

Three Mile Creek Sub.
211-270-01

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

Bernice Lake Alaska
Industrial Subdivision
014-040-02

017-130-25
017-130-63
017-130-64

131-010-16

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

055-010-16

063-620-06

157-062-15

159-471-09

159-142-22
159-142-23

VICINITY MAP

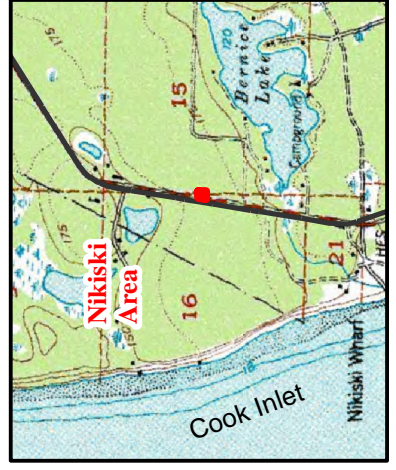
0 5 10 Miles

Tax Parcel No 014-040-02

Minimum Bid:
\$7,500

Acres:
0.9

Representative Photo



Tax Parcel No 017-130-25

Location	017-130-25 North Kenai, near Mile Post 15.5 of the Kenai Spur Highway, Government Lot 13, Section 23, T6N, R12W, Seward Meridian, Alaska
Legal Description	Relatively flat and forested with some beetle killed trees
Topography	Bluff parcel with a spectacular view of the Cook Inlet
Special Features	Sitra Street and Thunder Road are platted right-of-ways that abut this parcel. The south half of Thunder Road is developed (asphalt).
Access	Electric and telephone. Gas is within 270 feet.
Utilities	None
Water & Sewer	Nikiski
Fire Service Area	A 50 ft-wide public access easement upland of and along the mean high water line of the Cook Inlet, per AS 38.05.127 and 11 AAC 51.045.
Restrictions & Reservations	



Subject Parcel

Cook Inlet

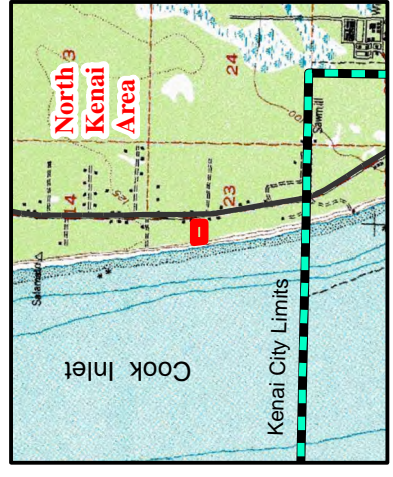
This information depicted hereon is for graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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

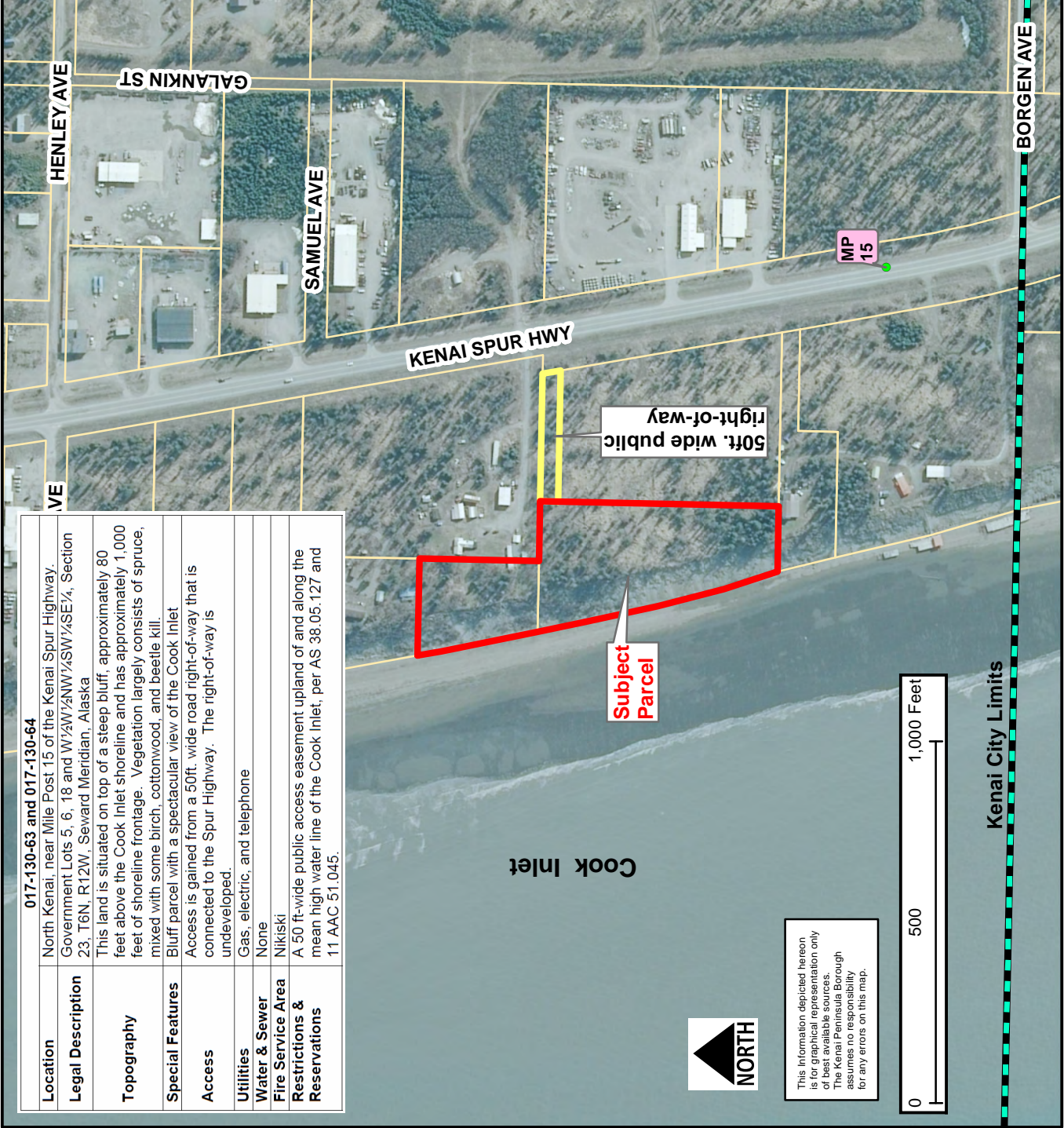
**Acres:
4.68**

Representative Photo



Tax Parcel No 017-130-63 and 017-130-64

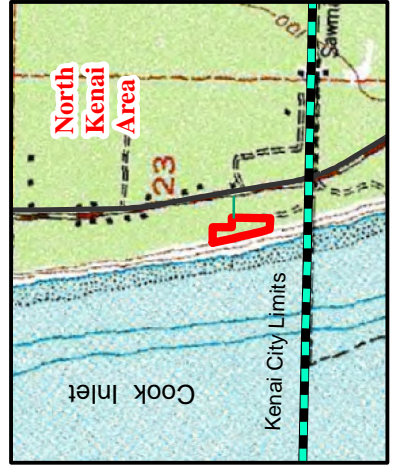
Location	017-130-63 and 017-130-64 North Kenai, near Mile Post 15 of the Kenai Spur Highway.
Legal Description	Government Lots 5, 6, 18, and W1/2W1/2NW1/4SW1/4SE1/4, Section 23, T6N, R12W, Seward Meridian, Alaska
Topography	This land is situated on top of a steep bluff, approximately 80 feet above the Cook Inlet shoreline and has approximately 1,000 feet of shoreline frontage. Vegetation largely consists of spruce, mixed with some birch, cottonwood, and beetle kill.
Special Features	Bluff parcel with a spectacular view of the Cook Inlet
Access	Access is gained from a 50ft. wide road right-of-way that is connected to the Spur Highway. The right-of-way is undeveloped.
Utilities	Gas, electric, and telephone
Water & Sewer	None
Fire Service Area	Nikiski
Restrictions & Reservations	A 50 ft-wide public access easement upland of and along the mean high water line of the Cook Inlet, per AS 38.05.127 and 11 AAC 51.045.



Minimum Bid:
\$118,000

Acres:
6.04

Representative Photo



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Kenai City Limits

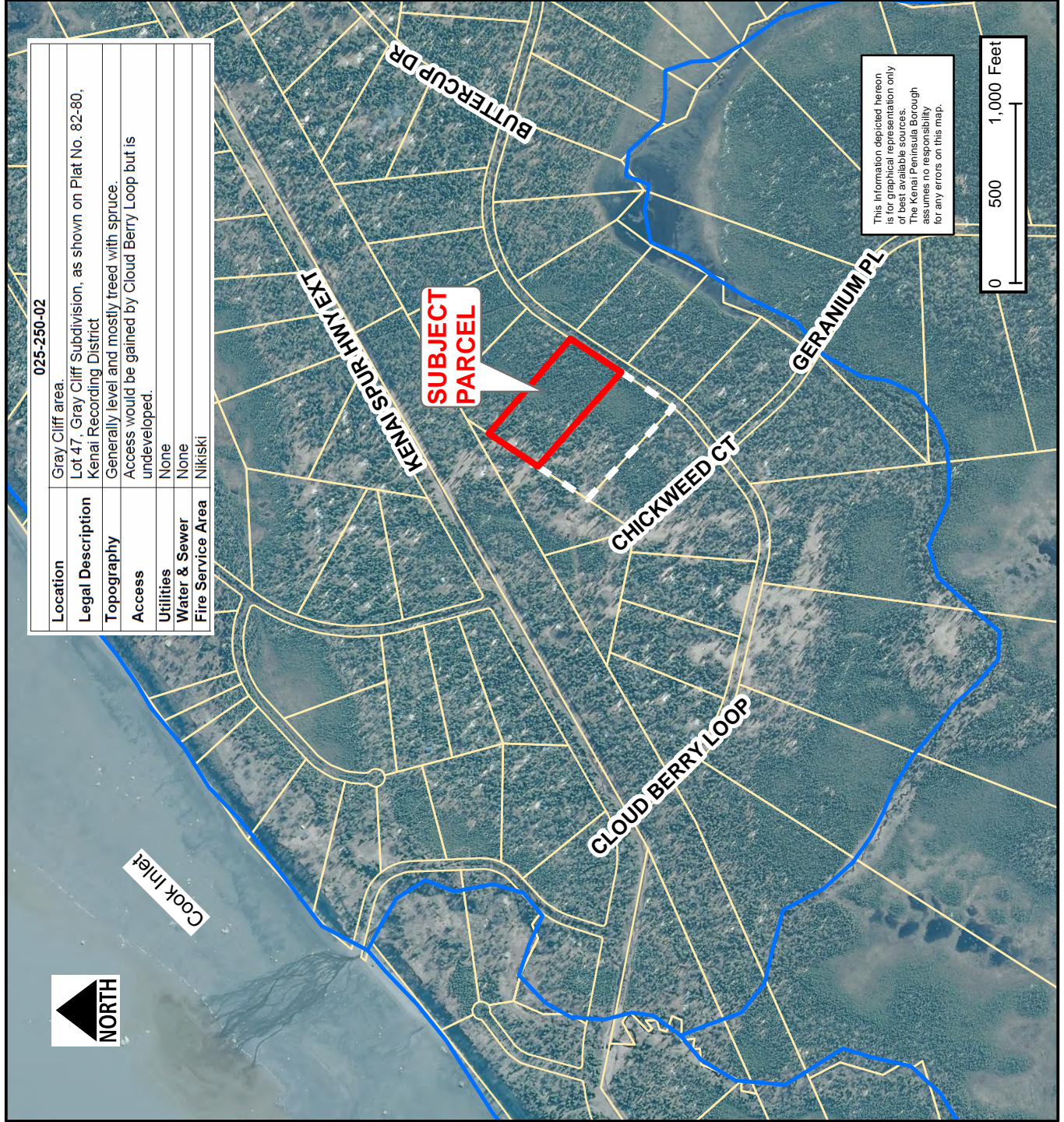
Tax Parcel No 025-250-02

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

Minimum Bid:
\$10,700

Acres:
5.42

No photo available

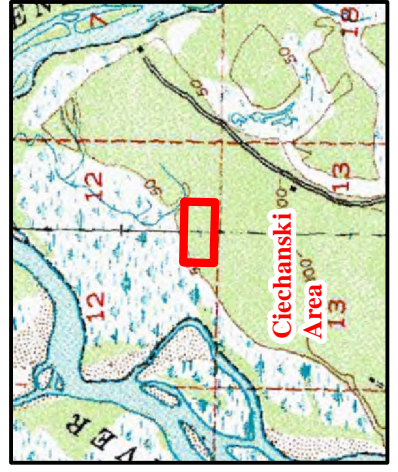


Tax Parcel No. 055-010-16

Minimum Bid:
\$195,000

Acres:
20.00

Representative Photo



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Location	Ciecchanski area
Legal Description	S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 12, T5N, R11W, Seward Meridian, Alaska
Topography	The topography is relatively flat and mostly forested with spruce and birch. This land is situated 40 feet above and adjacent to the Kenai River lowlands and the State's Kenai River Special Management Area.
Access	Access to this parcel is gained from Maudi Drive, a gravel road maintained by the borough
Utilities	Gas is within 80 feet and electric is within 370 feet
Water & Sewer	None
Fire Service Area	Central Emergency Services

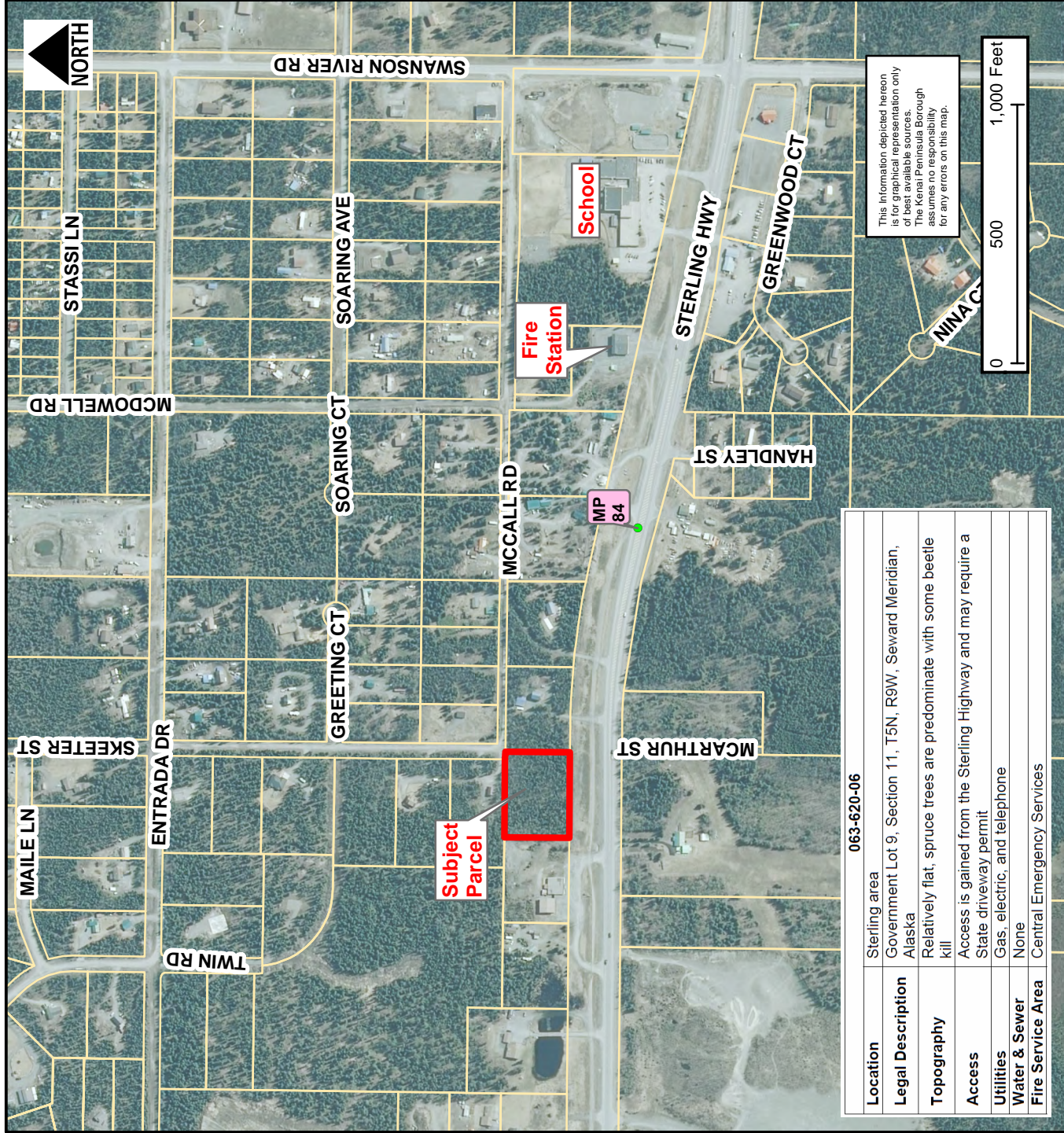
055-010-16

Tax Parcel No 063-620-06

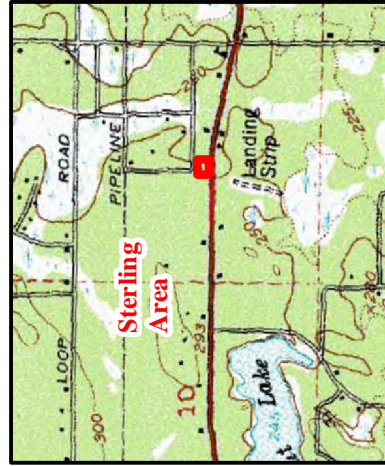
Minimum Bid:
\$32,400

Acres:
2.63

Representative Photo



Location	Sterling area
Legal Description	Government Lot 9, Section 11, T5N, R9W, Seward Meridian, Alaska
Topography	Relatively flat, spruce trees are predominate with some beetle kill
Access	Access is gained from the Sterling Highway and may require a State driveway permit
Utilities	Gas, electric, and telephone
Water & Sewer	None
Fire Service Area	Central Emergency Services



Tax Parcel No 131-010-16 (portion of)

131-010-16 (Portion of)

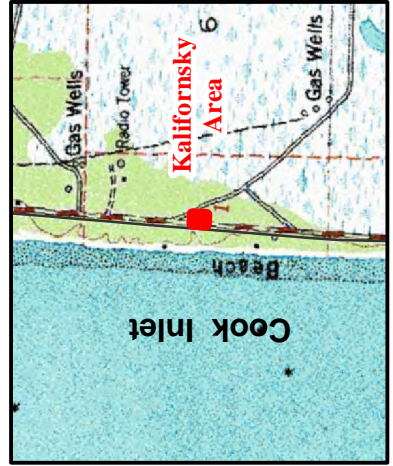
Location	Kalifornsky area, near Mile Post 10.5 of Kalifornsky Beach Rd. S1/2S1/2 of Government Lot 2, Section 1, T4N, R12W, Seward Meridian, Alaska lying east of Kalifornsky Beach Road right-of-way
Legal Description	
Topography	Subject land is generally level and classified as "Lakebed" wetlands
Access	Access is gained from Kalifornsky Beach Road and may require a State driveway permit
Utilities	Gas, electric, and telephone
Water & Sewer	None
Fire Service Area	Central Emergency Services



Minimum Bid:
\$19,000

Acres:
1.6

Representative Photo



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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, approximately 45 feet above the Cook Inlet shoreline and has approximately 200 feet of shoreline frontage. 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 AS 38.05.127 and 11 AAC 51.045.

**SUBJECT
PARCEL**

Kalifornsky Beach Road

GYBING AVE

FELICITY DR

Cook Inlet

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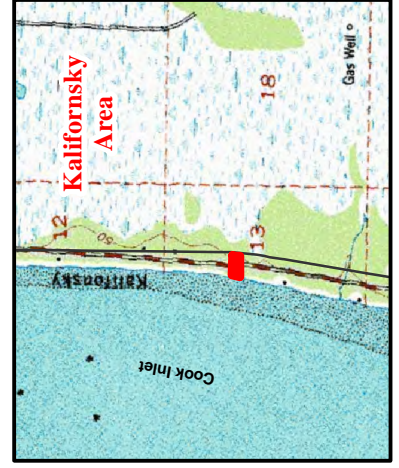


**Minimum Bid:
\$125,000**

**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, approximately 45 feet above the Cook Inlet shoreline and has approximately 200 feet of shoreline frontage. 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 AS 38.05.127 and 11 AAC 51.045.



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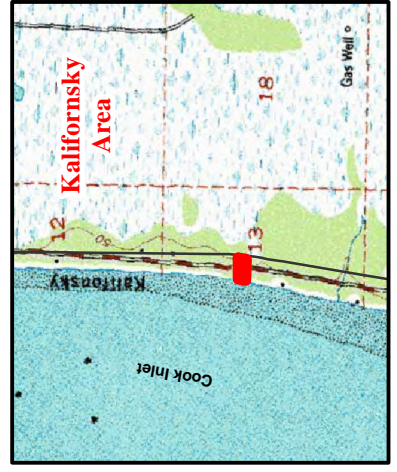


**Minimum Bid:
\$125,000**

**Acres:
2.59**



Representative Photo



Tax Parcel No 131-060-36



131-060-36

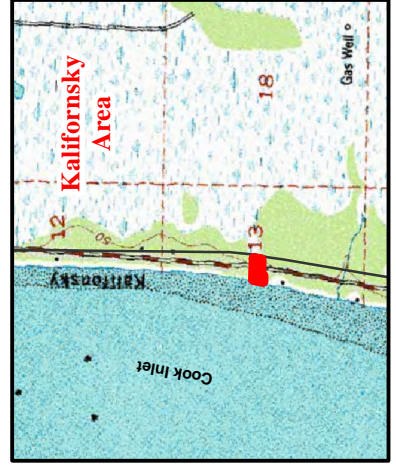
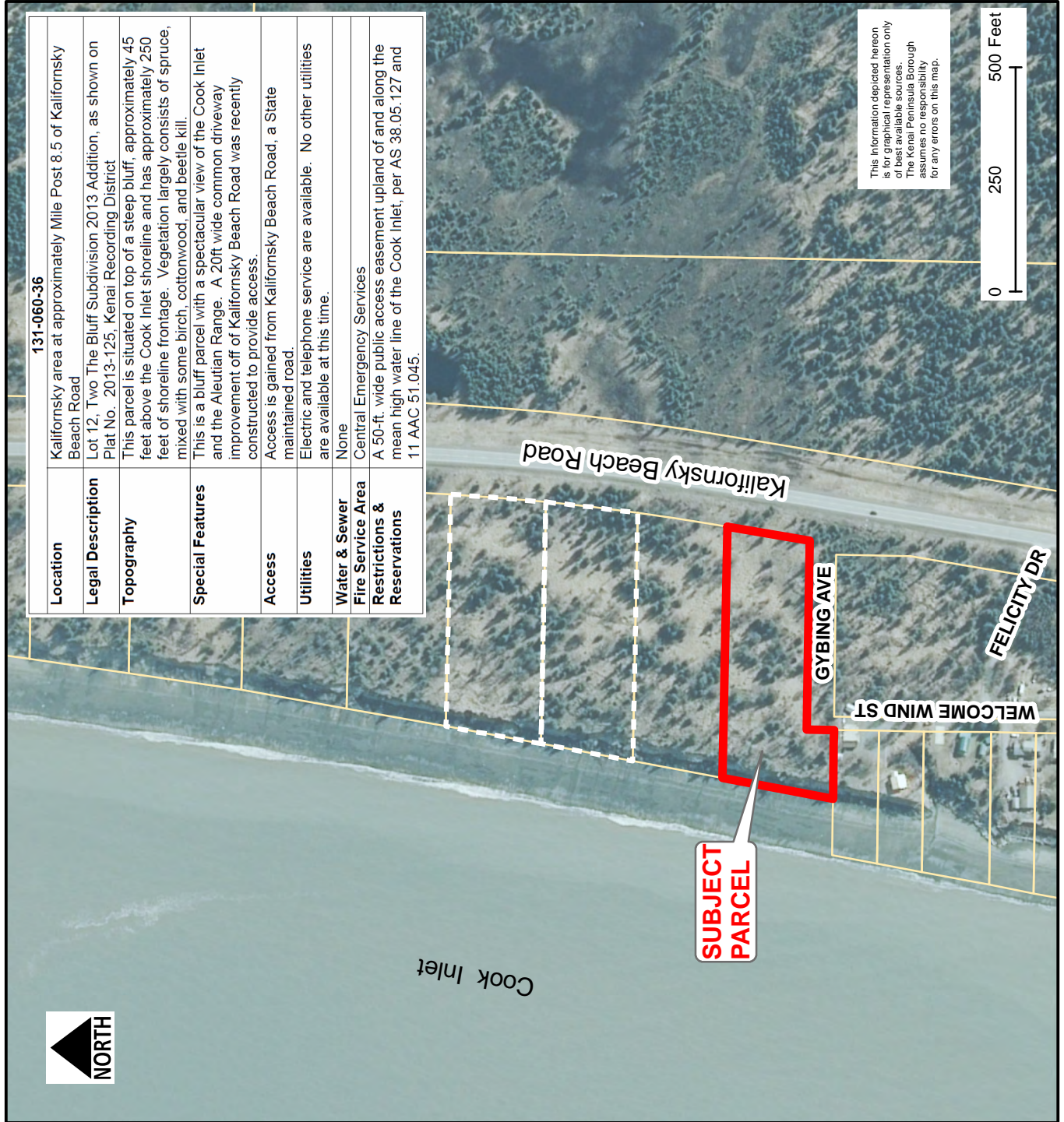
Location	Kalifornsky area at approximately Mile Post 8.5 of Kalifornsky Beach Road
Legal Description	Lot 12, Two The Bluff Subdivision 2013 Addition, as shown on Plat No. 2013-125, Kenai Recording District
Topography	This parcel is situated on top of a steep bluff, approximately 45 feet above the Cook Inlet shoreline and has approximately 250 feet of shoreline frontage. 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 recently constructed to provide access.
Access	Access is gained from Kalifornsky Beach Road, a State maintained road.
Utilities	Electric and telephone service are available. No other utilities are available at this time.
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 AS 38.05.127 and 11 AAC 51.045.

Minimum Bid:
\$125,000

Acres:
2.60



Representative Photo



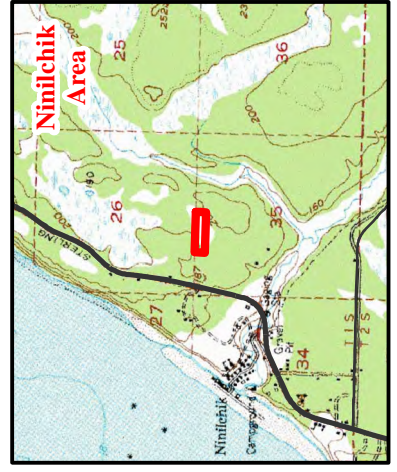
Tax Parcel No 157-062-15



Location	157-062-15 Nimilchik area, near Mile Post 134.5 of the Sterling Highway.
Legal Description	N $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 35, T1S, R14W, Seward Meridian, Alaska
Topography	Subject parcel is generally level and forested with mostly spruce. Approximately 3 acres are upland situated at the westerly end of the parcel.
Access	Access is gained from the easterly extension of Fleetwood Avenue, a gravel road, and an undeveloped 50-foot wide section-line easement running along the north boundary. The easterly boundary of this parcel abuts Nmi Street, an undeveloped road.
Utilities	Gas, electric, and telephone utilities are approximately 1,000 feet away along the Sterling Highway
Water & Sewer	None
Fire Service Area	N/A

Minimum Bid:
\$20,000

Acres:
10.00



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Tax Parcel No 159-142-22

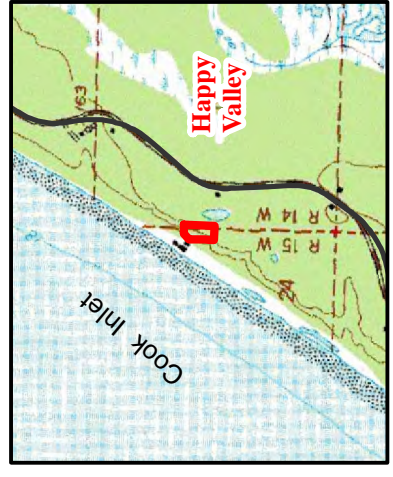
Location	159-142-22 Happy Valley area, near Mile Post 147 of the Sterling Highway. Lot 5-A, Hawk's Beach Subdivision, Charley's 1999 Addition, as shown on Plat No. 2000-5, Homer Recording District
Legal Description	Subject parcel is situated at the top of a 270-foot high bluff adjacent to the Cook Inlet. Approximately 0.8 acres is suitable for site development as the rest of the parcel is steep terrain. An undeveloped 50-foot wide section-line easement runs along the east boundary of this parcel.
Topography	Electric
Access	None
Utilities	Anchor Point Fire & Emergency Medical
Water & Sewer	
Fire Service Area	



Minimum Bid:
\$30,000

Acres:
4.54

Representative Photo

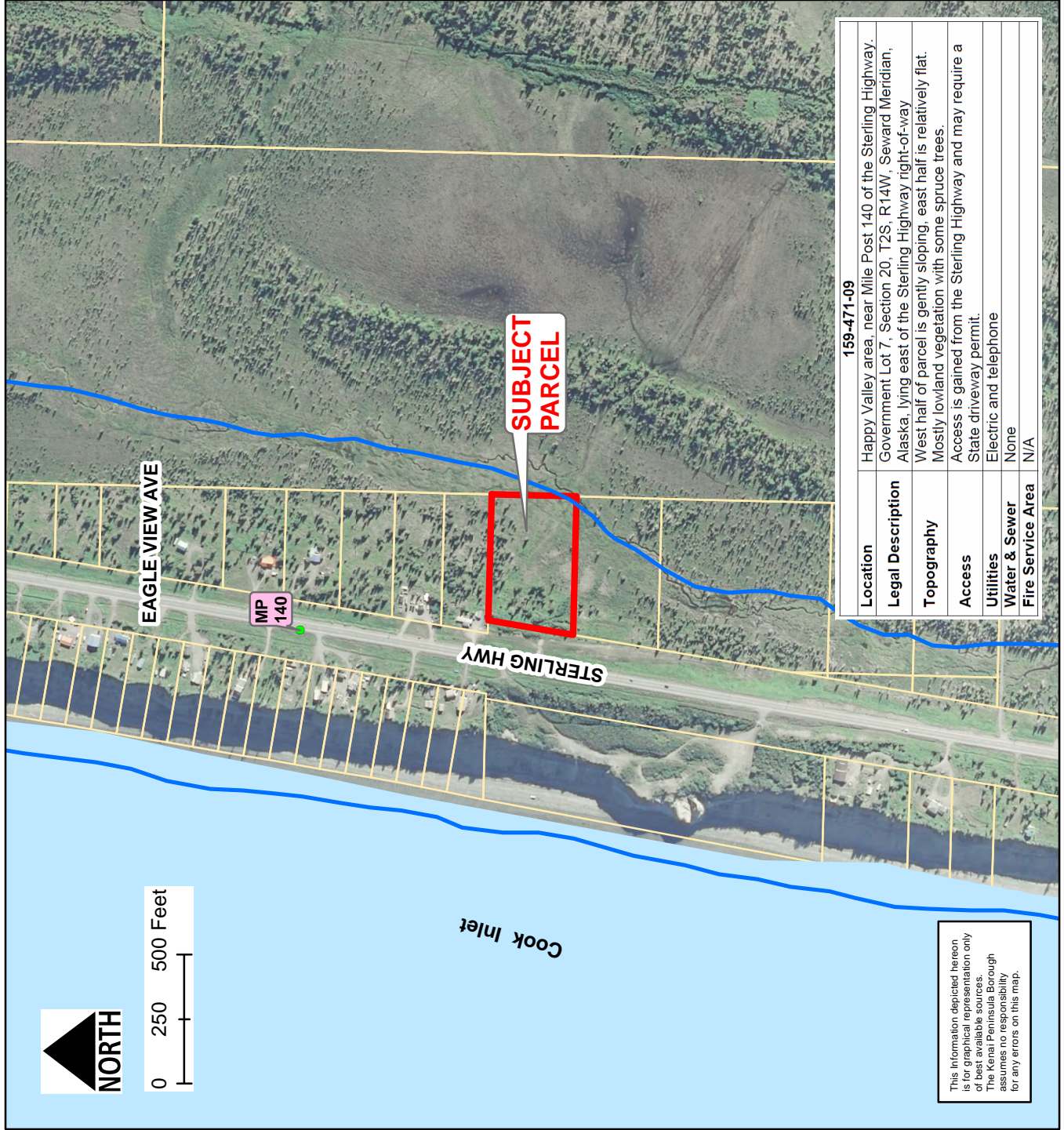


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Tax Parcel No 159-471-09

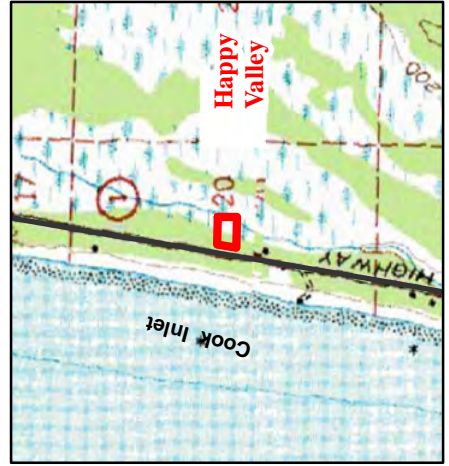
Minimum Bid:
\$21,800

Acres:
4.00



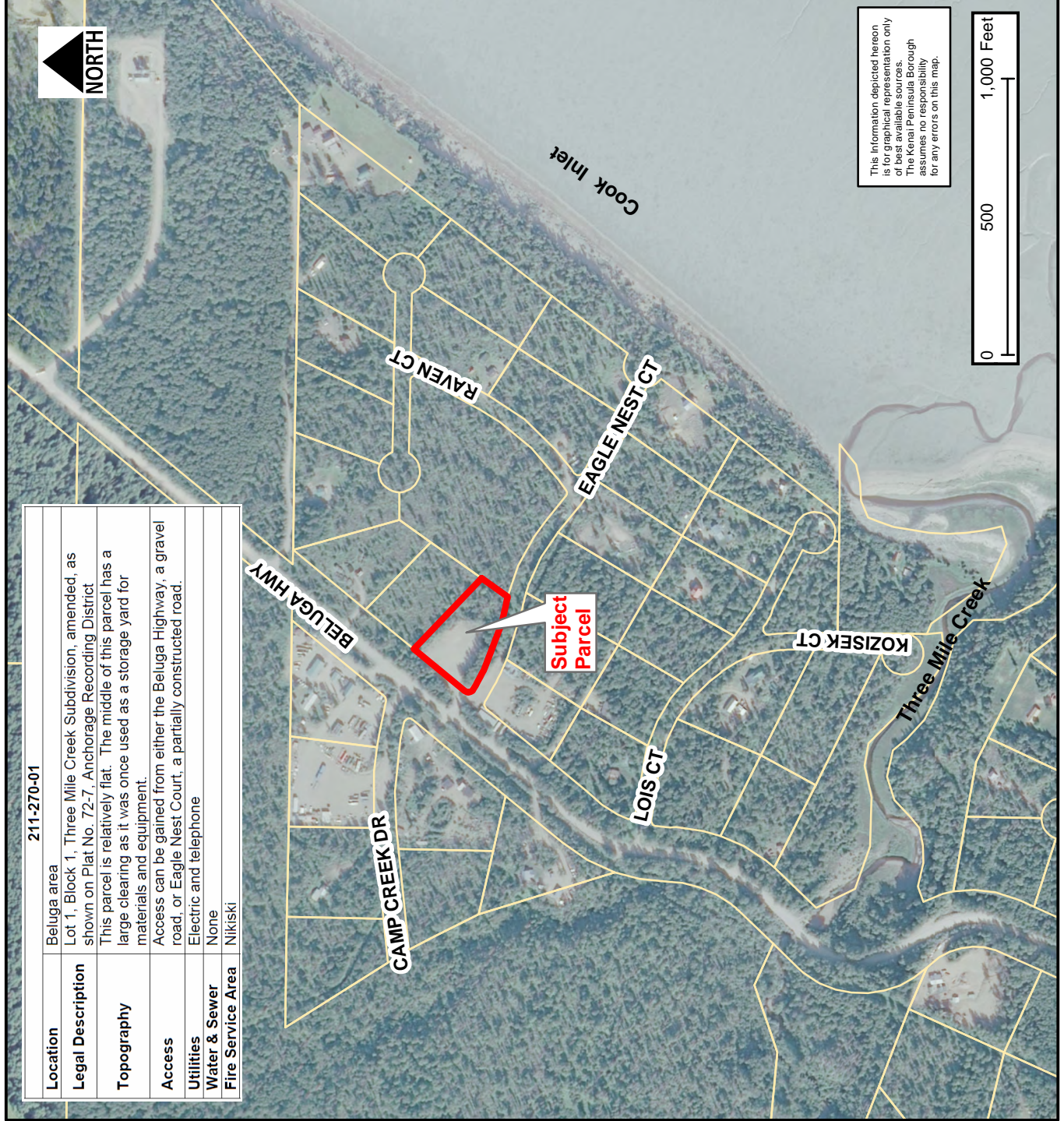
159-471-09	
Location	Happy Valley area, near Mile Post 140 of the Sterling Highway.
Legal Description	Government Lot 7, Section 20, T2S, R14W, Seward Meridian, Alaska, lying east of the Sterling Highway right-of-way
Topography	West half of parcel is gently sloping, east half is relatively flat. Mostly lowland vegetation with some spruce trees.
Access	Access is gained from the Sterling Highway and may require a State driveway permit.
Utilities	Electric and telephone
Water & Sewer	None
Fire Service Area	N/A

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Tax Parcel No 211-270-01

Location	Beluga area 211-270-01
Legal Description	Lot 1, Block 1, Three Mile Creek Subdivision, amended, as shown on Plat No. 72-7, Anchorage Recording District
Topography	This parcel is relatively flat. The middle of this parcel has a large clearing as it was once used as a storage yard for materials and equipment.
Access	Access can be gained from either the Beluga Highway, a gravel road, or Eagle Nest Court, a partially constructed road.
Utilities	Electric and telephone
Water & Sewer	None
Fire Service Area	Nikiski



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Minimum Bid:
\$12,700

Acres:
1.16

Representative Photo

