

on the Chena Hot Springs Road, Chena South will be open for unlimited entry and the maximum parcel size will be 20 acres.

Ninemile: Located approximately 108 road miles northwest of Anchorage, 10 miles south of Mile 3 of the Petersville and approximately 3 miles west of the Parks Highway. The number of entry authorizations in Ninemile will be limited to 30 and the maximum parcel size will be 20 acres.

Amber Lakes: Located approximately 9 miles southwest of Talkeetna and 10 miles south of the Petersville Road just off Oilwell Road. The number of entry authorizations in Amber Lakes will be limited to 40 and the maximum parcel size will be 40 acres.

Big Eleven: Located west of the Susitna River approximately 25 miles northwest of Willow. Big Eleven will be open for unlimited entry and the maximum parcel size will be 40 acres.

Big River: Located approximately 30 miles southwest of Farewell and 64 miles southeast of McGrath. Big River will be open for unlimited entry and the maximum parcel size will be 40 acres.

Friday Creek: Located south of the Hayes River approximately 75 miles northwest of Anchorage and 22 miles southwest of Skwentna. Friday Creek will be open for unlimited entry and the maximum parcel size will be 40 acres.

Hewitt-Whiskey Lake II: Located west of the Susitna River approximately 70 miles northwest of Anchorage, between the Yentna River and Shell Lake. Hewitt-Whiskey Lake II will be open for unlimited entry and the maximum parcel size will be 5 acres.

Johnson Creek: Located north of the Skwentna River approximately 14 miles west of 5 Skwently and 80 miles northwest of Anchorage. Johnson Creek will be open for unlimited entry and the maximum parcel size will be 40 acres.

Kichatna: Located approximately 85 air miles northwest of Anchorage between the Kichatna River and west of the Yenlo Hills. Nakochna will be open for unlimited entry and the maximum parcel size will be 40 acres.

Windy Fork: Located approximately 100 miles southeast of McGrath and is situated along the Windy Fork River, 3 miles west of the Farewell landing strip. Windy Fork will be open for unlimited entry and the maximum parcel size will be 40 acres.

Yenlo Hills: Located approximately 85 air miles northwest of Anchorage between the Kichatna River and Mt. Yenlo. Yenlo Hills will be open for unlimited entry and the maximum parcel size will be 40 acres.

Under the Remote Parcel Program, the State will make large tracts of remote land available to individuals who: (1) are at least 18 years of age at the time of application, (2) have been a resident of the State for not less than one year immediately preceding the date the application is submitted, (3) have not received a remote parcel lease from the State within eight years immediately preceding the date of staking the remote parcel, and (4) are not currently holding a valid entry authorization for a Remote Parcel Selection Area for which the staking period is still open.

The areas listed above have been designated as Remote Parcel Selection Areas and will be open for staking on dates which will be listed in the brochure. Parcel selection procedures packets for each of the areas will be available by the first day of the staking period at the District Office which has jurisdiction over the lands. Some of the Remote Parcel Selection Areas will be limited in the number of entries allowed. Applications for entry authorizations in limited Remote Parcel Selection Areas must be filed during the lottery filing period. If more applications are filed for a selection area than the number of entry authorizations allowed, a chance drawing will be held to award the initial entry authorizations.

After an individual has properly and personally staked a parcel of land, he may apply to lease it for a period of five years with an option to renew the lease for another five years. Applications will be accepted on a first-come, first-serve basis. The annual rental is /acre per year. To become eligible to purchase a remote parcel, the lessee must have it surveyed at his own expense. The purchase price will be the appraised value as of the date the lease is accepted by the Director or his designee. The terms of the purchase of the remote parcel are the same as those for lands sold by lottery.

For detailed information about the program requirement of this remote parcel offering, see the land sale brochure which will be available at the offices listed below on or about March 17, 1982.

SUBDIVISION PARCELS

State land in the following areas will be available for sale under the provisions of AS 38.05.057:

Desperation: Located approximately 20 miles northwest of Fairbanks, north of old Murphy Dome Road, 55 parcels ranging in size from 3 to 5 acres.

Eagle: Located 8 miles northwest of Tok Junction on the Alaska Highway. 109 parcels ranging in size from 3 to 5 acres.

Haystack: Located 24 miles north of Fairbanks on the south slope of Haystack Mountain. 111 parcels ranging in size from 4 to 10 acres.

Haystack Extension: Located 25 miles north of Fairbanks on upper slopes of Haystack Mountain. 105 parcels ranging in size from 4 to 5 acres.

Lake Minchumina II: Located northwest of Lake Minchumina and 4 miles northeast of the Minchumina airstrip. 40 parcels ranging in size from 3 to 5 acres.

Olnes West: Located 20 miles north of Fairbanks at Mile 8 of the Elliott Highway. 21 parcels ranging in size from 4 to 12 acres.

Sam Creek: Located 3 miles northwest of Dot Lake on the Alaska Highway and 50 miles northwest of Tok Junction. 91 parcels ranging in size from 2 to 12 acres.

Buffalo Ag: Located 10 miles east of Delta Junction and south of Clearwater Campground. 3 parcels ranging in size from 80 to 280 acres.

Elison Ag: Located 25 miles southeast of Fairbanks, between Pile Driver Slough and the Tanana River, due west of Elison AFB. 14 parcels ranging in size from 120 to 640 acres.

Alder View: The proposed subdivision is located north of the Yentna River approximately 40 miles southwest of Talkeetna, and 64 miles northwest of Anchorage. 109 parcels ranging in size from 4 to 5 acres.

Bald Mountain: The proposed subdivision is located approximately 12 miles southeast of Talkeetna and 38 miles northeast of Willow. 218 parcels ranging in size from 4 to 5 acres.

Canyon Lake: The proposed subdivision is located approximately 14 miles southwest of Skwentna, 60 miles southwest of Talkeetna and 78 miles northwest of Anchorage. 62 parcels ranging in size from 3.5 to 5 acres.

Copper Flats: The proposed subdivision is located northeast of milepost 106 on the Richardson Highway approximately 8 miles south of Glennallen and 6 miles north of Copper Center. 45 parcels ranging in size from 3 to 5 acres.

Dinglishna Hills: The proposed subdivision is located near the confluence of the Susitna River and Alexander Creek approximately 30 miles northwest of Anchorage and 40 miles west of Wasilla. 48 parcels ranging in size from 5 to 15 acres.

Hewitt-Whiskey Lake Alaska, Addition No. 2: The proposed subdivision is located west of Hewitt and Whiskey Lakes approximately 70 miles northwest of Anchorage and 9 miles west of Skwentna. 89 parcels ranging in size from 10 to 15 acres.

High Mountain Lakes Addition: The proposed subdivision is located southwest of Judd Lake approximately 65 miles northwest of Anchorage and 54 miles southwest of Willow. 54 parcels ranging in size from 4 to 14 acres.

Kahiltna Flats: The proposed subdivision is located west of Kroto Creek approximately 50 miles northwest of Anchorage and 16 miles northwest of Willow. 274 parcels ranging in size from 5 to 15 acres.

Kutna Creek: Located approximately 50 miles northwest of Anchorage and 6 miles east of Alexander Lake. 60 parcels ranging in size from 4 to 5 acres.

Kenney Lake: The proposed subdivision is located along the Edgerton Highway about 5 miles east of its intersection with the Richardson Highway and approximately 32 miles southeast of Glennallen. 56 parcels ranging in size from 2 to 5 acres.

Lockwood Lake: The proposed subdivision is located east of Lockwood Lake approximately 46 miles northwest of Anchorage and 20 miles west of Willow. 26 parcels ranging in size from 5 to 15 acres.

Ninemile Creek: The proposed subdivision is located south of Petersville Road near Sawmill Lake approximately 8 miles west of Talkeetna and 40 miles northwest of Willow. 75 parcels ranging in size from 4 to 5 acres.

Onestone Lake: The proposed subdivision is located between Onestone Lake and Shell Lake approximately 65 miles northwest of Anchorage and 12 miles west of Skwentna. 139 parcels ranging in size from 4 to 5 acres.

Saddle Point: The proposed subdivision is located approximately 2 miles southwest of Cordova and is situated west of

Whitshed Road. 10 parcels ranging in size from 3 to 4.5 acres.

Safari Lake: The proposed subdivision is located near Safari Lake in the Petersville area approximately 17 miles northwest of Talkeetna and 52 miles northwest of Willow. 69 parcels ranging in size from 4 to 15 acres.

Shell Hills: The proposed subdivision is located between Onestone Lake and the Skwentna River approximately 65 miles northwest of Anchorage and 12 miles west of Skwentna. It encompasses approximately 850 acres. 173 parcels ranging in size from 3.9 to 5 acres.

Shell Lake North: The proposed subdivision is located along the north shore of Shell Lake approximately 65 miles northwest of Anchorage and 12 miles west of Skwentna. It encompasses approximately 416 acres. 102 parcels ranging in size from 3 to 5 acres.

South Caribou Lake Addition: The proposed subdivision is located approximately 24 miles south of Caribou Lake. It encompasses approximately 200 acres. 40 parcels ranging in size from 4 to 5 acres.

Talkeetna Bluffs Addition: The proposed subdivision lies south of the Talkeetna River and is located approximately 8 miles east of Talkeetna. It encompasses approximately 295 acres. 59 parcels ranging in size from 4 to 5 acres.

Trail Ridge: The proposed subdivision is located west of the Susitna River and is approximately 34 miles northwest of Anchorage and 30 miles west of Big Lake. It encompasses approximately 1,000 acres. 62 parcels ranging in size from 16 to 35 acres.

Chase II: Located 66 miles north of Anchorage on the shore of the Talkeetna River, 3 to 9 miles east of Talkeetna. 195 parcels ranging in size from 4 to 15 acres.

Fireweed Mountain: Located approximately 8 miles southwest of McCarthy, 50 miles east of Chitina and about one-half mile north of the Nizina River. 39 parcels ranging in size from 3 to 5 acres.

South Caribou Lake: Located approximately 16 miles northeast of Homer. 12 parcels ranging in size from 4.5 to 5 acres.

Greensward: Located 6 miles northwest of Wasilla on the Pittman-Schrock Road. 7 parcels ranging in size from 1 to 2 acres.

Goldstreak: Located approximately on Mile 12 of the south Big Lake Road. 13 parcels ranging in size from 1.2 to 1.9 acres.

Bruce Lake: Located 4 miles northwest of Wasilla and less than one-half mile east of Kaimbuck Lake. 27 parcels ranging in size from 1.2 to 3.6 acres.

Otter Lakes: Located 34 miles northwest of Anchorage and 4 miles northwest of Susitna Station. 37 parcels ranging in size from 4 to 5 acres.

Swan Lake: Located approximately 100 miles north of Anchorage, 15 miles northwest of Talkeetna, and 2 miles west side of the Parks Highway. 41 parcels ranging in size from 3 to 5 acres.

Trapper Creek: Located 84 miles northeast of Anchorage, 8 miles west of Talkeetna and 2 miles west of the Parks Highway. 66 parcels ranging in size from 2.6 to 5 acres.

Talkeetna Bluffs: Located approximately 7 miles northeast of Talkeetna on the south bank of the Talkeetna River. 7 parcels ranging in size from 3.3 to 5 acres.

Bartlett Hills: Located 8 to 12 miles southeast of Talkeetna and 5 miles east of the Sunshine Highway. Four tracts containing a total of 145 parcels ranging in size from 3 to 5 acres.

Thorne Bay: 108 parcels, ranging in size from 2 to 5 acres, located on the east side of Prince of Wales Island, approximately 45 miles northwest of downtown Ketchikan.

Mud Bight: 64 parcels, ranging in size from .5 to .8 acres, located on Revillagigedo Island approximately 6 miles northwest of Ketchikan.

Edna Bay: 119 parcels, ranging in size from 2 to 5 acres, located on the south tip of Kosciusko Island, approximately 85 miles northwest of Ketchikan and 60 miles southwest of Petersburg.

Mountain Point: 93 parcels, ranging in size from .6 to 1.3 acres, located on Revillagigedo Island approximately 6 miles southeast of Ketchikan.

Subdivision parcels are available to persons who have been residents of Alaska for not less than one year immediately preceding the date of application. The non-refundable application fee is \$15. To qualify for participation, the applicant shall certify that at the time of the application: (1) he is 18 years old, (2) he has been a resident of the State for not less than one year immediately preceding the date of application, and (3) he has not purchased land at a sale by lottery in the State within the eight years immediately

preceding the sale date.

The successful application on each parcel will be determined by lottery under the provisions of AS 38.05.057.

APPLICANTS MUST BE PRESENT AT THE LOTTERY TO WIN. (See the exceptions listed in the Sales Brochure).

Terms of Sale:

A successful applicant for a subdivision parcel shall purchase the land at its appraised fair market value with 5% down and the remaining balance to be paid in quarterly or annual payments over a period of not more than 20 years, with interest compounded annually on a level payment basis at the prevailing Federal Land Bank interest rate in effect at the time the contract is signed by the Director. The 5% down payment shall be made at the lottery. Personal checks, cash, certified checks, or money orders are acceptable.

Discounts:

The Land Discount Program will be in effect on all of the subdivision parcels included in this offering. A discount will be offered to a maximum of 50% of the purchase price or \$25,000, whichever is less, for non-veteran residents and 75% of the purchase price of \$37,500, whichever is less, for qualified veteran residents based on years of Alaska residency and other requirements. The land discount is not available for homesite parcels.

Homesites:

Pursuant to AS 38.05.047(G)(2) (B&C), at least 20% of the parcels contained within the subdivisions listed below will be disposed of as homesites under AS 38.08.

Desperation; Haystack; Haystack Extension; Eagle; Olnes West; Sam Creek; Lake Minchumina II; Alder View; Bald Mountain; Canyon Lake; Dinglishna Hills; Hewitt-Whiskey Lake Addition No.2; Lockwood Lake; Ninemile Creek; Shell Hills; Shell Lake North; Kahiltna Flats; Safari Lake; Onestone Lake; High Mt. Lake Addition; Talkeetna Bluffs Addition; Trail Ridge; Chase II; Fireweed Mountain; Kutna Creek; Saddle Point; Copper Flats; Kenney Lake; South Caribou Lake Addition; Edna Bay; Mountain Point.

Other subdivisions referenced in this notice contain parcels remaining unsold from previous disposals. These subdivisions are being re-offered and have had sufficient numbers of homesites designated within them previously, or in combination with other subdivisions, to satisfy the requirements of AS 38.05.047(G).

The Homesite Program is available to Alaskan residents who have been residents for not less than three years immediately preceding the date of application or who are presently residents with a combined total residency of 20 cumulative years. The non-refundable application fee is \$10. If more than one application is filed for the same parcel within the filing period, the successful applicant will be the person with the longest Alaska residency except for the homesites awarded under the provisions of AS 38.04.020(g)(2)(c). Only onehomesite parcel may be awarded per household. A successful applicant must live on the parcel for 35 months within 7 years of issuance of the Homesite Entry Permit and must build a permanent, habitable, single-family dwelling pursuant to AS 38.08.060 within 5 years of issuance of the Homesite Entry Permit. The applicant is required to pay only survey and platting costs of the parcel.

Approximately 50% of the lands available for homesites as listed above will be awarded by lottery under the provisions of AS 38.04.020(g)(2)(c) and will not be based on length of residency. All other requirements of the Homesite Entry Program (AS 38.08), as stated above, will remain the same.

Successful applicants of a homesite are still eligible for a parcel under the general Land Disposal Program.

AN APPLICANT MUST BE PRESENT TO WIN A HOMESITE AWARDED BY LOTTERY. (See the exceptions listed in the sale brochure).

GENERAL PROVISIONS

Subsequent owners of land in most of the subdivisions being offered in this disposal will be required to become members of a Homeowners' Association, subdivisions will be noted in the brochure. Successful applicants under this land offering are responsible for the construction of access roads and capital improvements that may be required by a local authority.

Comments regarding the classification and disposal of these lands are invited. Any comments should be received by one of the District Offices listed below by March 15, 1982.

Comments on consistency of any proposed land disposal with the Alaska Coastal Management Program are invited.

Applications and brochures explaining the program requirements and listing the parcels to be offered will be available beginning approximately March 17, 1982, at the Division of Land and Water Management District Offices:

DISTRICT OFFICES
Southeastern District Office
Marine View Apts. Rm. 407
230 South Franklin St.
Juneau, Alaska Phone: 465-3400
Mail: 230 South Franklin, Rm.407
Juneau, Alaska 99801

Southcentral District Office
323 East Fourth Avenue
Anchorage, Alaska
Phone: 276-2653
Mail: Pouch 7-005
Anchorage, Alaska 99510

Northcentral District Office
4420 Airport Way
Fairbanks, Alaska
Phone: 479-2243
Mail: 4420 Airport Way
Fairbanks, Alaska 99701

Information on the disposal will be available in the brochure, including program requirements, maps and other general information. The public is advised to inspect any parcel they are interested in prior to making application. All application fees are non-refundable. Individuals unfamiliar with applicable statutes and regulations pertaining to the disposal of State land who wish to familiarize themselves may review copies at the District Offices. They may also be available at the law libraries and court houses.

A simultaneous filing period for applications will begin at the above District Offices at 8:00 a.m. (local time), Wednesday, March 17, 1982, and end at 4:30 p.m. (local time), Friday, April 30, 1982. No applications will be accepted before or after this period. Information and applications will also be available at the Division's Area Offices. All applications must be actually, physically received by the Division between the dates specified.

The drawings to award lottery and homesite by lottery parcels will be held in the municipality that is closest to the land being offered for disposal and in which regular sessions of a court of the State are held. The specific location of each lottery drawing will be included in the brochure and will be available from the District Offices.

The drawing will be held in Fairbanks on May 22, 1982, for the following subdivisions:

Desperation; Haystack; Haystack Extension; Olnes West; Elison Ag.

The drawing will be held in Tok on May 26, 1982, for the following subdivisions: Sam Creek, Eagle.

The drawing will be held in Delta on May 27, 1982, for the following subdivision: Buffalo Ag.

The drawing will be held in Healy on June 2, 1982, for the following subdivisions: Lake Minchumina II.

The drawing will be held in Palmer on June 5, 1982, for the following subdivisions: Alder View; Bald Mountain; Canyon Lake; Dinglishna Hills; Hewitt-Whiskey Lake Addition No.2; Lockwood Lake; Ninemile Creek; Shell Hills; Shell Lake North; Kahiltna Flats; Safari Lake; Onestone Lake; High Mt. Lake Addition; Talkeetna Bluffs Addition; Trail Ridge; Chase II; Kutna Creek; Bruce Lake; Goldstreak; Otter Lakes; Bartlett Hills; Trapper Creek; Swan Lake; Talkeetna Bluffs.

The drawing will be held in Glennallen on June 9, 1982, for the following subdivisions: Fireweed Mountain; Copper Flats; Kenney Lake.

The drawing will be held in Cordova on June 11, 1982, for the following subdivision: Saddle Point. The drawing will be held in Homer on June 15, 1982, for the following subdivisions: South Caribou Lake; South Caribou Lake Addition.

The drawing will be held in Craig on June 22, 1982, for the following subdivisions: Edna Bay; Thorne Bay.

The drawing will be held in Ketchikan on June 24, 1982, for the following subdivisions: Mountain Point; Mud Bight.

AN APPLICANT MUST BE PRESENT TO WIN (See exceptions in the Sales Brochure)

Parcels not awarded may be offered over-the-counter at times and places specified in the disposal brochure. A determination of the public or navigable water on the above lands has been made and necessary easements reserved.

The public is invited to comment on all or any part of this action. Final decisions for this competitive disposal are available for public review. Comments should be made to the Division of Land and Water Management, Pouch 7-005, Anchorage, Alaska 99510, on or before March 16, 1982. However, all comments received prior to actual lottery dates will be considered. Additional information, detailed legal descriptions and maps of all disposal areas are available through all offices of the Division of Land and Water Management. The right is reserved to waive technical defects in this publication.

The right is reserved to change, adjourn, postpone, or vacate this action, in whole or in part, at any time, including offerings over-the-counter, or to make adjustments in the total parcels or acreage offered.

J.W. Sedwick, Director
Division of Land and Water Management
Publish: 2/17, 2/24/82.