

E. NEW BUSINESS

- 1. Ordinance 2025-10: Authorizing the sale of certain parcels owned by the Kenai Peninsula Borough via a live public outcry/simulcast online auction followed by a secondary online-only auction.
*(Staff Person: Land Agent Jennifer Shields)***

Kenai Peninsula Borough
Planning Department – Land Management Division

MEMORANDUM

TO: Peter Ribbens, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Robert Ruffner, Planning Director *RR*
Aaron Hughes, Land Management Officer *AH*

FROM: Jennifer Shields, Land Management Agent *JS*

DATE: May 22, 2025

RE: Ordinance 2025-_____, Authorizing the Sale of Certain Parcels Owned by the Kenai Peninsula Borough Via a Live Public Outcry/Simulcast Online Auction Followed by a Secondary Online-Only Auction (Mayor)

The Kenai Peninsula Borough (KPB) Land Management Division has identified certain parcels of land that are surplus to KPB needs. Attached are vicinity maps showing the location of each parcel. Minimum sale prices, termed reserve amounts, are proposed to be set at the estimated fair market value as determined through consultation with the KPB Assessing Department.

The live public outcry/simulcast online auction is proposed for August 9, 2025, to be held at Soldotna High School. A sale brochure will identify the sale parcels and provide a brief explanation of the auction and subsequent closing process. Notice of the land sale will be published in accordance with KPB 17.10.110, and the auction brochure will be made available on the KPB Land Management Division's land sale website. The ordinance provides a framework to reschedule the auction in the event the auction date is cancelled, and would authorize a secondary online-only auction land sale of those parcels not sold in the live auction.

An exception to the classification of the parcels to be disposed of by the ordinance is provided, since classifying land uses for surplus, disposed land does not serve a useful purpose in guiding future management decisions of KPB-owned lands.

In recognition of the need to promote affordable land purchase and housing development opportunities for KPB residents, the ordinance designates five parcels as eligible to participate in the Land Affordability Program (LAP) recently enacted by Ordinance 2025-09. The LAP is designed to support residential development and homeownership while maintaining and ensuring a competitive bid process for authorized KPB land sale offerings.

The KPB Planning Commission will hold a public hearing regarding the proposed land sale on June 9, 2025, and will forward its recommendation to the Assembly.

Your consideration is appreciated.

Introduced by: Mayor
Date: 06/03/25
Hearing: 06/17/25
Action:
Vote:

**KENAI PENINSULA BOROUGH
ORDINANCE 2025-10**

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PARCELS OWNED BY THE KENAI PENINSULA BOROUGH VIA A LIVE PUBLIC OUTCRY/SIMULCAST ONLINE AUCTION FOLLOWED BY A SECONDARY ONLINE-ONLY AUCTION

WHEREAS, the Kenai Peninsula Borough (KPB) has title to the parcels listed in Section 1 of this ordinance; and

WHEREAS, the parcels have been reviewed by the KPB School District, KPB administrative departments, service areas, affected cities, Advisory Planning Commissions, and the KPB Planning Commission; and

WHEREAS, the parcels are surplus to KPB needs; and

WHEREAS, the parcels listed in Section 2 of this ordinance were acquired through tax foreclosure and retained for public purposes; and

WHEREAS, this ordinance enacts an exception to the requirement under KPB 17.10.090 that KPB-owned lands are classified prior to disposal; and

WHEREAS, pursuant to KPB 17.10.080(A) the purposes served through classification is review, plan implementation, and management of KPB-owned land or resources; and

WHEREAS, classification is not zoning and classification of land pursuant to KPB 17.10.080, does not run with the land, and does not restrict land use after disposal; therefore, classification for the sole purpose of disposal may only confuse buyers, create unnecessary conflict for neighboring land owners, and does not accomplish the code purposes classification aims to provide;

WHEREAS, pursuant to KPB 21.04.010, land outside of municipal zoning districts is deemed as the rural zoning district, whereby regulation of land use shall be unrestricted except as otherwise provided in Title 21; and

WHEREAS, the Assembly recently enacted Ordinance 2025-09 to create a Land Affordability Program (LAP) which provides an opportunity for qualifying participants to purchase certain residential properties identified as "LAP Eligible" under an approved sale ordinance; and

WHEREAS, the LAP is designed to support residential development and homeownership while maintaining and ensuring a competitive bid process for authorized KPB land sale offerings; and

WHEREAS, the parcels listed in Section 4 of this ordinance have been deemed eligible to participate in the LAP; and

WHEREAS, the KPB Planning Commission conducted a public hearing at its regularly scheduled meeting of June 9, 2025, and recommended _____.

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That this is a non-code ordinance.

SECTION 2. That the parcels listed below are authorized for sale at a minimum of the reserve amounts listed.

Parcel No.	Acres	Legal Description	General Location	Reserve Amount
01204014	0.19	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)	Nikiski	\$6,000
01204017	0.21	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)	Nikiski	\$6,000
01215004	0.29	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)	Nikiski	\$6,500
01215005	0.29	LOT FIVE (5), 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 01215005)	Nikiski	\$6,500

Parcel No.	Acres	Legal Description	General Location	Reserve Amount
01713003	3.87	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)	Salamatof	\$95,000
01713063	4.28	GOVERNMENT LOTS FIVE (5) AND SIX (6) AND W ¹ / ₂ W ¹ / ₂ NW ¹ / ₄ SW ¹ / ₄ SE ¹ / ₄ , SECTION 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 01713063)	Salamatof	\$70,000
01713064	1.76	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)	Salamatof	\$33,100
02543309	7.23	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)	Moose Point	\$36,000
02543311	7.40	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)	Moose Point	\$37,000

Parcel No.	Acres	Legal Description	General Location	Reserve Amount
02544718	7.40	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)	Moose Point	\$37,000
02545717	8.15	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)	Moose Point	\$39,000
03503070	2.42	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)	Hope	\$140,000
03503071	2.46	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)	Hope	\$140,000
05503508	1.24	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)	Kalifornsky	\$55,000
05503527	1.24	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)	Kalifornsky	\$75,000
06301166	9.55	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)	Sterling	\$175,000

Parcel No.	Acres	Legal Description	General Location	Reserve Amount
06504112	0.31	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)	Sterling	\$7,700
06519063	3.31	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)	Sterling	\$367,900
06519070	2.68	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)	Sterling	\$383,500
06631026	1.23	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)	Funny River	\$25,100
11907106	2.02	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)	Cooper Landing	\$176,000
11911019	1.62	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)	Cooper Landing	\$119,000

Parcel No.	Acres	Legal Description	General Location	Reserve Amount
11915007	3.84	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. (KPB PIN 11915007)	Cooper Landing	\$136,300
13106031	2.54	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)	Kalifornsky	\$175,000
13106032	2.57	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)	Kalifornsky	\$175,000
13505224	1.33	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)	Caribou Island (Skilak Lake)	\$36,000
16905103	0.51	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)	Anchor Point	\$27,000
17908010	2.50	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)	City of Homer	\$125,000

Parcel No.	Acres	Legal Description	General Location	Reserve Amount
17908011	2.50	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)	City of Homer	\$125,000
19326114	8.77	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)	Bear Cove (Kachemak Bay)	\$37,000

SECTION 3. That the parcels listed below were obtained by KPB through prior tax foreclosure actions and retained for a public purpose. In accordance with provisions of AS 29.45.460, the Assembly finds that a public need no longer exists for these parcels. The parcels listed below have been retained by KPB in excess of ten (10) years.

Parcel No.	Acres	Legal Description	General Location	Prior Owner
01204014	0.19	LOT FIFTEEN (15), BLOCK NINE (9), AMENDED PLAT BLOCKS 9, 10, & 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)	NIKISKI	WARREN & DOROTHY DAVIS
01204017	0.21	LOT EIGHTEEN (18), BLOCK NINE (9), AMENDED PLAT BLOCKS 9, 10, & 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)	Nikiski	Elizabeth C. Gnagy
01215004	0.29	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)	Nikiski	Willie Austin Cheeks

Parcel No.	Acres	Legal Description	General Location	Prior Owner
01215005	0.29	LOT FIVE (5), 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 01215005)	Nikiski	Willie Austin Cheeks
06504112	0.31	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)	Sterling	Donald L. Harper
13505224	1.33	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)	Caribou Island (Skilak Lake)	Robert Fogle, Virginia Duncan

SECTION 4. That the Assembly makes an exception to KPB 17.10.090 requiring classification prior to disposal. This exception is based on the following findings of facts pursuant to KPB 17.10.230:

1. That special circumstances or conditions exist.
 - a. The parcels to be disposed of are deemed surplus to borough needs, thereby eliminating the need for a borough management plan for those lands.
 - b. KPB 17.10.130(D) requires that land shall be conveyed without deed restrictions.
 - c. Local option zoning is available when the borough is marketing subdivision land with a development plan for future land use.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this chapter.
 - a. Classification of surplus land to be disposed of would place land use restrictions on land that the borough will not have management responsibility over once conveyed.
 - b. The preservation of a substantial property right is not applicable to this case; the considerations under this ordinance as to the management of the land are substantially similar to classification thereby being a practical manner of complying with the intent of classification.

3. That the granting of the exception will not be detrimental to the public or injurious to other property in the area.
 - a. Classifying land uses for surplus land to be disposed of does not serve a useful purpose in guiding future borough management decisions.

SECTION 5. That the parcels listed below are hereby designated as eligible to participate in the Land Affordability Program (LAP) enacted by Ordinance 2025-09.

Parcel No.	Acres	Legal Description	General Location	LAP Eligible
05503508	1.24	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)	Kalifornsky	Yes
05503527	1.24	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)	Kalifornsky	Yes
06631026	1.23	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)	Funny River	Yes
11911019	1.62	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)	Cooper Landing	Yes
16905103	0.51	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)	Anchor Point	Yes

- SECTION 6.** That the method of disposal will be by live public outcry/simulcast online auction pursuant to KPB 17.10.100(B) followed by an online-only auction. The date of the live auction will be August 9, 2025. The auction will be held at Soldotna High School or other such advertised location. A secondary online-only auction will be conducted for those parcels not sold as part of the live auction. The secondary online-only auction is to run a minimum of two weeks beginning not later than October 9, 2025.
- SECTION 7.** That the Mayor is hereby authorized to remove any or all of the proposed land sale offerings for any reason, including real estate market conditions, at any time prior to the date of the live auction and/or the secondary online-only auction.
- SECTION 8.** That in the event the administration is unable to proceed with the live auction on the designated date, the administration will reschedule the live auction and subsequent secondary online-only auction not later than 90 days from the date designated in this ordinance. In the event the dates designated in Section 5 are cancelled and an alternative date is rescheduled, then such sale date and location will be re-advertised for at least 30 days prior to the sale, consistent with the original advertisement.
- SECTION 9.** That all parcels will be conveyed by quitclaim deed. Title insurance in the form of a lenders policy of title insurance must be obtained for all KPB-financed sales. All title insurance and closing fees are at the buyer's expense. Title insurance must show the condition of title and no unsatisfied judgments or liens against the buyer at the time of closing, the latter of which shall also be verified by the buyer prior to closing. In the event a title report showing an acceptable condition of title cannot be obtained by seller, then either the buyer or KPB may elect to terminate the purchase agreement, in which case all monies on deposit will be refunded to the buyer. For KPB financed sales, buyers must execute a release authorizing KPB to obtain a credit report on the said buyers.
- SECTION 10.** That KPB will reserve all right, title and interest in and to all unreserved subsurface mineral rights, if any, together with the right to the future extraction of those rights.
- SECTION 11.** That upon successful sale at auction, the buyer/bidder will enter into an agreement to acquire subject parcel. A down payment of 10 percent of the sale price, or \$1,500.00, whichever is greater, shall be deposited with KPB or its designee and the applicable terms and provisions of KPB 17.10.120 and KPB 17.10.130 shall apply, except that KPB shall retain the down payment, up to \$1,000, if the prospective buyer breaches a term of the sale.
- SECTION 12.** That auction records will contain first and second position bid amounts for each property. In the event the first position bidder is unable to perform, the property will be offered for sale to the second position bidder for the amount of the second position bid, provided that the second position bid amount is in excess of the established reserve.

SECTION 13. That the Assembly authorizes the use of seller financing as a payment option for purchasers for all lands authorized for sale under this ordinance. Terms of the seller financing shall be as defined in KPB 17.10.120.

SECTION 14. That the Mayor is authorized to sign any documents necessary to effectuate this ordinance.

SECTION 15. That if any provision of this ordinance or its application is determined to be invalid, the remaining provisions shall continue in full force and effect.

SECTION 16. That this ordinance shall be effective immediately.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS *DAY OF * 2025.

Peter Ribbens, Assembly President

ATTEST:

Michele Turner, CMC, Borough Clerk

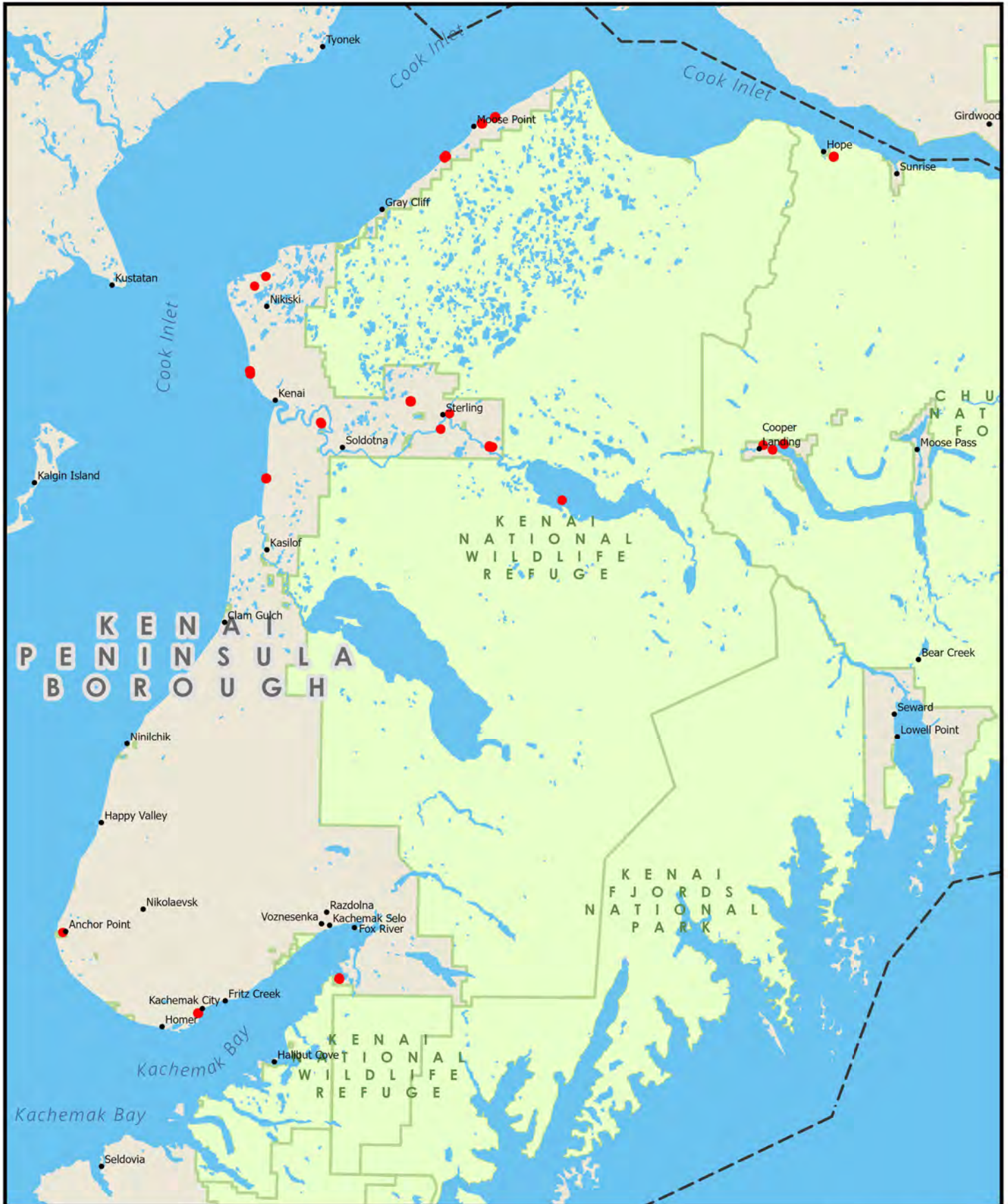
Yes:

No:

Absent:



2025 General Land Sale - Vicinity Map





(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.



(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.



MINIMUM BID: \$6,500

Acres: 0.29

Legal Description: LOT FIVE (5), 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 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.

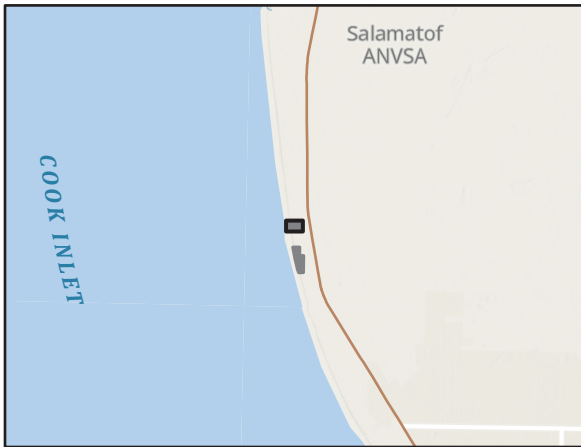
Disclosures: The property was conveyed to KPB by Clerks Deed in 2007 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Potential structure encroachment along the southern boundary of the lot. Property corners have not been located. It is the 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.

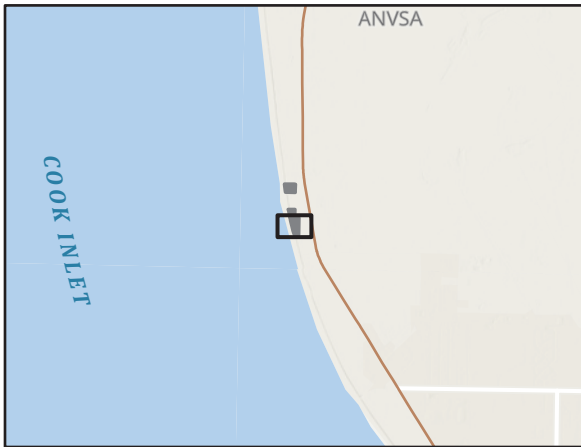
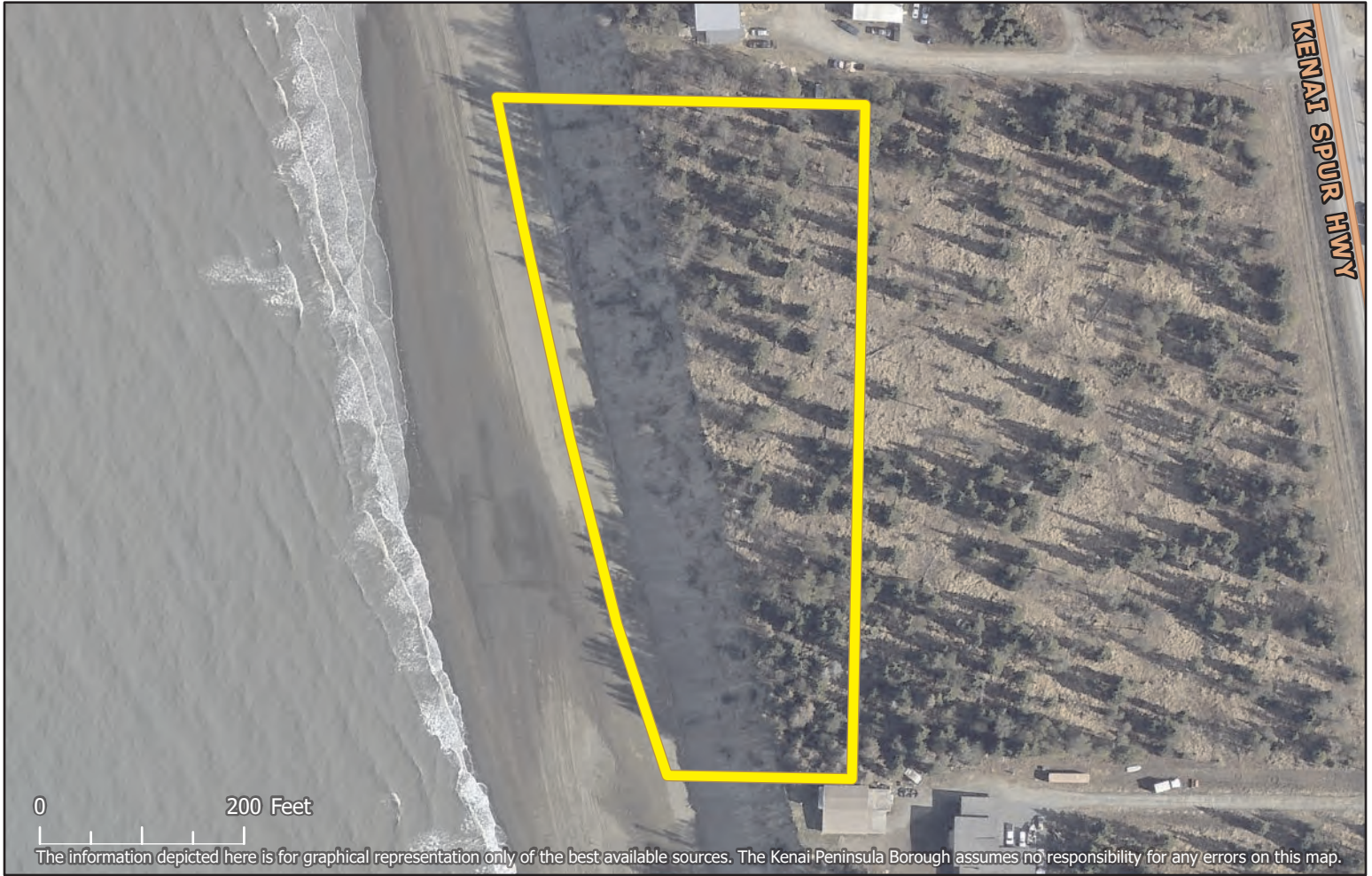
Special Features: Bluff lot north of Kenai with waterfront views of the Cook Inlet.

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.



(Pictometry Oblique View)

MINIMUM BID: \$70,000

Acres: 4.28

Legal Description: GOVERNMENT LOTS FIVE (5) AND SIX (6) AND W¹/₂W¹/₂NW¹/₄SW¹/₄SE¹/₄, 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.

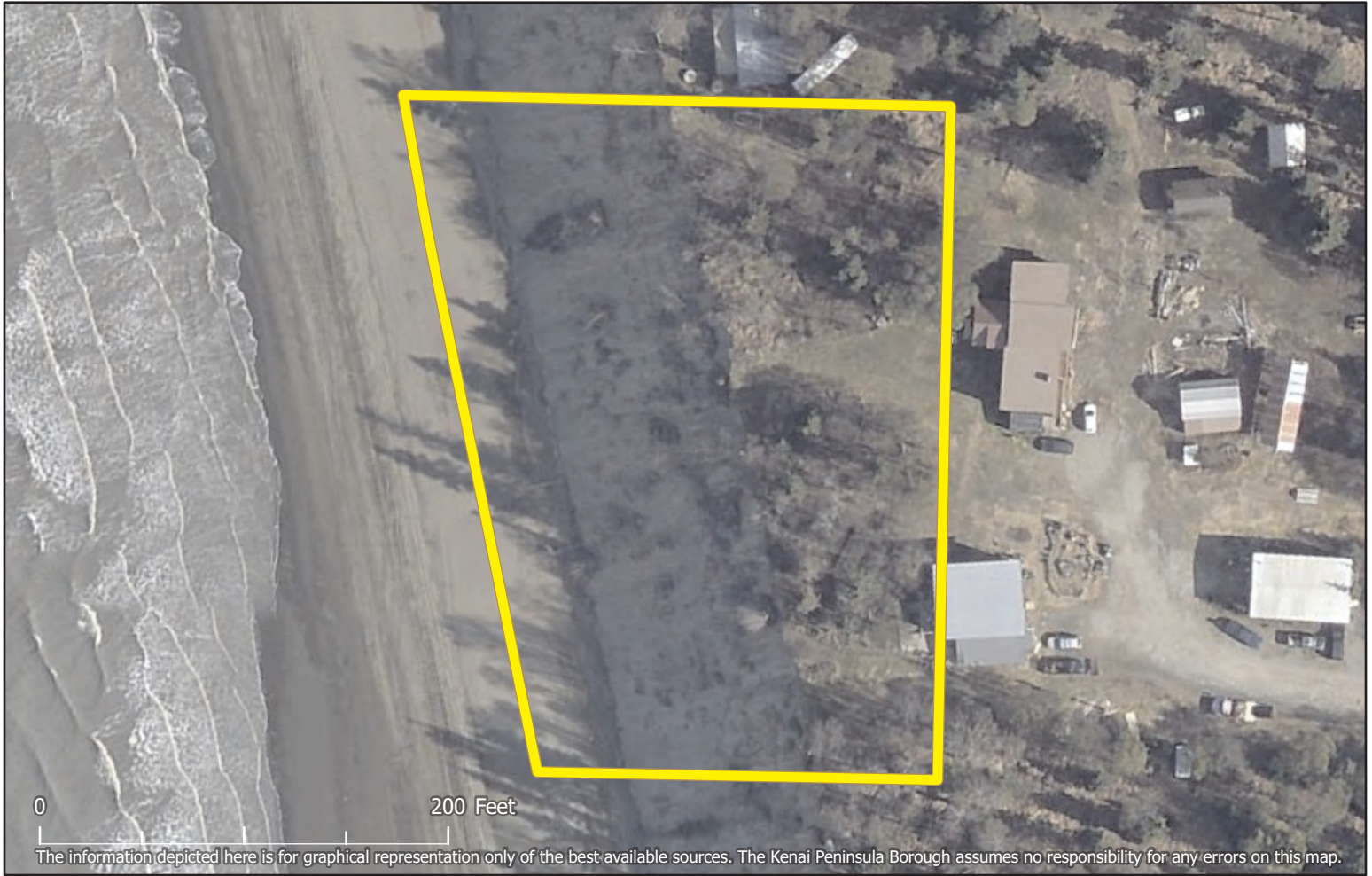
Special Features: Bluff lot north of Kenai with waterfront views of the Cook Inlet.

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.

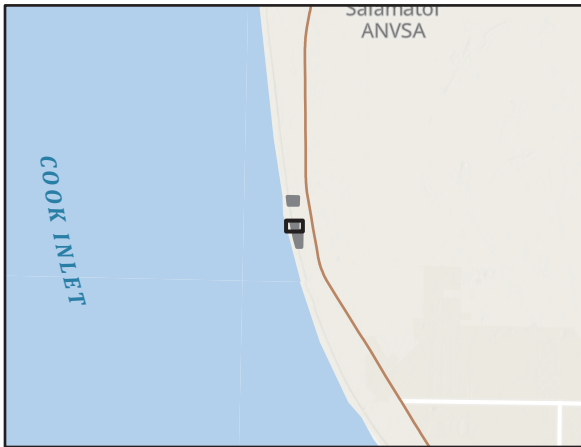
Access: Potential access may be by way of the Kenai Spur Highway to an existing 50-foot wide right-of-way created for road and utility purposes by document recorded in Book 110, Page 632, Kenai Recording District. This access is not developed.

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

Land Affordability Program: Not eligible.



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



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.

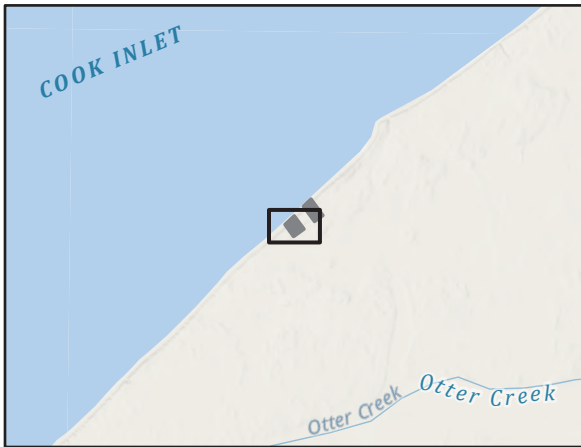
Land Affordability Program: Not eligible.



(Pictometry Oblique View)



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



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)



0 200 Feet

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



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.



(Pictometry Oblique View)



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



(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.



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



(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.



(Pictometry Oblique View)

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.

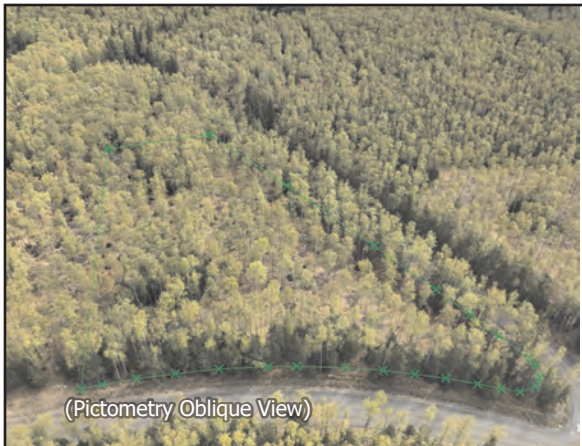
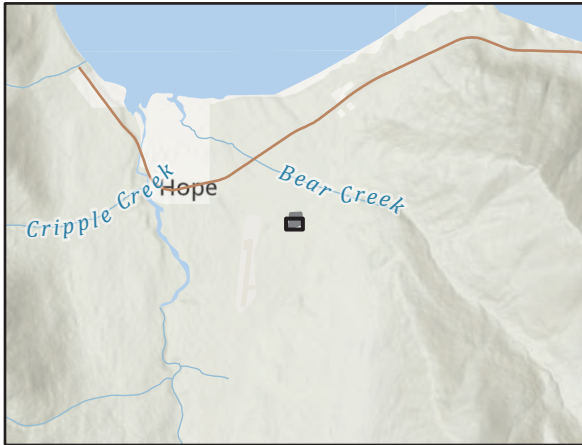
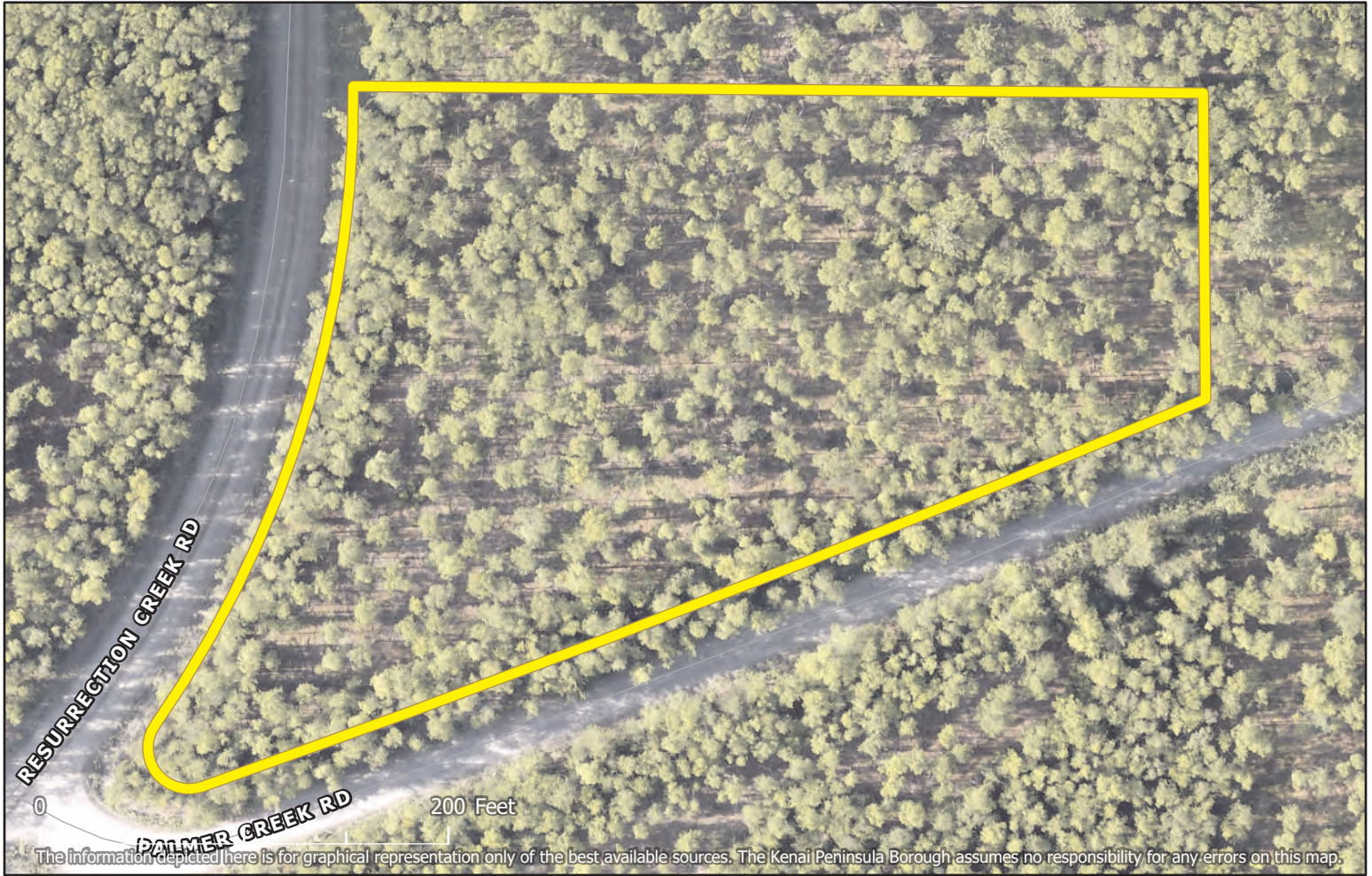
Special Features: Platted lot with a potential for mountain views. Lot is in close proximity to Hope and adjacent recreation opportunities.

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.



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.

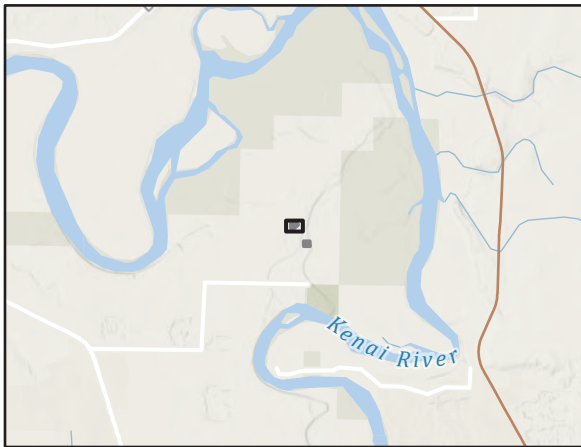
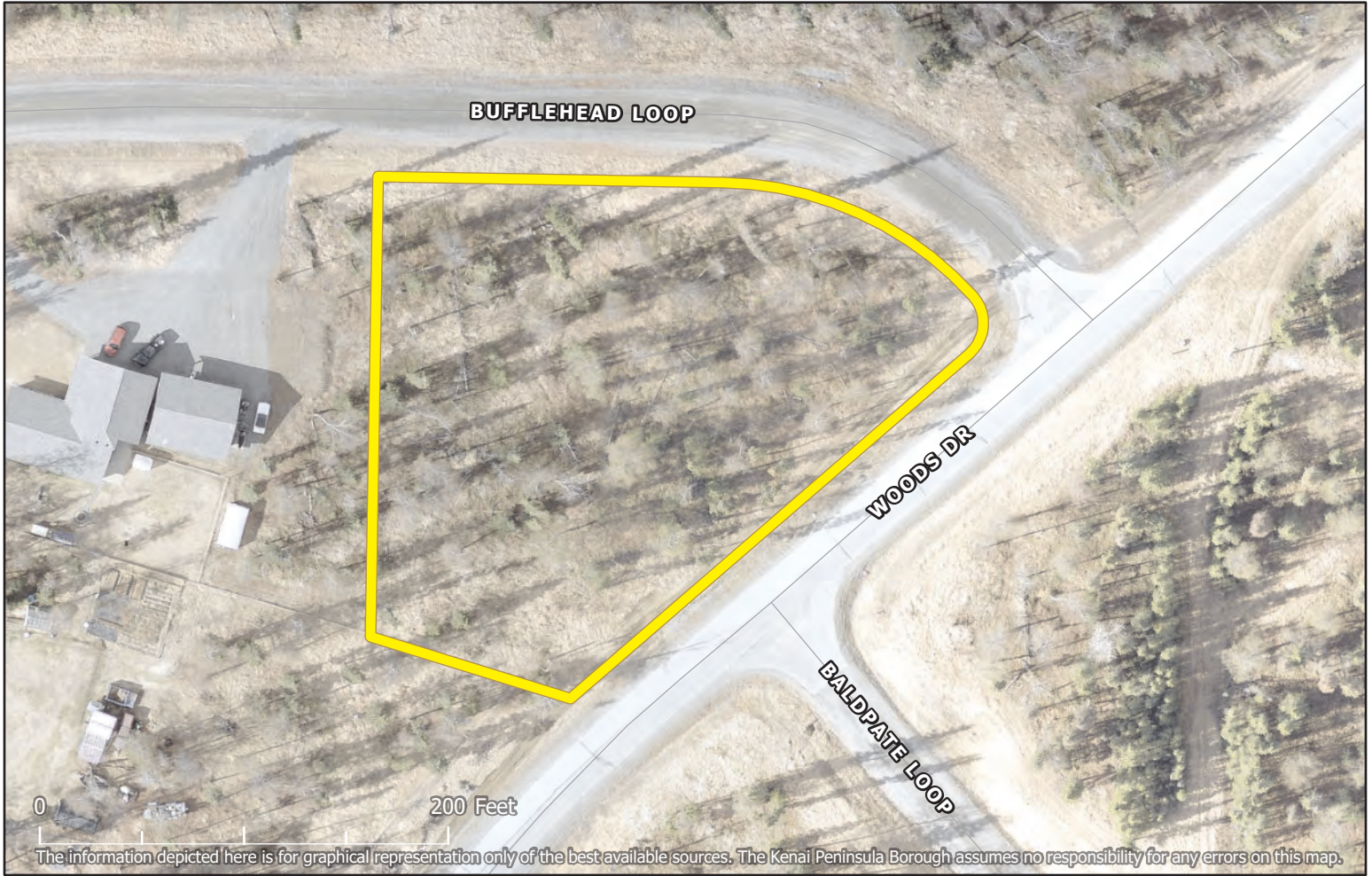
Special Features: Platted lot with a potential for mountain views. Lot is in close proximity to Hope and adjacent recreation opportunities.

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.

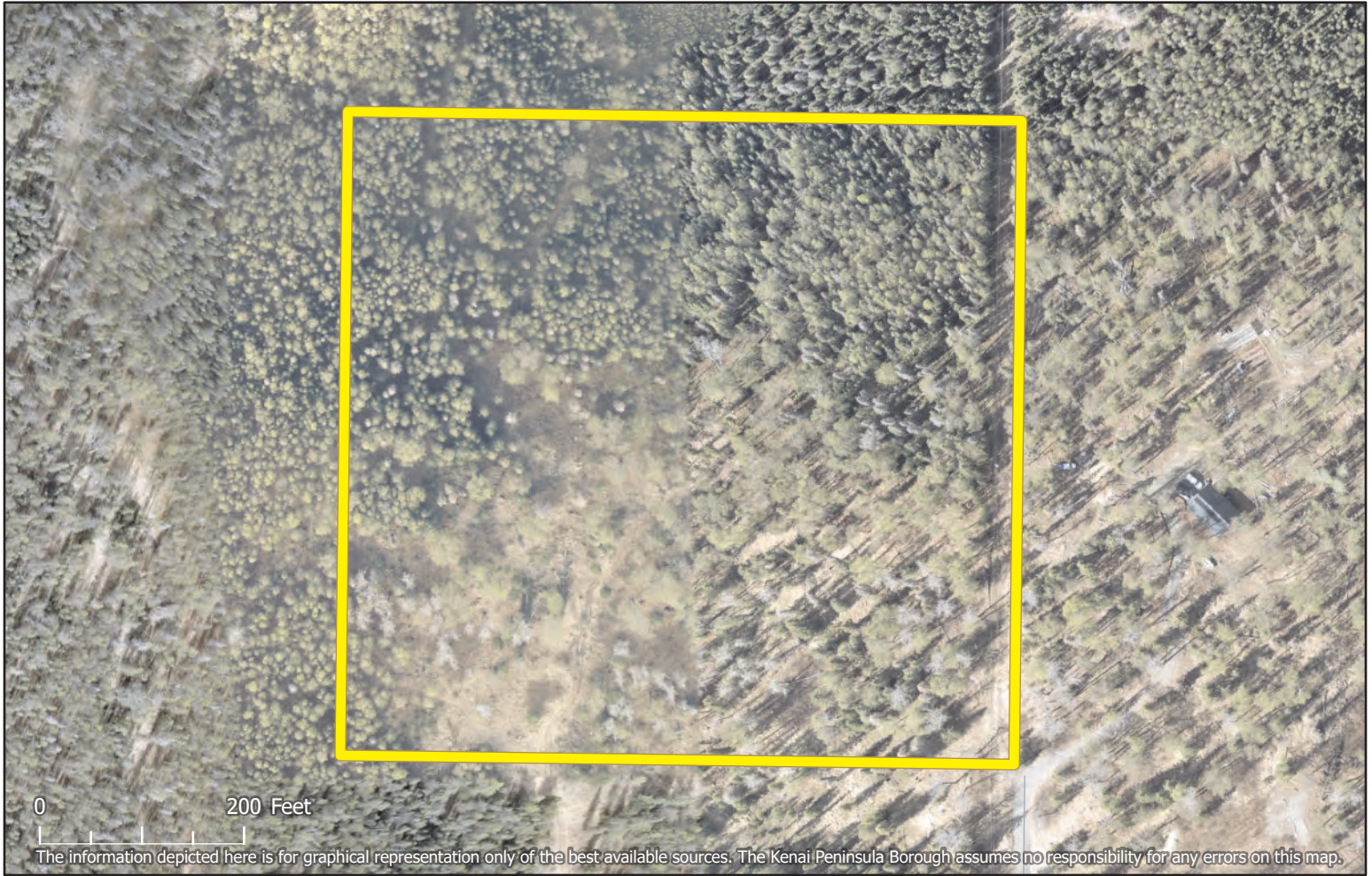
Disclosures: Lot is within the Widgeon Woods Single-Family Residential (R-1) Local Option Zoning District. Rear of lot contains remnants of an old road bed which was part of a transportation and utility corridor vacated by Easement Vacation Plat KN 2015-58.

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.





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.

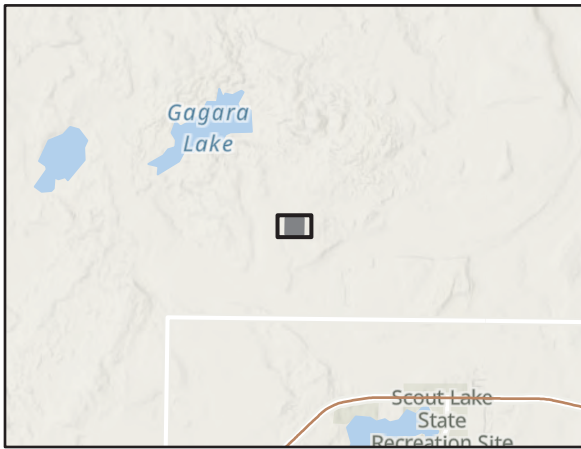
Special Features: Higher elevation lot platted in 2024. Survey corners identified. Potential mountain views with proper site preparation.

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.



(Pictometry Oblique View)



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.

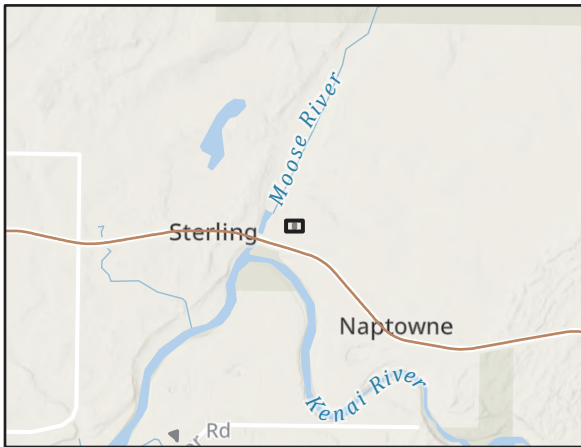
Special Features: Platted lot within 1/4 mile of the Moose River.

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.

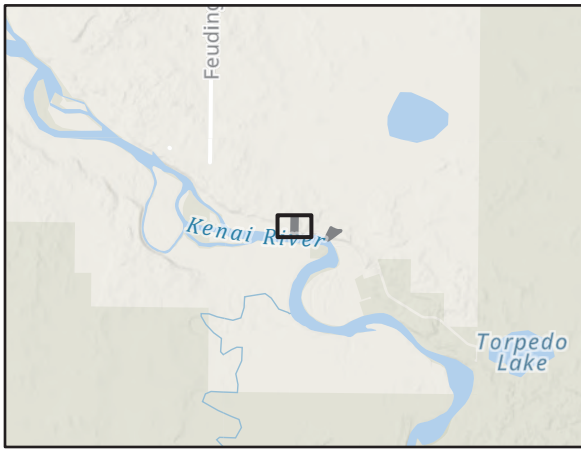
Access: Potential access may be by way of the Sterling Highway (State) to "A Private Road" (KPB maintained) to Patty Avenue, which contains both a 15-foot wide road/utility easement (Plat KN-995) and a 15-foot wide right-of-way dedication (Plat KN 2024-36). It is the responsibility of the buyer to identify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



(Pictometry Oblique View)



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.



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.

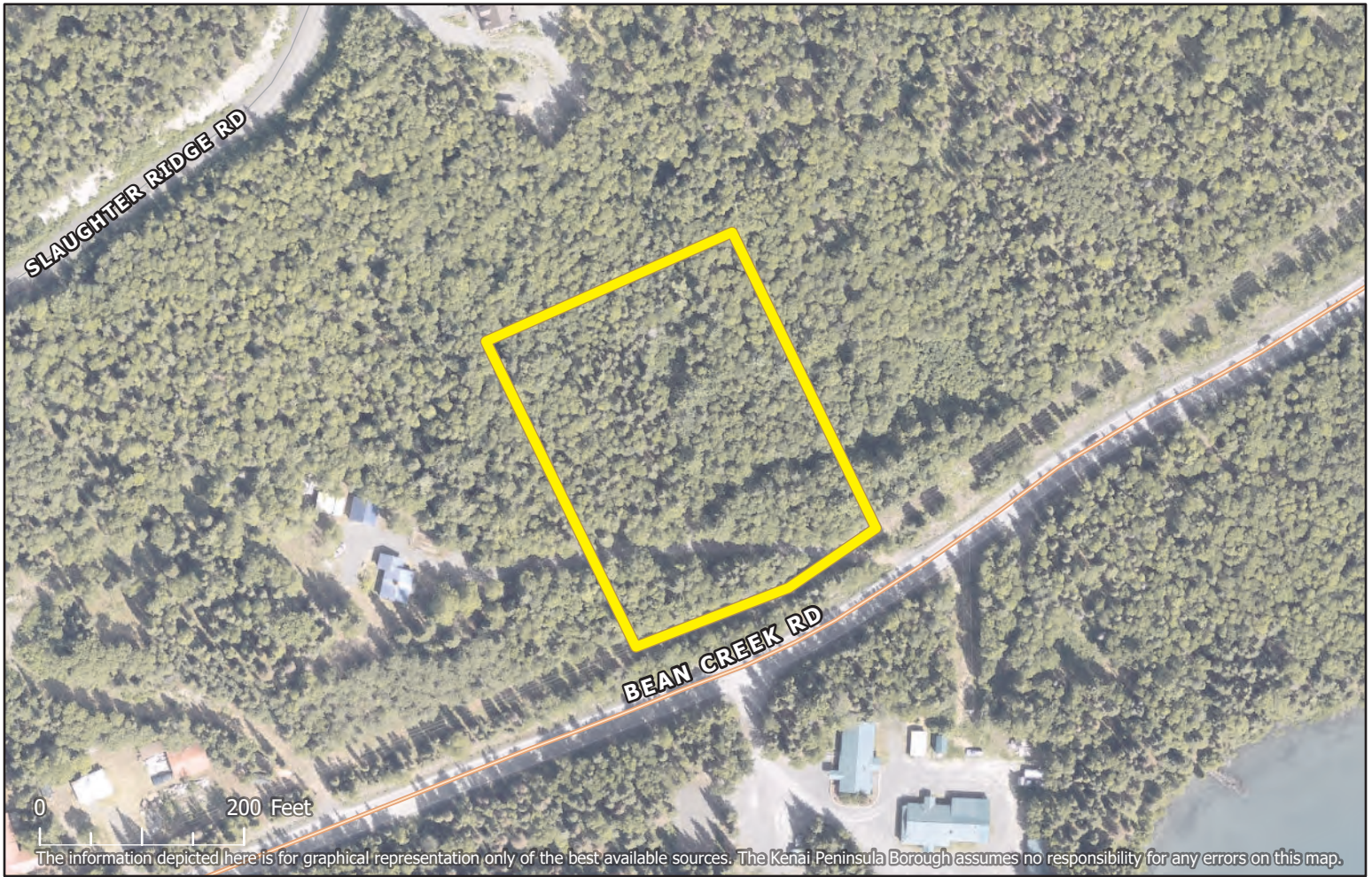
Special Features: Platted, triangular-shaped lot within 1/4 mile of the Kenai River.

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.



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.

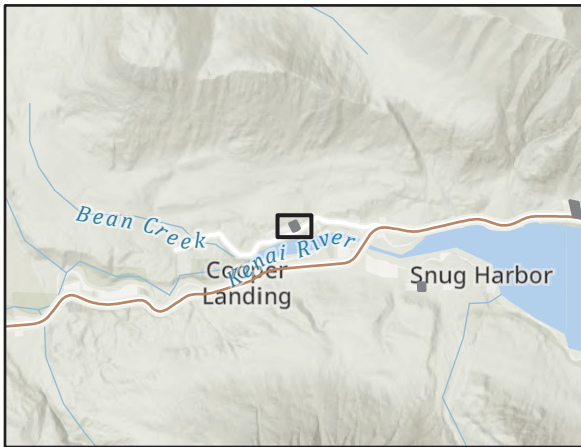
Special Features: Possible mountain and river views with proper site preparation. In close proximity to recreational activities.

Disclosures: 10-foot wide Telecommunications Easement along the south property boundary. Existing driveway encroachment use by neighboring Lot 13A. Survey corners identified.

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.

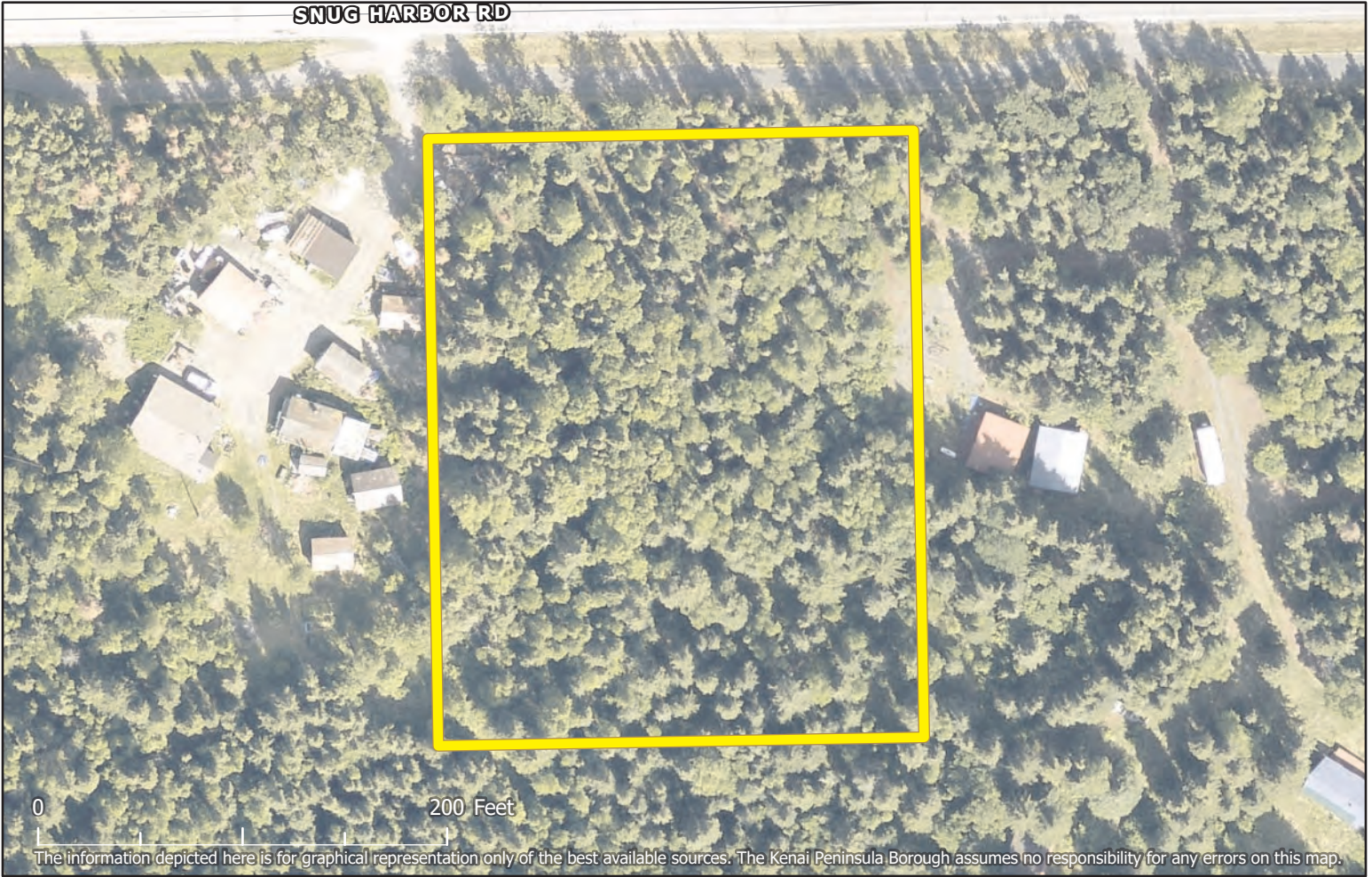
Land Affordability Program: Not eligible.



(Pictometry Oblique View)



SNUG HARBOR RD



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



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.

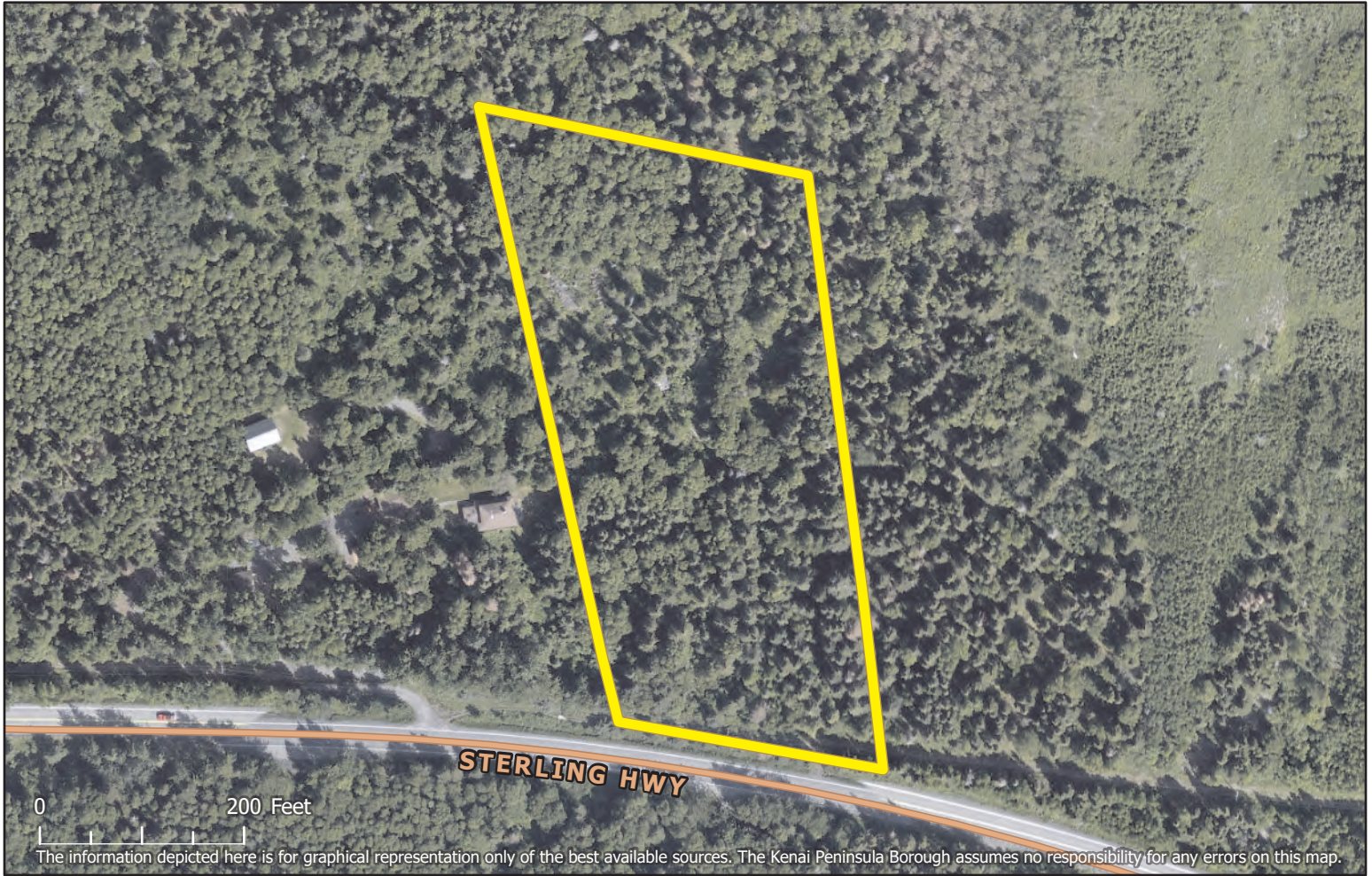
Special Features: Within 1/4 mile of the Kenai River and Kenai Lake.

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.



MINIMUM BID: \$136,300

Acres: 3.84

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. (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. Survey corner locates pending.

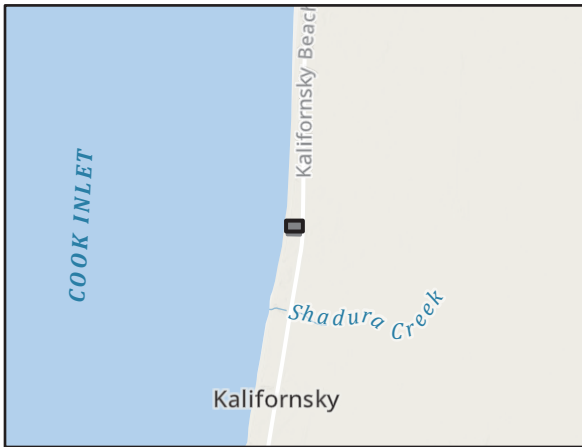
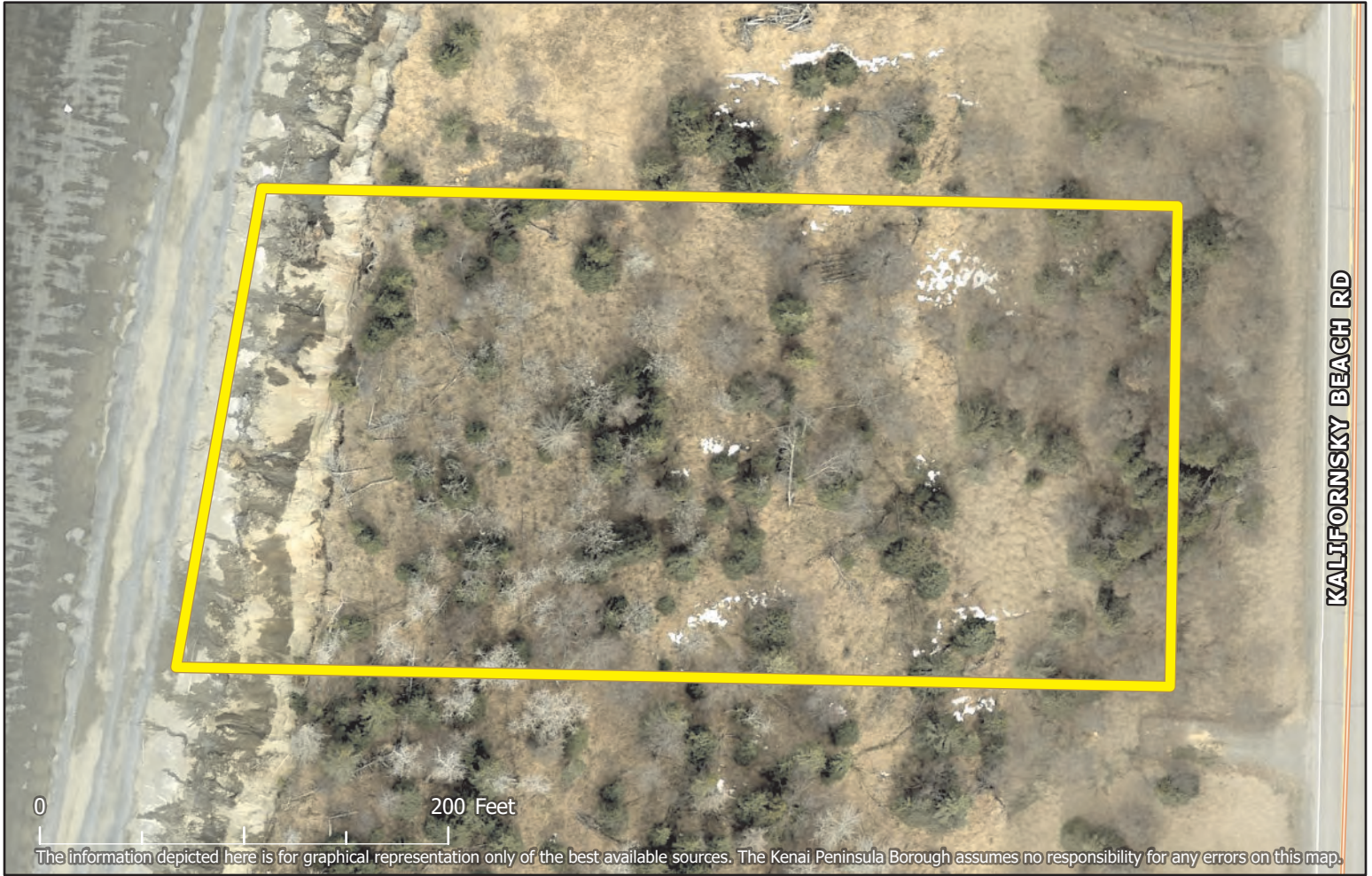
Access: Potential access may be by way of the Sterling Highway. A driveway approach permit will be required from the State of Alaska DOT and PF. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area.

Land Affordability Program: Not eligible.



(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.

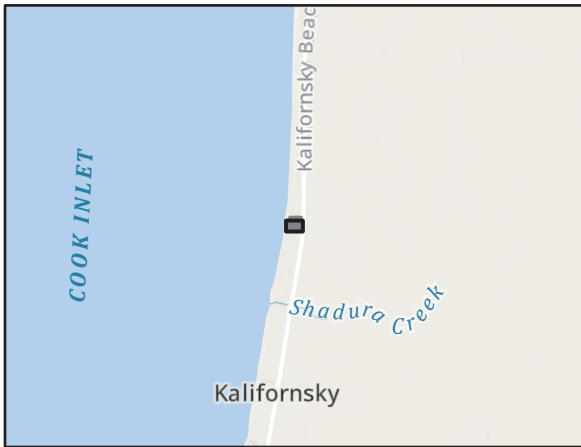
Special Features: Platted bluff lot south of Kenai with waterfront views of the Cook Inlet.

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.



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.



(Pictometry Oblique View)



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.



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



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.

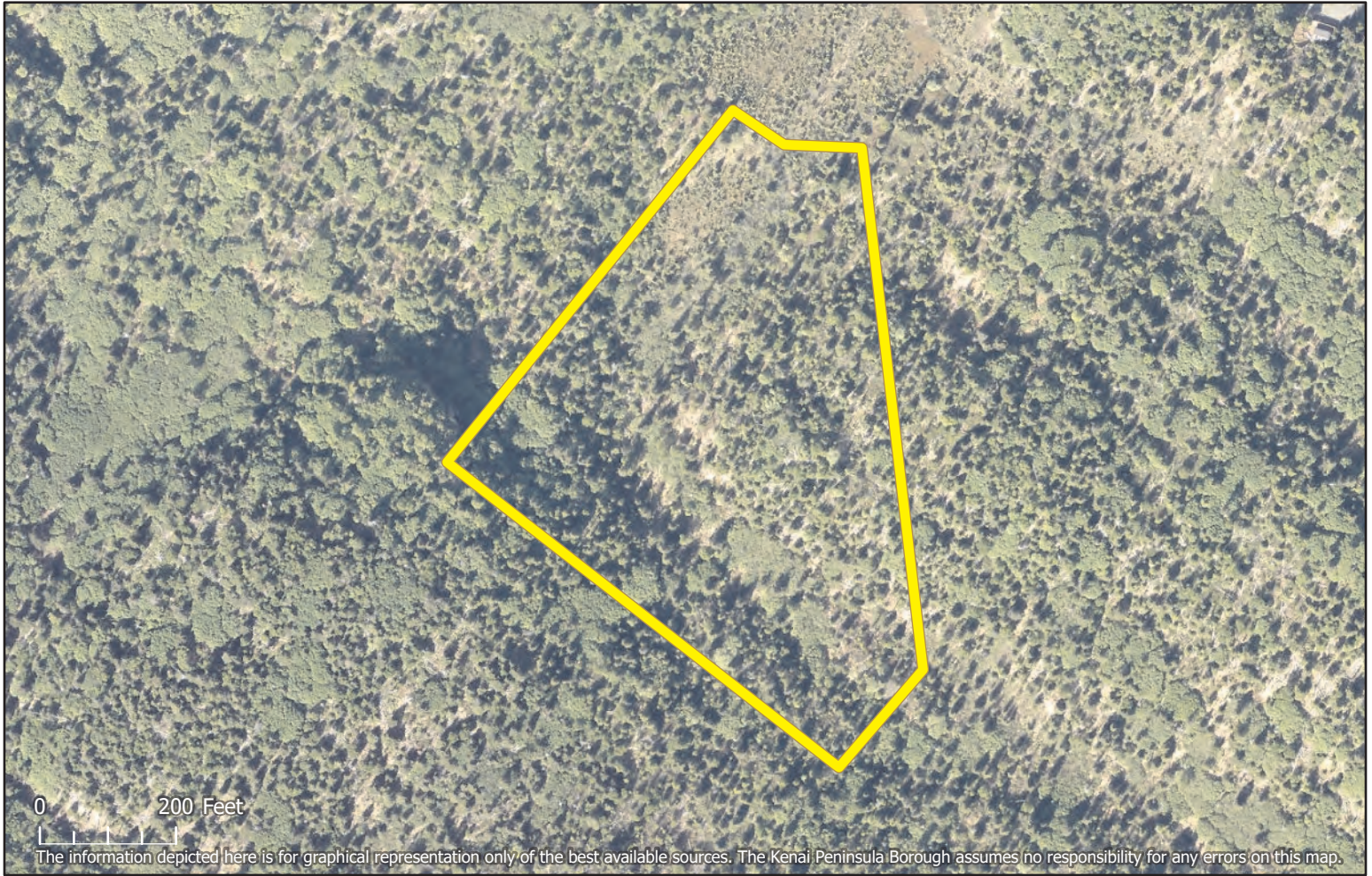
Access: Potential access may be by way of East End Road, Ternview Place, Kilokak Avenue, followed by the use of platted, undeveloped Aksel Street. At the time of sale, an access easement will be granted across adjacent KPB-owned parcels for the benefit of the subject parcel. Additionally, an access easement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



(Pictometry Oblique View)



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.

