

## 4. LEGAL NOTICES

**STATE OF ALASKA**  
**DIVISION OF FOREST,**  
**LAND AND WATER MANAGEMENT**  
**NOTICE OF LOTTERY AND HOMESITE ENTRY**  
**NOTICE AS 38.05.345**

The State of Alaska, as part of an ongoing land disposal program, is offering approximately 65,000 acres of land statewide to the general public. The disposal under the State's lottery and Homesite programs will be generally as described below.

State land in the following areas will be available for sale under the Lottery Program. AS 38.05.057:

**MUD BIGHT:** 84 parcels, ranging in size from 45 to 73 acres per parcel. Located ap-

**WRANGELL:** One parcel, 2.83 acres. Located approximately eight miles west of Wrangell.

**KUPREANOF:** 43 parcels, ranging in size from 1.5 to 35.4 acres per parcel. Located approximately three miles southwest of Petersburg and directly across the Wrangell Narrows.

**GUSTAVUS:** 44 parcels, ranging in size from 2.8 to 5.0 acres per parcel. Located approximately one mile west of Gustavus.

**HAINES:** 42 parcels, ranging in size from 2.84 to 11.85 acres per parcel. Located approximately six miles southeast and 20 to 25 miles northwest of Haines.

**VALDEZ:** 93 parcels, ranging in size from 1.8 to 13.77 acres per parcel. Located approximately six miles southeast of Valdez on the Richardson Highway.

**WILLOW CREEK II:** 118 parcels, ranging in size from 3.18 to 4.90 acres per parcel. Located approximately 5 to 10 miles southeast of Copper Center.

**TAZLINA:** 231 parcels, ranging in size from 1.2 to 26.1 acres per parcel. Located approximately 5 to 10 miles southeast of Glennallen.

**GLENALLEN:** 84 parcels, ranging in size from 2.0 to 37.68 acres per parcel. Located in the general vicinity of Glennallen.

**ALEXANDER CREEK:** 212 parcels, ranging in size from 3.33 to 5.0 acres per parcel. Located approximately 7 miles northwest of Sustina and 25 miles southwest of Willow.

**SUSITNA:** 3 parcels, ranging in size from 6.25 to 80.0 acres per parcel. Located approximately 3 to 15 miles northeast of Knik.

**MEADOW LAKES:** 81 parcels, ranging in size from 32 to 31.8 acres per parcel. Located approximately 20 miles northwest of Wasilla on the South Big Lake Road.

**HEWITT:** 178 parcels, ranging in size from 4.82 to 6.0 acres per parcel. Located 1.5 to 9 miles northwest of Sawtina on the south side of the Yentna River.

**TALKEETNA:** 414 parcels, ranging in size from 2.75 to 80.0 acres per parcel. Located approximately 7 to 15 miles northwest of Talkeetna and 6 to 15 miles southeast of Talkeetna.

**TRAPPER CREEK GLEN:** 186 parcels, ranging in size from 2.5 to 5.0 acres per parcel. Located approximately 7 to 10 miles northwest of Talkeetna.

**CHASE II:** 410 parcels, approximately 5.0 acres per parcel. Located approximately 3 to 10 miles northeast of Talkeetna.

**SWAN LAKE:** 67 parcels, ranging in size from 9 to 40.0 acres per parcel. Located within and around the Tok Townsite.

**PANGUINGWINE CREEK:** 196 parcels, ranging in size from 4.77 to 14.28 acres per parcel. Located approximately six miles northwest of Healy.

**LAKE MINCHUMINA:** 44 parcels, ranging in size from 4.65 to 4.95 acres per parcel. Located approximately 150 miles west southwest of Fairbanks.

**DELTA:** 75 parcels, ranging in size from 3.73 to 5.0 acres per parcel. Located approximately 10 to 34 miles southwest of Delta Junction along the Alaska Highway.

**GREELEY:** 96 parcels, ranging in size from 3.84 to 10.87 acres per parcel. Located approximately 7 to 16 miles southwest of Delta Junction on the Alaska Highway.

**JACK:** 82 parcels, ranging in size from 4.08 to 5.0 acres per parcel. Located approximately four miles northeast of Delta Junction lying north and south of the Jack Warren Road.

**JUNE CREEK:** 303 parcels, ranging in size from 1.90 to 7.36 acres per parcel. Located approximately 30 miles southwest of Nenana on the west side of the Parks Highway.

**WINDY HILL:** 220 parcels, ranging in size from 4.81 to 5.0 acres per parcel. Located approximately 25 miles southwest of Nenana on the east side of the Nenana River.

**ANDERSON:** 1043 parcels, ranging in size from 10.02 to 10.78 acres per parcel. Located approximately 14 miles southwest of Fairbanks on the Old Nenana Highway.

**GOLDSTREAM:** 73 parcels, ranging in size from 3.71 to 6.24 acres per parcel. Located approximately five miles north of Fairbanks along the Goldstream Road.

**FAIRBANKS:** 15 parcels, approximately 40 acres per parcel. Located within a 15 miles radius of Fairbanks.

**CIRCLE:** 50 parcels, ranging in size from 3.07 to 5.11 acres per parcel. Located approximately one mile northwest of Circle along the Circle Hot Springs Road.

The subdivision parcels by lottery are available to one-year Alaska residents. The non-refundable filing fee is \$15. The successful applicant on each parcel will be determined by lottery.

**Remote Parcel Lottery**  
 State land in the following areas will be available for staking and leasing under the Remote Parcel Program, AS 38.05.077:

**YENTNA:** Rights to stake a total of approximately 100 parcels in 2 parcel selection areas located approximately 10 to 15 miles west of Willow and 5 miles north of Sustina at the confluence of the Yentna and Sustina Rivers.

**CHASE I:** Rights to stake a total of approximately 185 parcels in 6 remote parcel selection areas located approximately 10 miles north of Talkeetna.

The Remote Parcel Lottery is available for one-year Alaska residents, who may apply for the right to stake a parcel of unurveyed land within the designated Remote Parcel Selection area, in accordance with Division of Forest, Land and Water Management staking instructions.

After the successful applicant has properly staked a parcel of from 2 to 40 acres, he may apply to lease it for a maximum of 10 years. The lease fee is \$150 per year for the first 5 acres, plus \$50 per year for each acre over 5 acres. To become eligible to purchase land in the parcel which is used for residential purposes, the applicant must have the parcel surveyed at his own expense and build a habitable dwelling on it. In order to purchase non-residential land in the parcel, the applicant must have it surveyed and comply with the improvement requirements of AS 38.05.078 and 11 AAC 67.131. On sale contracts entered into after leasing, the purchase price is the appraised value at the time of survey and the interest rate will be based on the then prevailing Federal Land Bank rate.

**Agricultural Interest Lottery**  
 State land in the following areas will be available for the purchase of agricultural interest only pursuant to AS 38.05.321:

**GUSTAVUS:** One parcel, 44.65 acres in size. Located approximately 1 mile north of Gustavus.

**WILLOW CREEK:** 2 parcels, ranging in size from 300.0 to 317.48 acres in size. Located approximately 7 miles south of Copper Center.

**TALKEETNA:** 3 parcels, ranging in size from 40.0 to 318.82 acres in size. Located approximately 2 1/2 miles north of Talkeetna.

**POTLATCH PONDS:** Approximately 16,000 acres in the Two Rivers/Potlatch Pond area will be disposed of. Additional information will be available in the brochure.

Applicants interested in purchasing the agricultural interest in state land must be one-year Alaska residents. The non-refundable application fee is \$15. Under this program the State will convey only the agricultural interest in the surface estate to the parcels pursuant to AS 38.05.321 subject to the conditions and covenants relating to agricultural use and development pursuant to 11 AAC 67.162, 11 AAC 67.192. Agricultural Preference Rights will not be offered.

**General Lottery Provisions**

The Lottery Program is available for one-year Alaska residents who may apply for platted and/or unurveyed lands in the above-mentioned areas of the program. The non-refundable application fee is \$15. To qualify for participation in a lottery, the applicant shall certify that at the time of the application (1) he is 18 years old and (2) he has been a resident of the State for not less than one year.

A successful applicant for platted land under the Lottery Program 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 20 year period, 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 issued.

**Discounts**  
 The Land Discount Program will be in effect on all lottery parcels included in this of lottery. A discount will be offered of up to 26% of the purchase price for \$37,500, which ever is less, based on years of Alaska residency and other requirements. The land discount is not available for Homesite parcels.

**Homesite Program**  
 State land in the following areas will be available for Homesite Entry under AS 38.08:

**MUD BIGHT:** 23 parcels, ranging in size from 47 to 84 acres per parcel. Located approximately six miles northwest of Ketchikan.

**HOLLIS:** 26 parcels, ranging in size from 1.8 to 4.3 acres per parcel. Located on 12 mile Arm, Kasaan Bay, Prince of Wales Island.

**KUPREANOF:** 23 parcels, ranging in size from 3.03 to 3.79 acres per parcel. Located approximately three miles southwest of Petersburg and directly across the Wrangell Narrows from Scow Bay.

**SKAGWAY:** 11 parcels, ranging in size from 1.48 to 4.79 acres per parcel. Located approximately 1.5 miles northwest of Skagway.

**VALDEZ:** 22 parcels, ranging in size from 3.63 to 5.01 acres per parcel. Located approximately six miles southwest of Valdez on Richardson Highway.

**TAZLINA:** 10 parcels, ranging in size from 1.2 to 5.0 acres per parcel. Located approximately 5 to 10 miles southeast of Glennallen.

**WILLOW CREEK I:** 4 parcels, ranging in size from 4.13 to 4.83 acres per parcel. Located 5 to 10 miles southeast of Copper Center.

**GLENALLEN:** 20 parcels, ranging in size from 2.81 to 3.02 acres per parcel. Located in the general vicinity of Glennallen.

**MEADOW LAKES:** 198 parcels, ranging in size from .94 to 3.81 acres per parcel. Located approximately 4 to 20 miles northwest of Wasilla.

**SKWENTNA STATION:** 42 parcels, ranging in

size from 4.19 to 5.0 acres per parcel. Located approximately 1.5 miles northeast of Sawtina on the south side of the Yentna River.

**TALKEETNA:** 22 parcels, ranging in size from 4.2 to 5.0 acres per parcel. Located approximately 7 to 16 miles northeast of Talkeetna and 9 to 15 miles southeast of Talkeetna.

**TRAPPER CREEK GLEN:** 82 parcels, ranging in size from 3.1 to 5.0 acres per parcel. Located approximately 7 to 10 miles north-west of Talkeetna.

**CHASE II:** 11 parcels, approximately five acres per parcel. Located 3 to 10 miles northeast of Talkeetna.

**SWAN LAKE:** 16 parcels, ranging in size from 3.08 to 4.9 acres per parcel. Located approximately 23 miles northeast of Talkeetna on the west side of the Parks Highway.

**GREELEY:** 4 parcels, ranging in size from 4.6 to 5.0 acres per parcel. Located approximately 7 to 16 miles southeast of Delta Junction on the Alaska Highway.

**JACK:** 19 parcels, ranging in size from 3.98 to 5.0 acres per parcel. Located approximately four miles northeast of Delta Junction, lying north and south of Jack Warren Road.

**GOLDSTREAM:** 19 parcels, ranging in size from 3.78 to 5.00 acres per parcel. Located approximately five miles north of Fairbanks along the Goldstream Road.

The Homesite Program is available for three-year (or 20 years cumulative) Alaska residents who may apply for specific parcels of 5 acres or less. 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 by lottery. Only one Homesite parcel may be awarded per household. A successful applicant must live on the parcel for 36 months, and must build a permanent, habitable dwelling pursuant to AS 38.08.080 within 5 years of issuance of the Homesite Entry Permit. The applicant is required to pay only survey and plating costs of the parcel. The land is restricted to single family residence use.

Approximately 50 of the lands available for Homesite Entry listed above will be awarded by lottery (AS 38.05.057) 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 homesites awarded by lottery are still eligible for a parcel under the regular lottery program.

**General Provisions**

Applications and brochures explaining the requirements of the Lottery and Homesite offerings and listing the units to be offered will be available beginning approximately April 23, 1980, at the Division of Forest, Land and Water Management District Offices.

**District Offices**  
 Southeastern District Office  
 Scottish Rite Temple  
 4th and Seward  
 Juneau, Alaska  
 Phone 465-2415  
 Mailing Address  
 Pouch MA  
 Juneau, Alaska 99811

**Southern District Office**  
 841 Dowling Road  
 Anchorage, Alaska  
 Phone 349-4524  
 Mailing Address  
 841 Dowling Road  
 Anchorage, Alaska 99502

**Northcentral District Office**  
 4420 Airport Way  
 Fairbanks, Alaska  
 Phone 479-2243  
 Mailing Address  
 4420 Airport Way  
 Fairbanks, Alaska 99701

Information of the disposal will be available in the brochure including 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.

A simultaneous filing period for applications will begin at the above Division Offices at 8:00 a.m. (local time), Wednesday April 23, 1980, and end at 4:30 p.m. local time, Friday, June 6, 1980. 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 received by the Division between the dates specified.

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.

Successful applicants under this land offering are responsible for the construction of access roads and easement improvements that may be required by a local planning authority.

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 of acreage offered.

Thaddeus G. Smith, Director  
 Division of Forest, Land and Water Management