



(Pictometry Oblique View)

## MINIMUM BID: \$6,000

**Acres:** 0.19

**Legal Description:** LOT FIFTEEN (15), BLOCK NINE (9), AMENDED PLAT BLOCKS 9, 10, and 11, AURORA HEIGHTS SUBDIVISION, ACCORDING TO PLAT NO. K-1467, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 01204014)

**Topography:** Nearly level lot with a mixed stand of spruce and birch.

**Special Features:** Platted lot in close proximity to schools and other amenities in Nikiski.

**Disclosures:** The property was conveyed to KPB by Clerks Deed in 2003 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Conveyance deed will expressly reserve mineral rights to KPB.

**Access:** Potential access may be by way of the Kenai Spur Highway to Halo Way and Merkle Lane. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and natural gas utilities are available in the area.

**Land Affordability Program:** Not eligible.





Parcel No. 01204017

Nikiski



(Pictometry Oblique View)

## MINIMUM BID: \$6,000

**Acres:** 0.21

**Legal Description:** LOT EIGHTEEN (18), BLOCK NINE (9), AMENDED PLAT BLOCKS 9, 10, and 11, AURORA HEIGHTS SUBDIVISION, ACCORDING TO PLAT NO. K-1467, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 01204017)

**Topography:** Nearly level lot with a mixed stand of spruce and birch.

**Special Features:** Platted, triangular-shaped lot in close proximity to schools and other amenities in Nikiski.

**Disclosures:** The property was conveyed to KPB by Clerks Deed in 2008 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Conveyance deed will expressly reserve mineral rights to KPB.

**Access:** Potential access may be by way of the Kenai Spur Highway to Halo Way, Merkle Lane, and Controversial Avenue. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and natural gas utilities are available in the area.

**Land Affordability Program:** Not eligible.





## MINIMUM BID: \$6,500

**Acres:** 0.29

**Legal Description:** LOT FOUR (4), BLOCK ONE (1), T'AIR DEL MAR SUBDIVISION, ACCORDING TO PLAT NO. K-1661, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 01215004)

**Topography:** Nearly level lot with a mixed stand of spruce and birch.

**Special Features:** Platted lot in close proximity to schools and other amenities in Nikiski.

**Disclosures:** The property was conveyed to KPB by Clerks Deed in 2007 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Potential structure encroachment along the southern boundary of the lot. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Conveyance deed will expressly reserve mineral rights to KPB.

**Access:** Potential access may be by way of the Kenai Spur Highway to Nikiski Avenue. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and natural gas utilities are available in the area, but not on site and not available without development expenditures.

**Land Affordability Program:** Not eligible.





Parcel No. 01215005

Nikiski



## MINIMUM BID: \$6,500

**Acres:** 0.29

**Legal Description:** LOT FIVE (5), BLOCK ONE (1), TAIR DEL MAR SUBDIVISION, ACCORDING TO PLAT NO. K-1661, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 01215005)

**Topography:** Nearly level lot with a mixed stand of spruce and birch.

**Special Features:** Platted lot in close proximity to schools and other amenities in Nikiski.

**Disclosures:** The property was conveyed to KPB by Clerks Deed in 2007 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Potential structure encroachment along the southern boundary of the lot. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Conveyance deed will expressly reserve mineral rights to KPB.

**Access:** Potential access may be by way of the Kenai Spur Highway to Nikiski Avenue. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and natural gas utilities are available in the area, but not on site and not available without development expenditures.

**Land Affordability Program:** Not eligible.





## MINIMUM BID: \$95,000

**Acres:** 3.87

**Legal Description:** LOT FIFTEEN (15), SECTION 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, STATE OF ALASKA, ACCORDING TO THE SUPPLEMENTAL PLAT ACCEPTED BY THE UNITED STATES, DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON MARCH 18, 1953; AND FURTHER DEPICTED ON THE RECORD OF SURVEY, SURVEY OF STATE LAND, DNR FILE NUMBER 58-7, SERIALIZED AS EPF 580007, FILED IN THE KENAI RECORDING DISTRICT ON AUGUST 8, 1969, AS PLAT NO. K-1637, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 01713003)

**Topography:** Nearly level lot with an abrupt steep bluff edge on the west side.

**Special Features:** Bluff lot north of Kenai with waterfront views of the Cook Inlet.

**Disclosures:** Subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters, a 50-foot wide public access easement exists upland of and adjoining the ordinary high water mark of all public waters and mean high water marks of all tidal shores. A 60-foot wide Public Access and Utility Easement exists along the eastern portion of the lot, per ADL 229788 as shown on Plat KN 2012-67 and recorded in document KN 2013-002321-0.

**Access:** Potential access may be by way of the Kenai Spur Highway to Veco Avenue. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and natural gas utilities are available in the area.

**Land Affordability Program:** Not eligible.





Parcel No. 01713063

Salamatof



(Pictometry Oblique View)

## MINIMUM BID: \$70,000

**Acres:** 4.28

**Legal Description:** GOVERNMENT LOTS FIVE (5) AND SIX (6) AND  $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}SW\frac{1}{4}SE\frac{1}{4}$ , SECTION 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 01713063)

**Topography:** Nearly level lot with an abrupt steep bluff edge on the west side.

**Special Features:** Bluff lot north of Kenai with waterfront views of the Cook Inlet.

**Disclosures:** Subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters, a 50-foot wide public access easement exists upland of and adjoining the ordinary high water mark of all public waters and mean high water marks of all tidal shores. At the time of sale, an access easement will be reserved along the northern property boundary for the benefit of parcel 01713064.

**Access:** Potential access may be by way of the Kenai Spur Highway to an existing 50-foot wide right-of-way created for road and utility purposes by document recorded in Book 110, Page 632, Kenai Recording District. This access is not developed.

**Utilities:** Electric and natural gas utilities are available in the area.

**Land Affordability Program:** Not eligible.





(Pictometry Oblique View)

## MINIMUM BID: \$33,100

**Acres:** 1.76

**Legal Description:** GOVERNMENT LOT EIGHTEEN (18), SECTION 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 01713064)

**Topography:** Nearly level lot with an abrupt steep bluff edge on the west side.

**Special Features:** Bluff lot north of Kenai with waterfront views of the Cook Inlet.

**Disclosures:** Subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters, a 50-foot wide public access easement exists upland of and adjoining the ordinary high water mark of all public waters and mean high water marks of all tidal shores. Potential structure encroachment along the eastern boundary of the lot.

**Access:** Potential access may be by way of the Kenai Spur Highway to an existing, undeveloped 50-foot wide right-of-way created for road and utility purposes by document recorded in Book 110, Page 632, Kenai Recording District, and then via a new access easement to be granted along the northern property boundary of parcel 01713063 at the time of sale.

**Utilities:** Electric and natural gas utilities are available in the area.

**Land Affordability Program:** Not eligible.





Parcel No. 02543309

Moose Point



## MINIMUM BID: \$36,000

**Acres:** 7.23

**Legal Description:** LOT THIRTY-ONE (31), MOOSE POINT SUBDIVISION, ACCORDING TO PLAT NO. 84-65, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02543309)

**Topography:** Nearly level lot with an abrupt steep bluff edge on the northwest side.

**Special Features:** Platted bluff lot northwest of Nikiski with waterfront views of the Cook Inlet.

**Disclosures:** Remote lot. Subject to existing pipeline easements along the southeastern property line, per the subdivision plat.

**Access:** Potential access may be by the platted, undeveloped North Kenai Road right-of-way. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** No utilities are available in the area.

**Land Affordability Program:** Not eligible.





(Pictometry Oblique View)

## MINIMUM BID: \$37,000

**Acres:** 7.40

**Legal Description:** LOT THIRTY-FOUR (34), MOOSE POINT SUBDIVISION, ACCORDING TO PLAT NO. 84-65, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02543311)

**Topography:** Nearly level lot with an abrupt steep bluff edge on the northwest side.

**Special Features:** Platted bluff lot northwest of Nikiski with waterfront views of the Cook Inlet.

**Disclosures:** Remote lot. Subject to existing pipeline easements along the southeastern property line, per the subdivision plat.

**Access:** Potential access may be by the platted, undeveloped North Kenai Road right-of-way. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** No utilities are available in the area.

**Land Affordability Program:** Not eligible.





Parcel No. 02544718

Moose Point



(Pictometry Oblique View)

## MINIMUM BID: \$37,000

**Acres:** 7.40

**Legal Description:** LOT TWO HUNDRED FORTY-FIVE (245), MOOSE POINT SUBDIVISION, ACCORDING TO PLAT NO. 84-65, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02544718)

**Topography:** Sloping lot with an abrupt steep bluff edge on the northwest side.

**Special Features:** Platted bluff lot northwest of Nikiski with waterfront views of the Cook Inlet.

**Disclosures:** Remote lot. Subject to existing pipeline easements along the southeastern property line, per the subdivision plat.

**Access:** Potential access may be by the platted, undeveloped North Kenai Road right-of-way. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** No utilities are available in the area.

**Land Affordability Program:** Not eligible.





Parcel No. 02545717

Moose Point



(Pictometry Oblique View)

## MINIMUM BID: \$39,000

**Acres:** 8.15

**Legal Description:** LOT THREE HUNDRED SIXTY-EIGHT (368), MOOSE POINT SUBDIVISION, ACCORDING TO PLAT NO. 84-65, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02545717)

**Topography:** Nearly level lot with an abrupt steep bluff edge on the northwest side.

**Special Features:** Platted bluff lot northwest of Nikiski with waterfront views of the Cook Inlet.

**Disclosures:** Remote lot. Subject to existing pipeline easements along the southeastern property line, per the subdivision plat.

**Access:** Potential access may be by the platted, undeveloped North Kenai Road right-of-way. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** No utilities are available in the area.

**Land Affordability Program:** Not eligible.





Parcel No. 03503070

Hope



## MINIMUM BID: \$140,000

**Acres:** 2.42

**Legal Description:** LOT SEVEN (7), DISCOVERY PARK SUBDIVISION, ACCORDING TO PLAT NO. 2010-11, ON FILE IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 03503070)

**Topography:** Nearly level lot with a mixed stand of spruce and birch.

**Special Features:** Platted lot with a potential for mountain views. Lot is in close proximity to Hope and adjacent recreation opportunities.

**Disclosures:** Lot is within the Discovery Park Multi-Family Residential (R-M) Local Option Zoning District. The northeast corner of the lot contains a portion of a public right-of-way per plat KN 2010-11. Survey corner locates pending.

**Access:** Potential access may be by way of the Hope Highway to Resurrection Creek Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.

**Land Affordability Program:** Not eligible.



(Pictometry Oblique View)





## MINIMUM BID: \$140,000

**Acres:** 2.46

**Legal Description:** LOT EIGHT (8), DISCOVERY PARK SUBDIVISION, ACCORDING TO PLAT NO. 2010-11, ON FILE IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 03503071)

**Topography:** Nearly level lot with a mixed stand of spruce and birch.

**Special Features:** Platted lot with a potential for mountain views. Lot is in close proximity to Hope and adjacent recreation opportunities.

**Disclosures:** Lot is within the Discovery Park Multi-Family Residential (R-M) Local Option Zoning District and is also approved for commercial use as defined by KPB 21.44230 and subject to the development standards in KPB 21.44.190. Survey corner locates pending.

**Access:** Potential access may be by way of the Hope Highway to Resurrection Creek Road and Palmer Creek Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.

**Land Affordability Program:** Not eligible.





## MINIMUM BID: \$55,000

**Acres:** 1.24

**Legal Description:** LOT ONE (1), BLOCK TWO (2), WIDGEON WOODS PHASE TWO SUBDIVISION, ACCORDING TO PLAT NO. 2012-32, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 05503508)

**Topography:** Nearly level lot with a mixed stand of spruce and birch.

**Special Features:** Platted corner lot within 1-mile of the Kenai River.

**Disclosures:** Lot is within the Widgeon Woods Single-Family Residential (R-1) Local Option Zoning District.

**Access:** Potential access may be by way of Woods Drive to Bufflehead Loop. Direct access to Woods Drive is not allowed per plat. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and natural gas utilities are available in the area.

**Land Affordability Program:** This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.





## MINIMUM BID: \$75,000

**Acres:** 1.24

**Legal Description:** LOT FIVE (5), BLOCK FOUR (4), WIDGEON WOODS PHASE TWO SUBDIVISION, ACCORDING TO PLAT NO. 2012-32, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 05503527)

**Topography:** Nearly level lot sloping easterly with a mixed stand of spruce and birch.

**Special Features:** Platted lot within 1-mile of the Kenai River. Potential mountain views with proper site preparation.

**Disclosures:** Lot is within the Widgeon Woods Single-Family Residential (R-1) Local Option Zoning District. Rear of lot contains remnants of an old road bed which was part of a transportation and utility corridor vacated by Easement Vacation Plat KN 2015-58.

**Access:** Potential access may be by way of Woods Drive to Baldpate Loop. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and natural gas utilities are available in the area.

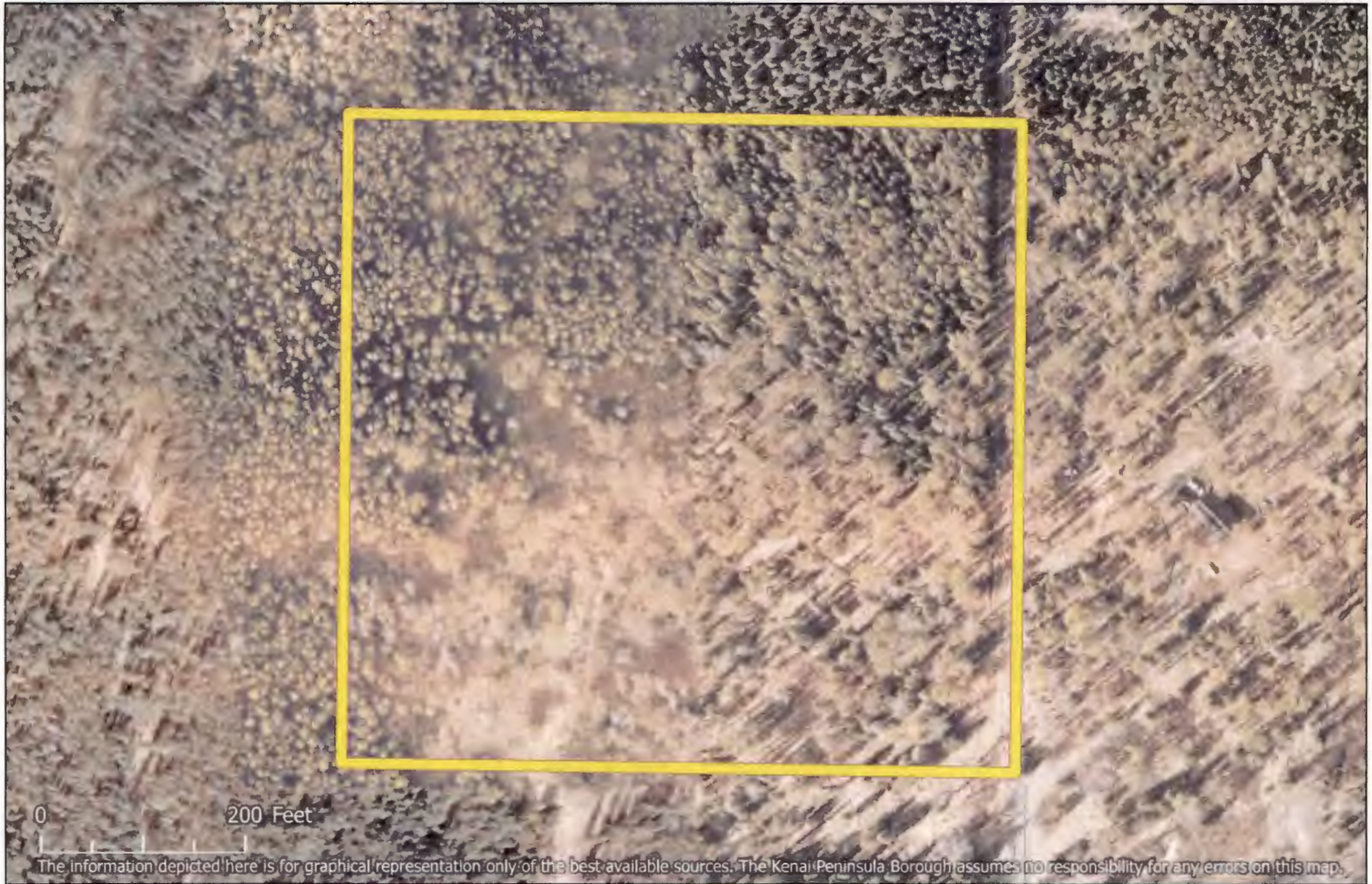
**Land Affordability Program:** This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.





Parcel No. 06301166

Sterling



## MINIMUM BID: \$175,000

**Acres:** 9.55

**Legal Description:** TRACT C, OWL PERCH SUBDIVISION, ACCORDING TO PLAT NO. 2024-92, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 06301166)

**Topography:** Sloping lot with steep bluff edges on the southern and eastern sides and a mixed stand of spruce and birch.

**Special Features:** Higher elevation lot platted in 2024. Survey corners identified. Potential mountain views with proper site preparation.

**Disclosures:** Lot may be subject to an overhead primary electric line easement, with no defined location, recorded in 1962. Existing overhead powerline is the centerline of a 30-ft. wide electrical easement on the eastern side of the lot.

**Access:** Potential access may be by way of Watkins Avenue to Hamrick Street. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.

**Land Affordability Program:** Not eligible.







## MINIMUM BID: \$7,700

**Acres:** 0.31

**Legal Description:** LOT NINE (9), GATTEN SUBDIVISION, ACCORDING TO PLAT NO. K-995, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 06504112)

**Topography:** Nearly level lot with a mixed stand of spruce and birch.

**Special Features:** Platted lot within 1/4 mile of the Moose River.

**Disclosures:** The property was conveyed to KPB by Clerks Deed in 2008 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Conveyance deed will expressly reserve mineral rights to KPB.

**Access:** Potential access may be by way of the Sterling Highway (State) to "A Private Road" (KPB maintained) to Patty Avenue, which contains both a 15-foot wide road/utility easement (Plat KN-995) and a 15-foot wide right-of-way dedication (Plat KN 2024-36). It is the responsibility of the buyer to identify and confirm desired access to the subject parcel prior to the sale.

**Utilities:** Electric and natural gas utilities are available in the area, but not on site and not available without development expenditures.

**Land Affordability Program:** Not eligible.





## MINIMUM BID: \$367,900

**Acres:** 3.31

**Legal Description:** LOT FOUR (4), BLOCK EIGHT (8), STEPHENKIE ALASKA SUBDIVISION, ALASKA STATE LAND SURVEY 73-146, ACCORDING TO PLAT NO. 79-83, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 06519063)

**Topography:** Sloping lot with a steep bluff on the southern side along the Kenai River. Vegetation is relatively young due to impacts from wildfire in 2019.

**Special Features:** Kenai River frontage with potential river and mountain views.

**Disclosures:** Lot is within the Stephenkie Alaska Sub Block 8 Waterfront Residential (R-W) Local Option Zoning District. Parcel is subject to a 50 foot pedestrian and maintenance easement along the high water mark of the Kenai River. Survey corners identified.

**Access:** Potential access may be by way of the Sterling Highway, Feuding Lane, Kenai Keys Road to Slough Avenue, an undeveloped platted right-of-way. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and natural gas utilities are available in the area.

**Land Affordability Program:** Not eligible.



(Pictometry Oblique View)





## MINIMUM BID: \$383,500

**Acres:** 2.68

**Legal Description:** LOT ELEVEN (11), BLOCK EIGHT (8), STEPHENKIE ALASKA SUBDIVISION, ALASKA STATE LAND SURVEY 73-146, ACCORDING TO PLAT NO. 79-83, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 06519070)

**Topography:** Sloping lot with a steep bluff on the southern side along the Kenai River. Vegetation is relatively young due to impacts from wildfire in 2019.

**Special Features:** Kenai River frontage with potential river and mountain views.

**Disclosures:** Lot is within the Stephenkie Alaska Sub Block 8 Waterfront Residential (R-W) Local Option Zoning District. Parcel is subject to a 50 foot pedestrian and maintenance easement along the high water mark of the Kenai River. Existing Homer Electric Association powerline easement runs through the front of the lot. Survey corner locates pending.

**Access:** Potential access may be by way of the Sterling Highway, Feuding Lane, to Kenai Keys Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and natural gas utilities are available in the area.

**Land Affordability Program:** Not eligible.





Parcel No. 06631026

Funny River



## MINIMUM BID: \$25,100

**Acres:** 1.23

**Legal Description:** LOT THREE (3), BLOCK FIVE (5), RIVERBEND RIDGE SUBDIVISION PART FIVE (5), ACCORDING TO PLAT NO. 78-126, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 06631026)

**Topography:** Sloping lot with a mixed stand of spruce and birch.

**Special Features:** Platted, triangular-shaped lot within 1/4 mile of the Kenai River.

**Disclosures:** The property was conveyed to KPB by Clerks Deed in 1992 and 1995 as the result of a Tax Foreclosure action, then conveyed by QCD in 1996. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Conveyance deed will expressly reserve mineral rights to KPB.

**Access:** Potential access may be by way of Funny River Road to Rousing Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and natural gas utilities are available in the area, but not on site and not available without development expenditures.

**Land Affordability Program:** This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.





Parcel No. 11907106

Cooper Landing



## MINIMUM BID: \$176,000

**Acres:** 2.02

**Legal Description:** LOT THIRTEEN B (13B) OF U.S. SURVEY 3306, ALASKA, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JANUARY 24, 1955. (KPB PIN 11907106)

**Topography:** Sloping lot with varied terrain of slopes/benches and a mixed stand of spruce and birch.

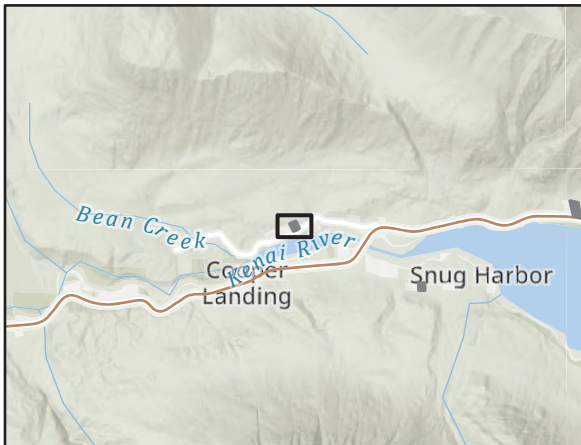
**Special Features:** Possible mountain and river views with proper site preparation. In close proximity to recreational activities.

**Disclosures:** 10-foot wide Telecommunications Easement along the south property boundary. Existing driveway encroachment use by neighboring Lot 13A. Survey corners identified. Per the Alaska Office of History and Archaeology (OHA), the parcel is located within the Sqilantnu Archaeological District (SEW-00282).

**Access:** Potential access may be by way of the Sterling Highway to Bean Creek Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.

**Land Affordability Program:** Not eligible.



(Pictometry Oblique View)





Parcel No. 11911019

Cooper Landing

SNUG HARBOR RD



## MINIMUM BID: \$119,000

**Acres:** 1.62

**Legal Description:** LOT TWO B (2B) OF THE DEPENDENT RESURVEY OF U.S. SURVEY NO. 3531, ALASKA, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON OCTOBER 20, 1970. (KPB PIN 11911019)

**Topography:** Nearly level lot with a gradual uphill grade beginning on the northern side.

**Special Features:** Within 1/4 mile of the Kenai River and Kenai Lake.

**Disclosures:** Parcel records contain reports of possible prior trash / debris disposal on the lot. A 2025 soils investigation was conducted to resolve this matter, and is available for review. Potential encroachments on the western and eastern property boundaries. Survey corner locates pending.

**Access:** Potential access may be by way of the Sterling Highway to Snug Harbor Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.

**Land Affordability Program:** This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.





Parcel No. 11915007

Cooper Landing



(Pictometry Oblique View)

## MINIMUM BID: \$136,300

**Acres:** 3.45

**Legal Description:** LOT FIFTEEN (15) OF U.S. SURVEY NO. 2688, ALASKA, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON D.C. ON JULY 7, 1948, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BY QUITCLAIM DEED FILED ON MAY 13, 2022, WITH A RECORDING SERIAL NO. OF 2022-000476-0, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 11915007)

**Topography:** Sloping lot with an uphill grade beginning on the southern side and a mixed stand of spruce and birch.

**Special Features:** Within 1/4 mile of Kenai Lake.

**Disclosures:** Possible utility encroachment by the neighboring Lot 14. In 2022, KPB deeded a 0.395-acre portion of the original Lot 15 to the State of Alaska for highway right-of-way purposes related to the Sterling Highway Milepost 45-60 Project. Per the Alaska Office of History and Archaeology (OHA), the parcel bisects a known homesteading site (SEW-01198).

**Access:** Potential access may be by way of the Sterling Highway. A driveway approach permit will be required from the State of Alaska DOT and PF. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.

**Land Affordability Program:** Not eligible.





Parcel No. 13106031

Kalifornsky



KALIFORNISKY BEACH RD



(Pictometry Oblique View)

## MINIMUM BID: \$175,000

**Acres:** 2.54

**Legal Description:** LOT SEVEN (7), TWO THE BLUFF SUBDIVISION 2013 ADDITION, ACCORDING TO PLAT NO. 2013-125, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13106031)

**Topography:** Nearly level lot with an abrupt steep bluff edge on the western side and a mixed stand of spruce and birch.

**Special Features:** Platted bluff lot south of Kenai with waterfront views of the Cook Inlet.

**Disclosures:** A 2015 Shared Driveway Permit was issued by the State for the subject Lot 7 and the adjacent Lot 8. Subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters.

**Access:** Potential access may be by way of Kalifornsky Beach Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.

**Land Affordability Program:** Not eligible.





## MINIMUM BID: \$175,000

**Acres:** 2.57

**Legal Description:** LOT EIGHT (8), TWO THE BLUFF SUBDIVISION 2013 ADDITION, ACCORDING TO PLAT NO. 2013-125, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13106032)

**Topography:** Nearly level lot with an abrupt steep bluff edge on the western side and a mixed stand of spruce and birch.

**Special Features:** Platted bluff lot south of Kenai with waterfront views of the Cook Inlet.

**Disclosures:** A 2015 Shared Driveway Permit was issued by the State for the subject Lot 8 and the adjacent Lot 7. Subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters.

**Access:** Potential access may be by way of Kalifornsky Beach Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.

**Land Affordability Program:** Not eligible.





Parcel No. 13505224

Caribou Island



## MINIMUM BID: \$36,000

**Acres:** 1.33

**Legal Description:** LOT TWO A (2A), BLOCK ONE (1), CARIBOU ISLAND SUBDIVISION KPB 2020 REPLAT, ACCORDING TO PLAT NO. 2020-9, ON FILE IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13505224)

**Topography:** Sloping lot leading down to the Skilak Lake shoreline, with a mixed stand of spruce and birch.

**Special Features:** Platted Caribou Island waterfront lot located within Skilak Lake.

**Disclosures:** Remote property conveyed to KPB by Clerks Deed in 2000 as the result of a Tax Foreclosure action. Replatted in 2020. Subject to KPB Anadromous Waters Habitat Protection District. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Conveyance deed will expressly reserve mineral rights to KPB.

**Access:** Potential access may be by way of the Sterling Highway to Skilak Loop

Road which provides access to a public launch. Access to Caribou Island is limited to boat, plane, or snowmachine in the winter when ice conditions permit. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** No utilities are available in the area.

**Land Affordability Program:** Not eligible.





(Pictometry Oblique View)

## MINIMUM BID: \$27,000

**Acres:** 0.51

**Legal Description:** LOT THREE (3), COMMON GROUND SUBDIVISION, ACCORDING TO PLAT NO. 2024-15, ON FILE IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16905103)

**Topography:** Nearly level lot with a mixed stand of spruce and birch.

**Special Features:** Platted corner lot in close proximity to Chapman School in Anchor Point.

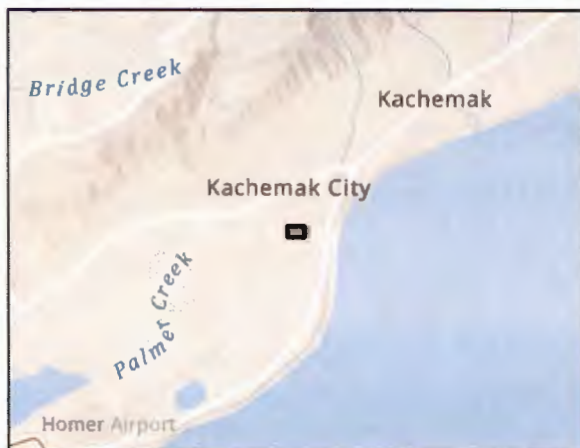
**Disclosures:** Connection to the Anchor Point Safe Water utility company system to be addressed by the buyer.

**Access:** Potential access may be by way of the Sterling Highway to School Avenue and Birch Street. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and natural gas utilities are available in the area.

**Land Affordability Program:** This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.





## MINIMUM BID: \$125,000

**Acres:** 2.50

**Legal Description:** GOVERNMENT LOT ELEVEN (11), SECTION 14, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA, ACCORDING TO THE SUPPLEMENTAL SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON MAY 26, 1952. (KPB PIN 17908010)

**Topography:** Nearly level lot containing areas of wetland peat and standing / surface water and low-lying shrubs and grasses in addition to birch, spruce, alder, and willow trees

**Special Features:** In close proximity to the Homer Boat Yard and Kachemak Bay, City of Homer East End Mixed Use Zoning District.

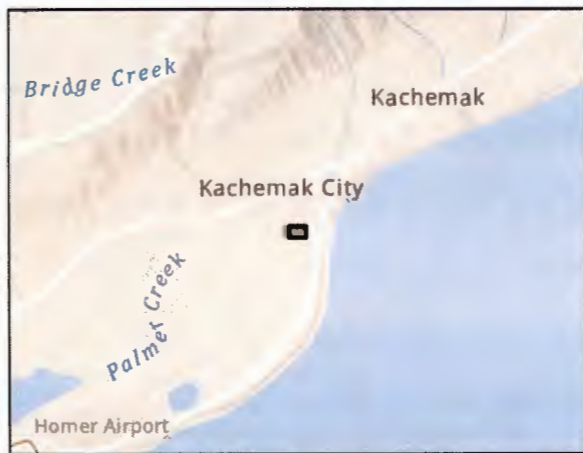
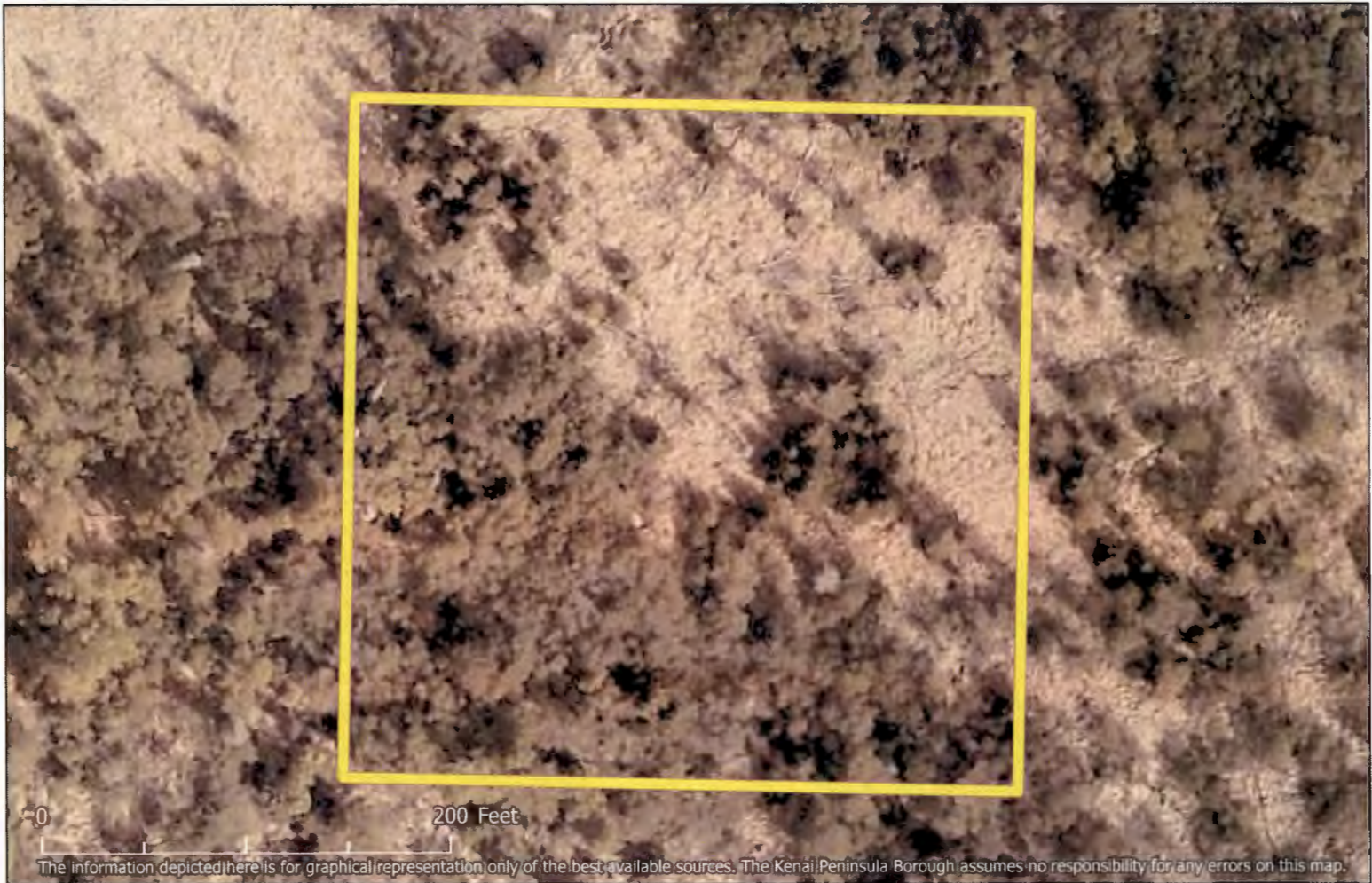
**Disclosures:** City of Homer zoning regulations apply. Per City of Homer Wetland Mapping, primarily "High Rank" wetlands; per KPB Wetlands Mapper, KWF Wetland Assessment identifies the property as Discharge Slope Wetlands.

**Access:** Potential access may be by way of East End Road, Ternview Place, Kilokak Avenue, followed by the use of platted, undeveloped Aksel Street. At the time of sale, an access easement will be granted across adjacent KPB-owned parcels for the benefit of the subject parcel. Additionally, an access easement will be reserved along the southern property boundary of the subject parcel for the benefit of parcels 17908011 and 17908012.

**Utilities:** Electric and natural gas utilities are available in the area, but not on site and not available without development expenditures.

**Land Affordability Program:** Not eligible.





## MINIMUM BID: \$125,000

**Acres:** 2.50

**Legal Description:** GOVERNMENT LOT TWELVE (12), SECTION 14, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA, ACCORDING TO THE SUPPLEMENTAL SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON MAY 26, 1952. (KPB PIN 17908011)

**Topography:** Nearly level lot containing areas of wetland peat and standing / surface water and low-lying shrubs and grasses in addition to birch, spruce, alder, and willow trees

**Special Features:** In close proximity to the Homer Boat Yard and Kachemak Bay. City of Homer East End Mixed Use Zoning District.

**Disclosures:** City of Homer zoning regulations apply. Per City of Homer Wetland Mapping, primarily "High Rank" wetlands; per KPB Wetlands Mapper, KWF Wetland Assessment identifies the property as Discharge Slope Wetlands.

**Access:** Potential access may be by way of East End Road, Ternview Place, Kilokak Avenue, followed by the use of platted, undeveloped Aksel Street. At the time of sale, an access easement will be granted across adjacent KPB-owned parcels for the benefit of the subject parcel. Additionally, an access easement will be reserved along the southern property boundary of the subject parcel for the benefit of parcels 17908010 and 17908012.

**Utilities:** Electric and natural gas utilities are available in the area, but not on site and not available without development expenditures.

**Land Affordability Program:** Not eligible.





## MINIMUM BID: \$37,000

**Acres:** 8.77

**Legal Description:** LOT TWO (2), BLOCK SIX (6), MARINERS WALK SUBDIVISION CORRECTED PLAT, ACCORDING TO PLAT NO. 86-75, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19326114)

**Topography:** Varied, undulating slopes with a mixed stand of spruce and birch.

**Special Features:** Platted lot located in the Kachemak Bay / Bear Cove area northeast of Homer, Alaska.

**Disclosures:** Remote lot platted in 1986. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of boat or float plane to Bear Cove and undeveloped platted trails. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** No utilities are available in the area.

**Land Affordability Program:** Not eligible.

