF CONTAMINATION NOT NOW IDENTIFIED. STATE RECORDS ARE NOT A WARRANTY AS TO ALL POTENTIAL CONTAMINATION.</p> <p>Parcel 1081: As a condition of sale, the apparent high bidder must sign an affidavit acknowledging the condition of the land and releasing the State from related liability due to the presence of potential hazards. This affidavit must be signed by all bidders and notarized. This affidavit must be received at DNR’s Anchorage or Fairbanks offices by the auction paperwork deadline of 4:00 p.m., Thursday, December 10, 2026. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p>

Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 10ft utility easement along common interior lot lines and a 20ft utility easement adjacent to rights-of-way. See plat note 11 for details.
Survey and MTRS	Glenn Subdivision is ASLS 81-205, located in Sections 1, 2, 11 & 12, Township 17 North, Range 12 East, Copper River Meridian. The survey has been filed as amended Plat 86-48 in the Fairbanks Recording District.
Rights-of-way	Rights-of-way within this subdivision range from dirt/gravel roads, to ATV trails, to undeveloped. Tony Conrad III Ave and John Taylor Ave are dirt roads. Hanus St is a partially developed dirt road.
Homeowner's Association	None. The declaration of covenants, conditions, and restrictions for this association was revoked in 1986. The revocation was recorded in Fairbanks Recording District in Book 476, page 0365, as document # 1986-008767-0.



Dilapidated Structure on Parcel 1081



Various trash and debris on Parcel 1081

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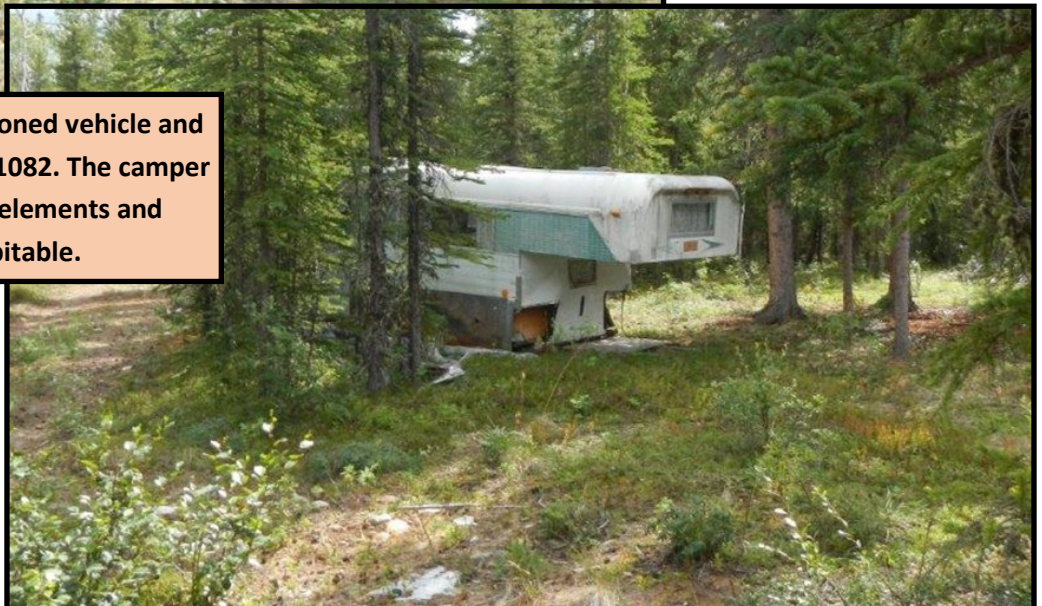
GLENN, CONTINUED



Interior of structure on Parcel 1081. The structure is uninhabitable.



There is an abandoned vehicle and camper on Parcel 1082. The camper is open to the elements and uninhabitable.

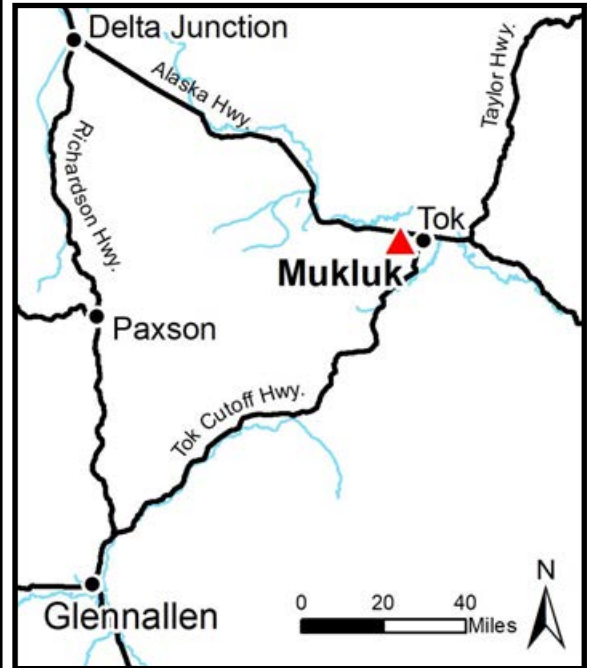




PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1081	418344	22	5	5.00	\$11,800
1082	418356	3	6	5.00	\$13,300

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MUKLUK



Location	Mukluk is located approximately 2 miles south of the Alaska Hwy and 3 miles west of the Tok Cutoff Hwy.
Access	Road access is from the Alaska Hwy, near mile 1315.5, to Scoby Way. Travel south on Scoby Way for approximately 1.5 miles to the subdivision. The majority of the parcels in this auction are accessed from either Orion Ave or Stephanie St, both of which are recently brushed rights-of-way. At this time Orion Ave and Stephanie St have many limbed trees within the rights-of-way, limiting access to these parcels to 4x4 vehicles with adequate clearance.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this subdivision. Electric service is nearby, at the northeast corner of the subdivision. Purchasers may need to extend electrical lines at their own expense.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. All parcels have a 30ft easement along lot lines adjacent to rights-of-way. Some shared interior lot lines have a 15ft utility easement. See survey plat for details. Driveway permits are required for all lots directly accessing a DOT&PF managed right-of-way.
Survey and MTRS	Mukluk is survey ASLS 2020-24 located in Section 27, Township 18 North, Range 12 East, Copper River Meridian. The survey has been recorded as amended Plat 2022-48 in the Fairbanks Recording District.
Rights-of-way	Borealis Ave is a paved road. Scoby Way and Mukluk Ave are gravel roads. Mackenzie Trail is a pioneer road. Orion Ave and Stephanie St are brushed.



Intersection of Scoby Way and Orion Ave



Parcel 1083.



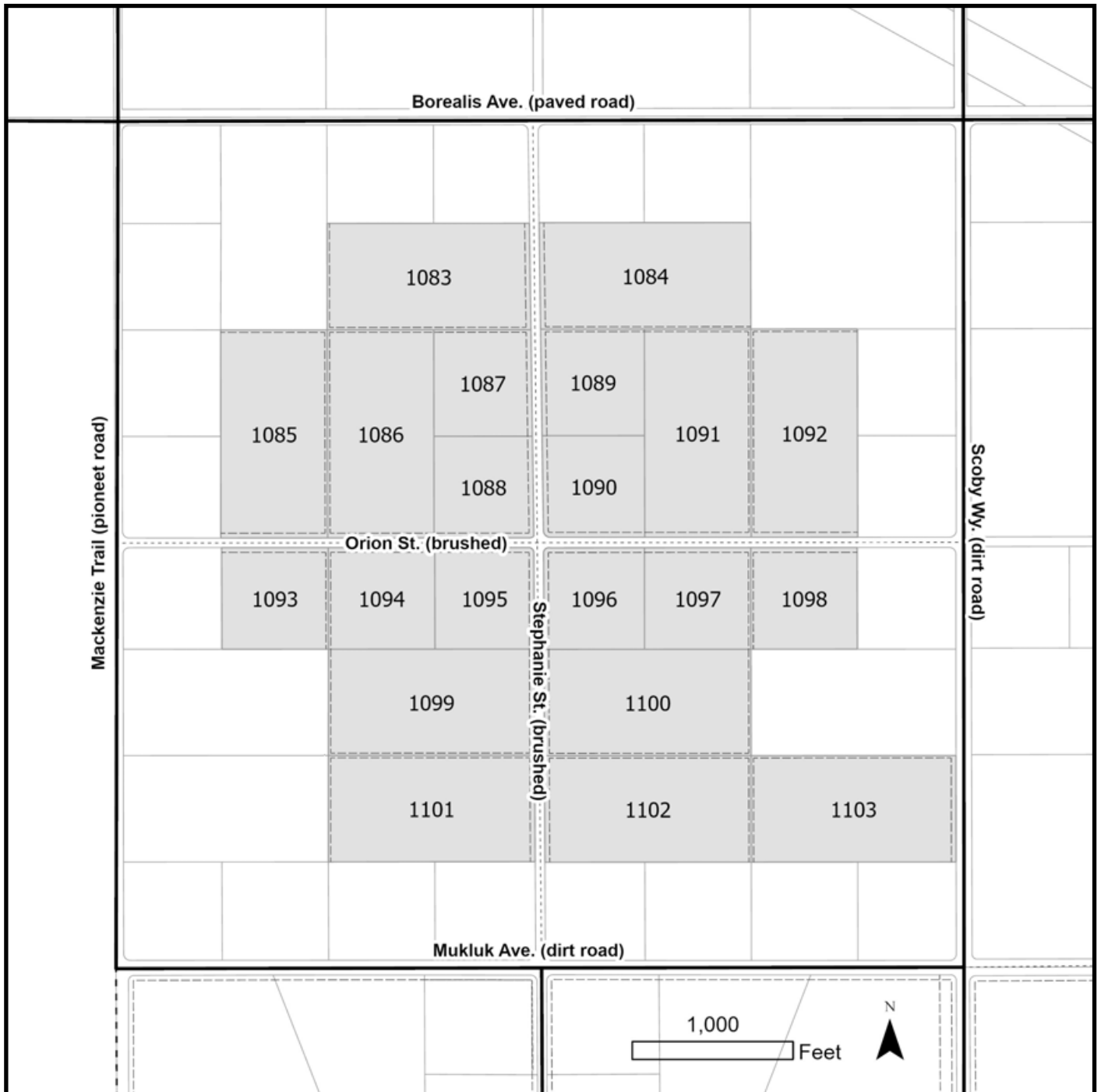
Brushed trees within the Orion Ave right-of-way.

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MUKLUK, CONTINUED

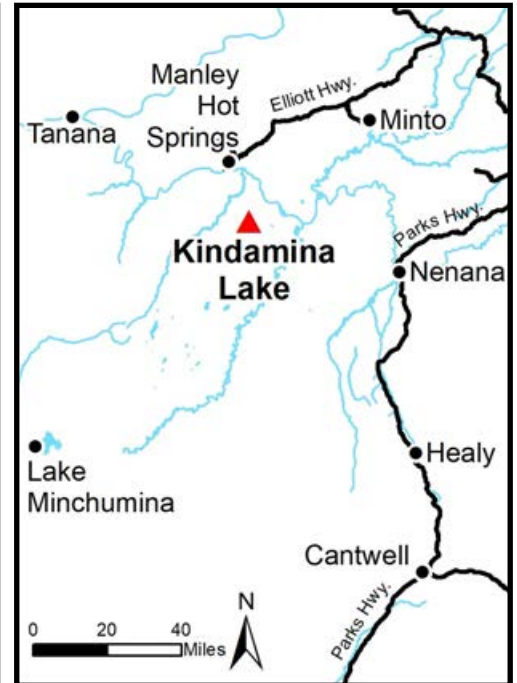
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1083	422084	2	4	19.24	\$30,900
1084	422073	7	1	19.88	\$31,100
1085	422088	6	4	19.57	\$30,600
1086	422087	5	4	19.57	\$30,600
1087	422085	3	4	9.37	\$20,200
1088	422086	4	4	9.05	\$19,900
1089	422072	6	1	9.74	\$20,600
1090	422071	5	1	9.17	\$20,200
1091	422070	4	1	19.56	\$30,600
1092	422069	3	1	19.56	\$30,600
1093	422082	11	3	9.56	\$20,400
1094	422083	12	3	9.56	\$20,400
1095	422079	1	3	9.11	\$20,000
1096	422076	10	2	9.11	\$20,000
1097	422077	11	2	9.55	\$20,400
1098	422078	12	2	9.55	\$20,400
1099	422080	2	3	19.57	\$30,600
1100	422075	9	2	19.55	\$30,500
1101	422081	3	3	19.56	\$30,600
1102	422074	8	2	19.55	\$30,500
1103	422050	3	2	19.25	\$32,500





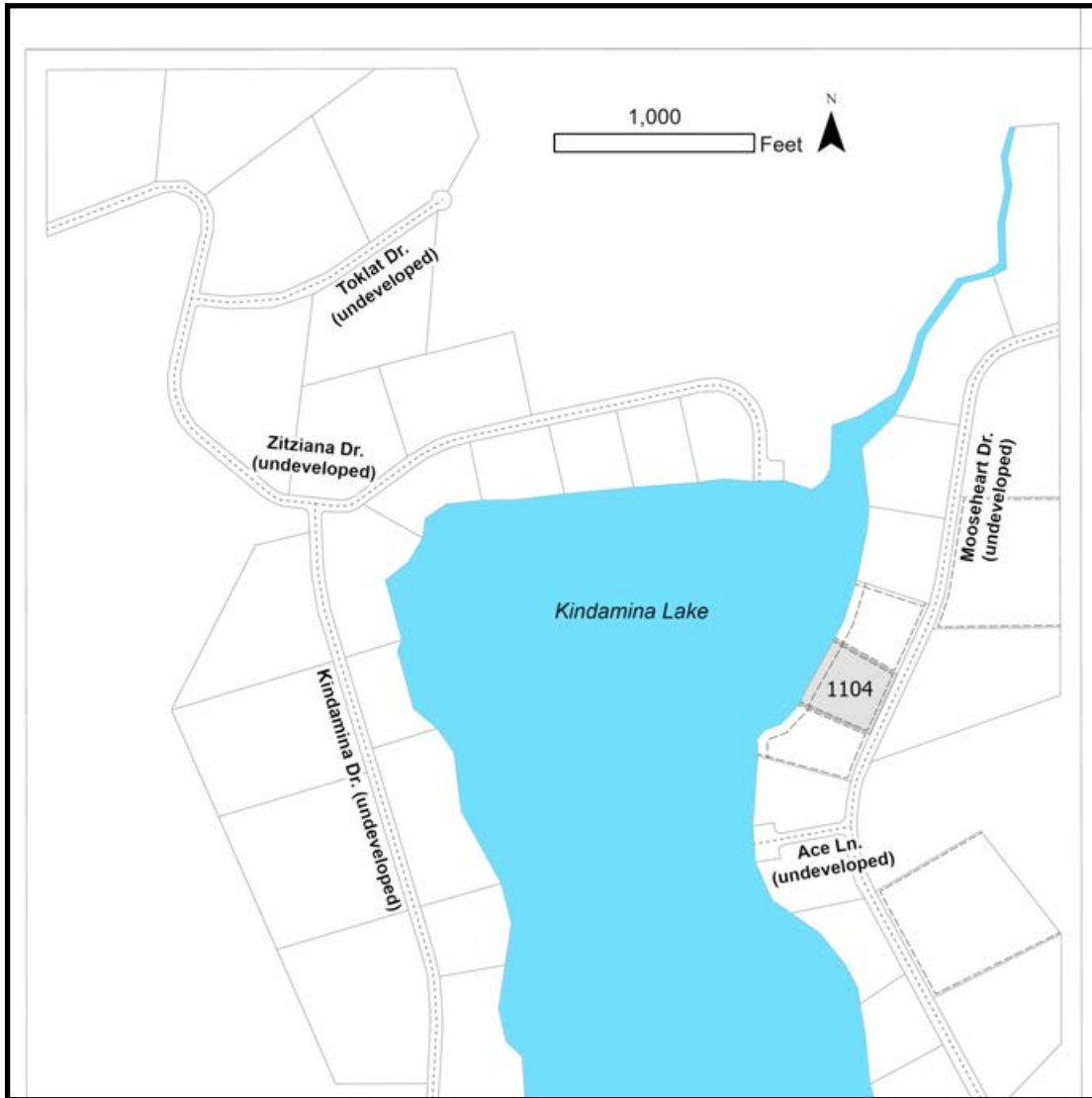
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KINDAMINA LAKE



Location	Kindamina Lake is located approximately 80 air miles west of Fairbanks and 17 air miles southeast of Manley Hot Springs
Access	Primary access to the area is by float or ski plane. The parcel is accessed directly from Kindamina Lake. Snowmachine access from Manley Hot Springs may be possible in the winter. Summer ATV access is not feasible.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. The ordinary high water line of Kindamina Lake forms the true bounds of the western lot line.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 50ft public access easement along the ordinary high water line of Kindamina Lake. The parcel has 10ft utility easements along common interior lot lines and a 20ft utility easement along the Mooseheart Dr right-of-way. Please see plat notes 5 & 13 for details.
Survey and MTRS	Kindamina Lake Subdivision is survey ASLS 81-218, located in Sections 1 & 12, Township 2 South, Range 15 West, Fairbanks Meridian. The survey has been recorded as amended plat 82-5 in the Manley Hot Springs Recording District.

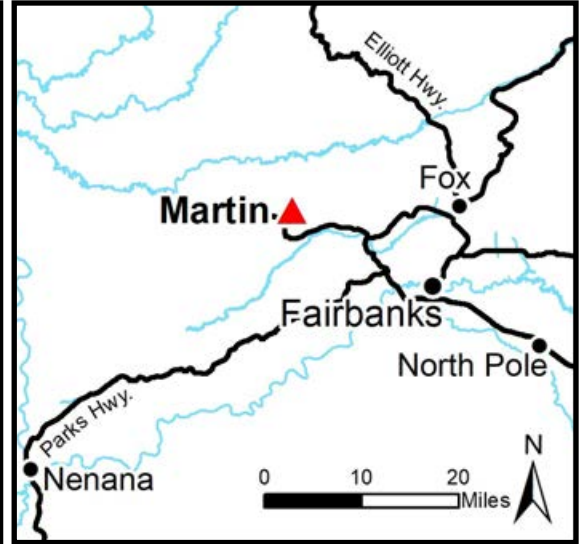
Rights-of-way	Rights-of-way within the subdivision are undeveloped.
Homeowner's Association	<p>The declaration of covenants, conditions, and restrictions for this association was recorded on September 22, 1982, in the Manley Hot Springs Recording District in Book 12, page 681, as document # 1982-000178-0.</p> <p>Per Article V, Section 3, the duration of the HOA covenants ran for 30 years, expiring in 2012. No extension has been recorded. The DCCED Corporations Database has listed the HOA as Involuntarily Dissolved since 2011.</p>



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOTS	BLOCK	ACRES	MINIMUM BID
1104	409209	6	5	3.01	\$14,400

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

MARTIN



Location	Martin is located on the south side of Old Murphy Dome Road, about 25 miles northwest of Fairbanks.
Access	Access is from Old Murphy Dome Rd to High Sierra Dr. High Sierra Dr is a partially constructed gravel road, which becomes an ATV trail before the intersection with Matterhorn Dr (a partially developed ATV trail). Parcels 1105 & 1106 are accessed from Cascade Rd (dirt/gravel road). Parcels 1107 – 1110 are accessible via ATV or walk-in. Parcels 1108 & 1109 are accessed from Matterhorn Dr to Wind River Rd (ATV trail). Parcel 1107 is accessed from Matterhorn Dr to Cumberland Ct (ATV trail). Parcel 1110 is accessed from High Sierra Dr, however, High Sierra Dr deteriorates to an overgrown ATV trail before reaching the parcel. During the most recent field inspection there were multiple trees fallen across the trail and the parcel was limited to walk-in access.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. Overhead electricity is available along Cascade Rd. There are no other utilities (electric, phone, internet, etc.) currently in this area.
Local Government	Martin 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 <i>Restrictions</i> below. Please check with the borough for details of current ordinances.
Zoning	Martin subdivision zoned Rural Estate (RE-4) by the Fairbanks North Star Borough. Please contact the borough for details.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. All parcels have a 30ft public utility easement adjacent to rights-of-way & a 15ft utility easement. Parcel 1106 has a 10ft public non-motorized trail easement along the east lot line.
Survey and MTRS	Martin is survey ASLS 84-21, located in Sections 5 & 6, Township 1 North, Range 3 West, and Sections 31 & 32, Township 2 North, Range 3 West, Fairbanks Meridian. The survey has been recorded as plat 84-275 in the Fairbanks Recording District; also see associated easement vacation plat EV-2- 306 recorded as Plat No. 84-274.

<p>Notes</p>	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Parcel 1105 (ADL 412883) was originally sold through the 1986 Lottery Program. In 1993 the property reverted back to State ownership. There is a dilapidated structure on the property. The structure is primarily concrete cinder blocks. It is incomplete and structurally unsound. In 2024 the parcel underwent clean up to remove nine 55-gallon drums, as well as the contaminated leaf litter and soil surrounding them. The drums contained waste oils and/or contaminated water. One drum contained waste determined to be hazardous per the EPA’s Resource Conservation and Recovery Act.</p> <p>No additional toxic material, waste, or hazards were observed during the clean up or subsequent field inspections. DNR MAKES NO WARRANTIES AS TO THE “NONEXISTENCE” OF CONTAMINATION NOT NOW IDENTIFIED. STATE RECORDS ARE NOT A WARRANTY AS TO ALL POTENTIAL CONTAMINATION.</p> <p>As a condition of sale, the apparent high bidder must sign an affidavit acknowledging the condition of the land and releasing the State from related liability due to the presence of potential hazards. This affidavit must be signed by all bidders and notarized. This affidavit must be received at DNR’s Anchorage or Fairbanks offices by the auction paperwork deadline of 4:00 p.m., Thursday, December 10, 2026. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p>
<p>Rights-of-way</p>	<p>The rights-of-way within the subdivision are partially developed. High Sierra Dr is a partially developed gravel road that deteriorates into an ATV trail. Cascade Rd is a dirt/gravel road. Matterhorn Dr is a partially developed ATV trail. Wind River Rd and Cumberland Ct are ATV trails.</p>

Dilapidated Structure on Parcel 1105



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MARTIN, CONTINUED

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1105	412883	12	1	6.37	\$29,600
1106	412170	8	3	5.48	\$27,400
1107	419097	10	7	3.69	\$11,800
1108	419107	20	7	4.04	\$12,400
1109	419108	21	7	3.96	\$12,200
1110	419119	32	7	5.83	\$16,000



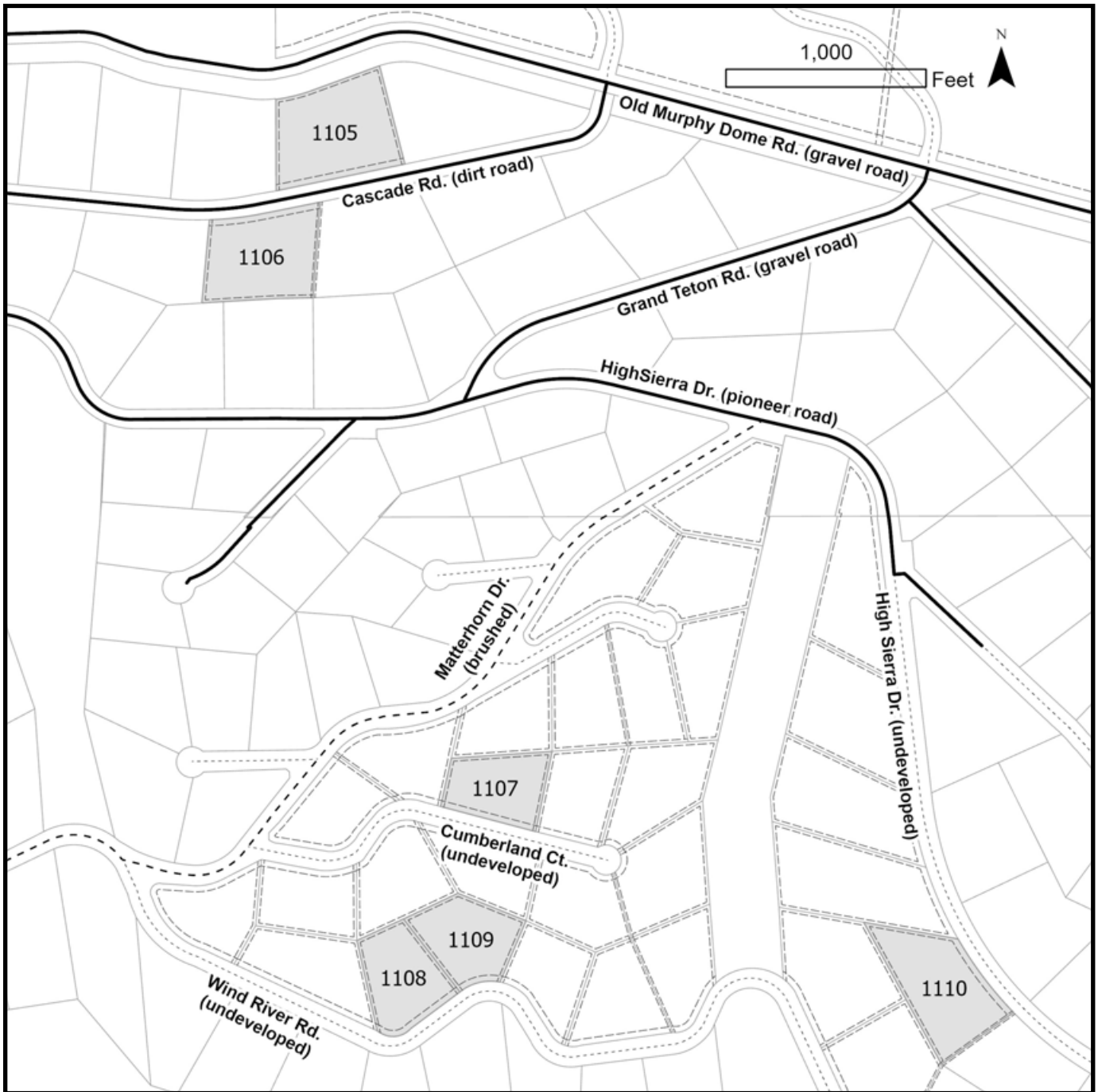
Parcel 1105: The structure is open to the elements, structurally unsound, and uninhabitable



Typical vegetation within the subdivision



Wind River Rd is an ATV trail



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SKYRIDGE DRIVE

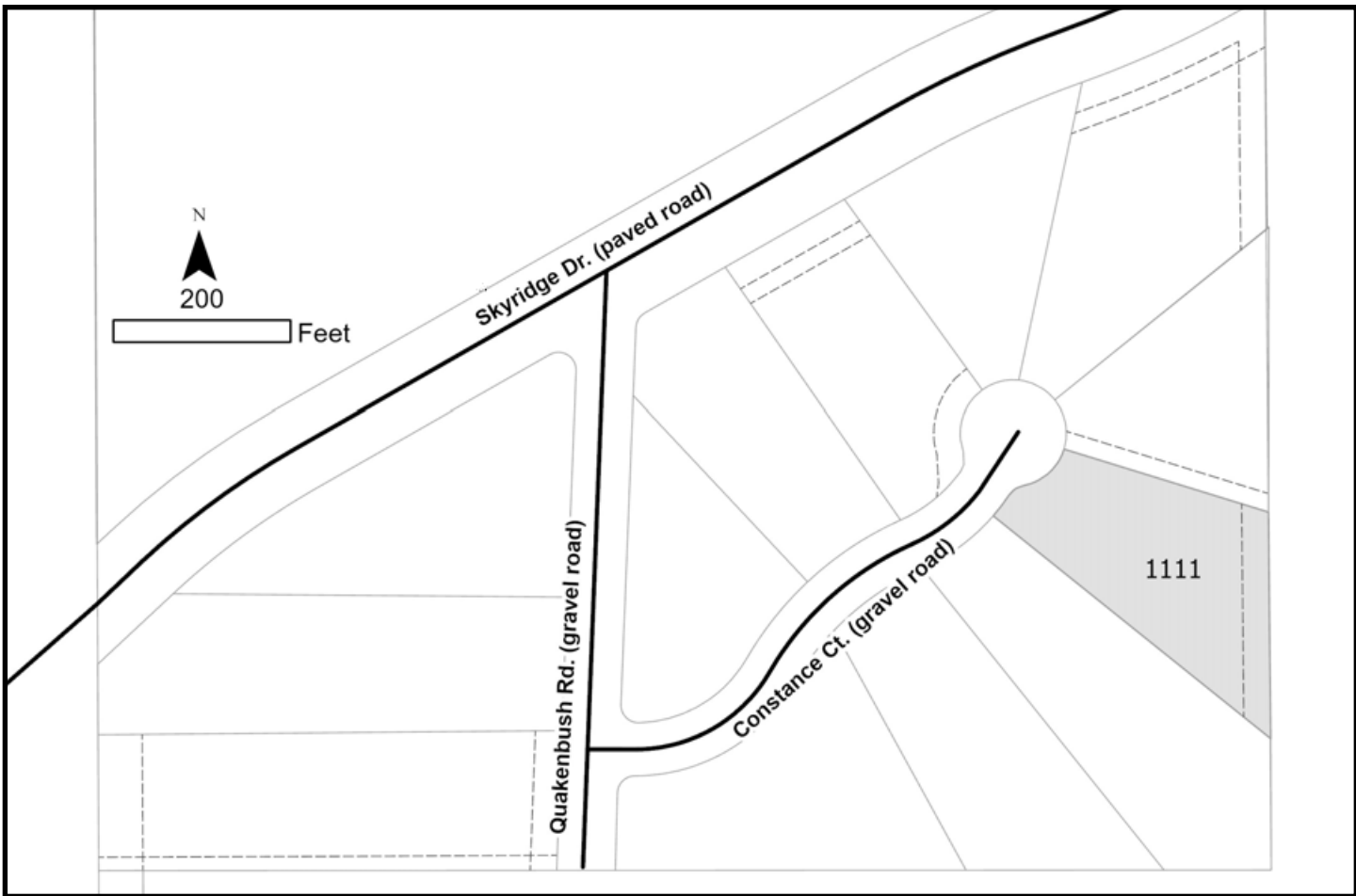


Road accessible parcel near Fairbanks



Location	The parcel is located approximately 6 miles north of Fairbanks between Farmers Loop and the Steese Hwy along Skyridge Dr.
Access	The parcel has road access via Skyridge Dr, then Quakenbush Rd to Constance Ct. The parcel is on a gravel cul-de-sac.
Utilities	There are overhead electric service lines adjacent to the parcel. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
Local Government	This area is within the boundaries of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details. This parcel is outside of the Fairbanks city limits.
Zoning	The Parcel is zoned Rural Residential. Please contact the borough for details.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. The parcel is within the service area of the Steese Volunteer Fire Department.
Notes	<p>This parcel is being sold as-is. The parcel was previously under a purchase contract with DNR. There is a cleared building site, a large hole intended for a septic system, and an outhouse on the property. Please see the appraisal report for details. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p> <p>Veteran’s Discount Only: The reimbursable cost for this parcel is \$14,252. This will affect the final discount amount if applying a Veteran’s Discount to this property. Please see the <i>Reimbursable Cost</i> section of this brochure for details.</p> <p>This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>

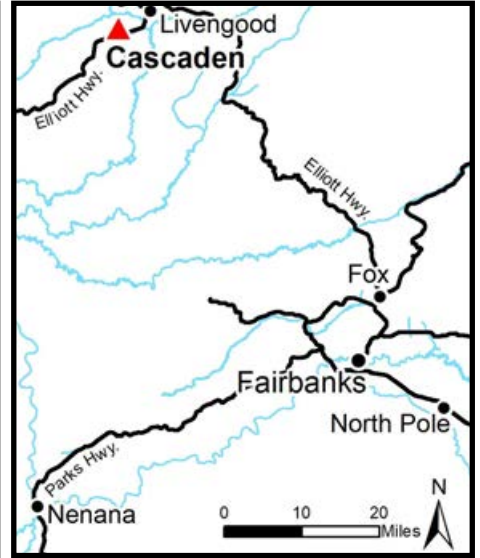
Survey and MTRS	Skyridge Drive is survey ASLS 2007-13, located in Section 12, Township 1 North, Range 1 West, Fairbanks Meridian. The survey has been recorded as Plat 2012-104 in the Fairbanks Recording District.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 30ft utility easement along the east lot line. There is also a 15ft wide service easement to provide utility and maintain service onto the parcel which is not depicted on the plat. See plat note 15 for details.
Rights-of-way	Quakenbush Rd and Constance Ct are gravel roads.



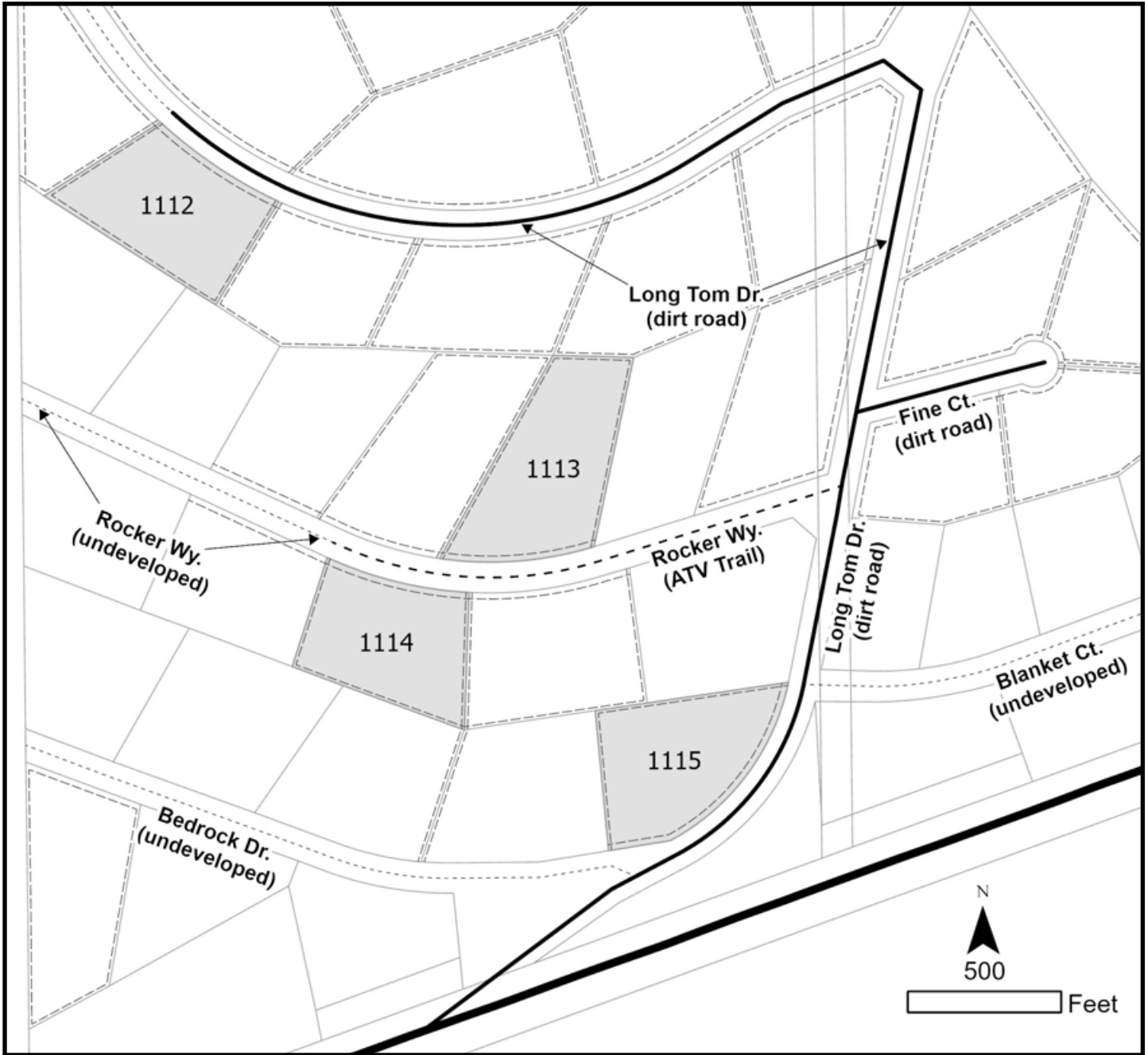
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1111	418597	7	1	1.18	\$34,000

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CASCADEN



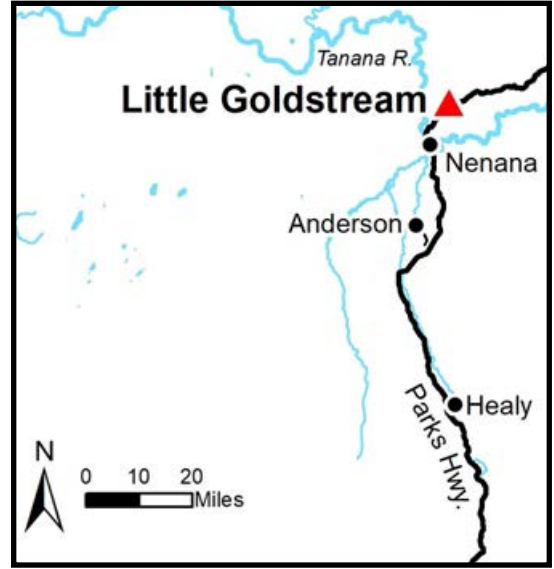
Location	Cascaden subdivision is located approximately seven miles southwest of Livengood on the north side of the Elliott Hwy, between mileposts 78 & 79.
Access	Access to Cascaden is from the Elliott Hwy (near milepost 79) to Long Tom Dr. Long Tom Dr is a dirt road which provides access to parcels 1112 & 1115. Parcels 1113 & 1114 have ATV access from Rocker Dr, a brushed ATV trail.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. Common interior lot lines have 10ft public utility easements. There is a 20ft utility easement adjacent to rights-of-way. Please see plat notes for additional utility easements. Parcel 1113 has a 10ft trail easement along the west lot line & Parcel 1114 has a 10ft trail easement along the east lot line. See survey plat or details.
Survey and MTRS	Cascaden is survey ASLS 86-98, located in Section 9, Township 7 North, Range 6 West, Fairbanks Meridian. The survey has been recorded as Plat 87-20 in the Fairbanks Recording District.
Rights-of-way	Long Tom Dr is a dirt road. Rocker Dr is an ATV trail. All rights-of-way in western half of the subdivision have been brushed. Other rights-of-way within the subdivision are undeveloped.



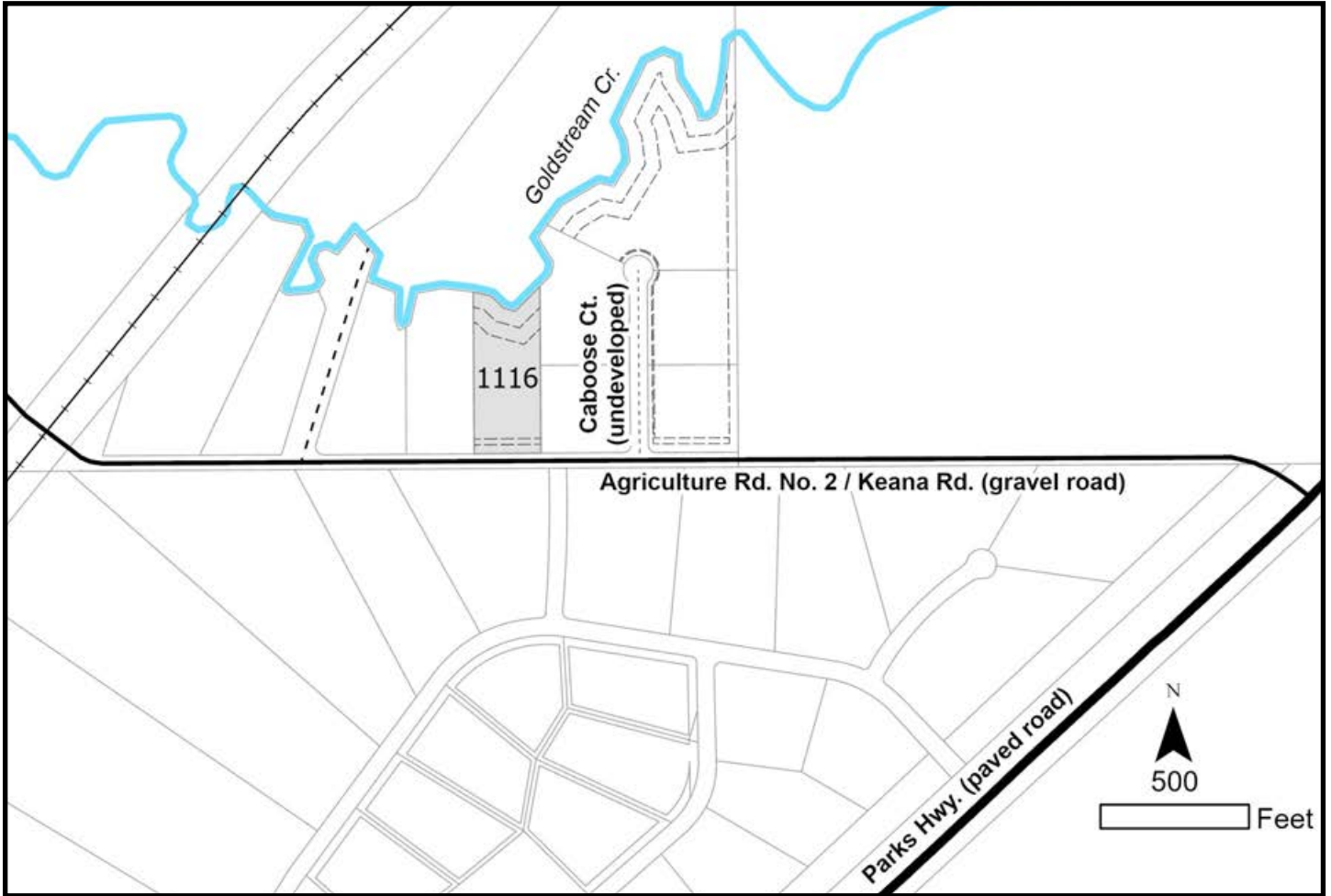
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1112	420194	2	3	5.03	\$16,600
1113	419818	9	3	5.74	\$16,400
1114	419813	3	2	4.81	\$14,400
1115	419367	6	2	5.08	\$16,800

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LITTLE GOLDSTREAM



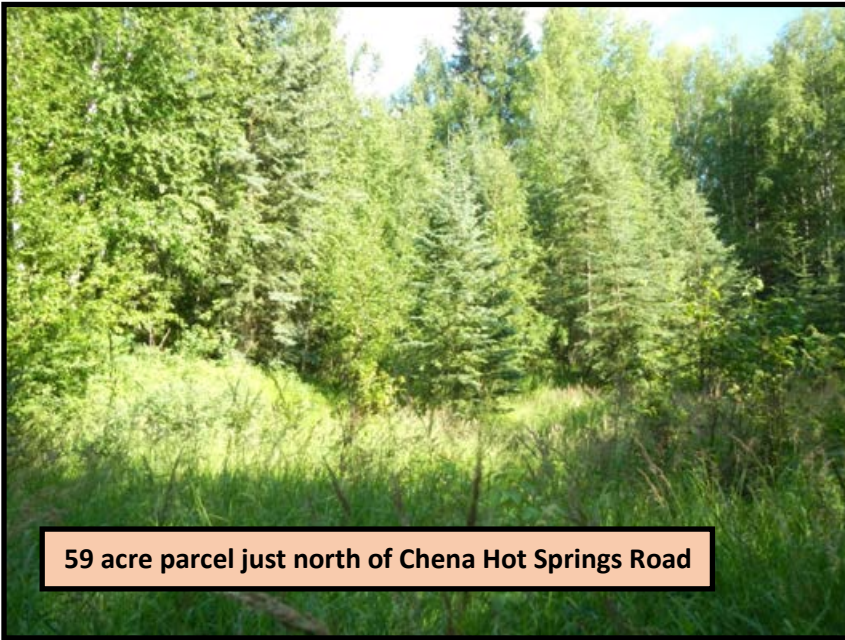
Location	Little Goldstream Subdivision is located approximately 7 miles northeast of Nenana, west of Parks Hwy and east of the railroad.
Access	Access to the subdivision is from Parks Hwy near milepost 314. Turn west on Agriculture Road No. 2 (Kenea Dr), a constructed gravel road. The parcel is on the north side of Agriculture Road No. 2 (Kenea Dr) and is approximately 0.3 miles from the Parks Hwy intersection.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There is electricity currently in this area. Electric service has been extended to the western portion of the subdivision and the parcel directly south of Parcel 1116.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. The north lot line of the parcel is Little Goldstream Creek.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 50ft building setback and 30ft utility easement along the south lot line, fronting Agriculture Road No. 2. There is a 100ft building setback from the ordinary high water line of Little Goldstream Creek. There is a 50ft wide public access easement along Little Goldstream Creek. Please see plat for details.
Survey and MTRS	Little Goldstream Subdivision is survey ASLS 2006-13, located in Section 9, Township 3 South, Range 7 West, Fairbanks Meridian. The survey has been recorded as Plat 2012-5 in the Nenana Recording District.
Rights-of-way	Agriculture Road No. 2 (Kenea Dr) is a constructed gravel road.



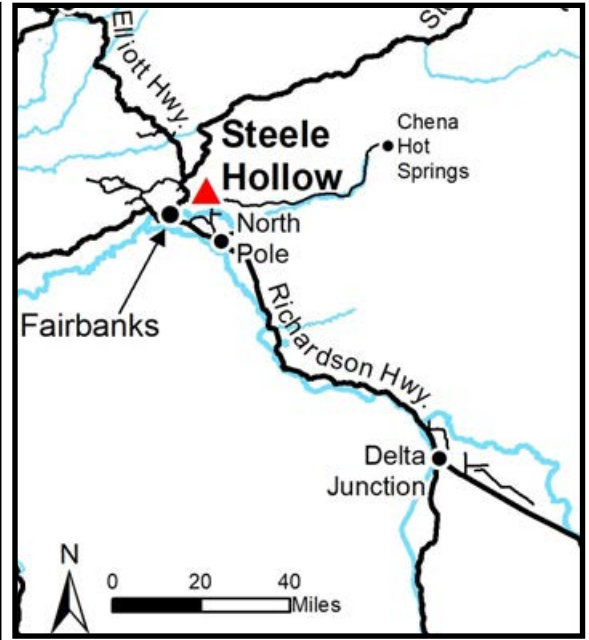
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1116	419425	6	2.65	\$16,500

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STEELE HOLLOW



59 acre parcel just north of Chena Hot Springs Road



Location	Steele Hollow is located approximately 9 miles east of Fairbanks, north of Chena Hot Springs Road.
Access	The parcel has road access via Chena Hot Springs Road to Esro Rd. Esro Rd is a private road maintained by the Esro Road Association. A driveway (public access easement ADL 400054) is constructed within the parcel and provides access to a neighboring privately owned parcel. Please contact the Land Sales Office and the Esro Road Association for details.
Utilities	There is overhead electric service available. There is no municipal water or sewer system is available. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
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 <i>Restrictions</i> above. Please check with the borough for details of current ordinances. Juniper Dr is maintained by the Tungsten Road Service Area.
Zoning	Steele Hollow is zoned RA-40 by the Fairbanks North Star Borough. Please contact the borough for details.
Fire	This area is in a Critical Fire Management Option. This subdivision is in an area of high wildfire risk. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. The parcel is within the service area of the Steese Volunteer Fire Department.
Notes	<p>Esro Rd is a private road maintained by Esro Road Association. Access from Juniper Dr is described under <i>Rights-of-way</i>. Please contact Land Sales Office for details.</p> <p>This parcel is being sold as-is. The parcel was formerly leased. There are abandoned improvements on the property, including multiple dilapidated structures. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p> <p>This parcel may contain ice rich permafrost. Testing for permafrost prior to clearing or building is recommended.</p> <p>This parcel contains wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>

Restrictions	Easements affecting these parcels, as depicted on the plat, may include but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. This parcel has a 30ft public access easement and a 30ft public access and utility easement near the east property line, a 50ft section line easement within the north property line, a 50ft public access easement along most of the south property line, and a 50ft public access easement along Steele Creek. There is a 300ft building setback from Steele Creek. Please see plat for details.
Survey and MTRS	Steele Hollow Subdivision is survey 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.
Rights-of-way	Legal access to the subdivision is via Chena Hot Springs Rd to Juniper Dr. The parcel is east of Juniper Dr and connects to Sub Zero Ct, a brushed right-of-way. Sub Zero Ct is developed for approximately 60ft past the intersection with Juniper Dr and descends a steep grade. At this time access to the parcel from Sub Zero Ct is limited to walk-in only and involves crossing Steele Creek.



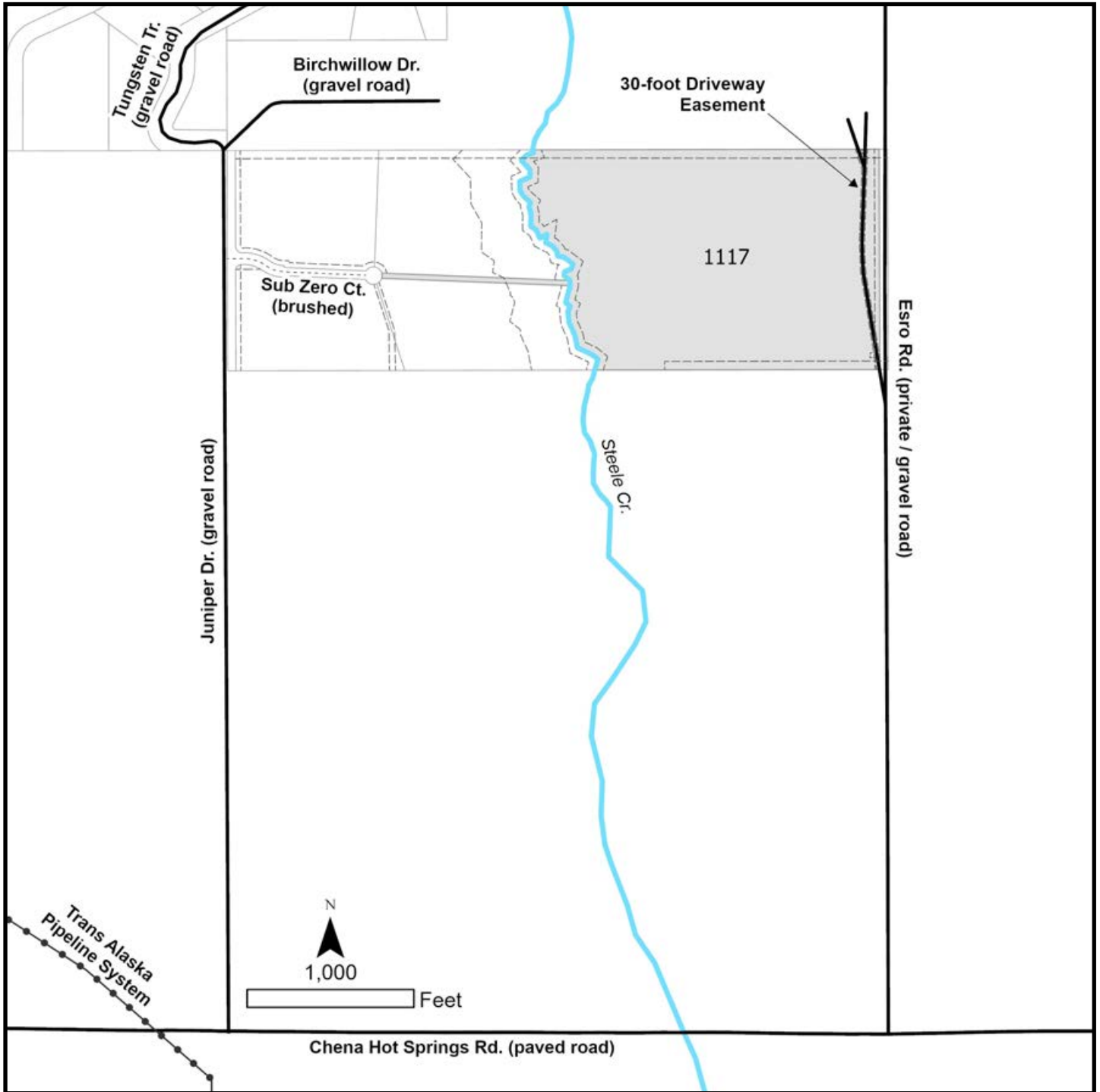
There are multiple dilapidated structures on the property

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STEELE HOLLOW, CONTINUED



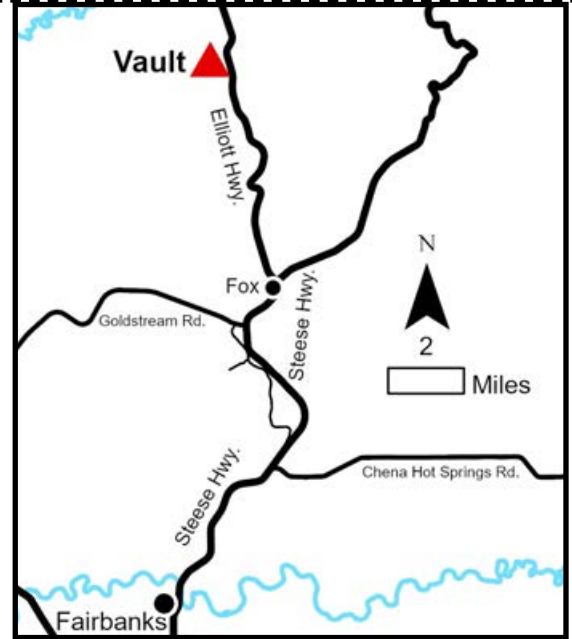
Collapsed outbuilding



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1117	421593	A	59.59	\$71,500

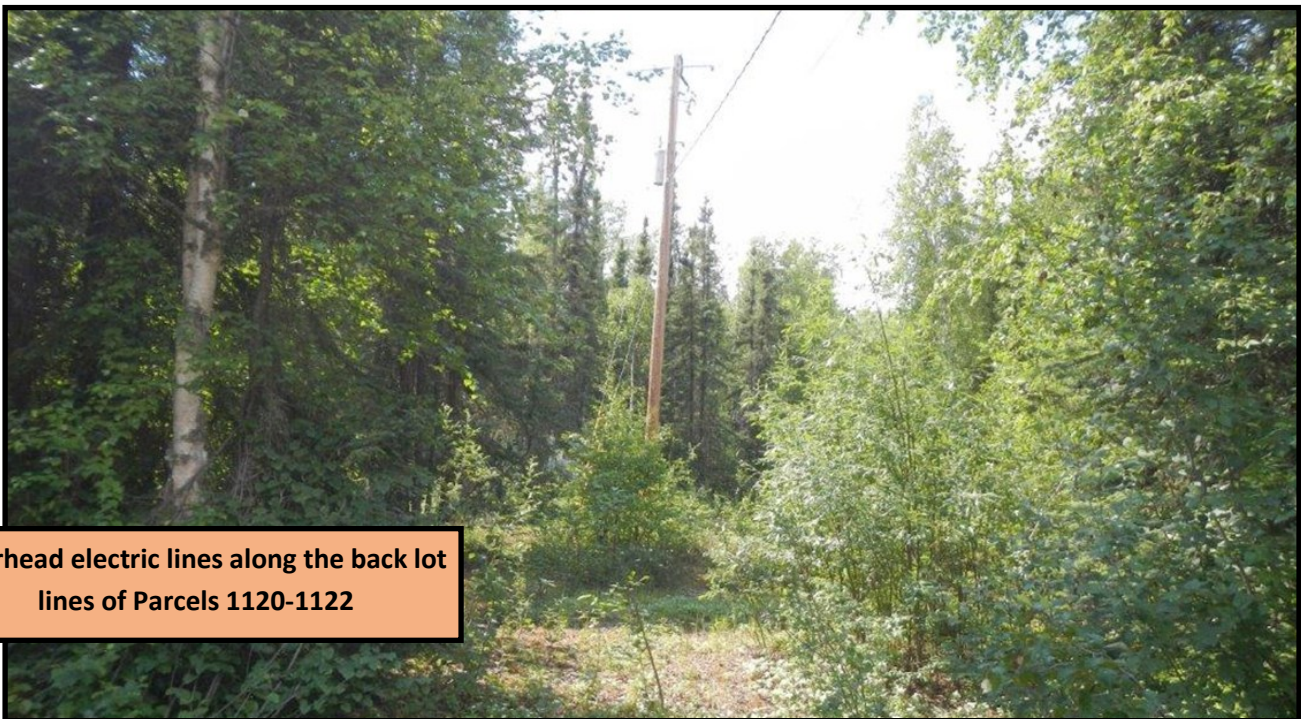
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VAULT



Location	Vault subdivision is located approximately 18 miles north of Fairbanks, west of the Elliott Hwy.
Access	Access to the subdivision is from the Elliott Hwy. Near milepost 6, turn west on Vault Dr. All parcels front developed gravel roads. Parcels 1118 & 1119 are along Vault Dr. Parcel 1123 is along Wildcat Creek Way. Parcels 1120 - 1122 are along Treasure St.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. Overhead electric lines run along the south lot lines of Parcels 1120-1123. Parcels 1118 & 1119 do not have electric service lines on site. Both parcels would require the installation of two additional electric poles. The extension could serve both sites. Prospective purchasers may need to extend lines at their own expense.
Local Government	Vault subdivision is within the Fairbanks-North Star Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details.
Zoning	These parcels are zoned RE-4, Rural Estate. Please contact the borough for details.
Fire	This area is in both the Critical and Full Fire Management Options. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. Parcels 1118 & 1119 are in the Full option.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>A right-of-way for the defunct rail bed of the historic Tanana Valley Railroad (TVRR) bisects the subdivision. The right-of-way crosses through portions of Parcels 1121 & 1122. Please see Record of Survey, Plat 2025-12 for details. Lots 11-15 of Block 4 (just south of Parcels 1120- 1122) will remain in State ownership.</p> <p>An RS 2477 easement (RST 224, Vault Creek-Treasure Creek Trail), crosses through the subdivision, overlapping Vault Dr. The RST 224 is a historic trail which served as a connecting route from Vault City to Treasure Creek. While the RST 224 trail easement and the Vault Dr right-of-way are overlapping, they are separate interests. If Vault Dr was ever relocated, RST 224 would remain in its current location.</p>

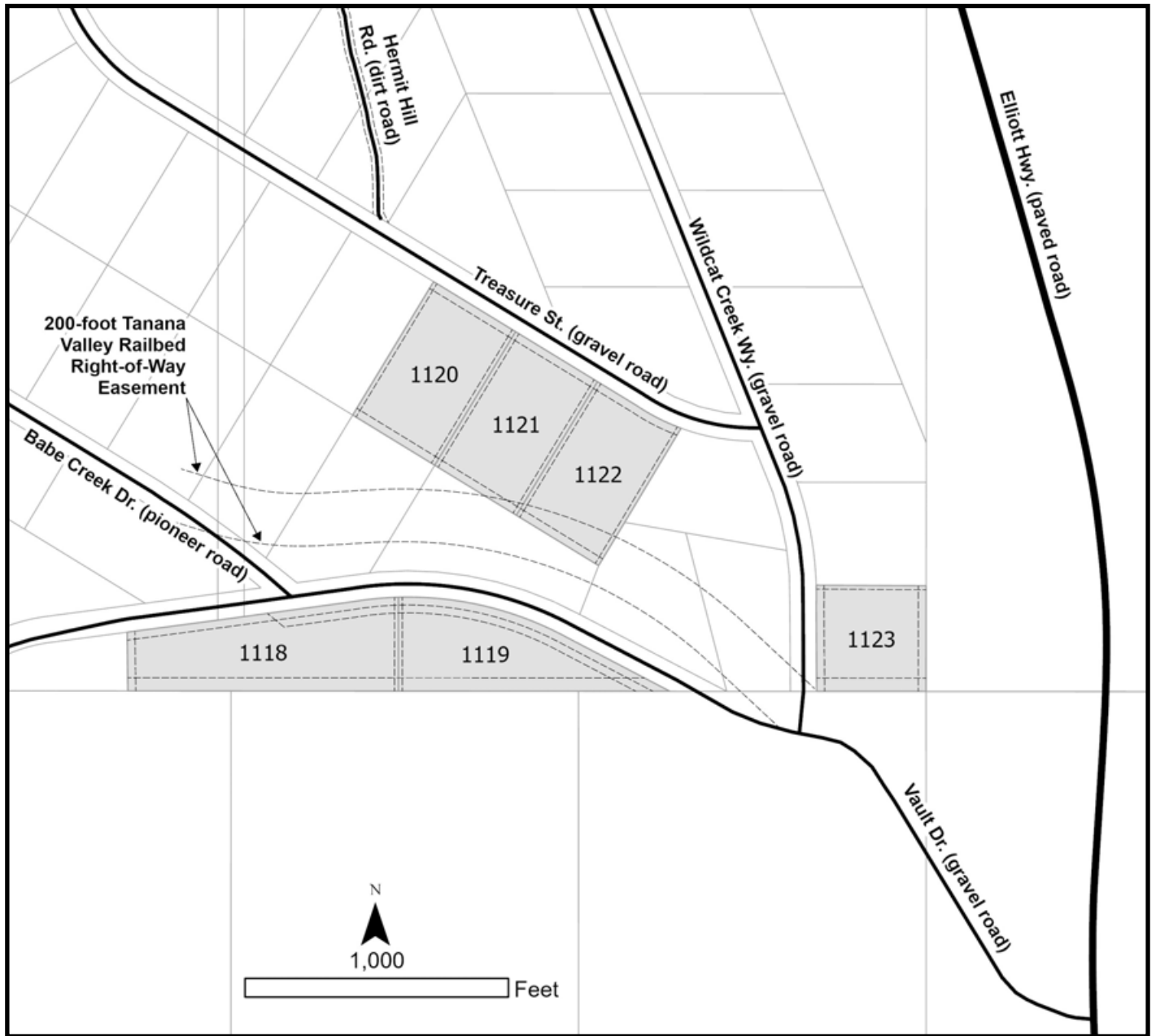
Notes, Continued	There is a “marginal access easement” depicted on Plat 81-142 which runs through Parcels 1122 & 1123. Plat note 16 states that this easement would be vacated once Treasure St was completed. Treasure St is constructed within this area, and the easement appears to be inactive within these parcels (though it is still in use further north in the subdivision).
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 15ft utility easement along common interior lot lines. There is a 30ft utility easement along lot lines not common to other lots and a 30ft utility easement along all lots located adjacent to rights-of-way. Please see plat note 9 for details (Plat 81-142). There is a 50ft section line easement along the south lot lines of Parcels 1118, 1119, & 1123. Parcels 1118 & 1119 have a 60ft trail easement along a portion of Vault Dr. See plat for details (Plat 81-142). The north/south section line easement bisecting Parcel 1118 was vacated by Section Line Easement Vacation Plat EV-2-195, Plat 82-16.
Survey and MTRS	Vault Subdivision is survey ASLS 80-189, located in Section 36, Township 3 North, Range 1 West, Fairbanks Meridian. The survey has been recorded as Plat 81-142 in the Fairbanks Recording District. Also see the associated Easement Vacation Plat, EV-2-195, recorded as Plat 82-16 in the Fairbanks Recording District. Also see the Record of Survey for the Historical Tanana Valley Railroad Right-of-Way, recorded as Plat 2025-12 in the Fairbanks Recording District.
Rights-of-way	Vault Dr, Treasure St, and Wildcat Creek Way are gravel roads. Other rights-of-way within the subdivision are undeveloped.



Overhead electric lines along the back lot lines of Parcels 1120-1122

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VAULT, CONTINUED



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1118	422327	1	3	6.79	\$33,300
1119	422326	2	3	5.30	\$26,900
1120	422322	7	4	5.00	\$37,500
1121	422323	8	4	5.00	\$37,500
1122	422324	9	4	5.02	\$37,700
1123	422325	7	2	3.77	\$28,600



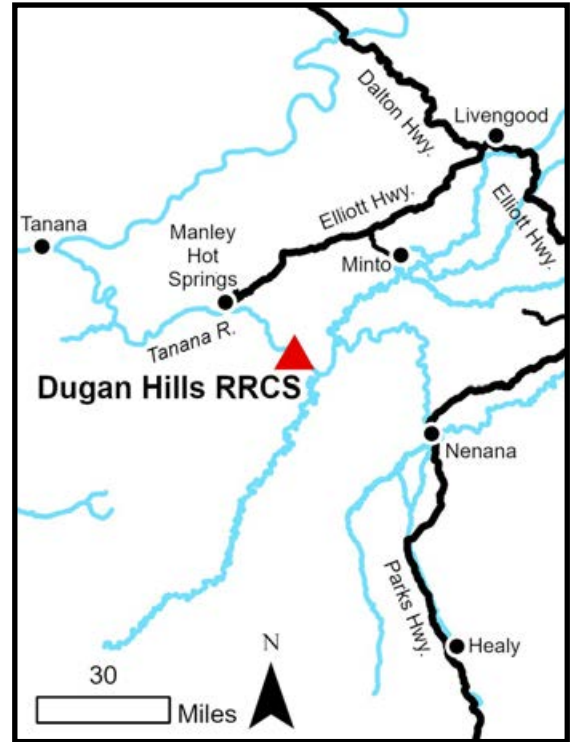
Gravel road access along Wildcat Creek Way



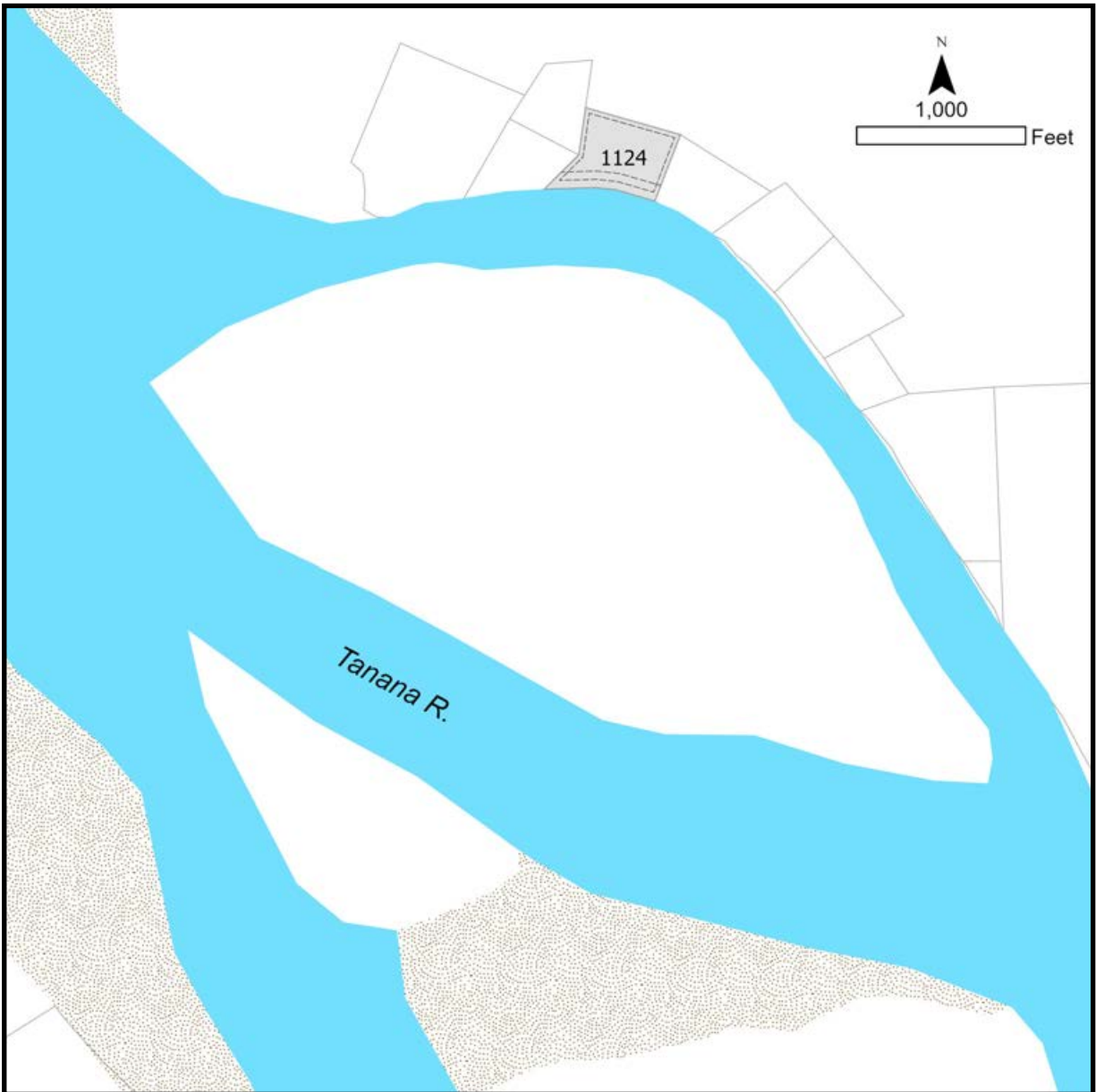
Parcel 1118

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DUGAN HILLS RRCS



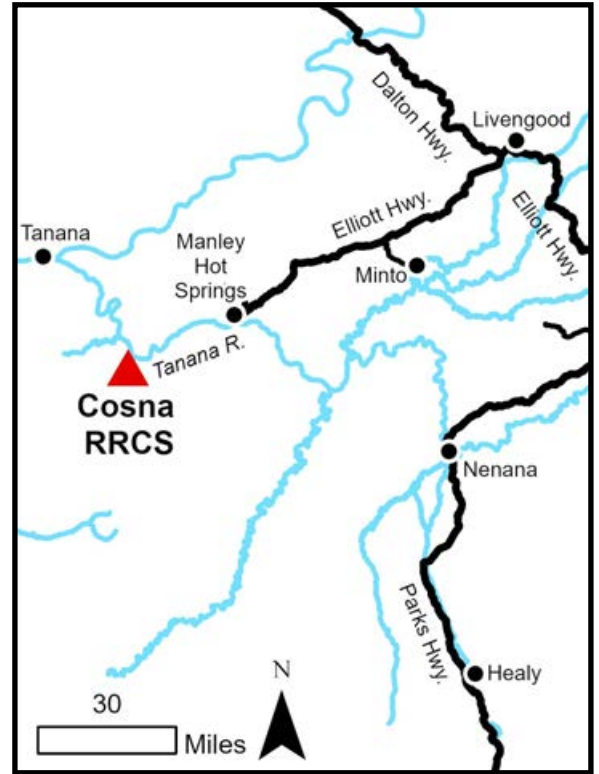
Location	Dugan Hills is located along the Tanana River, 18 miles southeast of Manley Hot Springs.
Access	Access is by boat, float plane, or snowmachine from the Tanana River. There is also a winter trail that provides snowmachine access to the general area from Manley Hot Springs.
Tentatively Approved	Dugan Hills RRCS is located on Tentatively Approved land, please see the <i>Tentatively Approved Lands</i> section for details.
Utilities	There is no municipal water supply or sewer system. Please see the plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in a Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. The historic Nenana-Tanana Serum Run trail (RST 152) runs through the general area.
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 recorded separately. There is a 50ft public access easement and a 100ft building setback/ scenic easement from the ordinary high water line of the Tanana River. There is a 25ft public access and utility easement along the north, east, and west lot lines.
Survey and MTRS	Dugan Hills RRCS is survey ASLS 2005-26 located in Section 22, Township 1 South, Range 13 West, Fairbanks Meridian. The survey has been recorded as Plat 2008-33 in the Fairbanks Recording District, and as Plat 2008-1 in the Manley Hot Springs Recording District.



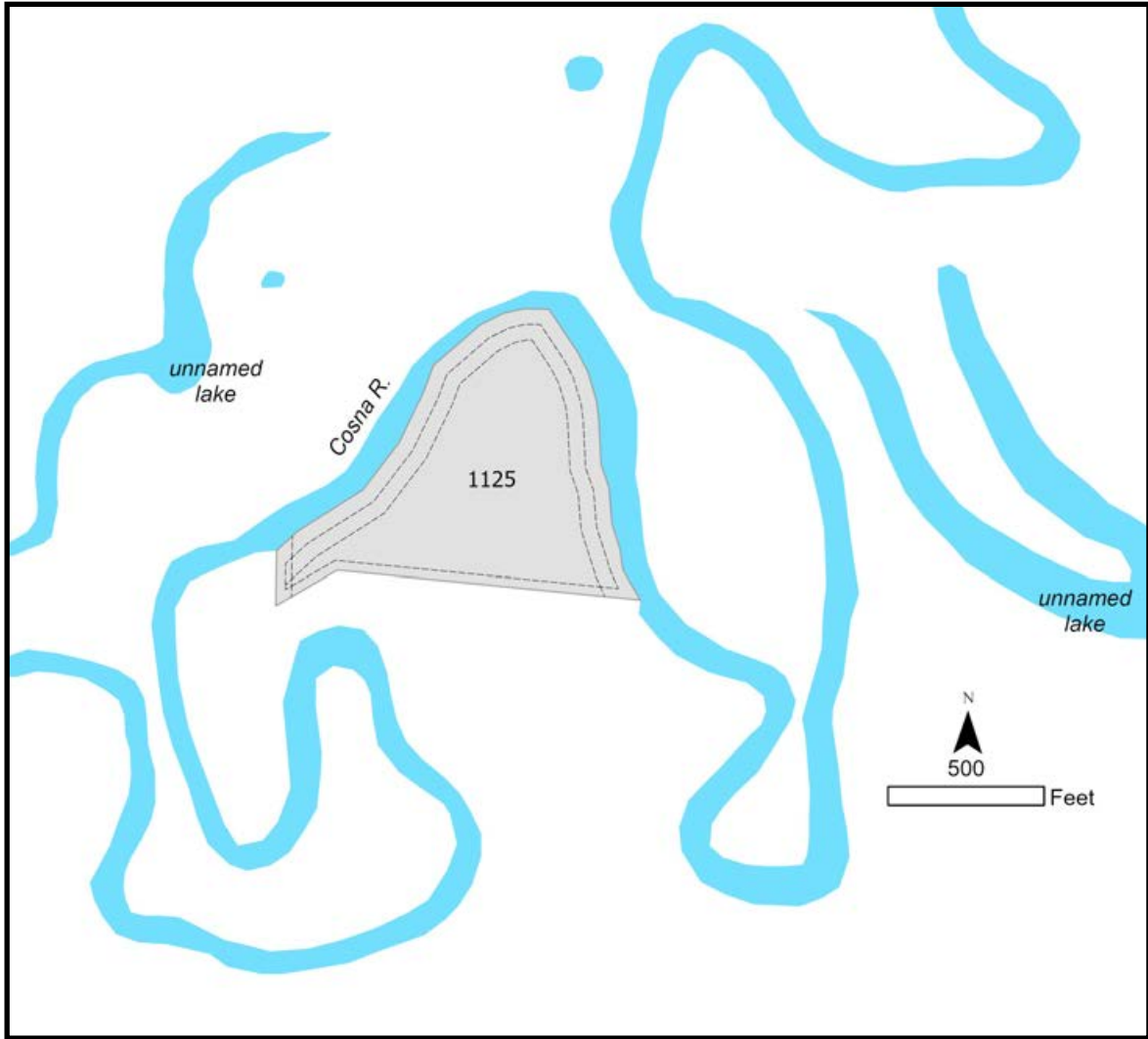
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1124	417385	C	5.00	\$15,500

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COSNA RRCS



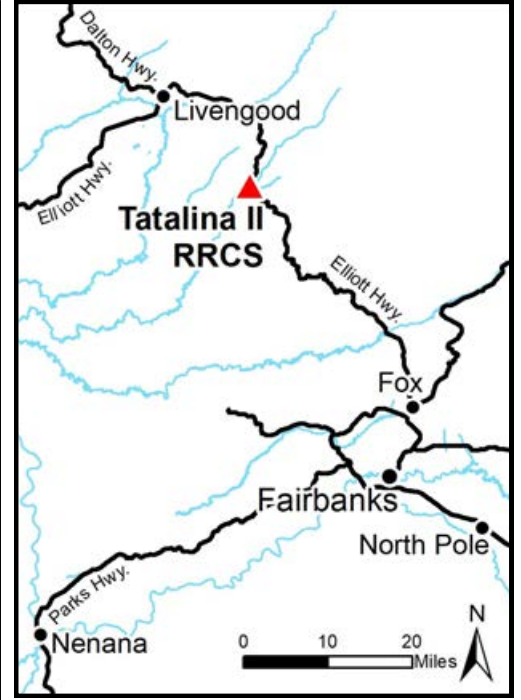
Location	Cosna RRCS is located on the Cosna River approximately 110 miles west of Fairbanks and 25 miles southwest of Manley Hot Springs.
Access	Access is to the parcel is by boat or snowmachine from the Tanana River to the Cosna River. The parcel has river frontage along the Cosna River.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. The ordinary high water line of the Cosna River forms the true bounds of the river front lot lines.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements 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. The western most lot line has a 50ft section line easement. There is a 100ft building setback from the ordinary high water line of the Cosna River. There is a 50ft public access easement along the riverfront lot line and a 30ft public access and utility easement along all other lot lines. Please see plat for details.
Survey and MTRS	Cosna RRCS is survey ASLS 2006-20, located in Section 19, Township 1 South, Range 19 West, Fairbanks Meridian. The survey has been recorded as Plat 2008-3 in the Manley Hot Springs Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1125	417567	A	14.41	\$24,600

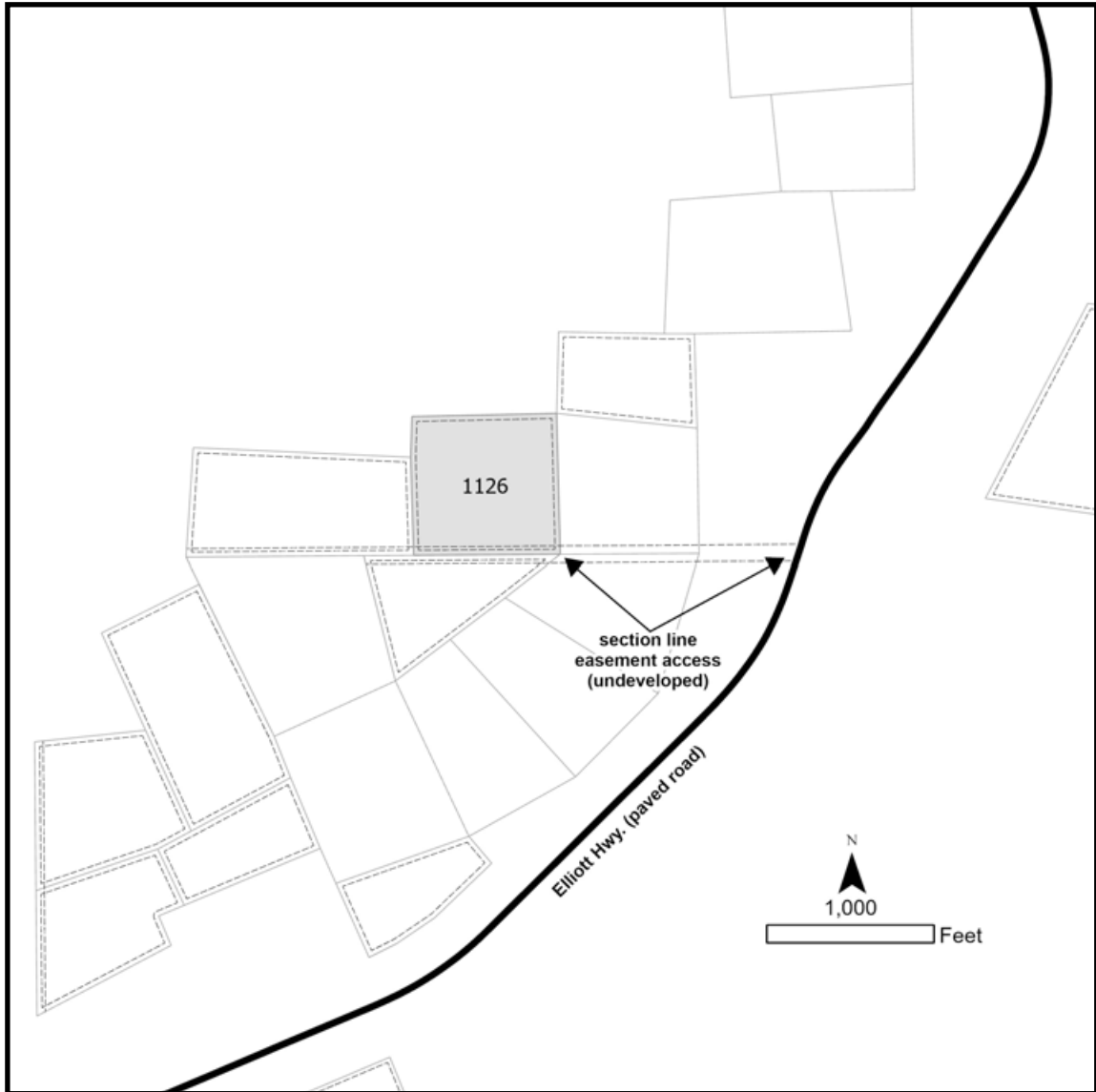
Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

TATALINA II RRCS



Location	Tatalina II is off the Elliot Hwy, approximately 25 miles south of the Elliot Hwy/Dalton Hwy intersection. Parcel 1126 is near milepost 47 of the Elliott Hwy, about a 1/4 mile west of the road.
Access	Access to the parcel is walk-in only along a section line easement, which is not brushed. From the Elliot Hwy (near milepost 47), travel approximately a 1/4 mile west, along the 100ft section line easement that runs along the boundary of Sections 12 & 13.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>This property is adjacent to a privately owned lot used for industrial/ construction related purposes. There is also a nearby material site used for gravel extraction. Potential purchasers should be aware of the possibility of additional traffic from trucks and heavy machinery, noise, and dust.</p>
Restrictions	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 30ft public access and utility easement along all lot lines. There is a 50ft section line easement that runs along the south lot line (the same easement which provides access to the parcel). Please see plat for details.</p> <p>A driveway permit will be required from DOT&PF prior to construction of any driveway access from the Elliott Highway.</p>

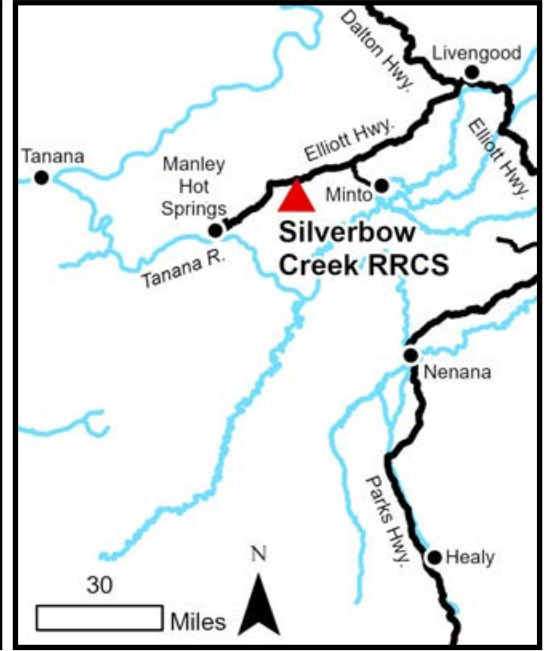
Survey and MTRS	Tatalina II RRCS is survey ASLS 2016-12, located in Section 12, Township 6 North, Range 4 West, Fairbanks Meridian. The survey has been recorded as Plat 2018-52 in the Fairbanks Recording District.
Rights-of-Way	None. Legal access to the parcel is from the section line easement, which runs along the boundary of Sections 12 & 13.



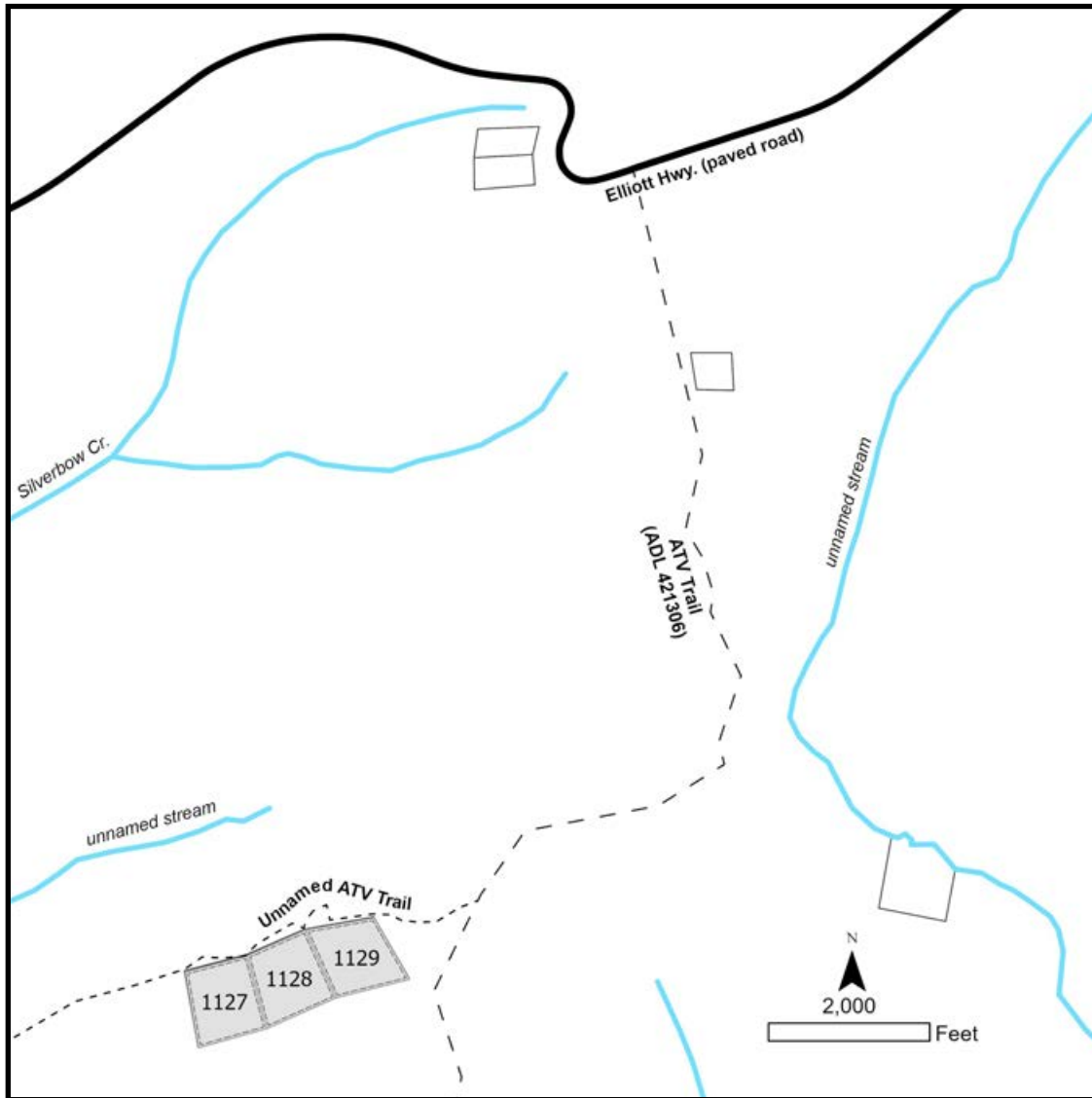
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1126	420454	19	16.61	\$27,900

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SILVERBOW CREEK RRCS



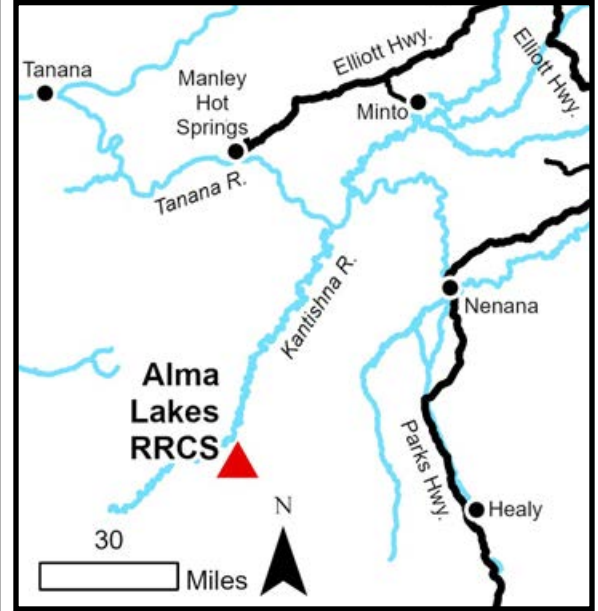
Location	Silverbow Creek RRCS is approximately 120 road miles northwest of Fairbanks, and 25 miles northeast of Manley Hot Springs, on the south side of the Elliot Hwy.
Access	Access to the parcels is by ATV or walk-in along unnamed trails. From mile 123.5 of the Elliot Hwy, travel south along a developed trail (ADL 421306). After approximately 2.2 miles, a second unnamed trail forks off to the west, along the top of a ridge. Follow this trail for approximately 1,300ft to the parcels. This trail runs parallel to the north lot lines of all three parcels, generally staying 30-50 ft north of the parcels, though it does eventually intersect with the shared corner of Parcels 1127 & 1128. Both trails have easements and are depicted on the Plat.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. All parcels have 30ft public access & utility easements along all lot lines.
Survey and MTRS	Silverbow Creek RRCS is survey ASLS 2023-06, located in Section 28, Township 4 North, Range 12 West, Fairbanks Meridian. The survey has been recorded as Plat 2026-1 in the Manley Hot Springs Recording District.
Rights-of-way	Rights-of-way in Silverbow Creek RRCS are trails easements.



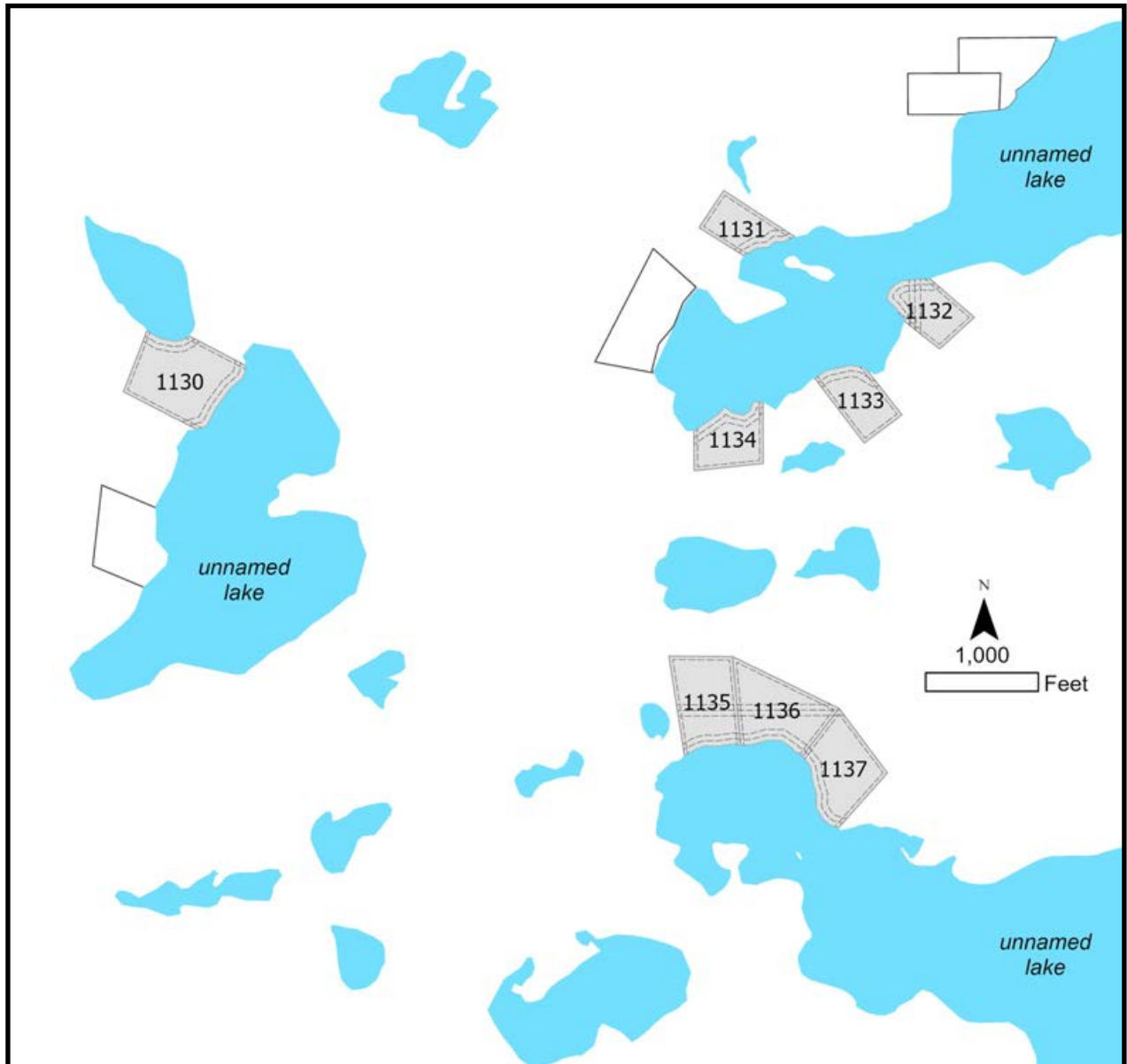
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1127	422792	M	18.18	\$23,600
1128	422793	N	18.22	\$23,600
1129	422794	O	18.01	\$23,300

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ALMA LAKES RRCS



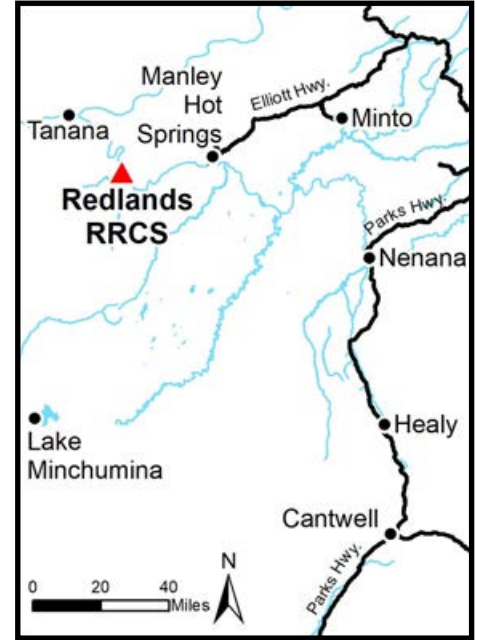
Location	Alma Lakes RRCS is approximately 50 miles west of Healy, in the Kantishna drainage.
Access	Access to the area is by float or ski plane to area lakes. All parcels have water frontage.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	Alma Lakes is within the boundaries of the Denali Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details. There is no zoning for the area.
Fire	This area is in the Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>All parcels have 50ft wide public access easements & 100ft building setback from the ordinary high water line of all water bodies. There are 30ft wide public access easements along all other lot lines. Parcels 1132, 1135, & 1136 have 100ft section line easements that bisect the parcels. Please see plat for details.</p>
Survey and MTRS	Alma Lakes RRCS is survey ASLS 2023-04, located in Sections 22, 23, 24, & 26, Township 10 South, Range 16 West, Fairbanks Meridian. The survey has been recorded as Plat 2024-59 in the Fairbanks Recording District.



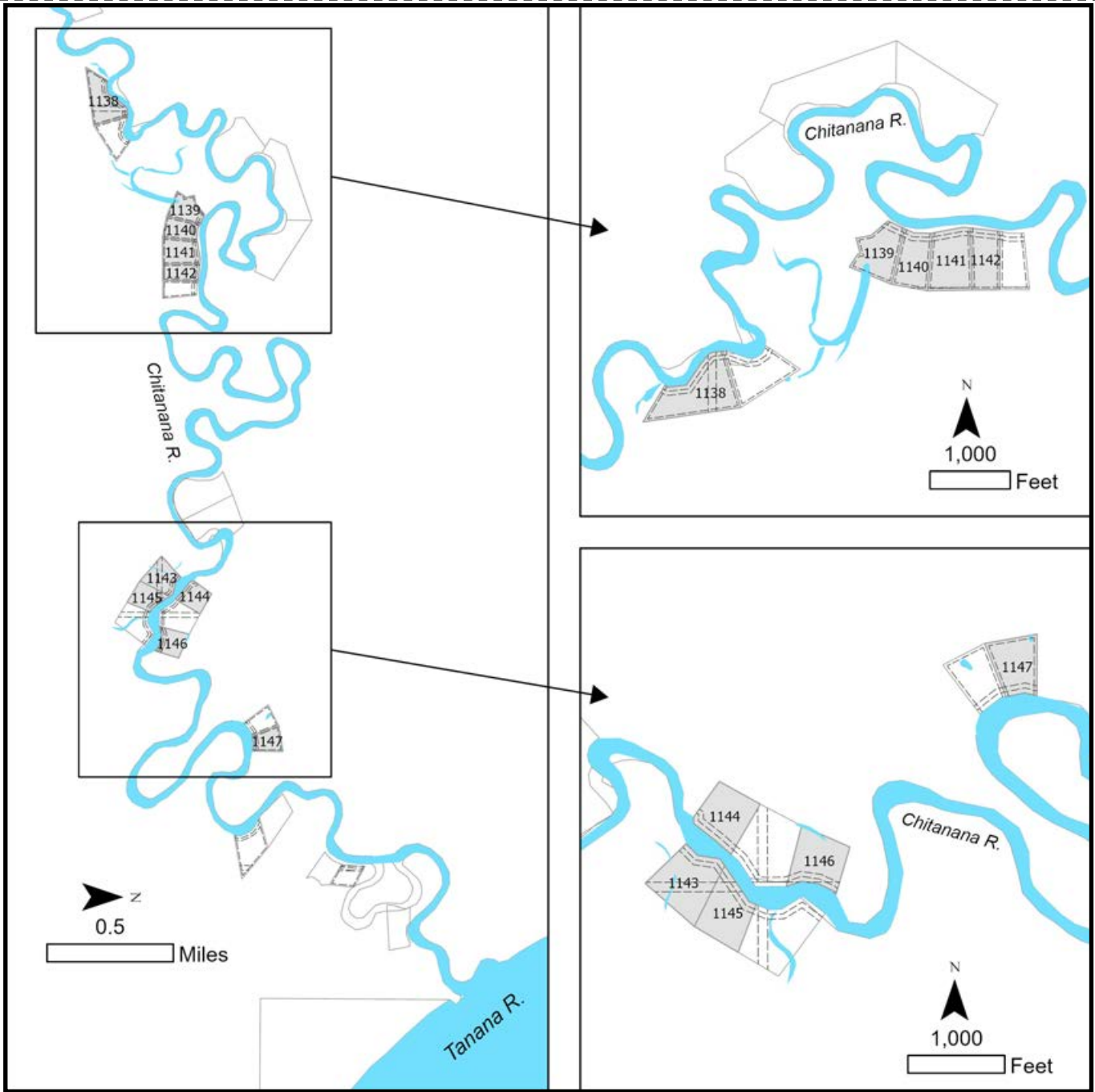
PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1130	422516	H	13.03	\$31,000
1131	422512	C	5.40	\$18,500
1132	422515	G	6.15	\$17,400
1133	422514	F	6.32	\$18,800
1134	422513	E	6.39	\$19,000
1135	422517	J	9.98	\$22,700
1136	422518	K	10.75	\$24,100
1137	422519	L	10.17	\$24,200

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REDLANDS II RRCS



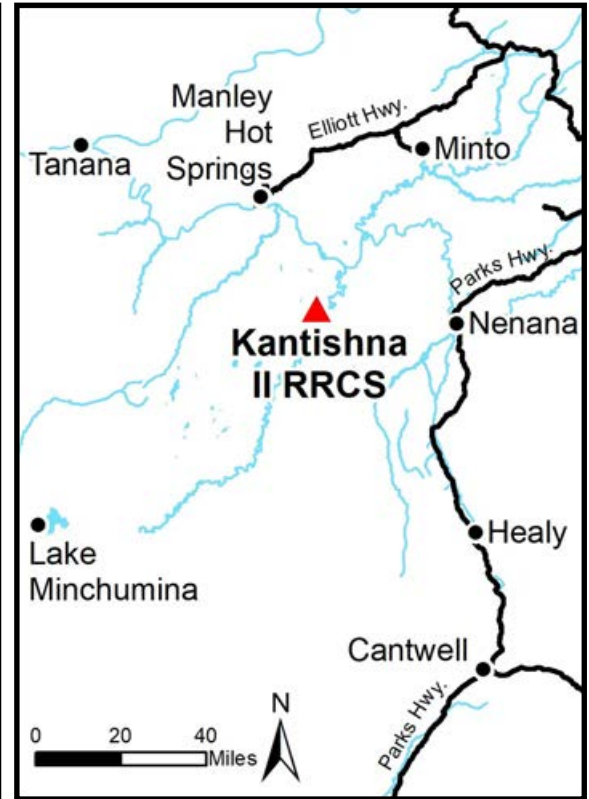
Location	Redlands II RRCS is located along the Chitanana River, approximately 40 river miles west of Manley Hot Springs.
Access	Access is by boat or snowmachine from Manley Hot Springs along the Tanana River to the Chitanana River. The parcels are along the Chitanana River, approximately 3- 11 miles from the confluence of the Tanana and the Chitanana.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is along the boundary of a Modified and a Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. Parcels on the south side of the Chitanana are in the Limited option, while parcels on the north side of the river are primarily within the Modified option.
Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>A boat with a shallow draft may be needed to access these parcels, especially in times of low water. The river generally becomes more shallow further upstream.</p>
Restrictions	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>All parcels have a 100ft building setback from the ordinary high water mark of public waterbodies, a 50ft public access easement along the ordinary high water mark, and a 30ft public access and utility easement along interior lot lines. Parcels 1138, 1143, & 1145, have a 100ft section line easement through the lots. Please see plat for details.</p>
Survey and MTRS	Redlands is survey ASLS 2022-08, located in Sections 14, 15, 16, 20, 21, 22, & 23 Township 1 North, Range 20 West, Fairbanks Meridian. The survey has been recorded as Plat 2024-01 in the Manley Hot Springs Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID	PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1138	422416	C	12.20	\$11,100	1143	422423	J	8.13	\$8,700
1139	422418	E	7.26	\$8,600	1144	422424	K	6.39	\$7,900
1140	422419	F	6.47	\$8,000	1145	422425	L	6.70	\$8,200
1141	422420	G	9.14	\$9,700	1146	422428	O	6.33	\$7,900
1142	422421	H	6.48	\$8,000	1147	422430	Q	5.88	\$7,500

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KANTISHNA II RRCS



Location	Kantishna II RRCS is located approximately 70 air miles west of Fairbanks, and 32 air miles west of Nenana (110 river miles). The parcels are located along the Kantishna River, approximately 30 river miles south of the confluence of the Kantishna and Tanana Rivers.
Access	Primary access to the area is by float plane or boat from the Tanana River to the Kantishna River. Snowmachine access from Nenana is also possible.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. All parcels have a 100ft building setback from the ordinary high water mark of public waterbodies, and a 30ft public access and utility easement along interior lot lines. Parcel 1150 has a 50ft public access easement and 100ft building setback from the unnamed lake. Parcels 1151 and 1152 have a 100ft section line easement. See plat for details.
Survey and MTRS	Kantishna II RRCS is survey ASLS 2022-07, located in Sections 28, 32, & 33, Township 4 South, Range 13 West, Fairbanks Meridian. The survey has been recorded as Plat 2024-71 in the Fairbanks Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1148	422498	J	13.47	\$25,700
1149	422497	I	10.62	\$22,100
1150	422496	H	6.55	\$16,900
1151	422494	F	19.00	\$26,700
1152	422493	E	19.04	\$26,800

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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

<https://akleg.gov/>

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

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

Alaska Statutes and Regulations

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

State of Alaska, Department of Environmental Conservation

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

State of Alaska Home Page

<http://alaska.gov/>

State of Alaska, Department of Transportation & Public Facilities

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

State of Alaska, Department of Natural Resources (DNR)

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

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

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

DNR Division of Parks, Office of History and Archaeology

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

RS 2477 Rights-of-way

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

DNR Division of Forestry & Fire Protection

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

Alaska Railroad Corporation

<http://alaskarailroad.com/>

Firewise

<http://firewise.org/>

U.S. Government

<http://usa.gov/>

DNR Division of Mining, Land and Water (DMLW)

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

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

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

DNR Land Records Information

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

BLM AK Land Records and Surveys

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

DNR DMLW Fact Sheets

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

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

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

DNR DMLW Land Conveyance Section

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

U.S. Fish and Wildlife Service

<http://fws.gov/>

DNR DMLW Water Resources Section

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

Matanuska-Susitna Borough

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

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

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

Alaska Mapper

<https://mapper.dnr.alaska.gov/>

Alaska Mapped - Statewide Digital Mapping Initiative

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

AUCTION BIDDER CHECKLIST

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

Have 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 Recreation 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: _____

(Rev. 7/15)

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

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- *Include a self-addressed, stamped envelope (SASE) if you would like your check or money order to be returned to you
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- Declaration of Intent Form, including either a contract application fee or patent application fee and the associated recording fee.

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

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

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- Friend Newspaper Radio Flyer Website Brochure Social Media Sport Show

Have 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 Recreation 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:

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Name(s): _____

Authorized Agent (if any): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone #: _____ Alternate#: _____ Email: _____

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

(Rev. 7/15)

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

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

(R. ev. 7/15)

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

AUCTION #498 DATES

Auction #498 Bidding Period

Begins 10:00 a.m., June 10, 2026

Ends 4:00 p.m., September 30, 2026

Opening of Sealed-Bids for Auction #498

10:00 a.m., October 21, 2026

Over-the-Counter (OTC) Parcel List Available

10:00 a.m., November 18, 2026

1st OTC Offering

(up to 30% above minimum auction bid)

Begins 10:00 a.m., November 18, 2026

Ends 4:00 p.m., December 1, 2026

2nd OTC Offering

(up to 15% above minimum auction bid)

Begins 10:00 a.m., December 2, 2026

Ends 4:00 p.m., December 15, 2026

General OTC Offering

(price set at minimum auction bid)

Begins 10:00 a.m., December 16, 2026



landsales.alaska.gov