

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING CLASSIFICATION OF BOROUGH-OWNED LANDS FOR INCLUSION IN THE 2019 COMPETITIVE BID LAND SALE AND FUTURE OVER-THE-COUNTER LAND SALES (MSB007466).

AGENDA OF: May 7, 2019

ASSEMBLY ACTION:

Adopted without objection

5-21-19

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>MSC</i>	
	Community Development Director	<i>Ø</i>	
	Finance Director	<i>Ø</i>	
	Borough Attorney	<i>BS</i>	
	Borough Clerk	<i>yam</i>	<i>4/29/19</i>

ATTACHMENT (S): Fiscal Note: YES X NO _____
Parcel List and Maps (37 pp)
Planning Commission Resolution 19-11 (4 pp)
Ordinance Serial No. 19-051 (4 pp)

SUMMARY STATEMENT:

In response to Assembly priorities, the Land & Resource Management Division developed a five-year land retention and disposal plan identifying borough-wide parcels for future land sales or for public purposes. In accordance with the plan, thirty-five (35) borough-owned parcels have been selected for potential land classification and sale in the 2019 Competitive Bid Land Sale. A Best Interest Finding is included herein.

Property Site Factors

A. Location: The subject parcels are located throughout the borough and are part of a phased development plan including five key areas.

Area 1 encompasses areas north of Willow and beyond Petersville.
Area 2 encompasses Wasilla to Willow.
Area 3 encompasses areas between Knik and the Port District.
Area 4 encompasses areas east and north of Palmer.
Area 5 includes the remainder of the borough.

For purpose of parcels discussed herein, the areas are limited to Pt. Mac, Big Lake, Willow, Caswell, Talkeetna, Trapper Creek, and remote Kenny Creek and Trinity Lake subdivisions.

The parcels range in size from 2 to 287 acres with a combined total of 854+/- acres. Price is based on the 2019 borough tax assessment that establishes the fair market value in accordance with MSB 23.10.060. The parcels are to be classified for general purpose and recreational use.

B. Parcel Information:

Parcels 19-01 and 19-02 are located in the Pt. MacKenzie area near the historic Iditarod Trail, which was relocated to the section line easement in Parcel 19-02. Both parcels would be ideal for recreational use and both are accessible via undeveloped section line easements. Parcel 19-02 access via the north section line easement is winter access only, all-season access by floatplane, and potential overland access via the section line easement within state-owned land identified as GLO 3.

Parcel 19-04 is located off Wyoming Road in the Meadow Lakes area. There are numerous wet areas within the 40-acre parcel that may require fill and/or Army Corp of Engineers determination and permit.

Parcels 19-06 and 19-07 are located on Crooked Lake and were received from the state of Alaska, both with enforce ADL (Alaska Division of Lands) leases that have since terminated. These parcels do not have overland access and best lend themselves to purchase by an adjacent property owner.

Parcels 19-08, 19-09, 19-10, 19-11 and 19-12 are located off Purinton Parkway in the Big Lake area. All have MSB maintained road access and would be well suited for residential or recreational use.

Parcels 19-13 and 19-14 are in the Nancy Lake area. Parcel 19-13 has frontage on Nancy Lake and 19-14 has access to the lake via an existing, undeveloped public use easement. Both would be well suited for General Purpose or Recreational use.

Parcels 19-15 and 19-16 are located in Willow and have direct access from Long Lake Road. Both parcels would be well suited for residential or recreational use.

Parcel 19-17 is a remote parcel accessed by the Susitna/Deshka Rivers. It is within the flood plain, but would lend itself as an ideal spot for base camp during hunting season, or just for recreating and fishing purposes.

Parcels 19-18 and 19-19 are located in the Caswell area at approximate MP 93 Parks Highway. Both parcels can be accessed via existing roads, but access may not be fully developed. The purchasers will be responsible to obtain additional permits for any creek crossings.

Parcel 19-20 is located in the Talkeetna area and can be accessed via existing, undeveloped public use easements, but the terrain in some areas is steep and may only lend itself to off-road transportation means.

Parcels 19-22 and 19-23 are located off approximate MP 117 Parks Highway and can be accessed via existing public use easements. Full time residents live on adjacent properties, though recreational use would be a suitable alternative.

Parcels 19-24 and 19-25 are located within a remote platted subdivision approved by the state and borough, known as Kenny Creek Subdivision, ASLS 80-143. This high recreation area is popular with snow machine enthusiast offering private cabin sites, and is typically accessed during the winter when the ground is frozen.

Parcels 19-26 through 19-37 are located on Trinity Lake, a remote platted subdivision approved by the state and borough, known as Trinity Lakes Subdivision, ASLS 74-113. Access to Trinity Lake is via floatplane or snow machine and offers spectacular scenery and fishing.

Parcel 19-38 is located within a platted subdivision approved by the state and borough, known as ASLS 2002-6. The parcel is accessed directly from Montana Creek Road and has easy walking access to Montana Creek and the state recreation area.

C. Parcel Descriptions: All parcel descriptions are included on the individual parcel maps and Parcel Description List attached as part of the Best Interest Finding.

D. Land Status: All parcels were received from the state of Alaska by Patent, or by private deed. All purchasers are responsible to obtain necessary permits to construct access across

streams, which is adjudicated by DNR, or to fill wet areas, or for development in flood areas. All notices, conditions, requirements, information and photos are contained in the individual parcel files and are available for public inspection during normal business hours.

E. Adopted Plans and Title Restrictions:

1. Adopted Land Use Plans include the Big Lake, Point McKenzie, Trapper Creek and Willow Comprehensive Plans, Susitna Area Plan, Willow Sub-Basin Area Plan, and Natural Resource Management Units Plan (NRMU).

2. Title Restrictions - No title restrictions affect any of the proposed parcels.

F. Surrounding Land Uses: Recreational, General Purpose (residential)

G. Natural resources within parcels: Timber and watershed

H. Access Defined: Constructed and unconstructed roads, trails (winter and summer), section line easements, water, and by air, are included on the maps and are defined as follows:

Access Type "A": Parcel may be accessed from platted, dedicated, granted, reserved or permitted right-of-way, which is constructed and may be maintained either by State of Alaska, MSB, or city government. The level of continued maintenance is subject to the future availability of funds and budgetary appropriations.

Access Type "B": Parcel may be accessed from platted, dedicated, granted, reserved or permitted right-of-way which may not be constructed or publicly maintained, or only maintained on a seasonal basis, or be privately maintained. It is the responsibility of the bidder to determine the status of the right-of-way with regard to construction and maintenance.

Access Type "C": Parcel is located near an existing road system and the MSB owns all the land between the parcel and the road. Public access easements from the existing road system may be reserved, granted or dedicated across the MSB-owned lands as indicated. It is the responsibility of the bidder to determine the feasibility of utilizing such easements. Constructing access shall include obtaining necessary permits, with repair and maintenance of the access being the sole responsibility of the Purchaser. In the event the access cannot be constructed, the Purchaser may apply to MSB Land & Resource Management for an alternate public access route across MSB-owned land, which can meet construction standards.

Access Type "D": Parcel is located near existing road system but the MSB does not own all the land between the parcel and the road. It is the responsibility of the Purchaser to determine, acquire, construct, maintain and/or defend the right to use an access route outside of borough-owned land.

Access Type "E": Parcel is not located near the existing road system; access is by air, trail (potentially seasonal), or water. It is the responsibility of the Purchaser to determine, acquire, construct, maintain and/or defend the right to use any alternate access route.

Review and Comments

All parcels have undergone significant departmental review. Such review includes historical data, topography, access, adopted borough plans, desirability of location, land value, and highest and best use of land. Inter-department review revealed no objection to the classification and sale of the final parcels included herein. Both the Planning Commission and Assembly were provided a written overview of the 5-year land plan prior to implementation in 2014.

The Planning Commission adopted Resolution 19-11 on April 15, 2019, recommending assembly approval to classify the sale parcels for purpose of inclusion in the 2019 Competitive Bid Land Sale.

Public notice was provided in accordance with MSB 23.05.025. Property owners within 600 feet of the proposed parcels received notification, along with all affected community councils, chambers of commerce, post offices, emergency services, fire and road services, MSB Parks & Recreation Advisory Board, and the Alaska Department of Fish and Game.

Great interest and positive public comment has been the overriding response. Over 16 members of the public have specifically expressed interest in some of the parcels and will be notified when the sale opens.

Objection was received from Timothy Krug for Parcel 19-02, citing high recreational trail use within the borough parcel. Staff research revealed only one dedicated trail legally defined within the borough parcel, being the Historic Iditarod Trail. At the request of the state the trail was vacated to be relocated to the north section line easement common to sections 21 and 28 as approved by MSB Platting Board, Plat 86-57P and MSB Assembly AM 86-61. Jon Brautigan also commented on Parcel 19-02. The trail, though vacated, has never been relocated and the existing physical trail traverses the parcel from east to west. Working with Mr. Brautigan, who is very familiar with the trail and its history, staff was able to provide an additional condition of sale for this

parcel to reserve an easement over the existing physical trail. If the trail is ever relocated and constructed, the reserved easement may be vacated through the public platting process.

OF NOTE: There is winter access to Jewell Lake via the section line easement within the north boundary of Parcel 19-02, year-round water access via floatplane, and overland access via trails from Burma Road through state land to the south or the section line easement within the west boundary of state property, identified as Government Lot 3.

One concern was received from Mike Klawitter for Parcel 19-13 stating the parcel is mostly wet and recommended removal from the sale; however, many wet parcels in the borough can, and have been developed and it is the purchasers responsibility to obtain any permits needed for development.

One objection was received from Robert Ambrose for Parcel 19-20 stating 1) it became apparent to him that while living on adjacent property for ten years, he witnessed wildlife passing through his land and borough land and feels it is an important wildlife corridor; 2) the south half is what Mr. Ambrose feels are wetlands, though no delineation has been performed, and that this is an important drainage supplying Benka Lake; and 3) suggested at one point the Susitna CC discussed requesting the borough retain the land for a non-motorized park "as there are none similar to the several in the Talkeetna CC area" and he was/is willing to put a conservation easement on his adjacent land to preserve and protect the wildlife using the area.

Numerous phone calls have been received by MSB Land Management staff regarding parcels, proposed sale dates, how the competitive bid process works, and requests to add their names to the Land & Resource Management sale notification list wherein customers are specifically notified when any borough land sale is commencing. This list contains over 900 names to be notified by email and over 1,700 postcard notifications by US mail.

There is a high interest from adjacent property owners and for past-nominated parcels in preferred areas. Hypothetically, if the parcels of highest buyer interest were sold, potential revenue could be over \$420,000. Total assessed value of the 35 parcels proposed to be offered is \$1,412,600.

Analysis & Discussion

The Land & Resource Division utilizes public land sales as a revenue source to sustain current and future department and area-wide borough needs. Revenue received from land sales is used for road projects, community organization projects, and trail surveys and acquisitions. Interest in acquiring public land has risen sharply in recent years partly due to more reasonable terms to

purchase vacant land via private lending institutes and through borough financing. Borough financing offers affordable down payments and reasonable monthly terms for up to 15 years, dependent on the price and amount to be financed. The borough charges an interest rate of prime plus an additional 4-5 points, not to exceed a total of 10% in accordance with state statute. To encourage cash sales vs borough financing, the interest rate charged by the borough is slightly higher than traditional lending institutes. Conveying public lands into private hands increases the tax rolls. Vacant land when developed gains economic value by virtue of the development - whether for recreation cabin, single-family residence or commercial use.

Land & Resource Management began an extensive review of the borough build out analysis and vacant borough-owned parcels. Included in this review was identifying areas for future public facilities wherein borough parcels within those specific areas were carefully vetted for future public need and retention. The five-year plan to dispose of appropriate borough land has been implemented in phases to ensure the market is not over saturated in any given year.

Lands are classified in accordance with MSB 23.05.100. The selected sale parcels fall under Private Recreation Lands which are those lands that, because of location, physical features, or adjacent development, are presently or potentially valuable as outdoor recreational areas and may be best utilized by private development; or General Purpose Lands which are those lands that, because of location, physical features, or adjacent development, location, or size of area may be suitable for a variety of uses.

RECOMMENDATION OF ADMINISTRATION:

The Community Development Department, Land & Resource Management Division respectfully request Assembly approval to classify the parcels listed herein and approve those parcel to be included in the 2019 Competitive Bid Land Sale.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 7, 2019

SUBJECT: An ordinance of the Matanuska-Susitna Borough assembly approving classification of borough-owned lands for inclusion in the 2019 Competitive Bid Land Sale and future over-the-counter land sales (MSB007466).

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED *	FUNDING SOURCE <i>Land Sales</i>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT : <i>203.000.000.3xx.xxx</i>	PROJECT #
VERIFIED BY: <i>Barbara Baumgardner</i>	CERTIFIED BY:
DATE: <i>4/24/19</i>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE		- * →				
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		* →				
TOTAL		* →				

POSITIONS:

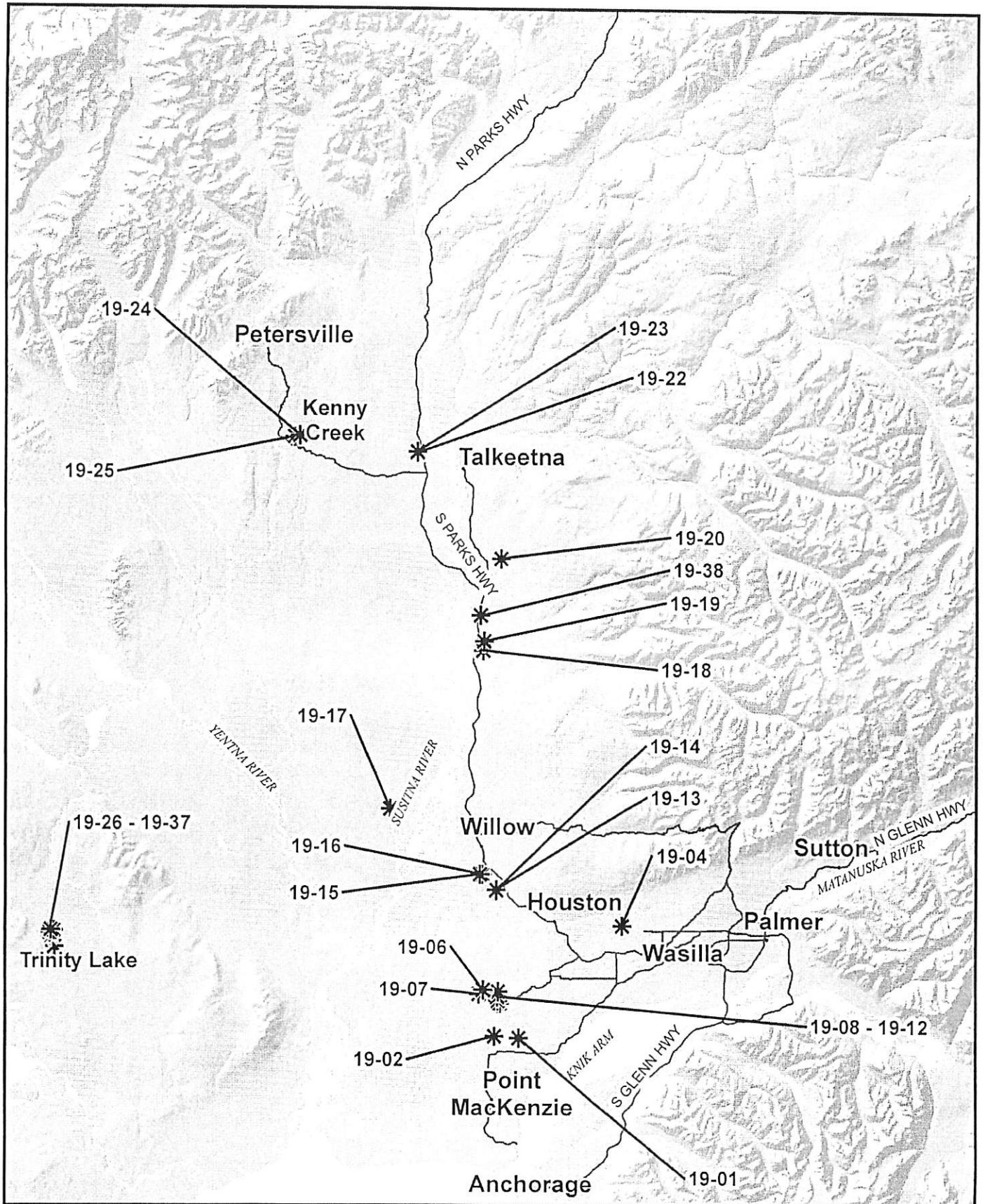
Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * *Sales and property tax revenue until the property is sold and on the tax rolls*

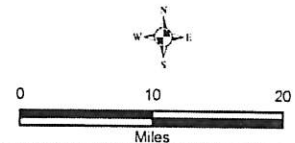
PREPARED BY: _____ PHONE: _____
 DEPARTMENT: *Chapman* DATE: *4/24/19*
 APPROVED BY: _____ DATE: _____

2019 Spring Competitive Bid
Parcel List, Location, and Proposed Land Classification

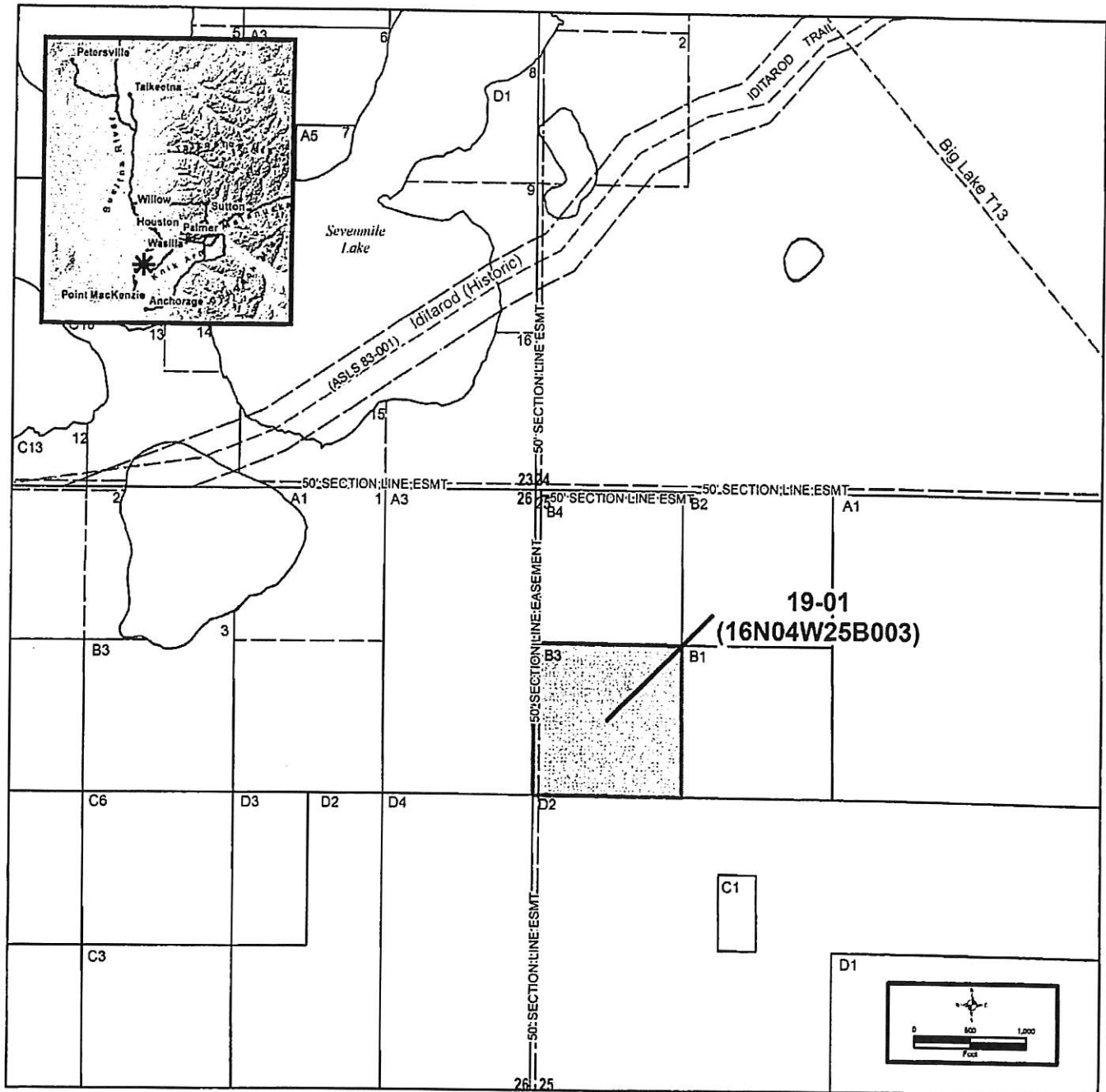
Parcel Number	MSB Tax ID Number	Location Area	Land Classification
19-01	16N04W25B003	Point McKenzie Area	General Purpose
19-02	16N04W28B004	Jewel Lake / Point McKenzie Area	General Purpose
19-04	18N02W26A006	Meadow Lakes Area	General Purpose
19-06	17N04W32A018	Crooked Lake / Big Lake Area	General Purpose
19-07	17N04W32C009	Crooked Lake / Big Lake Area	General Purpose
19-08	3321B02L001	Susitna-Purinton Pkwy / Big Lake Area	General Purpose
19-09	16N04W04A012	Susitna Parkway / Big Lake Area	General Purpose
19-10	16N04W04D008	Susitna Parkway / Big Lake Area	General Purpose
19-11	16N04W03C002	Susitna Parkway / Big Lake Area	General Purpose
19-12	17N04W34B010	Purinton Pkwy / Big Lake Area	General Purpose
19-13	18N04W04D006	Nancy Lake / Willow Area	General Purpose
19-14	18N04W04D007	Nancy Lake / Willow Area	General Purpose
19-15	19N04W29C005	Willow Area	General Purpose
19-16	19N04W29C006	Willow Area	General Purpose
19-17	20N06W27B001	North of Big Su River Confluence	Private Recreation
19-18	23N04W32A002	MP 92 Parks Hwy / Caswell Area	General Purpose
19-19	23N04W29A002	MP 93 Parks Hwy / Caswell Area	General Purpose
19-20	24N04W10A001	Talkeetna Spur Road	General Purpose
19-22	26N05W18A008	MP 117 Parks Hwy Area	General Purpose
19-23	26N05W18A004	MP 117 Parks Hwy Area	Private Recreation
19-24	2167B03L002	Kenny Creek Subdivision	Private Recreation
19-25	2167B03L012	Kenny Creek Subdivision	Private Recreation
19-26	6520B01L004	Trinity Lakes Subdivision	Private Recreation
19-27	6520B03L009	Trinity Lakes Subdivision	Private Recreation
19-28	6520B03L010	Trinity Lakes Subdivision	Private Recreation
19-29	6520B03L011	Trinity Lakes Subdivision	Private Recreation
19-30	6520B03L012	Trinity Lakes Subdivision	Private Recreation
19-31	6520B03L013	Trinity Lakes Subdivision	Private Recreation
19-32	6520B05L006	Trinity Lakes Subdivision	Private Recreation
19-33	6520B05L013	Trinity lakes Subdivision	Private Recreation
19-34	6520B05L014	Trinity Lakes Subdivision	Private Recreation
19-35	6520B05L016	Trinity lakes Subdivision	Private Recreation
19-36	6520B05L021	Trinity Lakes Subdivision	Private Recreation
19-37	6520B05L022	Trinity Lakes Subdivision	Private Recreation
19-38	7183B02L002	Montana Creek Road	General Purpose



Overview Location Map
Year 5 Parcels - 2019 Land Sale
 Matanuska - Susitna Borough
 Land and Resource Management Division



IM 19-065
 OR 19-051



BID PARCEL No. 19-01

ACREAGE (APPROX): 40.00

MSB MAP No.: GB 05

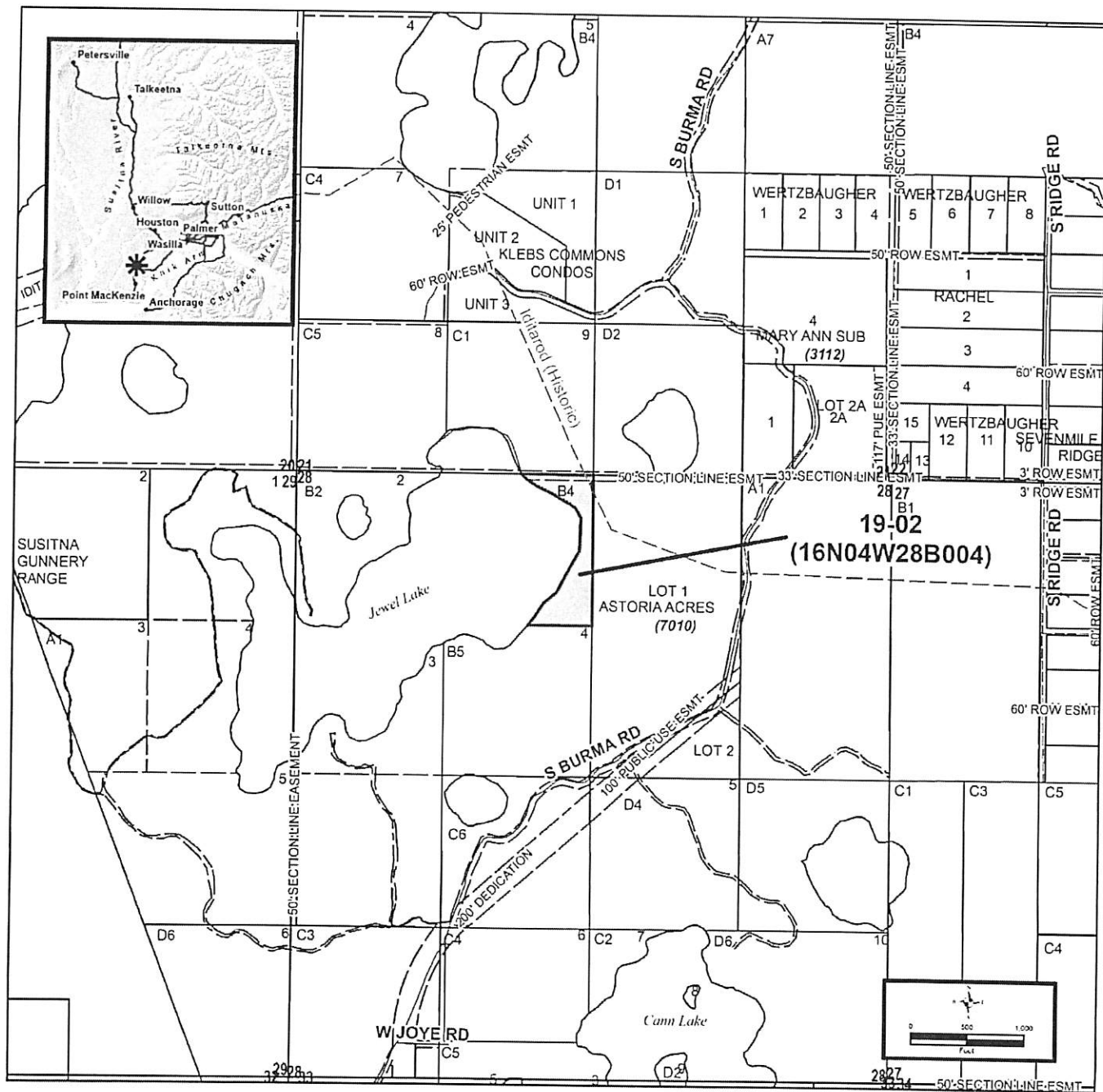
PURCHASE PRICE: \$72,000

MSB TAX ID: 16N04W25B003

SUBD / TRS: T16N, R4W, Sec. 25, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. There is a 50' wide section line easement within the west boundary of parcel.



BID PARCEL No. 19-02

ACREAGE (APPROX): 9.10

MSB MAP No.: GB 05

PURCHASE PRICE: \$78,400

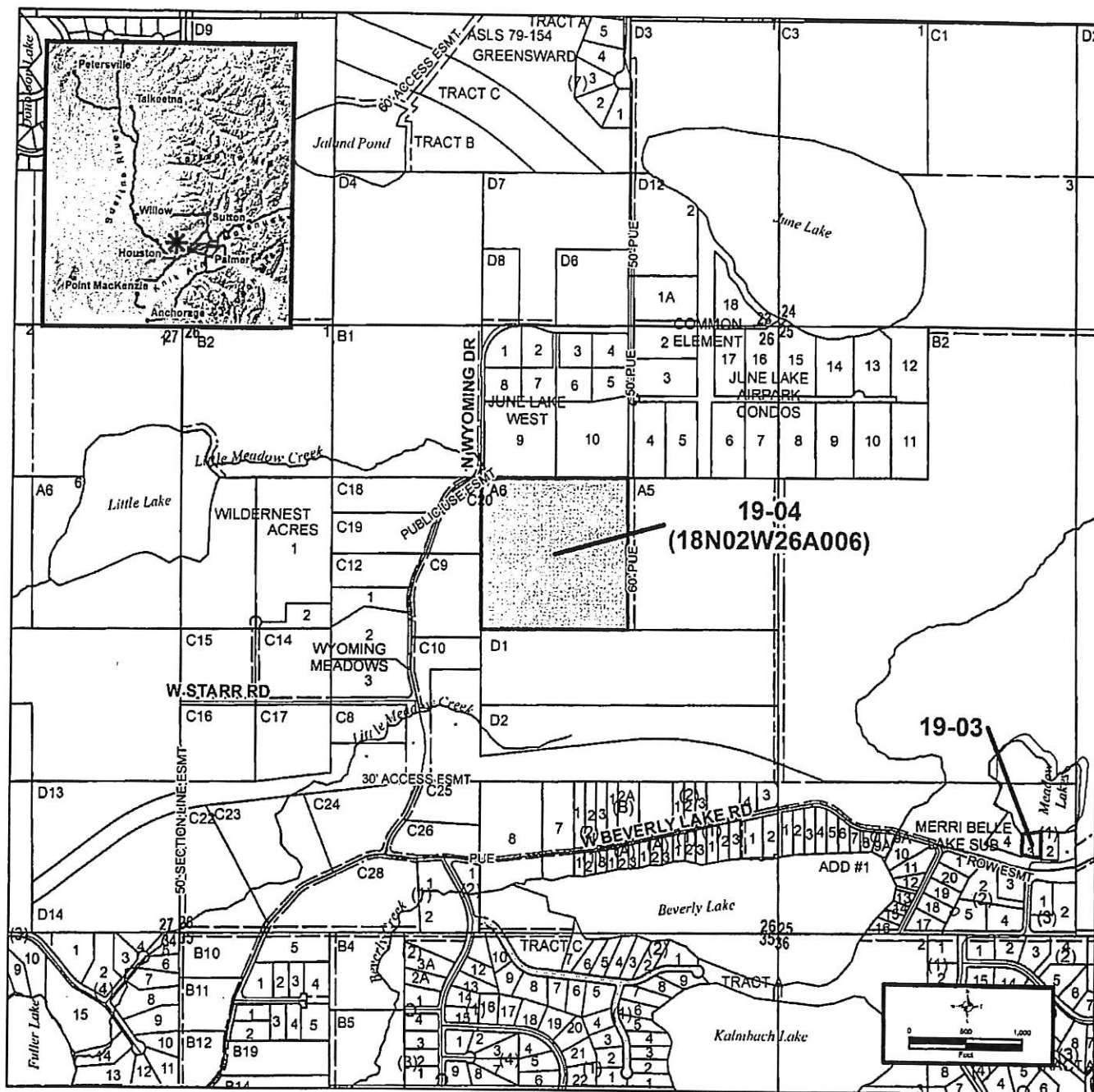
MSB TAX ID: 16N04W28B004

SUBD / TRS: T16N, R4W, Sec. 28, S.M.

ADDITIONAL CONDITIONS OF SALE: Reservation of a 30' wide trail easement being 15' either side of the physical centerline of RS-118 (Historic Iditarod Trail, aka Knik-Susitna Trail) where it crosses from east to west through Parcel 19-02.

COMMENTS: Access E – see sale brochure for further information regarding access. Winter access only via the north section line easement, or fly-in year round with potential for access from the south side of lake via section line easement and/or trail within state-owned property identified as Government Lot 3 on the above map. Trail accesses are not clearly defined and it is the purchaser's responsibility to determine the legality and location of any trails, and to assure the trails, if any, are not in trespass of private property.

IM 19-065
OR 19-051



BID PARCEL No. 19-04

ACREAGE (APPROX): 40.00

MSB MAP No.: HO 08

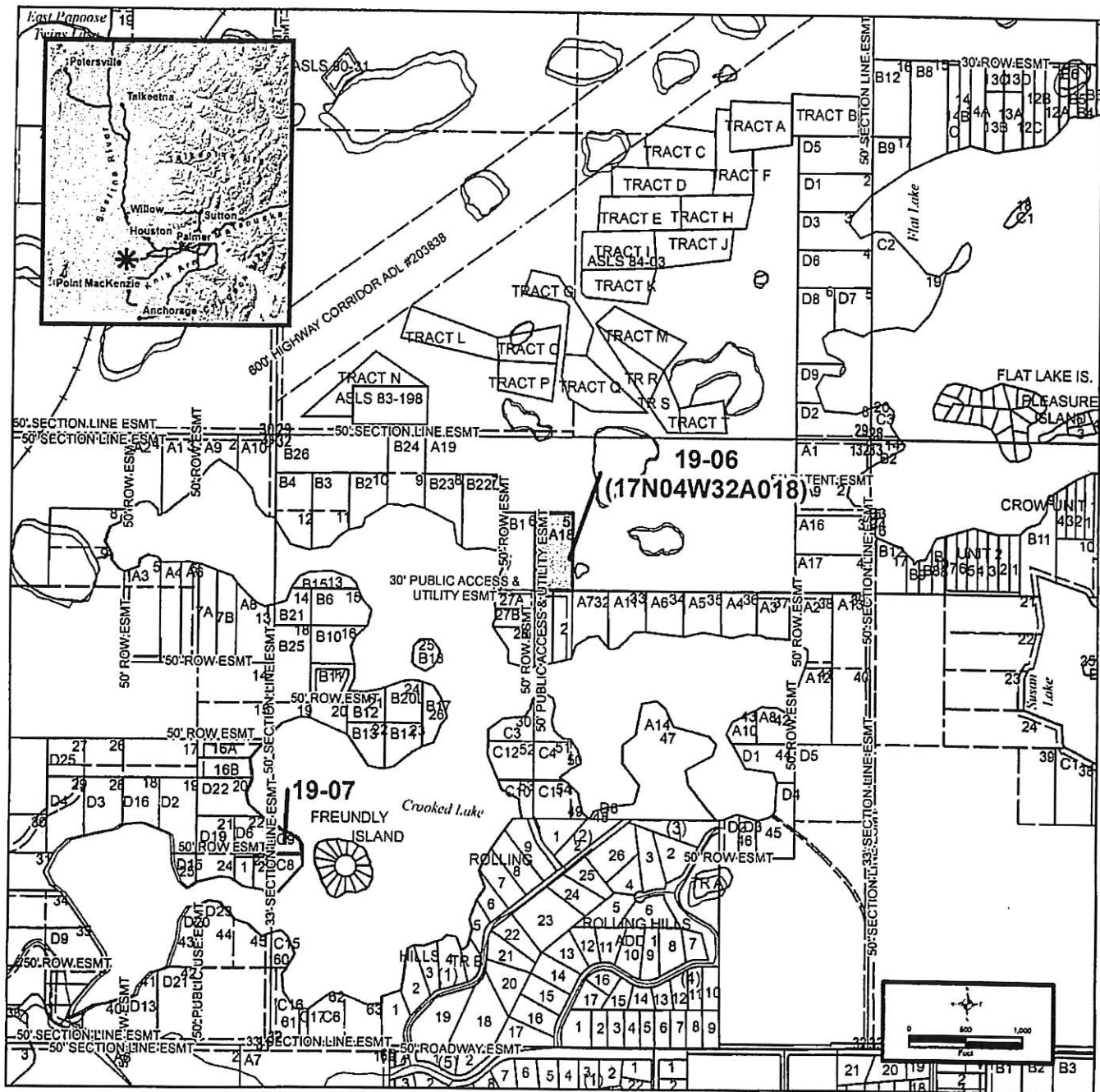
PURCHASE PRICE: \$97,300

MSB TAX ID: 18N02W26A006

SUBD / TRS: T18N, R2W, Sec. 26, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access B - see sale brochure for further information regarding access. There is a 60 x 60' public use easement in NW corner of parcel providing connection to Wyoming Drive (Recorded at Serial #2005-016068-0).



BID PARCEL No. 19-06

ACREAGE (APPROX): 5.00

MSB MAP No.: LS 15

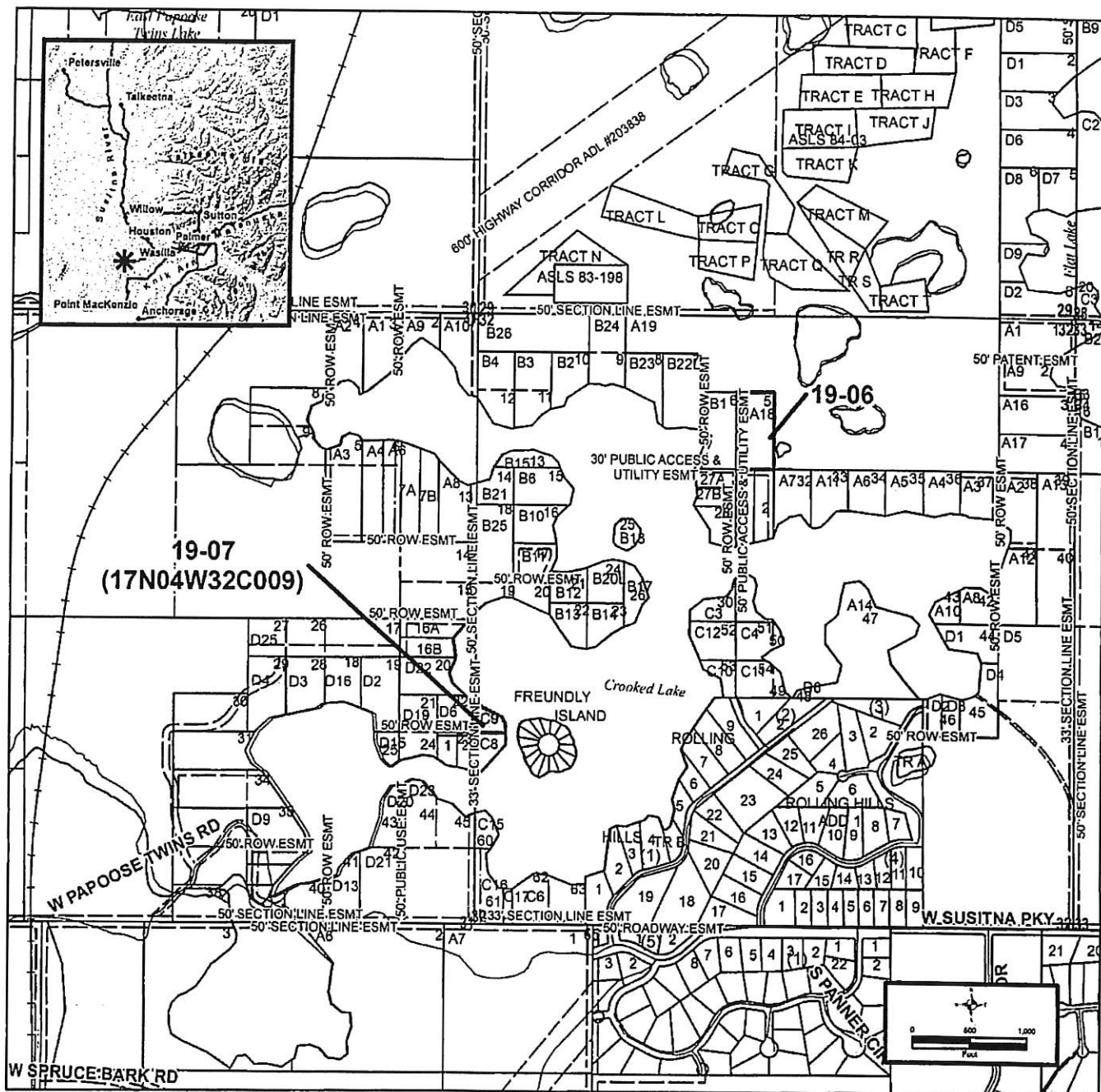
PURCHASE PRICE: \$17,500

MSB TAX ID: 17N04W32A018

SUBD / TRS: T17N, R4W, Sec. 32, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. Existing lake access historically used by the public crosses private property and is not a publicly dedicated access. Access to Crooked Lake from adjacent borough land is not constructed, nor dedicated at this time. More information regarding access is available at the borough office.



BID PARCEL No. 19-07

ACREAGE (APPROX): 1.11

MSB MAP No.: LS 15

PURCHASE PRICE: \$25,100

MSB TAX ID: 17N04W32C009

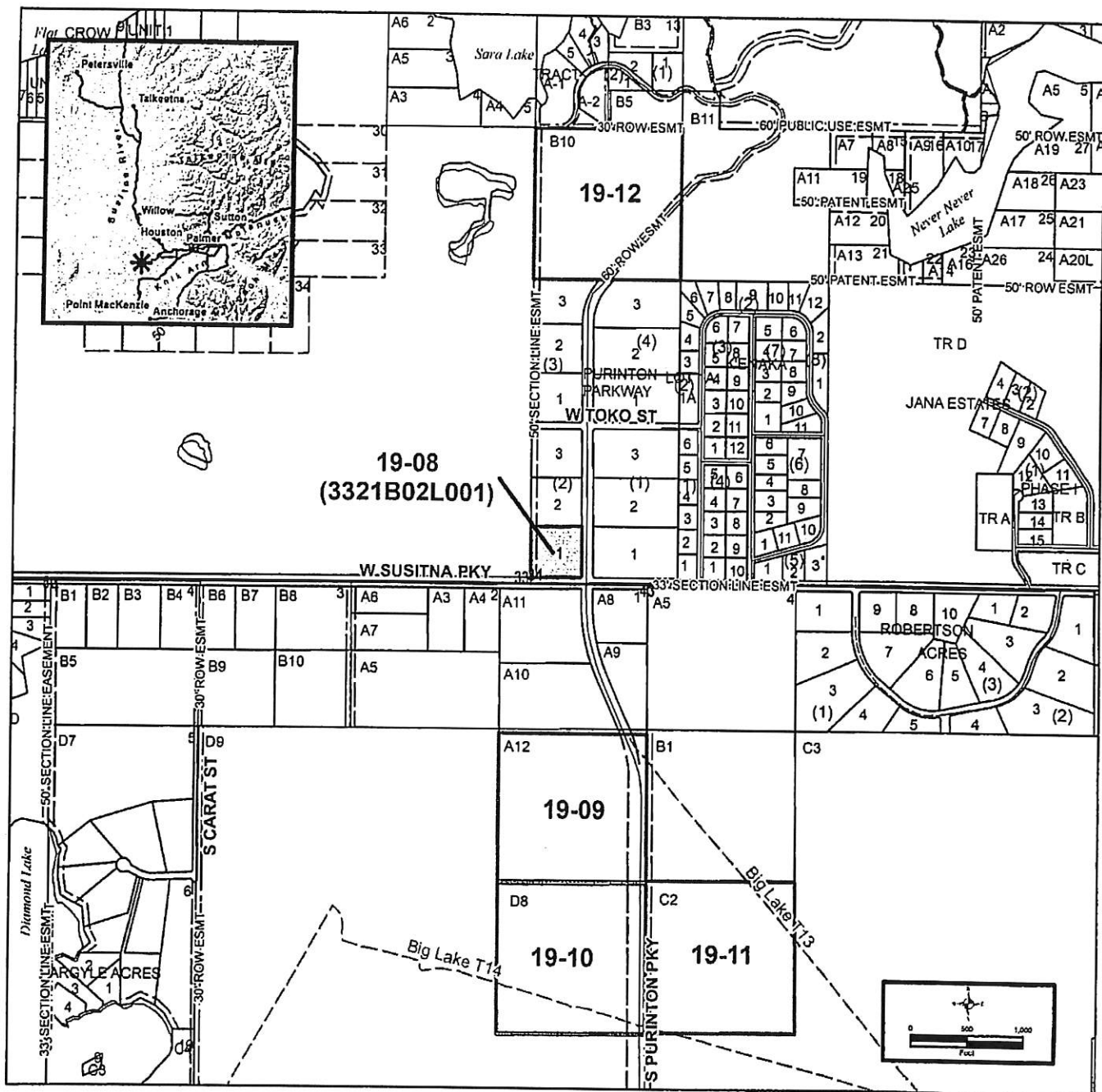
SUBD / TRS: T17N, R4W, Sec. 32, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. Existing lake access historically used by the public crosses private property and is not a publicly dedicated access. Access to Crooked Lake from adjacent borough land is not constructed, nor dedicated at this time. More information regarding access is available at the borough office. Borough has not performed any engineering or environmental analysis of the property or structure and is selling the parcel in "AS IS-WHERE IS" condition, without warranty. Some pictures of the structure (2013) are available at the borough office.

IM 19-065

OR 10-061



BID PARCEL No. 19-08

ACREAGE (APPROX): 4.65

MSB MAP No.: LS 16

PURCHASE PRICE: \$20,900

MSB TAX ID: 3321B02L001

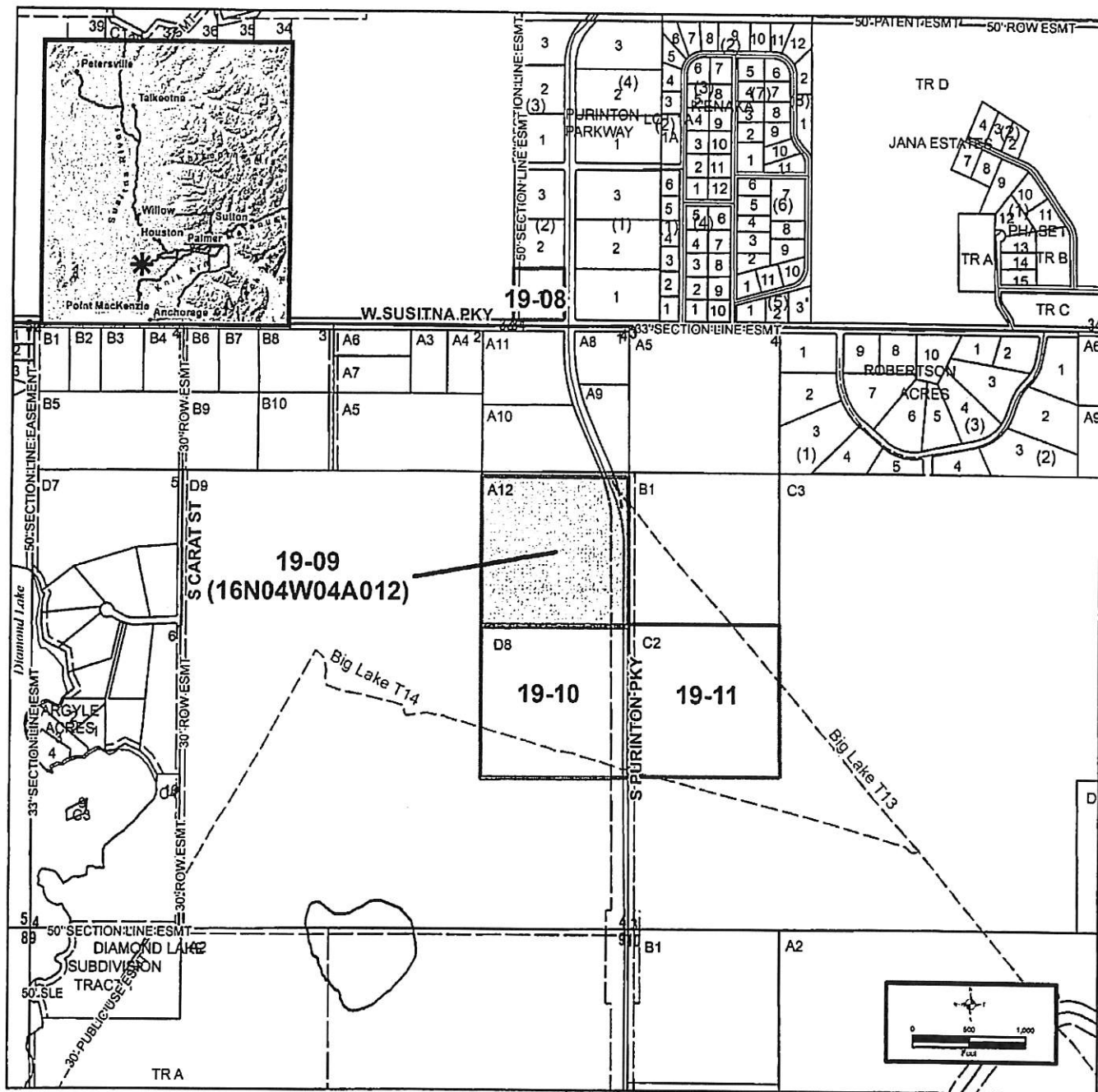
SUBD / TRS: Purinton Parkway Subdivision / T17N, R4W, Sec. 34, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access A - see sale brochure for further information regarding access. There is a 50' section line easement within the west boundary of the parcel. The trail that bisects the parcel as shown in the aerial view was vacated under MSB Platting Board Reso 87-1 VAC and approved under MSB AM 85-169.

IM 19-065

OR 19-051



BID PARCEL No. 19-09

ACREAGE (APPROX): 40.00

MSB MAP No.: GB 04

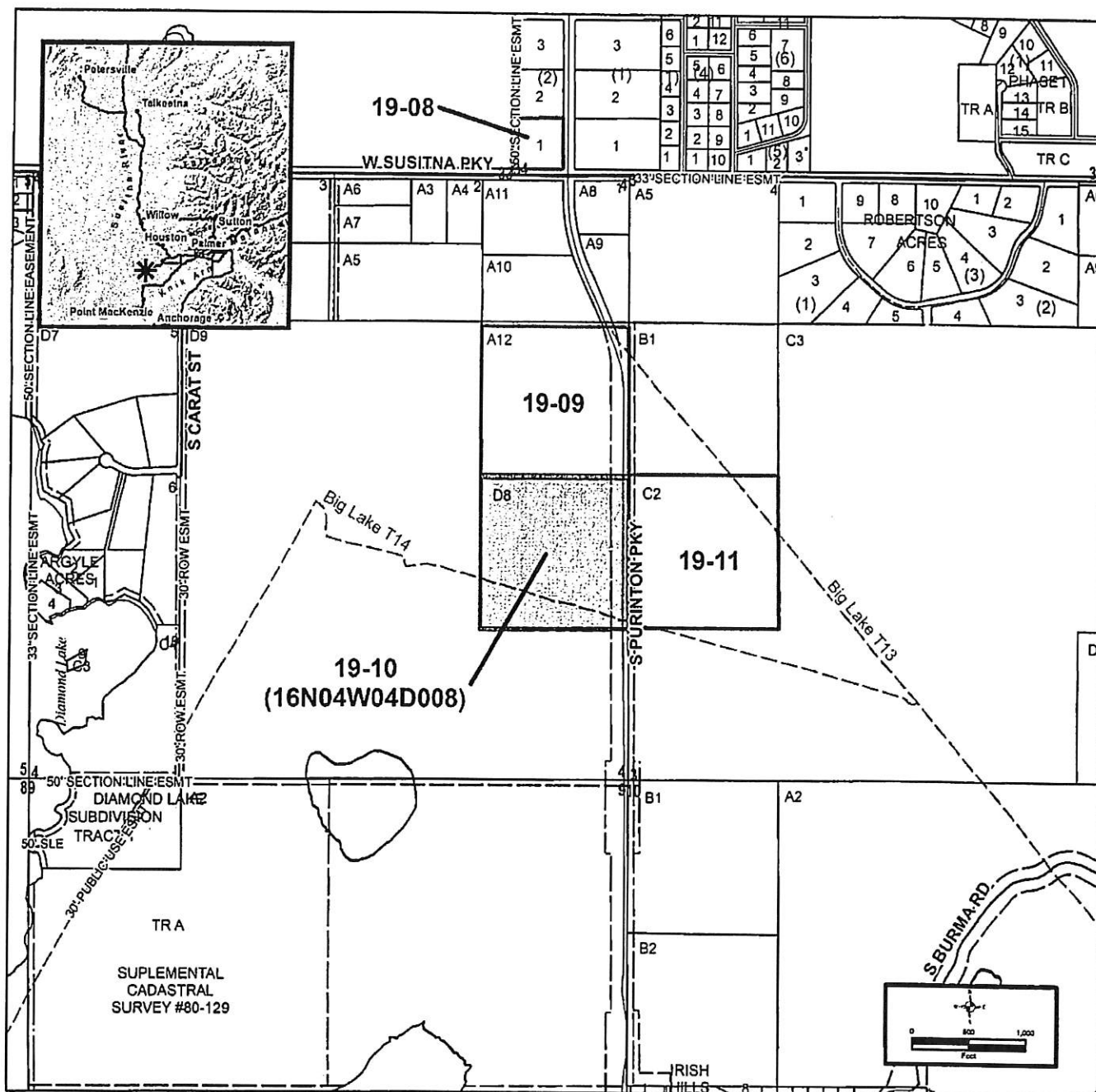
PURCHASE PRICE: \$97,500

MSB TAX ID: 16N04W04A012

SUBD / TRS: T16N, R4W, Sec. 4, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access A - see sale brochure for further information regarding access. Big Lake Trail T13 is a well-established trail running adjacent to Purinton Parkway's east boundary and is used by snow machiners, mushers, skiers, ATVs and hikers. Purinton Parkway is a 100' ROW (Notice of Public Dedication at BK 1028 PG 128, Palmer Recording District).



BID PARCEL No. 19-10

ACREAGE (APPROX): 40.00

MSB MAP No.: GB 04

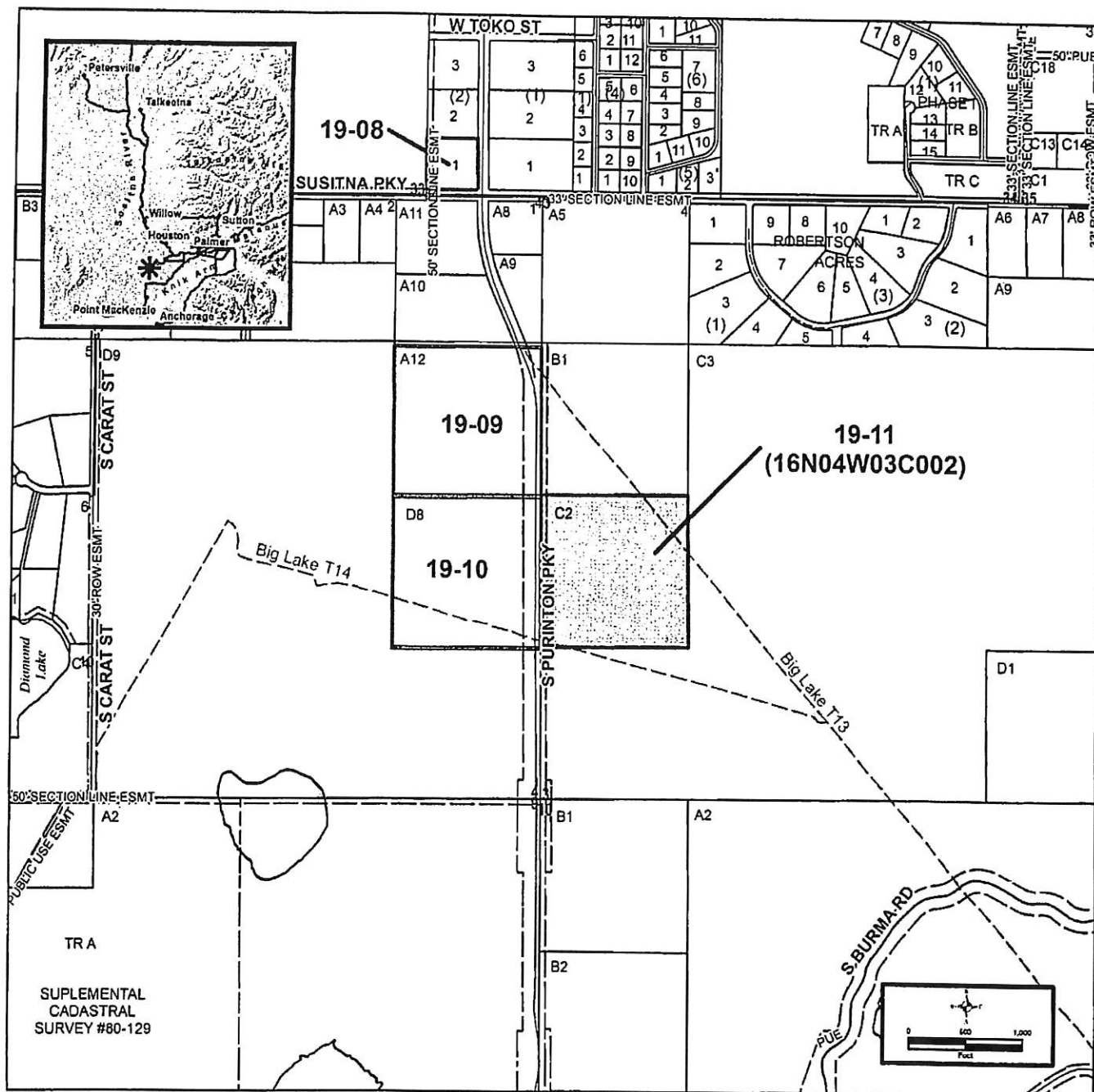
PURCHASE PRICE: \$97,500

MSB TAX ID: 16N04W04D008

SUBD / TRS: T16N, R4W, Sec. 4, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access A - see sale brochure for further information regarding access. Big Lake Trail T14 is a well-established trail running through the southern portion of the parcel and is used by snow machiners, mushers, skiers, ATVs and hikers. Purinton Parkway is a 100' ROW lying fully within the east boundary of the parcel (Notice of Public Dedication at BK 1028 PG 128, Palmer Recording District).



BID PARCEL No. 19-11

ACREAGE (APPROX): 40.00

MSB MAP No.: GB 03

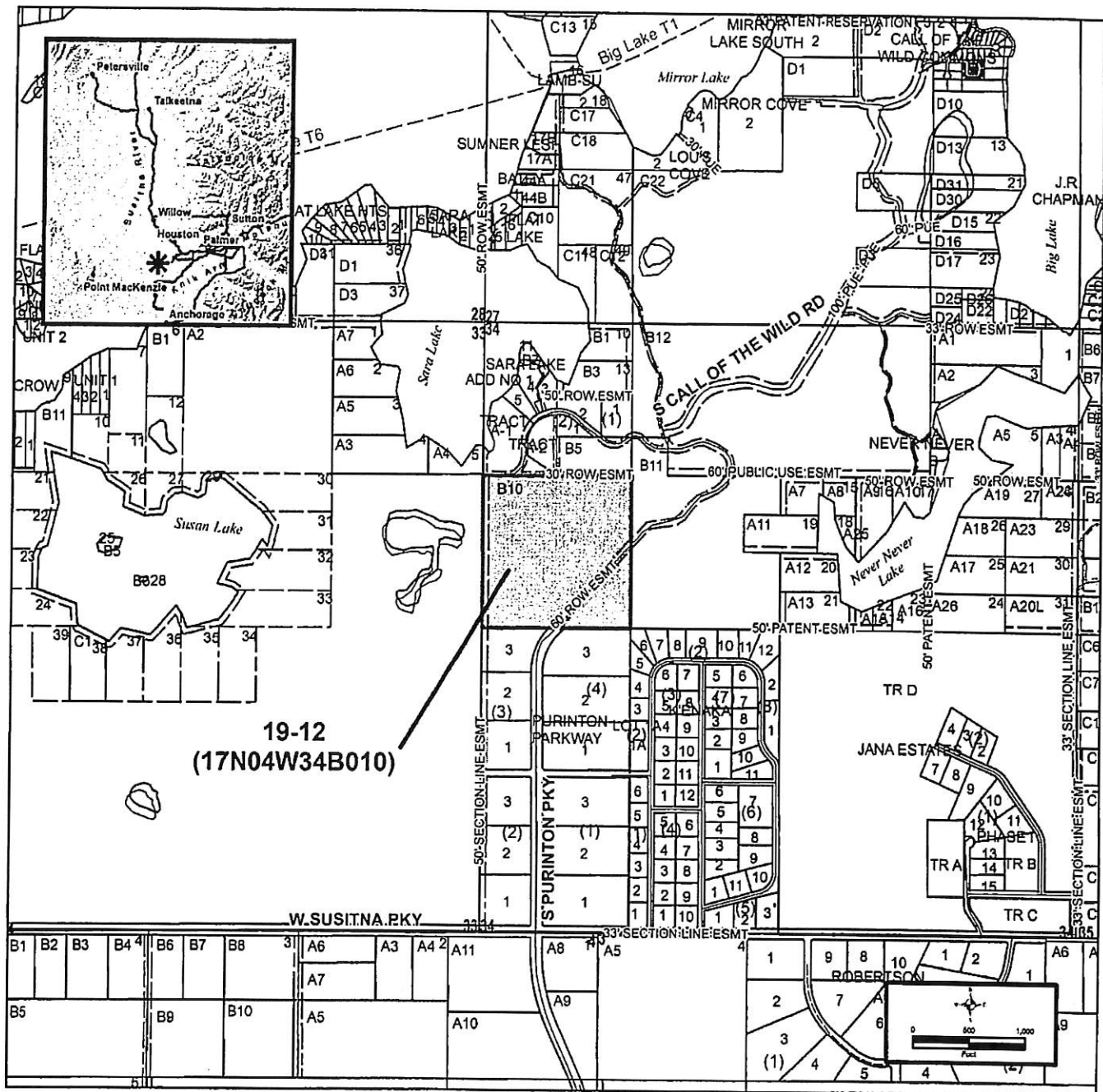
PURCHASE PRICE: \$96,200

MSB TAX ID: 16N04W03C002

SUBD / TRS: T16N, R4W, Sec. 3, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access A - see sale brochure for further information regarding access. Big Lake Trail T13 is a well-established trail running through the northeast corner of the parcel and is used by snow machiners, mushers, skiers, ATVs and hikers.



BID PARCEL No. 19-12

ACREAGE (APPROX): 40.00

MSB MAP No.: LS 16

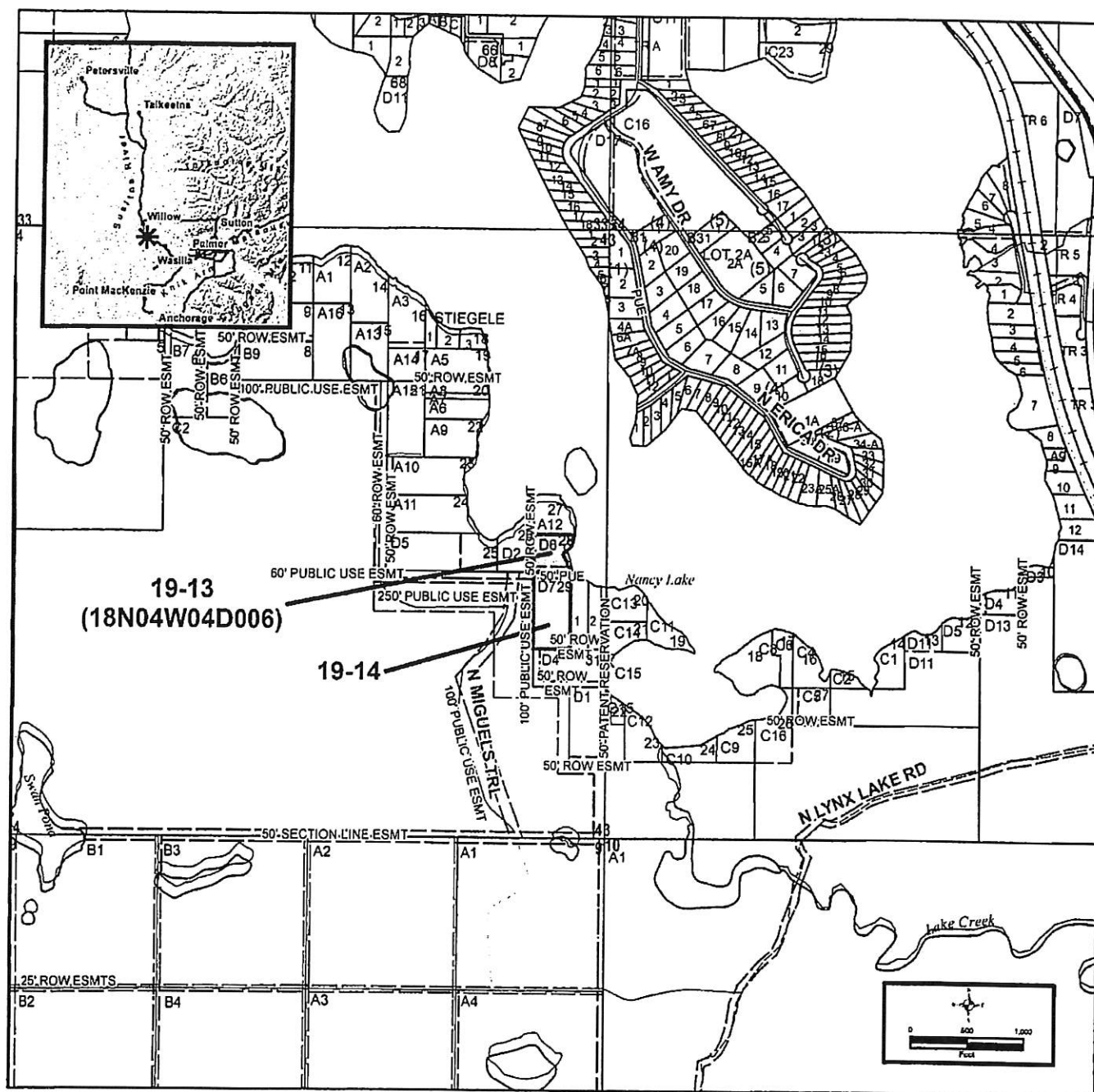
PURCHASE PRICE: \$72,000

MSB TAX ID: 17N04W34B010

SUBD / TRS: T17N, R4W, Sec. 34, S.M.

ADDITIONAL CONDITIONS OF SALE: Reservation of 100' wide Public Use Easement over ADL 203037 (aka Purinton Parkway as constructed this date) and the north 30' for contiguous access to adjacent lands.

COMMENTS: Access A- see sale brochure for further information regarding access. Subject to 50' section line easement within west boundary of parcel.



BID PARCEL No. 19-13

ACREAGE (APPROX): 2.53

MSB MAP No.: LS 02

PURCHASE PRICE: \$10,100

MSB TAX ID: 18N04W04D006

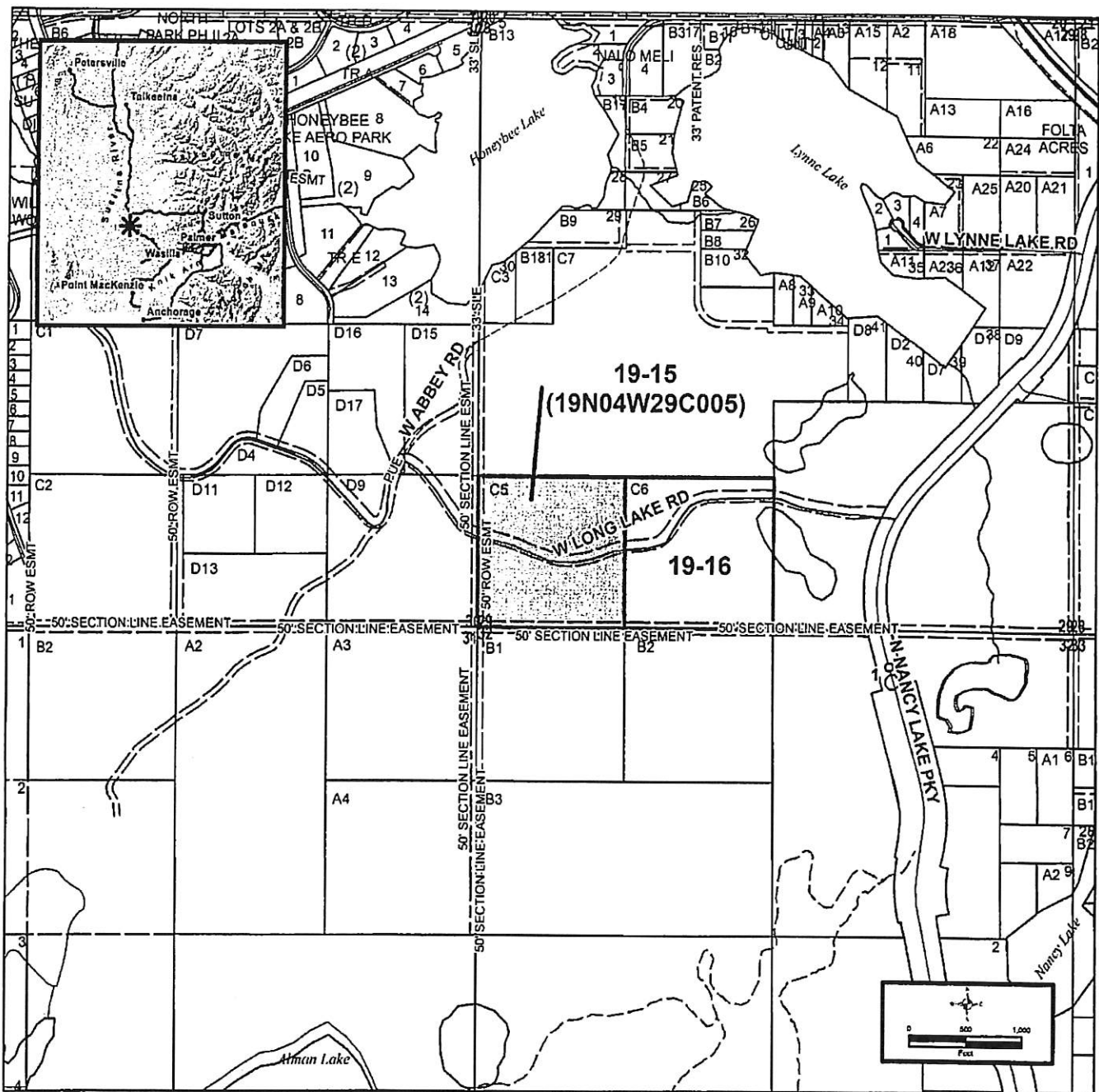
SUBD / TRS: T18N, R4W, Sec. 4, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access D - see sale brochure for further information regarding access. Subject to a public use easement being the south 50'. There is matching 50' public easement within the north boundary of Gov't Lot 29 (Parcel 19-14) and various public use easements as noted on map and recorded documents (Doc #2002-023719-0, 2005-004841-0 and 2006-036743-0, Palmer Recording District). More file information is available at the borough office.

IM 19-065

OR 19-051



BID PARCEL No. 19-15

ACREAGE (APPROX): 40.00

MSB MAP No.: WI 15

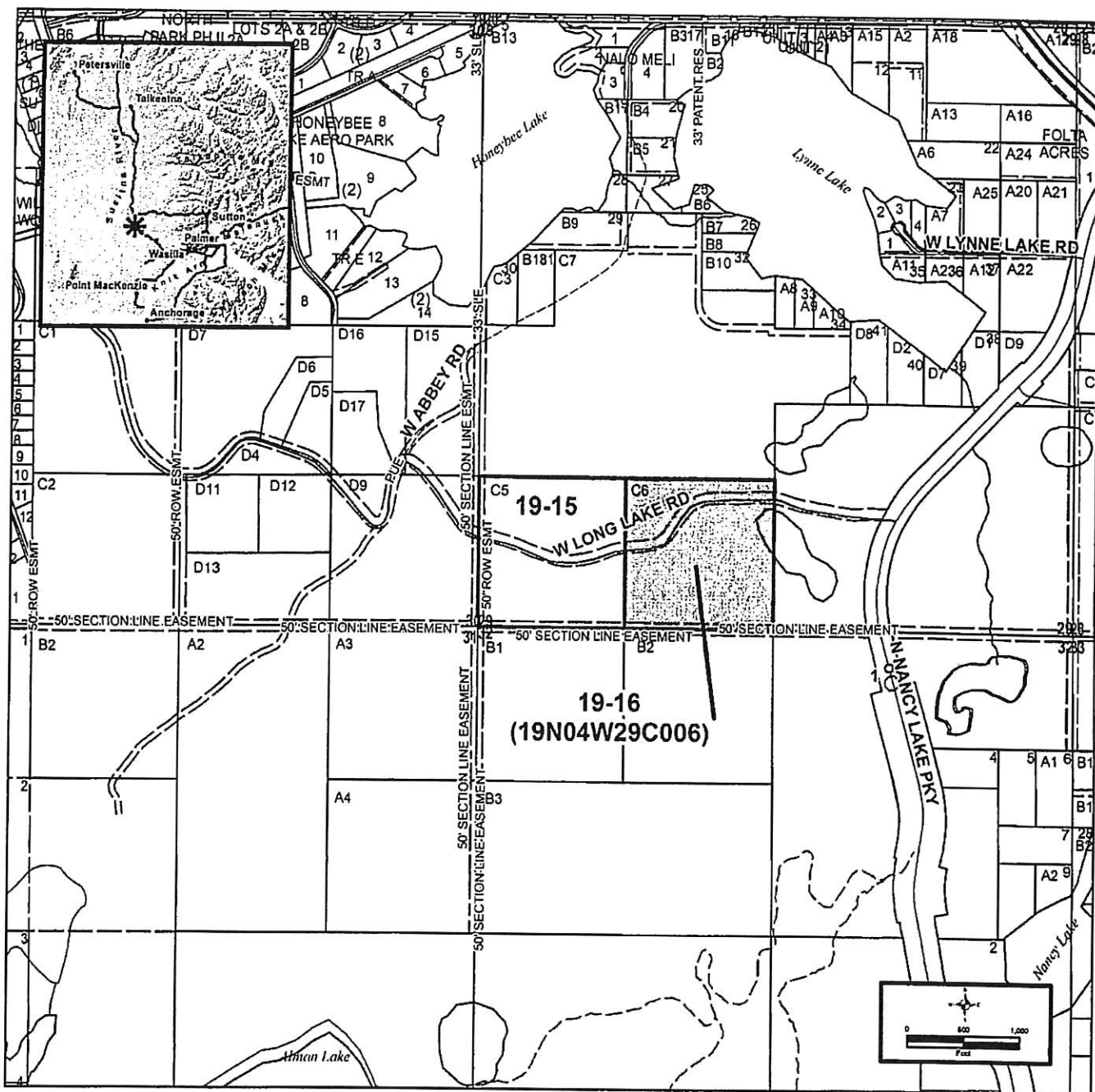
PURCHASE PRICE: \$110,000

MSB TAX ID: 19N04W29C005

SUBD / TRS: T19N, R4W, Sec. 29, S.M.

ADDITIONAL CONDITIONS OF SALE: Reservation of a 50' wide public use easement within the east and north boundaries of parcel.

COMMENTS: Access A - see sale brochure for further information regarding access. Subject to 50' wide section line easements within the west and south boundaries of parcel. Also subject to Long Lake Road Right-of-Way.



BID PARCEL No. 19-16

ACREAGE (APPROX): 40.00

MSB MAP No.: WI 15

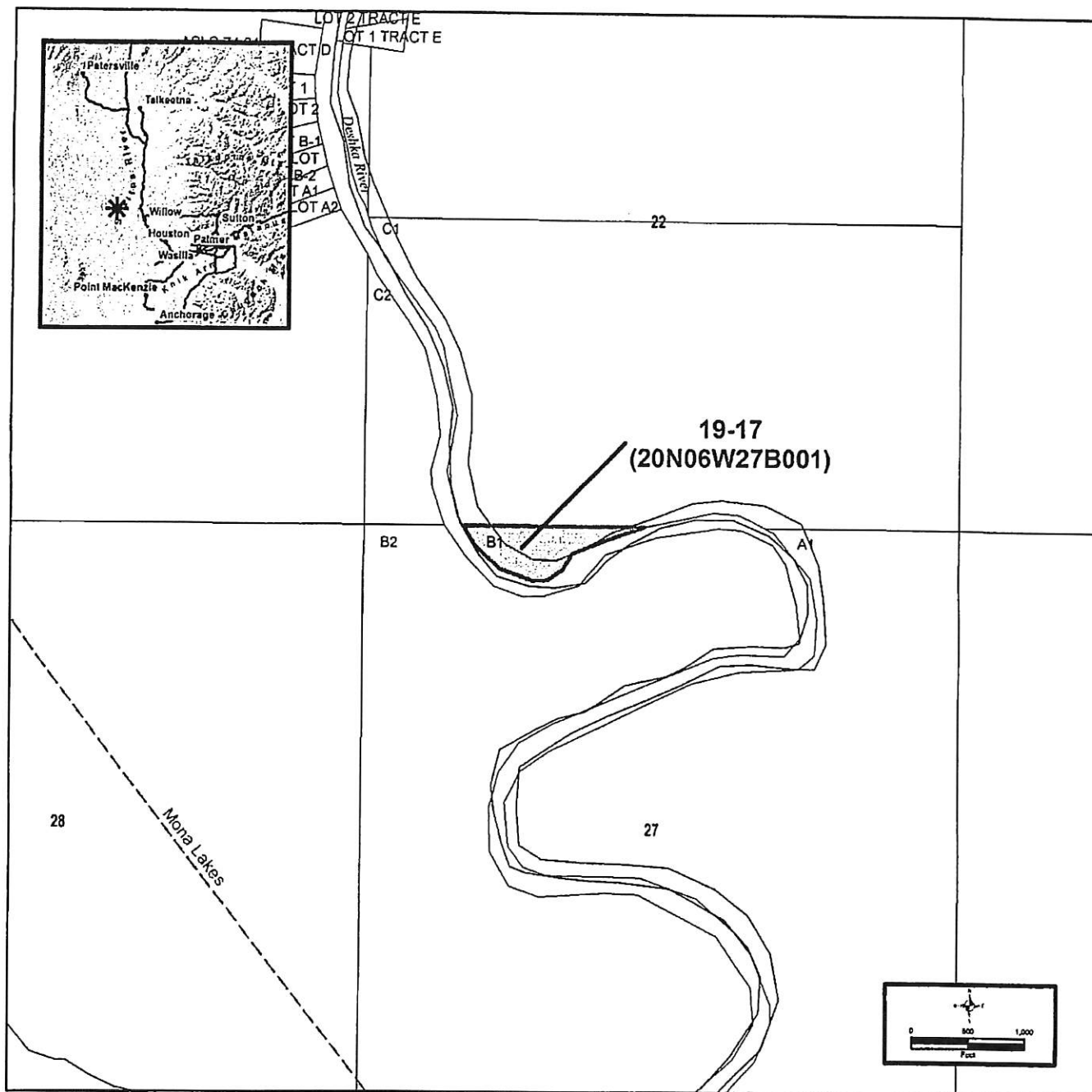
PURCHASE PRICE: \$119,000

MSB TAX ID: 19N04W29C006

SUBD / TRS: T19N, R4W, Sec. 29, S.M.

ADDITIONAL CONDITIONS OF SALE: Reservation of a 50' wide public use easement within the west boundary of parcel.

COMMENTS: Access A - see sale brochure for further information regarding access. Subject to 50' wide section line easements within the south boundary of parcel. Also subject to Long Lake Road Right-of-Way.



BID PARCEL No. 19-17

ACREAGE (APPROX): 9.18

MSB MAP No.: KO 00

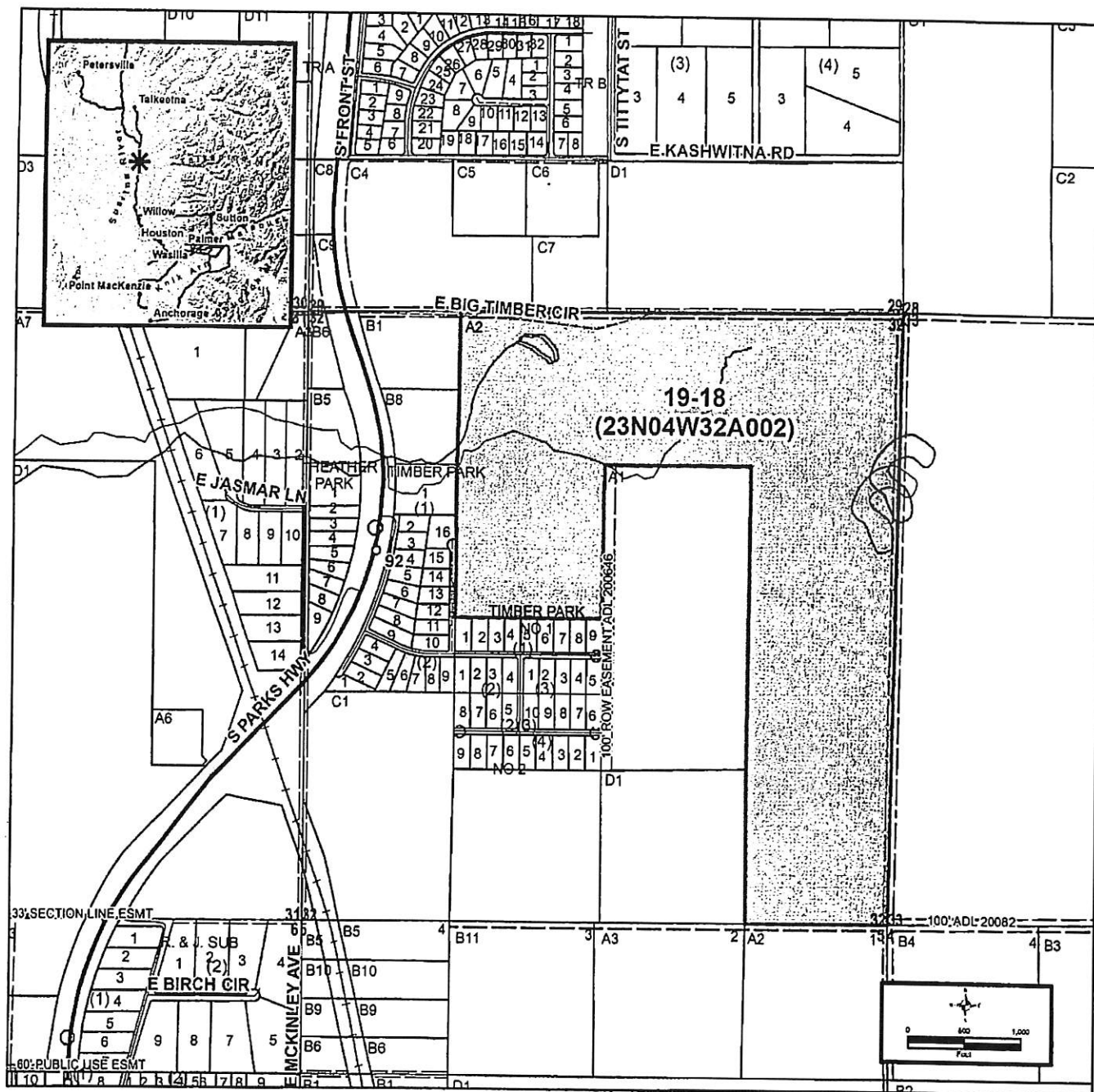
PURCHASE PRICE: \$8,300

MSB TAX ID: 20N06W27B001

SUBD / TRS: T20N, R6W, Sec. 27, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. Parcel is on the Deshka River, approximately 10 river miles north of the Susitna River/Deshka River Confluence. Snow machine access via Deshka-Su Trail and Monal Lakes Trail. Parcel subject to a 50' wide access easement along the high water mark of the Deshka River.



BID PARCEL No. 19-18

ACREAGE (APPROX): 278.00

MSB MAP No.: MO 15

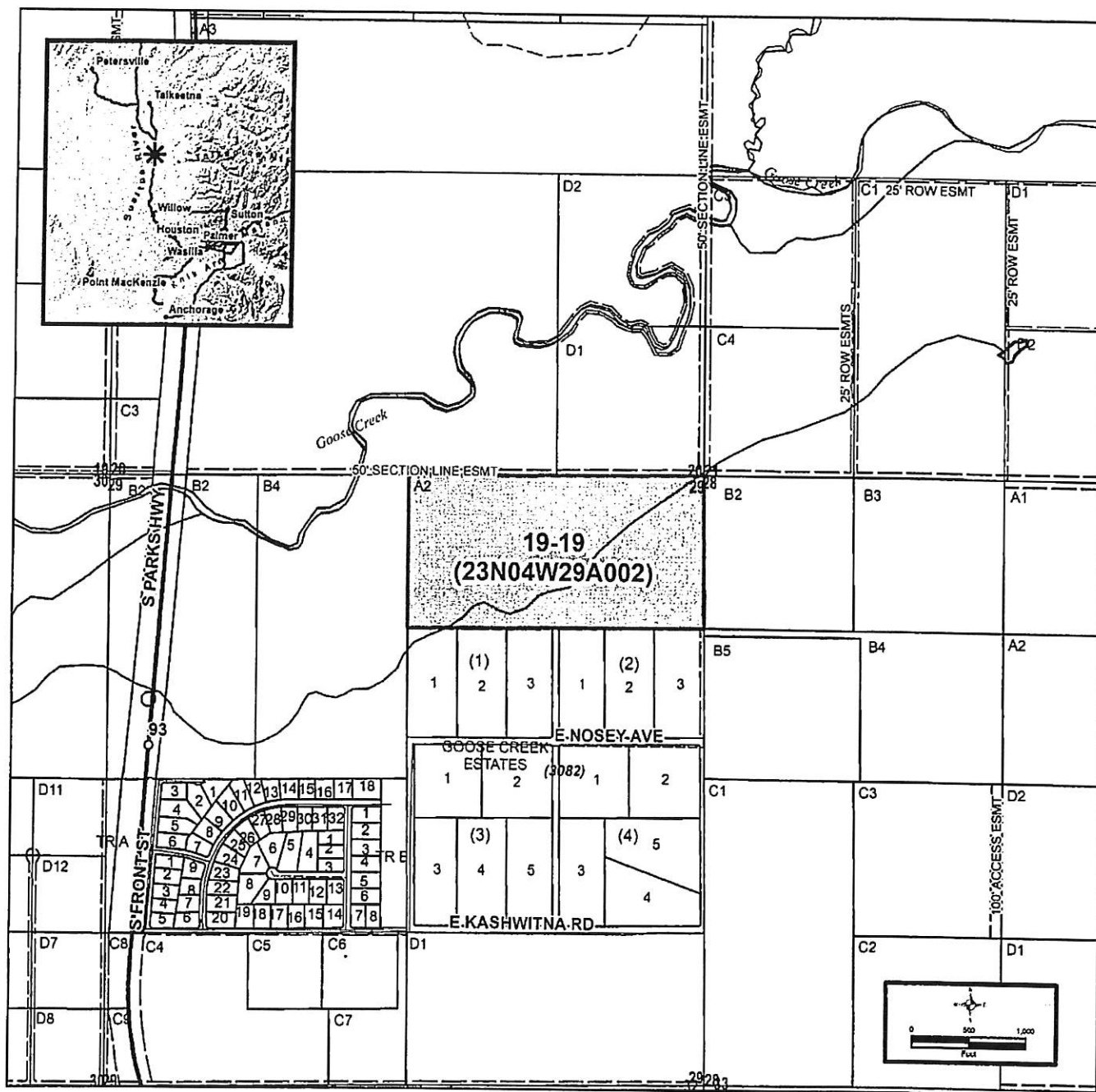
PURCHASE PRICE: \$97,300

MSB TAX ID: 23N04W32A002

SUBD / TRS: T20N, R4W, Sec. 32, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access B - see sale brochure for further information regarding access. Physical (constructed) access to parcel is from approximate MP 92, Parks Hwy (just past railroad tracks), onto E. Lichen Dr. then S. Moss Ct. Other platted/reserved access is not constructed at this time. More information is available in the file at borough office.



BID PARCEL No. 19-19

ACREAGE (APPROX): 80.00

MSB MAP No.: MO 15

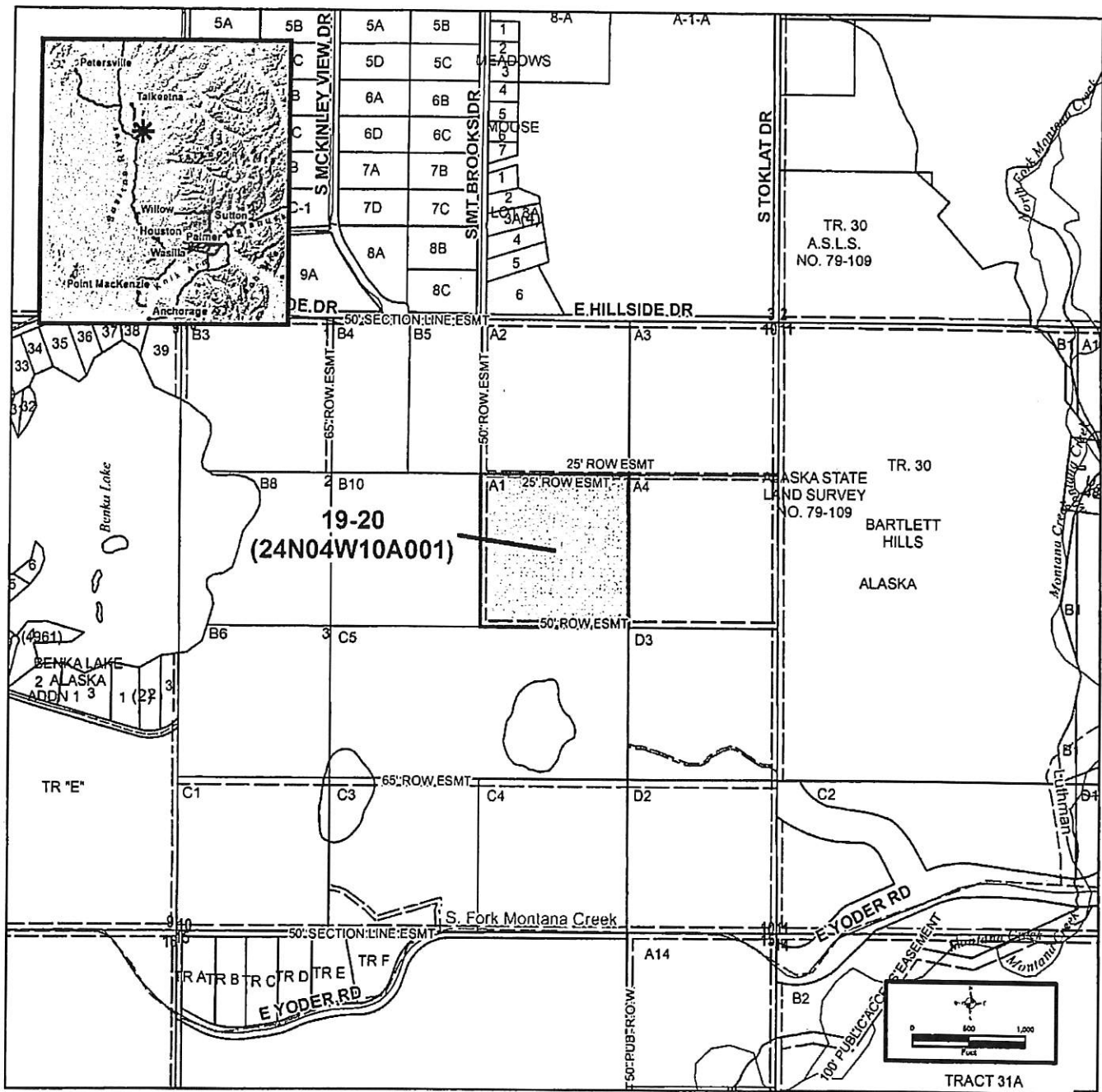
PURCHASE PRICE: \$48,000

MSB TAX ID: 23N04W29A002

SUBD / TRS: T23N, R4W, Sec. 29, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access D - see sale brochure for further information regarding access. Subject to a section line easement within the north 50' and the east 50' of the parcel.



BID PARCEL No. 19-20

ACREAGE (APPROX): 40.00

MSB MAP No.: MO 01

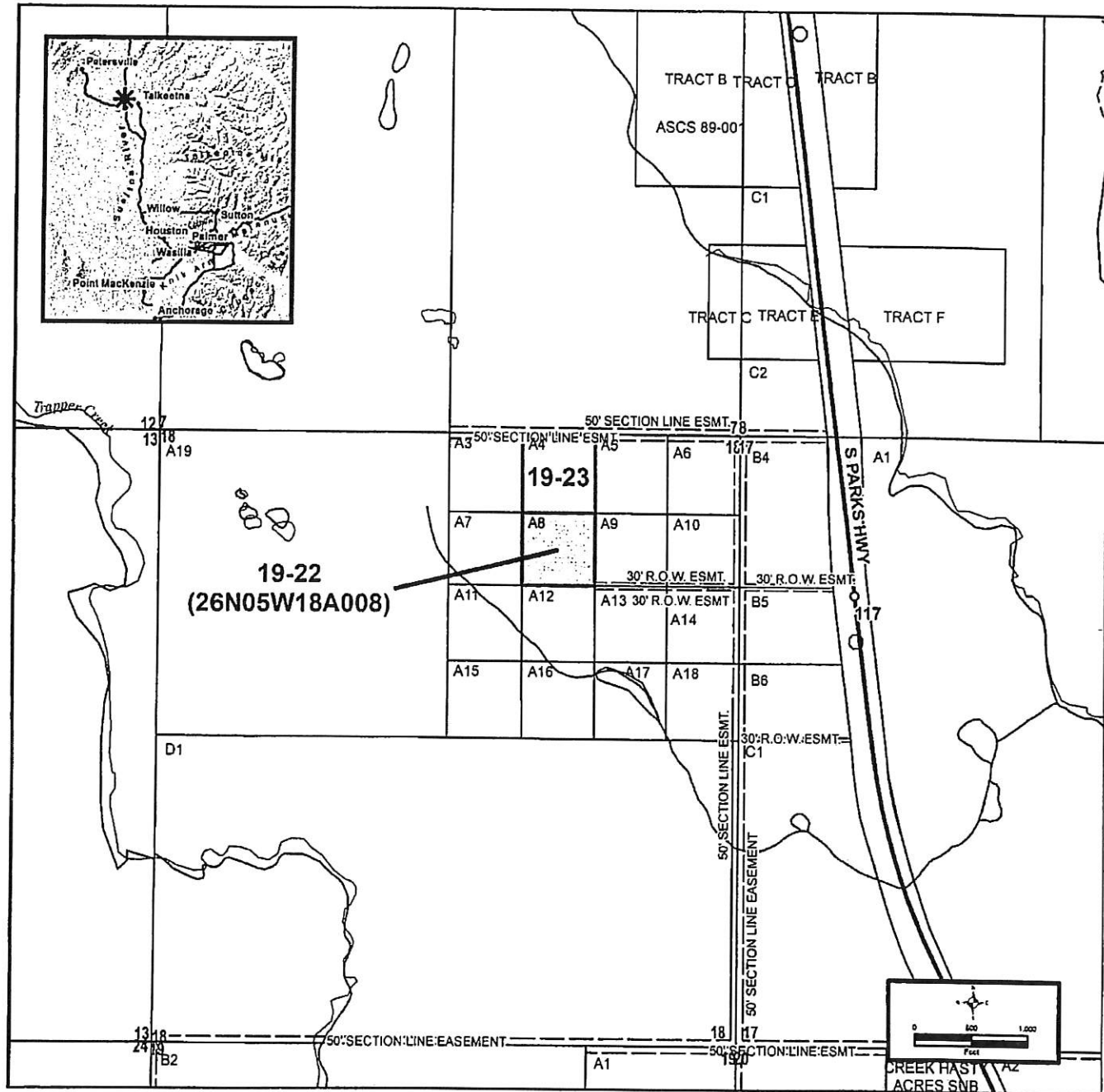
PURCHASE PRICE: \$57,600

MSB TAX ID: 24N04W10A001

SUBD / TRS: T24N, R4W, Sec. 10, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E- see sale brochure for further information regarding access. Subject to road and utility easements within the north, south and west boundaries of the parcel (reserved in QCD at BK 70 PG 127, TRD). More information available in file at borough office.



BID PARCEL No. 19-22

ACREAGE (APPROX): 10.00

MSB MAP No.: TA 04

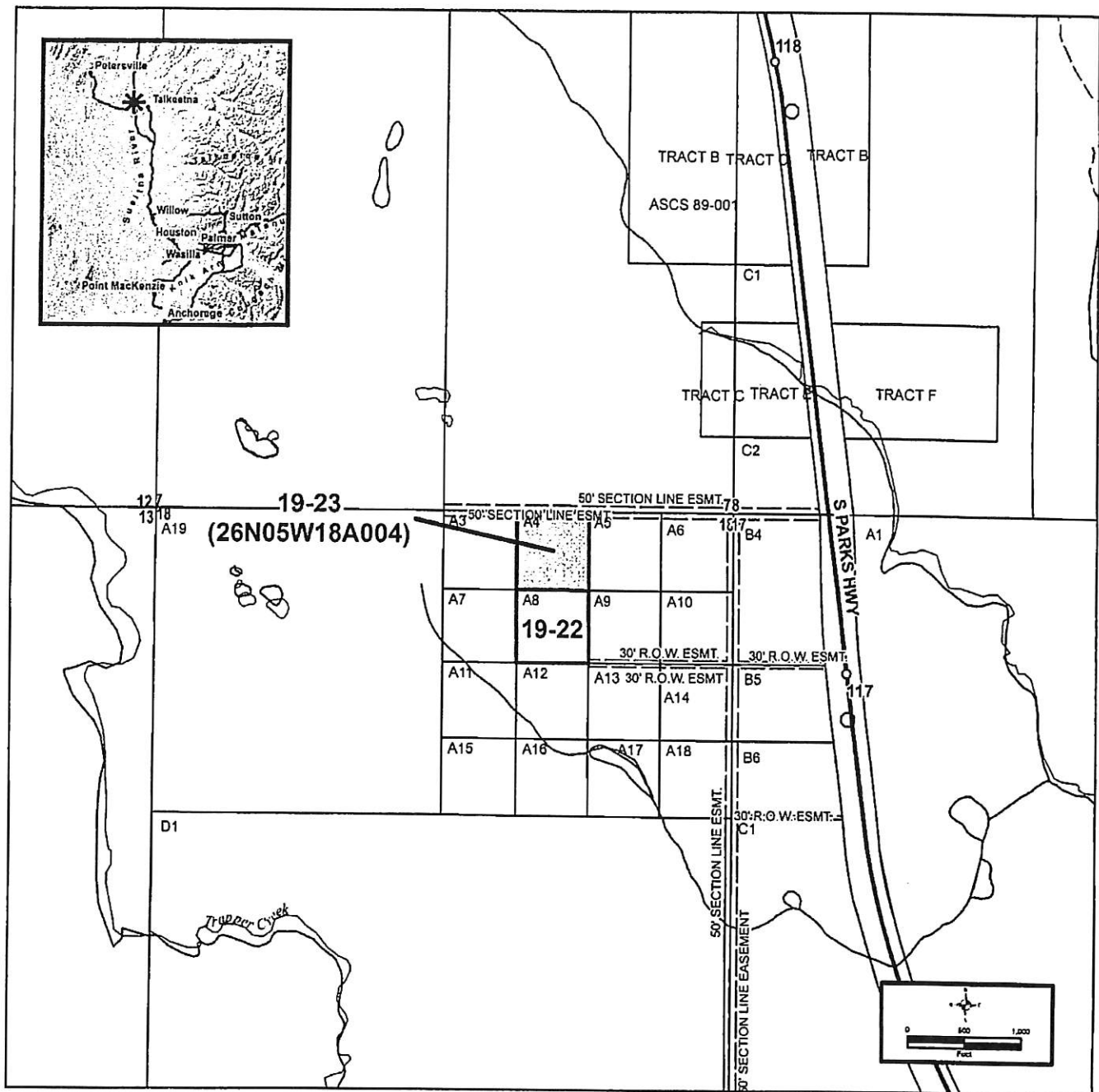
PURCHASE PRICE: \$14,300

MSB TAX ID: 26N05W18A008

SUBD / TRS: T26N, R5W, Sec. 18, S.M.

ADDITIONAL CONDITIONS OF SALE: Reservation of 30' wide public use easement within all interior boundaries of parcel (north/south/east/west) for access to adjacent lands.

COMMENTS: Access B - see sale brochure for further information regarding access. More information available in file at borough office.



BID PARCEL No. 19-23

ACREAGE (APPROX): 10.00

MSB MAP No.: TA 04

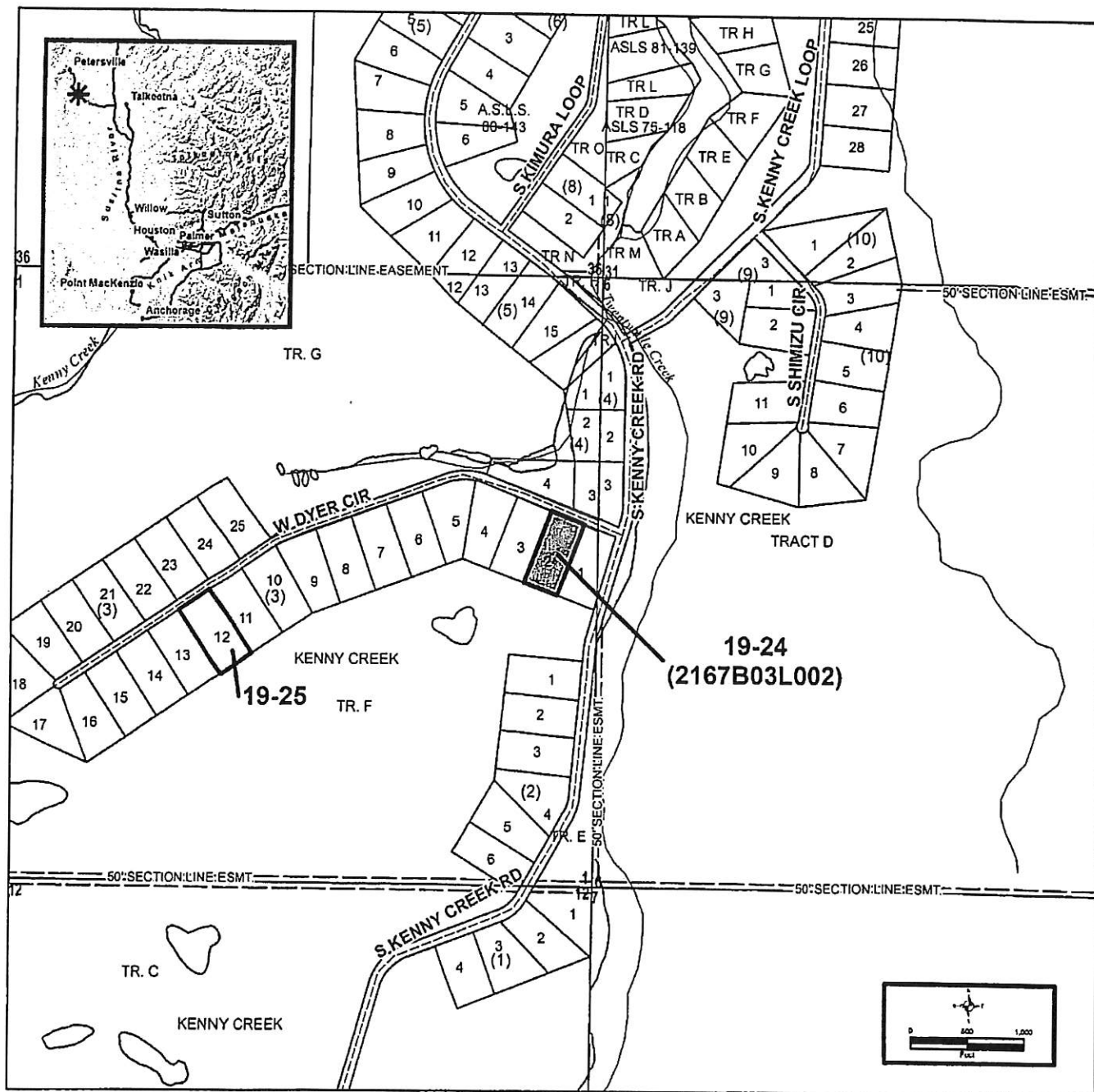
PURCHASE PRICE: \$15,000

MSB TAX ID: 26N05W18A004

SUBD / TRS: T26N, R5W, Sec. 18, S.M.

ADDITIONAL CONDITIONS OF SALE: Reservation of 30' wide public use easement within the south and east boundaries of parcel for access to adjacent lands.

COMMENTS: Access B - see sale brochure for further information regarding access. Subject to 50' section line easement within north boundary of parcel. More information available in file at borough office.



BID PARCEL No. 19-24

ACREAGE (APPROX): 5.00

MSB MAP No.: PV 37

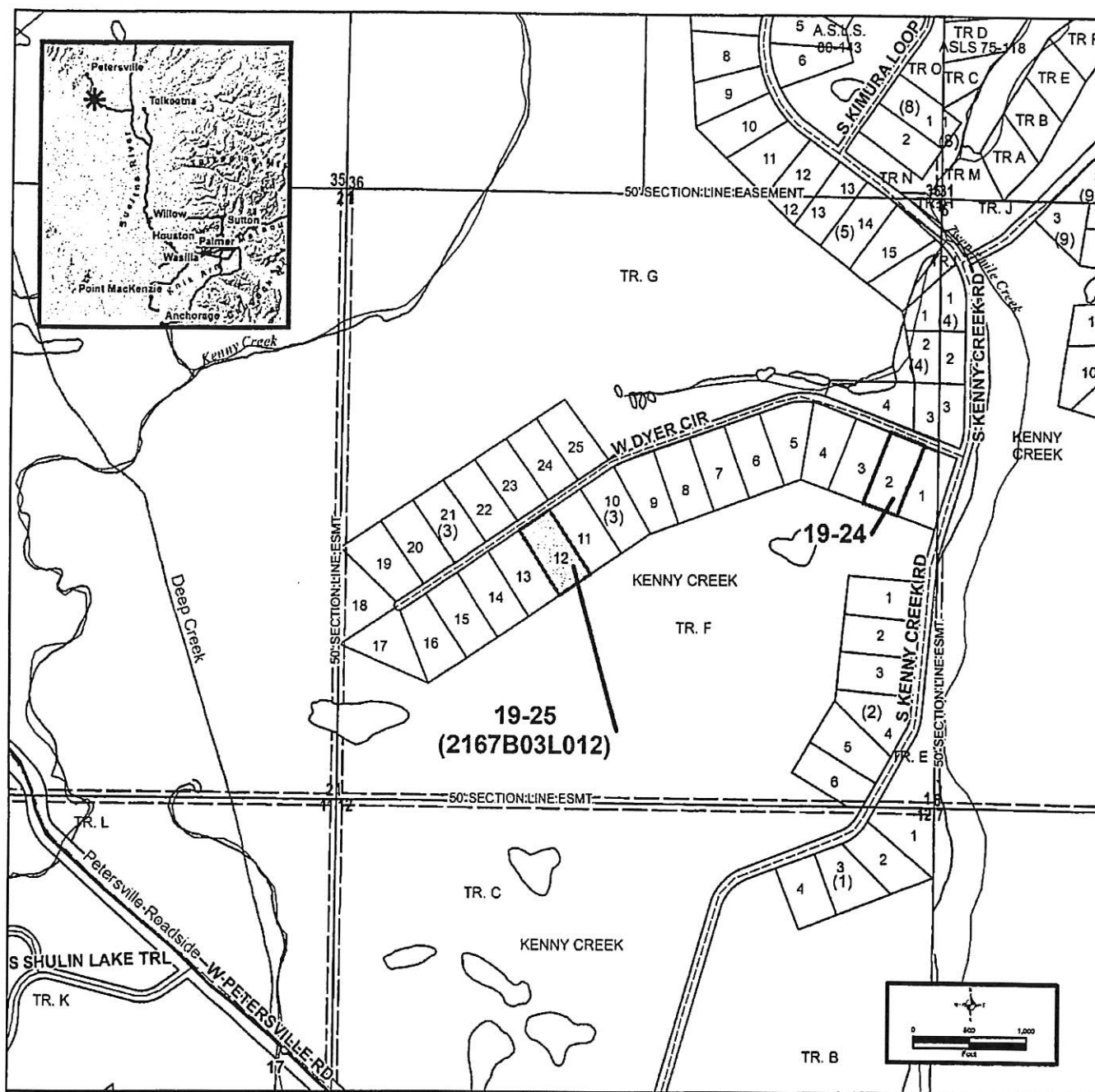
PURCHASE PRICE: \$9,000

MSB TAX ID: 2167B03L002

SUBD / TRS: Kenny Creek ASLS 80-143 / T26N, R8W, Sec. 01, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. Parcel heavily treed.



BID PARCEL No. 19-25

ACREAGE (APPROX): 5.00

MSB MAP No.: PV 37

PURCHASE PRICE: \$9,000

MSB TAX ID: 2167B03L012

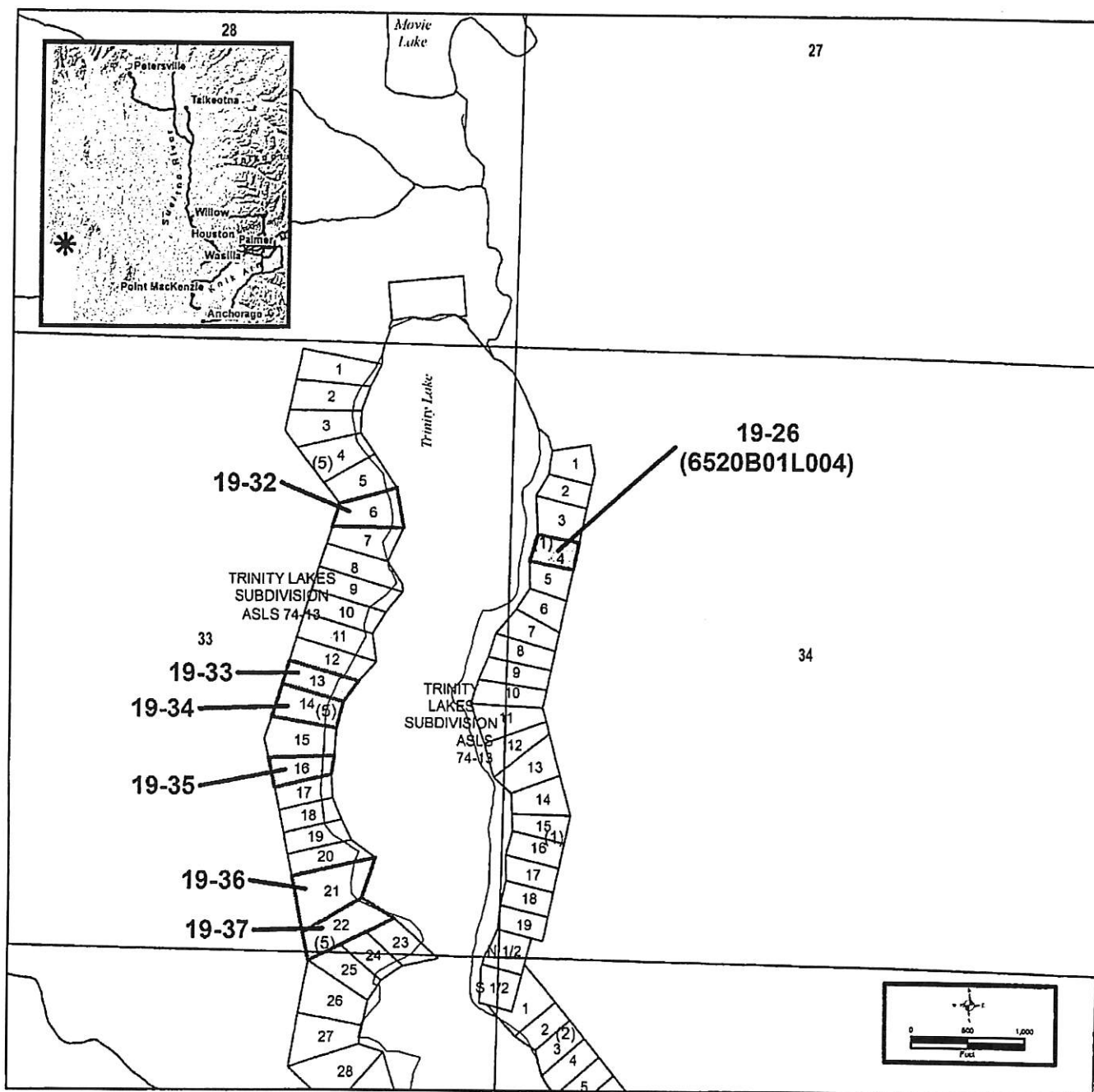
SUBD / TRS: Kenny Creek ASLS 80-143 / T26N, R8W, Sec. 01, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access.

IM 19-065

OR 19-051



BID PARCEL No. 19-26

ACREAGE (APPROX): 2.12

MSB MAP No.: TL 00

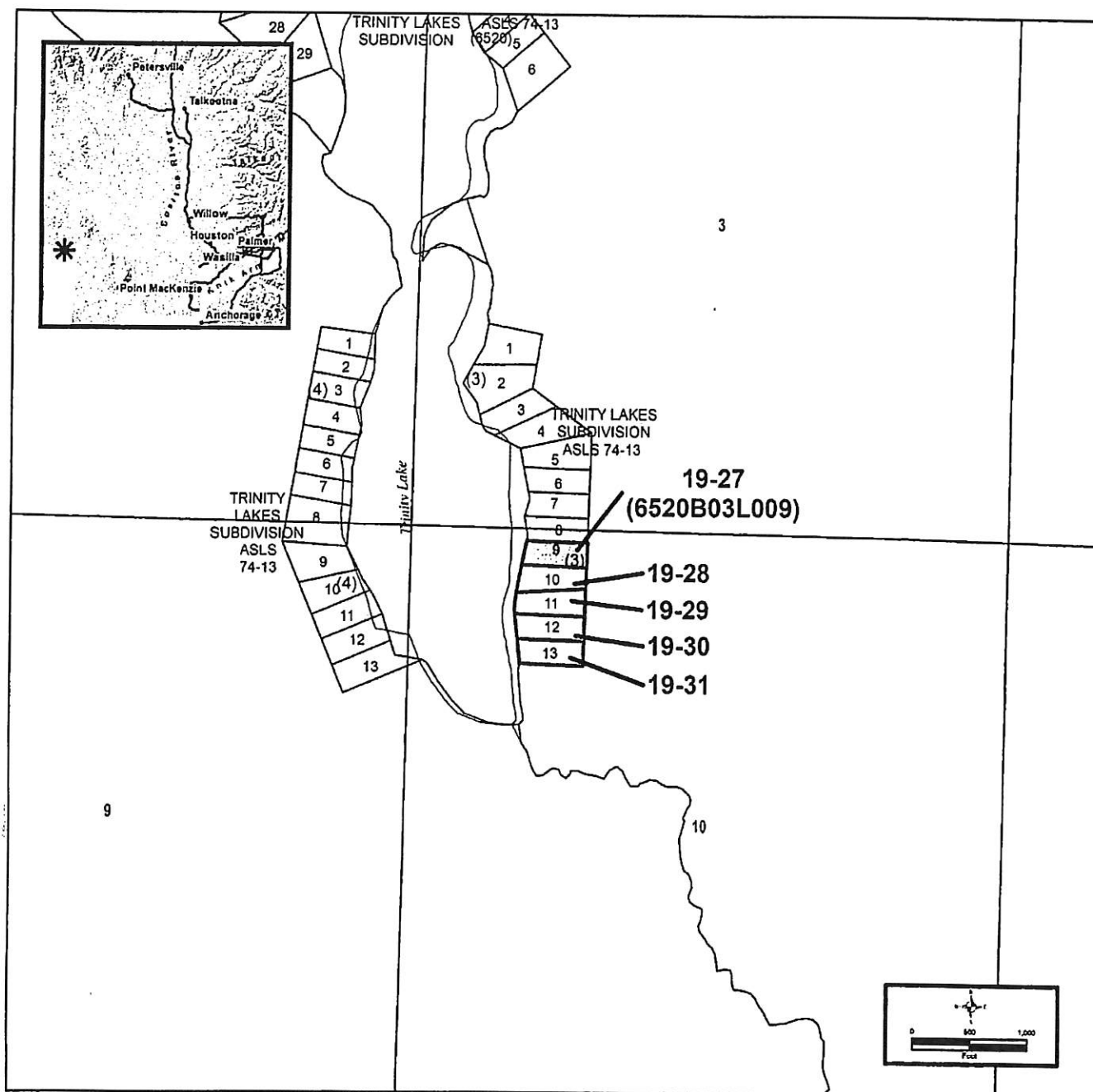
PURCHASE PRICE: \$11,700

MSB TAX ID: 6520B01L004

SUBD / TRS: Trinity Lakes ASLS 74-13 / T18N, R12W, Sec. 34, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. Lakefront is heavily treed, back portion is wet. More information is available in file at borough office.



BID PARCEL No. 19-27

ACREAGE (APPROX): 2.80

MSB MAP No.: TL 00

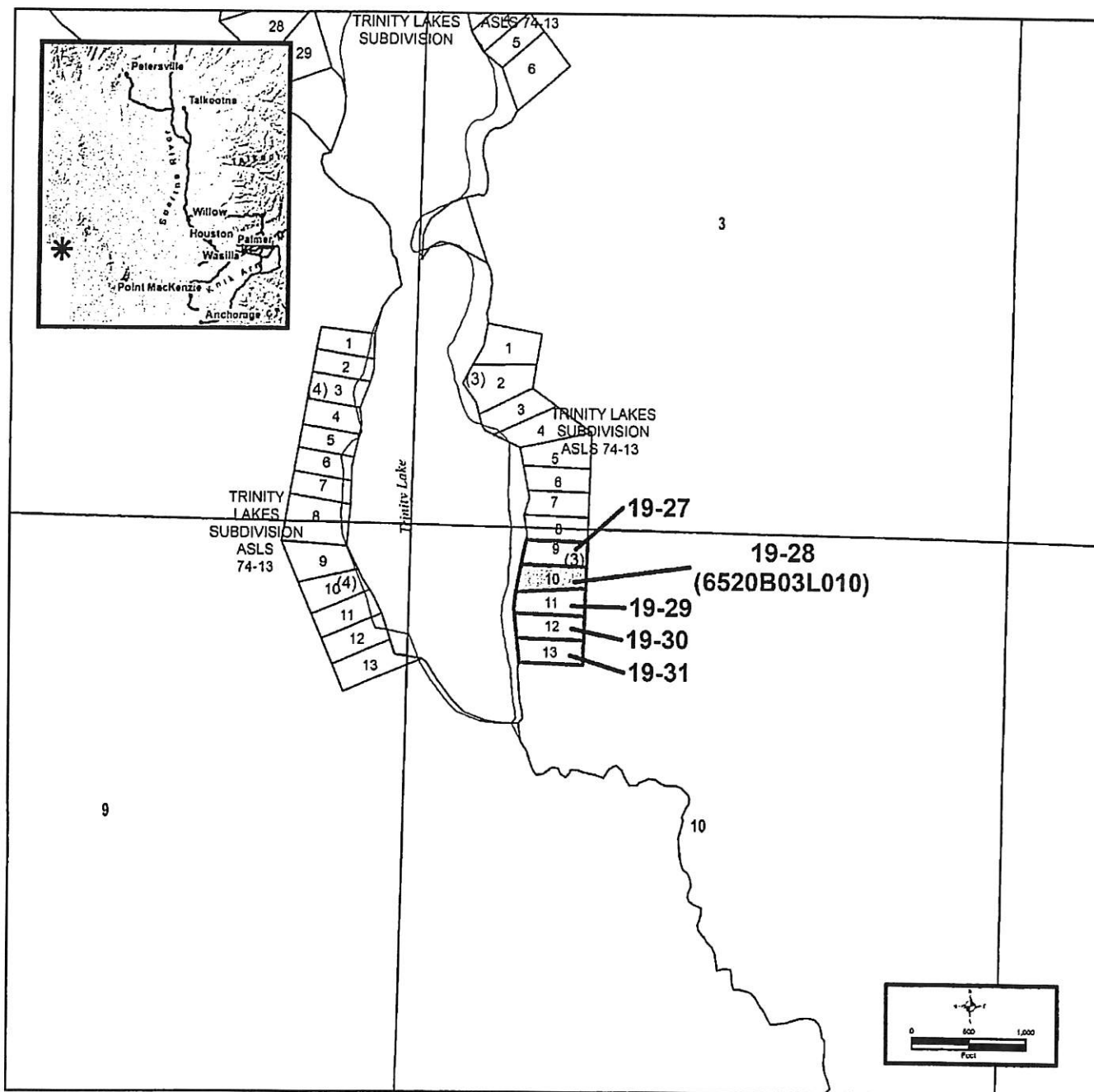
PURCHASE PRICE: \$12,600

MSB TAX ID: 6520B03L009

SUBD / TRS: Trinity Lakes ASLS 74-13 / T17N, R12W, Sec. 10, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. Parcel is heavily treed. More information is available in file at borough office.



BID PARCEL No. 19-28

ACREAGE (APPROX): 2.97

MSB MAP No.: TL 00

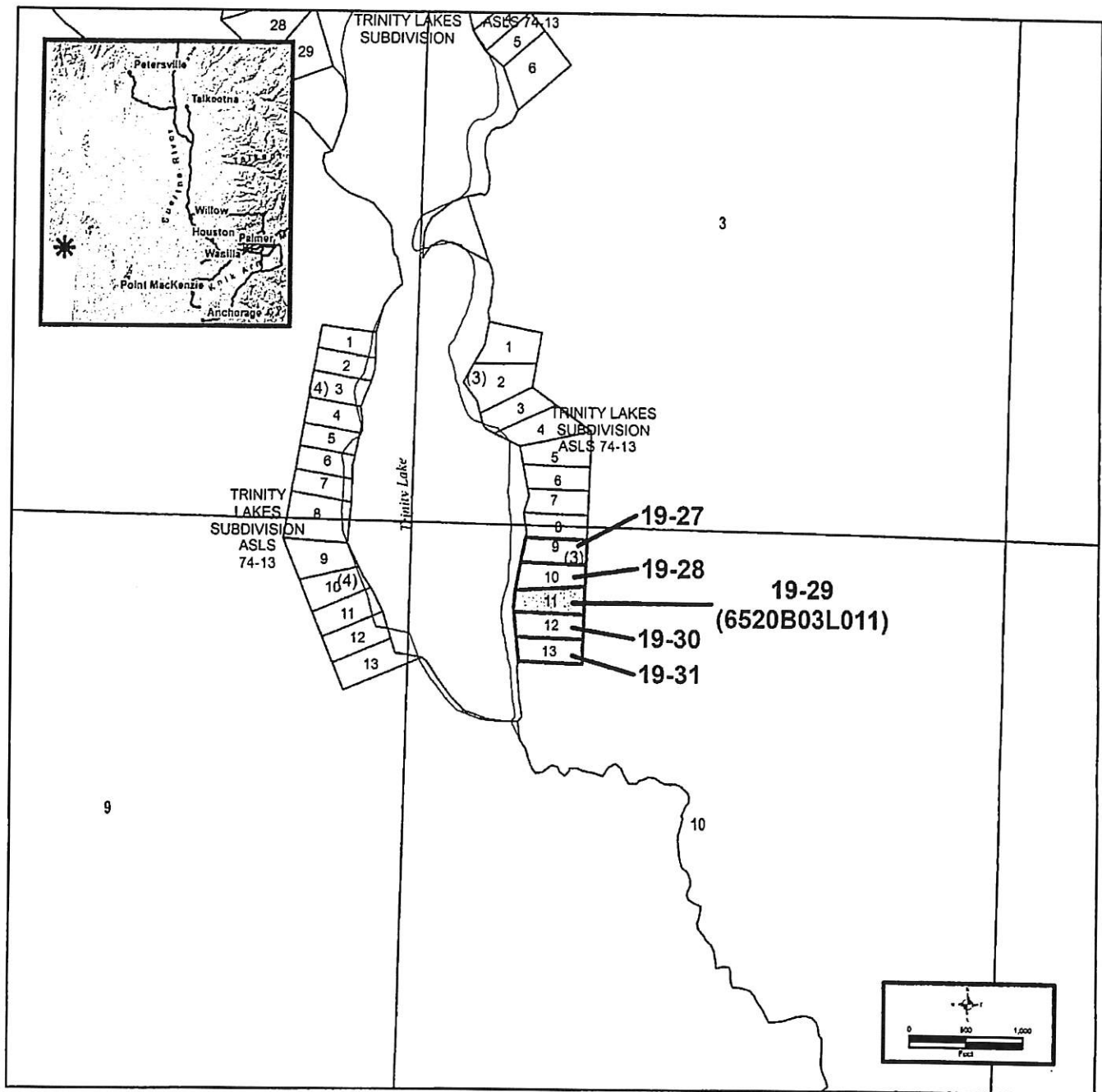
PURCHASE PRICE: \$13,400

MSB TAX ID: 6520B03L010

SUBD / TRS: Trinity Lakes ASLS 74-13 / T17N, R12W, Sec. 10, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. Parcel is heavily treed. More information is available in file at borough office.



BID PARCEL No. 19-29

ACREAGE (APPROX): 3.10

MSB MAP No.: TL 00

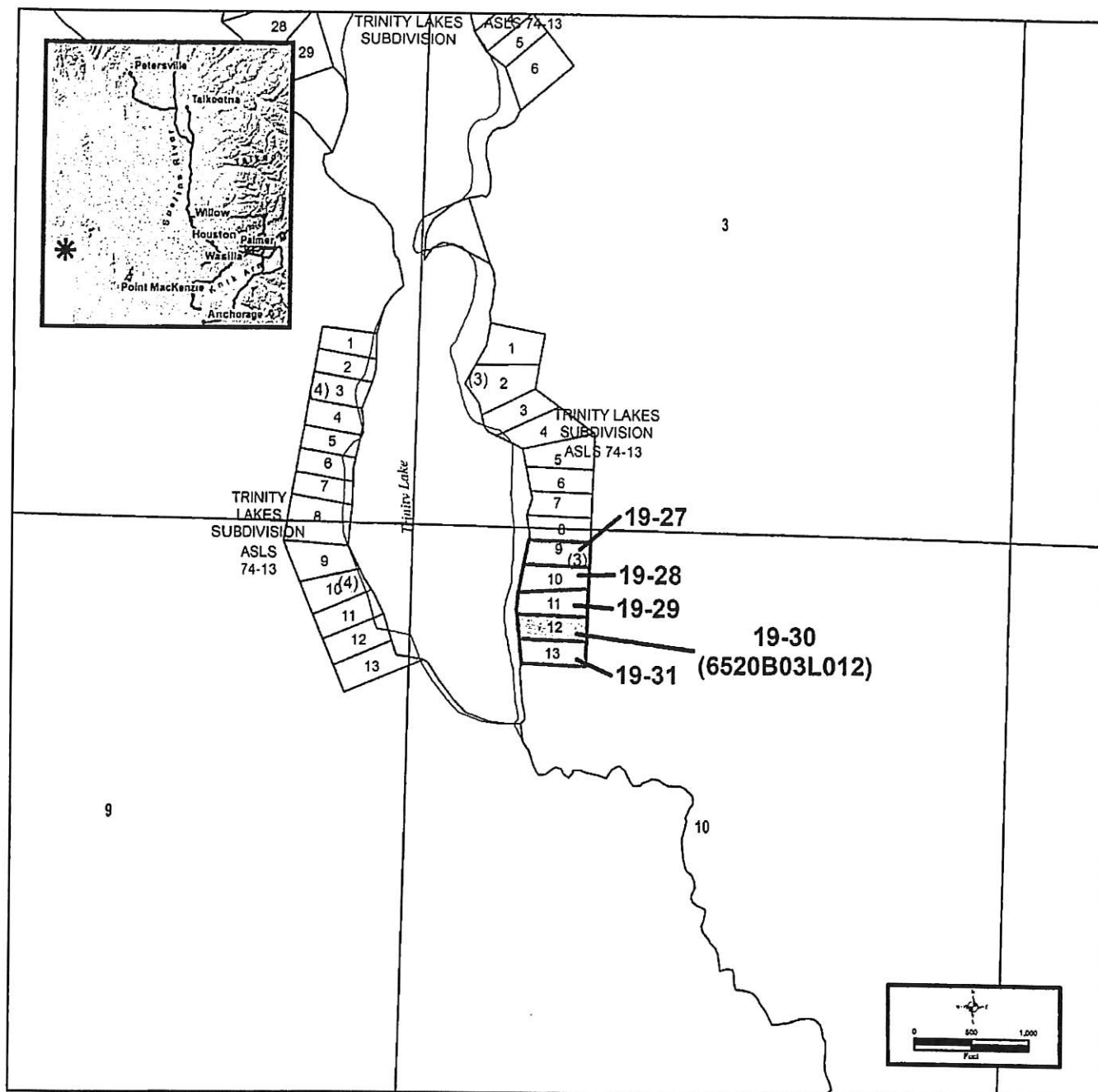
PURCHASE PRICE: \$14,000

MSB TAX ID: 6520B03L011

SUBD / TRS: Trinity Lakes ASLS 74-13 / T17N, R12W, Sec. 10, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. More information is available in file at borough office.



BID PARCEL No. 19-30

ACREAGE (APPROX): 3.03

MSB MAP No.: TL 00

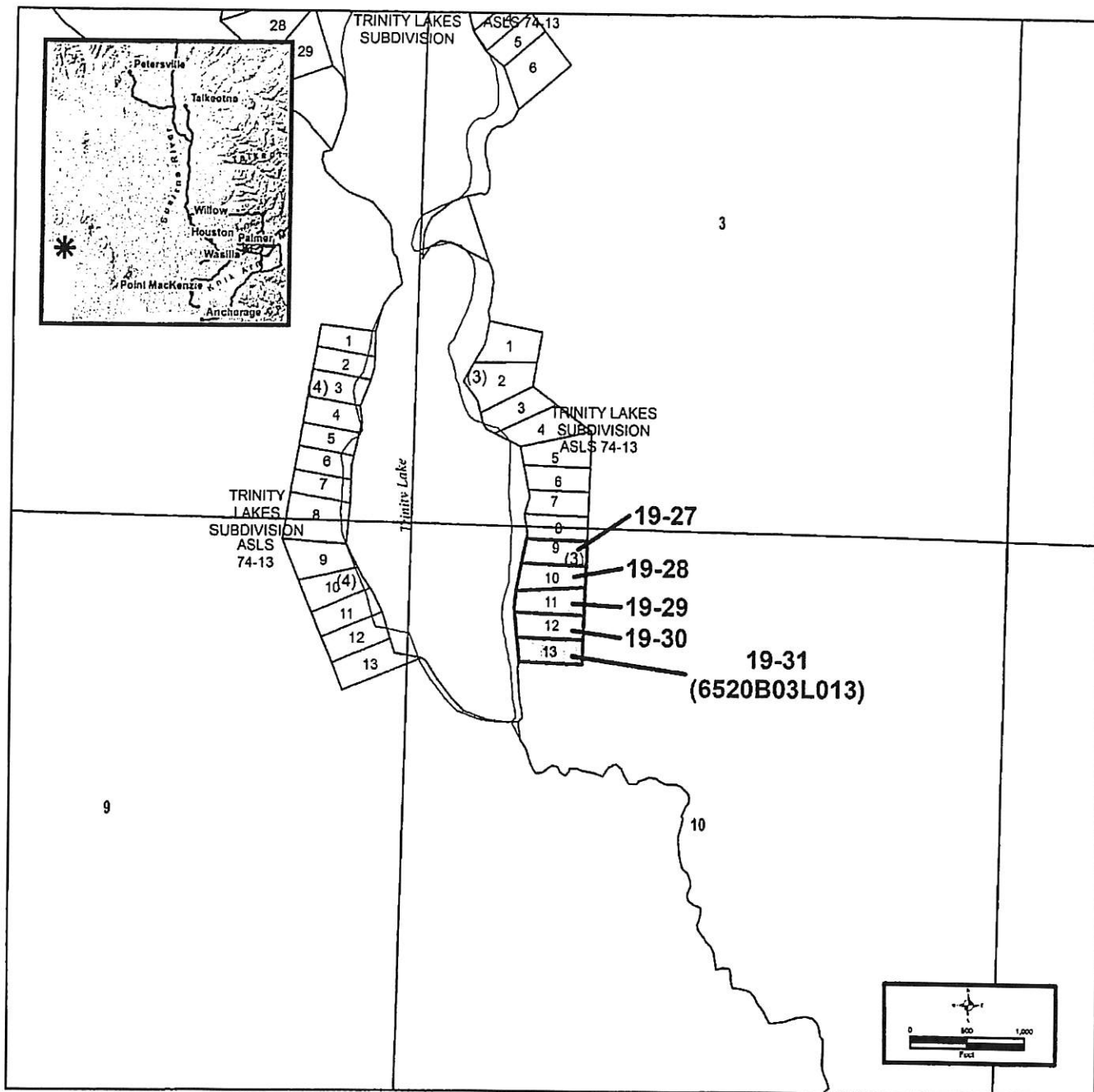
PURCHASE PRICE: \$13,600

MSB TAX ID: 6520B03L012

SUBD / TRS: Trinity Lakes ASLS 74-13 / T17N, R12W, Sec. 10, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. More information is available in file at borough office.



BID PARCEL No. 19-31

ACREAGE (APPROX): 2.88

MSB MAP No.: TL 00

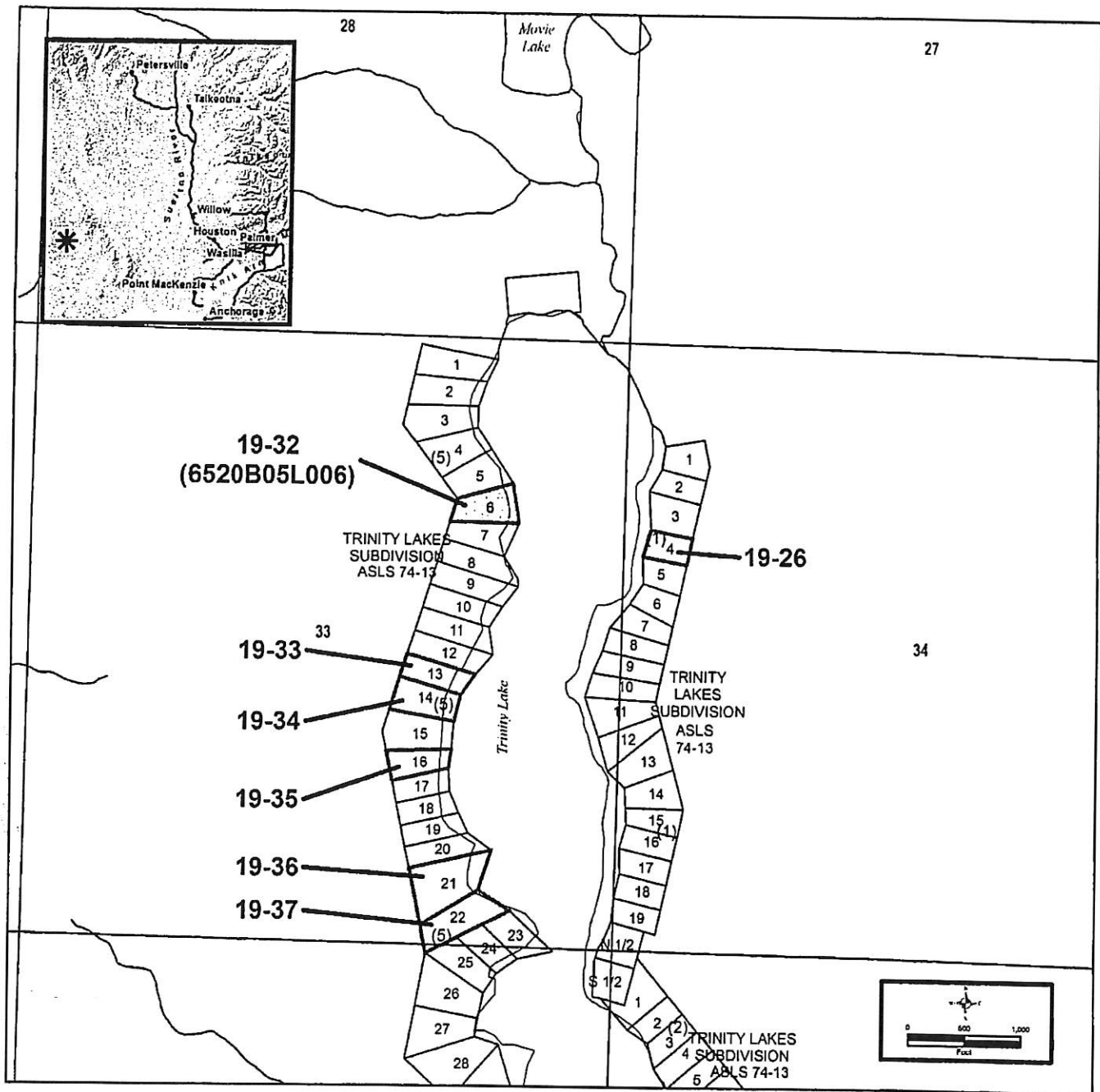
PURCHASE PRICE: \$13,000

MSB TAX ID: 6520B03L013

SUBD / TRS: Trinity Lakes ASLS 74-13 / T17N, R12W, Sec. 10, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. More information is available in file at borough office.



BID PARCEL No. 19-32

ACREAGE (APPROX): 3.53

MSB MAP No.: TL 00

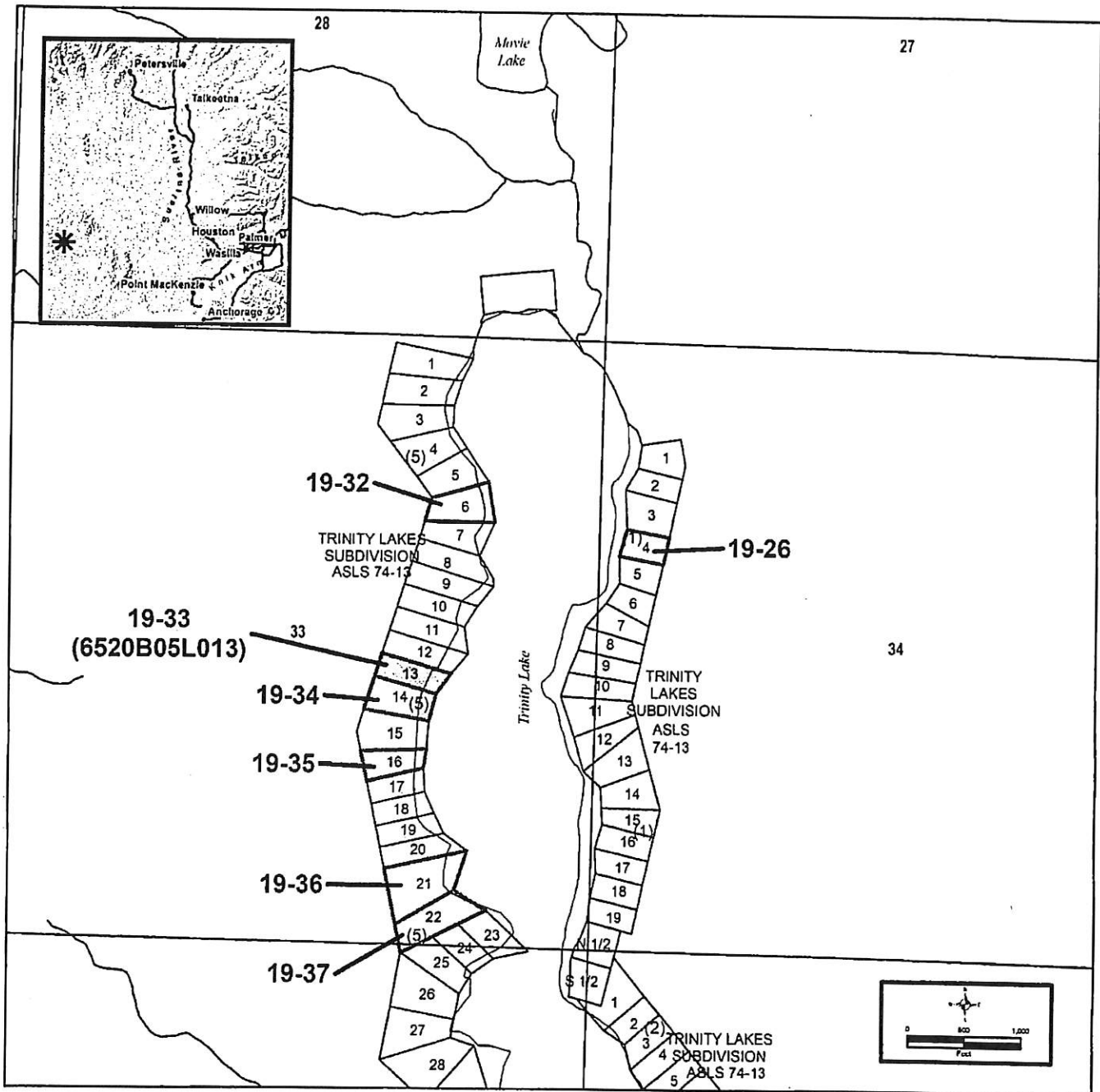
PURCHASE PRICE: \$15,000

MSB TAX ID: 6520B05L006

SUBD / TRS: Trinity Lakes ASLS 74-13 / T18N, R12W, Sec. 33, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. More information is available in file at borough office.



BID PARCEL No. 19-33

ACREAGE (APPROX): 2.87

MSB MAP No.: TL 00

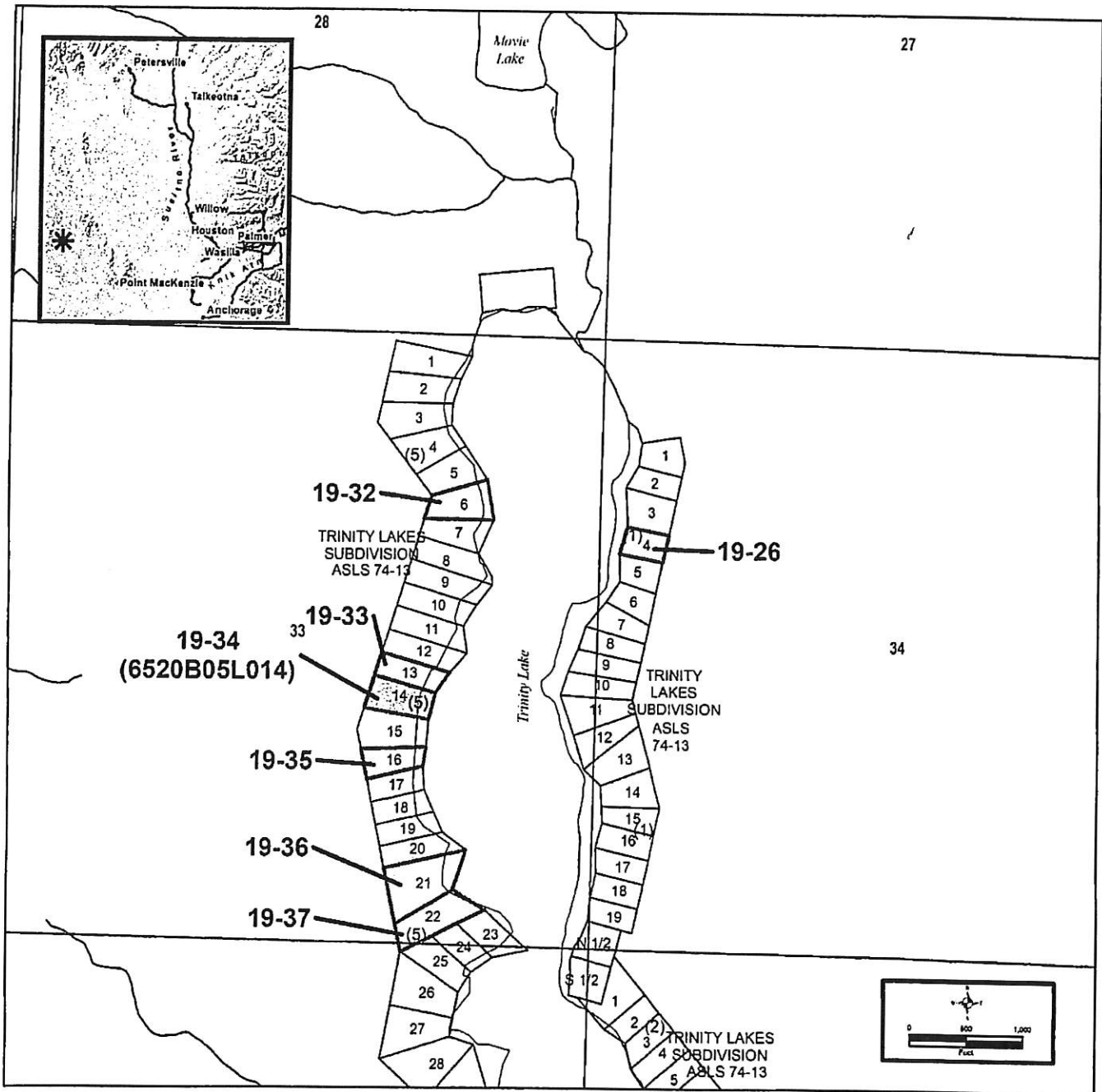
PURCHASE PRICE: \$12,900

MSB TAX ID: 6520B05L013

SUBD / TRS: Trinity Lakes ASLS 74-13 / T18N, R12W, Sec. 33, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. More information is available in file at borough office.



BID PARCEL No. 19-34

ACREAGE (APPROX): 3.53

MSB MAP No.: TL 00

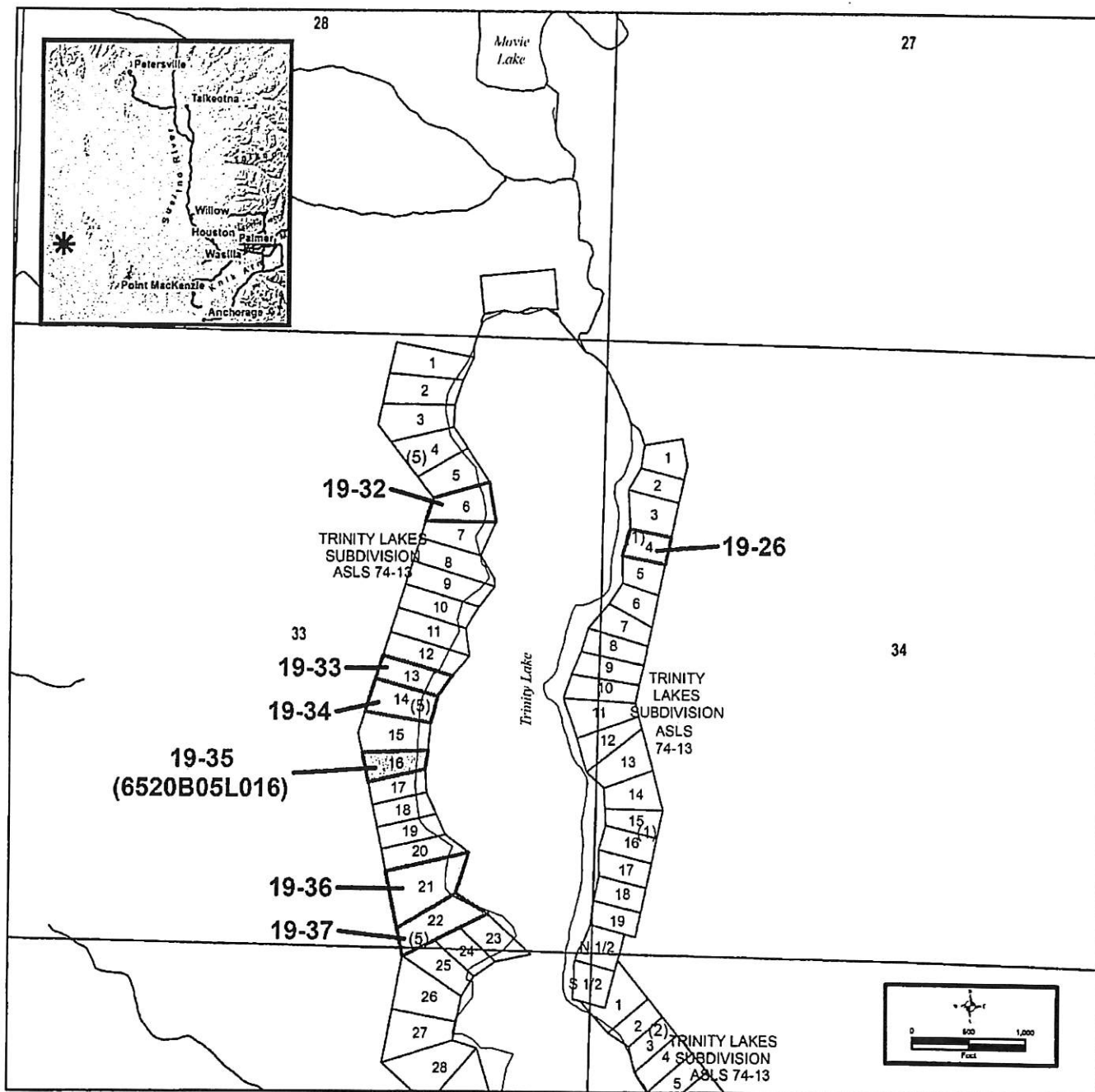
PURCHASE PRICE: \$15,000

MSB TAX ID: 6520B05L014

SUBD / TRS: Trinity Lakes ASLS 74-13 / T18N, R12W, Sec. 33, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. More information is available in file at borough office.



BID PARCEL No. 19-35

ACREAGE (APPROX): 2.64

MSB MAP No.: TL 00

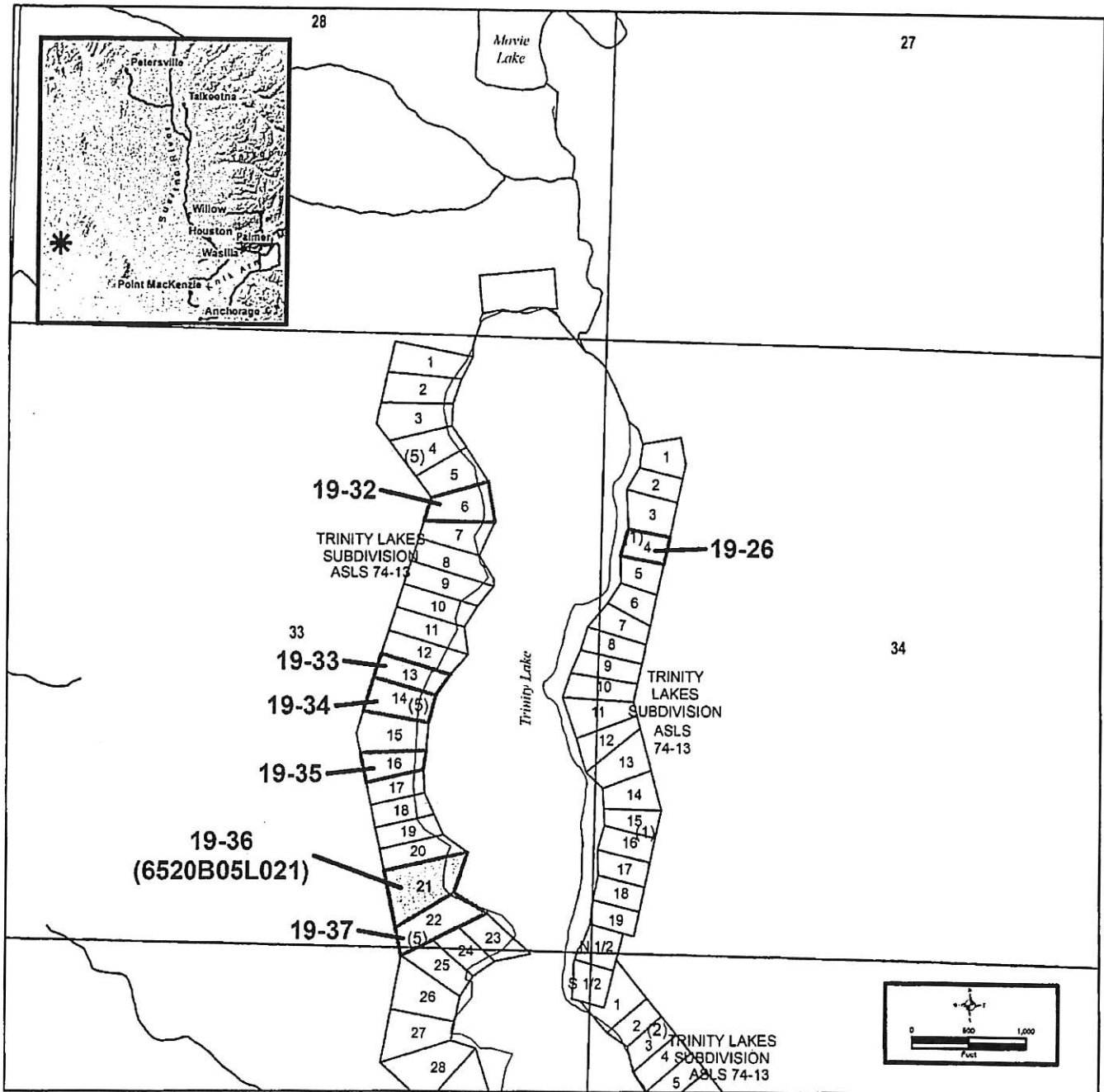
PURCHASE PRICE: \$11,900

MSB TAX ID: 6520B05L016

SUBD / TRS: Trinity Lakes ASLS 74-13 / T18N, R12W, Sec. 33, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. More information is available in file at borough office.



BID PARCEL No. 19-36

ACREAGE (APPROX): 5.88

MSB MAP No.: TL 00

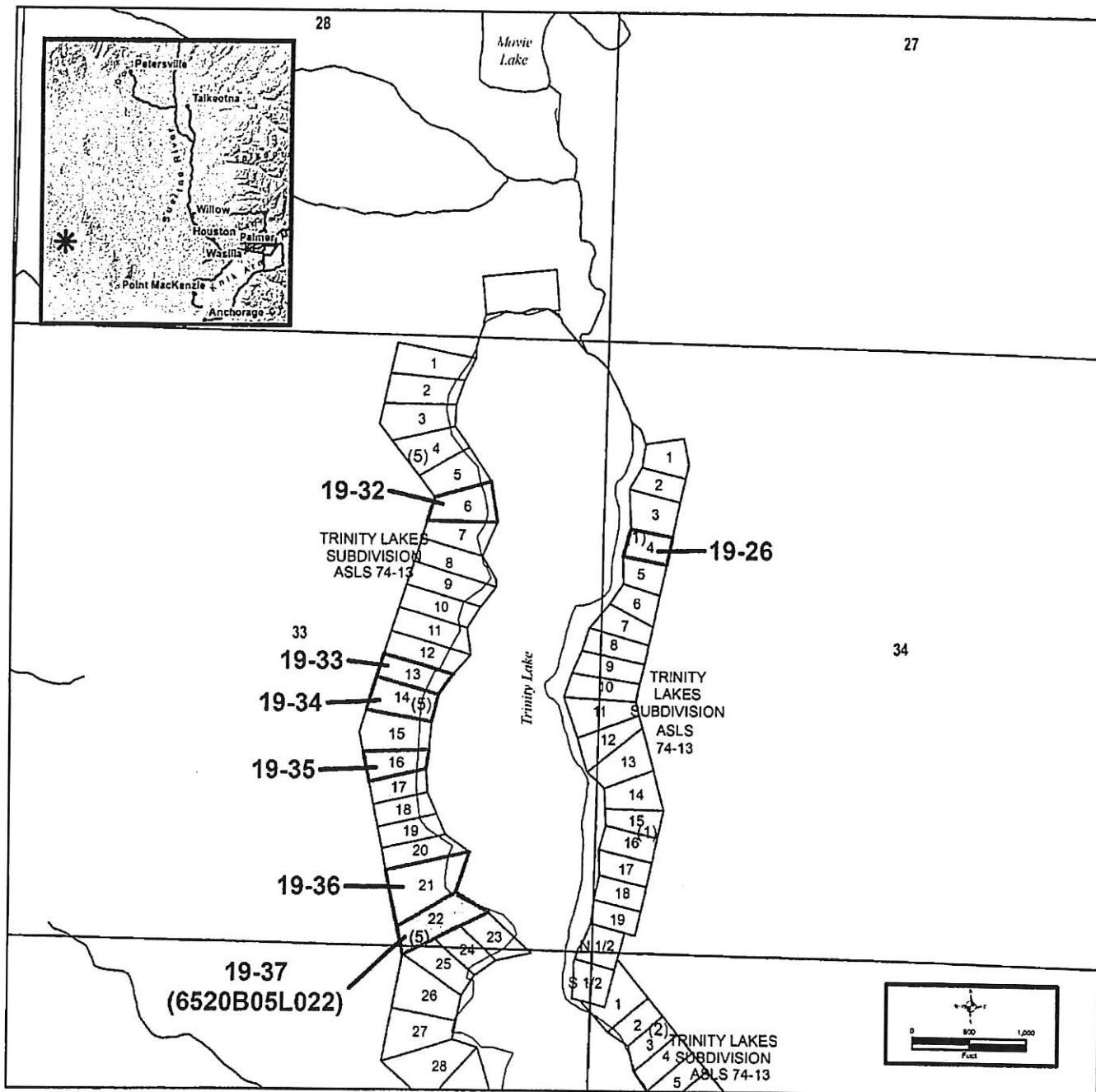
PURCHASE PRICE: \$20,600

MSB TAX ID: 6520B05L021

SUBD / TRS: Trinity Lakes ASLS 74-13 / T18N, R12W, Sec. 33, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. More information is available in file at borough office.



BID PARCEL No. 19-37

ACREAGE (APPROX): 4.28

MSB MAP No.: TL 00

PURCHASE PRICE: \$18,200

MSB TAX ID: 6520B05L022

SUBD / TRS: Trinity Lakes ASLS 74-13 / T18N, R12W, Sec. 33, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Access E - see sale brochure for further information regarding access. More information is available in file at borough office.

