

Matanuska-Susitna Borough

2021 COMPETITIVE SEALED BID SALE TEN-YEAR PLUS PROPERTIES FOR ADJACENT PROPERTY OWNERS ONLY



www.matsugov.us

SEALED BID SUBMITTALS ACCEPTED BETWEEN
MAY 19, 2021 AT 8:30 A.M. AND JUNE 11, 2021 AT 4:30 P.M.

MSB007706

MATANUSKA-SUSITNA BOROUGH
2021 COMPETITIVE SEALED BID SALE
TEN-YEAR PLUS PROPERTIES
FOR ADJACENT PROPERTY OWNERS ONLY

HOW TO SUBMIT A BID PACKET

Brochures are available beginning May 13, 2021. Bids must be submitted to the Matanuska-Susitna Borough (Borough) Land Management Division, 350 East Dahlia Avenue, Palmer, Alaska 99645 between May 19, 2021 at 8:30 A.M. and June 11, 2021 at 4:30 P.M.

ONLY ADJACENT PROPERTY OWNERS ARE ELIGIBLE TO SUBMIT A BID FOR THOSE PROPERTIES ADJACENT TO THEIRS.

Bid submittals must be placed in sealed envelope with the following information on envelope:

- Name of sale (abbreviated as “2021 Adjacent Owner Sale” or some variation of)
- Applicant Name
- Parcel #

The sealed envelope will be date and time stamped upon receipt by the Land and Resource Management Division (Land Management). For any one parcel, the “successful bidder” is the high bidder who is qualified pursuant to MSB 23.10.090. In the event two or more bids for the exact same bid amount are received from an adjacent owner on a single parcel, the “successful bidder” will be evidenced by the date and time stamped on the bid packet when received by Land Management.

The forms in this brochure may be reproduced for each bid being submitted. Each bid packet must be submitted with the following:

- 1) Sealed Bid Form (Form A) signed with original signature(s); and
- 2) Completed Applicant/Bidder Qualification Statement (Form B); and
- 3) Notarized Non-Collusion Affidavit (only if associated with the borough); and
- 4) Recorded Special Power of Attorney (only if applicant is being represented); and
- 5) Minimum \$500 deposit, payable to the Matanuska-Susitna Borough in the form of cash, money order or cashier’s check. The bid deposit will be credited to the applicant at closing. A bid deposit may be more than the minimum, up to and including the entire bid amount, but not less than the minimum deposit required. Balance of bid submittal amount will be due at closing; and
- 6) Any other forms or statements as provided in the sale brochure under the Terms and Conditions: Applicant Qualifications and Documentation Required, if applicable.

The applicant is responsible for reading Applicant Qualifications and Documentation Required under the Terms and Conditions to determine if the applicant is required to submit additional documentation or statements with the bid packet. Submission of all bid documents shall be solely the responsibility of the applicant. Failure to submit all required documentation will cause the Borough to reject any submittals. Bid deposits will be held and applied according to the terms and conditions disclosed in this brochure for the successful applicant.

Comments concerning this sale brochure must be made in writing, no later than May 19, 2021. Comments based on omissions, errors, or content of this document may be disallowed if not made in writing and received by the Land Management Division, Matanuska-Susitna Borough, 350 East Dahlia Avenue, Palmer, Alaska, 99645 by the date herein stated.

The Matanuska-Susitna Borough is not obligated to sell any parcel identified for sale through this program, or pay any costs incurred by parties participating in the submission or preparation of bid packets. The Borough reserves the right to: 1) reject any and all submittals; 2) reject any and all parties whom it has determined do not meet the qualification requirements; 3) accept a submittal without further discussion; 4) waive any informality in the submittal received; 5) accept that submittal which will be in the best interest of the Borough; and 6) withdraw any parcel from this sale at any time for any reason.

Any of the following shall automatically disqualify a bid submittal:

- a. Bid deposit less than minimum required or submitted in unacceptable form of payment.
- b. Bid amount submitted for less than the minimum bid price stated in the brochure.
- b. Required forms that are not completed in full, with original signature(s);
- c. Bid submittals received prior to 8:30 A.M. May 19, 2021 or after 4:30 P.M. June 11, 2021.
- d. Determination that the applicant is not the owner of record for the adjacent property as required to be eligible for this sale.

MATANUSKA-SUSITNA BOROUGH
2021 COMPETITIVE SEALED BID SALE
TEN-YEAR PLUS PROPERTIES
FOR ADJACENT PROPERTY OWNERS ONLY

TERMS AND CONDITIONS

Bid Packets - Bid packets must be submitted to the Matanuska-Susitna Borough (Borough) Land Management Division, 350 East Dahlia Avenue, Palmer, Alaska 99645 **between May 19, 2021 8:30 A.M. and 4:30 P.M. June 11, 2021.** **ONLY ADJACENT PROPERTY OWNERS ARE ELIGIBLE TO BID ON THESE PARCELS.** Bid packets received before or after the designated date and time, or from non-adjacent owners will not be considered. It shall be the sole responsibility of the applicant when submitting a bid packet on one or more parcels to perform under the terms and conditions of this offering.

Parcel Location & Information - The location and information of parcels being offered are contained within this brochure.

Minimum Bid Price - The minimum bid price for each parcel is based on fair market value and disclosed on the parcel listing of this brochure. The minimum price has been established for each parcel in accordance with MSB 23.10.060 (B) (2) wherein fair market value shall, with the approval of the manager, be based on the value assigned by the certified tax roll of the Borough.

Failure to Perform – Applicants who have failed to perform under a contract involving Borough land during the previous five (5) years will result in the applicant being disqualified from this and future Borough land sales for a period of five (5) years.

Applicant/Bidder Qualifications and Documentation Required – All applicants are required to complete the Applicant/Bidder Qualification Statement (Form B). If an applicant is represented by another individual or an individual is acting on behalf of an entity, including a partnership, corporation, association, trust, or estate, proof of authority to sign on behalf of the principal(s) must be provided with Bid Form (Form A). Applicants must be qualified and at least eighteen (18) years of age.

MSB 23.10.090 Qualifications of Applicants and Bidders states:

(A) A bidder at auction or an applicant to otherwise purchase, lease, or use borough-owned real property must be a legally competent person under the laws of the state of Alaska. A person acting as agent for an applicant or bidder must also be a legally competent person, and must, prior to placing a bid or submitting an application, file with the manager a duly executed power of attorney or other evidence of such agency acceptable to the manager.

(B) A person is not a qualified applicant or bidder if:

- (1) the person has failed to pay a deposit or payment, including interest at the legal rate, due to the borough in relation to borough-owned real property in the previous five years; or
- (2) the person is currently in breach or default on any contract or lease for real property transactions in which the borough has an interest; or

- (3) the person has failed to perform under a contract or lease involving borough-owned real property in the previous five years and the borough has acted to terminate the contract or lease or to initiate legal action; or
 - (4) the person has failed to perform under or is in default of a contract with the borough; or
 - (5) the person is delinquent in any tax payment to the borough; or
 - (6) the manager has good cause to believe that the person is unlikely to make payment or responsibly perform under the lease or other contract.
- (C) No borough-owned real property, nor any interest therein, may be sold, leased, or otherwise transferred to any person who is delinquent in the payment of any obligation to the borough, nor may the borough process the application for the sale, lease, or other disposal of real property, or any interest therein.

1. Inspection of Property - **ALL INTERESTED PARTIES ARE URGED TO INSPECT EACH PARCEL BEFORE SUBMITTING A BID PACKET.** MSB assumes no liability for matters which would have been disclosed by an inspection of the property or any related documentation.
2. Adjacent Property Owners - **ONLY ADJACENT PROPERTY OWNERS ARE ELIGIBLE TO BID ON PARCELS LISTED IN THIS BROCHURE.** Adjacent property owners are defined as the owner(s) of a tract of land that has at least one common boundary with the presently held Borough land being offered in this brochure.
3. Bid Packets – Bid packets must be submitted using the Sealed Bid Form (Form A) and any other required forms supplied in this brochure (reproduction is allowed for additional forms as needed). Supporting documentation is required from applicants according to the terms and conditions of this sale and must be received between 8:30 A.M. May 19, 2021 and 4:30 P.M. June 11, 2021 at the Matanuska-Susitna Borough, Land Management Division, 350 East Dahlia Avenue, Palmer, Alaska 99645. Applicants are responsible for ensuring their bid is received by Land Management within the required time and dates.
4. Successful Applicants – All bid submittals shall be date and time stamped on the bid packet submittal envelope upon receipt by the Land Management Division. The successful applicant's name on the Sealed Bid Form (Form A) will carry forward to the deed; no names will be added or removed before the deed is executed. For any one parcel, the "successful bidder" is the high bidder and who is qualified pursuant to MSB 23.10.090. In the event two or more bids for the exact same bid amount are received from an adjacent owner on a single parcel, the "successful bidder" will be evidenced by the date and time stamped on the bid packet when received by Land Management. Bid packets will be opened on or about June 14, 2021 and the successful applicant will be notified by either telephone, email, or in writing via US Postal Service, or a combination thereof.

The successful applicant will have fifteen (15) business days from the date the applicant is considered qualified by the Borough to close the transaction and pay the balance of the submitted bid purchase price plus an additional \$40 document preparation and recording fee for executing the deed.

5. Back-Up Bids - The Borough may retain back-up bids on any parcel receiving more than one bid submittal. The applicant will be notified by the Borough whether a back-up bid is being held. In the event a successful, qualified applicant fails to sign the quitclaim deed under the terms of this brochure, the acceptance of the bid will be cancelled by Borough. The next qualified applicant as evidenced by the time and date stamped on the bid packet submittal envelope received by Land Management, will be notified and become the new successful applicant. This process will continue until such time as the Borough has obtained a signed deed and payment in full under the terms of this invitation, or all back-up bids are exhausted. Once the deed is fully signed and payment is made in full, the Borough will refund all non-defaulted bid deposits held for any reason.
6. Payment Option - These parcels are offered as “all cash” sales. There is no Borough financing offered for these parcels. The amount to close the transaction will be the remaining bid amount after the deposit is credited, plus the \$40 processing/recording fee. Payment must be in the form of cash, money order, or cashier’s check, payable to the Matanuska Susitna Borough.
7. Bid Deposit - The bid deposit must be a minimum of \$500, payable to the Matanuska-Susitna Borough in the form of cash, money order, or cashier’s check and must be included in the bid submittal packet. A larger deposit is acceptable and may be up to the entire bid amount.

Deposits submitted by the applicant will be retained by the Borough until the transaction closes or otherwise terminates. The Borough will not pay interest on any deposits held for any reason.

8. Deposit Forfeiture - In the event an applicant/purchaser(s) fails to properly complete the sales transaction, the bid deposit will be retained by Borough as a deposit forfeiture. The applicant in any event shall remain responsible for any costs incurred as a result of participation in the sale. The Borough shall not be responsible to pay any expenses for any reason resulting from agreements to which the Borough was not a party.
9. Withdrawal From Transaction - If the successful applicant desires to withdraw from the transaction prior to closing, the request must be made in writing and delivered to the Land Management office no later than 15 business days from the notification by the Borough of being the successful applicant. Acceptance of said withdrawal is at the sole discretion of the Borough.
10. Closing Costs - An additional \$40 document preparation and recording fee associated with this transaction is due at the time of closing and can be included with the remaining balance due or paid separately.
11. Conveyance - The Borough’s interest to all parcels shall be conveyed by quitclaim deed without any warranty, expressed or implied. The quitclaim deed only transfers whatever interest the Borough has in the property to the successful applicant at the time of sale. All properties may be subject to the following: a) reservations, exceptions, easements, rights-of-way, covenants, conditions and restrictions of record or created by operation of law; and b)

those additional reservations, exceptions, easements, rights-of-way, covenants, conditions and restrictions, (ADDITIONAL CONDITIONS OF SALE), which will be created at the time of the conveyance from the Borough to the applicant; and c) governmental regulations including but not limited to, setbacks, use classifications or zoning, special permit requirements; and d) any matters including, but not limited to, improvements, rights-of-way, trails, easements, or encroachments, which would be disclosed to the applicant by actual inspection or survey of the property. The statements noted as "Comments" for each parcel are not intended to be a formal report on the status or of title of the parcel, but only note items which may be of interest to applicant.

12. Title – Applicant(s) should consult a title company prior to submitting a bid to determine if title insurance will be available, under what terms and conditions, and at what cost. The Borough will not provide a title policy and is not responsible for clearing title or determining the adequacy of any documents or information needed to do so.

Applicant(s) should be aware that having the ability to obtain a title insurance policy does not necessarily mean the title will be clear of liens and encumbrances. It is important to read and understand all exceptions and limitations of such title commitment and policy. Additionally, the Borough does not guarantee the suitability for any particular use or purpose whatsoever for any of these properties.

Pursuant to Alaska Statute and Federal law, properties offered in this sale may be subject to prior recorded tax liens of the United States and the State that are *not* extinguished by the Borough's original foreclosure. If you wish to negotiate with the IRS regarding possible discharge of liens, if any, you may call (253) 591-6621 or (206) 220-5532. Negotiation and information cannot be done through the local IRS office.

Properties may be affected by one or more existing or pending borough or city local improvement district special assessments (LID). It is the applicant's responsibility to determine and assume all costs for such assessments.

13. No Warranties - The Borough makes no warranties, either expressed or implied, nor assumes any liability whatsoever, regarding the development, social, economic, or environmental aspects of any parcels, to include without limitation, the soil conditions, water drainage, practical or feasible physical access, availability of personal use wood supplies now or in the future, or natural or artificial hazards which may or may not exist, or merchantability, suitability or profitability of the parcel for any use or purpose.

All Properties in this offering will be sold "AS IS - WHERE IS" - Some properties may have been previously occupied by private parties. The Borough obtained ownership by foreclosure for non-payment of taxes and/or local improvement district special assessments and has no information regarding any wells or septic systems that may be installed on the parcels. It is the responsibility of the applicant to contact the State of Alaska, Department of Environmental Conservation for well or septic records relating to any of the parcels and the condition or usefulness of any existing well or septic system or replacement, if necessary, of such after closing. It is the responsibility of the applicant to determine the cost and feasibility of using, extending, and/or connecting to any utilities in the area.

It is the responsibility of the applicant to, among other things, investigate and determine the actual size of the parcel and parcel boundaries, regulations, restrictions and potential defects, including those created by prior use, which would affect the use of any parcel offered in this sale. The feasibility and costs to remedy defects, such as obtaining permits, variances, engineered septic systems and the like, should be determined prior to submitting a bid on the parcel. All such costs will be borne by the applicant. No adjustments to a purchase price or acreage, or reimbursement to an applicant will be made by the Borough.

Borough personnel are not allowed to give legal advice. Land Management will only offer general assistance in answering questions relating to the bid submittal process. Applicants are urged to consult various professionals such as architects, engineers, surveyors, title examiners, and/or real estate attorneys before making a decision to submit a bid.

14. Access Requirements - It is the responsibility of the applicant to determine, acquire, locate, construct, maintain and defend the right to use any access route selected for use by the applicant. The requirements for construction and maintenance of roads, drainage systems, and other use of public easement areas shall be the responsibility of the applicant to determine. Applicants shall comply with all federal, state and local regulations and requirements which, among others include, MSB Development Services for development of access in and across public easements; the State of Alaska, Department of Environmental Conservation regulations regarding water, septic, and septage or manure pond installations, and if applicable, the regulations of the U.S. Army Corp of Engineers regarding filling or draining any area within the parcel which may be designated as wetlands by the appropriate authority.
15. Parcel Description - The brief parcel description on the parcel listing is provided for information and identification purposes only. It should not be construed as a complete legal description. The Borough reserves the right to accurately describe the parcel by a complete legal description in the quitclaim deed.
16. Maps - Any parcel and vicinity maps, soil maps, soil interpretation summaries, and plat maps available are a visual representation of data compiled from various sources and are not intended to replace on-ground inspections or actual surveys of the property boundaries. Any physical or geographic features, right-of-way or road locations, acreage and boundaries provided are estimates only. These items are provided for informational reference only and should not be construed as a factual representation of matters such as access, parcel size, boundaries, soil conditions or capabilities and other matters contained thereon. The Borough assumes no responsibility for completeness or accuracy and makes no warranty, nor assumes any liability whatsoever for the information, or that monumentation indicated on surveys or plats are currently in place.
17. Acreage - The acreage reflected for each parcel is the approximate acreage based on the best information the MSB Assessments Division has at this time. The approximate acreage is typically based on the legal description's gross area and may or may not be adjusted by easements, buffers, submerged areas or wetlands, which may affect a parcel's usability but

have not been excluded from the parcel's acreage. Since the Borough makes no warranties, either expressed or implied, regarding the actual size of the parcel, it is the responsibility of the applicant to confirm the actual acreage and parcel boundaries to their own satisfaction. The Borough will not adjust a sale by providing other Borough land of equal value in either the same location or another location, nor will it adjust the assessed acreage of a parcel at the time of sale.

18. Development/Improvements – The applicant is responsible for properly placing improvements within the boundaries of the parcel purchased, and complying with all federal, state and local requirements and regulations regarding development of the parcel. Prior to development and construction of improvements on the purchased parcel, it is strongly recommended the new owner determine parcel boundaries and required setbacks and other land use and building regulations for the parcel. MSB Development Services Division (907-861-7822) can assist you in determining whether any borough regulations will apply to activity on the respective parcel. If the parcel is located within a city, the new owner is also responsible for meeting city land use and building regulations and permit requirements, and those of other federal, state and local agencies.
19. Covenants – The applicant is responsible for determining if there are covenants affecting the parcel or if there is an active homeowner's association, and if any fees are assessed by said association apply.
20. Disclosure - Disclosures under Residential Real Property Transfer Act (AS 34.70.110) do not apply to the Borough for properties offered in this sale.
21. Zoning, Land Use and Building Regulations – It is the responsibility of the applicant to thoroughly investigate and determine the regulations and requirements that may apply prior to clearing or conducting development activities. Permits from federal, state, borough and local agencies may be required for a variety of activities. While not intended as a comprehensive list, some of the activities that typically are regulated and may require permits are: 1) open burning; 2) installation of wells, and waste water (gray and septic) or manure disposal systems; 3) dredging or filling of wetlands and clearing or constructing improvements near lakes, water bodies, or water courses (streams, creeks, etc.); 4) appropriation of water; and 5) construction within or adjacent to public rights-of-way or easements. The MSB Development Services Division, located at 350 E. Dahlia Avenue, Palmer Alaska 99645, (907-861-7822) can assist you with Borough requirements.
22. Postponement/Cancellation - During this sale, the Borough reserves the right to postpone or cancel this sale, in whole or in part, and to withdraw any parcels from this sale at any time prior to, or during, the sale period without notice. The Borough shall not be liable for any expenses incurred by any parties participating in this sale as a result of, but not limited to, a postponement or cancellation of the sale, or withdrawal of a parcel from this sale.

MATANUSKA-SUSITNA BOROUGH
Privacy Policy Notice

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, the borough is providing you with this document which notifies you of the privacy policies and practices of Matanuska-Susitna Borough, a municipal corporation, organized and existing under the laws of the state of Alaska.

The borough may collect nonpublic personal information about you from the following sources when processing a request to purchase, lease or otherwise contract to use borough-owned land and resources:

Information it receives from you such as completed applications; income-expense, asset-liability and operating statements; income tax returns; rental and leasing agreements; contracts related to your income and expenses; and employment information and verification.

Information about your transactions with the borough that it secures from its own files, including any department or division of the borough.

Information it receives from credit or consumer reporting agency.

Information it receives from others involved with you or your transaction, such as partners, business associates, title company and escrow company representatives, real estate agents, surveyors, appraisers, contract collection agents, or lenders.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

The borough, as a governmental entity, is required by law to meet certain public information statutes. The borough does not disclose any nonpublic personal information about you with anyone for any purpose that is not specifically permitted or required to by law. The Matanuska-Susitna Borough code provides the following:

MSB 1.50.030(B) in part states that “information shall be released, providing its release does not conflict with the privacy rights of ordinary citizens.”

MSB 1.50.040(A) in part states that “ This chapter shall not be construed to require disclosure of: ...(2) personnel, payroll or medical files, or other files which reveal the financial or medical status of any specific individual, the release of which would constitute an unwarranted invasion of privacy.... (7) proprietary information which a manufacturer, consultant or provider reasonably requires to be kept privileged or confidential to protect the property interest or persons or entities providing the information or data; (10) personal information other than name and address given to the borough with the legitimate expectation of privacy in conjunction with licenses, permits, or other borough services.”

The borough restricts access to nonpublic personal information about you to those employees who need to know that information to process your requests and provide you with associated services. The borough maintains physical, electronic, and procedural safeguards to guard your nonpublic personal information.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

(907) 861-9822 / fax (907) 861-8158

Zoning, Land Use and Building Regulations DO Exist in the Matanuska-Susitna Borough. PERMITS MAY BE REQUIRED.

Developers and land owners are responsible for knowing the rules. If you plan to start, or are now conducting any of the following land use activities, those activities must comply with Borough regulations:

Racetracks
Special Events
Subdividing Land
Mobile Home Parks
Driveway Installations
Multifamily Development
Adult-Oriented Businesses
Use of Hazardous Material
Public Display of Fireworks
Commercial & Industrial Uses
Uses that create noise & traffic
Establishments that sell Liquor
Drug & Alcohol Treatment Centers
Earth Materials Extraction Activities
Facilities that grow or sell Marijuana
Use of Lakes, Creeks, & other Waterbodies
Developing Land in Special Flood Hazard Areas
Auto Salvage Yards, Junkyards, & Refuse Areas
Work in Rights-Of-Way or Public Use Easements
Development within designated Special Land Use Districts
Community Correctional Residential Centers, Jails & Prisons
Structural Setbacks for Building near Lot Lines, Public Use Easements,
Right-of-Ways, & Shorelines

Use or occupancy of Borough-owned land, including but not limited to: clearing right-of-ways, cutting trees, mining or prospecting, crossing with motorized vehicles, camping, shooting, & storing materials or equipment.

Borough staff is available to assist you in determining which Borough regulations apply to your activity and help you comply with those laws. In order to save time and money, and prevent violations of Borough Code, please contact the Matanuska-Susitna Borough, Permit Center Division, 350 East Dahlia Avenue, Palmer, Alaska 99645 Phone: (907) 861-7822, Fax: (907) 861-8158. For a full description of Title 17, log onto the borough web page at www.matsugov.us Or email us at PermitCenter@matsugov.us.



MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

Planning and Land Use Department

Development Services Division

Phone (907) 861-7822 FAX (907) 861-8158

Email: PermitCenter@matsugov.us Borough Web Site: www.matsugov.us

NOTICE

IF YOU ARE BUILDING A STRUCTURE WITHIN THE MATANUSKA-SUSITNA BOROUGH, BUT OUTSIDE SPECIAL USE DISTRICTS AND THE CITIES OF PALMER, WASILLA OR HOUSTON, THE SETBACKS ARE:

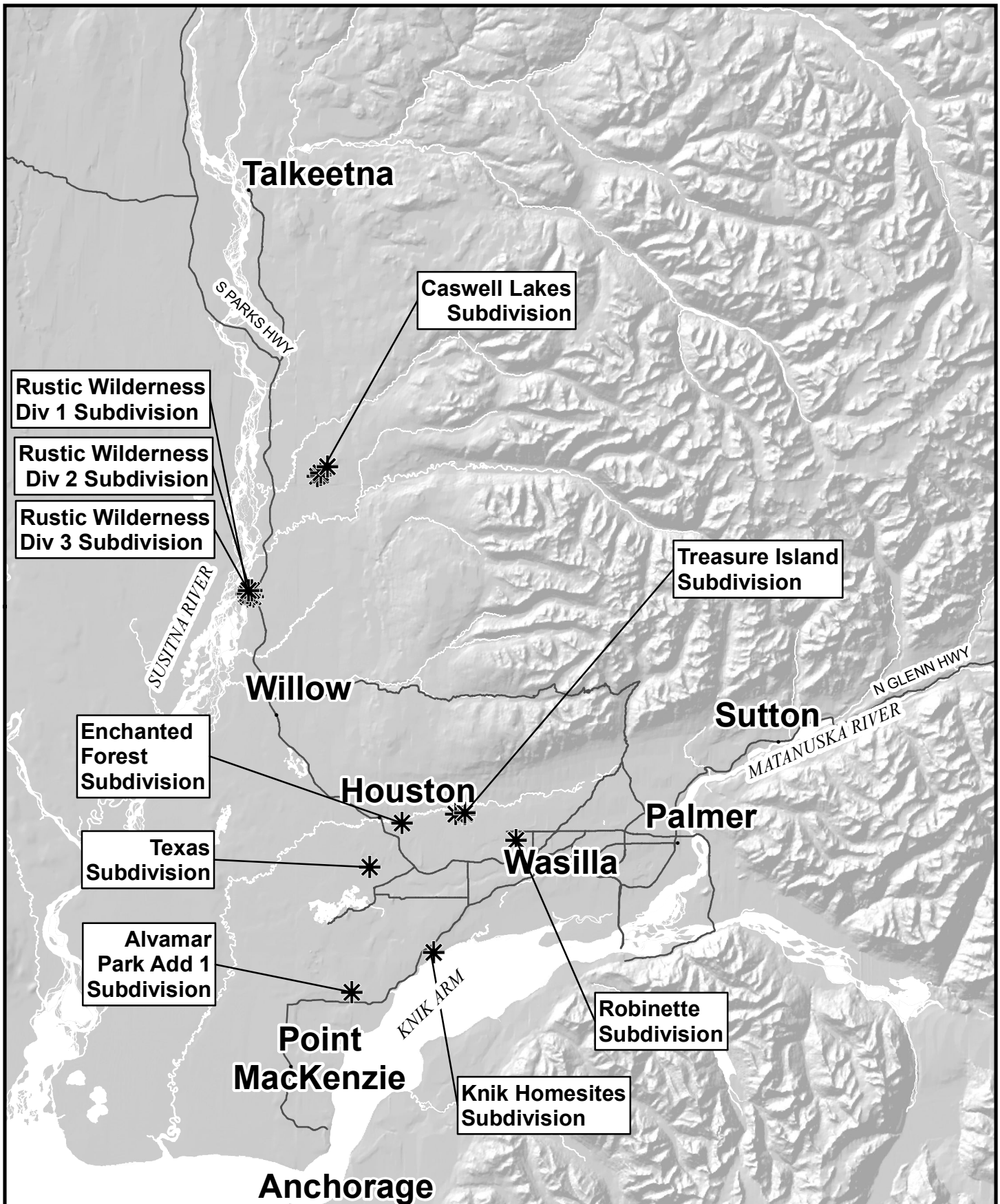
1. Twenty-five feet from any public right-of-way (including access easements and section line easements). No furthestmost protruding portion of any structure shall be placed closer than 10 feet from the right-of-way when the pre-existing lot measures 60 feet or less in frontage on a public right-of-way and is not located on a cul-de-sac bulb, or comprises a nonconforming structure erected prior to July 3, 1973.
2. Ten feet from side and rear lot lines.
3. Seventy-five feet from a lake or other waterbody or water course (stream, creek, etc.). Additional setbacks apply from waterbodies with public access easements along the shoreline.
4. No part of any subsurface sewage disposal system shall be closer than 100 feet from any body of water, water course, or private well.
5. Driveway permits are required when gaining access from a public right-of-way or roadway. Call 861-7822 for Borough Roads and (907) 269-0700 for State Roads.
6. Well, septic tank and drainfields are not to be located within a public right-of-way, but may be placed in utility easements through a MSB encroachment permit which requires letters of non-objection from utility companies.
7. All development within 75' of a watercourse or a water body is subject to MSB 17.02 – **Mandatory Land Use Permit**. Applications are available at the Borough's Permit Center.
8. For any activity adjacent to, or on a waterbody contact Department of Natural Resources, Office of Habitat Management and Permitting at (907) 269-8600.
9. For development in the City of Houston, contact 892-6869 to obtain a building permit and the Mat-Su Borough for land use regulations.

For setback requirements within the cities of Palmer and Wasilla, check with the appropriate city hall. Other setback rules exist in some Special Use Districts. Be sure to check with our office.

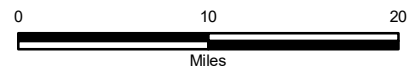
FOR INFORMATION REGARDING **WATER AND/OR WASTE WATER DISPOSAL SYSTEMS**, PLEASE CONTACT THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC).
Address: 1700 E. Bogard Road, Bldg B, Suite 202, Wasilla AK 99654, Telephone: (907) 376-1850
For rights to take water from the well or surface source call AK Dept. of Natural Resources at (907) 269-8600.

Connection to available public systems (such as Talkeetna) may be required. Contact MSB Public Works Dept. at (907) 861-7753.

Other federal, state, and local regulations may apply to development in the Borough. It is the property owner's responsibility to determine the regulations that apply to their development.



Overview Location Map
2021 Sale, Ten-Year Plus Properties to Adjacent Owners
Matanuska - Susitna Borough
Land and Resource Management Division



PARCEL LIST

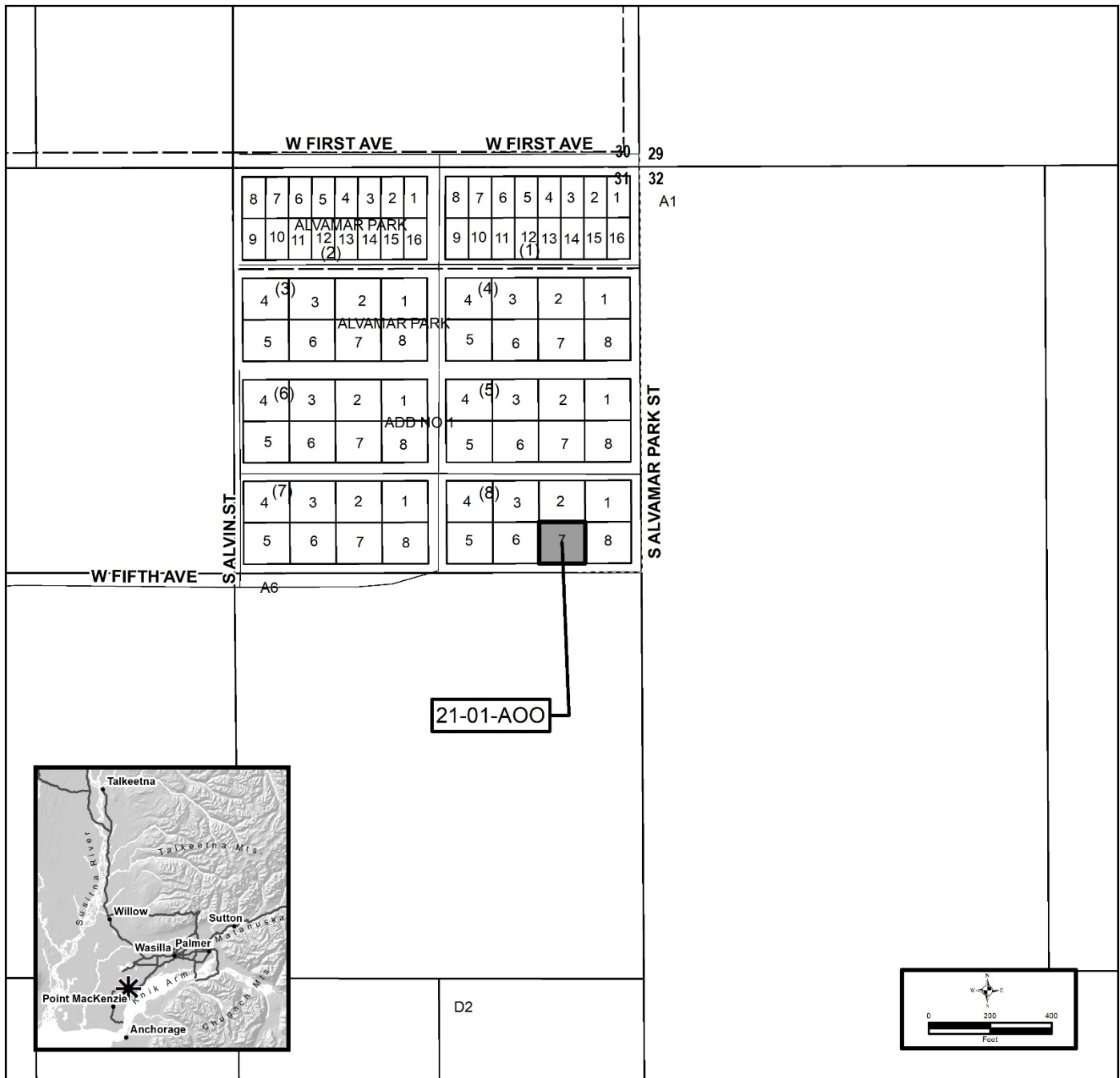
Parcel No.	Parcel Description Tax ID / MSB Map / General Area	Authorization	Approximate Acreage	Minimum Bid Price
21-01-AOO	Lot 7, Block 8, Alvamar Park Add #1 6132B08L007 Point McKenzie Area GB 07	MSB Ordinance 21-026 Adopted 4/6/21	.47 acres	\$5,000.00
21-02-AOO	Lot 130, Caswell Lakes 6070000L0130 Caswell Area CA 01	MSB Ordinance 21-026 Adopted 4/6/21	.69 acres	\$3,800.00
21-03-AOO	Lot 181, Caswell Lakes 6070000L0181 Caswell Area CA 01	MSB Ordinance 21-026 Adopted 4/6/21	.69 acres	\$3,800.00
21-04-AOO	Lot 329, Caswell Lakes 6070000L0329 Caswell Area CA 01	MSB Ordinance 21-026 Adopted 4/6/21	.69 acres	\$2,500.00
21-05-AOO	Lot 330, Caswell Lakes 6070000L0330 Caswell Area CA 01	MSB Ordinance 21-026 Adopted 4/6/21	.69 acres	\$2,500.00
21-06-AOO	Lot 673, Caswell Lakes 6070000L0673 Caswell Area CA 01	MSB Ordinance 21-026 Adopted 4/6/21	.63 acres	\$3,800.00
21-07-AOO	Lot 5, Block 12, Enchanted Forest 6100B12L005 Houston Area HO 06	MSB Ordinance 21-026 Adopted 4/6/21	.69 acres	\$7,200.00
21-08-AOO	Lot 23, Block 1, Knik Homesites 6165B01L023 Point McKenzie Area OC 04	MSB Ordinance 21-026 Adopted 4/6/21	.69 acres	\$8,000.00
21-09-AOO	Lot 19, Robinette 1051000L019 Wasilla Area WA 05	MSB Ordinance 21-026 Adopted 4/6/21	.15 acres	\$3,300.00
21-10-AOO	Lot 20, Robinette 1051000L020 Wasilla Area WA 05	MSB Ordinance 21-026 Adopted 4/6/21	.15 acres	\$3,300.00
21-11-AOO	Lot 63, Rustic Wilderness Division #1 6274000L063 Caswell Area CA 14	MSB Ordinance 21-026 Adopted 4/6/21	.46 acres	\$3,000.00
21-12-AOO	Lot 64, Rustic Wilderness Division #1 6274000L064 Caswell Area CA 14	MSB Ordinance 21-026 Adopted 4/6/21	.46 acres	\$3,000.00
21-13-AOO	Lot 8, Rustic Wilderness Division #2 6563000L008 Caswell Area CA 14	MSB Ordinance 21-026 Adopted 4/6/21	.48 acres	\$3,000.00

PARCEL LIST

Parcel No.	Parcel Description Tax ID / MSB Map / General Area	Authorization	Approximate Acreage	Minimum Bid Price
21-14-AOO	Lot 15, Rustic Wilderness Division #2 6563000L015 Caswell Area CA 14	MSB Ordinance 21-026 Adopted 4/6/21	.65 acres	\$3,000.00
21-15-AOO	Lot 26, Rustic Wilderness Division #2 6563000L026 Caswell Area CA 14	MSB Ordinance 21-026 Adopted 4/6/21	.75 acres	\$3,400.00
21-16-AOO	Lot 41, Rustic Wilderness Division #2 6563000L041 Caswell Area CA 14	MSB Ordinance 21-026 Adopted 4/6/21	.55 acres	\$3,000.00
21-17-AOO	Lot 58, Rustic Wilderness Division #2 6563000L058 Caswell Area CA 14	MSB Ordinance 21-026 Adopted 4/6/21	.53 acres	\$3,000.00
21-18-AOO	Lot 79, Rustic Wilderness Division #2 6563000L079 Caswell Area CA 14	MSB Ordinance 21-026 Adopted 4/6/21	.73 acres	\$4,500.00
21-19-AOO	Lot 119, Rustic Wilderness Division #2 6563000L119 Caswell Area CA 14	MSB Ordinance 21-026 Adopted 4/6/21	.62 acres	\$4,000.00
21-20-AOO	Lot 16, Block 4, Rustic Wldrns Div #3 1230B04L016 Caswell Area CA 14	MSB Ordinance 21-026 Adopted 4/6/21	.46 acres	\$1,500.00
21-21-AOO	Lot 1, Block 5, Rustic Wldrns Div #3 1230B05L001 Caswell Area CA 14	MSB Ordinance 21-026 Adopted 4/6/21	.55 acres	\$1,500.00
21-22-AOO	Lot 1-2, Block 4, Texas 6314B04L001-2 Beaver Lakes Area HO 12	MSB Ordinance 21-026 Adopted 4/6/21	.07 acres	\$1,000.00
21-23-AOO	Lot 2, Block 8, Texas 6314B08L002 Beaver Lakes Area HO 12	MSB Ordinance 21-026 Adopted 4/6/21	.34 acres	\$4,000.00
21-24-AOO	Lot 28, Block 2, Treasure Island 6319B02L028 Meadow Lakes Area HO 08	MSB Ordinance 21-026 Adopted 4/6/21	.41 acres	\$4,500.00
21-25-AOO	Lot 29, Block 7, Treasure Island 6319B07L029 Meadow Lakes Area HO 08	MSB Ordinance 21-026 Adopted 4/6/21	.39 acres	\$500.00
21-26-AOO	Lot 36, Block 7, Treasure Island 6319B07L036 Meadow Lakes Area HO 08	MSB Ordinance 21-026 Adopted 4/6/21	.47 acres	\$500.00

PARCEL LIST

Parcel No.	Parcel Description Tax ID / MSB Map / General Area	Authorization	Approximate Acreage	Minimum Bid Price
21-27-AOO	Lot 38, Block 7, Treasure Island 6319B07L038 Meadow Lakes Area HO 08	MSB Ordinance 21-026 Adopted 4/6/21	.35 acres	\$500.00
21-28-AOO	Lot 39, Block 7, Treasure Island 6319B07L039 Meadow Lakes Area HO 08	MSB Ordinance 21-026 Adopted 4/6/21	.62 acres	\$500.00
21-29-AOO	Lot 41, Block 7, Treasure Island 6319B07L041 Meadow Lakes Area HO 08	MSB Ordinance 21-026 Adopted 4/6/21	.47 acres	\$500.00
21-30-AOO	Lot 45, Block 7, Treasure Island 6319B07L045 Meadow Lakes Area HO 08	MSB Ordinance 21-026 Adopted 4/6/21	.53 acres	\$500.00
21-31-AOO	Lot 47, Block 7, Treasure Island 6319B07L047 Meadow Lakes Area HO 08	MSB Ordinance 21-026 Adopted 4/6/21	.60 acres	\$500.00
21-32-AOO	Lot 17, Block 8, Treasure Island 6319B08L017 Meadow Lakes Area HO 08	MSB Ordinance 21-026 Adopted 4/6/21	.46 acres	\$500.00



BID PARCEL NO. 21-01-AOO

ACREAGE (APPROXIMATE): .47

MSB MAP: GB07

MINIMUM BID: \$5,000.00

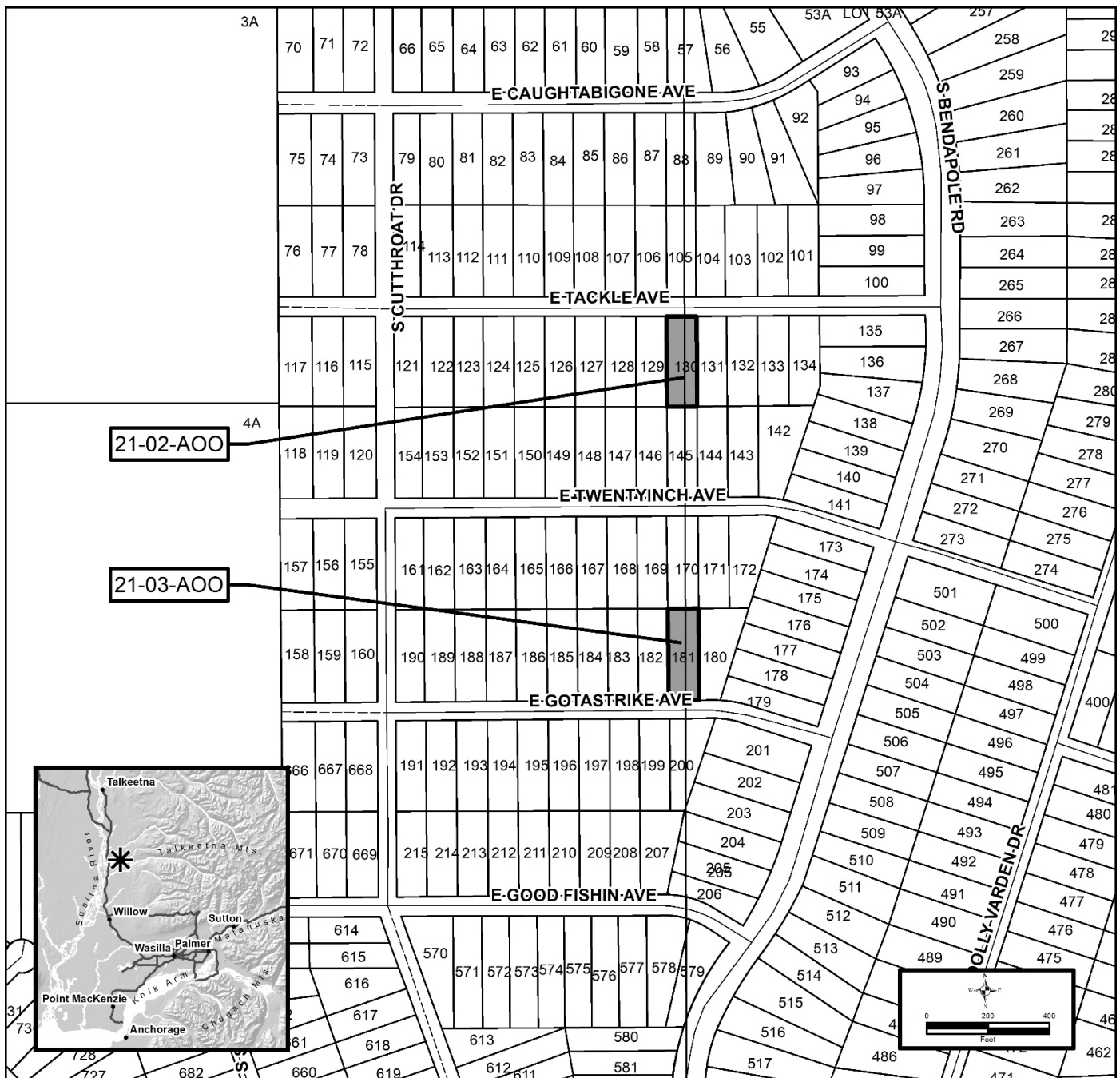
MSB TAX ID: 6132B08L007

SUBD/TRS: ALVAMAR PARK ADD #1 / T16N, R03W, SEC. 31, S.M.

ADDRESS: 16853 W. FIFTH AVENUE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 5/23/83, BK 364 PG 94, PALMER RECORDING DISTRICT



BID PARCEL NO. 21-02-AOO

ACREAGE (APPROXIMATE): .69

MSB MAP: CA01

MINIMUM BID: \$3,800.00

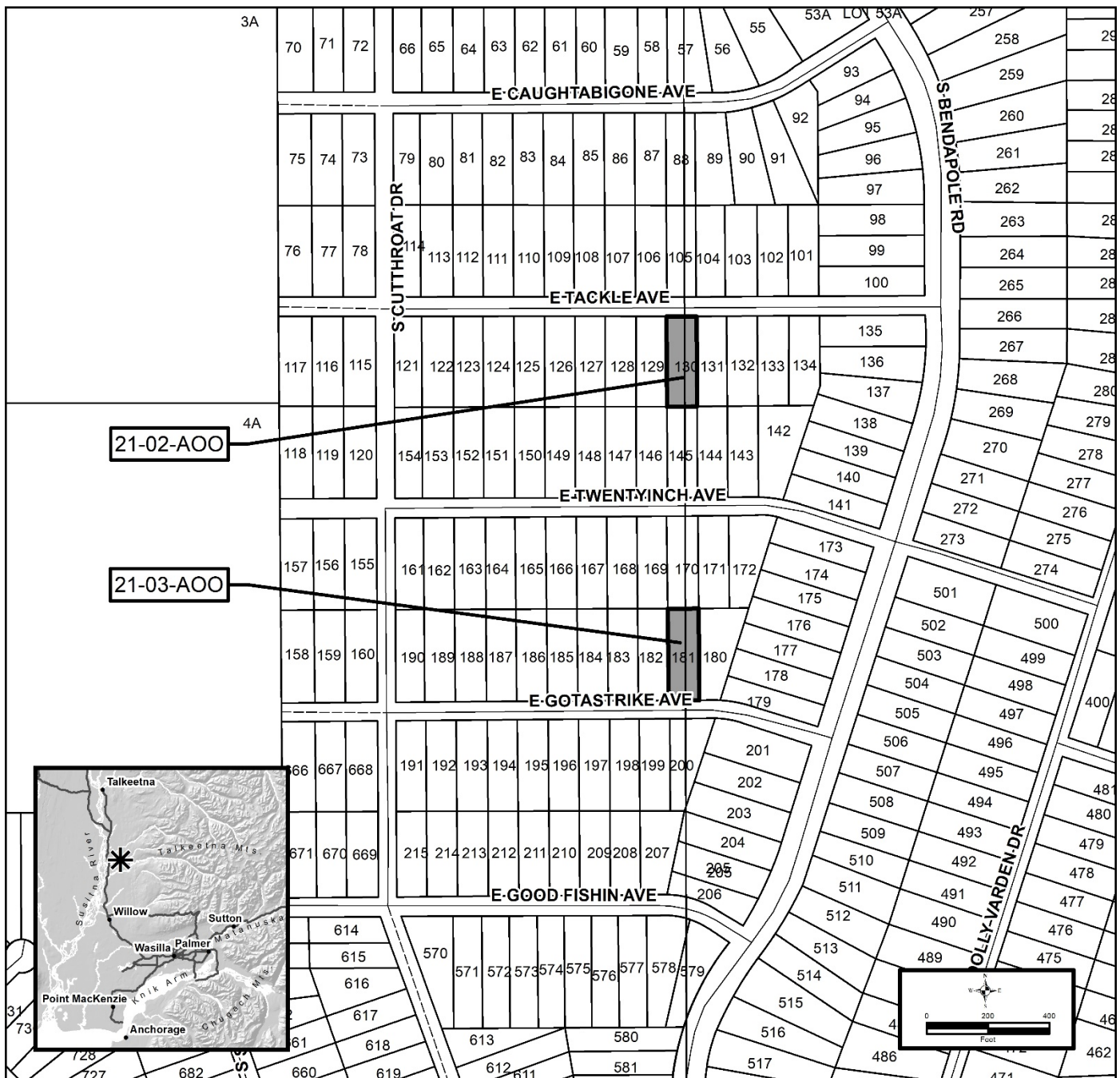
MSB TAX ID: 6070000L0130

SUBD/TRS: CASWELL LAKES / T22N, R04W, SEC. 11, S.M.

ADDRESS: 20100 E. TACKLE AVENUE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 1/14/03, SERIAL NO. 2003-001098-0, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-03-AOO

ACREAGE (APPROXIMATE): .69

MSB MAP: CA01

MINIMUM BID: \$3,800.00

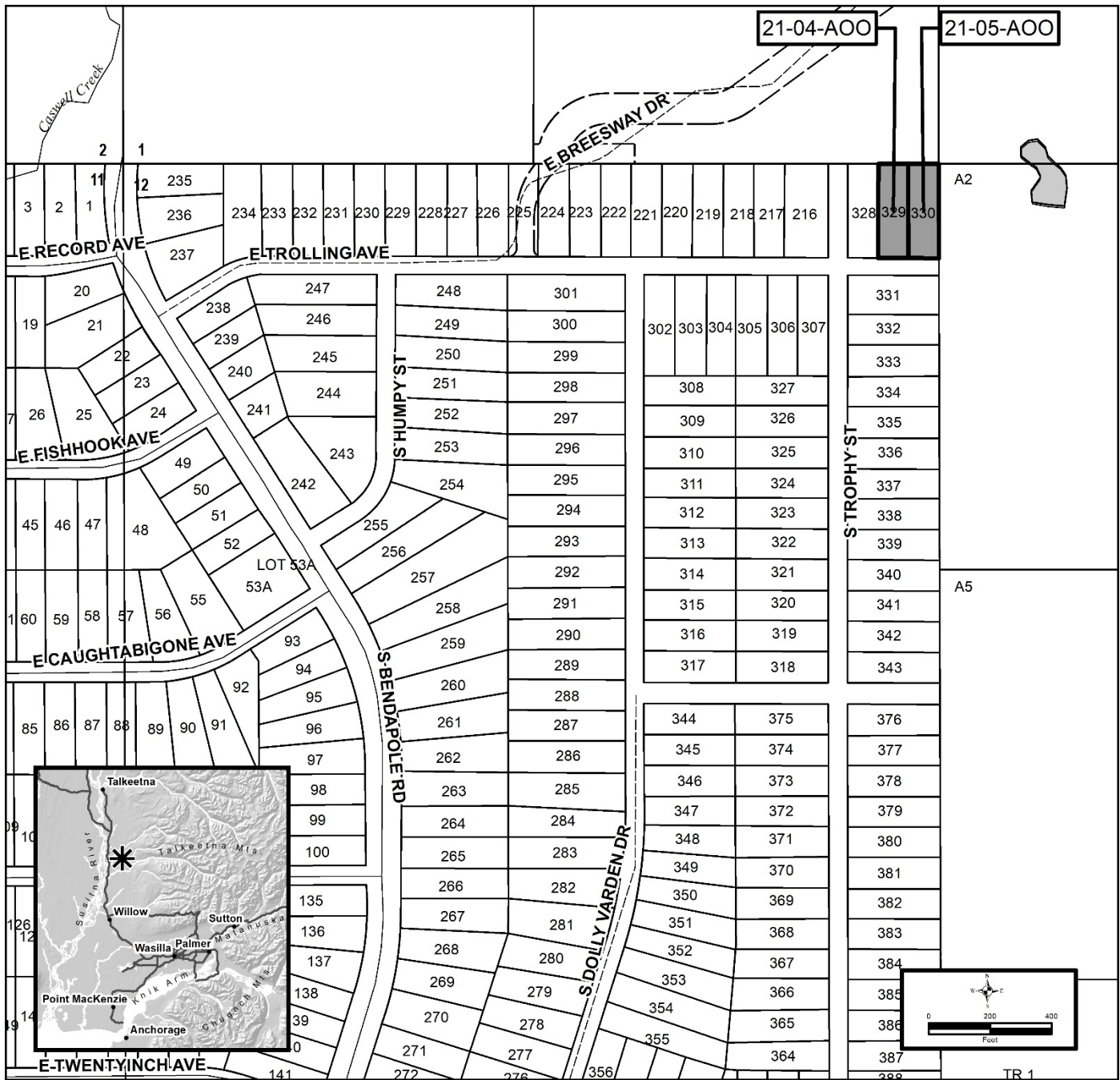
MSB TAX ID: 6070000L0181

SUBD/TRS: CASWELL LAKES / T22N, R04W, SEC. 11, S.M.

ADDRESS: 20103 E. GOTASTRIKE AVENUE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 12/14/84, BK 394 PG 632, PALMER RECORDING DISTRICT. THERE IS A 100'



BID PARCEL NO. 21-04-AOO

ACREAGE (APPROXIMATE): .69

MSB MAP: CA01

MINIMUM BID: \$2,500.00

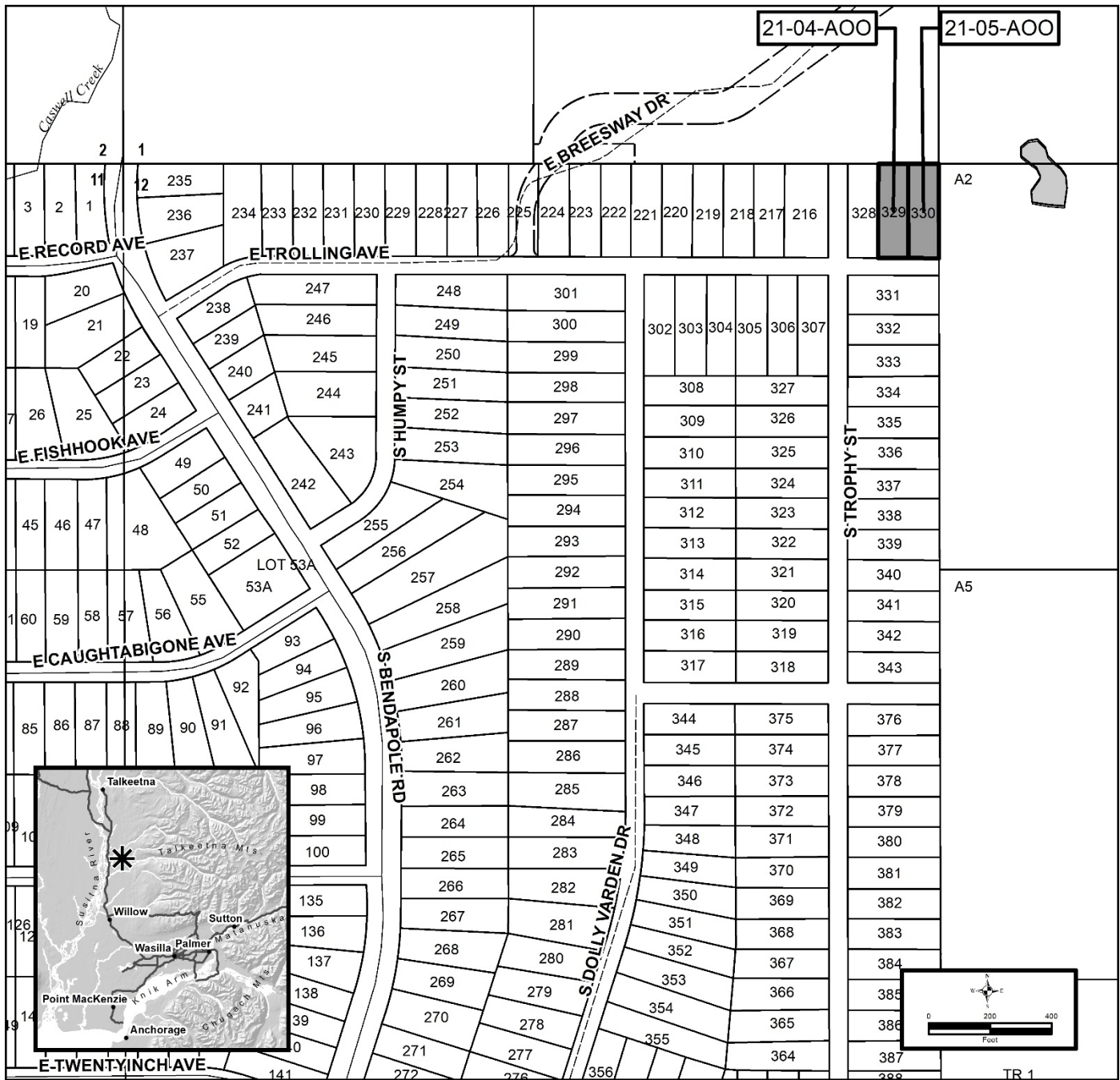
MSB TAX ID: 6070000L0329

SUBD/TRS: CASWELL LAKES / T22N, R04W, SEC. 12, S.M.

ADDRESS: 24671 E. TROLLING AVENUE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 3/9/76, BK 111 PG 981, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-05-AOO

ACREAGE (APPROXIMATE): .69

MSB MAP: CA01

MINIMUM BID: \$2,500.00

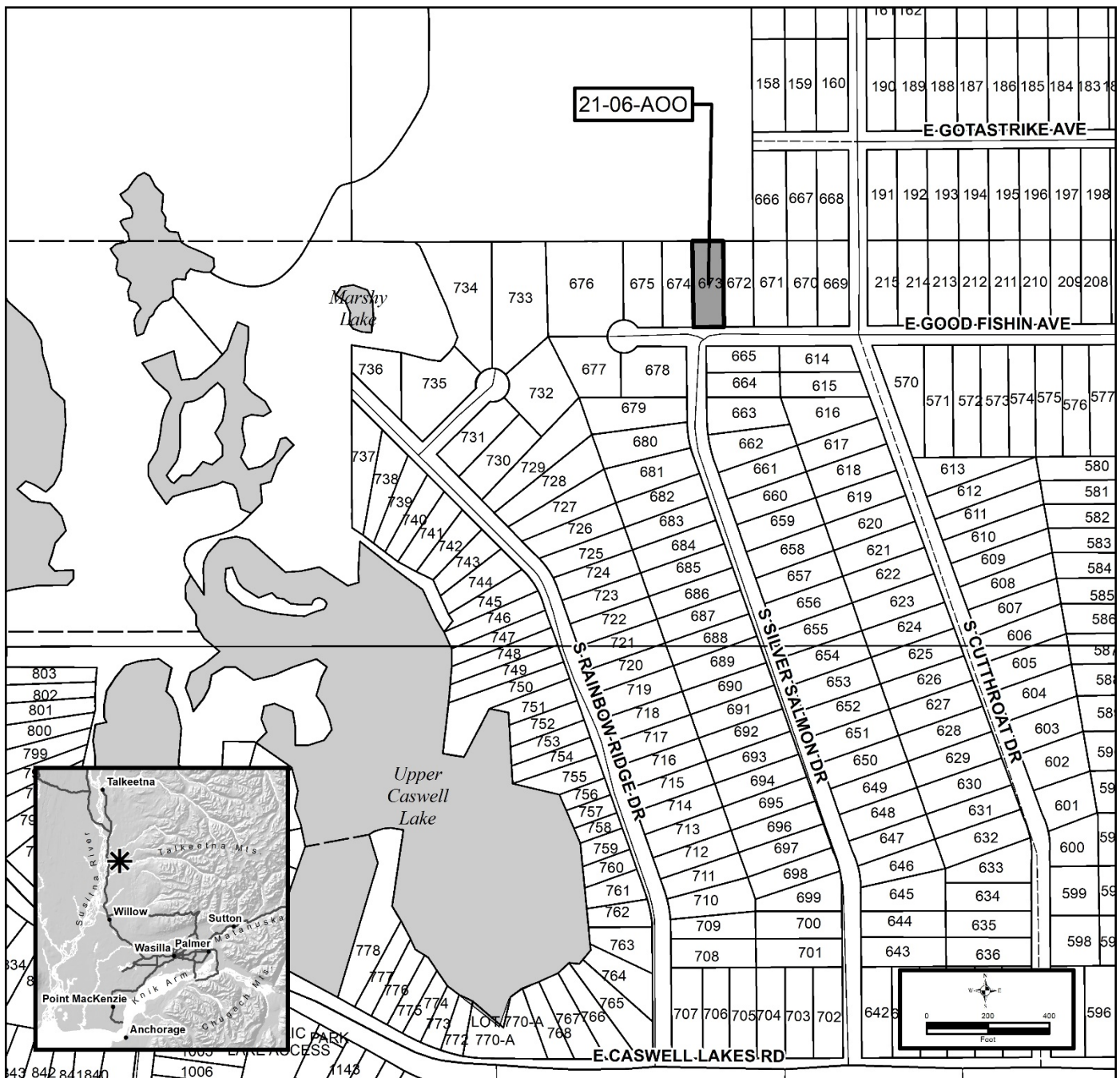
MSB TAX ID: 6070000L0330

SUBD/TRS: CASWELL LAKES / T22N, R04W, SEC. 12, S.M.

ADDRESS: 24687 E. TROLLING AVENUE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 3/9/76, BK 111 PG 981, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-06-AOO

ACREAGE (APPROXIMATE): .63

MSB MAP: CA01

MINIMUM BID: \$2,500.00

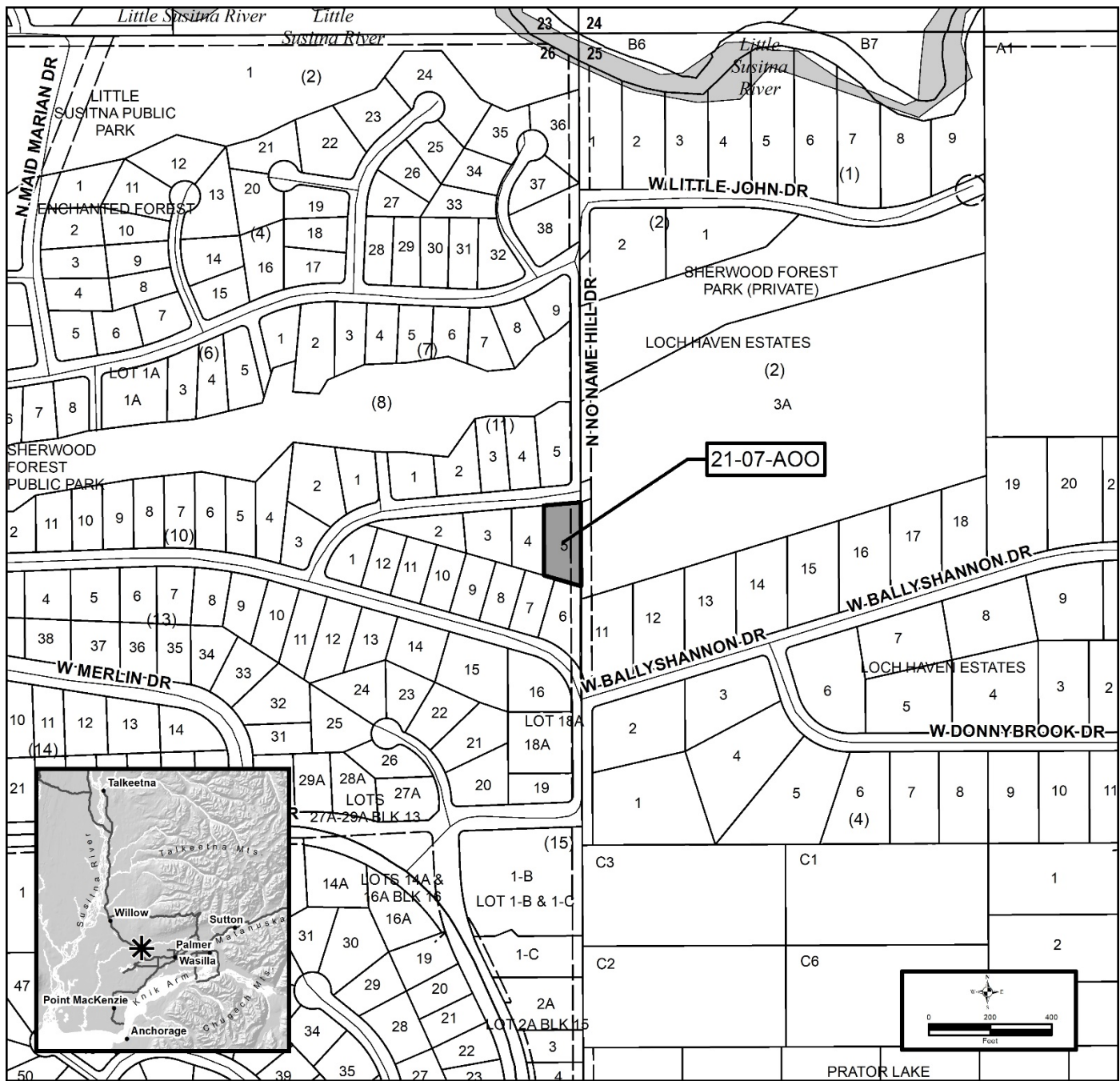
MSB TAX ID: 6070000L0673

SUBD/TRS: CASWELL LAKES / T22N, R04W, SEC. 11, S.M.

ADDRESS: 19769 E. GOOD FISHIN AVENUE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 7/11/78, BK 166 PG 404, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-07-AOO

ACREAGE (APPROXIMATE): .69

MSB MAP: HO06

MINIMUM BID: \$7,200.00

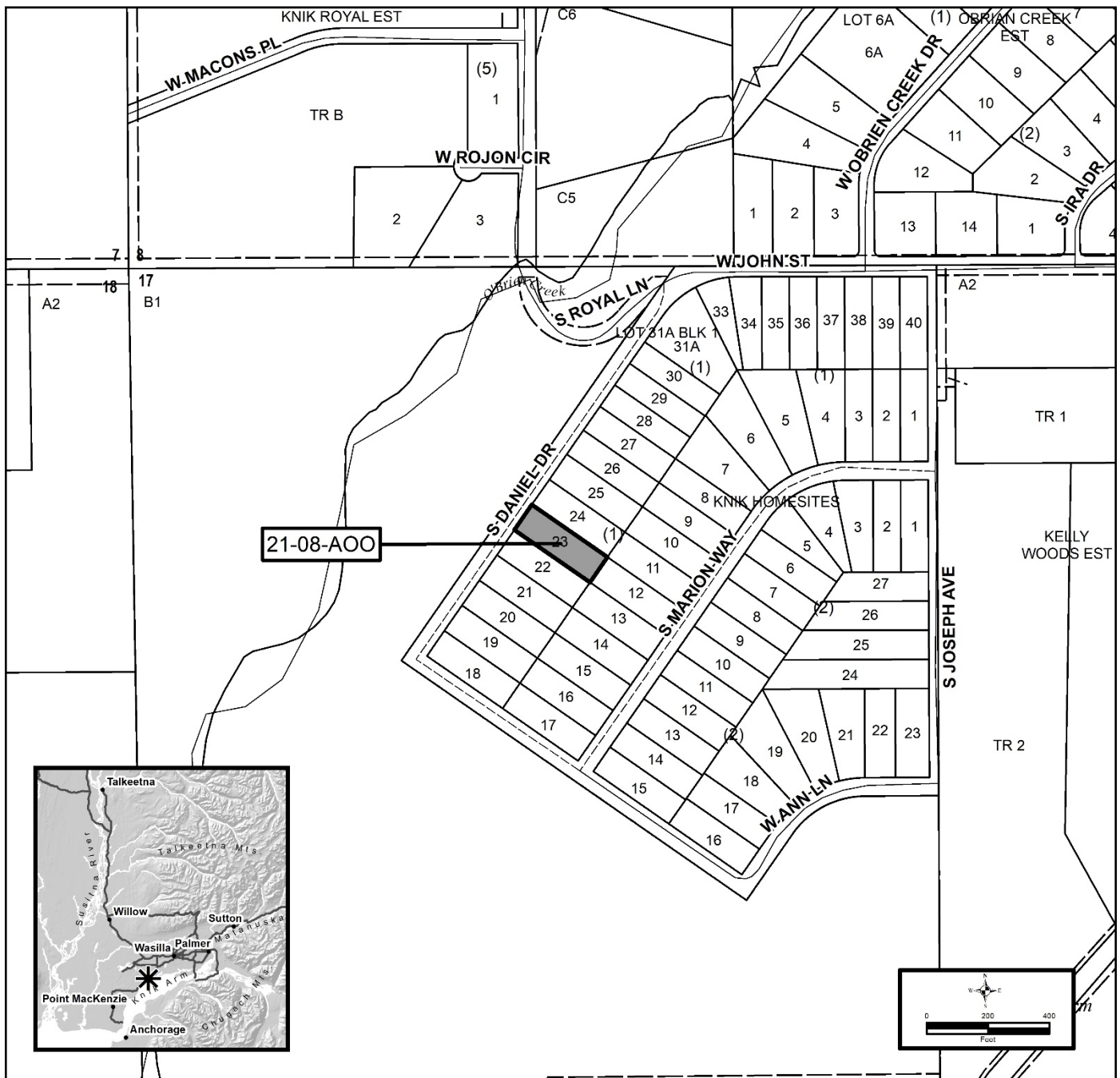
MSB TAX ID: 6100B12L005

SUBD/TRS: ENCHANTED FOREST / T18N, R03W, SEC. 26, S.M.

ADDRESS: W. KING JOHN DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 11/24/80, BK 223 PG 548, PALMER RECORDING DISTRICT



BID PARCEL NO. 21-08-AOO

ACREAGE (APPROXIMATE): .69

MSB MAP: OC04

MINIMUM BID: \$8,000.00

MSB TAX ID: 6165B01L023

SUBD/TRS: KNIK HOMESITES / T16N, R02W, SEC. 17, S.M.

ADDRESS: 8609 S. DANIEL DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 6/5/87, BK 515 PG 675, PALMER RECORDING DISTRICT



BID PARCEL NO. 21-09-AOO

ACREAGE (APPROXIMATE): .15

MSB MAP: WA05

MINIMUM BID: \$3,300.00

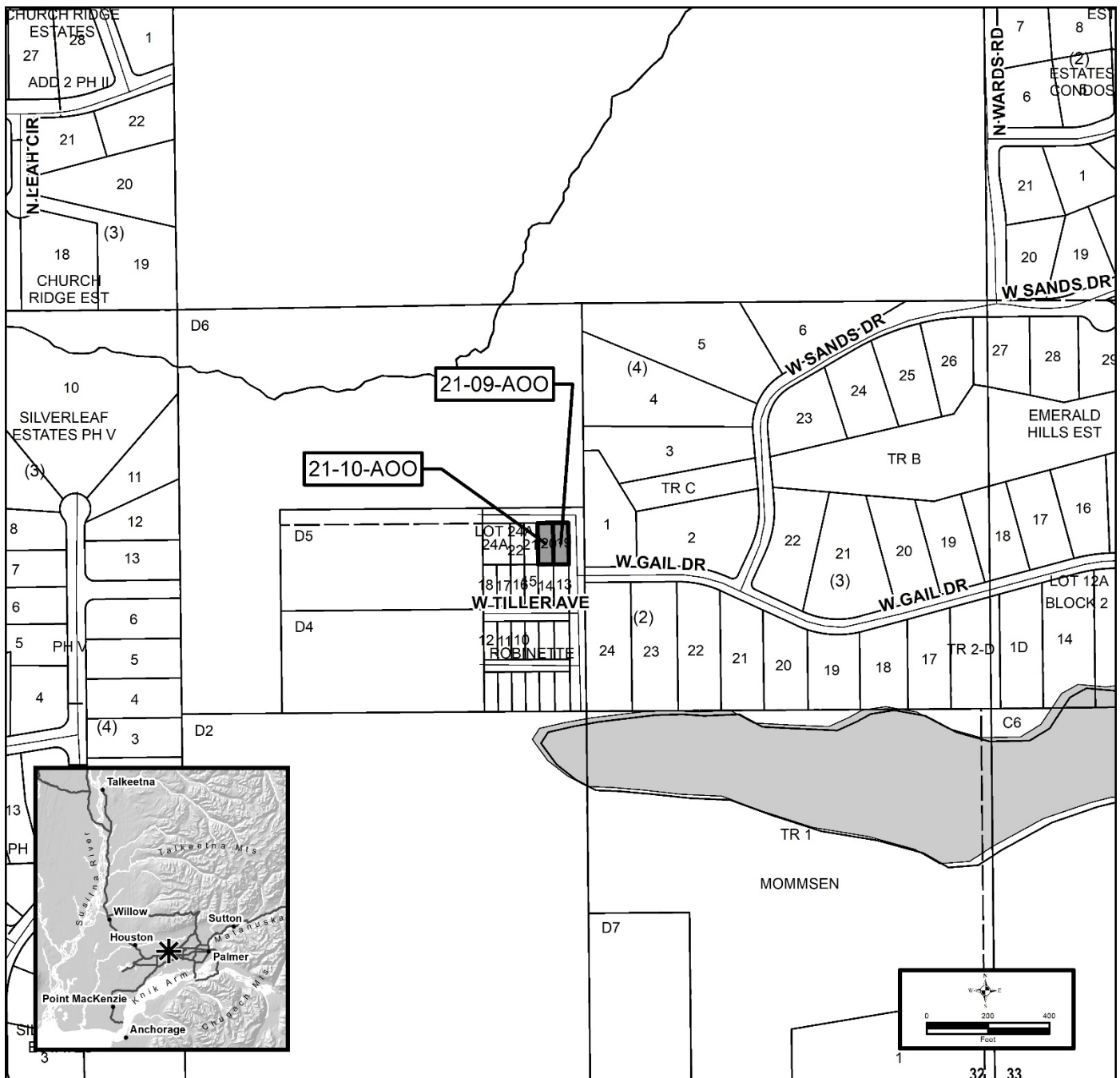
MSB TAX ID: 1051000L019

SUBD/TRS: ROBINETTE / T18N, R01W, SEC. 32, S.M.

ADDRESS: 1520 W. LAVERNE AVENUE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 5/20/93, BK 716 PG 514, PALMER RECORDING DISTRICT



BID PARCEL NO. 21-10-AOO

ACREAGE (APPROXIMATE): .15

MSB MAP: WA05

MINIMUM BID: \$3,300.00

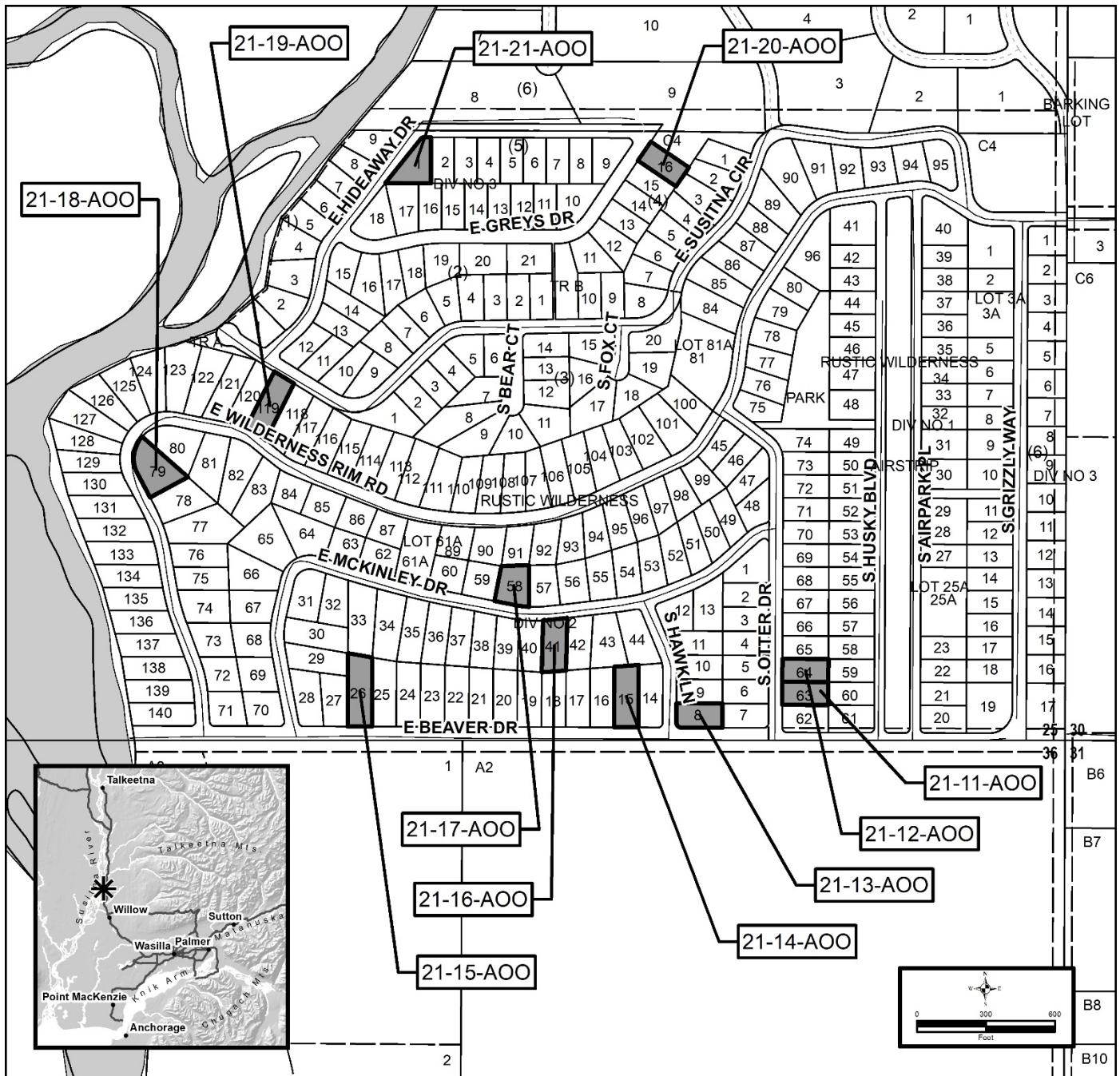
MSB TAX ID: 1051000L020

SUBD/TRS: ROBINETTE / T18N, R01W, SEC. 32, S.M.

ADDRESS: 1530 W. LAVERNE AVENUE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 5/20/93, BK 716 PG 514, PALMER RECORDING DISTRICT



BID PARCEL NO. 21-12-AOO

ACREAGE (APPROXIMATE): .46

MSB MAP: CA14

MINIMUM BID: \$3,000.00

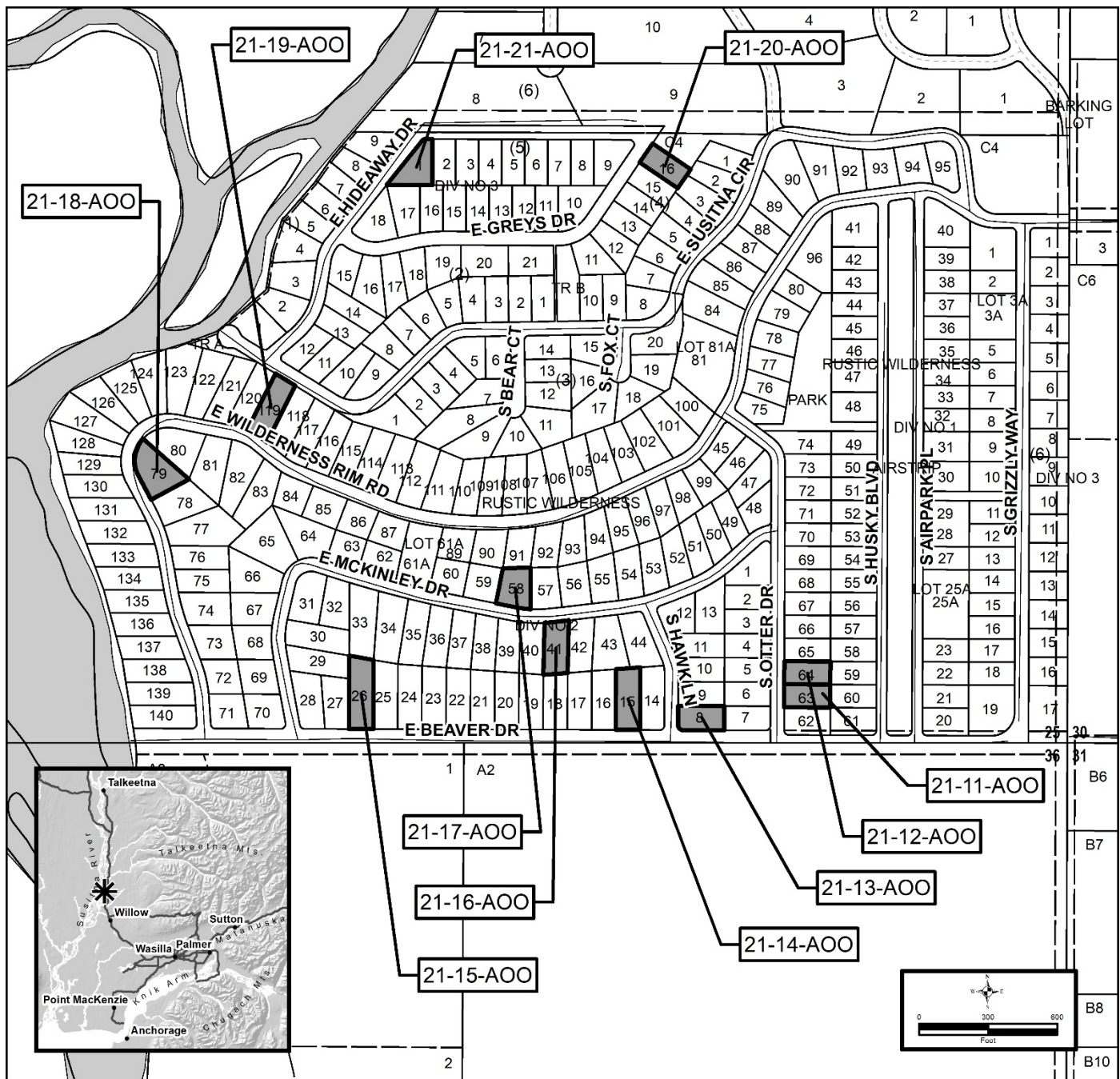
MSB TAX ID: 6274000L064

SUBD/TRS: RUSTIC WILDERNESS DIVISION 1 / T21N, R05W, SEC. 25, S.M.

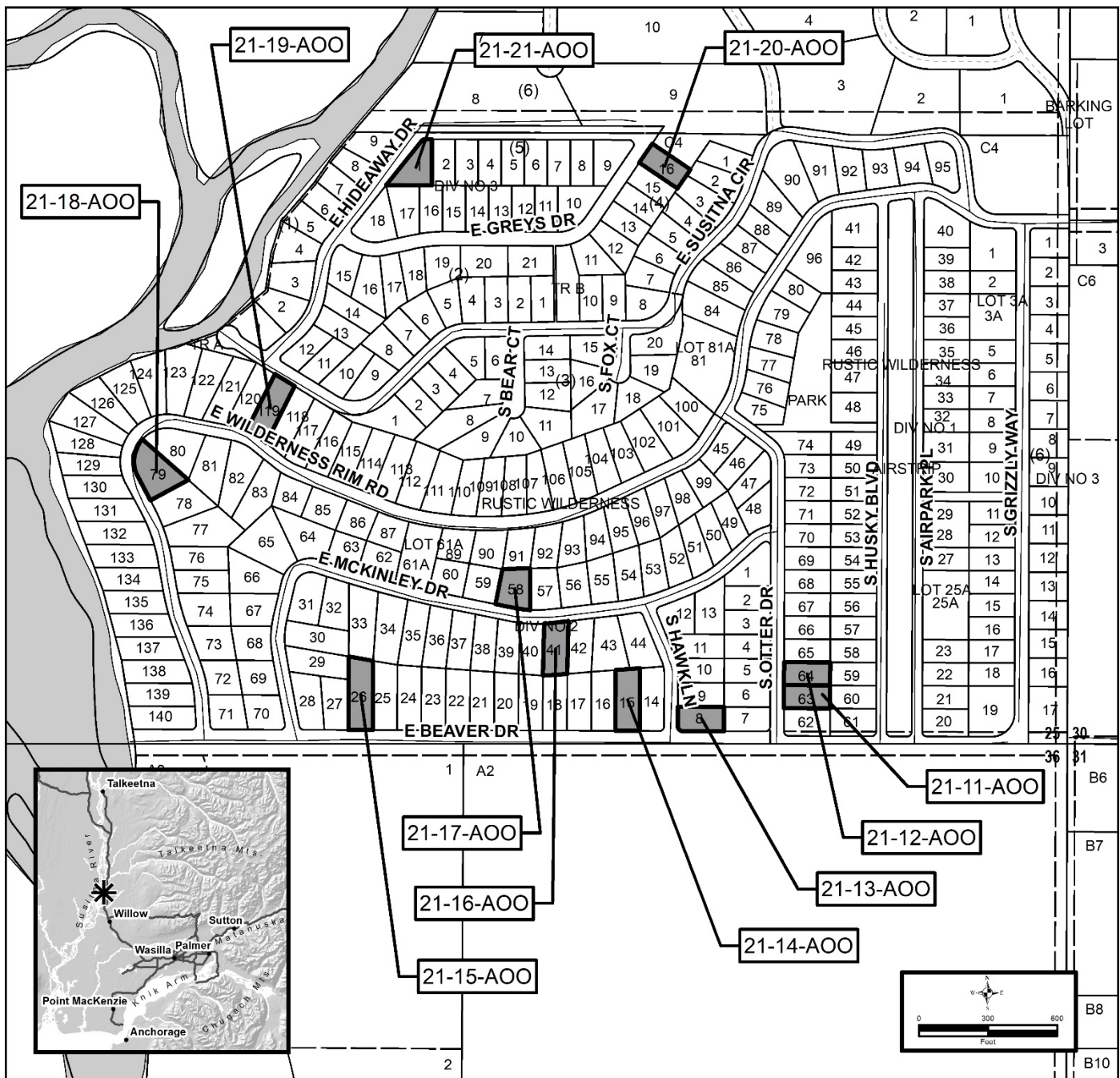
ADDRESS: 60085 S. OTTER DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 12/05/83, BK 334 PG 762, PALMER RECORDING DISTRICT.



COMMENTS: CLERKS DEED RECORDED 12/05/83, BK 334 PG 762, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-14-AOO

ACREAGE (APPROXIMATE): .65

MSB MAP: CA14

MINIMUM BID: \$3,000.00

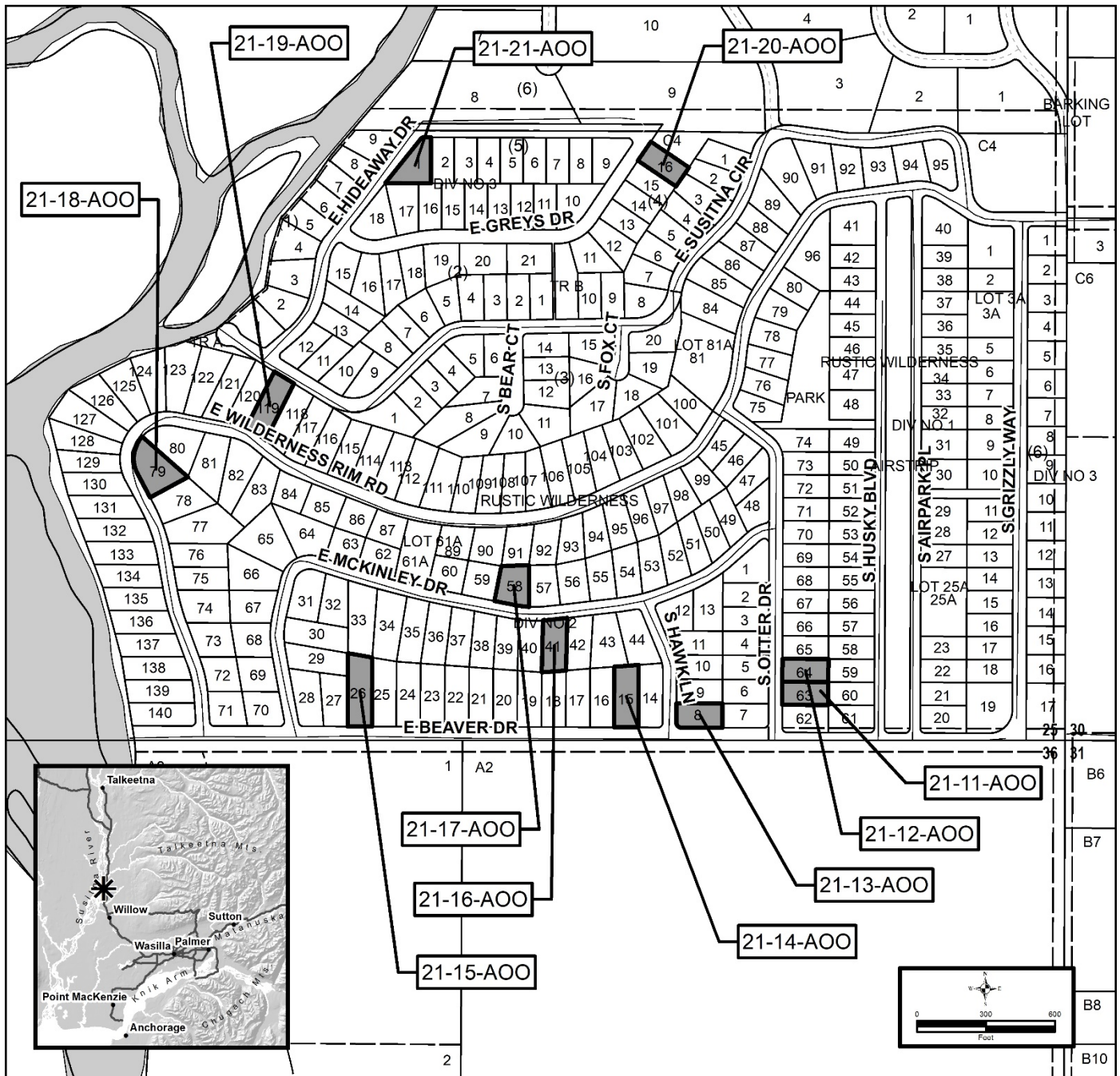
MSB TAX ID: 6563000L015

SUBD/TRS: RUSTIC WILDERNESS DIVISION 2 / T21N, R05W, SEC. 25, S.M.

ADDRESS: 13971 E. BEAVER DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 5/23/83, BK 304 PG 94, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-15-AOO

ACREAGE (APPROXIMATE): .75

MSB MAP: CA14

MINIMUM BID: \$3,400.00

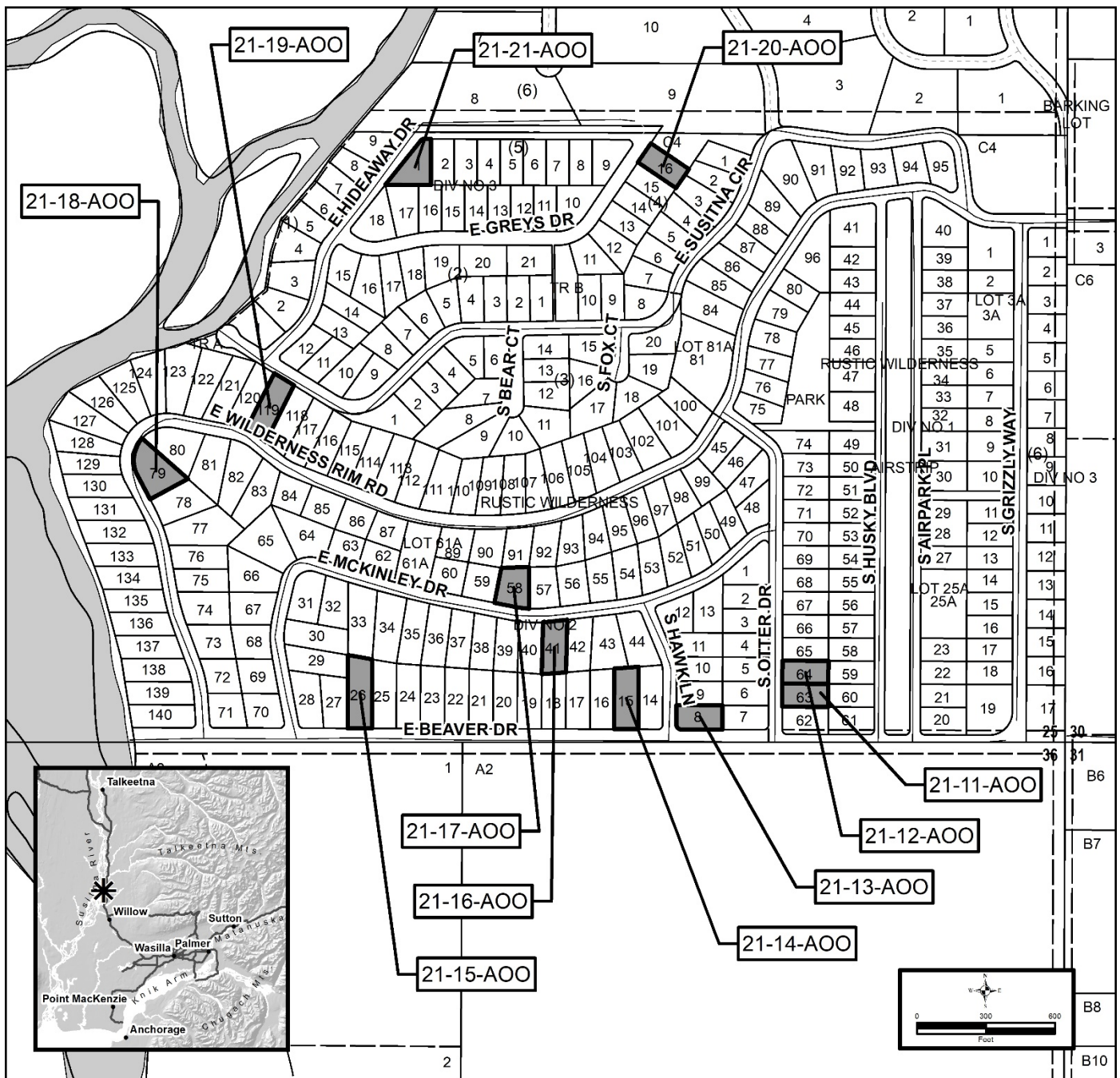
MSB TAX ID: 6563000L026

SUBD/TRS: RUSTIC WILDERNESS DIVISION 2 / T21N, R05W, SEC. 25, S.M.

ADDRESS: 13709 E. BEAVER DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 12/05/83, BK 334 PG 762, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-16-AOO

ACREAGE (APPROXIMATE): .55

MSB MAP: CA14

MINIMUM BID: \$3,000.00

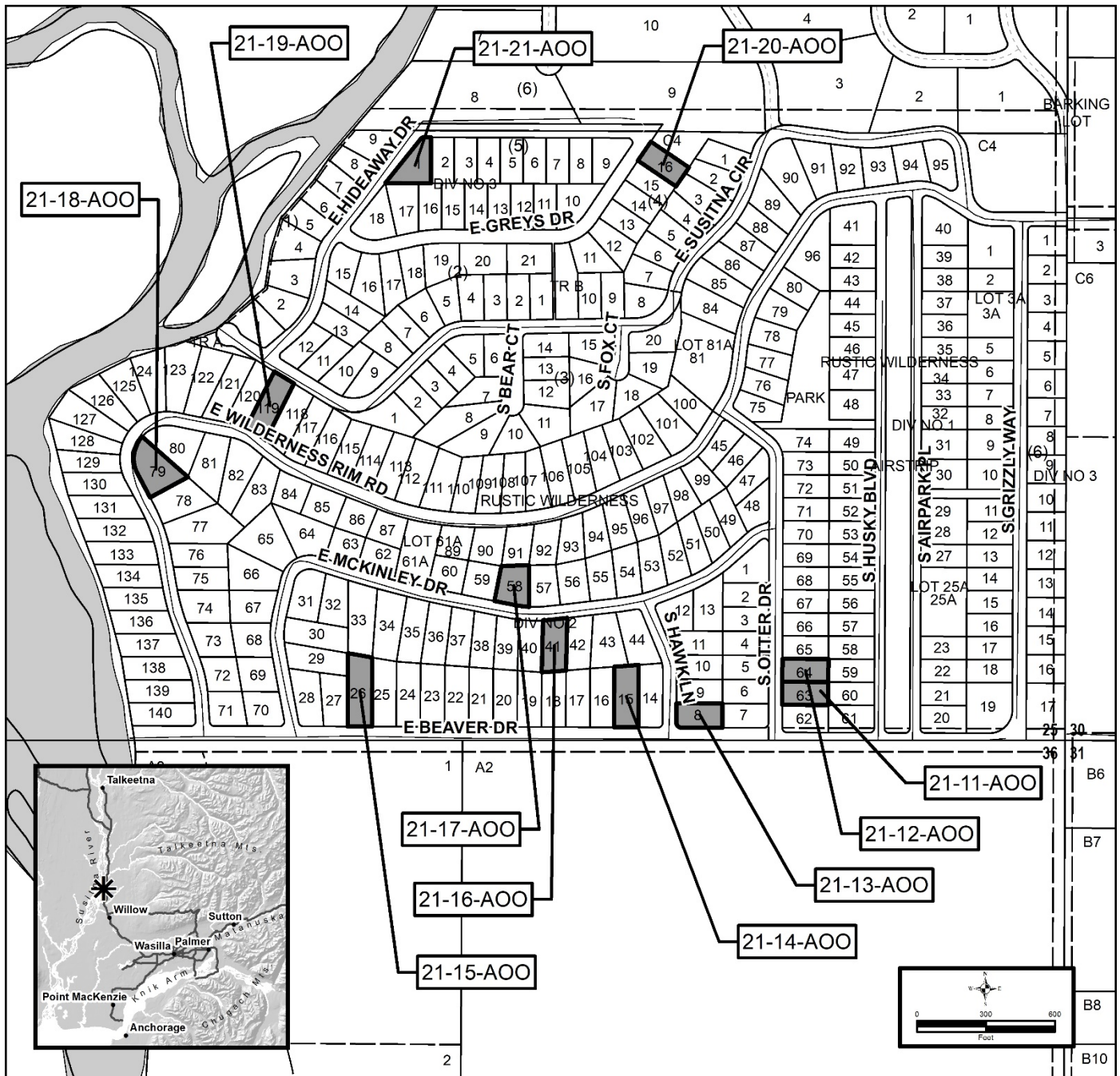
MSB TAX ID: 6563000L041

SUBD/TRS: RUSTIC WILDERNESS DIVISION 2 / T21N, R05W, SEC. 25, S.M.

ADDRESS: 14072 E. MCKINLEY DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 4/8/82, BK 259 PG 566, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-17-AOO

ACREAGE (APPROXIMATE): .53

MSB MAP: CA14

MINIMUM BID: \$3,000.00

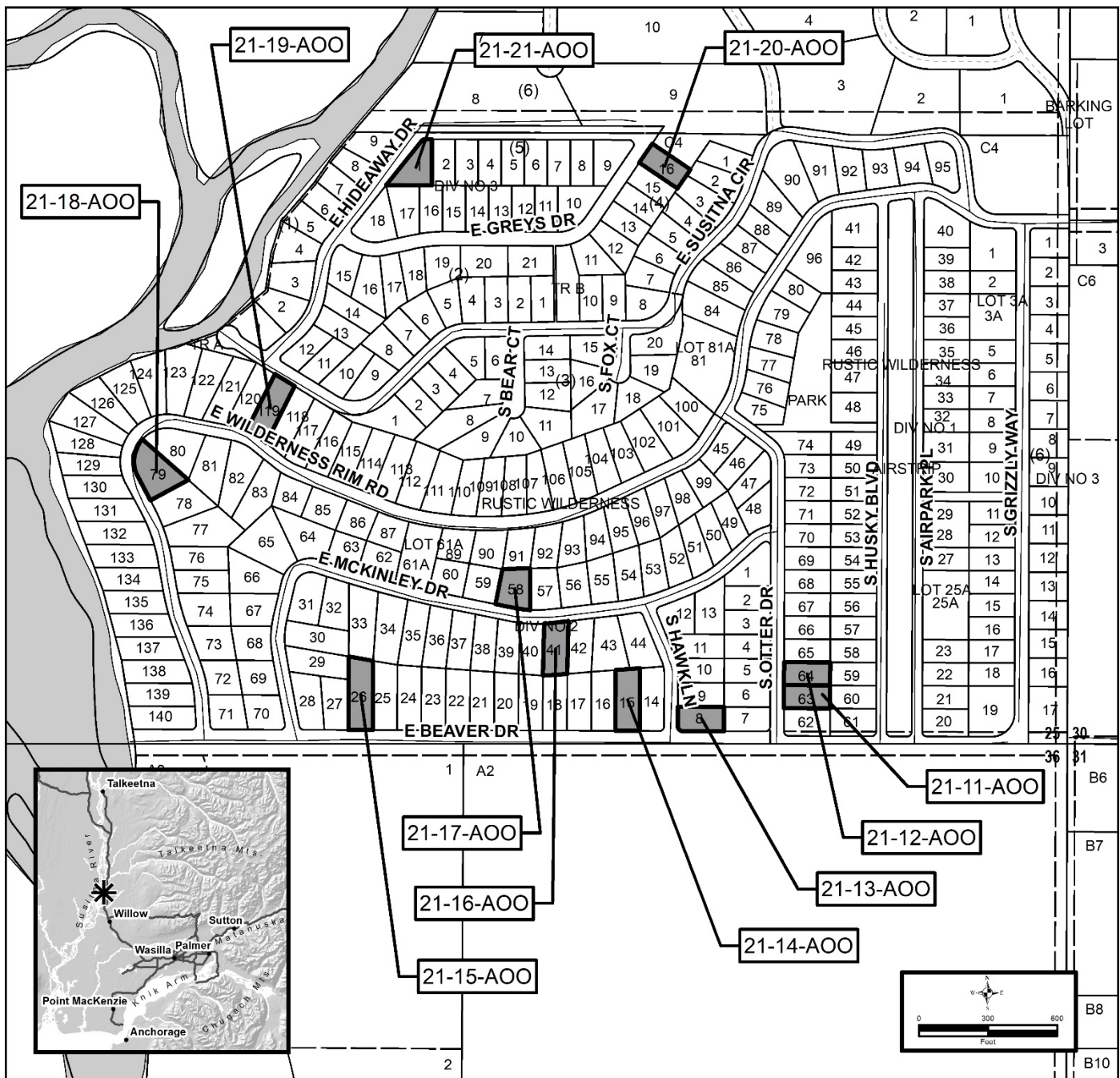
MSB TAX ID: 6563000L058

SUBD/TRS: RUSTIC WILDERNESS DIVISION 2 / T21N, R05W, SEC. 25, S.M.

ADDRESS: 14037 E. MCKINLEY DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 12/5/83, BK 334 PG 762, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-18-AOO

ACREAGE (APPROXIMATE): .73

MSB MAP: CA14

MINIMUM BID: \$4,500.00

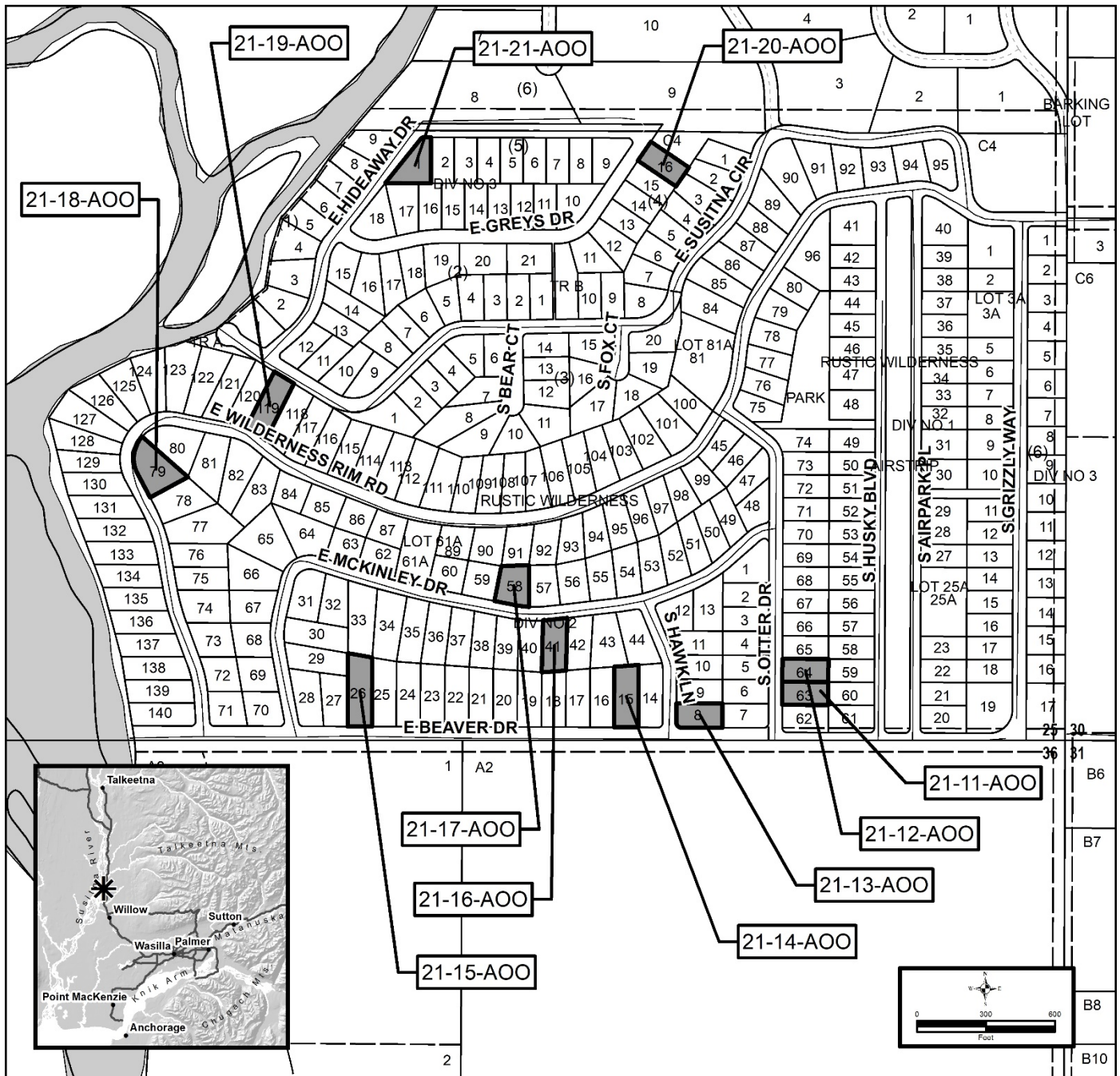
MSB TAX ID: 6563000L079

SUBD/TRS: RUSTIC WILDERNESS DIVISION 2 / T21N, R05W, SEC. 25, S.M.

ADDRESS: 13814 E. WILDERNESS RIM ROAD

ADDITIONAL CONDITIONS OF SALE: 30' WIDE RESERVATION WITHIN THE WEST BOUNDARY OF LOT 79 LYING ADJACENT TO E. WILDERNESS RIM ROAD TO ENCOMPASS THE ENCROACHMENT OF THE PHYSICAL ROAD WITHIN THE PARCEL.

COMMENTS: CLERKS DEED RECORDED 12/5/83, BK 334 PG 762, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-19-AOO

ACREAGE (APPROXIMATE): .62

MSB MAP: CA14

MINIMUM BID: \$4,000.00

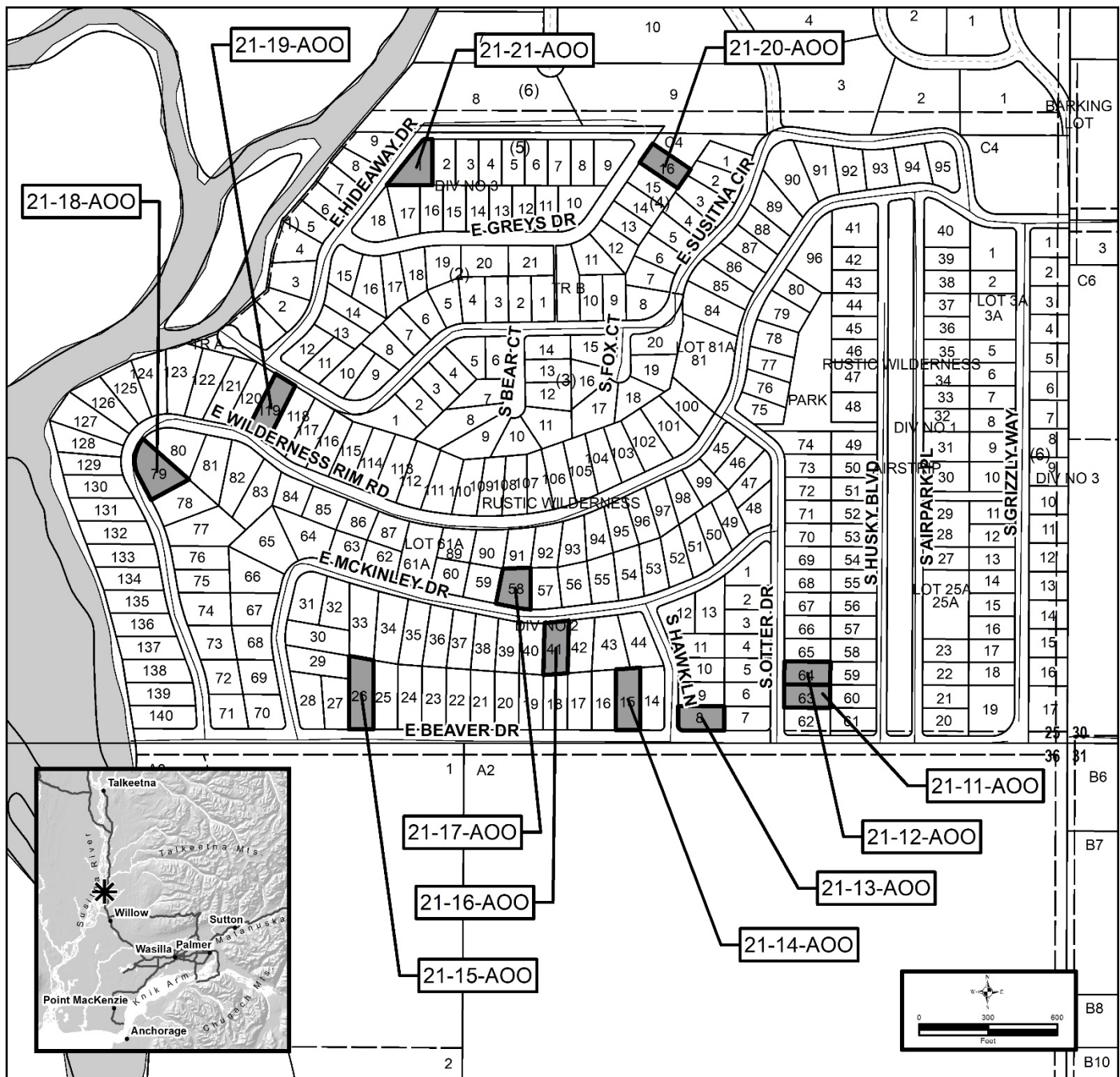
MSB TAX ID: 6563000L119

SUBD/TRS: RUSTIC WILDERNESS DIVISION 2 / T21N, R05W, SEC. 25, S.M.

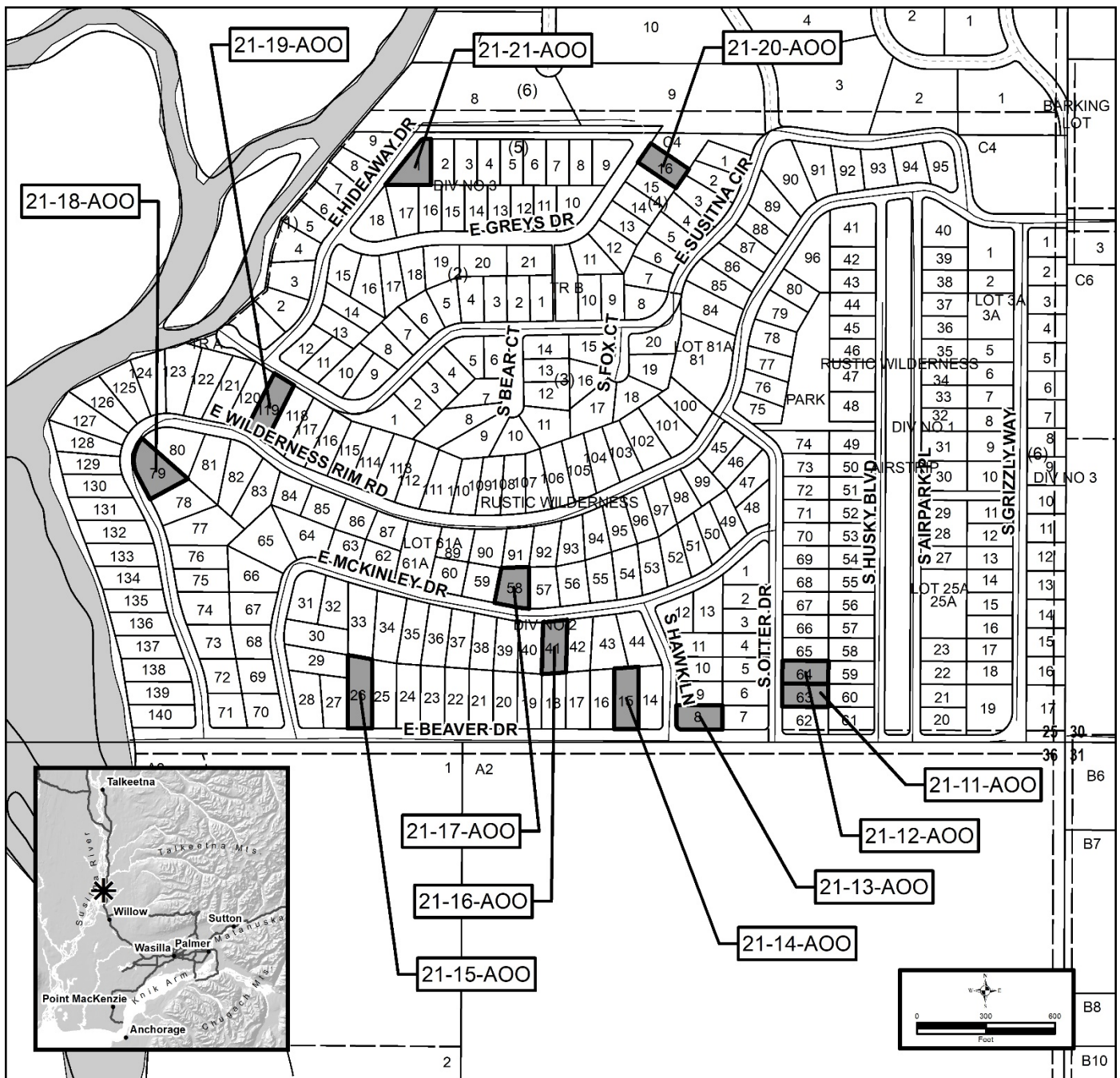
ADDRESS: 13660 E. SUSITNA CIRCLE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 6/24/86, BK 472 PG 970, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-20-A00



BID PARCEL NO. 21-21-AOO

ACREAGE (APPROXIMATE): .55

MSB MAP: CA14

MINIMUM BID: \$1,500.00

MSB TAX ID: 1230B05L001

SUBD/TRS: RUSTIC WILDERNESS DIVISION 3 / T21N, R05W, SEC. 25, S.M.

ADDRESS: 13874 E. HIDEAWAY DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 12/5/83, BK 334 PG 762, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-22-AOO

ACREAGE (APPROXIMATE): .07

MSB MAP: HO12

MINIMUM BID: \$1,000.00

MSB TAX ID: 6314B04L001-2

SUBD/TRS: TEXAS / T17N, R03W, SEC. 09 S.M.

ADDRESS: S. MELOZZI HOT SPRINGS ROAD

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 11/29/07, SERIAL NO. 2007-030320-0, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-23-AOO

ACREAGE (APPROXIMATE): .34

MSB MAP: HO12

MINIMUM BID: \$4,000.00

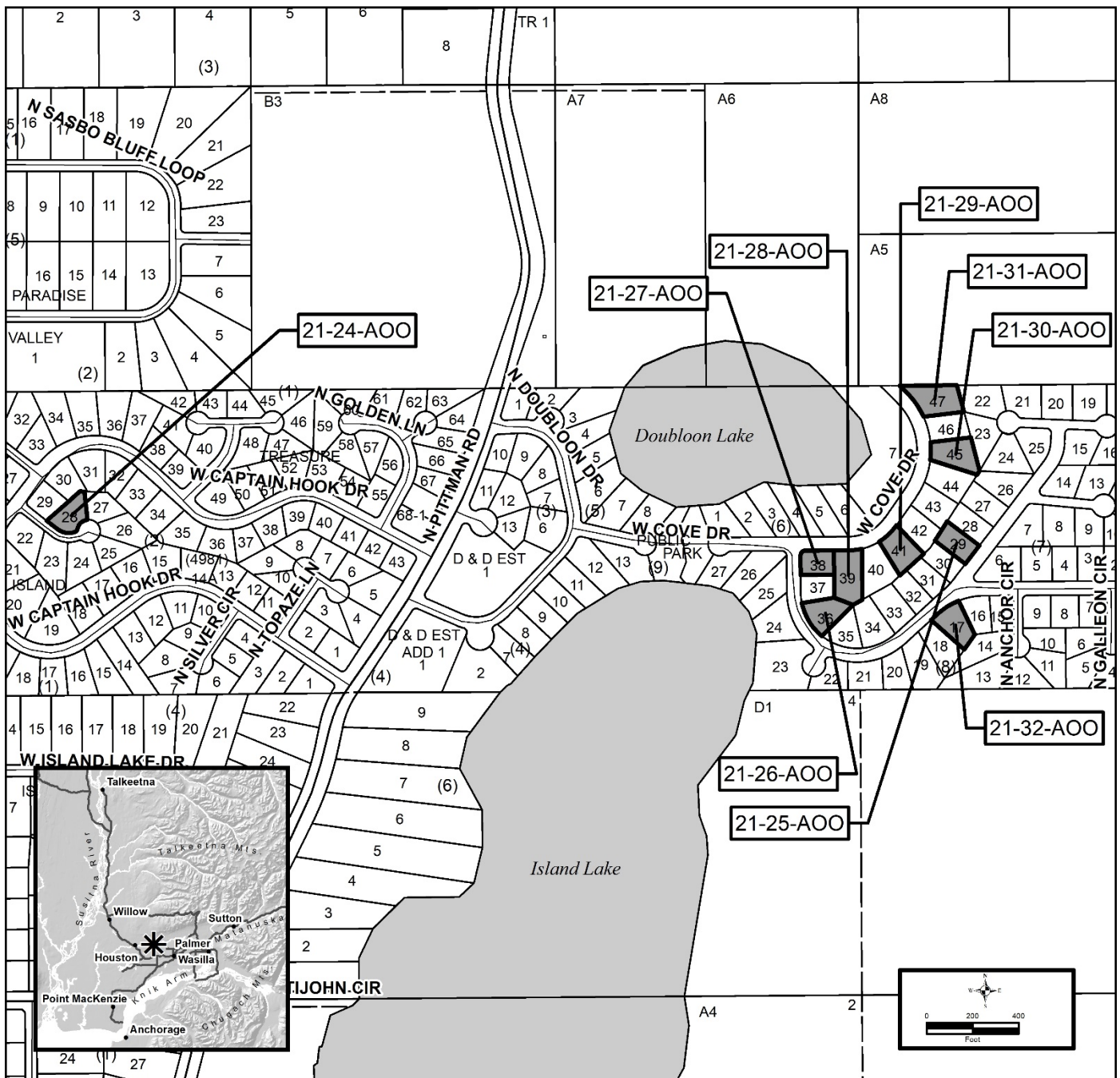
MSB TAX ID: 6314B08L002

SUBD/TRS: TEXAS / T17N, R03W, SEC. 09 S.M.

ADDRESS: 15007 W. AMARILLO CIRCLE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 12/5/83, BK 334 PG 762, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-24-AOO

ACREAGE (APPROXIMATE): .41

MSB MAP: HO08

MINIMUM BID: \$4,500.00

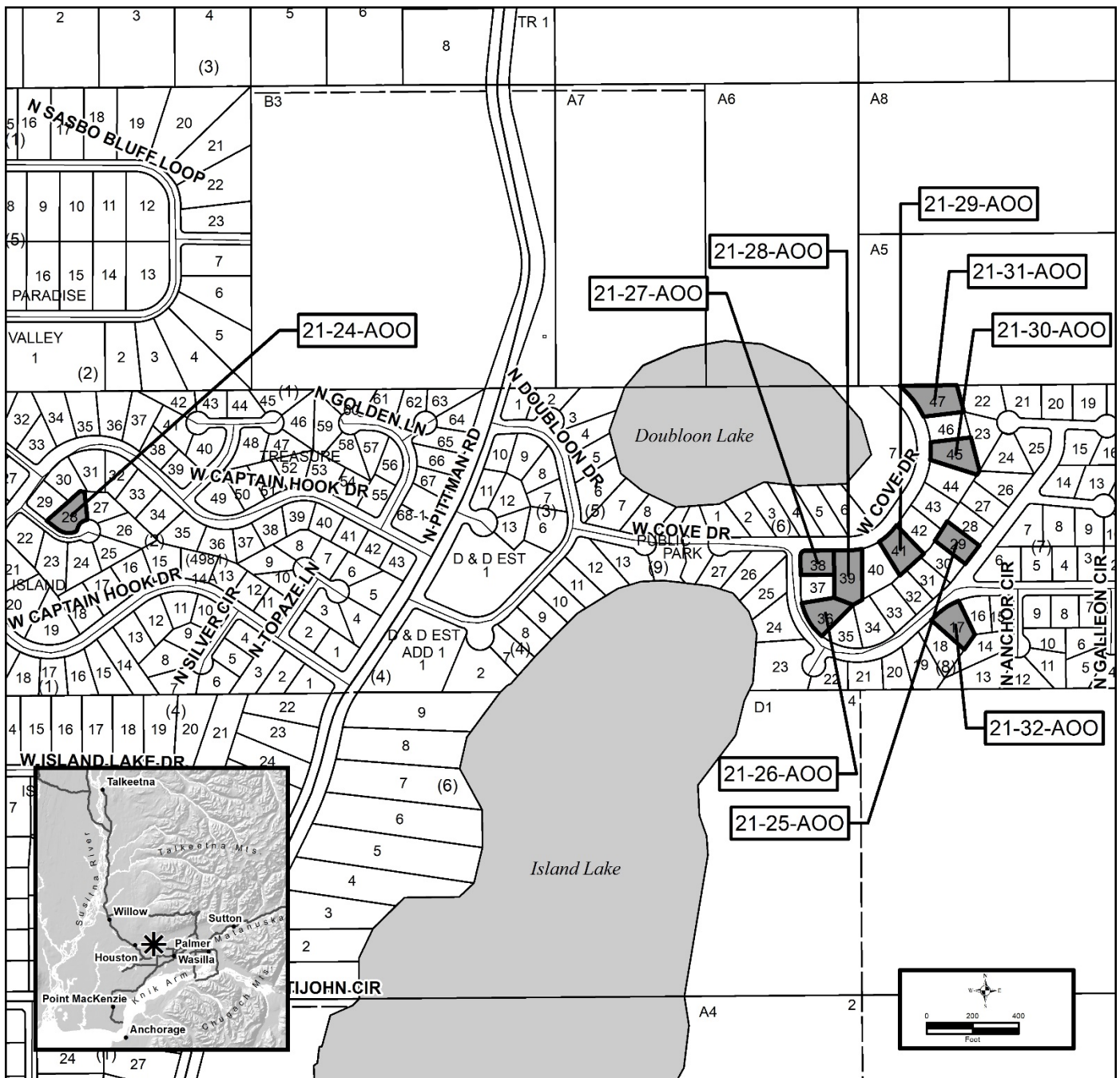
MSB TAX ID: 6319B02L028

SUBD/TRS: TREASURE ISLAND / T18N, R02W, SEC. 22 S.M.

ADDRESS: 7101 W. PEARL CIRCLE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 5/20/93, BK 716 PG 514, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-25-AOO

ACREAGE (APPROXIMATE): .39

MSB MAP: HO08

MINIMUM BID: \$500.00

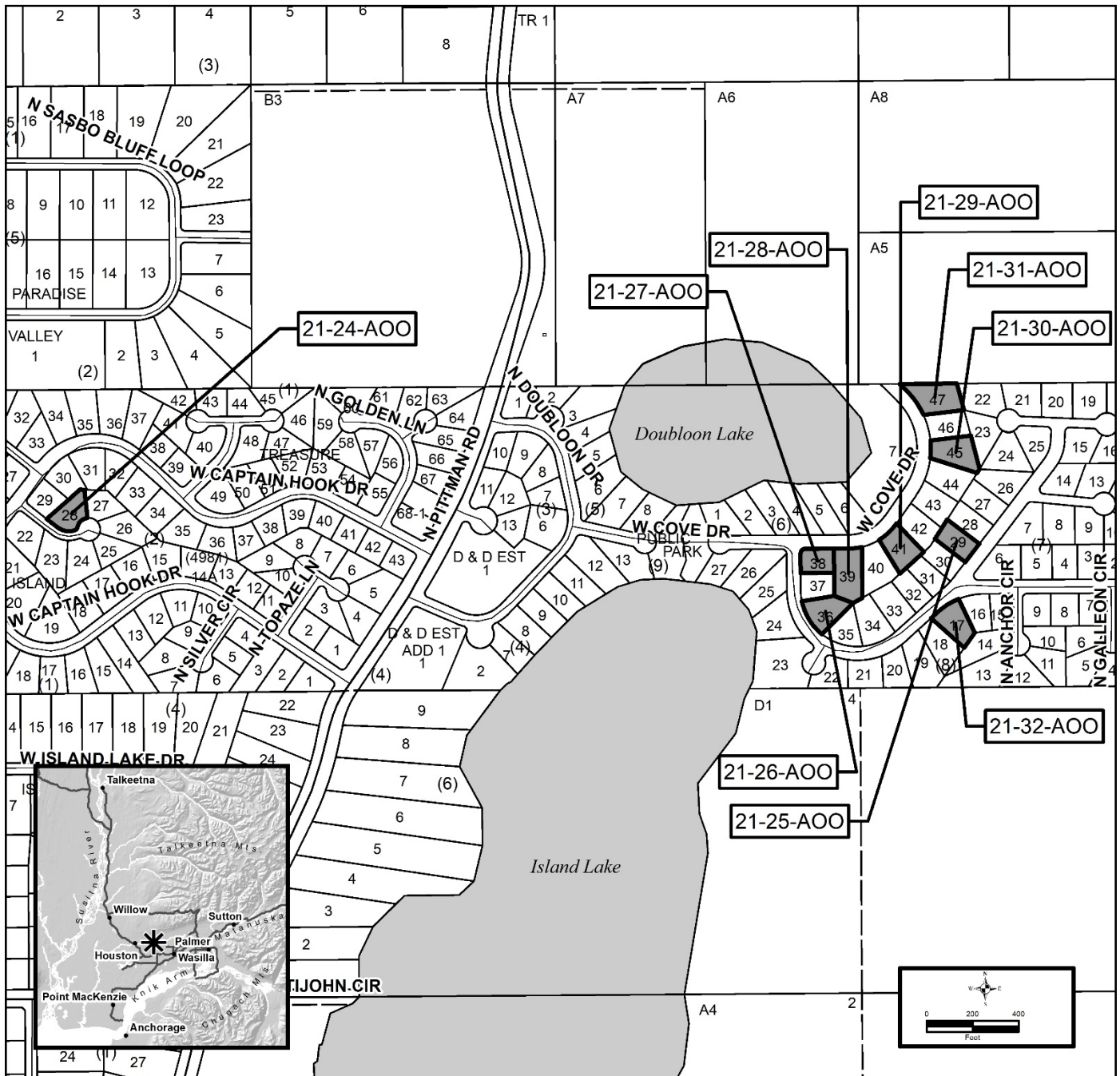
MSB TAX ID: 6319B07L029

SUBD/TRS: TREASURE ISLAND / T18N, R02W, SEC. 22 S.M.

ADDRESS: 6201 W. JOLLY ROGER DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 6/24/86, BK 472 PG 970, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-26-AOO

ACREAGE (APPROXIMATE): .47

MSB MAP: HO08

MINIMUM BID: \$500.00

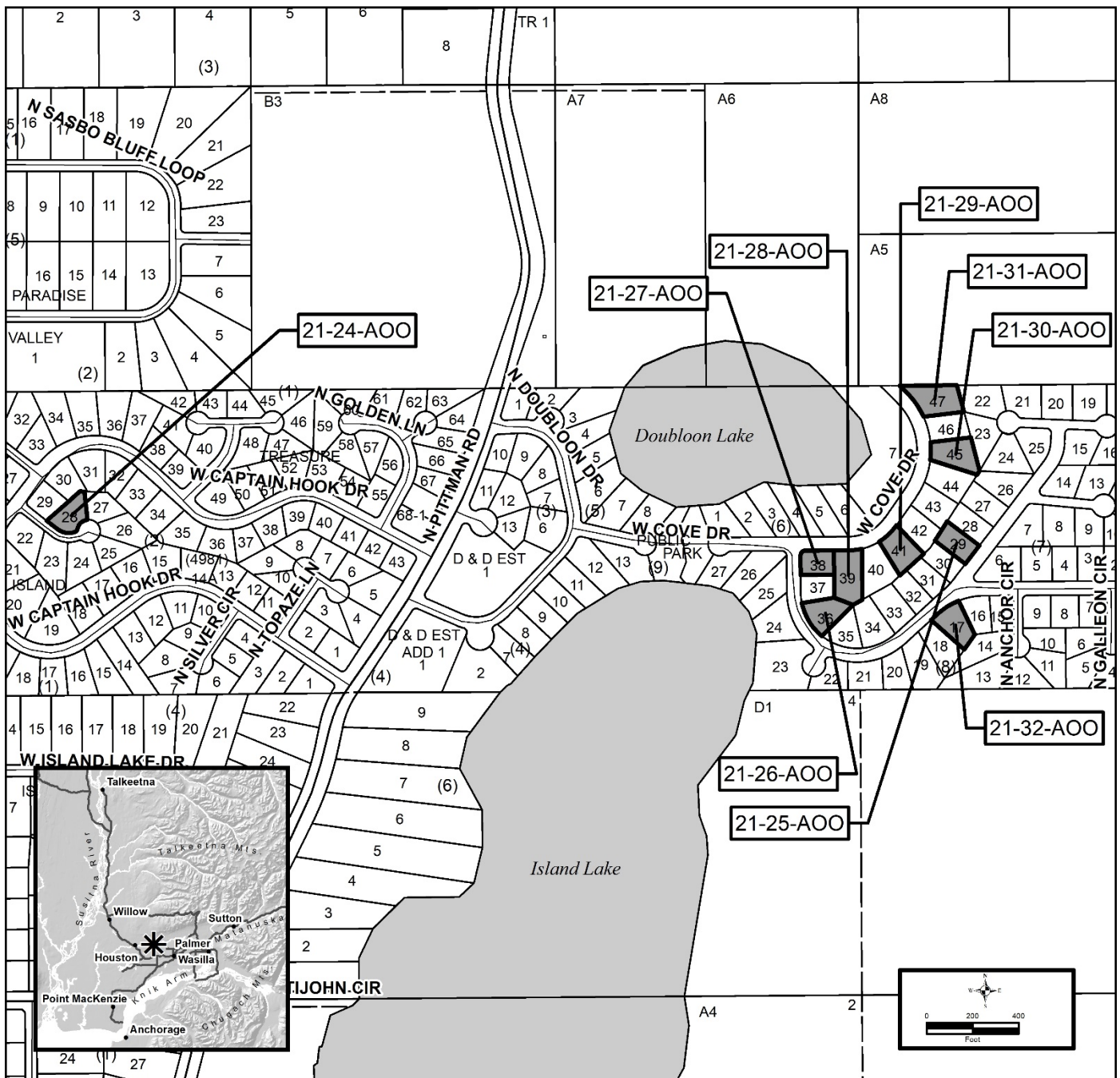
MSB TAX ID: 6319B07L036

SUBD/TRS: TREASURE ISLAND / T18N, R02W, SEC. 22 S.M.

ADDRESS: 6341 W. JOLLY ROGER DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 6/24/86, BK 472 PG 970, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-27-AOO

ACREAGE (APPROXIMATE): .35

MSB MAP: HO08

MINIMUM BID: \$500.00

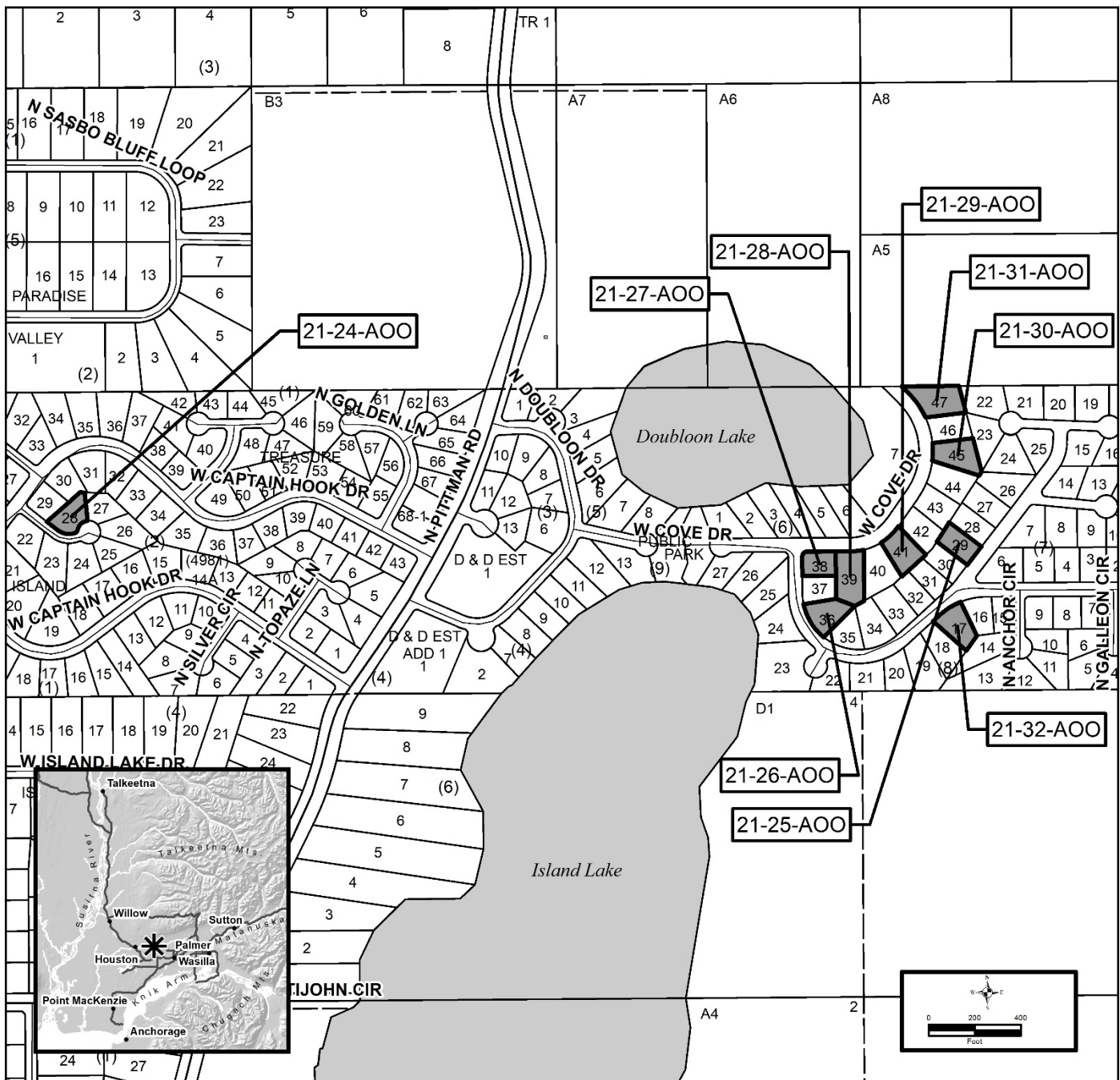
MSB TAX ID: 6319B07L038

SUBD/TRS: TREASURE ISLAND / T18N, R02W, SEC. 22 S.M.

ADDRESS: W. JOLLY ROGER DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 8/14/91, BK 659 PG 279, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-28-AOO

ACREAGE (APPROXIMATE): .62

MSB MAP: HO08

MINIMUM BID: \$500.00

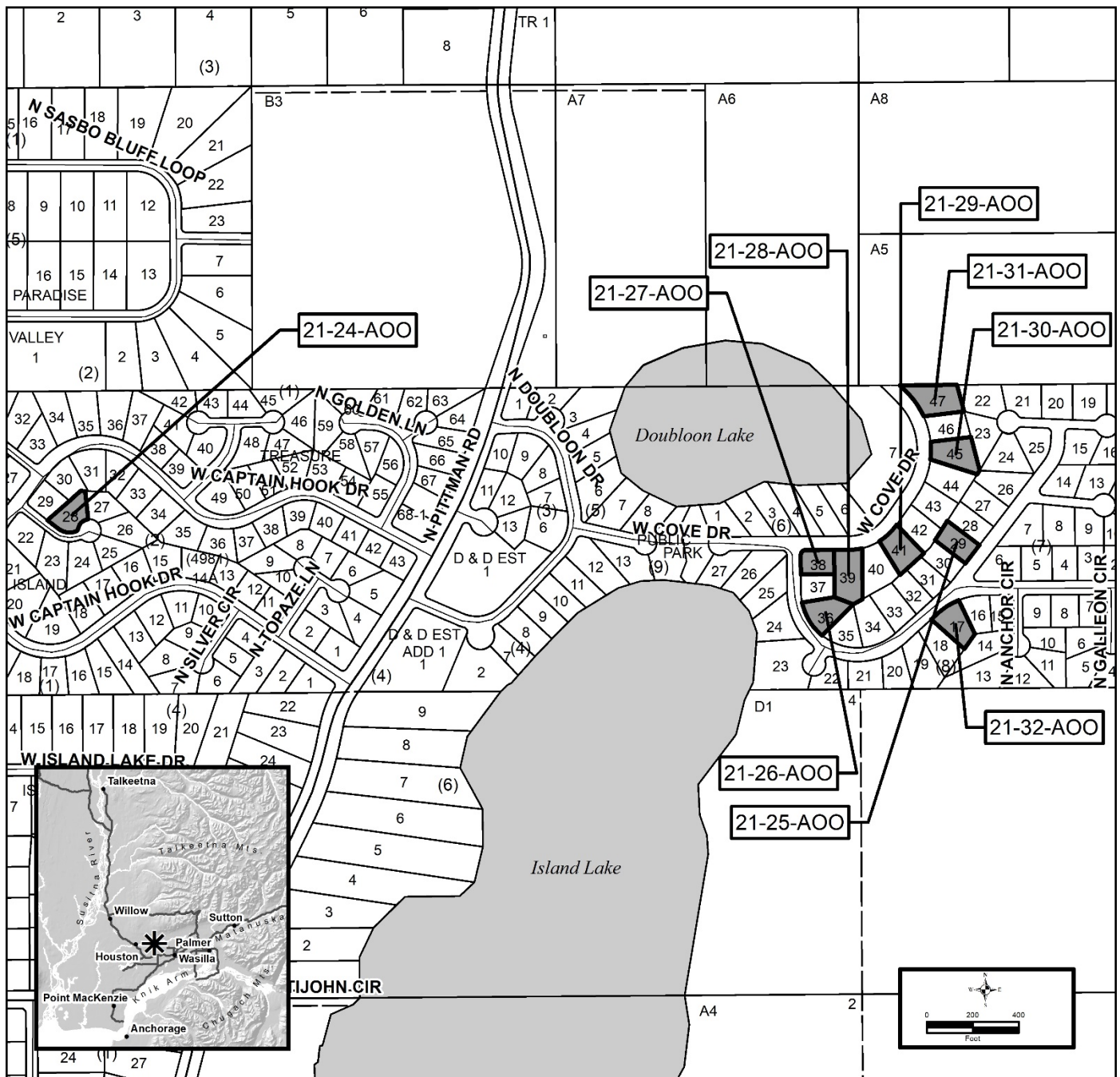
MSB TAX ID: 6319B07L039

SUBD/TRS: TREASURE ISLAND / T18N, R02W, SEC. 22 S.M.

ADDRESS: 6370 W. COVE DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 5/20/93, BK 716 PG 514, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-29-AOO

ACREAGE (APPROXIMATE): .47

MSB MAP: HO08

SUBD/TRS: TREASURE ISLAND / T18N, R02W, SEC. 22 S.M.

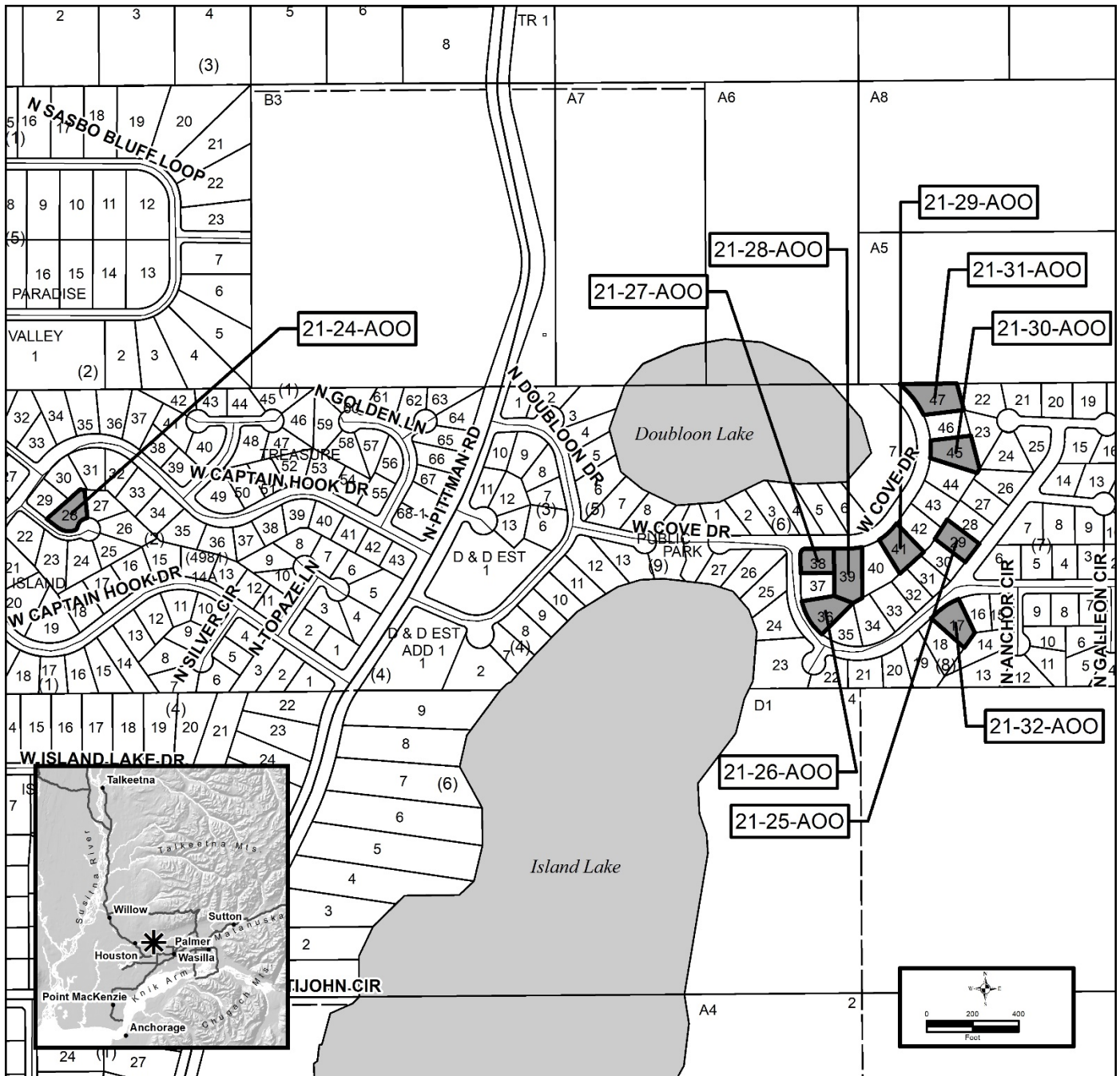
ADDRESS: 6330 W. COVE DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 5/20/93, BK 716 PG 514, PALMER RECORDING DISTRICT.

MINIMUM BID: \$500.00

MSB TAX ID: 6319B07L041



BID PARCEL NO. 21-30-AOO

ACREAGE (APPROXIMATE): .53

MSB MAP: HO08

MINIMUM BID: \$500.00

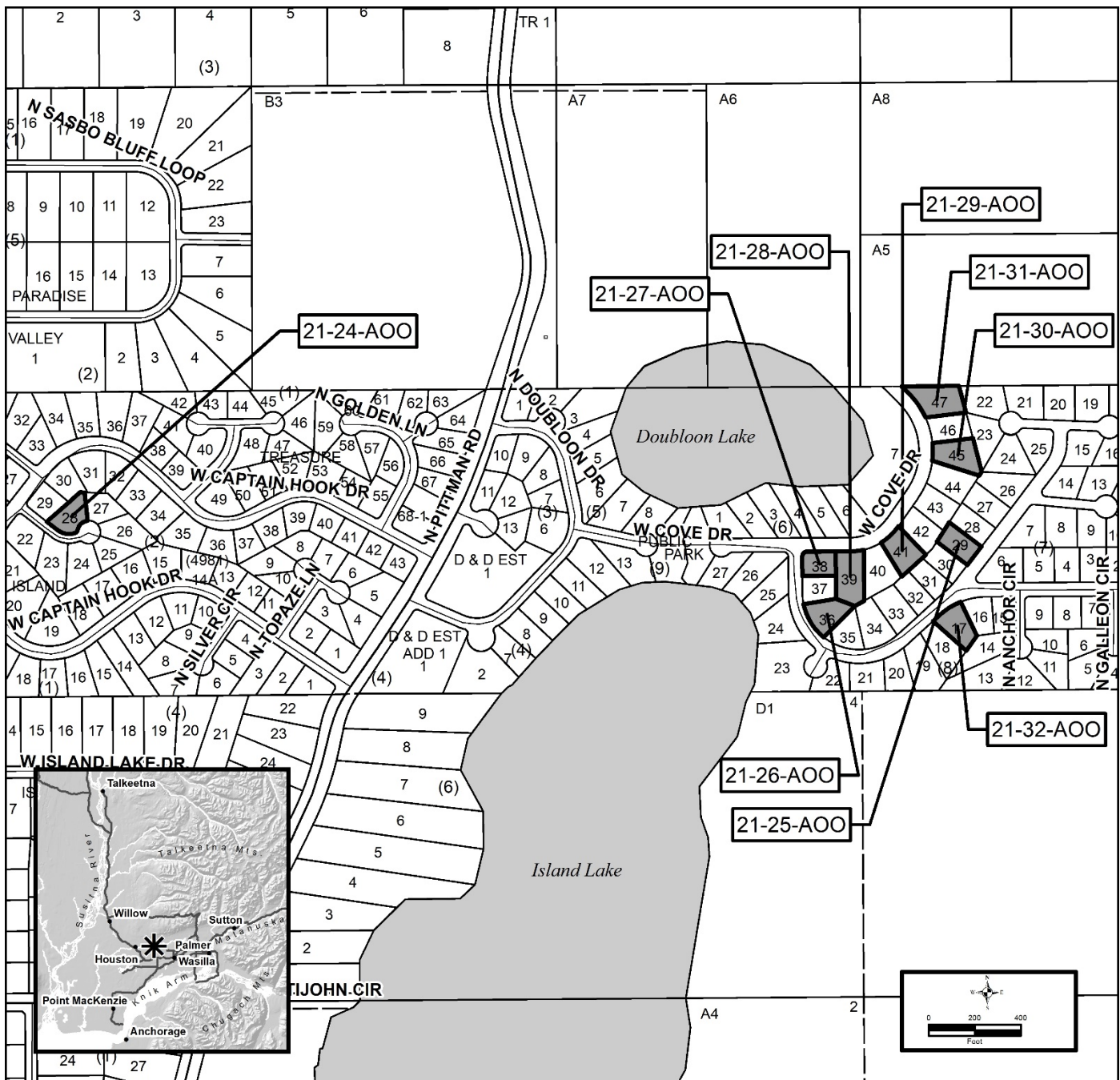
MSB TAX ID: 6319B07L045

SUBD/TRS: TREASURE ISLAND / T18N, R02W, SEC. 22 S.M.

ADDRESS: 6250 W. COVE DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 12/14/84, BK 394 PG 632, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-31-AOO

ACREAGE (APPROXIMATE): .60

MSB MAP: HO08

MINIMUM BID: \$500.00

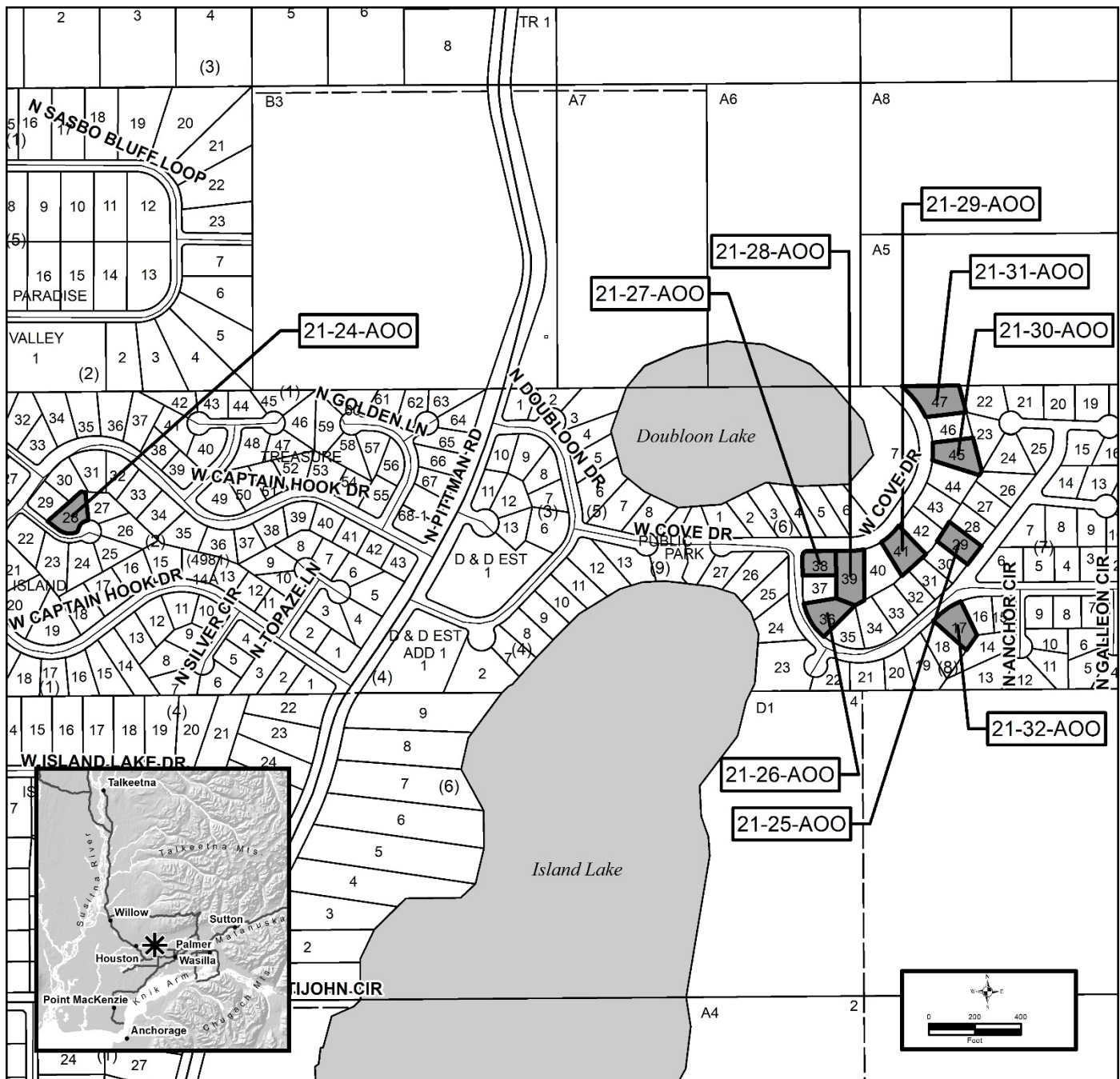
MSB TAX ID: 6319B07L047

SUBD/TRS: TREASURE ISLAND / T18N, R02W, SEC. 22 S.M.

ADDRESS: 6210 W. COVE DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 12/14/84, BK 394 PG 632, PALMER RECORDING DISTRICT.



BID PARCEL NO. 21-32-AOO

ACREAGE (APPROXIMATE): .46

MSB MAP: HO08

SUBD/TRS: TREASURE ISLAND / T18N, R02W, SEC. 22 S.M.

ADDRESS: 6250 W. JOLLY ROGER DRIVE

ADDITIONAL CONDITIONS OF SALE: NONE

COMMENTS: CLERKS DEED RECORDED 5/20/93, BK 716 PG 514, PALMER RECORDING DISTRICT.

MINIMUM BID: \$500.00

MSB TAX ID: 6319B08L017

MATANUSKA-SUSITNA BOROUGH
2021 COMPETITIVE SEALED BID SALE
TEN-YEAR PLUS PROPERTIES
FOR ADJACENT PROPERTY OWNERS ONLY

CHECK LIST

The following checklist can be used as a guide when preparing a bid packet submittal. This list is to assist in submitting the required paperwork and should be used only after thoroughly reading the Bid Brochure instructions. The Sealed Bid Form (Form A) must be signed by all applicants participating in the sale. The other documents require information and a signature specific to each applicant. All of the forms may be reproduced to obtain enough copies to provide for the number of applicants participating or bids being submitted.

I. *Required Documents – include with each bid submittal*

_____ Form A – Sealed Bid Form

Original Signature(s) required and must be signed by all applicants. The name(s) on the Sealed Bid Form (Form A) carries forward to the quitclaim deed. No name(s) will be added or removed before the document is executed.

_____ Form B - Applicant/Bidder Qualification Statement

Original signature(s) required and must be signed by all applicants. The name(s) on this form must be the same as the names on the Sealed Bid Form (Form A).

_____ Bid Deposit

The deposit must be a minimum of \$500.00 or can be up and including the entire bid amount submitted. The bid deposit must be made payable to the Matanuska-Susitna Borough in the form of cash, money order or cashier's check.

_____ Non-Collusion Affidavit

(Only needed for Borough employees, elected official or appointed officer, member of an MSB Board, Commission, or Committee, or an immediate family member of such an individual associated with the borough)

II. *Additional documents required if applicant is a business or represents another individual or an entity, including a partnership, corporation, LLC, association, trust or estate.*

_____ Proof of authority to sign on behalf of the applicant.

_____ Proof of authority of the individual or entity to conduct business in the State of Alaska and the Matanuska-Susitna Borough.

III. *Additional documents required if applicant is an individual and cannot be present at the closing.*

_____ Form C – Special Power of Attorney

Only the Special Power of Attorney (Form C) will be accepted. The Special Power of Attorney must be recorded in the recording district where the parcel is located.

SEALED BID FORM

PLEASE PRINT LEGIBLY

I HEREBY SUBMIT A BID TO PURCHASE PARCEL # _____

BID AMOUNT SUMMITTED: \$ _____

DEPOSIT AMOUNT \$ _____

DOCUMENT PREP & RECORDING \$ 40.00 _____

BALANCE DUE AT CLOSING \$ _____

APPLICANT INFORMATION:

(1) _____

LEGIBLY PRINT NAME AS IT WILL APPEAR ON THE QUITCLAIM DEED

Must be same name as on Applicant/Bidder Qualification Statement

Title shall be delivered at time of closing by quitclaim deed, which shall be issued to Applicant as (select one):

☐ a single man ☐ a single woman ☐ a married man ☐ a married woman ☐ husband and wife as tenants by the entirety

PHONE: Home _____ Cell _____ Work _____

EMAIL: _____

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

(2) _____

LEGIBLY PRINT NAME AS IT WILL APPEAR ON THE QUITCLAIM DEED

Must be same name as on Applicant/Bidder Qualification Statement

Title shall be delivered at time of closing by quitclaim deed, which shall be issued to Applicant as (SELECT ONE):

☐ a single man ☐ a single woman ☐ a married man ☐ a married woman ☐ husband and wife as tenants by the entirety

PHONE: Home _____ Cell _____ Work _____

EMAIL: _____

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

If my request is accepted, I hereby agree that within fifteen (15) business days from the date of Borough notification I am the qualified applicant, to execute the Quitclaim Deed and to pay in full at closing the balance due of my bid amount, plus a \$40 document preparation and recording fee. I also acknowledge that 1) I have read, understand, and agree to the Terms and Conditions set forth in the sale brochure, 2) I have submitted all required forms and monies, 3) that I have read the Privacy Policy, 4) that I or my authorized agent must be present at closing, and 4) the name(s) on this form shall appear on the Quitclaim Deed and title shall be issued as selected above.

ORIGINAL Applicant Signature Date

ORIGINAL Applicant Signature Date

Print Name

Print Name

FORM A

MATANUSKA-SUSITNA BOROUGH**APPLICANT/BIDDER QUALIFICATION STATEMENT**

COMPLETE THE FOLLOWING APPLICANT/BIDDER QUALIFICATION STATEMENT FOR EACH INDIVIDUAL APPLICANT OR ORGANIZATION. ATTACH ADDITIONAL STATEMENTS IF NEEDED.

Information on this form shall be the same as submitted on the Purchase Request Form A..

I _____
Individual (Type or print Name as it appears on the PURCHASE REQUEST FORM A)

I _____
Individual (Type or print Name as it appears on the PURCHASE REQUEST FORM A)

 (Address) (City, State) (Zip)

 (Email Address) (Daytime Phone Number) (Cell Phone Number)

OR

I _____ ON BEHALF OF
Representative (Type or print Name as it appears on the PURCHASE REQUEST FORM A)

Organization or Individual (Type or print Name as it appears on the PURCHASE REQUEST FORM A)

 (Address) (City, State) (Zip)

 (Email Address) (Daytime Phone Number) (Cell Phone Number)

do hereby swear and affirm for myself as applicant/bidder or as representative for the organization/individual noted above that:

- 1) The applicant/bidder is a legally competent person under the laws of Alaska; and
- 2) Has not failed to pay a deposit or payment due the Borough in relation to Borough-owned real property in the previous five (5) years; and
- 3) Is not currently in breach or default on any contract or lease for real property transactions in which the Borough has an interest; and
- 4) Has not failed to perform under a contract or lease involving Borough-owned real property in the previous five (5) years and the Borough has not acted to terminate the contract or lease or to initiate legal action; and
- 5) Has not failed to perform under or is not in default of a contract with the Borough; and is not delinquent in any payment to the Borough.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE TO MY KNOWLEDGE.

ORIGINAL Applicant Signature Date

ORIGINAL Applicant Signature Date

 Print Name

 Print Name

FORM B

MATANUSKA-SUSITNA BOROUGH TAX AND LID FORECLOSURE SALE
SPECIAL POWER OF ATTORNEY

The following special power of attorney must be submitted if you cannot be present at the 2021 Competitive Sealed Bid Sale Ten-Year Plus Properties For Adjacent Property Owners Only closing. Your agent **must present a copy of this recorded special power of attorney** and have at least one piece of photo identification at the scheduled closing.

I, _____ whose
address is _____
_____, being 18 years of age or older and of sound mind hereby appoint _____
_____ whose address is _____

as my attorney-in-fact, to endorse my signature at closing and execute the Quitclaim Deed on my behalf to purchase the property to be disposed of at said over-the-counter sale.

I hereby certify that I have reviewed the 2021 Competitive Sealed Bid Sale Ten-Year Plus Properties For Adjacent Property Owners Only sale brochure for MSB007706 and am familiar with the contents contained therein.

THIS SPECIAL POWER OF ATTORNEY EXPIRES ON _____.

AFTER RECORDING RETURN TO:

Signature

Recording District

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____ County/Judicial District)

On _____, 2021, _____ personally appeared before me,
____ who is personally known to me;
____ whose identity I proved on the basis of _____;
____ whose identity I proved on the oath/affirmation of _____, a credible witness;
and acknowledged before me that he/she signed the Special Power of Attorney for the purposes stated therein.

Seal

Notary Public for State of _____
My commission expires: _____

Form C

NON-COLLUSION AFFIDAVIT

STATE OF ALASKA)
) ss.
Third Judicial District)

I, _____, being duly sworn, do depose and state:

That I, as an MSB employee, borough elected official or appointed officer, member of an MSB Board, Commission, or Committee, or an immediate family member of such an individual associated with the borough, have submitted an application for the purchase of Bid Parcel(s) _____, offered in the **2021 Competitive Sealed Bid Sale Ten-Year Plus Properties For Adjacent Property Owners Only (MSB007706)**, located at Palmer, in the State of Alaska, and have not either directly or indirectly entered into any separate agreement, participated in any collusion, or otherwise taken any action to influence such purchase.

(Signature)

Subscribed and sworn to this _____ day of _____, 2021.

(seal)

Notary Public for the State of Alaska
My Commission expires:_____

2021 Comp Bid/Ten-Year Plus/Adjacent
Parcel 21-XX-AOO
MSB00xxxx

QUITCLAIM DEED

The GRANTOR, **Matanuska-Susitna Borough**, a municipal corporation organized and existing under the laws of the state of Alaska, whose address is 350 East Dahlia Avenue, Palmer, Alaska 99645, for Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys and quitclaims to the GRANTEE(S), _____, whose address of record is _____, all interest it has, if any, in the following described real property:

(Legal Description)

TOGETHER WITH all the improvements thereon, if any, and all rights of the Grantor to any and all hereditaments and appurtenances hereto;

SUBJECT TO all reservations, exceptions, easements, covenants, conditions, restrictions, and plat notes of record, if any.

FURTHER SUBJECT TO (

Dated this ____ day of _____, 2021

GRANTOR:

MATANUSKA-SUSITNA BOROUGH,
a municipal corporation by:

ATTEST: LONNIE M. MCKECHNIE, CMC
Borough Clerk

MICHAEL BROWN
Borough Manager

(SEAL)

GRANTEE ACCEPTANCE

NAME, GRANTEE

GRANTEE'S ACKNOWLEDGMENT

State of Alaska)
)ss.
Third Judicial District)

On _____, 2021, _____, personally appeared before me,
_____ who is personally known to me
_____ whose identity I proved on the basis of _____.
_____ whose identity I proved on the oath/affirmation
of _____, a credible witness
and acknowledged before me that he/she signed the Quitclaim Deed for the purposes stated therein.

Notary Public for State of Alaska
My commission expires:_____

Return to: GRANTEE