



KENAI PENINSULA BOROUGH

Planning Department • Land Management Division
144 North Binkley Street • Soldotna, Alaska 99669-7520

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Toll-free within the Borough: 1-800-478-4441, Ext. 2200
www.kpb.us

MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

TO: Dale Bagley, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Mike Navarre, Mayor *MN*
Max Best, Director of Planning *MB*

FROM: Marcus A. Mueller, Land Management Officer *MAC*

DATE: December 9, 2014

SUBJECT: 2015 Over-The-Counter Land Sale Information

In 2014 Land Management conducted two land sales and sold a total of fourteen parcels. Eleven of fifteen parcels in the borough's 2014 Sealed Bid General Land Sale had successful bids. Three of twenty-three lots in the Widgeon Woods Land Sale received successful bids. Parcels not sold were authorized for an Over-The-Counter Land Sale beginning January 5, 2015 and ending September 30, 2015 pursuant to Ordinances 2014-16 and 2014-17. Twenty-four parcels are available to be included in the over-the-counter sale.

Section two of each ordinance provides that the sale price for parcels offered over-the-counter may be reassessed and readjusted to reflect the latest market value provided such adjustments are reported to the assembly at the regularly scheduled meeting of December 9, 2014. Based on a review of the preliminary 2014 sale results, Land Management will not be adjusting the sale prices for parcels offered in the 2015 Over-The-Counter Sale. An Over-The-Counter Land Sale brochure will be available on the borough's Land Management webpage later this week in preparation of the January 5, 2015 starting date. Enclosed is a copy of the news ad notifying the public of the opportunity to participate in the upcoming land sale.

Land sale information can be found at:
www.kpb.us/landmgt/land-sales



OVER-THE-COUNTER LAND SALE KENAI PENINSULA BOROUGH

New: Finder's Fee available for Real Estate Professionals

The Kenai Peninsula Borough (KPB) is authorized to sell certain parcels of borough owned land by an over-the-counter sale pursuant to Ordinance 2014-16 and Ordinance 2014-17. A brochure which lists the parcels, provides maps, and contains necessary information for purchasing is available at the KPB Administration Building, KPB Seward office, KPB Homer office, or on the KPB website at: www.kpb.us, then under **Hot Topics** click **2015 Over-The-Counter Land Sale**.

Submitting Applications: Applications for purchase shall be submitted to the KPB Planning Department, 144 North Binkley, Soldotna, AK 99669, starting January 5, 2015. This sale ends September 30, 2015. If you have questions after reading the brochure, please contact the Land Management Division, Kenai Peninsula Borough, at (907) 714-2211 or toll free within the Borough 1-800-478-4441, extension 2200. The KPB reserves the right to withdraw any parcel(s) at any time, for any reason.

TAX PARCEL No.	GENERAL LOCATION	ACRES	SALE PRICE	TAX PARCEL No.	GENERAL LOCATION	ACRES	SALE PRICE
131-010-35	Kalifornsky	2.52	\$84,200	055-035-14	Ciechanski	1.200	\$30,000
131-060-36	Kalifornsky	2.60	\$150,000	055-035-16	Ciechanski	1.148	\$32,000
139-100-01	Clam Gulch	6.72 ± Gross 3.70 ± Net	\$10,400	055-035-19	Ciechanski	1.148	\$33,000
172-051-49	Homer	2.78	\$14,300	055-035-20	Ciechanski	1.495	\$36,500
055-035-01	Ciechanski	1.274	\$32,500	055-035-21	Ciechanski	1.495	\$38,000
055-035-02	Ciechanski	1.314	\$32,500	055-035-22	Ciechanski	1.495	\$34,000
055-035-08	Ciechanski	1.241	\$32,500	055-035-34	Ciechanski	1.200	\$32,000
055-035-09	Ciechanski	1.241	\$32,500	055-035-35	Ciechanski	1.200	\$32,000
055-035-10	Ciechanski	1.597	\$34,500	055-035-36	Ciechanski	2.267	\$45,000
055-035-11	Ciechanski	1.228	\$32,500	055-035-37	Ciechanski	1.277	\$32,500
055-035-12	Ciechanski	1.225	\$32,500	055-035-38	Ciechanski	1.277	\$32,500
055-035-13	Ciechanski	1.225	\$32,500	055-035-45	Ciechanski	1.304	\$37,000

The Kenai Peninsula Borough reserves the right to waive technical defects in this publication

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