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NOTICE
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ALASKA

SMALL TRACT CLASSIFICATION ORDER NO. 97

APRIL 22, 1955.

By virtue of the authority contained in the act of June 1, 1938 (52 Stat. 609; 43 U. S. C. 682a) as amended and pursuant to delegation of authority contained in section 1.9 (c), Order No. 541 of April 21, 1954, Bureau of Land Management, it is ordered as follows:

1. Subject to valid existing rights, the public lands hereinafter described, which are situated in the Anchorage, Alaska, Land District, are hereby classified as chiefly valuable for residence purposes, as hereinafter indicated, for lease and sale under the Small Tract Act of June 1, 1938, supra:

ANCHORAGE AREA—RABBIT CREEK ADDITIONAL UNIT No. 1

FOR LEASE AND SALE; FOR RESIDENCE SITES

Seward Meridian

T. 12 N., R. 3 W.,

Section 27:

Lots 1-36 incl., 41-64 incl., and Lots 69-72 incl.

Aggregating 72 tracts containing 140 acres.

2. The classification of the above-described lands segregates them from all appropriations, including locations under the mining laws, except as to applications under the Small Tract Act and applications under the mineral leasing laws.

3. The lands are located approximately 8 miles south of Anchorage and approximately 1½ miles east of the Seward Highway. DeArmoun Road, a gravel road maintained by the Alaska Road Commission, terminates at the southwest corner of the area. A logging road continues east from there through a portion of the southern edge of the area. The Seward Highway, paved in 1952, makes the area quickly and easily accessible from Anchorage. None of the tracts are accessible at this time via a year round road with the exception of Lot 53, located in the southwest corner of the unit. A series of level to gently rolling benches characterize the area, with the exception of the southeast sector, which contains the ravine of Rabbit Creek. Vegetative cover consists of mature spruce and birch. Rabbit Creek cuts across the south half of the area from southwest to northeast. Utilities and public services available to the area include the public roads previously mentioned, an electric distribution system, school bus transportation and fire protection. Stores, churches and other public services are available in Spenard and Anchorage.

4. The individual tracts vary in size from 1.25 to 2.50 acres. The supplemental plat of survey showing the location of each tract can be secured for \$1.00 from the Area Cadastral Engineering Office, Bureau of Land Management, Juneau, Alaska. Brochures which describe the area and contain sketch maps of the platting of the small tracts can be obtained free of charge from the Manager, Anchorage Land Office, Anchorage, Alaska. The appraised values of the tracts vary from \$255 to \$720 per tract as shown below. Rights-of-way, 50 feet in width, for road purposes will be reserved as shown below.

RABBIT CREEK ADDITIONAL UNIT No. 1—(ANCHORAGE AREA)

APPRAISAL SCHEDULE

Official description ¹	Acres	Advance rental (2 years)	Easements (50 feet)	Appraised value
Seward Meridian, T. 12 N., R. 3 W., sec. 27, Lot:				
N½ Lot 1.....	2½	40.00	N and E.	\$390.00
S½ Lot 1.....	2½	45.00	S and E.	400.00
N½ Lot 2.....	2½	40.00	N and W.	410.00
S½ Lot 2.....	2½	50.00	S and W.	400.00
N½ Lot 3.....	2½	45.00	N and E.	430.00
S½ Lot 3.....	2½	50.00	S and E.	500.00
N½ Lot 4.....	2½	45.00	N and W.	450.00
S½ Lot 4.....	2½	50.00	S and W.	520.00
5.....	2½	45.00	N and E.	470.00
6.....	2½	50.00	N and W.	490.00
7.....	2½	50.00	N and E.	510.00
8.....	2½	55.00	N and W.	530.00
9.....	2½	55.00	N and E.	550.00
10.....	2½	55.00	N and W.	570.00
11.....	2½	60.00	N and E.	590.00
12.....	2½	60.00	N and W.	610.00
13.....	1½	25.00	N and E.	255.00
14.....	1½	25.00	N	255.00
15.....	1½	30.00	N	275.00
16.....	1½	30.00	N and W.	275.00
17.....	1½	30.00	N and E.	295.00
18.....	1½	30.00	N	295.00
19.....	1½	30.00	N	315.00
20.....	1½	30.00	N and W.	315.00
21.....	1½	35.00	N and W.	335.00
22.....	1½	25.00	S	335.00
23.....	1½	30.00	S	315.00
24.....	1½	30.00	S and E.	315.00
25.....	1½	30.00	S and W.	295.00
26.....	1½	30.00	S	295.00
27.....	1½	30.00	S	275.00
28.....	1½	30.00	S and E.	275.00
29.....	2½	65.00	N and W.	630.00
30.....	2½	60.00	S and E.	610.00
31.....	2½	60.00	S and W.	600.00
32.....	2½	55.00	S and E.	570.00
33.....	2½	55.00	S and W.	550.00
34.....	2½	55.00	S and E.	530.00
35.....	2½	60.00	S and W.	510.00
36.....	2½	55.00	S and E.	490.00
41.....	2½	60.00	N and E.	600.00
42.....	2½	60.00	N and W.	610.00
43.....	2½	65.00	N and E.	630.00
44.....	2½	65.00	N and W.	650.00
45.....	1½	30.00	N and E.	295.00
46.....	1½	30.00	N	295.00
47.....	1½	30.00	N	315.00
48.....	1½	30.00	N and W.	315.00
49.....	1½	35.00	N and E.	335.00
50.....	1½	35.00	N	335.00
51.....	1½	35.00	N	355.00
52.....	1½	35.00	N and W.	355.00
53.....	1½	45.00	S and W.	425.00
54.....	1½	45.00	S	425.00
55.....	1½	40.00	S	405.00
56.....	1½	40.00	S and E.	405.00
57.....	1½	40.00	S and W.	385.00
58.....	1½	40.00	S	385.00
59.....	1½	35.00	S	365.00
60.....	1½	35.00	S and E.	365.00
61.....	2½	70.00	S and W.	720.00
62.....	2½	70.00	S and E.	700.00
63.....	2½	70.00	S and W.	680.00
64.....	2½	70.00	S and E.	710.00
N½ Lot 68.....	2½	55.00	N and W.	640.00
S½ Lot 68.....	2½	55.00	S and W.	660.00
N½ Lot 69.....	2½	55.00	N and E.	660.00
S½ Lot 69.....	2½	55.00	S and E.	640.00
N½ Lot 70.....	2½	55.00	N and W.	640.00
S½ Lot 70.....	2½	55.00	S and E.	640.00
N½ Lot 71.....	2½	45.00	N and W.	480.00
S½ Lot 71.....	2½	40.00	S and W.	420.00
N½ Lot 72.....	2½	40.00	N and E.	460.00
S½ Lot 72.....	2½	40.00	S and E.	400.00

¹ From supplemental plat of survey.

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5. Leases will be issued for a term of two years and will contain an option to purchase in accordance with 43 CFR 257.13 (Circular 1899). Lessees who comply with the general terms and conditions of their leases will be permitted to purchase their tracts at the prices listed above at any time during the term of their leases providing that they have either (a) constructed the improvements specified in paragraph 6 or (b) filed a copy of an agreement in accordance with 43 CFR 257.13 (d). Leases will not be renewable unless failure to construct the required improvements is justified under the circumstances and nonrenewal would work an extreme hardship on the lessee.

6. To maintain their rights under their leases, lessees will be required to either (a) construct substantial improvements on their lands or (b) file a copy of an agreement with their neighbors binding them to construct substantial improvements on their lands. Such improvements must conform with health, sanitation, and construction requirements of local ordinances and must, in addition, meet at least the following minimum standards. The home must be insulated and be suitable for year-around occupancy, be on a permanent foundation, contain at least 192 square feet of floor space (outside measure), and contain a minimum of one door and one window. The home must be built in a workman-like manner out of attractive materials properly finished. Adequate disposal and sanitary facilities must be installed.

7. Beginning at 10:00 a. m. on June 22, 1955, the lands will be open to filing of drawing-entry cards (Form 4-775) only by persons entitled to veterans' preference. In brief, persons entitled to such preference are (a) honorably discharged veterans who served in the armed forces of the United States for a period of at least 90 days after September 15, 1940, (b) surviving spouse or minor orphan children of such veterans through a legally authorized representative, and (c) with the consent of the veteran, the spouse of living veterans. The 90-day requirement does not apply to veterans who are discharged on account of wounds or disability incurred in the line of duty or the surviving spouse or minor children of veterans killed in the line of duty. Drawing-entry cards (Form 4-775) are available upon request from the Manager, Anchorage Land Office, Anchorage, Alaska.

Drawing-entry cards will be accepted if filled out in compliance with the instructions on the form and submitted to the above named official prior to 10:00 a. m. on July 13, 1955. A drawing will be held on that date to select the successful entrants who will be sent copies of the lease form, Form 4-776, with instructions as to their execution and return and as to payment of fees and rentals. All entrants will be notified of the results of the drawing.

For a period of 91 days or until the close of business on October 11, 1955, any tracts remaining unappropriated will be subject to filing in the order received by qualified veteran applicants. Such filings will be executed upon the lease form, Form 4-776.

During the 21 day period extending between 10:00 a. m. on September 21, 1955 and October 12, 1955, drawing-entry cards will be accepted from the general public on any unappropriated parcels of the subject land, however, during this 21 day period veteran priority rights still prevail. A drawing will be held at 10:00 a. m. on October 12, 1955 to select successful entrants, after which the unappropriated portions of the subject land will be open to application under this classification in order of filing. All entrants will be notified of the results of the drawing and successful entrants will be sent copies of the lease form with instructions as to their execution.

The filing of the lease form, Form 4-776, must be accompanied by a filing fee of \$10.00 plus the advance rental specified above. The advance rental is determined as being a sum which amounts to 1/20th of the appraised value of the land for each of two years under lease and rounded to the nearest five dollars. The advance rental for any unexpired full lease year, if any, subsequent to the filing of the application to purchase, will be subtracted from the sale price of the land as shown above. Failure to transmit the filing fee and the advance rental with the application will render the application invalid. Advance rentals will be returned to unsuccessful applicants. All filing fees will be retained by the United States.

8. All valid applications filed prior to November 16, 1951, will be granted the preference right provided for by 43 CFR 257.5 (a).

LOWELL M. PUCKETT,
Arca Administrator.

[F. R. Doc. 55-3448; Filed, Apr. 27, 1955;
8:46 a. m.]