

DENALI BOROUGH LAND SALE

The Denali Borough is authorized by Ordinance No. 07-22, adopted by the Assembly on March 12, 2008, to sell certain borough-owned lands. The ordinance specifies the terms and conditions of the sale, defines that these lands be sold via public outcry auction, and stipulates that unsold lots be made available for over-the-counter sale pursuant to DBC 4.16.110.

It is the intent and goal of the Denali Borough, to offer patented, un-retained, general grant lands for over-the-counter sale which began on July 28, 2008. This offering of residential lots in the Panguingue Creek Subdivision was conducted on a first-come, first-served basis.

The Panguingue Creek Subdivision has a Homeowners Association which can be contacted at panguingue@gmail.com.

Inquiries can be made in the Borough Office located in the Tri-Valley Community Center in Healy, AK. The office is open Monday thru Thursday from 9 a.m. to 4 p.m.

Denali Borough Office - Mile 0.5 Healy Spur Road - PO Box 480, Healy, AK 99743
Phone (907) 683-1330 Fax (907) 683-1340 www.denaliborough.org

PANGUINGUE CREEK SUBDIVISION

Access to the subdivision is via westward travel on the Stampede Road located at Mile 251 George Parks Highway (AK Hwy 3).

OVER-THE-COUNTER LAND SALE TERMS

BUYER ELIGIBILITY: Buyers must be at least eighteen (18) years of age. Buyers must not be delinquent in tax or other financial obligation to the Borough.

POWER-OF-ATTORNEY: The Denali Borough Office is open Monday thru Thursday from 9 a.m. till 4 p.m. If you are unable to visit the office during these times, you may designate a Special Power-of-Attorney [POA] to act on your behalf. The designated POA must present supporting documentation at the time of purchase. [POA form page 8]

TERMS: All lots are available for sale at the listed, appraised value. Payment in full (cash or certified funds) – **OR** – a minimum down payment of ten percent (10%) of the sale price, or \$1,500.00, whichever is greater is due at time of purchase. Any balance shall be paid in equal quarterly or monthly installments according to an amortization schedule based on the Wall Street Journal Prime, on the day of the sale, plus 2% interest per year (WSJP + 2%), for a period not to exceed ten (10) years. This arrangement will represent a promissory note and Deed of Trust contracted between the Borough and the Buyer. Payments of unpaid balances may be accelerated at the option of the Buyer; there are no pre-payment penalties. The Buyer pays all escrow fees and recording fees.

BUYER RESPONSIBILITY: Thoroughly research the parcel you are interested in purchasing! Do not buy lots sight-unseen. There is no substitute for a personal inspection of the property.

RESOURCES: Plats and maps are available at the Borough Office and on our website. Electric service may/may not be available; the local provider is Golden Valley Electric Association @ (907) 452-1151. The Alaska Department of Environmental Conservation (907-451-2100) can provide information on water supply and sewage disposal requirements, which are the responsibility of the purchaser. Water rights can be obtained thru the State's Department of Natural Resources website at <https://dnr.alaska.gov/mlw/water/rights/>. The State of Alaska retains ownership of all subsurface oil, gas, ore, minerals, fissionable materials, geothermal resources, and fossil fuels.

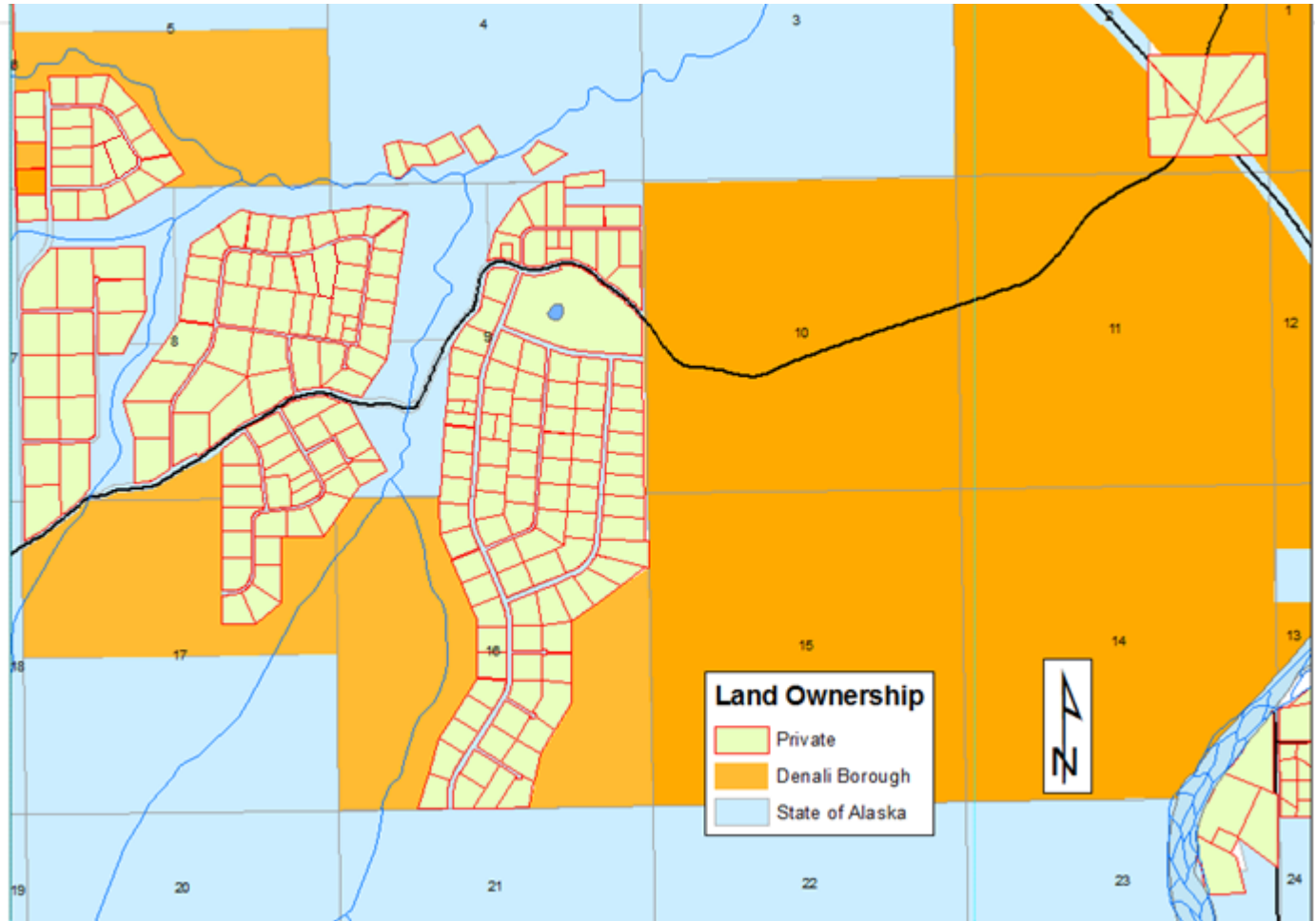
DISCLAIMER: Any updates or changes regarding the land sale will be available from the Borough. The Borough makes no warranty or representation with respect to the "as is" land for sale. The Borough reserves the right to adjourn, postpone, vacate the sale, and modify closing documents in whole or part, prior or during offering, when deemed necessary by the Borough Administrator. One or more parcels may be modified or withdrawn at any time prior to or during the disposal period.

BUYER'S CHECKLIST

- INSPECTION:** Have you personally inspected the property? You are strongly encouraged to review all information and personally inspect the parcel you intend to purchase.
- EASEMENT & TRAILS:** Are there any easements or encumbrances on the parcel you intend to buy? This information is available at the Denali Borough Land Office.
- ACCESS:** Does the parcel have adequate access year-round for your needs? Some parcels do not have constructed road access.
- USE:** Is the parcel suitable for your anticipated use? Is there a good building site on the parcel? Consider soils, vegetation, wetlands, easements, trails, slope and aspect, setbacks, and flood zones.
- SOILS:** Are the soils on the parcel satisfactory for your intended use? What is the potential for permafrost and/or thermokarst pitting? Contact the USDA Natural Resources Conservation Service (NRCS) for specific information about soil types at (907) 479-3159 or at <https://www.nrcs.usda.gov/wps/portal/nrcs/ak/home/>.
- SLOPE:** Is the slope satisfactory? Is the slope too great for your intended use?
- UTILITIES:** Are the utilities you desire presently available or soon to be available? If they are not available, how much will it cost to access them? Contact Golden Valley Electric Association (GVEA) at 907-452-1151 or 800-770-GVEA (4832) with questions about connecting to power. Contact Matanuska Telephone Association (MTA) at 800-478-3211 for landline or internet service.
- WATER:** If you desire a well, how deep is the water table? Is the available water of good enough quality to fit your needs?
- ADJACENT PROPERTIES:** Always check what is happening on land adjacent to the parcel. What is the potential for further development in the area, and will further development be of concern to you?
- RESTRICTIONS:** Are there use restrictions on the parcel of interest? The Denali Borough Land Office can provide information regarding restrictions or covenants on a parcel.
- OTHER:** Are there other factors that are important to you when considering property?

Panguingue Creek Subdivision

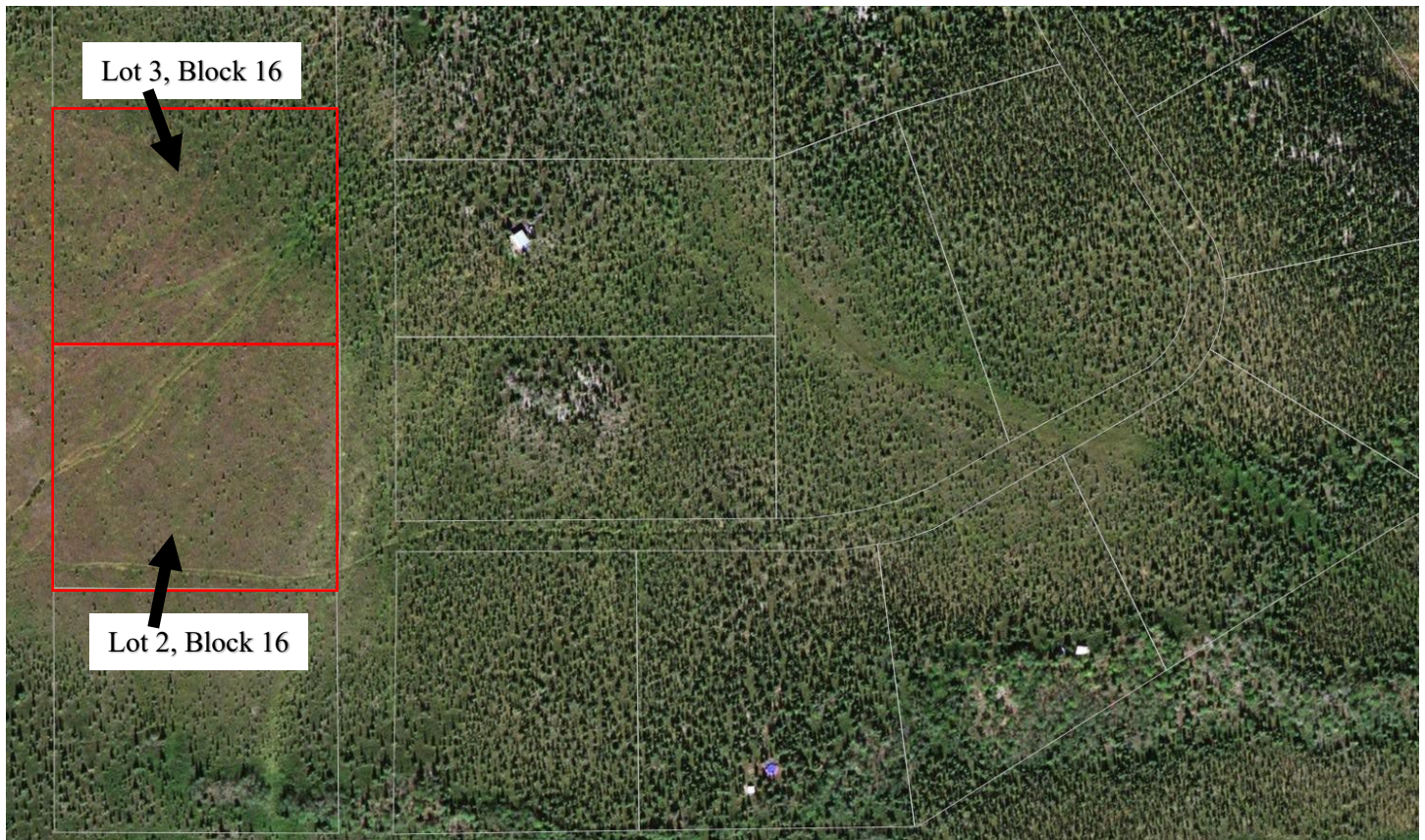
West off the George Parks Highway @ Mile 251



This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.

2021 AVAILABLE PROPERTY LIST

BLOCK	LOT	ACERAGE	Appraised Value
16	2	5.00	\$10,000
16	3	5.00 Appraised @	\$10,000



Panguingue Creek Subdivision – Northwest Corner North off the Stampede Road at Canopus Street Lots Available in Blocks 16 and 18

NOTE: Blocks 16, 17, and 18 are located to the north of Blocks 13, 14, and 15. The illustration below makes it appear as if those blocks lie to the east. Tract N is the southernmost tract whereas Tract L is the northernmost. The existing road is shown in orange and that is Stampede Road.

