

Gray Cliff Sub.
025-300-02
025-250-02
025-250-03

Bernice Lake Alaska
Industrial Subdivision
014-040-04
014-040-01

017-150-30
017-190-31

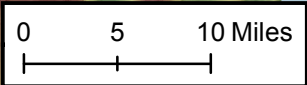
Two The Bluff Sub.
131-060-33
131-060-34
131-060-36

Van Gogh Sub.
133-031-__
133-031-__

Widgeon Wood Subivision
055-035-17, 055-035-18
055-035-30, 055-035-31
055-035-32, 055-035-33
055-035-35

Birch and Grouse
Ridge Subdivision
119-071-11

171-031-12



VICINITY MAP

Tax Parcel No 014-040-01

Minimum Bid:
\$28,700

Acres:
1.03



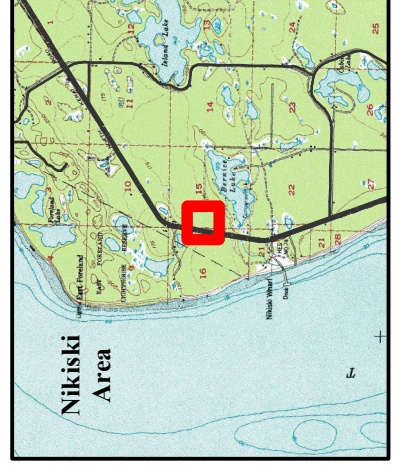
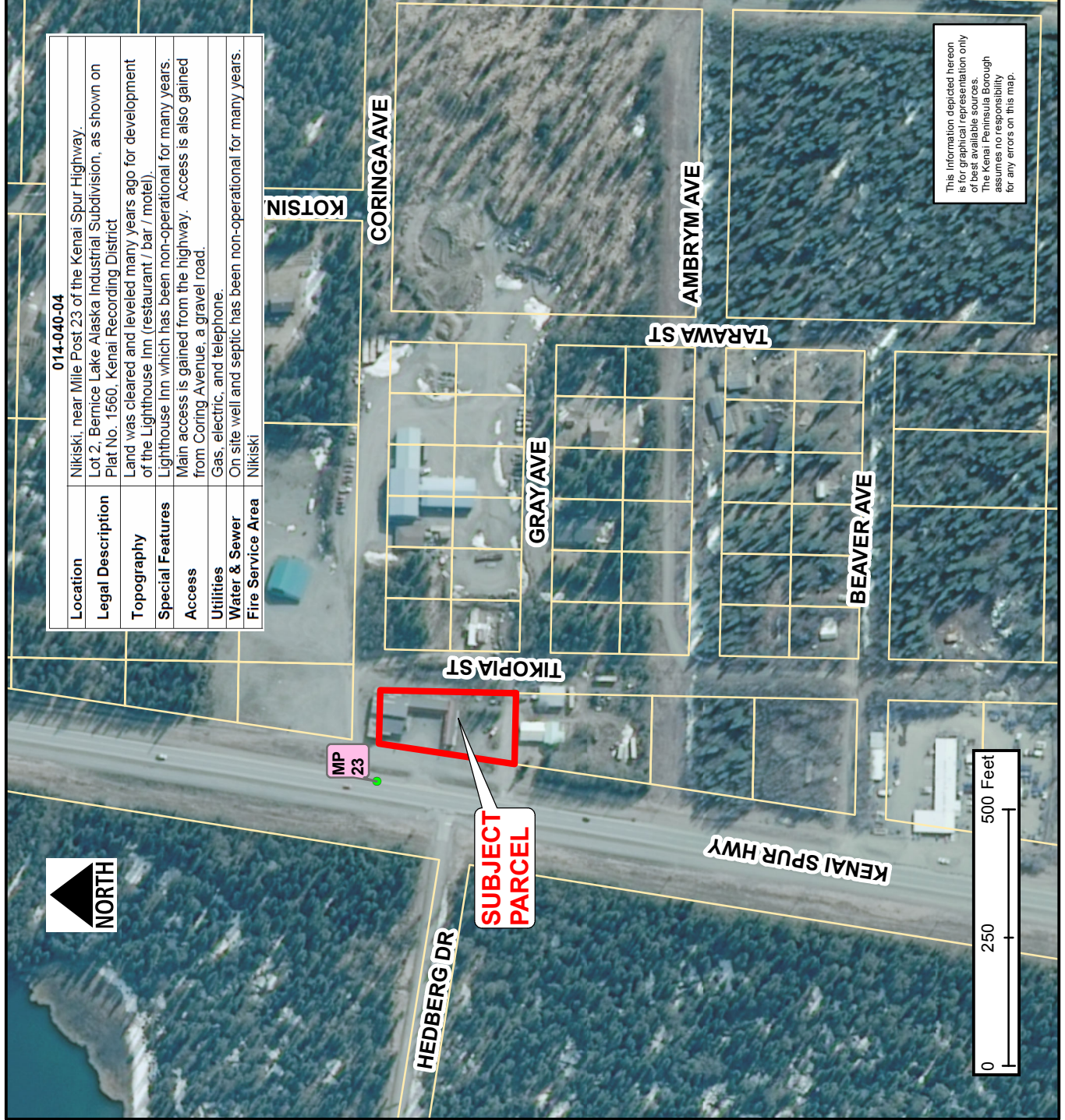
Location	014-0400-01 Nikiski, near Mile Post 23 of the Kenai Spur Highway.
Legal Description	Lot 5, Bernice Lake Alaska Industrial Subdivision, as shown on Plat No. 1560, Kenai Recording District
Topography	Generally level but has some rolling terrain, is heavily overgrown, and wooded with mostly spruce and some birch and alders
Special Features	This site is site of a former brick foundry that has been defunct for many years.
Access	Access is gained from Beaver Avenue, a gravel road. Access could also be gained from the highway but may require a State driveway permit
Utilities	Gas, electric, and telephone.
Water & Sewer	None
Fire Service Area	Nikiski

Tax Parcel No 014-040-04

**Minimum Bid:
\$21,500**

**Acres:
0.76**

014-040-04	Nikiski, near Mile Post 23 of the Kenai Spur Highway.
Location	Nikiski, near Mile Post 23 of the Kenai Spur Highway.
Legal Description	Lot 2, Bernice Lake Alaska Industrial Subdivision, as shown on Plat No. 1960, Kenai Recording District
Topography	Land was cleared and leveled many years ago for development of the Lighthouse Inn (restaurant / bar / motel).
Special Features	Lighthouse Inn which has been non-operational for many years.
Access	Main access is gained from the highway. Access is also gained from Coring Avenue, a gravel road.
Utilities	Gas, electric, and telephone.
Water & Sewer	On site well and septic has been non-operational for many years.
Fire Service Area	Nikiski



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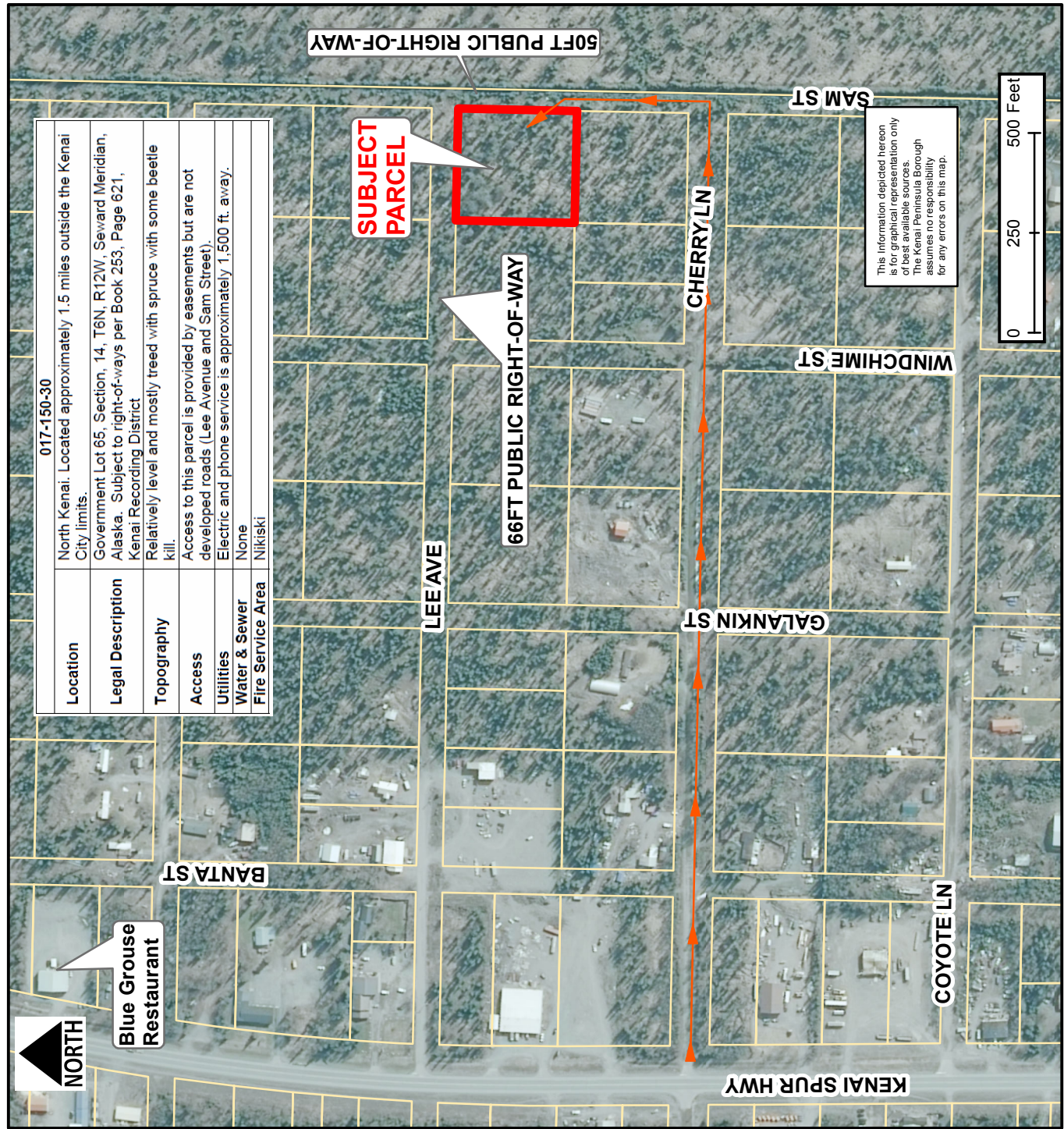
Tax Parcel No 017-150-30



Blue Grouse Restaurant

017-150-30

Location	North Kenai. Located approximately 1.5 miles outside the Kenai City limits.
Legal Description	Government Lot 65, Section, 14, T6N, R12W, Seward Meridian, Alaska. Subject to right-of-ways per Book 253, Page 621, Kenai Recording District
Topography	Relatively level and mostly treed with spruce with some beetle kill.
Access	Access to this parcel is provided by easements but are not developed roads (Lee Avenue and Sam Street).
Utilities	Electric and phone service is approximately 1,500 ft. away.
Water & Sewer	None
Fire Service Area	Nikiski



SUBJECT PARCEL

66FT PUBLIC RIGHT-OF-WAY

50FT PUBLIC RIGHT-OF-WAY

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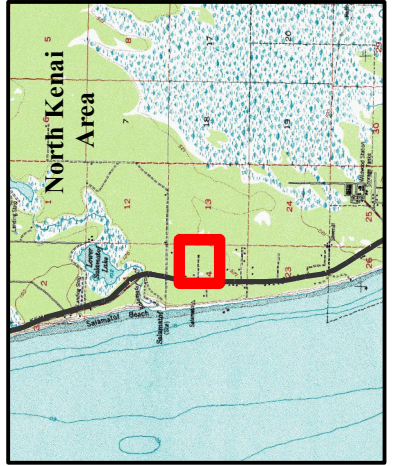


Minimum Bid:
\$6,100

Acres:
2.5 GROSS
1.8 NET



Representative Photo



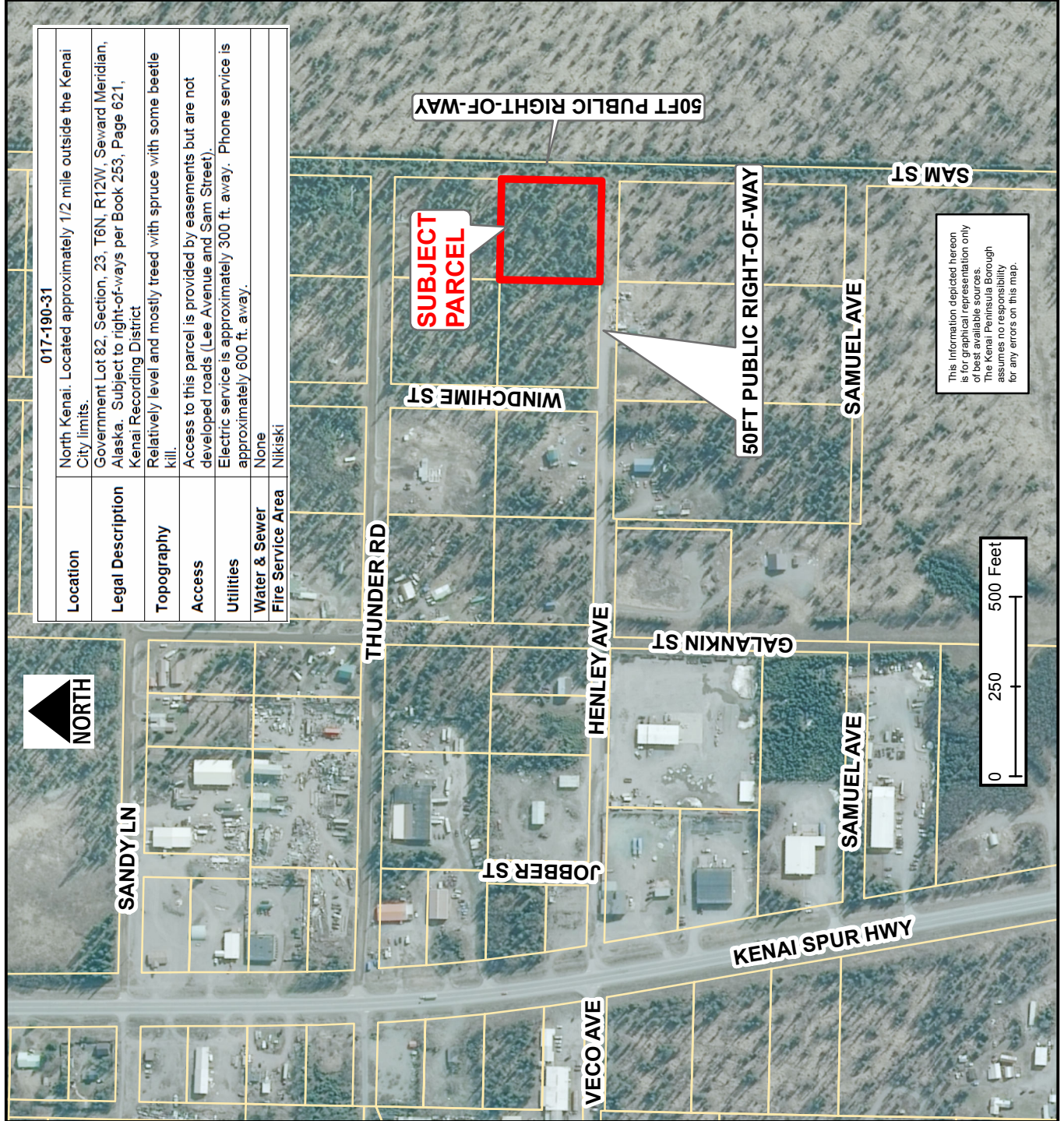
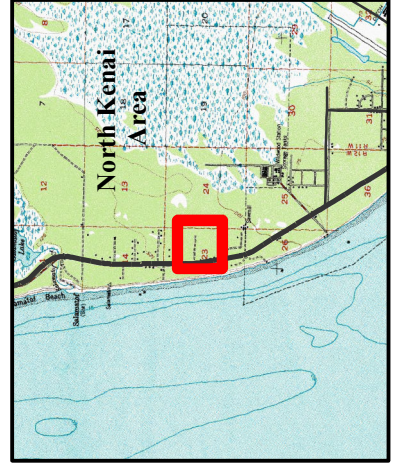
Tax Parcel No 017-190-31

Minimum Bid:
\$10,000

Acres:
2.5 GROSS
2.0 NET



Representative Photo



017-190-31	North Kenai. Located approximately 1/2 mile outside the Kenai City limits.
Location	Government Lot 82, Section, 23, T6N, R12W, Seward Meridian, Alaska. Subject to right-of-ways per Book 253, Page 621, Kenai Recording District
Legal Description	Relatively level and mostly treed with spruce with some beetle kill.
Topography	Access to this parcel is provided by easements but are not developed roads (Lee Avenue and Sam Street). Electric service is approximately 300 ft. away. Phone service is approximately 600 ft. away.
Access	None
Utilities	Water & Sewer
Water & Sewer	Fire Service Area
Fire Service Area	Nikiski

SUBJECT PARCEL

50 FT PUBLIC RIGHT-OF-WAY

50 FT PUBLIC RIGHT-OF-WAY

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Tax Parcel No 025-250-02



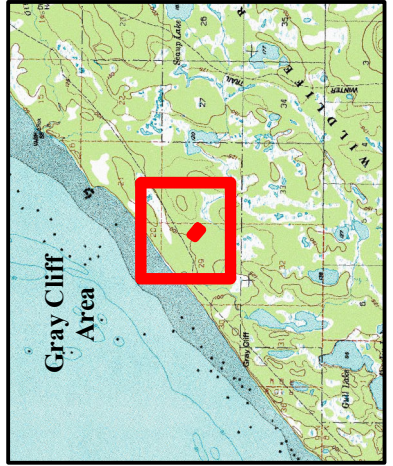
025-250-02	
Location	Gray Cliff area.
Legal Description	Lot 47, Gray Cliff Subdivision, as shown on Plat No. 82-80, Kenai Recording District
Topography	Generally level and mostly treed with spruce.
Access	Access would be gained by Cloud Berry Loop but is undeveloped.
Utilities	None
Water & Sewer	None
Fire Service Area	Nikiski



Minimum Bid:
\$10,700

Acres:
5.33

No photo available



Tax Parcel No 025-250-03

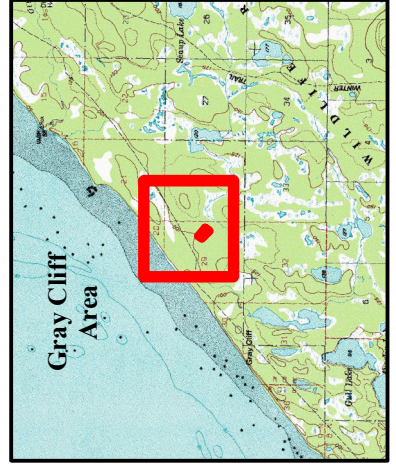
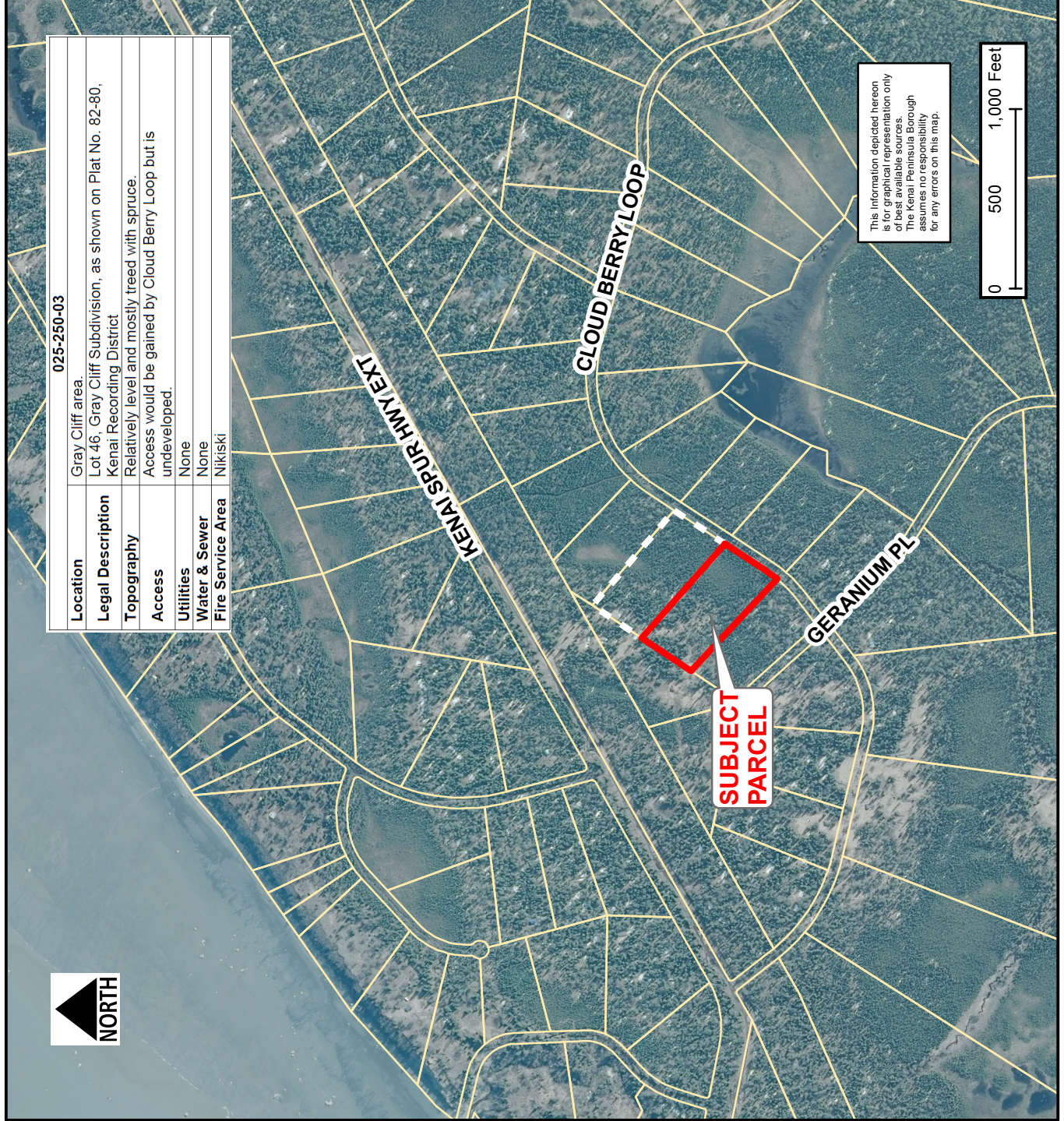


025-250-03	
Location	Gray Cliff area.
Legal Description	Lot 46, Gray Cliff Subdivision, as shown on Plat No. 82-80, Kenai Recording District
Topography	Relatively level and mostly treed with spruce.
Access	Access would be gained by Cloud Berry Loop but is undeveloped.
Utilities	None
Water & Sewer	None
Fire Service Area	Nikiski

Minimum Bid:
\$10,700

Acres:
5.42

No photo available

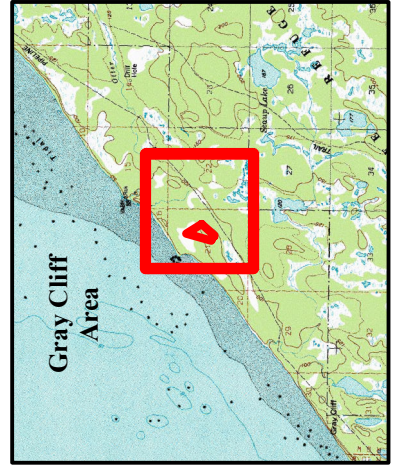


Tax Parcel No 025-300-02

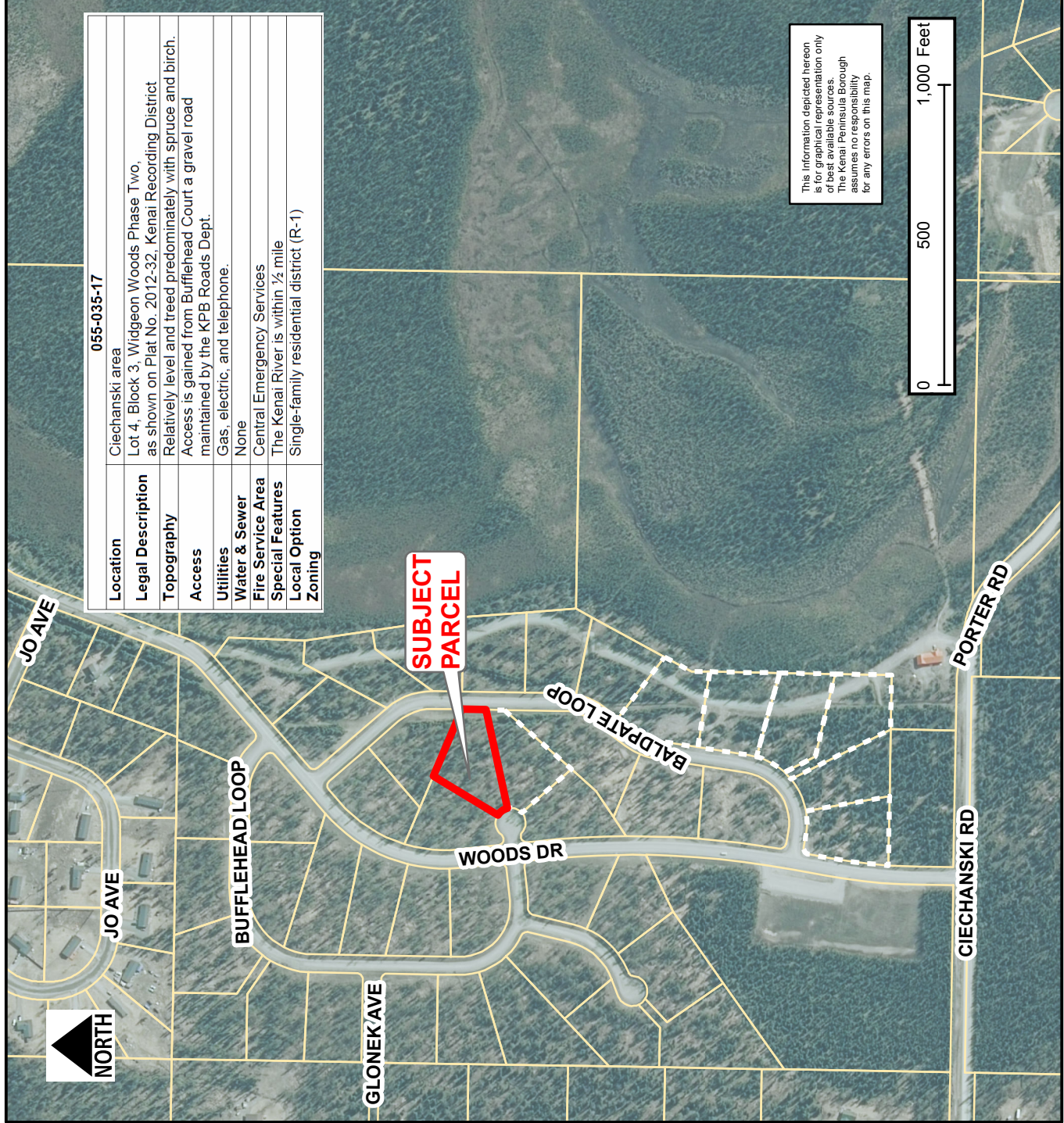
Minimum Bid:
\$15,600

Acres:
22.43

No photo available



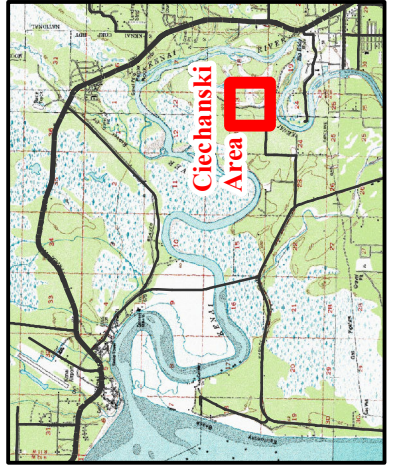
Tax Parcel No 055-035-17



Location	055-035-17 Ciechanski area
Legal Description	Lot 4, Block 3, Widgeon Woods Phase Two, as shown on Plat No. 2012-32, Kenai Recording District
Topography	Relatively level and treed predominately with spruce and birch.
Access	Access is gained from Bufflehead Court a gravel road maintained by the KPB Roads Dept.
Utilities	Gas, electric, and telephone.
Water & Sewer	None
Fire Service Area	Central Emergency Services
Special Features	The Kenai River is within 1/2 mile
Local Option	Single-family residential district (R-1)
Zoning	

Minimum Bid:
\$33,000

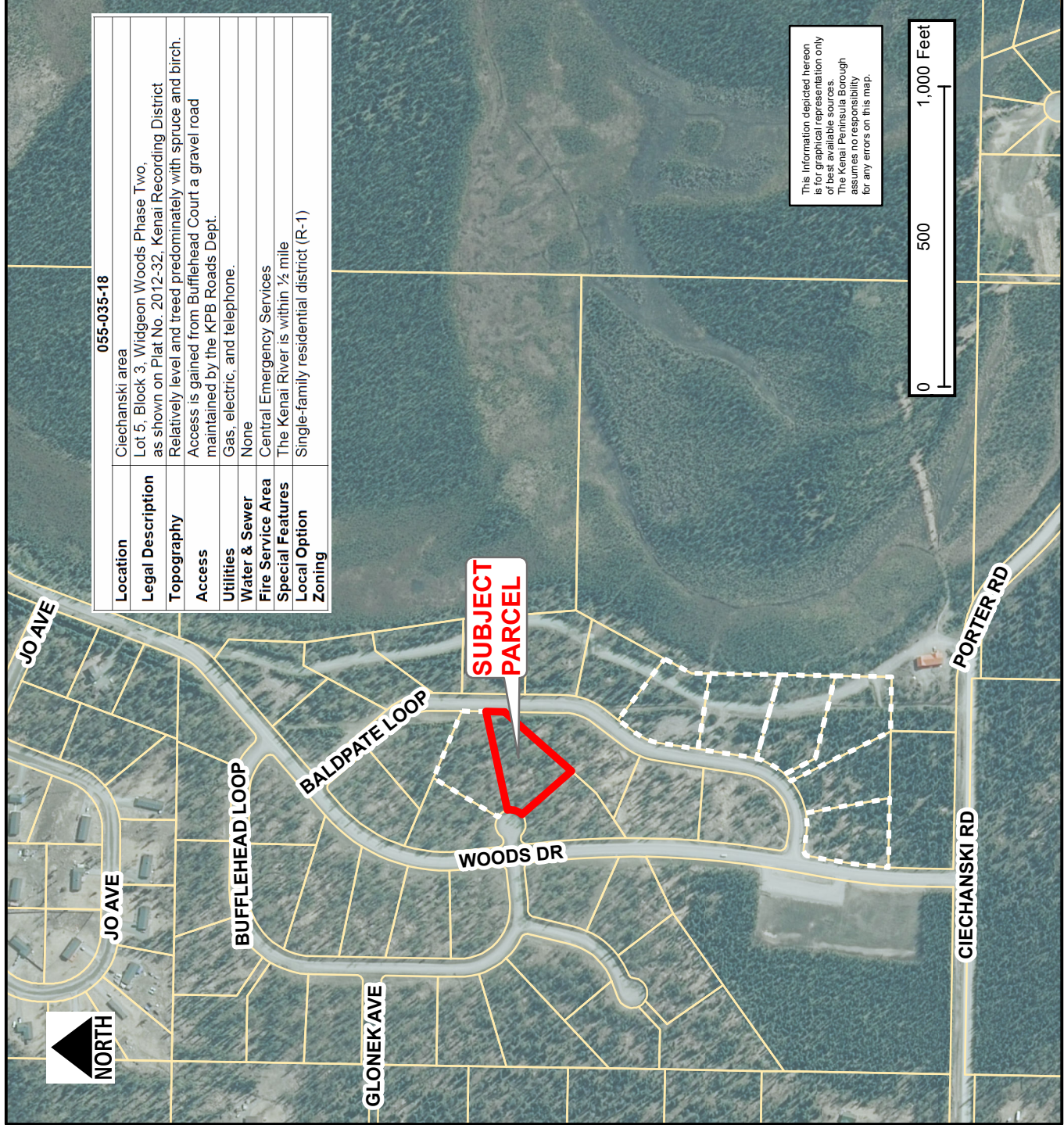
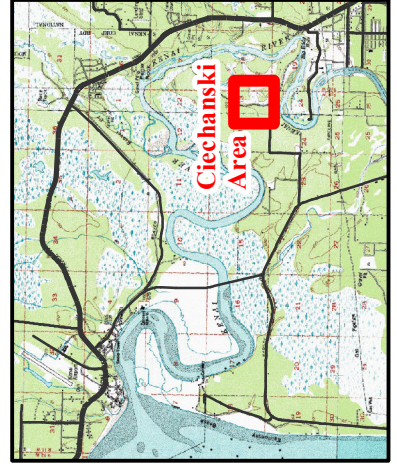
Acres:
1.15



Tax Parcel No 055-035-18

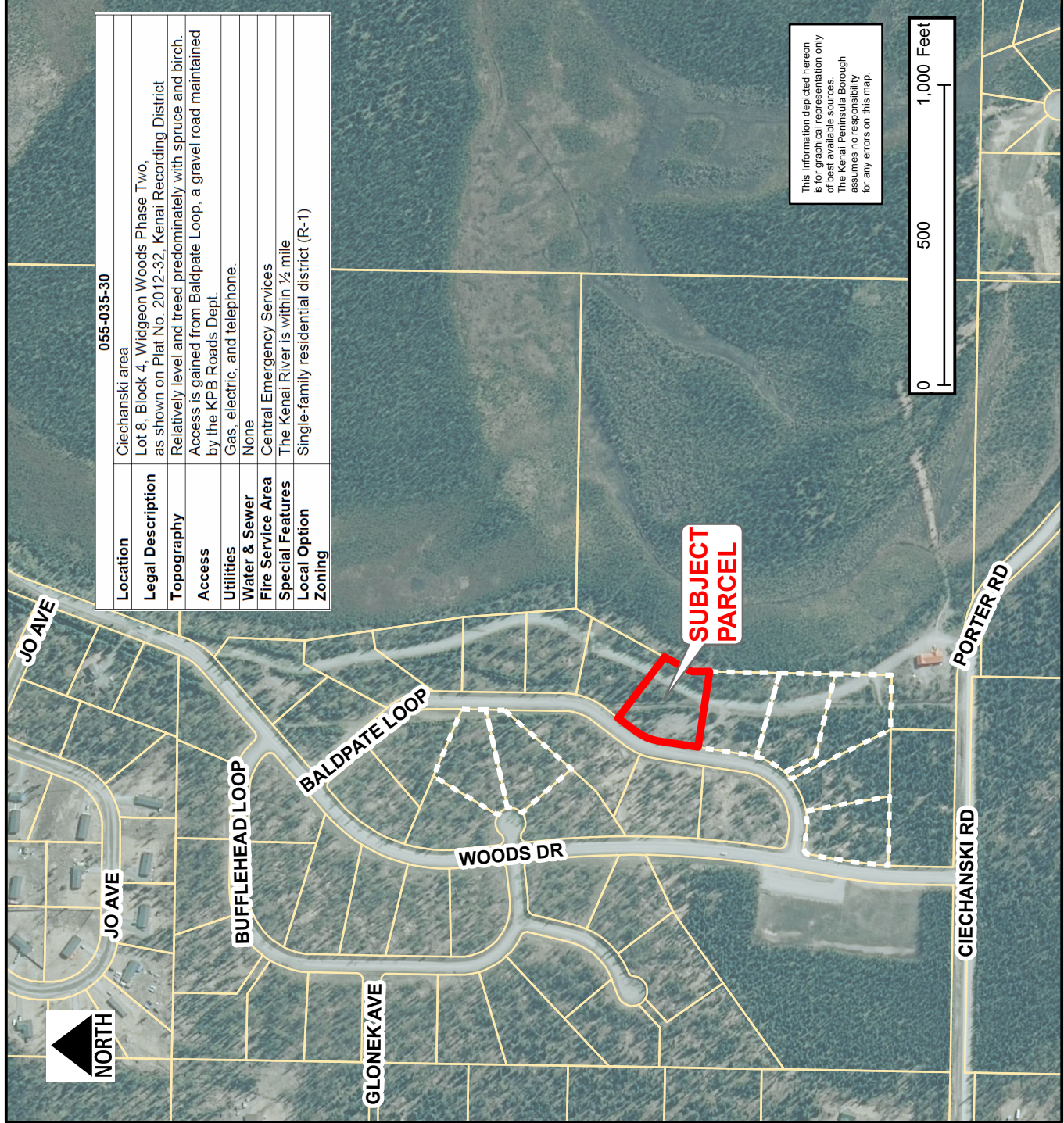
**Minimum Bid:
\$33,000**

**Acres:
1.15**



Location	Ciechanski area 055-035-18
Legal Description	Lot 5, Block 3, Widgeon Woods Phase Two, as shown on Plat No. 2012-32, Kenai Recording District
Topography	Relatively level and treed predominately with spruce and birch.
Access	Access is gained from Bufflehead Court a gravel road maintained by the KPB Roads Dept.
Utilities	Gas, electric, and telephone.
Water & Sewer	None
Fire Service Area	Central Emergency Services
Special Features	The Kenai River is within 1/2 mile
Local Option	Single-family residential district (R-1)
Zoning	

Tax Parcel No 055-035-30

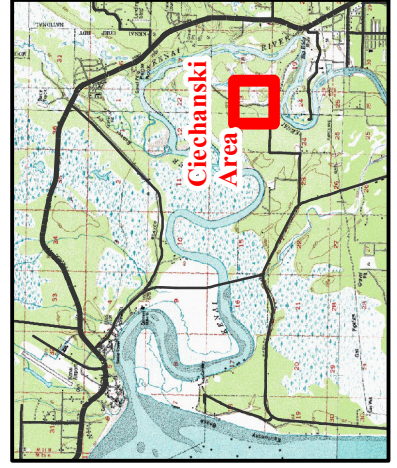


Minimum Bid:
\$36,000

Acres:
1.32



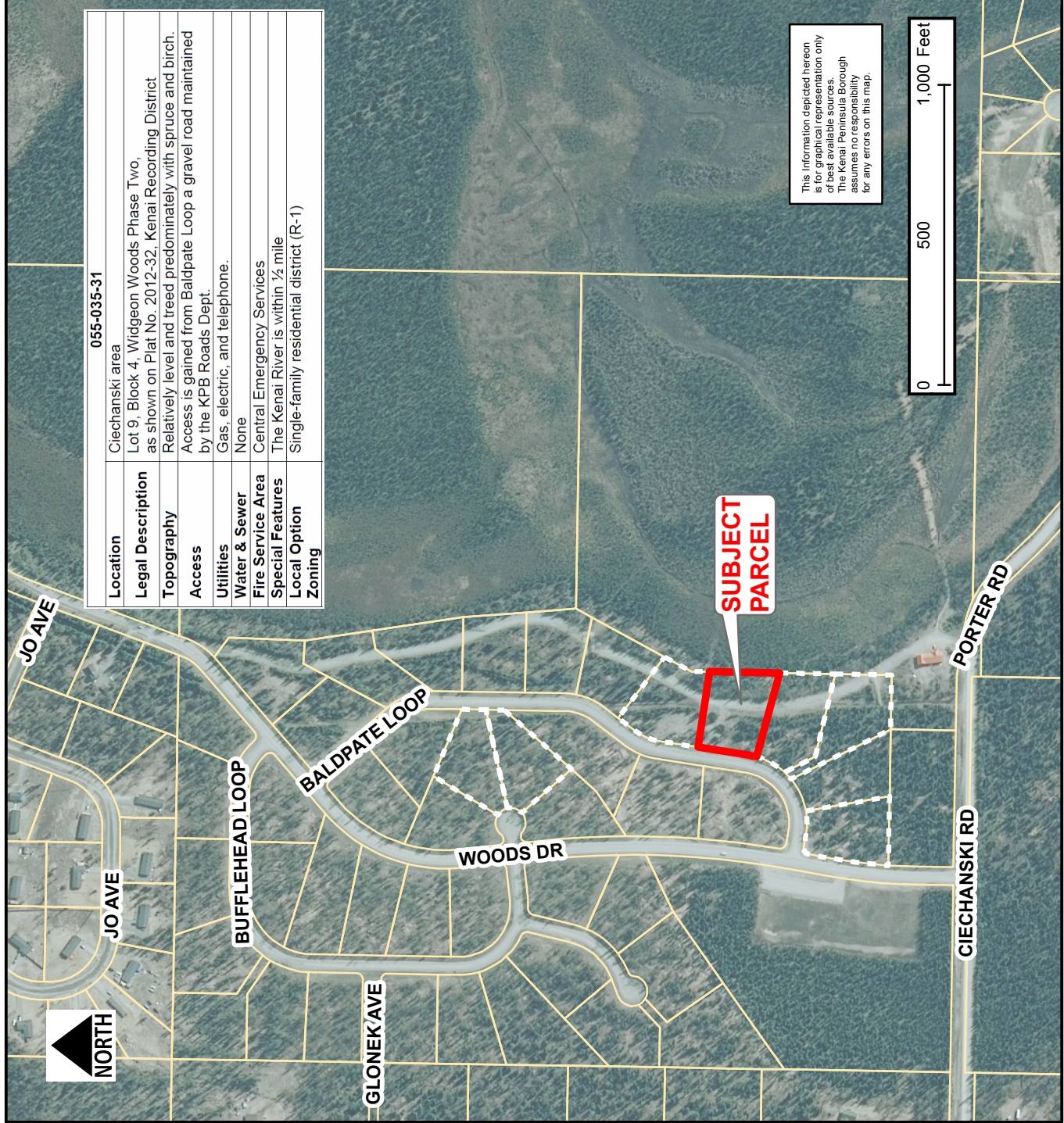
Representative Photo



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Tax Parcel No 055-035-31



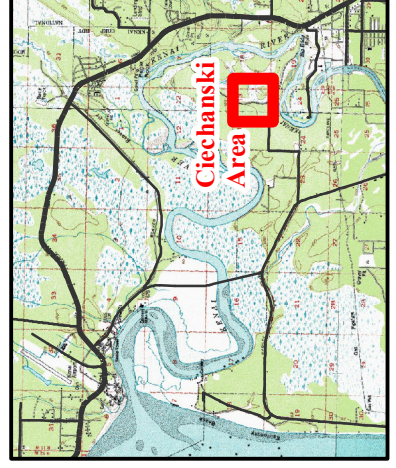
Location	055-035-31 Ciechanski area
Legal Description	Lot 9, Block 4, Widgeon Woods Phase Two, as shown on Plat No. 2012-32, Kenai Recording District
Topography	Relatively level and treed predominately with spruce and birch.
Access	Access is gained from Baldpate Loop a gravel road maintained by the KPB Roads Dept.
Utilities	Gas, electric, and telephone.
Water & Sewer	None
Fire Service Area	Central Emergency Services
Special Features	The Kenai River is within 1/4 mile
Local Option Zoning	Single-family residential district (R-1)

Minimum Bid:
\$36,000

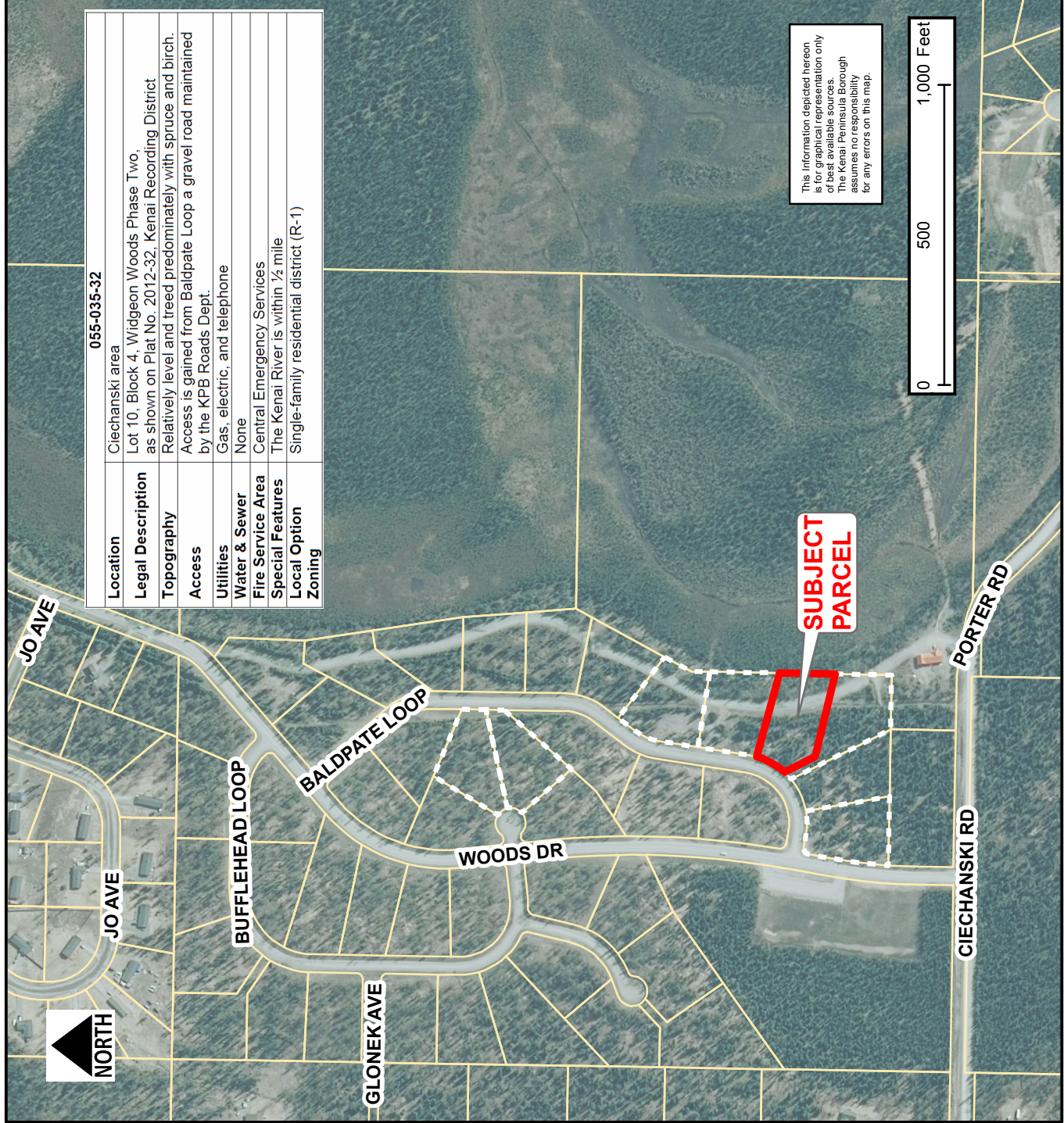
Acres:
1.32



Representative Photo



Tax Parcel No 055-035-32



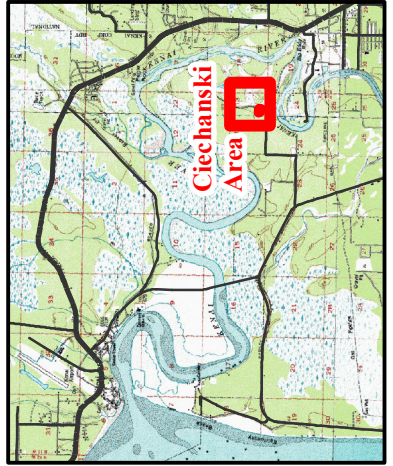
055-035-32	Ciechanski area
Location	Lot 10, Block 4, Widgeon Woods Phase Two, as shown on Plat No. 2012-32, Kenai Recording District
Legal Description	Relatively level and treed, predominately with spruce and birch.
Topography	Access is gained from Baldpate Loop a gravel road maintained by the KPB Roads Dept.
Access	Gas, electric, and telephone
Utilities	None
Water & Sewer	Central Emergency Services
Fire Service Area	The Kenai River is within 1/2 mile
Special Features	Single-family residential district (R-1)
Local Option Zoning	

Minimum Bid:
\$36,000

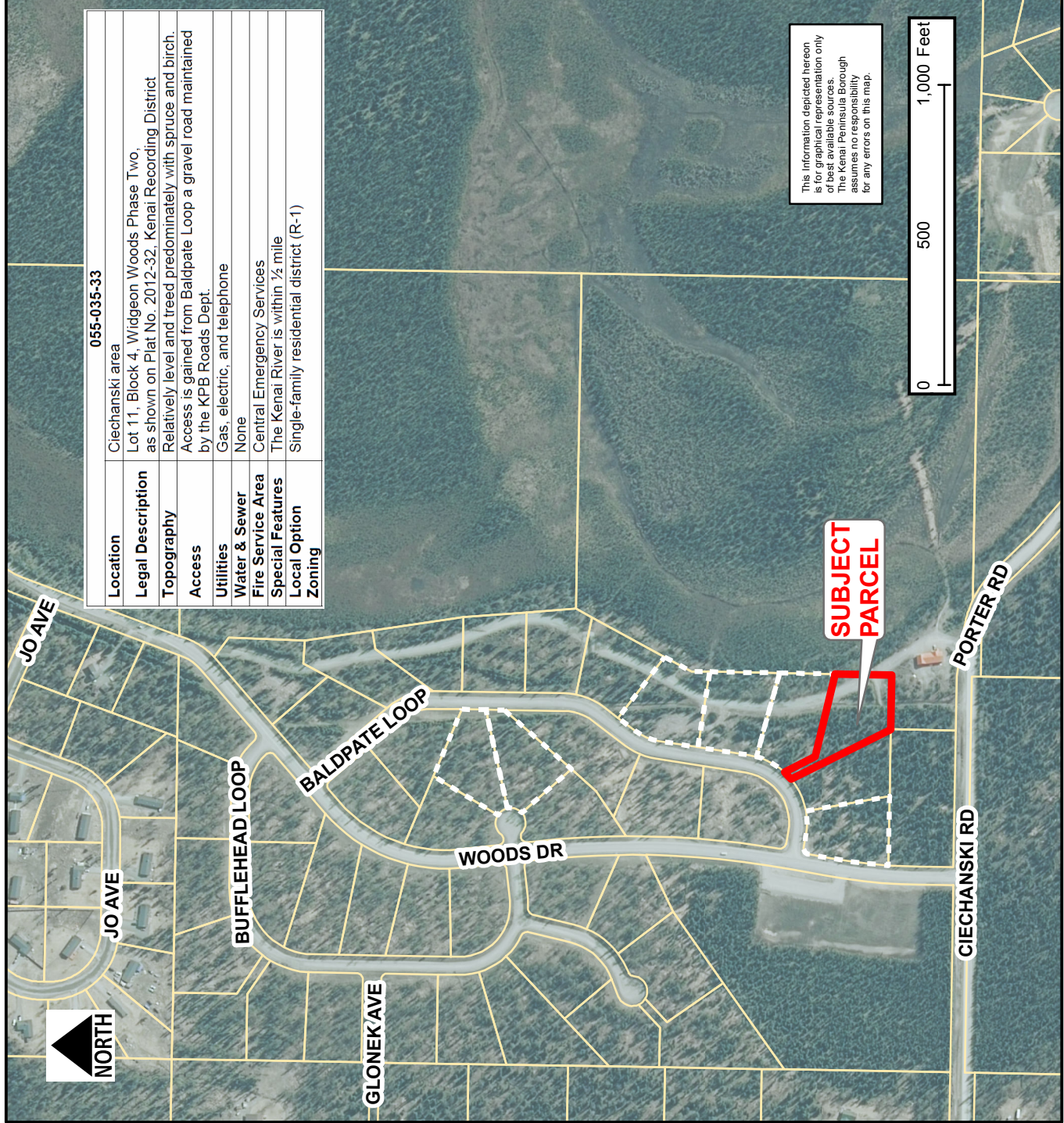
Acres:
1.32



Representative Photo



Tax Parcel No 055-035-33



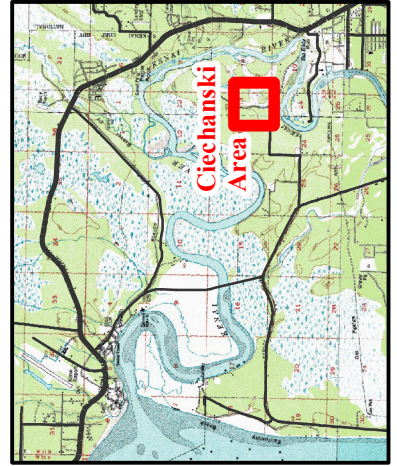
055-035-33	Ciechanski area
Location	Lot 11, Block 4, Widgeon Woods Phase Two, as shown on Plat No. 2012-32, Kenai Recording District
Legal Description	Relatively level and treed predominately with spruce and birch.
Topography	Access is gained from Baldpate Loop a gravel road maintained by the KPB Roads Dept.
Access	Gas, electric, and telephone
Utilities	None
Water & Sewer	Central Emergency Services
Fire Service Area	The Kenai River is within 1/2 mile
Special Features	Single-family residential district (R-1)
Local Option Zoning	

Minimum Bid:
\$32,000

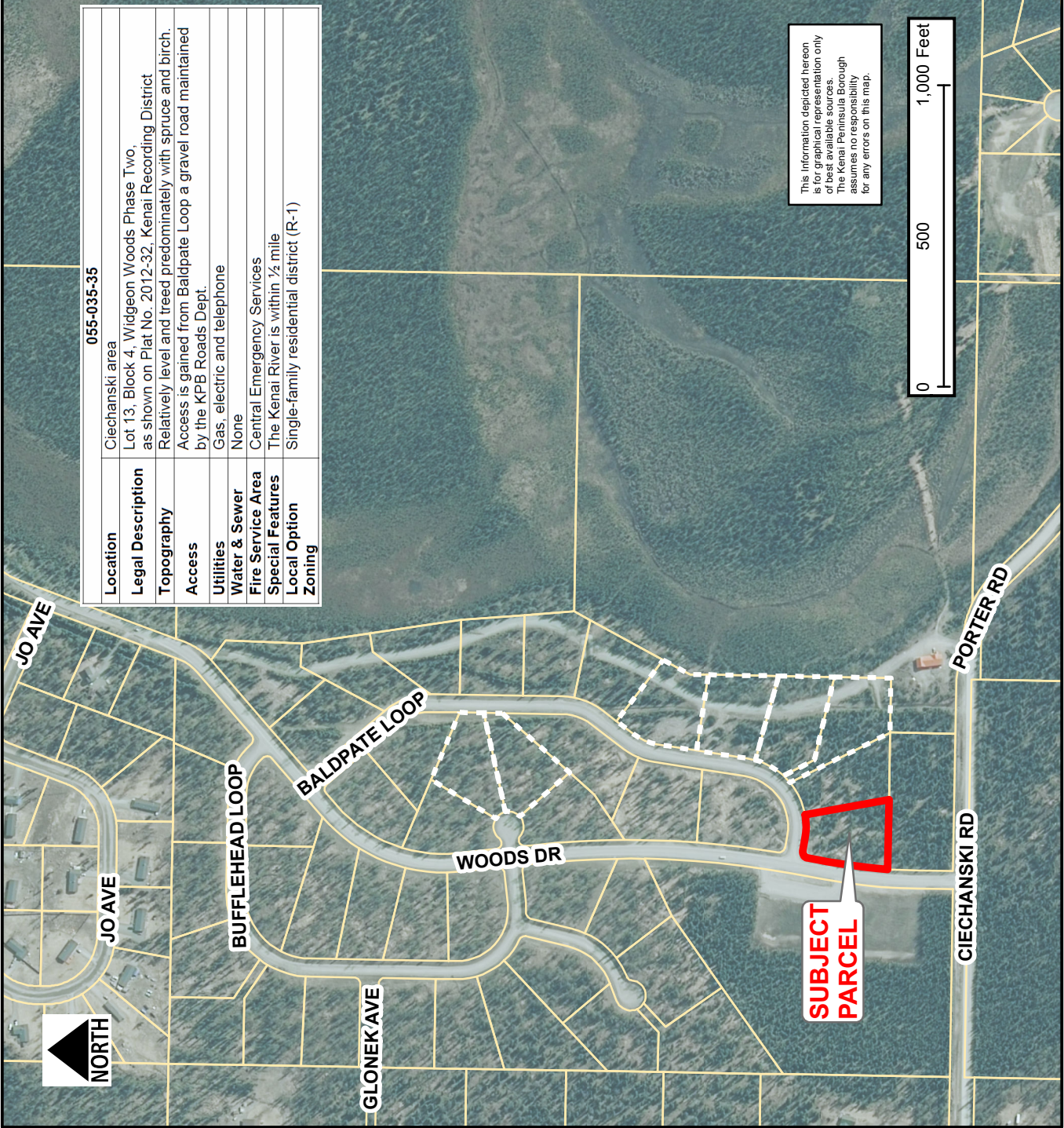
Acres:
1.20



Representative Photo



Tax Parcel No 055-035-35



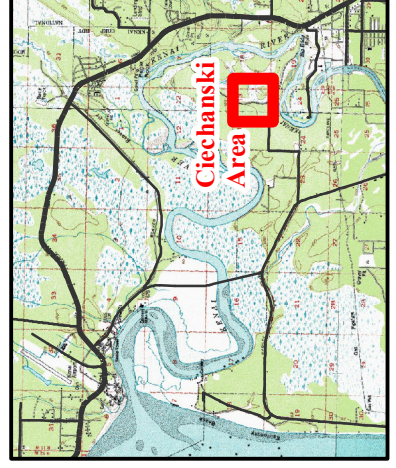
055-035-35	Ciechanski area
Location	Ciechanski area
Legal Description	Lot 13, Block 4, Widgeon Woods Phase Two, as shown on Plat No. 2012-32, Kenai Recording District
Topography	Relatively level and treed predominately with spruce and birch.
Access	Access is gained from Baldpate Loop a gravel road maintained by the KPB Roads Dept.
Utilities	Gas, electric and telephone
Water & Sewer	None
Fire Service Area	Central Emergency Services
Special Features	The Kenai River is within 1/2 mile
Local Option	
Zoning	Single-family residential district (R-1)

Minimum Bid:
\$30,000

Acres:
1.20



Representative Photo



Tax Parcel No 119-071-11

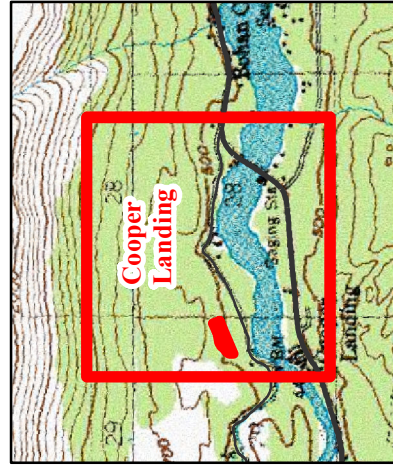
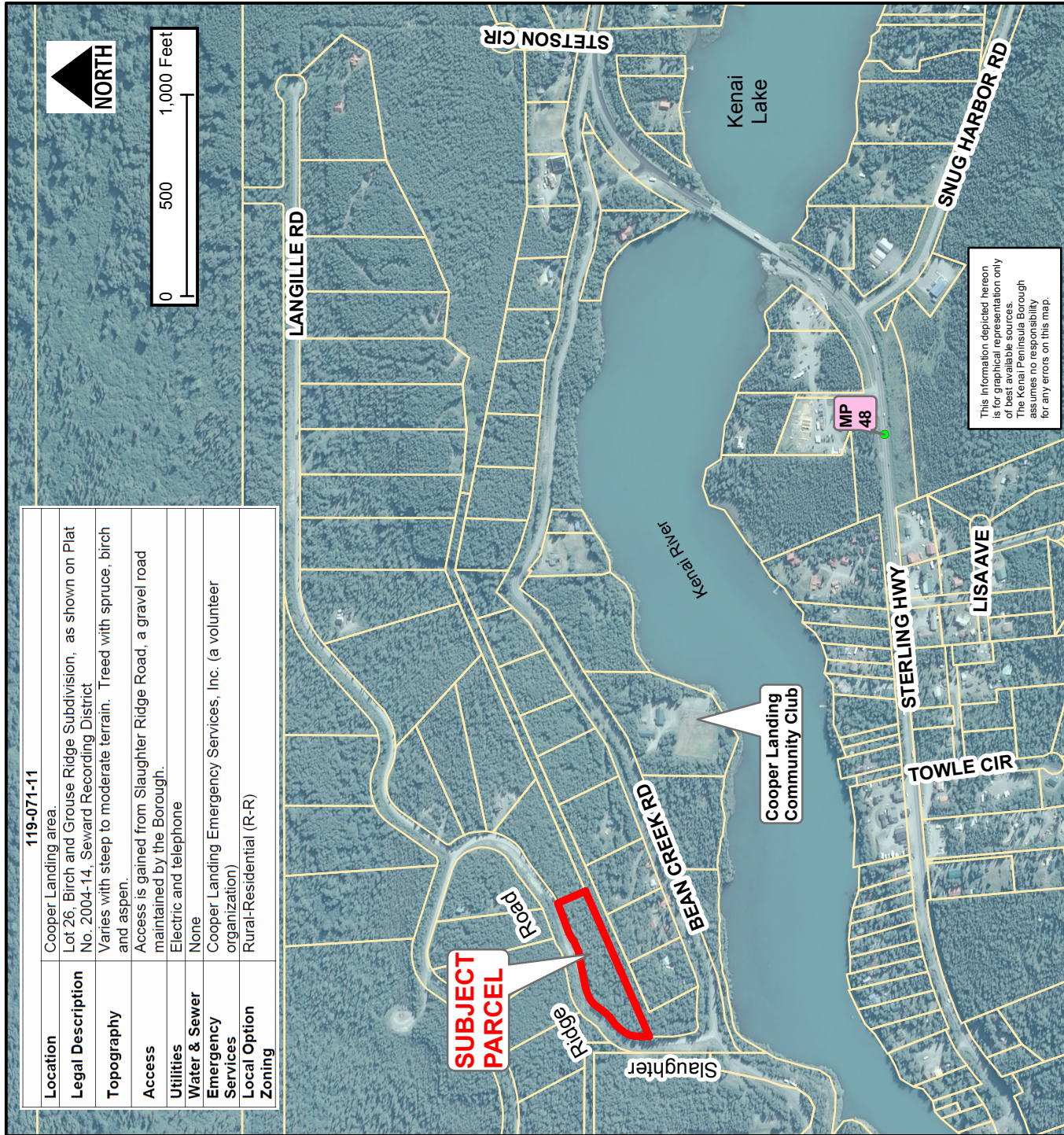
Location	119-071-11 Cooper Landing area.
Legal Description	Lot 26, Birch and Grouse Ridge Subdivision, as shown on Plat No. 2004-14, Seward Recording District
Topography	Varies with steep to moderate terrain. Treed with spruce, birch and aspen.
Access	Access is gained from Slaughter Ridge Road, a gravel road maintained by the Borough.
Utilities	Electric and telephone
Water & Sewer	None
Emergency Services	Cooper Landing Emergency Services, Inc. (a volunteer organization)
Local Option Zoning	Rural-Residential (R-R)



Minimum Bid:
\$90,200

Acres:
2.78

No photo available

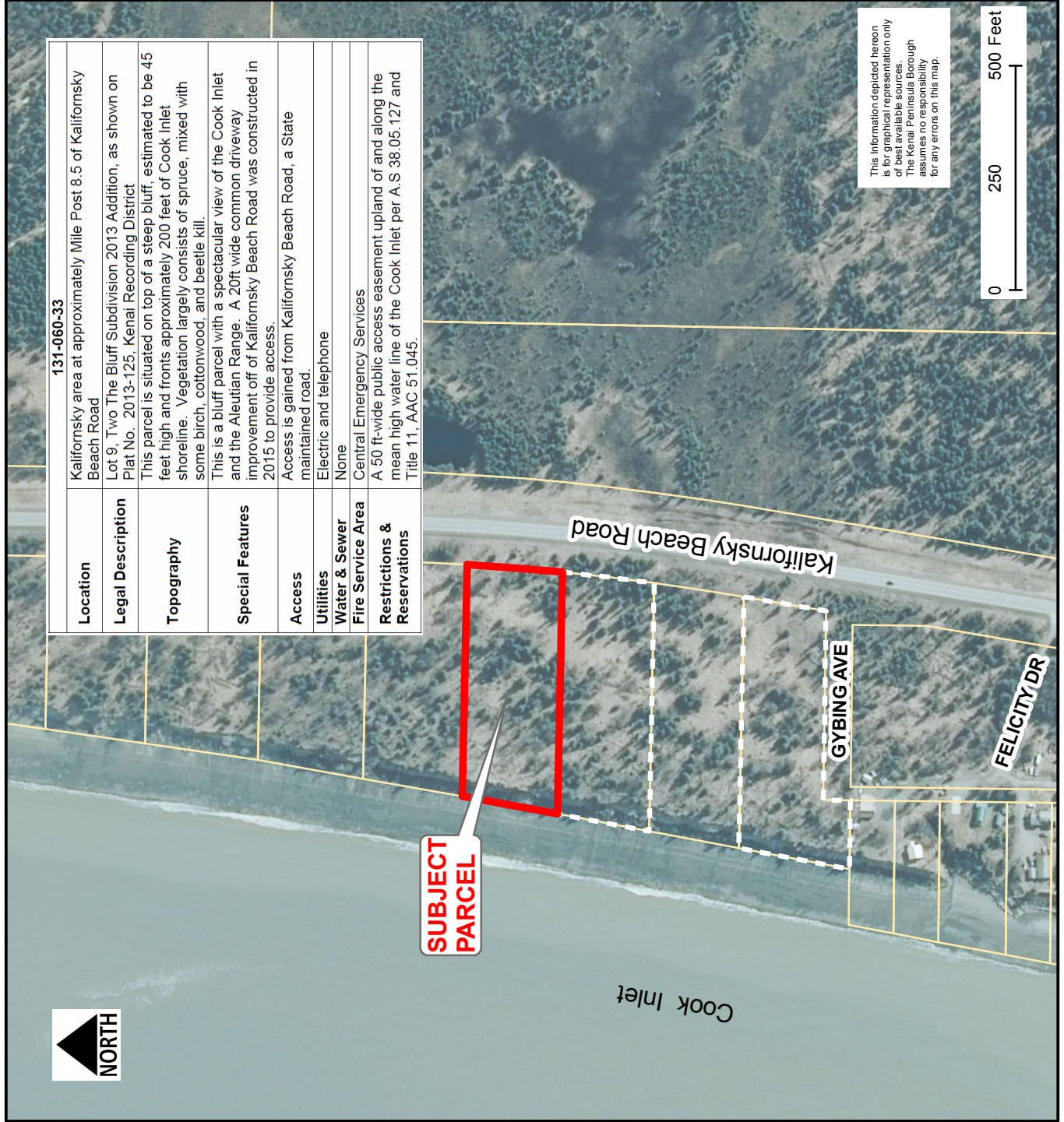


Tax Parcel No 131-060-33



131-060-33	
Location	Kalifornsky area at approximately Mile Post 8.5 of Kalifornsky Beach Road
Legal Description	Lot 9, Two The Bluff Subdivision 2013 Addition, as shown on Plat No. 2013-125, Kenai Recording District
Topography	This parcel is situated on top of a steep bluff, estimated to be 45 feet high and fronts approximately 200 feet of Cook Inlet shoreline. Vegetation largely consists of spruce, mixed with some birch, cottonwood, and beetle kill.
Special Features	This is a bluff parcel with a spectacular view of the Cook Inlet and the Aleutian Range. A 20ft wide common driveway improvement off of Kalifornsky Beach Road was constructed in 2015 to provide access.
Access	Access is gained from Kalifornsky Beach Road, a State maintained road.
Utilities	Electric and telephone
Water & Sewer	None
Fire Service Area	Central Emergency Services
Restrictions & Reservations	A 50 ft-wide public access easement upland of and along the mean high water line of the Cook Inlet per A.S. 38.05.127 and Title 11, AAC 51.045.

**SUBJECT
PARCEL**

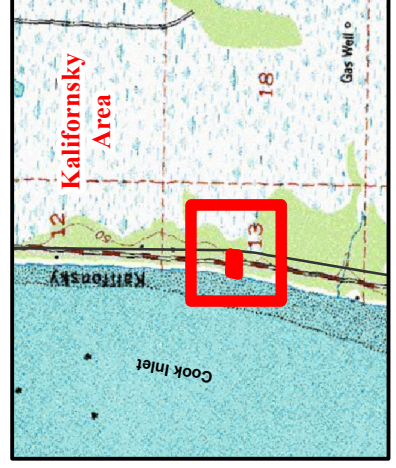


**Minimum Bid:
\$150,000**

**Acres:
2.59**



Representative Photo



Tax Parcel No 131-060-34

131-060-34	
Location	Kalifornsky area at approximately Mile Post 8.5 of Kalifornsky Beach Road
Legal Description	Lot 10, Two The Bluff Subdivision 2013 Addition, as shown on Plat No. 2013-125, Kenai Recording District
Topography	This parcel is situated on top of a steep bluff, estimated to be 45 feet high and fronts approximately 200 feet of Cook Inlet shoreline. Vegetation largely consists of spruce, mixed with some birch, cottonwood, and beetle kill.
Special Features	This is a bluff parcel with a spectacular view of the Cook Inlet and the Aleutian Range. A 20ft wide common driveway improvement off of Kalifornsky Beach Road was constructed in 2015 to provide access.
Access	Access is gained from Kalifornsky Beach Road, a State maintained road.
Utilities	Electric and telephone
Water & Sewer	None
Fire Service Area	Central Emergency Services
Restrictions & Reservations	A 50 ft-wide public access easement upland of and along the mean high water line of the Cook Inlet per A.S. 38.05.127 and Title 11, AAC 51.045.



SUBJECT PARCEL

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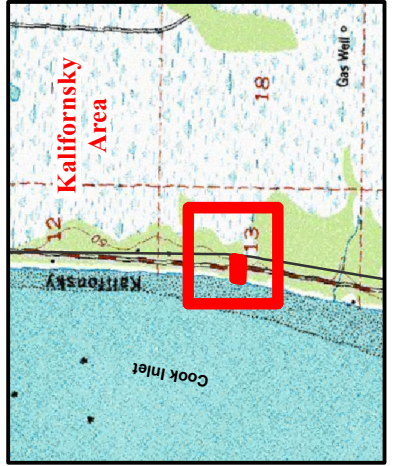


Minimum Bid:
\$150,000

Acres:
2.59



Representative Photo

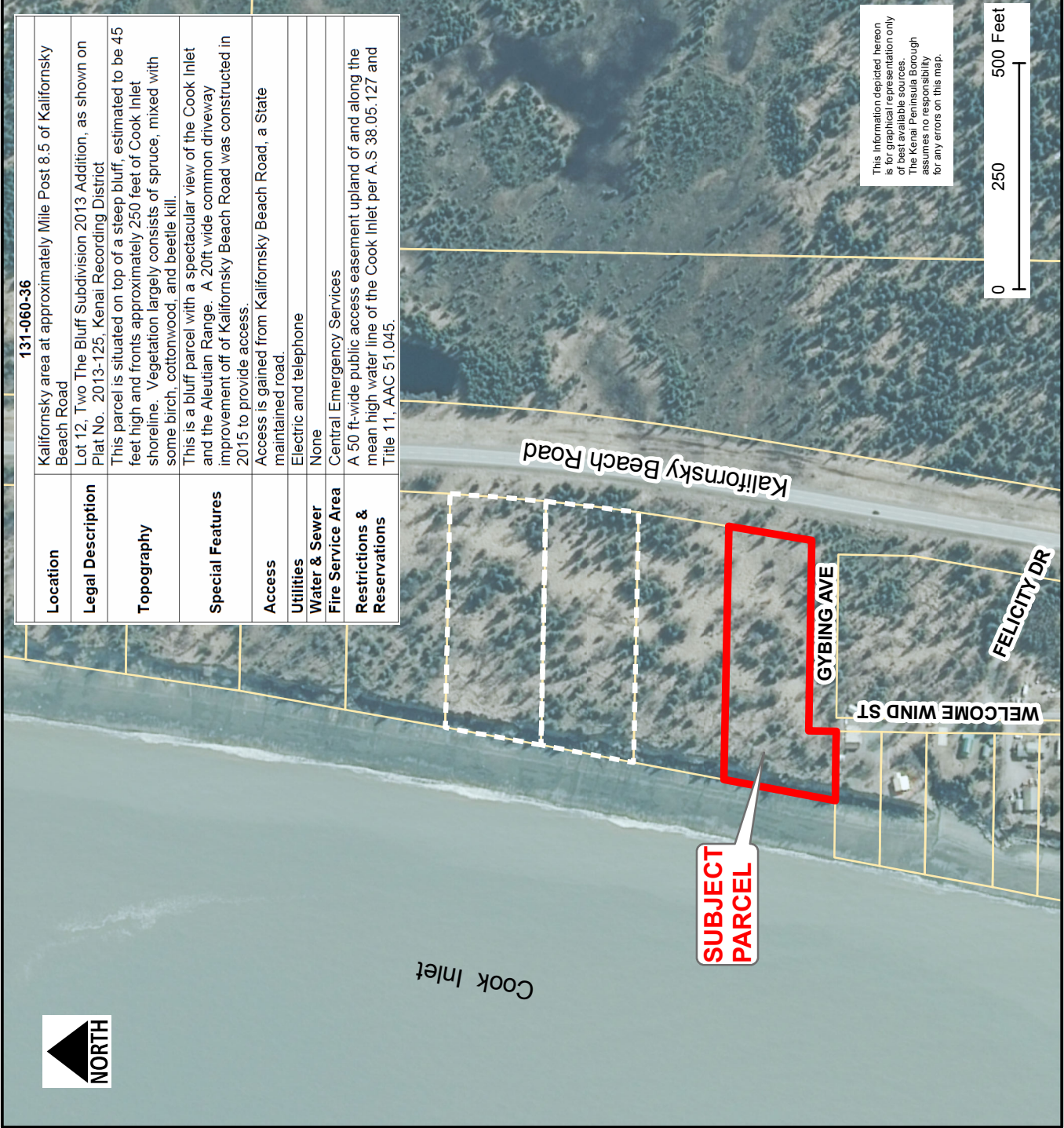


Tax Parcel No 131-060-36



131-060-36

Location	Kalifornsky area at approximately Mile Post 8.5 of Kalifornsky Beach Road
Legal Description	Lot 12, Two The Bluff Subdivision 2013 Addition, as shown on Plat No. 2013-125, Kenai Recording District
Topography	This parcel is situated on top of a steep bluff, estimated to be 45 feet high and fronts approximately 250 feet of Cook Inlet shoreline. Vegetation largely consists of spruce, mixed with some birch, cottonwood, and beetle kill.
Special Features	This is a bluff parcel with a spectacular view of the Cook Inlet and the Aleutian Range. A 20ft wide common driveway improvement off of Kalifornsky Beach Road was constructed in 2015 to provide access.
Access	Access is gained from Kalifornsky Beach Road, a State maintained road.
Utilities	Electric and telephone
Water & Sewer	None
Fire Service Area	Central Emergency Services
Restrictions & Reservations	A 50 ft-wide public access easement upland of and along the mean high water line of the Cook Inlet per A.S 38.05.127 and Title 11, AAC 51.045.

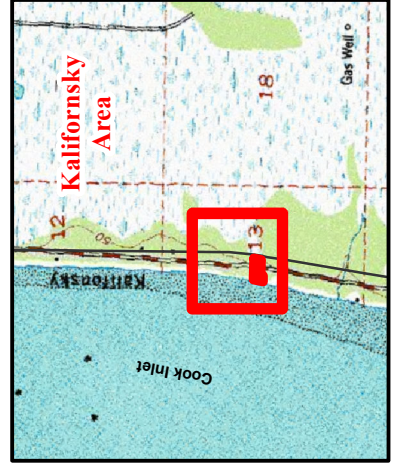


Minimum Bid:
\$150,000

Acres:
2.60



Representative Photo



Tax Parcel No 133-031-__

Minimum Bid:
\$16,800

Acres:
1.254



Location	133-031-__ Kalifornsky area near Mile Post 3.5 of Kalifornsky Beach Road Lot 1, Van Gogh Subdivision, as shown on Plat No. 2017-2, Kenai Recording District
Legal Description	
Topography	Varies, with a level area enough to establish a buildable site.
Access	Primary access is gained from Vincent Street
Utilities	Electric is available and telephone is approx. 350ft. away.
Water & Sewer	None
Fire Service Area	Central Emergency Services

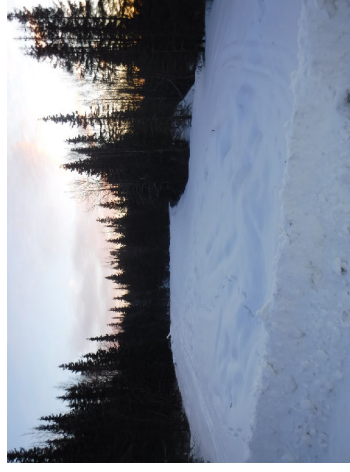


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Tax Parcel No 133-031-__

Minimum Bid:
\$19,800

Acres:
1.752



133-031-__	
Location	Kalifornsky area near Mile Post 3.5 of Kalifornsky Beach Road Lot 2, Van Gogh Subdivision, as shown on Plat No. 2017-2, Kenai Recording District
Legal Description	
Topography	Varies, with a level area enough to establish a buildable site. Recently received fill material to help supplement residential use for vegetation growth, lawn, and garden.
Special Features	
Access	Primary access is gained from Vincent Street
Utilities	Electric is available and telephone is approx. 350ft. away.
Water & Sewer	None
Fire Service Area	Central Emergency Services



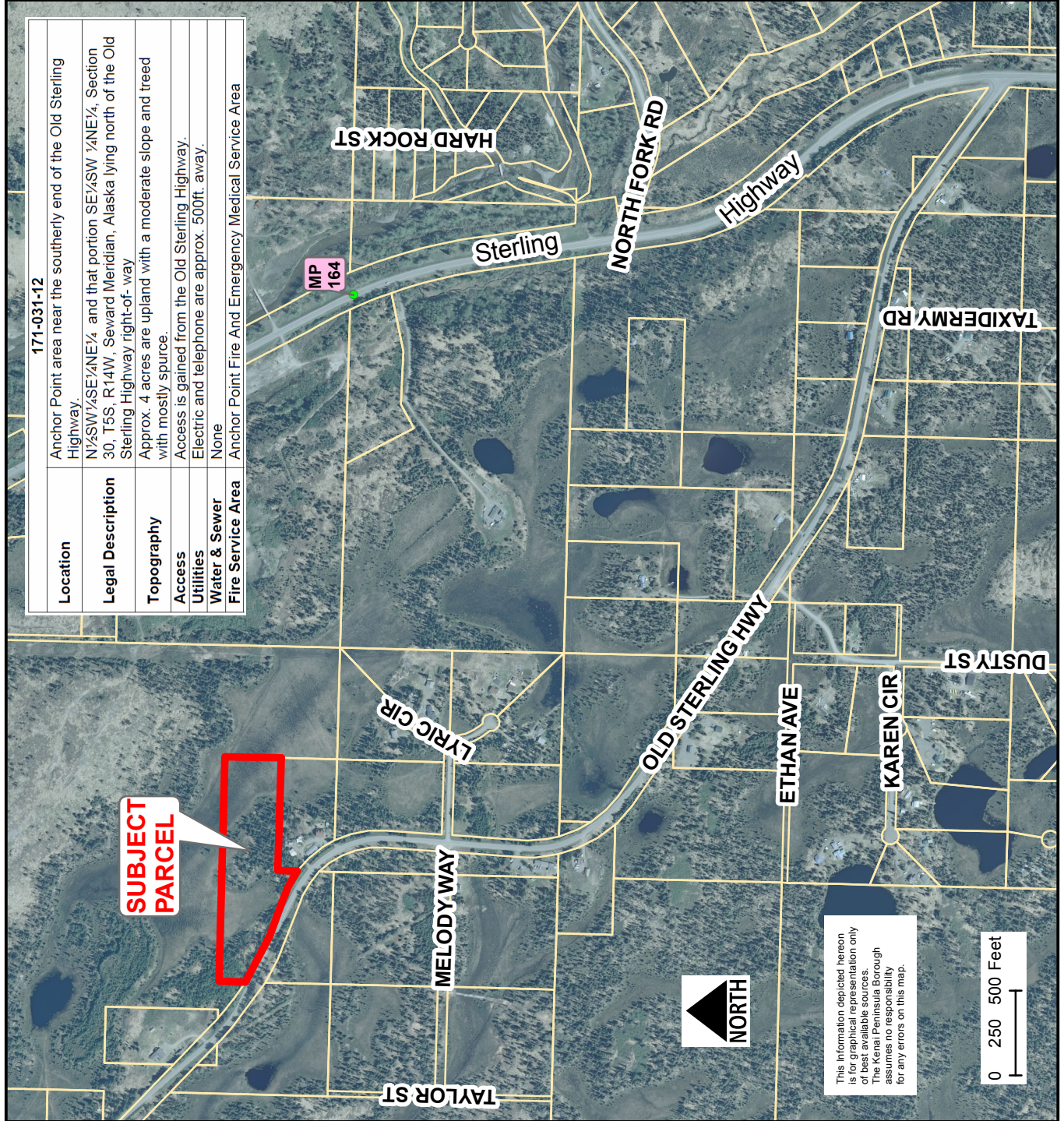
This information depicted hereon is for graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

Tax Parcel No 171-031-12

Minimum Bid:
\$23,000

Acres:
8.00±

No photo available



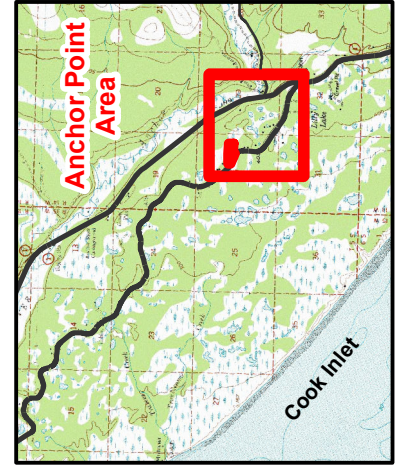
171-031-12

Location	Anchor Point area near the southerly end of the Old Sterling Highway.
Legal Description	N½SW¼SE¼NE¼ and that portion SE¼SW ¼NE¼, Section 30, T5S, R14W, Seward Meridian, Alaska lying north of the Old Sterling Highway right-of-way
Topography	Approx. 4 acres are upland with a moderate slope and treed with mostly spruce.
Access	Access is gained from the Old Sterling Highway.
Utilities	Electric and telephone are approx. 500ft. away.
Water & Sewer	None
Fire Service Area	Anchor Point Fire And Emergency Medical Service Area

SUBJECT PARCEL

This information depicted hereon is for graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

0 250 500 Feet



Minimum Bid:
\$23,000

Acres:
8.00±

No photo available