

2016 Alaska State Agricultural Land Offering

Auction #479



Matanuska-Susitna Valley

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

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Dear Alaskans,

One of the key functions of the Department of Natural Resources is to make State lands available to Alaskans. Keeping in line with this function the Division of Agriculture conducts sales of state land that is suitable for agricultural development.

The 2016 Alaska State Agricultural Land Offering showcases five parcels available for this sale. This brochure describes the agricultural 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 agricultural land in Alaska, please visit <http://landsales.alaska.gov/> or contact one of the DNR Public Information Centers listed on page 1, or the Division of Agriculture at (907)745-7200.

Best of Luck!

Alaska Department of Natural Resources





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INTRODUCTION

This brochure describes the parcels of land available from the Department of Natural Resources (DNR), Division of Agriculture (DOA) in the 2016 Alaska State Land Offerings - Auction #479.

This brochure is divided into sections. The first section provides general information applicable to all parcels; a list of online resources; auction and offering procedures; application instructions; and purchasing information. The next portion of this brochure contains application and bid forms. The last portion of this brochure contains maps of the parcels, specific information about each area, the parcels' legal descriptions and minimum bid prices. At times, modifications to the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published as soon as possible in supplemental information sheets called *Errata*. **It is your responsibility to stay informed of any changes or corrections prior to submitting a bid or application and prior to the actual auction.**

Additional copies of this brochure, subsequent Errata, and application materials may be obtained from the DNR Public Information Centers in Anchorage and Fairbanks. Copies may also be viewed or downloaded from the DNR website at: <http://landsales.alaska.gov/>. If you need this brochure in an alternate format in order to utilize assistive technology for visual impairments, please contact one of the Public Information Centers listed below.



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DNR PUBLIC INFORMATION CENTERS

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

SOUTHCENTRAL REGION - DNR Public Information Center

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

NORTHERN REGION - DNR Public Information Center

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



AUCTION SCHEDULE

Thursday, July 21st

Public Notice of Sale, Public Comments start at 10 a.m.

Thursday, August 25th

Public Comments Due by 4 p.m.

Thursday, September 22nd

Brochure Available in Hard Copy, Online & Paper Bidding Starts at 10 a.m.

Thursday, September 29th

Preference Right Applications Available at 10 a.m.

Thursday, October 6th

Preference Rights Applications Due by 4 p.m.

Thursday, October 13th

Preference Rights Awarded at 10 a.m.

Thursday, October 27th

Online and Paper Bidding Ends at 4 p.m.

Thursday, November 3rd

Opening of Sealed Bids for Auction #479 at 1 p.m.

PLEASE NOTE:

Unsold parcels will be reoffered in a future auction.

There will be no Initial Over the Counter or General Over the Counter sales.





SITE RESEARCH

Site Inspection

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

The land chosen by a bidder/applicant is taken **AS IS** with no guarantees, expressed nor implied, as to its suitability for any intended use. The submission of a bid or application constitutes acceptance of the parcel **AS IS** and **WHERE IS**. The reader is referred to the “No Warranty of Suitability or Fitness” section of this brochure for more information.

Land Records, Survey Plats and Maps

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

Comprehensive parcel and area information can be found by researching various State and Federal websites or by contacting or visiting one of the DNR Public Information Centers. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is: <http://www.dnr.alaska.gov/landrecords>

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

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

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

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





Tentatively Approved Lands

The State of Alaska may not yet have received final patent from the Federal government for some of the land in these offerings. Such lands are designated as “tentatively approved.” Title for parcels on tentatively approved lands will be conditioned upon the State of Alaska receiving patent from the Federal government. In accordance with 11 AAC 67.015 Land Available, in addition to selling, leasing, or granting patented land, DNR 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. **DNR regulations provide that if for any reason the State of Alaska is denied patent to the land, a sale, lease, or grant on this conditional basis will be canceled** and the money paid to purchase the land will be refunded. The State of Alaska has no further liability to the purchaser, lessee, or any third party for termination of the contract. Money paid to the State to purchase such land will be refunded, or may be applied to the purchase of another parcel. Additionally, 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, as anticipated, 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 lands, however, there may be practical problems including (1) title insurance companies might not provide title insurance unless this contingency is “excepted” from coverage, and (2) banks might not loan money for construction on, or the purchase of tentatively-approved lands. It is your responsibility to fully investigate these matters before submitting a bid or application to purchase the parcel. **In these offerings, all the parcels are on tentatively-approved lands.**

No Warranty of Suitability or Fitness

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

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

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

Taxes

Parcels listed in this brochure may be subject to taxes and assessments levied by local taxing authorities. Local taxing authorities are noted on the parcel information pages in this brochure. All of the parcels in this auction are within the Mat-Su Borough, and are subject to borough taxes and other borough ordinances. **Failure to make timely payment of all taxes and assessments due on parcels purchased under contract with the State of Alaska is a violation of the purchase contract and may result in contract termination.**



LAND USE

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 be improved.

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

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

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

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

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

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

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; or traveling by horse or dogsled or with pack animals.

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

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

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

- Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail).
- Anchoring a mooring buoy in a lake, river, or marine waters, or placing a float, dock, boat haul out, floating breakwater, or boathouse in a lake, river, or in marine waters, for the personal, noncommercial



use of the upland owner, if the use does not interfere with public access or another public use, and if the improvement is placed within the projected sidelines of the contiguous upland owner's parcel or otherwise has the consent of the affected upland owner.

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles are required to use the legal access to minimize the number of trails across public lands.

Moving heavy equipment, such as a bulldozer, is not authorized on State-owned land without a permit. A permit can be obtained from the appropriate DNR regional office.

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 right-of-ways 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.

RS 2477

Revised Statute 2477 is a Federal law that granted states and territories unrestricted right-of-ways 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 right-of-ways could potentially be improved for access across or to communities or valuable State-owned resources and land. Some may not be used at all, or may be developed only as foot trails. Others will be used as they have been in the past. If in doubt whether there is an RS 2477 right-of-way to or across a parcel, check the public land records. More information regarding RS 2477 right-of-ways is available at any of the DNR Public Information Centers and online at: <http://dnr.alaska.gov/mlw/trails/rs2477/>

Easements, Reservations & Restrictions

All parcels listed in this brochure are subject to all platted and valid existing easements and reservations, such as right-of-ways, building setbacks, utility easements, pedestrian easements, roads, and trails. These easements and reservations may be shown graphically on the survey plat or may be listed in the 'Notes' section of the plat, which may be detailed on a page of the recorded documents separate from the map or plan. It is your responsibility to fully review the recorded survey or subdivision plat, any reservations represented in this brochure, and any other items found in the recorded land records for a complete picture of the restrictions and conditions that may affect each individual parcel. It is also your responsibility to personally and thoroughly inspect the parcel prior to submitting a bid or application to purchase. Subdivision survey plats may be viewed at the nearest DNR Public Information Center or online at: <http://dnr.alaska.gov/landrecords/>

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

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



Alaska Railroad Right-of-Way

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

Driveways, Approaches, and Roads

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

Multiple Uses

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

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.

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. These land offerings may have some restrictions on the types of sewage disposal systems allowed. For more information on a particular parcel, please refer to the survey plat and contact the appropriate DEC regional office. If any such systems exist on parcels in these offerings, the State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or condition of such items. **It is your responsibility to personally and thoroughly inspect the parcels prior to submitting a bid or application and buyers assume all responsibility for such items.** Refer to the "Existing Improvements" and "Hazardous Materials and Potential Contaminants" sections of this brochure for additional information and disclaimers.





Hazardous Materials and Potential Contaminants

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

New Construction, Development or Improvements

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

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

Existing Improvements

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





Subdividing Agriculture Parcels

Agricultural parcels may not be subdivided until patented and must comply with state and/or local platting requirements. After a patent is received, the owner may, after first paying the required fee to the state for the right to construct housing on each subdivided parcel of less than 640 acres, subdivide under the authority of AS 38.05.321(a)(2)(B). The subdivision may not create more than 4 parcels. No parcel may be less than 40 acres.

There are exceptions:

- For each subdivided parcel of at least 640 acres, there is no payment to the State of Alaska for the right to construct housing;
- If a subdivided parcel is to be conveyed to a member of the owner's immediate family, the payment may be delayed until the parcel is conveyed outside of the immediate family. There will be a lien on the parcel until the payment is made. Your immediate family may include your spouse as well as your parent, child (including your stepchild or adoptive child), or sibling (your brother or sister), if your parent, child, or sibling lives with you, depends on you financially, or shares a substantial financial interest with you.

In addition to the restrictions imposed by DNR on subdivision of agricultural parcels, any subdivision of these parcels is subject to approval by the Mat-Su Borough, which is the local platting authority. Future subdivisions of agricultural parcels will also require a Mat-Su Borough 40 acre exemption in accordance with Borough Code Chapter 43. Section 15.012.

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://landsales.alaska.gov/public_notice/

Nomination of Land for Future Offerings

The Department of Natural Resources seeks nominations from the public for sales of State-owned land and considers public interest when offering land for sale. You have an opportunity to make your interest known by participating in the land nomination process. The request must be in writing on a land sale nomination form, which is used to document public input in the land sale planning process. Land sale nomination forms are available at DNR Public Information Centers and online at <http://landsales.alaska.gov/>.

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

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

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



ENVIRONMENTAL REQUIREMENTS

Waters of the United States and Wetlands

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

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

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

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/>

Mineral Estate

In accordance with AS 38.05.125 Reservation of Mineral Rights to Alaska, the State of Alaska retains ownership of oil, gas, coal, ore, minerals, fissionable material, geothermal resources, and fossils that may be in or upon the land that it sells. The State of Alaska and its successors reserve the right to enter onto the land for the purposes of exploring, developing, and producing these reserved mineral resources. In Alaska, this access reservation is superior to any and all surface uses. The State of Alaska may also lease these interests to mineral developers or allow mining locations to be staked.

Mineral orders that closed an area to mineral entry, where they have been established, closed that area to new exploration and development of locatable minerals such as gold, copper, platinum, etc. Such mineral orders do not apply to leasable 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.

Mining activity would be incompatible with the past, current, and proposed surface uses for land disposals. To allow new mineral location within the boundaries of the parcels listed for sale could create serious conflicts between surface and subsurface users. Area plan subsurface management policy states that, in general, areas scheduled for disposal will be closed to mineral entry prior to sale to minimize potential conflict between surface and subsurface users.



Timber and Other Materials on Site

Except for timber, purchasers are strictly prohibited from selling or removing from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, or any other material valuable for commercial off-site purposes. Such material may only be used on the parcel.

Archaeological Sites

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

Fire and Burning Activities

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

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

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

Eagle Nesting Sites and Seasons of Restricted Activity Nearby

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





Fish Habitat Requirements

The Fishway Act (AS 16.05.841), requires that an individual or governmental agency notify and obtain authorization from ADFG, Division of Habitat, for activities within or across a stream used by fish if ADFG 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 ADFG 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 ADFG, Division of Habitat. A list of common activities requiring permits is available at: <http://www.adfg.alaska.gov/index.cfm?adfg=uselicense.main>

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

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

Migratory Birds

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

Wildlife

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

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

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

Provided by ADFG:

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

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

Provided by DNR Division of Parks and Outdoor Recreation:

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

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



Hunting Seasons and Taking Game in Defense of Life or Property

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

ADFG 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.

Please be aware that there may be active Bear Baiting Stations within the Willer-Kash Agricultural Project Area. This is an allowed use of public State land. The area is open to bear baiting until June 30, 2016.

Noxious Weeds

Pursuant to State law AS 03.05.010 - .030, AS 44.37.030 and Regulations 11 AAC 34.020 -.045, Alaskan agricultural land owners are required to control and eradicate certain "pest" plants that may be found growing on or be introduced into Alaskan soils. These prohibited and restricted noxious weeds may be found within cropland areas of the parcel being sold. For additional information, please contact the Alaska Cooperative Extension office nearest the subject parcel or visit: <http://plants.alaska.gov/invasives/noxious-weeds.htm>

STATE OF ALASKA PROHIBITED AND RESTRICTED NOXIOUS WEEDS

(A) The following are prohibited noxious weeds:

- Bindweed, field (*Convolvulus arvensis*);
- Fieldcress, Austrian (*Rorippa austriaca*);
- Galensoga (*Galensoga parviflora*);
- Hempnettle (*Galeopsis tetrahit*);
- Horsenettle (*Solanum carolinense*);
- Knapweed, Russian (*Centaurea repens*);
- Lettuce, blue-flowering (*Lactuca pulchella*);
- Orange Hawkweed (*Hieracium Aurantiacum*);
- Purple Loosestrife (*Lythrum Salicaria*);
- Quackgrass (*Agropyron repens*);
- Sowthistle, perennial (*Sonchus arvensis*);
- Spurge, leafy (*Euphorbia esula*);
- Thistle, Canada (*Cirsium arvense*); and
- Whitetops and its varieties (*Cardaria draba*, *C. pubescens*, *Lapidium latifolium*).





CONSERVATION REQUIREMENTS

State Farm Conservation Plan (SFCP)

The successful bidder will be required to submit a State Farm Conservation Plan (SFCP) that is first reviewed by the local Soil and Water Conservation District and then sent to the Division of Agriculture, 1800 Glenn Highway, Suite 12, Palmer, Alaska 99645. The Director of the Division of Agriculture is responsible for approval of farm plans. The SFCP must be submitted to the Division of Agriculture for approval no later than 4 p.m., Friday, January 5, 2017.

The conservation plan follows a standard format as required by the Department of Natural Resources. The form may be picked up at the Division of Agriculture in Fairbanks or Palmer, and will be given to the successful bidder at the auction. The contract for sale will not be issued until an approved State Farm Conservation Plan is submitted.

A SFCP must be prepared by the successful bidder/purchaser. Information and assistance in the preparation of the SFCP is available from numerous sources including the Division of Agriculture, local Soil and Water Conservation Districts, the USDA Natural Resources Conservation Service, Department of Fish and Game, and the University of Alaska Extension Service. A SFCP must include:

1. A map of the farm showing:
 - the planned location of clearing and breaking of ground;
 - planned location of windbreaks, farm pond and similar conservation measures and improvements; and
 - planned location of real property improvements (house, barn, fence, etc.)
2. Access roads, legal easements and existing physical features such as water bodies;
3. Planned soil conservation measures;
4. A plan for burning any clearing debris, including any vegetation that has previously been chained down.
5. A supplementary written narrative.

The successful bidder submits a SFCP to the appropriate Soil and Water Conservation District whose members review, comment and if signed by the board of supervisors, forward the plan to the Division of Agriculture for approval. The approved SFCP is included by reference as an attachment to the sale contract.

Consideration by the purchaser and the reviewers should be given to, among other things, the type of crops as they relate to the natural conditions including soils, slope, moisture, temperatures, and local wildlife.

If the successful bidder fails to provide an acceptable SFCP by the deadline, or within an extension of time granted in writing by the Director of the Division of Agriculture, the preparation of a sale contract will be terminated and the parcel forfeited. Any modification of the SFCP will require the same review process as the original plan. The new purchaser will, as a condition of the contract, be required to comply with the approved SFCP to the satisfaction of the Director of the Division of Agriculture. Development of a parcel in a manner not in the approved SFCP may constitute a breach of contract. If a purchaser is found to be in Breach, a default notification may be issued. If a default notice is issued and if the default is not cured, it may result in a decision by the state to terminate the sale agreement (AS 38.05.065).





Farm Clearing Requirement and Maintenance of Farmland

These parcels may be subject to clearing and tillage requirements. In general the requirement is 25% of the cropland soils as determined by the Division of Agriculture improved to a farmable condition within five years of issuance of the sale contract and maintained in that condition throughout the term of the sale contract. Patent will not be issued until the clearing requirement is met. In addition, patent will not be issued if the land has not been maintained in a farmable condition.

“Improved to a farmable condition” is defined as:

1. Removal of essentially all woody material from the surface and subsurface; areas used for storage of such woody material shall have been surface-cleared prior to deposit of material;
2. An initial tillage operation (“breaking”) sufficient to render the cleared land tillable by standard tillage implements such as tandem disc-harrow, fertilizer spreader, press drill.

Agricultural Land Sales

The sale of the agricultural interest is the conveyance of the land estate in fee simple subject to conditions and covenants relating to agricultural use and development. The required covenants are:

1. A perpetual covenant for the benefit of all Alaska residents and running with the land that restricts or limits the use of the land for agricultural purposes; and
2. A perpetual covenant that permits the owner of the land, obtained under this contract, to subdivide and convey not more than four parcels of the land of not less than 40 acres each, subject to the restriction that a subdivided parcel may not be further subdivided and further subject to the limitations established within AS 38.05.321(e).

Agricultural Purposes are defined in statute as:

1. The production, for commercial or personal use, of useful plants and animals;
2. The construction of:
 - housing for landowners and farm laborers,
 - improvements for animals,
 - improvements that are reasonably required for or related to agricultural uses;
3. The use of gravel reasonably required or related to agricultural production **on** the parcel conveyed; and
4. Removal of and disposition of timber in order to bring agricultural land into use.

Special Information

These parcels are being sold under the State’s Agricultural Land Disposal Program. Prospective buyers should, however, be aware that while these parcels do have soils suitable for growing crops, the elevation, aspect, presence of permafrost and other physical conditions may limit crop selection and/or require special management techniques in developing the agricultural potential.





HOW THE STATE IS SELLING THIS LAND

The State of Alaska is selling this agricultural land to the public through a Sealed-Bid Auction.

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

Sealed Bid Auction

The Sealed Bid Auction, detailed in this 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. This year, DNR will accept bids from 10 a.m., Thursday, September 22, 2016 through 4 p.m., Thursday, October 27, 2016.

Parcels which are not sold in the auction may be reoffered for sale in a future auction. There will not be Over the Counter sales of parcels which do not sell.





SEALED-BID PARTICIPATION

Sealed-Bid Auction Bidder Qualifications

Important: As a bidder in the Sealed-Bid Auction, it is your responsibility to prove that you are eligible to participate in the program in accordance with 11 AAC 67.005.010 Disposal of Land Administrative Provisions. Please read this brochure thoroughly before you submit a bid.

Corporations, businesses, and non-Alaska residents ARE eligible to bid for parcels of agriculture land in the Sealed-Bid Auction.

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

To be a qualified bidder, an individual must be at least 18 years of age on or before the date of the auction or a business authorized to conduct business under the laws of the State of Alaska. A current, valid government ID will be required for non-business bidders and applicants.

A business must present a copy of its current Alaska Business License to the Division of Agriculture Palmer office in an envelope separate from the one containing the bid. Corporations and partnerships must also submit a certificate of compliance issued by the Alaska Department of Commerce, Community and Economic Development, and a corporate resolution affixed with the appropriate corporate seal authorizing the individual to bid and sign sale documents on behalf of the corporation. This documentation should be sent to the Division of Agriculture Palmer office in an envelope separate from the one containing the bid(s) so the information can be verified prior to the opening of the bids. Additional documentation may be required by the state before a contract will be written for a business.

Two or more individuals may jointly submit a single bid. To do so, both must be eligible to bid. Successful bidders' names will carry forward to the contract (or patent if the purchase price is paid in full). No names will be added or removed before the contract is executed.

In addition, if you are the successful bidder for a parcel and wish to enter into a purchase contract with the state, you must also certify that you:

1. Have not had a Department of Natural Resources lease or purchase contract administratively foreclosed or terminated for cause within the past three years (contact the Contract Administration Unit at (907) 269-8594 if you have any questions about eligibility);
2. Are not currently in default for nonpayment on a purchase contract or lease issued by the department;
3. Are not currently in default for nonpayment of municipal taxes or assessments on property currently under a DNR lease or purchase contract;
4. Are not currently in default of the clearing and preparation for cultivation requirements of a previous Agricultural purchase contract; and;
5. Are not currently in default of any condition associated with a note, lease or other authorization issued by the Agricultural Revolving Loan Fund.

Purchase contracts will not be issued by the State of Alaska unless all five qualifications listed above are met. If you are the successful bidder for a parcel and do not meet the qualifications for a purchase contract listed above, you must pay the bid amount in full upon notification. Failure to submit payment in full upon notification will result in the forfeiture of bid deposit and loss of purchase rights to the parcel.

Anyone who misrepresents themselves as owners of any of these parcels of land or who wrongfully represents that they have any legal rights to these parcels may be engaged in a fraudulent practice and may be prosecuted



to the full extent of the law. If you are approached by someone or become aware of someone who claims any ownership or other legal rights in these parcels, please contact the Division of Agriculture at (907) 745-7200, and provide any information that you may have.

Bidding on Multiple Parcels in the Sealed-Bid Auction

You may submit bids for as many parcels as you like. However, you may win only one parcel in Sealed-Bid Auction #479.

You will be awarded the first parcel for which you made the qualifying high bid. **Since the order for opening sealed bids is determined by the total number of bids received per parcel, which cannot be determined until after the application period has ended, if you bid on multiple parcels, you may not end up with your first choice.** For example:

*Jane Doe bids on two fictitious Parcels A and B in Sealed-Bid Auction #479. Her favorite is Parcel A, but Parcel B received more bids and is opened first. If she is the highest bidder for Parcel B, she will win that parcel and will be **ineligible** to win Parcel A in Auction #479, even if she would have been the high bidder for that parcel as well.*

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

No Withdrawal of Bids from the Sealed-Bid Auction

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

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





Multiple Bidders Bidding Together in the Sealed-Bid Auction

Two or more individuals may jointly submit a single bid in the Sealed-Bid Auction. **To do so, all bidders must be eligible to participate.** Names may not be added or deleted after the bid has been submitted. Successful bidders' names will carry forward to the purchase contract and patent when the purchase price is paid in full.

Since you may purchase only one parcel through Sealed-Bid Auction #479, successful joint bidders will be ineligible to individually win an opportunity to purchase an additional parcel in that Sealed-Bid Auction. For example:

*If John and Jane Doe are the high bidders of fictitious Parcel C in Sealed-Bid Auction #479, both John Doe and Jane Doe are **ineligible** to win any additional parcels, **either as joint applicants or as individuals**, for the remainder of Auction #479.*

If your previous bid for a parcel had multiple bidders and a subsequent bid for the same parcel is received for just one of the bidders, the subsequent single-party bid will stand and the previous multiple-party bid will NOT be considered. This can have important implications for the joint bidders. For example:

If a bid is received jointly from John and Jane Doe for fictitious Parcel D in the Sealed-Bid Auction, and a second bid is received more recently from John Doe individually for that same fictitious Parcel D in that same auction, the previous joint bid for fictitious Parcel D is cancelled. John Doe now has an active bid received for fictitious Parcel D in Sealed-Bid Auction #479, but the party of John and Jane Doe and the individual Jane Doe do not.

Likewise, if your previous bid for a parcel listed only you as a single bidder and a subsequent bid for the same parcel is received for multiple bidders including you, the subsequent multi-party bid will stand and the previous individual bid will NOT be considered.

Returned Deposits for Unsuccessful Bidders/Applicants

Unsuccessful bidders and applicants may pick up their deposits at the Division of Agriculture Main office, 1800 Glenn Highway, Suite 12, Palmer, Alaska 99645 after Friday, October 28, 2016 and during regular business hours after thereafter upon proper presentation of identification (valid and current Alaska driver's license or other similar picture identification that matches the bidder's information received with the bid). If not picked up by this time, deposits for unsuccessful bids submitted with a self-addressed, stamped envelope (SASE) and deposit made by cashier's check, personal check, or money order will be returned in the SASE. Unsuccessful bidders' deposits made by credit card authorization or by check without a SASE will be destroyed after the auction. No interest will be paid on the deposit while it is in the possession of the State of Alaska.

Price Fixing or Misrepresentation

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

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



SEALED BID PROCEDURE

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

Minimum Bid

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

Sealed-Bid Auction Bidding Period

All bids for the 2016 Alaska Agricultural Land Sealed-Bid Auction #479 must be RECEIVED at the Palmer Division of Agriculture office no sooner than 10 a.m., Thursday, September 22, 2016 and no later than 4 p.m., Thursday, October 27, 2016. DNR date stamps all sealed bids on the day they are received. In accordance with 11 AAC 67.007 Application, DNR will not accept and will reject bids received outside the designated bidding period. If your bid is rejected for early receipt, you may resubmit your bid at any time during the designated bidding period. Bids will be kept confidential and stored in a safe until the auction

Sealed-Bid Opening

The Sealed-Bid Opening will begin at 1 p.m., Thursday, November 3, 2016, in the large conference room in the Palmer Division of Agriculture building located at 1800 Glenn Highway, Suite 12, Palmer, Alaska 99645. All bids received will be opened. Attendance at the auction is not required and will not affect the outcome. The names of the apparent high bidders will be posted online immediately after the auction at dnr.alaska.gov/mwl/landsale **Attendees of the Sealed-Bid Opening will not be allowed to change or withdraw any bids.**

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

Sealed-Bid Auctions bids will be opened in an order determined by the number of bids received for each parcel. The parcel with the most bids will be opened first, the next highest number of bids second, etc. Where an equal number of bids are received for more than one parcel, bids for the parcel with the lowest Parcel # will be opened first.

Apparent High Bidder

The eligible bidder from whom the State received a properly completed bid submission with the highest bid amount will be named the apparent high bidder. Bidders will be awarded their first successful bid and will not be eligible to acquire another auction parcel for the remainder of the Sealed-Bid Auction. In the case of multiple applicants on a winning bid, the winning applicants will not be eligible to individually win additional bids for other parcels in Auction #479. For more information, please refer to the appropriate qualification sections throughout this brochure.

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

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

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

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



1. Proof of eligibility;
You must certify and prove that you meet the eligibility requirements for the program (see Sealed-Bid Auction Bidder Qualifications section).
If there is more than one bidder, all bidders must provide proof of eligibility.
2. A completed Declaration of Intent Form;
3. A nonrefundable \$100.00 document handling fee (11 AAC 05.010 (a)(7)(F) Fees);
4. Any other documents or items requested in the Award Notification Letter.

In addition to the above requirements a state farm conservation plan must be submitted no later than 4 p.m., Friday, January 5, 2016.

If an apparent high bidder fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline, their bid will be considered withdrawn (see the "No Withdrawal of Bids from the Sealed-Bid Auction" section in this brochure for more information) and the parcel may be offered to the second high bidder.



SEALD BID INSTRUCTIONS

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

Submitting a Sealed Bid Online

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

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



Submitting a Sealed Bid by Mail or in Person

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

1. A completed 2016 Alaska Agricultural Land Auction Bid Form ON PAGES 25-26.

- You must certify and prove that you meet the eligibility requirements for the program (see Sealed-Bid Auction Bidder Qualifications section).
- 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, undiscounted bid amount (CHECK YOUR CALCULATIONS, DO NOT ROUND DOWN!).
- You must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. **DO NOT LEAVE YOUR CHECK OR PAYMENT BLANK! Two-party checks will not be accepted. Failure to address or submit your payment as directed may result in loss of all opportunity, right, title, and interest in the parcel. DO NOT SEND CASH!**
- Payment must be made in the form of a cashier's check, personal check, money order, or credit card. (Visa, MasterCard, or Discover only).

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

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

3. A self-addressed, stamped envelope (SASE) to return the bid deposit for an unsuccessful bid submitted with a deposit made by cashier's check, personal check, or money order (see "Returned Deposits for Unsuccessful Bidders/Applicants" section of this brochure for more information). Unsuccessful bidders' deposits made by credit card authorization or by check without a SASE will be destroyed after the auction.

Clearly Mark Bids for Sealed-Bid Auction

It is your responsibility to properly complete, mark and submit your bid as instructed throughout this brochure.

Each bid submission must be received in a separate, sealed envelope. All bid materials are to be placed in a sealed, interior bid envelope marked as shown on page 23:

Additionally, there should be no additional markings on the interior envelope.

Place the **sealed, interior** bid envelope inside a **sealed, exterior, delivery** envelope for mailing or hand delivery. You may include more than one sealed, interior bid envelope within a single sealed, external, delivery envelope, but **each** sealed, interior bid envelope **must** contain **all** of the required information for that bid submission as detailed in the "Submitting a Sealed Bid by Mail or in Person" section of this brochure. The **exterior delivery** envelope **must be** marked with the words "**2016 ALASKA AGRICULTURAL LAND AUCTION #479, Parcel #** (include parcel # you are bidding on)" and addressed to the appropriate mailing address for DNR as described in the "Where to Submit Sealed Bids" section of this brochure.

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



Where to Submit Sealed Bids

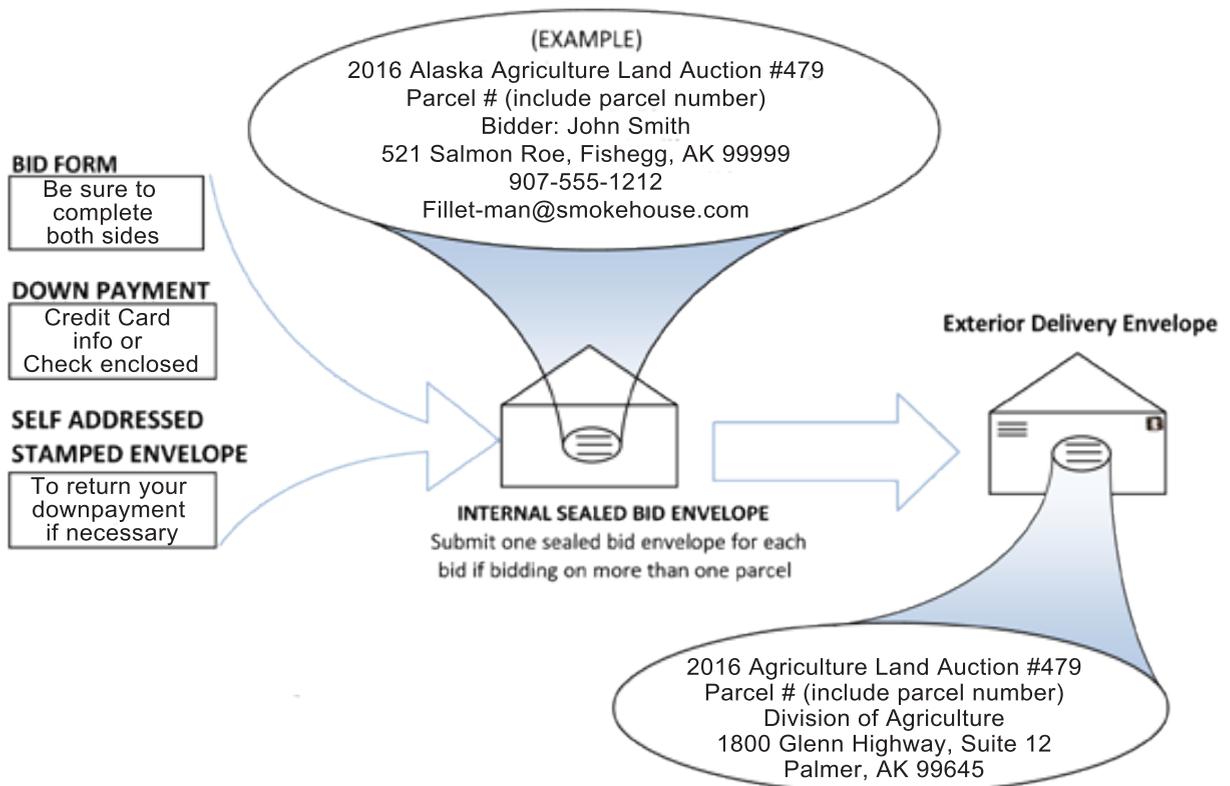
As described in the preceding "Submitting a Sealed Bid by Mail or in Person" section of this brochure, sealed-bid envelope(s) must be enclosed in a separate exterior envelope for delivery.

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

2016 ALASKA AGRICULTURAL LAND AUCTION #479,
Parcel # (include parcel # you are bidding on)
Division of Agriculture
1800 Glenn Highway, Suite 12
Palmer, Alaska 99645

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

To submit a sealed bid in person by hand delivery, prepare a submission packet as described for mail submissions. Drop off your **sealed** packet at the Palmer Division of Agriculture office. Be sure to include **"2016 ALASKA AGRICULTURAL LAND AUCTION #479, Parcel #** (include parcel # you are bidding on)" on the exterior, delivery envelope. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration. In addition if submitting a bid on behalf of a business submit the required paperwork (see page 17) in a separate envelope labeled **Auction #479, Parcel #** (include parcel # you are bidding on) - **Business documents**.





FORMS

FORMS for this auction is available on the following two pages.

As described in the “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. Below is a summary of where to submit your bids.

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

2016 ALASKA AGRICULTURAL LAND AUCTION #479

Parcel # (include parcel # you are bidding on)

Division of Agriculture

1800 Glenn Highway, Suite 12

Palmer, Alaska 99645

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

To submit a sealed bid in person by hand delivery, prepare a submission packet as described for mail submissions. Drop off your **sealed** packet at the Palmer Division of Agriculture office. Be sure to include “**2016 ALASKA AGRICULTURAL LAND AUCTION #479, Parcel #** (include parcel # you are bidding on)” on the exterior, delivery envelope. Improperly or incompletely addressed or marked bid submissions risk being opened as general correspondence and such bids may be unintentionally divulged. Additionally, improperly or incompletely addressed or marked submissions for the Sealed-Bid Auction risk being excluded from consideration. In addition if submitting a bid on behalf of a business submit the required paperwork (see page 17) in a separate envelope labeled **Auction 479, Parcel #** (include parcel # you are bidding on) - **Business documents**.





2016 Alaska State Land Auction #479 - AUCTION BID FORM

Please read all the information in this Brochure and any errata before completing this form.

Please PRINT LEGIBLY when filling out this form and sign the certification below.

Name(s): _____

Authorized Agent (if any): _____

Mailing Address: _____

City: _____ State: _____ Zip Code _____

Daytime Telephone Number: _____ Alternate number _____

I hereby submit a bid to purchase Parcel # _____

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

_____ Dollars*****

BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED

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

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

By my signature below, I hereby certify that:

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

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

- I have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
- I am not currently in default for nonpayment on a purchase contract or lease issued by the department;
- I have not been notified that I am in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department;
- I am not currently in default of the clearing and preparation for cultivation requirements of a previous Agricultural purchase contract, and;
- I am not currently in default of any condition associated with a note, lease or other authorization issued by the Agricultural Revolving Loan Fund.

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.

Please read the next page of this form for more information and to pay by Credit Card



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

Check one: VISA _____ Mastercard _____ Discover _____

CreditCardNumber: _____ - _____ - _____

Expiration Date: _____ Amount of Charge: \$ _____

Name on Card: _____

Billing Address (optional): _____

Customer Signature: _____

Phone Number: _____

Please provide a phone number where you can be reached the day of the auction

Note: All hand delivered bids must be received at the Division of Agriculture office no later than 4 p.m., Thursday, October 27, 2016. All hand delivered bids will be time-stamped when received. Mailed bids should be sent to:

2016 Alaska Agricultural Land Auction #479
Parcel # (include parcel # you are bidding on)
Division of Agriculture
1800 Glenn Highway, Suite 12
Palmer, Alaska 99645

Please submit this bid form inside an envelope and place that envelope inside another envelope. The outside of the interior envelope should be labeled:

2016 ALASKA AGRICULTURAL LAND AUCTION #479
Parcel # _____
Names of All Bidders for this Submission: _____
Primary Bidder's Mailing Address: _____
Primary Bidder's Phone Number(s): _____
Primary Bidder's Email Address (Optional): _____

This interior envelope should be placed in another envelope which should read 2016 Alaska Agricultural Land Auction #479, Parcel # (parcel # you are bidding on) if being hand delivered or addressed as shown above.

Bids received after the designated time will not be considered.

CHECK LIST Make sure you have included:

- Completed bid form
- 5% down payment
- Self addressed stamped envelope for return of Down Payment
- A separate envelope to put the sealed bid envelope in and addressed appropriately

* If bidding on behalf of a business, mail all required documents to Erik Johnson at the Division of Agriculture Palmer office at the address above, separate from the bid submission.



PURCHASE INFORMATION

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

Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you. It is your responsibility to maintain a current mailing address and contact information with DNR DMLW, Land Sales and Contract Administration Unit (**LSCAU**) during the life of the sale contract. **Please note that notifications sent to other Sections, Divisions, or Departments may not reach LSCAU and your records may not be updated. Failure to keep your address and contact information current with LSCAU could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.** See the “Bidder/Applicant Responsibility to Keep Address Current with LSCAU” section of this brochure for more information.

Land Sale Contracts

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

Land Sale Contract Applicant Qualifications

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

1. Have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past three years (contact the Land Sales and Contract Administration Unit at (907) 269-8594 if you have questions about eligibility);
2. Are not currently in default for nonpayment on a purchase contract or lease issued by DNR; and
3. Are not currently in default for nonpayment of municipal taxes or assessments on property currently under a purchase contract or lease issued by DNR.

Purchase contracts will not be issued by the State of Alaska unless all three qualifications listed above are met. **If you are the successful bidder for a parcel and do not meet requirements listed in the “Land Sale Contract Applicant Qualifications” section of this brochure to qualify for a contract, a lump sum payment will be required. Failure to submit payment in full upon notification may result in the forfeiture of your deposit and loss of purchase rights to the parcel.**

Preference Rights

A Preference Right application period will be held from 10 a.m., Thursday, September 29, 2016 through 4 p.m., Thursday, October 6, 2016 as authorized under [AS 38.05.069](#). The Preference Right is for farmers who have 50% of their potentially tillable land devoted to agricultural purposes on their parcel that adjoins the sale parcel. Being awarded a Preference Right allows the holder the right to match the high bid at the end of the auction. Preference Right Applications forms can be picked up at the Division of Agriculture’s offices in Palmer and Fairbanks. Applications must be received in the Palmer office by 4 p.m., Thursday, October 6, 2016 to be considered for adjudication. Preference rights must be exercised at the close of the auction.



Land Sale Contract Terms

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

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

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

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

The interest rate on all land sale contracts will be 3% plus the prime rate as reported in the Wall Street Journal on the first business day of the month in which the contract is sent to you for signature; not to exceed 9.5%. Interest begins to accrue on the effective date shown on the face of the contract.

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

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

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

Service Charge

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

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

Land Sale Contract as a Legal, Binding Contract

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



DISCLAIMERS

Privacy Notice

AS 38.05.035(a) Powers and Duties of the Director authorizes the DMLW Director to decide what information is needed to process an application for the sale or use of State-owned land or resources. This information is made a part of the State public land records and becomes public information under AS 40.25.100 Disposition of Tax Information and AS 40.25.120 Public Records; Exceptions; Certified Copies. Public information is open to inspection by you or any member of the public unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, or AS 45.48 Alaska Personal Information Protection Act. **Under AS 45.48, certain personal information (such as social security numbers, credit card numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to purchase State-owned land is considered public and available upon request.** Such public information may include, but is not limited to bids, bidding parties, sale terms, and payment histories.

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

Brochure Amendments - Errata

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

For important updates, you may also subscribe to our email notification list at the link above.

DNR reserves the right to make changes up to the time a contract or patent is issued.

DNR also reserves the right to waive technical defects or errors in this publication.

Right to Adjourn/Postpone/Cancel

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





Bidder/Applicant Responsibility to Keep Address Current with LSCAU

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

Appeals

An aggrieved bidder may appeal in writing to the Commissioner of DNR within 5 days after the Sealed-Bid Auction for a review of the Director's determination (AS 35.05.055 Auction Sale Procedures). Appeals may be sent by mail to Commissioner, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, Alaska 99501, by fax to (907) 269-8918, or by electronic mail to : dnr.appeals@alaska.gov.

Filing Policy for State of Alaska Employees

State of Alaska employees, employees of State-funded agencies (such as the University of Alaska), or employees of a contractor employed by the State of Alaska or a State-funded agency, who gained knowledge of a land offering area at State of Alaska expense or were in a position to obtain inside information about the offering process, may not file a sealed bid during the last 15 days of the bidding period (11 AAC 67.005 General Qualifications).





ONLINE RESOURCES

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

- DNR Division of Agriculture <http://dnr.alaska.gov/ag>
- Alaska Natural Resources Conservation Service www.ak.nrcs.usda.gov
- Alaska Legislature <http://w3.legis.state.ak.us>
- Alaska Statutes and Regulations <http://www.legis.state.ak.us/basis/folio.asp>
- State of Alaska Home Page <http://alaska.gov>
- State of Alaska, Department of Natural Resources (DNR) <http://dnr.alaska.gov>
- DNR Division of Parks, Office of History and Archaeology <http://dnr.alaska.gov/parks/oha>
- DNR Division of Forestry <http://forestry.alaska.gov>
- DNR Division of Mining, Land, & Water (DMLW) <http://dnr.alaska.gov/mlw>
- DNR Land Records Information <http://dnr.alaska.gov/Landrecords>
- DNR DMLW Fact Sheets <http://dnr.alaska.gov/mlw/factsht>
- DNR DMLW Land Sales & Contract Administration Section <http://landsales.alaska.gov/>
- DNR DMLW Water Resources Section <http://dnr.alaska.gov/mlw/water>
- State of Alaska, Department of Fish and Game (ADFG) <http://adfg.alaska.gov>
- ADFG Division of Habitat <http://habitat.adfg.alaska.gov>
- State of Alaska, Department of Environmental Conservation <http://dec.alaska.gov>
- State of Alaska, Department of Transportation & Public Facilities <http://dot.alaska.gov>
- State of Alaska, Department of Commerce, Community, & Economic Development <http://commerce.alaska.gov>
- RS 2477 Right-of-Ways <http://dnr.alaska.gov/mlw/trails/rs2477>
- Fairbanks Soil and Water Conservation District <http://www.fairbankssoilwater.org>
- U.S. Department of the Interior, Bureau of Land Management (BLM), Alaska <http://www.ak.blm.gov/ak/st/en.html>
- Land Records Information from DNR and BLM <http://landrecords.info>
- U.S. Army Corps of Engineers, Alaska District, Regulatory Branch <http://www.poa.usace.army.mil/reg>
- U.S. Fish and Wildlife Service <http://fws.gov>





NOTICE: BEFORE SUBMITTING A BID

As shown in the table on the next page and mentioned throughout this brochure, buying agriculture land from the state comes with a few unique conditions you should consider before submitting a bid. The land is subject to a perpetual covenant restricting the use of the land for agricultural purposes. You cannot pay to have this covenant removed, it stays with the land forever.

1. After you receive patent to the land you can only subdivide the parcel one time into no more than 4 parcels, each being 40 acres or larger. You will have to purchase a housing right for each new parcel created by the subdivision (contact DNR for current fee). You may have a lien for the housing rights put on the new parcels if you are not transferring them outside your immediate family. You will need new farm conservation plans for each parcel in the subdivision before you can receive the required letter of non-objection from the state to complete the subdivision process.
2. Each parcel comes with a clearing requirement and this can prove to be a significant investment. Call some contractors to get an idea of the cost and factor this into your decision whether to submit a bid. Generally you will have five years to do the clearing and the land must stay in that condition until you payoff the contract and receive patent.
3. You must have an approved state farm conservation plan in place before you can go to contract with the state. The plan can be modified but the farm must be operated according to the most current plan in place. The plans are developed with the help of the local Soil and Water Conservation District and submitted to the Division of Agriculture for final approval. Plans are due by 4 p.m., Friday, January 6, 2017.
4. All activities on the land must be "incidental to and not inconsistent with the primary use of the land for agricultural purposes."
5. Refer to statutes AS 38.05.321(a)(1), AS 38.05.321(a)(2)(B), AS 38.05.321(e), AS 38.05.321(f) and AS 38.05.321(d)(3)(A) for more information about agricultural covenants before submitting bids.





PARCEL INFORMATION

| Alaska Division of Lands Parcel # | Minimum Bid | Total Acres | Cropland Acres | Clearing Requirement in acres | Easements & Reservation Codes |
|-----------------------------------|-------------|-------------|----------------|-------------------------------|-------------------------------|
| 231857 | \$130,000 | 303 | 104 | 26 | ABCDEFGH |
| 231858 | \$87,600 | 160 | 66 | 16.5 | ABCDEF |
| 231859 | \$52,400 | 80 | 32 | 8 | ABCDEF |
| 231860 | \$48,000 | 80 | 24 | 6 | ABCDEF |
| 231861 | \$36,600 | 40 | 22 | 5.5 | ABCDEF |

Easements & Reservation Codes

- A. Subject to a 50 foot section line easement per AS 19.10.010.
- B. Subject to a perpetual covenant that restricts or limits the use of the land for agricultural purposes per AS 38.05.321(a)(1).
- C. Subject to a perpetual covenant establishing restrictions on further subdivision of these parcels AS 38.05.321(a)(2).
- D. Subject to all platted and all other valid rights and reservations existing at the time of the sale.
- E. Subject to a 50 foot public access and utility easement along all parcel boundaries where a section line easement is not present.
- F. Subject to the requirements listed under the "General Information" section of this brochure
- G. Subject to 30 foot multiple use winter only trail easement (ADL 231319-V).
- H. Subject to 100 foot multiple use all season trail easement (ADL 228207)

Record of Survey

The Willard-Cash agricultural project record of survey was approved by the Department of Natural Resources on September 10, 2015. The legal description is as follows:

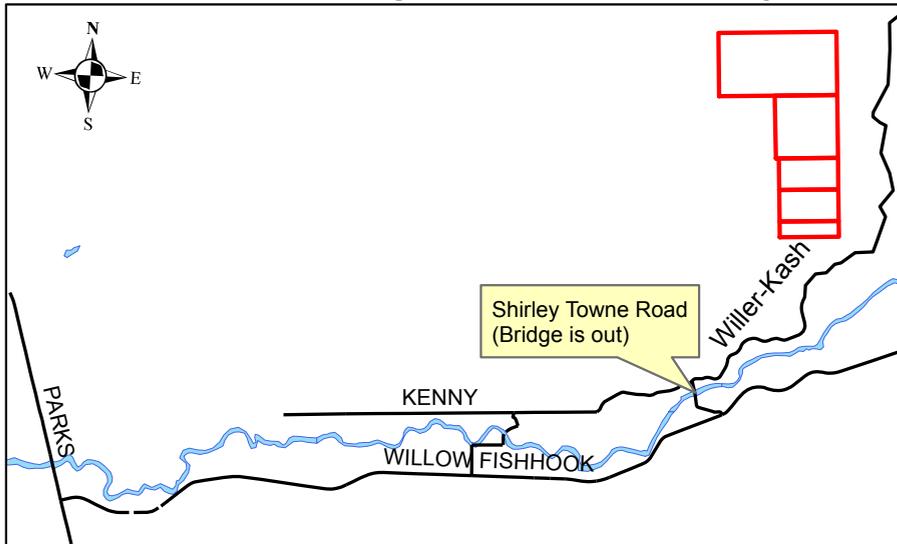
Township 20 North, Range 3 West, Seward Meridian, Section 19: N2, SE4., and Section 30: E1/2 W1/2, NE1/4, N1/2 N1/2 SE1/4.

This record of survey represents the subdivision of the parent parcel 230825. State Agricultural Land subdivided for sale within the Mat-Su Borough boundary require a 40 acre exemption prior to survey. The Willard-Cash agricultural project surveys and the accompanying 40 acre exemptions can be found on the following pages.

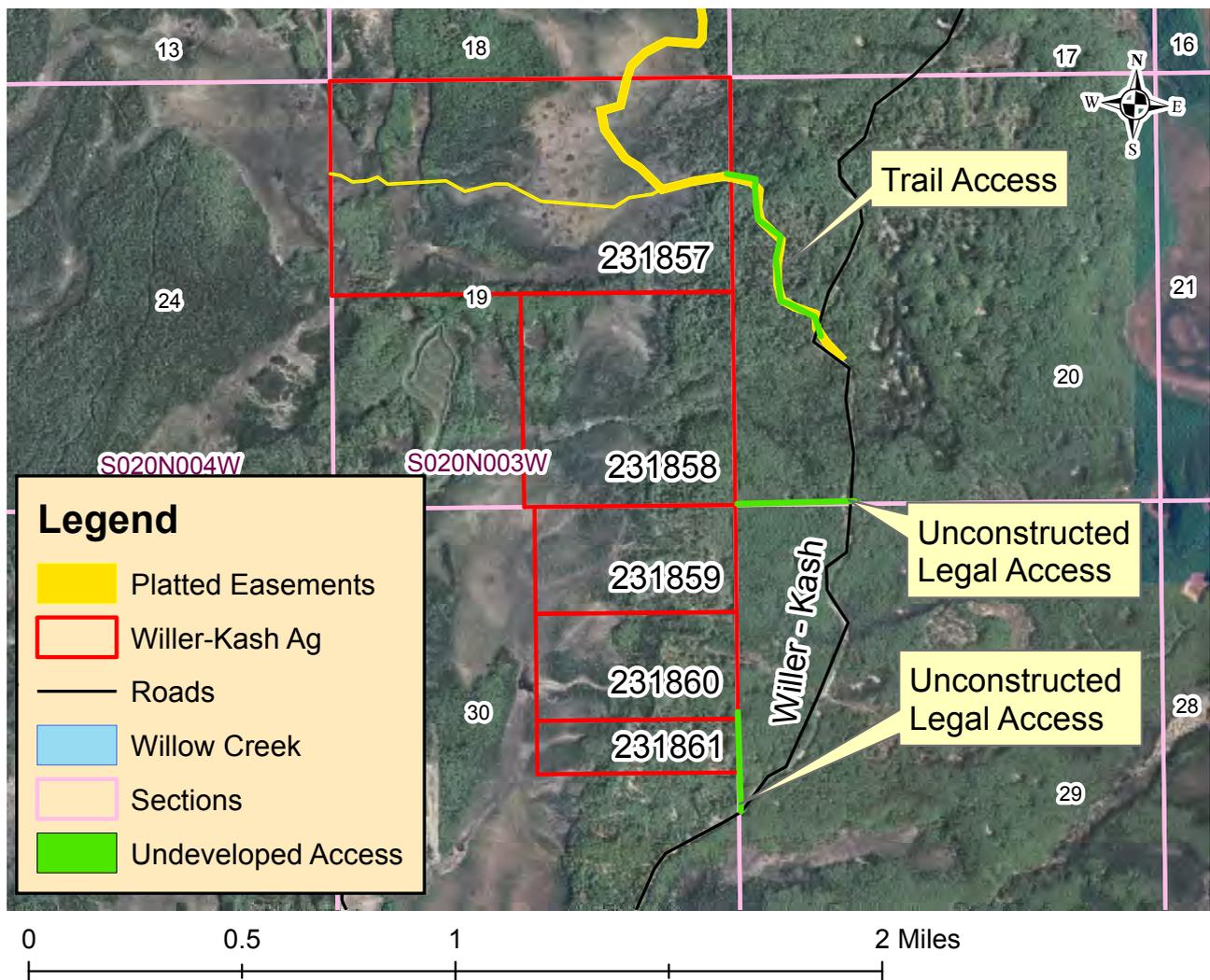


PARCEL INFORMATION

Willer-Kash Agricultural Project Access Map



To get to all Willer-Kash Agricultural Project parcels:
 - From Parks Highway, 3.5 miles up Willow Fishhook Road. Left onto Deneki, left onto Michelle, left onto Kelley, right onto Shadoe, right onto Kenny Boulevard. Kenny Blvd. turns into Willer-Kash Road at the intersection with Shirley Towne Road.
 Directions from Shirley Towne found in individual parcel Access table.





PARCEL INFORMATION

Willer-Kash Parcels (231857, 231858, 231859, 231560, 231861): North looking south.



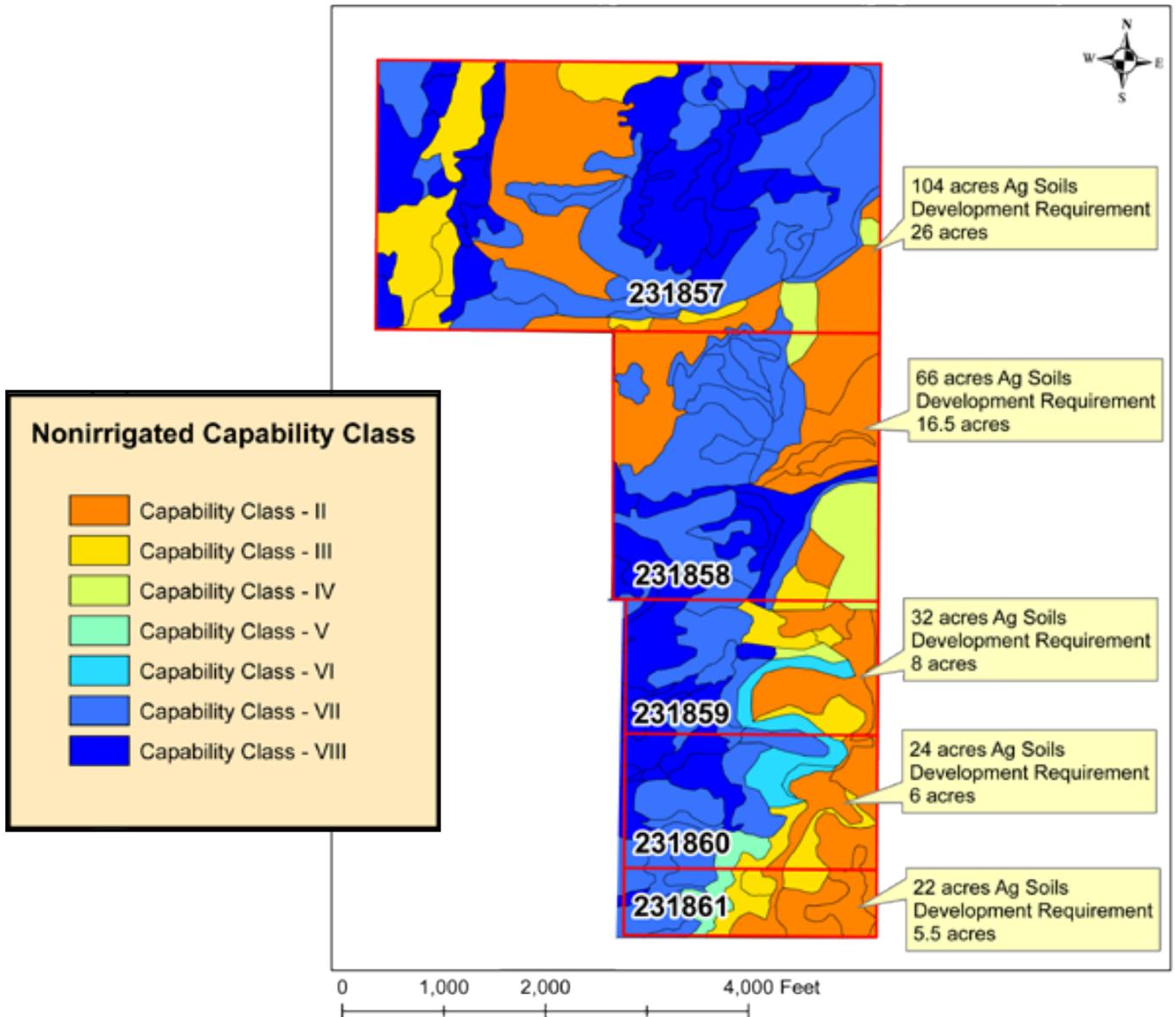
Willer-Kash Parcels (231857, 231858, 231859, 231560, 231861): South looking north.



LAND CAPABILITY CLASSIFICATION

The following map is a general area-wide soil survey created in collaboration with the Division of Agriculture, the Natural Resources Conservation Service and the Upper-Susitna Soil and Water Conservation District. This map depicts the parcels based on a detailed Land Capability Class soil survey. Classification definitions can be found on the following page. It is recommended that the bidder/buyer conduct an on-site soil survey based on their anticipated agricultural use for the land.

Willer-Kash Agriculture Soil Development Map



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available in the appendix of this document.



■ LAND CAPABILITY CLASSIFICATION DEFINITIONS

Land capability classification shows, in a general way, the suitability of soils for traditional field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major landshaping that would change slope, depth, or other characteristics of the soils. In Alaska, potatoes, barley, and grass hay are used as indicator field crops.

This capability system is specific to Alaska only, soils are generally grouped at two levels — capability class and subclass.

Class 1 Soils: Have few or no limitations to restrict their use and are considered the best soils for traditional field crops. They have favorable characteristics, including physical properties, low erosion risk, and climate. There are no class 1 soils in Alaska due to the relatively low mean annual soil temperatures and limited growing seasons.

Class 2 Soils: Have slight limitations that restrict the choice of plants or that require moderate conservation practices. In Alaska, all soils which would otherwise place in Class 1 are placed in Class 2 because of climate. They have no other restrictions. In Alaska, Class 2 soils are considered the very best for agriculture. They are on nearly level slopes, have no limiting physical characteristics and the combination of frost-free season and growing degree-days allows potatoes, barley, and grasses to mature.

Class 3 Soils: Have moderate limitations that restrict the choice of plants or that require special conservation practices, or both. They may have less moisture holding capacity, more coarse fragments, steeper slopes, or a shorter frost-free season and fewer growing degree-days than Class 2 soils. They are still considered highly suitable for traditional field crops.

Class 4 Soils: Have very severe limitations that restrict the choice of plants or that require very careful management, or both. Class 4c soils have the same physical properties of class 2 and 3 soils except the frost-free season and growing degree-days generally do not allow potatoes or barley to mature, although they are suitable for local hay crops. Class 4e, 4w, and 4s soils have limitations such as shallow depth, rock fragment content, flood hazard, or steep slopes that severely restrict use for traditional field crops.

Class 5 Soils: Are on nearly level slopes subject to little or no erosion but they have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat. Most of these soils have either poor drainage and high water tables, or a high flood hazard risk.

Class 6 Soils: Have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat. Some of the soils may be droughty, have excess coarse fragments, or be on steeper slopes susceptible to erosion.

Class 7 Soils: Have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to rangeland, forestland, or wildlife habitat. They have limitations of very shallow soil depth, droughtiness, rock fragments, wetness, or excess slope.

Class 8 Soils: These soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes. They include areas of fens and bogs; mountain ridges and sideslopes, or active floodplains.



Soil information

Map Unit Description • Matanuska Susitna Valley Area, Alaska

The following map units describe soils found in the area. See the parcel specific maps on pages 42-51 for details on the location of these soils within the parcels.

Map unit: 116 • Cryaquepts, depressional, 0 to 7 percent slopes

Component: Cryaquepts, depressional (90%)

The Cryaquepts, depressional component makes up 90 percent of the map unit. Slopes are 0 to 7 percent. This component is on outwash plains. The parent material consists of silty volcanic ash and/or silty loess over gravelly glacial drift and/or loamy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 9 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 60 percent. Non-irrigated land capability classification is 7w. This soil meets hydric criteria.

Map unit: 120 • Cryods, low elevation, and Cryochrepts, 30 to 70 percent slopes

Component: Cryochrepts (45%)

The Cryochrepts component makes up 45 percent of the map unit. Slopes are 30 to 70 percent. This component is on escarpments. The parent material consists of silty volcanic ash and/or silty loess over gravelly glacial drift and/or loamy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 60 percent. Non-irrigated land capability classification is 7e. This soil does not meet hydric criteria.

Component: Cryods, low elevation (45%)

The Cryods, low elevation component makes up 45 percent of the map unit. Slopes are 30 to 70 percent. This component is on escarpments. The parent material consists of silty volcanic ash and/or silty loess over gravelly glacial drift and/or loamy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 60 percent. Non-irrigated land capability classification is 7e. This soil does not meet hydric criteria.

Map unit: 141 • Histosols

Component: Histosols (90%)

The Histosols component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions. The parent material consists of organic material over organic material and/or gravelly alluvium and/or loamy glacial drift. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. Organic matter content in the surface horizon is about 80 percent. Non-irrigated land capability classification is 7w. This soil meets hydric criteria.

Map unit: 152 • Kichatna silt loam, sloping and moderately steep

Component: Kichatna, sloping (60%)

The Kichatna, sloping component makes up 60 percent of the map unit. Slopes are 0 to 12 percent. This component is on hills. The parent material consists of silty volcanic ash and/or silty loess over sandy and gravelly outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available wafer to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within



a depth of 72 inches. Organic matter content in the surface horizon is about 60 percent. Non-irrigated land capability classification is 6s. This soil does not meet hydric criteria.

Component: Kichatna, moderately steep (30%)

The Kichatna, moderately steep component makes up 30 percent of the map unit. Slopes are 12 to 25 percent. This component is on hills. The parent material consists of silty volcanic ash and/or silty loess over sandy and gravelly outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 60 percent. Non-irrigated land capability classification is 6s. This soil does not meet hydric criteria.

Map unit: 162 • Kidazqeni-Niklason complex, 0 to 2 percent slopes

Component: Kidazqeni (50%)

The Kidazqeni component makes up 50 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains. The parent material consists of loamy alluvium over sandy and gravelly alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Non-irrigated land capability classification is 6w. This soil does not meet hydric criteria.

Component: Niklason (40%)

The Niklason component makes up 40 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains. The parent material consists of loamy alluvium over sandy and gravelly alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Non-irrigated land capability classification is 4w. This soil does not meet hydric criteria.

Map unit: 172 • Nancy silt loam, sloping and moderately steep

Component: Nancy, sloping (60%)

The Nancy, sloping component makes up 60 percent of the map unit. Slopes are 2 to 12 percent. This component is on hills. The parent material consists of silty volcanic ash and/or silty loess over sandy and gravelly outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 60 percent. Non-irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Nancy, moderately steep (30%)

The Nancy, moderately steep component makes up 30 percent of the map unit. Slopes are 12 to 35 percent. This component is on hills. The parent material consists of silty volcanic ash and/or silty loess over sandy and gravelly outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 60 percent. Non-irrigated land capability classification is 6e. This soil does not meet hydric criteria.

Map unit: 203 • Typic Cryaquents, 0 to 2 percent slopes

Component: Typic Cryaquents (90%)

The Typic Cryaquents component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains. The parent material consists of sandy and silty alluvium. Depth to a root restrictive



Soil information

layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. Non-irrigated land capability classification is 7w. This soil meets hydric criteria.

Map unit: 206 • Whitsel silt loam, cool, sloping and moderately steep

Component: Whitsel, cool, moderately steep (60%)

The Whitsol, cool, moderately steep component makes up 60 percent of the map unit. Slopes are 12 to 35 percent. This component is on hills. The parent material consists of silty volcanic ash and loess over loamy glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Non-irrigated land capability classification is 7e. This soil does not meet hydric criteria.

Component: Whitsel, cool, sloping (30%)

The Whitsel, cool, sloping component makes up 30 percent of the map unit. Slopes are 2 to 12 percent. This component is on hills. The parent material consists of silty volcanic ash and loess over loamy glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Non-irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map unit: 208 • Whitsel silt loam, silty substratum, 0 to 7 percent slopes

Component: Whitsel, silty (85%)

The Whitsof, silty component makes up 85 percent of the map unit. Slopes are 0 to 7 percent. This component is on outwash plains. The parent material consists of silty volcanic ash and/or silty loess over loamy glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Non-irrigated land capability classification is 3c. This soil does not meet hydric criteria.

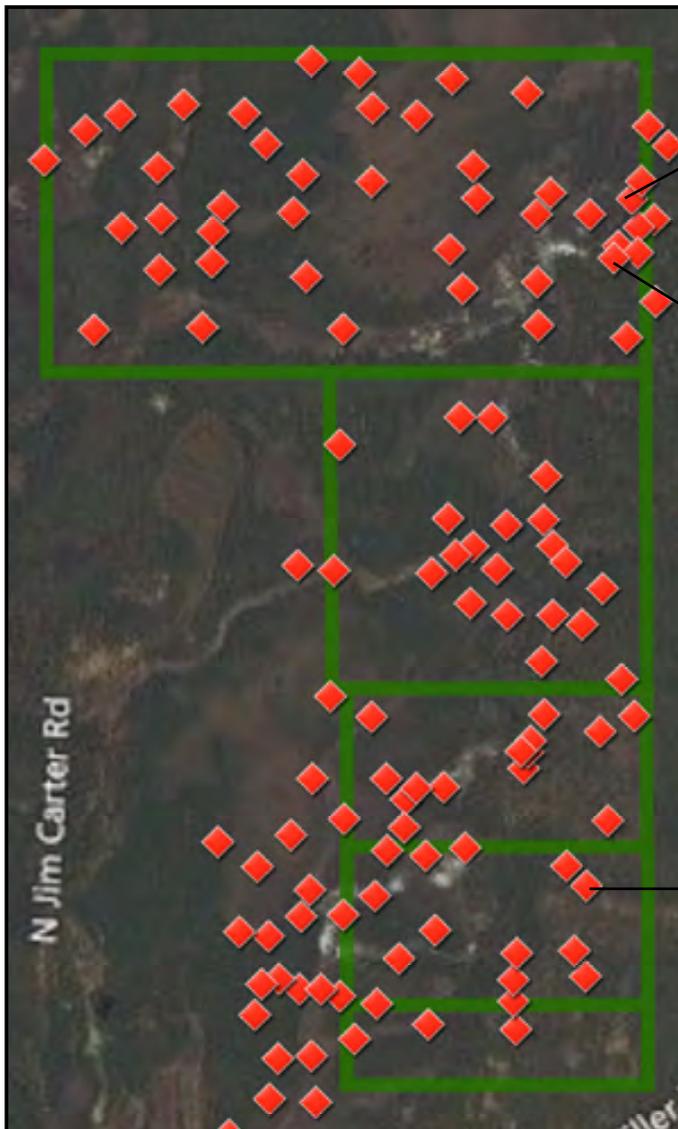


Interactive Web Map

The Division of Agriculture worked with the Division of Mining, Land, and Water GIS Unit to create a web based map that the public can use to navigate the Willer-Kash Agricultural Project area when using their cell phone's data plan via the internet. It includes the locations and photographs from every soil test pit, parcel boundaries, and the user's current location in real time.

To use this map visit <http://204.89.222.69/KashWiller/>.

Additionally the Upper Susitna Soil & Water Conservation District has a link to the full Willer-Kash Land Capability Classification Survey on their website at <http://www.usswcd.org/>.



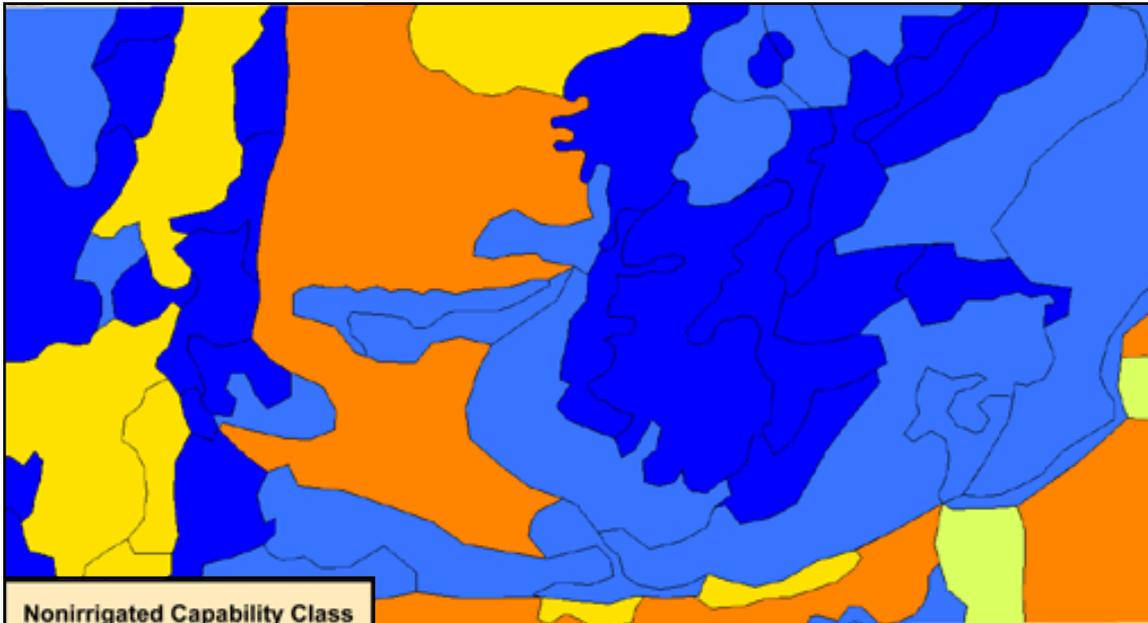


Parcel 231857

Topographic Map:



Capability Class Map:



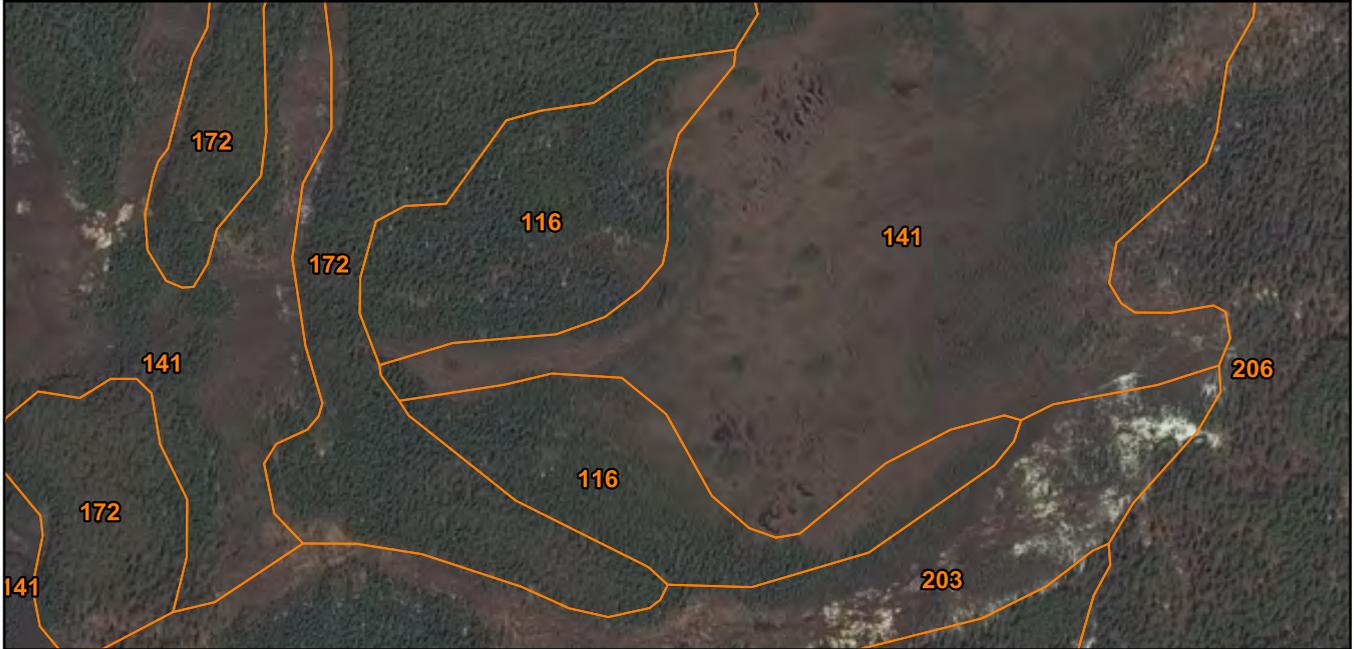
| Nonirrigated Capability Class | |
|---|-------------------------|
|  | Capability Class - II |
|  | Capability Class - III |
|  | Capability Class - IV |
|  | Capability Class - V |
|  | Capability Class - VI |
|  | Capability Class - VII |
|  | Capability Class - VIII |

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from in the appendix of this document.



Parcel 231857

Soils Map:



| Matanuska-Susitna Valley Area, Alaska (AK600) | | | |
|---|---|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| 116 | Cryaquepts, depressional, 0 to 7 percent slopes | 38.2 | 12.6% |
| 120 | Cryods, low elevation, and Cryochrepts, 30 to 70 percent slopes | 0.0 | 0.0% |
| 141 | Histosols | 120.3 | 39.8% |
| 152 | Kichatna silt loam, sloping and moderately steep | 11.4 | 3.8% |
| 172 | Nancy silt loam, sloping and moderately steep | 53.5 | 17.7% |
| 203 | Typic Cryaquents, 0 to 2 percent slopes | 36.5 | 12.1% |
| 206 | Whitsol silt loam, cool, sloping and moderately steep | 42.4 | 14.0% |
| Totals for Area of Interest | | 302.4 | 100.0% |

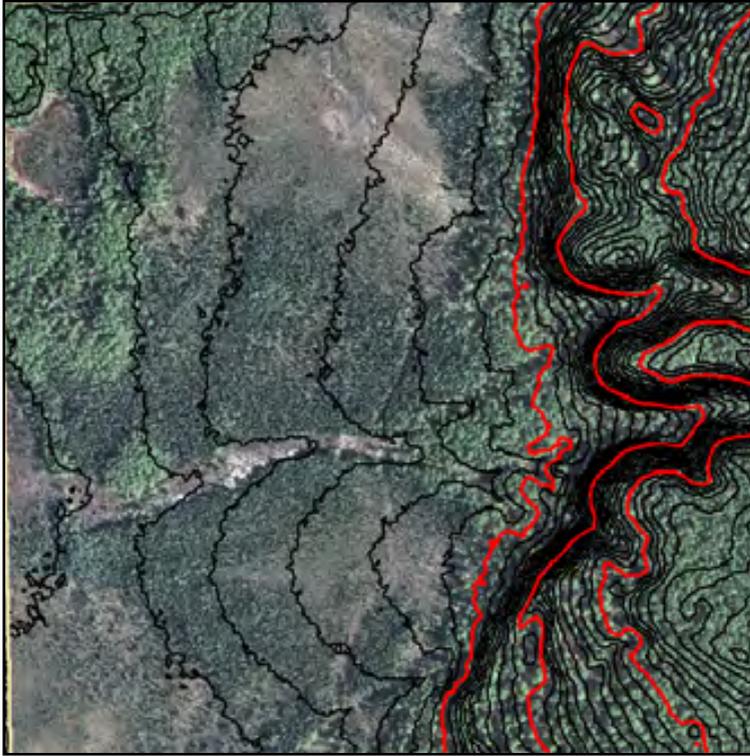
| Parcel # | Project Name | Legal Description | Acres | Soils |
|----------|--------------|-------------------------------------|---------------------|--|
| 231857 | Willer-Kash | N1/2 OF SECTION 19, T20N, R3W, S.M. | 303 (294 usable) | 104 ACRES AGRICULTURAL SOILS, 26 ACRES CLEARING REQUIREMENT |

| Minimum Bid | Municipal Authority | Access | Restrictions |
|-------------|---------------------------|--|---|
| \$130,000 | Matanuska-Susitna Borough | From the intersection of Willer-Kash and Shirley Towne. 3 miles up Willer-Kash Road is the Central Trail (ADL 228207). Take this trail west 2,300 feet to the mid-point of the eastern boundary of this parcel. This platted pioneer trail is identified on the Willer-Kash Agricultural Project Access Map as "Trail Access." | ABCDEFGH (see page 33 for restriction definitions) |

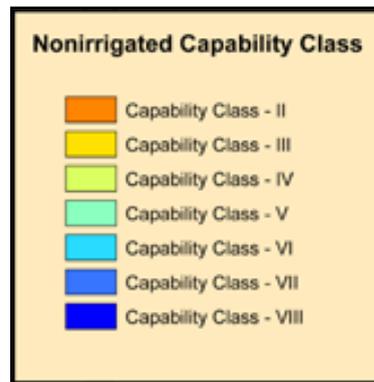
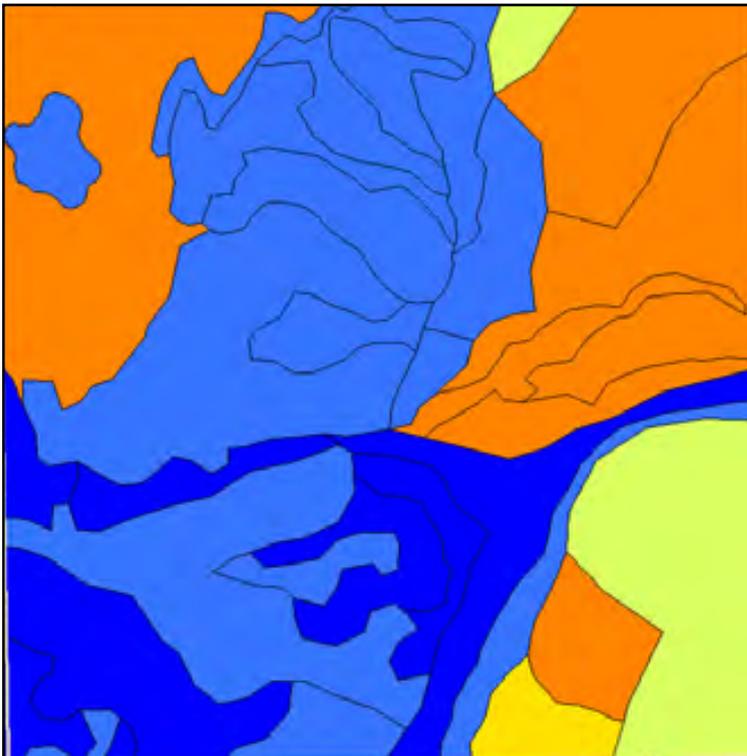


Parcel 231858

Topographic Map:



Capability Class Map:

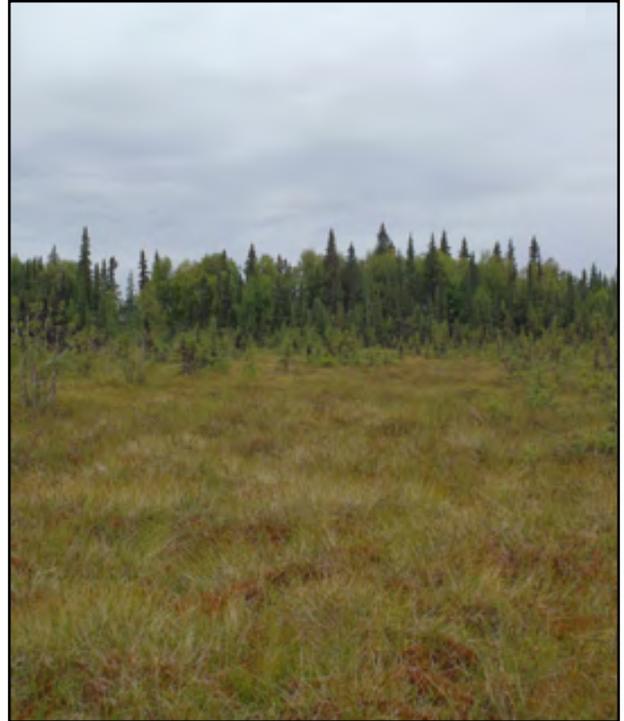
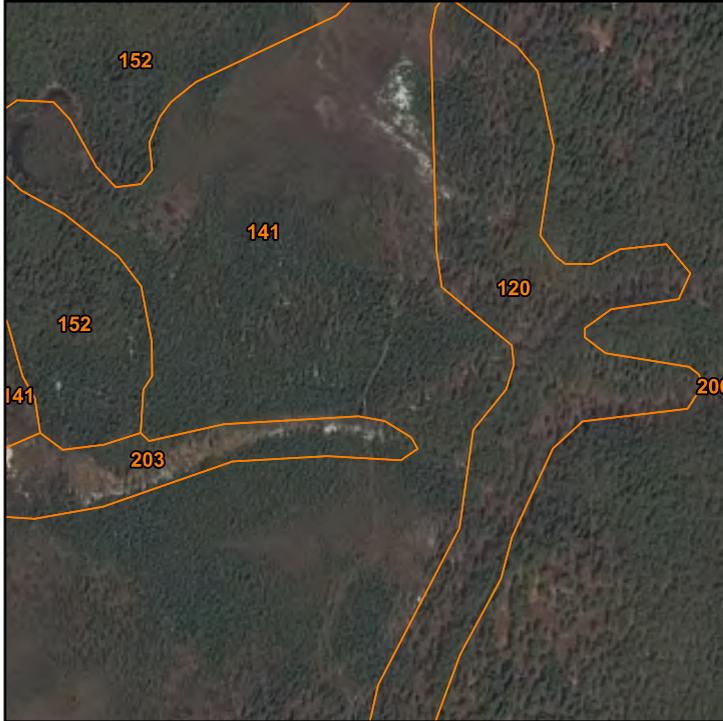


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available in the appendix of this document.



Parcel 231858

Soils Map:



| Matanuska-Susitna Valley Area, Alaska (AK600) | | | |
|---|---|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| 120 | Cryods, low elevation, and Cryochrepts, 30 to 70 percent slopes | 22.7 | 14.3% |
| 141 | Histosols | 71.7 | 45.2% |
| 152 | Kichatna silt loam, sloping and moderately steep | 18.6 | 11.7% |
| 203 | Typic Cryaquents, 0 to 2 percent slopes | 6.1 | 3.8% |
| 206 | Whitsol silt loam, cool, sloping and moderately steep | 39.7 | 25.0% |
| Totals for Area of Interest | | 158.8 | 100.0% |

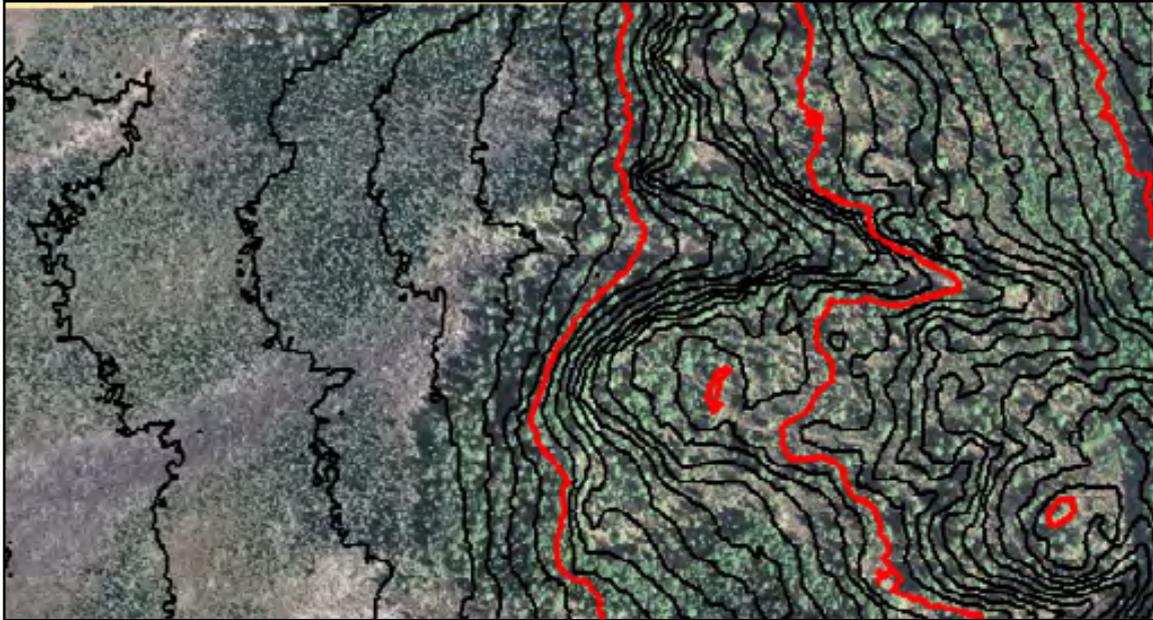
| Parcel # | Project Name | Legal Description | Acres | Soils |
|----------|--------------|--------------------------------------|-------|---|
| 231858 | Willer-Kash | SE1/4 of Section 19, T20N, R3W, S.M. | 160 | 66 acres agricultural soils, 16.5 acres clearing requirement. |

| Minimum Bid | Municipal Authority | Access | Restrictions |
|-------------|---------------------------|---|--|
| \$87,600 | Matanuska-Susitna Borough | From the intersection of Willer-Kash and Shirley Towne take the Willer-Kash Road for 2.6 miles to the Section line easement between sections 20 & 29. Take this undeveloped section line easement west for 1,300 feet to the SE corner of the parcel. This Section Line easement access is identified in the Willer-Kash Agricultural Project Access Map as "Unconstructed Legal Access." | ABCDEFGH (see page 33 for restriction definitions) |

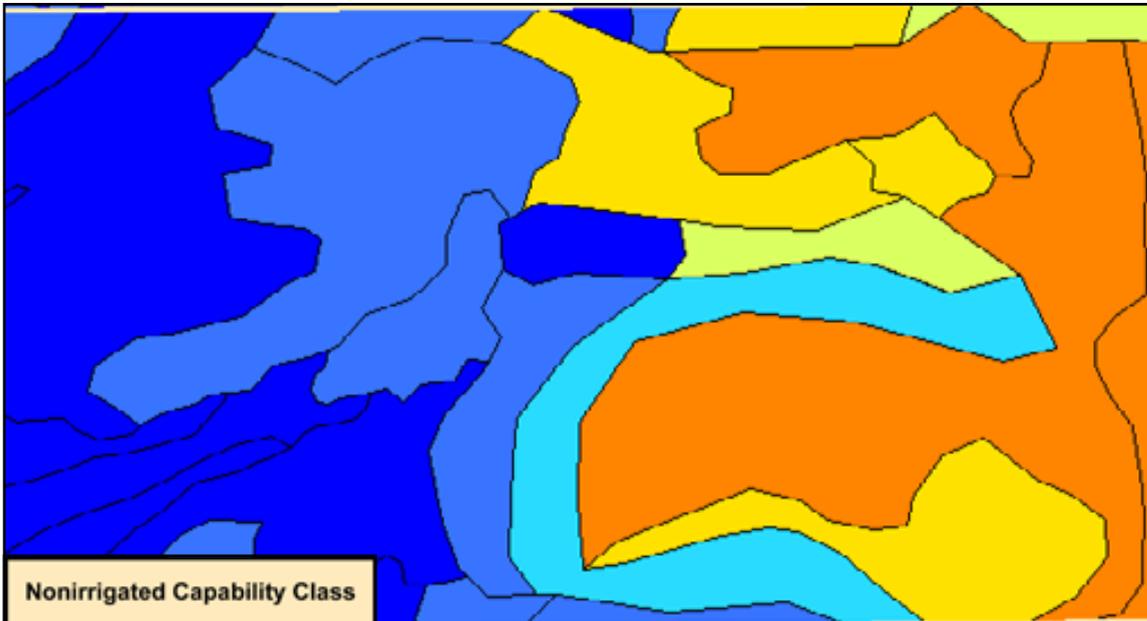


Parcel 231859

Topographic Map:



Capability Class Map:



| Nonirrigated Capability Class | |
|---|-------------------------|
|  | Capability Class - II |
|  | Capability Class - III |
|  | Capability Class - IV |
|  | Capability Class - VI |
|  | Capability Class - VII |
|  | Capability Class - VIII |

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available in the appendix of this document.



Parcel 231859

Soils Map:



| Matanuska-Susitna Valley Area, Alaska (AK600) | | | |
|---|---|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| 120 | Cryods, low elevation, and Cryochrepts, 30 to 70 percent slopes | 1.0 | 1.3% |
| 141 | Histosols | 34.6 | 45.8% |
| 206 | Whitsol silt loam, cool, sloping and moderately steep | 40.0 | 52.9% |
| Totals for Area of Interest | | 75.6 | 100.0% |

| Parcel# | Project Name | Legal Description | Acres | Soils |
|---------|--------------|---|-------|---|
| 231859 | Willer-Kash | N1/2 NE1/4 of Section 30, T20N, R3W, S.M. | 80 | 32 acres agricultural soils, 8 acres clearing requirement |

| Minimum Bid | Municipal Authority | Access | Restrictions |
|-------------|---------------------------|---|--|
| \$52,400 | Matanuska-Susitna Borough | From the intersection of Willer-Kash and Shirley Towne take the Willer-Kash Road for 2.6 miles to the Section line easement between sections 20 & 29. Take this undeveloped section line easement west for 1,300 feet to the NE corner of the parcel. This Section Line easement access is identified in the Willer-Kash Agricultural Project Access Map as "Unconstructed Legal Access." | ABCDEFGH (see page 33 for restriction definitions) |

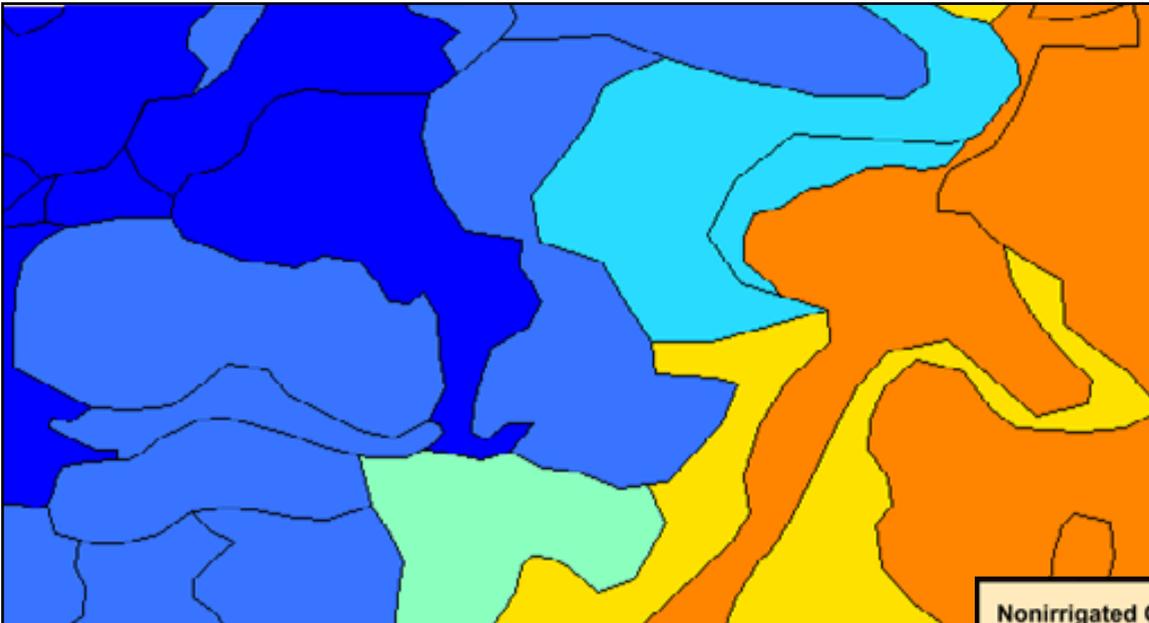


Parcel 231860

Topographic Map:



Capability Class Map:



Nonirrigated Capability Class

- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available in the appendix of this document.



Parcel 231860

Soils Map:



| Matanuska-Susitna Valley Area, Alaska (AK600) | | | |
|---|--|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| 141 | Histosols | 32.3 | 42.7% |
| 206 | Whitsol silt loam, cool, sloping and moderately steep | 43.0 | 56.9% |
| 208 | Whitsol silt loam, silty substratum, 0 to 7 percent slopes | 0.3 | 0.4% |
| Totals for Area of Interest | | 75.6 | 100.0% |

| Parcel # | Project Name | Legal Description | Acres | Soils |
|----------|--------------|---|-------|---|
| 231860 | Willer-Kash | S1/2 NE1/4 of Section 30, T20N, R3W, S.M. | 80 | 24 acres agricultural soils, 6 acres clearing requirement |

| Minimum Bid | Municipal Authority | Access | Restrictions |
|-------------|---------------------------|---|--|
| \$48,000 | Matanuska-Susitna Borough | From the intersection of Willer-Kash and Shirley Towne take the Willer-Kash Road for 1.8 miles to the Section line easement between sections 29 & 30. Take this undeveloped easement north for 1,100 feet to the SE corner of the parcel. This Section Line easement access is identified in the Willer-Kash Agricultural Project Access Map as "Unconstructed Legal Access." | ABCDEFGH (see page 33 for restriction definitions) |



Parcel 231861

Topographic Map:



Capability Class Map:



| Nonirrigated Capability Class | |
|---|-------------------------|
|  | Capability Class - II |
|  | Capability Class - III |
|  | Capability Class - IV |
|  | Capability Class - V |
|  | Capability Class - VI |
|  | Capability Class - VII |
|  | Capability Class - VIII |



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available in the appendix of this document.



Parcel 231861

Soils Map:



| Matanuska-Susitna Valley Area, Alaska (AK600) | | | |
|---|--|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| 141 | Histosols | 13.8 | 36.5% |
| 206 | Whitsol silt loam, cool, sloping and moderately steep | 14.6 | 38.7% |
| 208 | Whitsol silt loam, silty substratum, 0 to 7 percent slopes | 9.4 | 24.8% |
| Totals for Area of Interest | | 37.8 | 100.0% |

| Parcel # | Project Name | Legal Description | Acres | Soils |
|----------|--------------|--|-------|---|
| 231861 | Willer-Kash | N1/2 N1/2 SE1/4 of Section 30, T20N, R3W, S.M. | 40 | 22 acres agricultural soils, 5.5 acres clearing requirement |

| Minimum Bid | Municipal Authority | Access | Restrictions |
|-------------|---------------------------|---|--|
| \$36,600 | Matanuska-Susitna Borough | From the intersection of Willer-Kash and Shirley Towne take the Willer-Kash Road for 1.8 miles to the Section line easement between sections 29 & 30. Take this easement north for 425 feet to the SE corner of the parcel. This Section Line easement access is identified in the Willer-Kash Agricultural Project Access Map as "Unconstructed Legal Access." | ABCDEFGH (see page 33 for restriction definitions) |





Appendix

Section 19

NOTICE OF FORTY-ACRE EXEMPTION

2012-07-6XM

NOTICE IS HEREBY GIVEN, to any interested party or person that the State of Alaska, Department of Natural Resources under the laws of the State of Alaska, whose address of is 550 West 7th Avenue, Anchorage, Alaska 99501, as owner, in accordance with the Matanuska-Susitna Borough Code 43.15.012, has requested to divide that certain parent parcel described as N1/2, SE1/4 Section 19, Township 20 North, Range 3 West, Seward Meridian, Alaska, into 2 parcels described as follows:

Parcel 1 – N1/2 Section 19, Township 20 North, Range 3 West, Seward Meridian, Alaska containing 303 Ac. more or less.

Parcel 2 – SE1/4 Section 19, Township 20 North, Range 3 West, Seward Meridian, Alaska containing 160 Ac. more or less.

Parent parcel received under Statehood entitlement under Patent No. 50-69-0007, dated 9 July, 1968. All requirements have been met for this action in compliance with MSB Code 43.15.012, which allows landowners to divide large parent parcels of land by document under the forty-acre exemption process.

MATANUSKA-SUSITNA BOROUGH PLATTING AUTHORITY APPROVAL

THE MATANUSKA-SUSITNA BOROUGH PLATTING AUTHORITY IN ACCORDANCE WITH MSB 43.15.012, HEREBY APPROVES THIS 40-ACRE EXEMPTION BY DOCUMENT ON THIS 22ND DAY OF AUGUST, 2012

ATTEST:

8-24-2012

DATE

X Marilyn McGuire
MARTLYN MCGUIRE
PLATTING CLERK

X Eileen Primosco
EILEEN PRIMOSCO,
PLANNING & LAND USE DIRECTOR

Return to: Erik Johnson, 1800 Glen Hwy, Ste. 12, Palmer, AK 99645-6736





Appendix

Section 30

NOTICE OF FORTY ACRE EXEMPTION

2012-48-EXM

NOTICE IS HEREBY GIVEN to any interested party or person that the State of Alaska, Department of Natural Resources under the laws of the State of Alaska, whose address of is 550 West 7th Avenue, Anchorage, Alaska 99501, as owner, in compliance with the Matanuska-Susitna Borough Code 43.15.012, has requested to divide the certain parent parcel described as E 1/2, E 1/2 W 1/2 excepting there from Carter Estates - Plat No. 2003-13 Palmer Recording District Section 30, Township 20 North, Range 3 West, Seward Meridian, Alaska, into 4 parcels described as follows:

- Parcel 1 - N 1/2 NE 1/4 Section 30, Township 20 North, Range 3 West, Seward Meridian, Alaska containing 80 Ac. more or less.
- Parcel 2 - S 1/2 NW 1/4 Section 30, Township 20 North, Range 3 West, Seward Meridian, Alaska containing 80 Ac. more or less.
- Parcel 3 - N 1/2 NE 1/4 SE 1/4 Section 30, Township 20 North, Range 3 West, Seward Meridian, Alaska containing 40 Ac. more or less.
- Parcel 4 - S 1/2 NE 1/4 SE 1/4, S 1/2 SE 1/4, W 1/2 excepting there from Carter Estates - Plat No. 2003-13 Palmer Recording District Section 30, Township 20 North, Range 3 West, Seward Meridian, Alaska containing 245 Ac. more or less.

Parent parcel received under Statehood settlement under Patent No. 80-09-0002, dated 9 July, 1968. All requirements have been met for this action in compliance with MSB Code 43.15.012, which allows landowners to divide large parent parcels and by document under the forty-acre exemption process.

MATANUSKA-SUSITNA BOROUGH PLATTING AUTHORITY APPROVAL

THE MATANUSKA-SUSITNA BOROUGH PLATTING AUTHORITY IN ACCORDANCE WITH MSB 43.15.012, HEREBY APPROVES THIS 40 ACRE EXEMPTION BY DOCUMENT ON THIS 24th DAY OF AUGUST, 2012

ATTEST

August 24, 2012
DATE

X Mari Lynn McHarris
MARI LYNN MCHARRIS
PLATTING CLERK

X Ellen Pridemore
ELLEN PRIDEMORE
PLANNING BOARD MEMBER

Return to: Erik Johnson, 1800 Glen Hwy, Ste. 12, Palmer, AK 99645 6736



AUCTION #479 DATES

Thursday, July 21st

Public Notice of Sale, Public Comments start at 10 a.m.

Thursday, August 25th

Public Comments Due by 4 p.m.

Thursday, September 22nd

Brochure Available in Hard Copy, Online & Paper Bidding Starts at 10 a.m.

Thursday, September 29th

Preference Right Applications Available at 10 a.m.

Thursday, October 6th

Preference Rights Applications Due by 4 p.m.

Thursday, October 13th

Preference Rights Awarded at 10 a.m.

Thursday, October 27th

Online and Paper Bidding Ends at 4 p.m.

Thursday, November 3rd

Opening of Sealed Bids for Auction #479 at 1 p.m.

PLEASE NOTE:

Unsold parcels will be reoffered in a future auction.

There will be no Initial Over the Counter or General Over the Counter sales.

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

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

This publication was released by the
Department of Natural Resources,
Division of Agriculture to inform the
public about Auction #479 July, 2016.