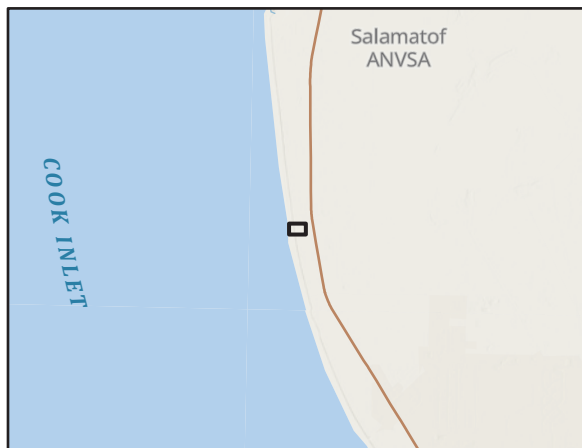




MINIMUM BID: \$100,000

Acres: 3.87

Legal Description: LOT FIFTEEN (15), SEC. 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, STATE OF ALASKA, ACCORDING TO THE SUPPLEMENTAL PLAT ACCEPTED BY THE UNITED STATES, DEPT OF THE INTERIOR, BUREAU OF LAND MGMT 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.

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

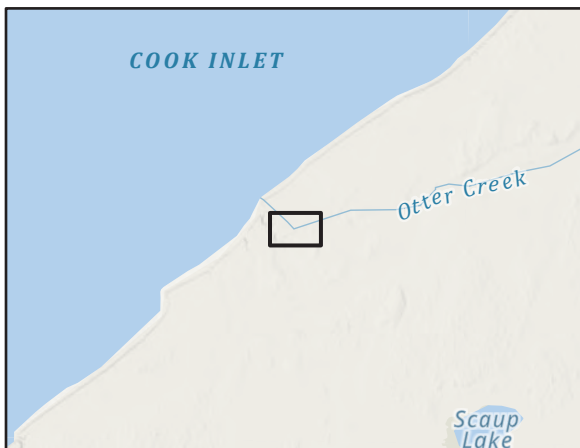
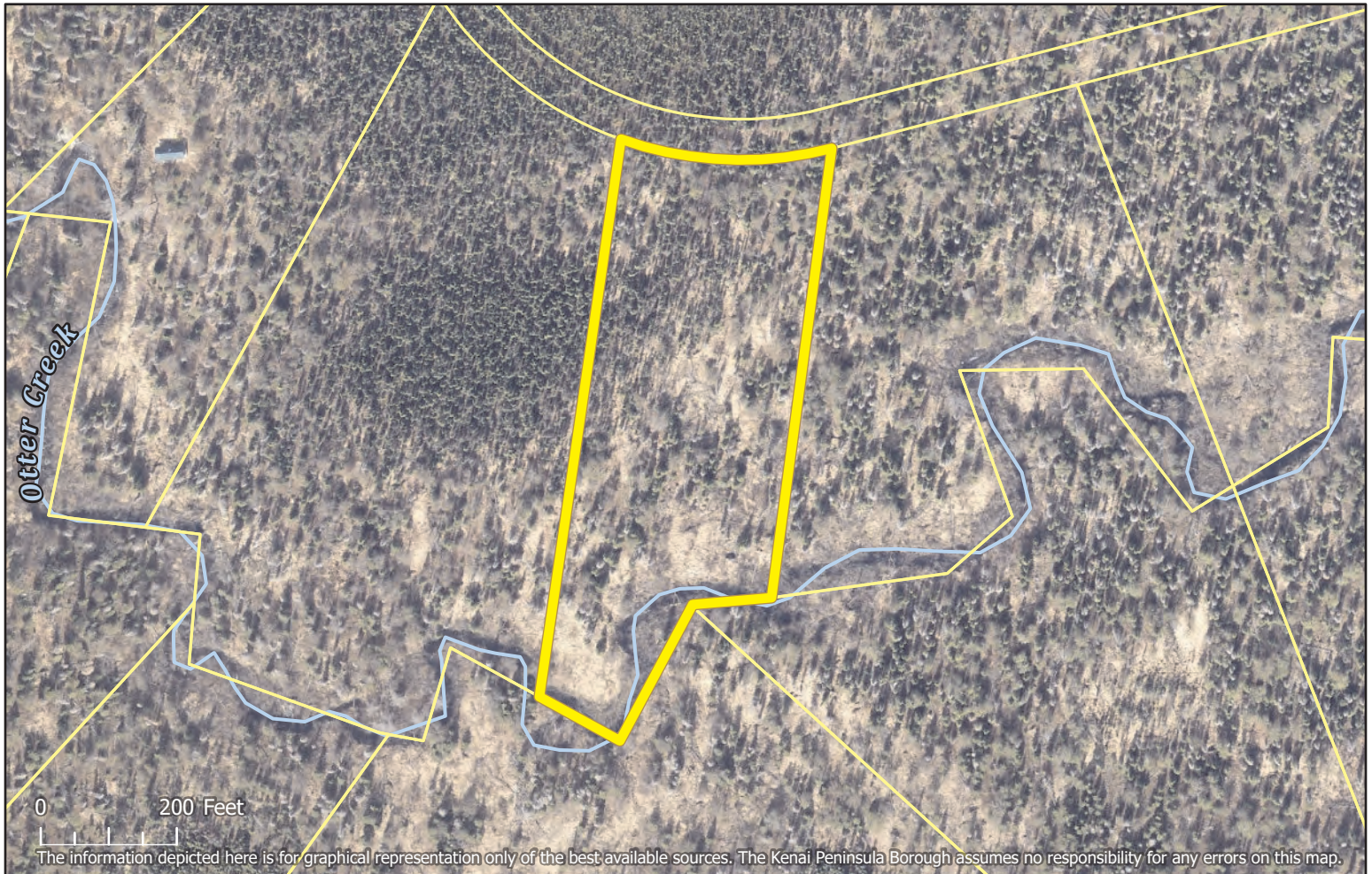
Special Features: Bluff lot north of Kenai with waterfront views of the Cook Inlet.

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.



MINIMUM BID: \$20,000

Acres: 5.24

Legal Description: LOT TWO HUNDRED THIRTY-THREE (233), GRAY CLIFF SUBDIVISION, ACCORDING TO PLAT NO. 82-80, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02533008)

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

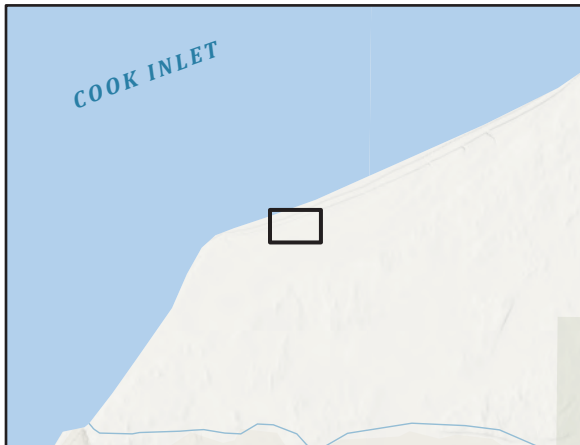
Special Features: The southern end of the lot contains a section of Otter Creek, an anadromous waterbody.

Disclosures: Subject to a 50-foot wide public access easement from the Ordinary High Water Line of each side of Otter Creek. Also subject to the KPB Anadromous Waters Habitat Protection District. The property was conveyed to KPB by Clerks Deed in 1992 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 the platted North Kenai Road to the undeveloped Warmwood Drive 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.



MINIMUM BID: \$37,000

Acres: 7.4

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.

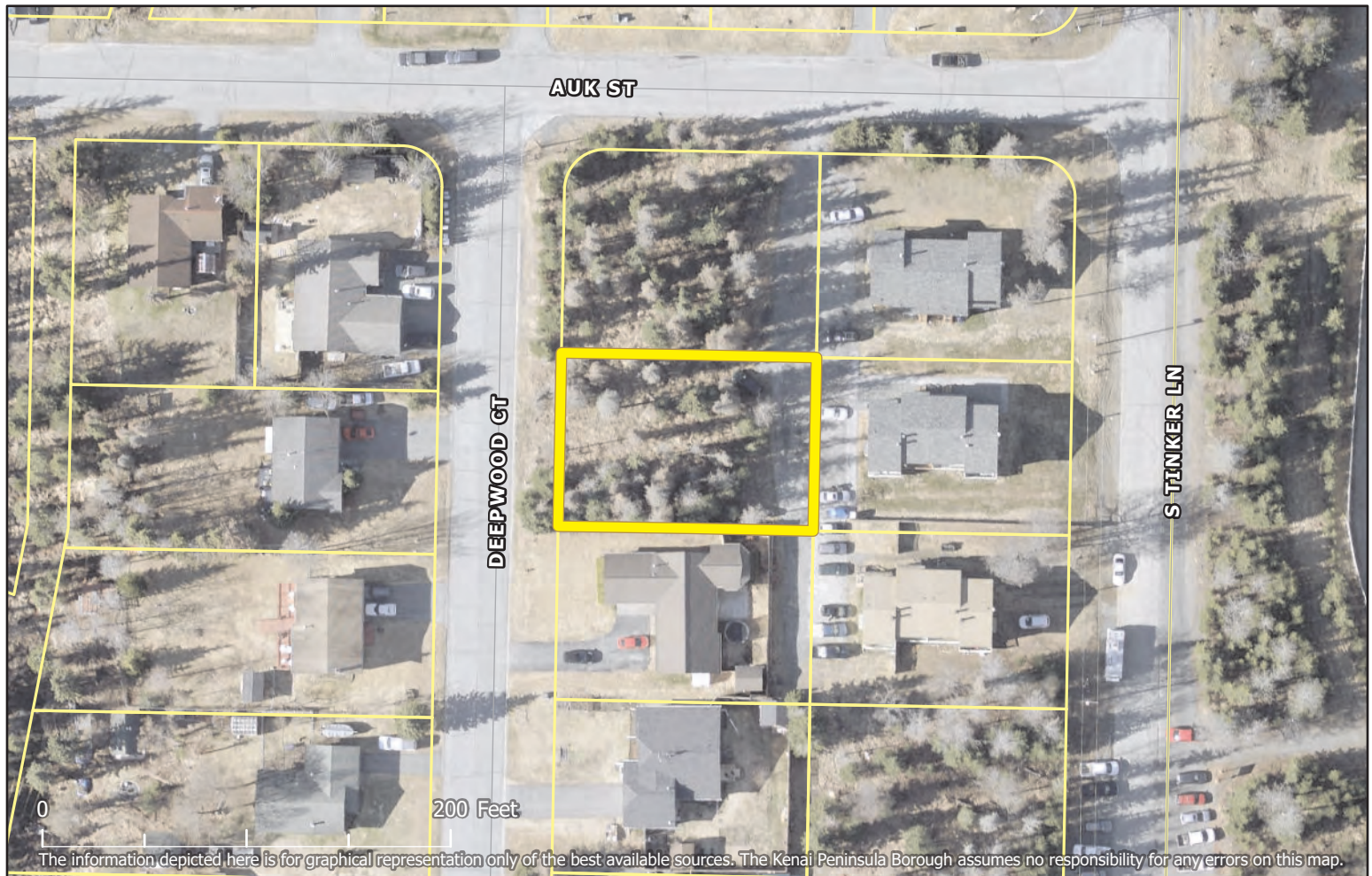
Special Features: Platted bluff lot northwest of Nikiski with waterfront views of the Cook Inlet.

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.



MINIMUM BID: \$25,000

Acres: 0.24

Legal Description: LOT FIFTEEN (15), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938045)

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

Special Features: Platted lot within the City of Kenai.

Disclosures: Lot is within the City of Kenai Suburban Residential (RS) Zoning District.

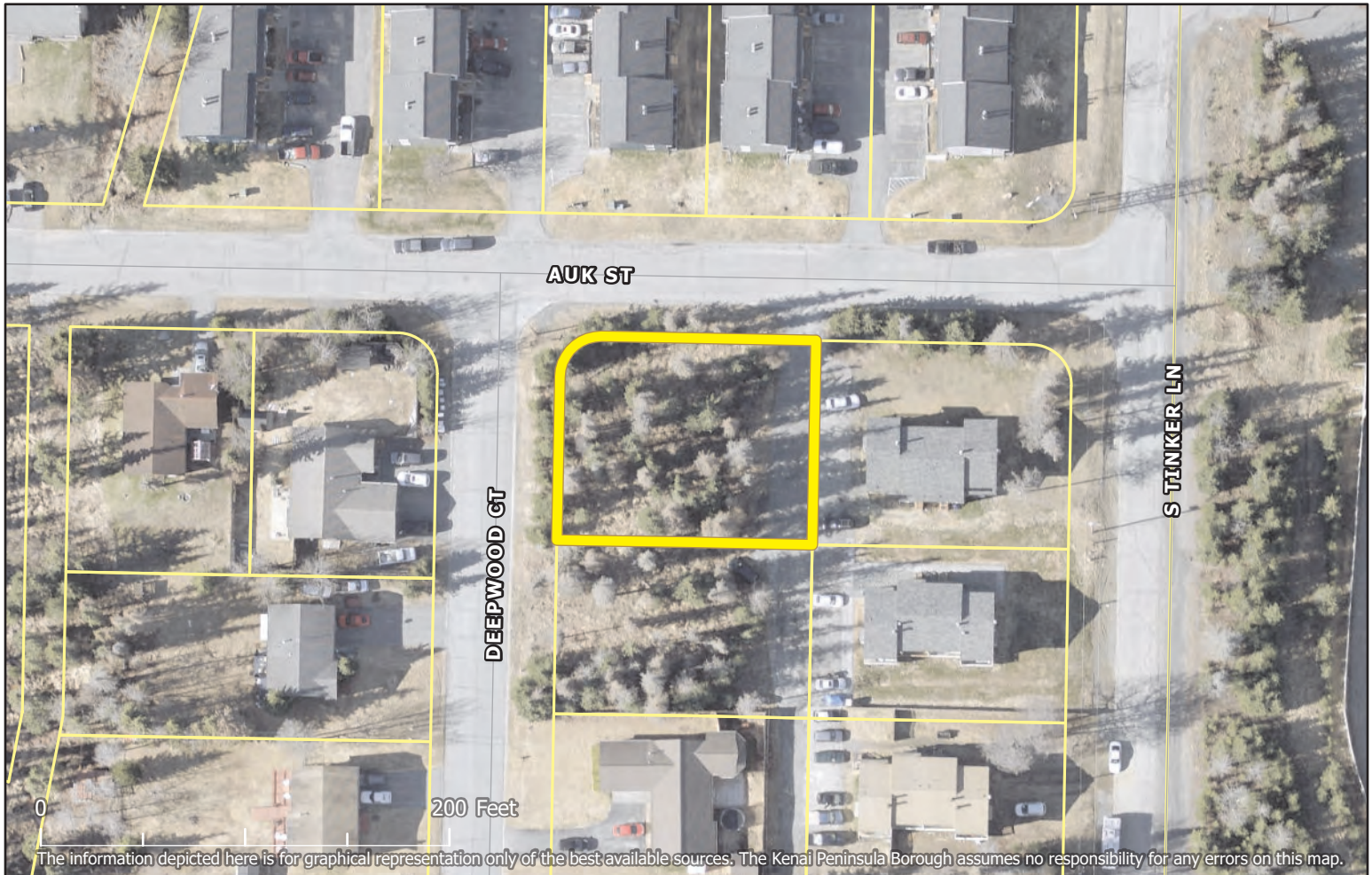
Access: Potential access may be by way of N. Tinker Lane and Auk Street to Deepwood Court. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: City of Kenai water and sewer service. 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 or field photo)



MINIMUM BID: \$26,000

Acres: 0.28

Legal Description: LOT SIXTEEN (16), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938046)

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

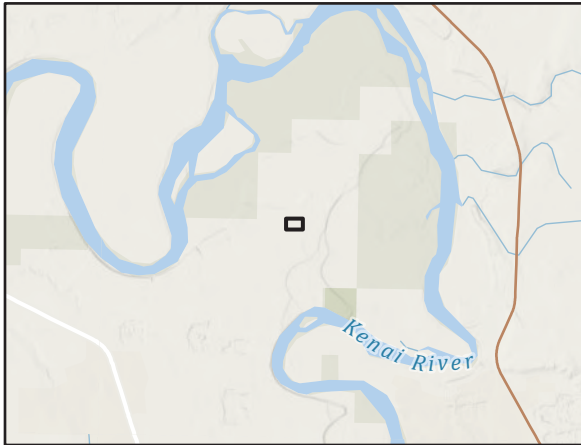
Special Features: Platted corner lot within the City of Kenai.

Disclosures: Lot is within the City of Kenai Suburban Residential (RS) Zoning District.

Access: Potential access may be by way of N. Tinker Lane and Auk Street to Deepwood Court. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: City of Kenai water and sewer service. 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: \$52,000

Acres: 1.35

Legal Description: LOT THREE (3), BLOCK ONE (1), 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 05503503)

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

Special Features: Platted 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. 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: \$119,000

Acres: 9.12

Legal Description: TRACT A, OWL PERCH SUBDIVISION, ACCORDING TO PLAT NO. 2024-92, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 06301164)

Topography: Nearly level lot with moderate slopes on the eastern side and a mixed stand of spruce and birch.

Special Features: Corner lot platted in 2024. Survey corners identified.

Disclosures: Lot may be subject to an overhead primary electric line easement, with no defined location, recorded in 1962.

Access: Potential access may be by way of Oomingnak Street to Watkins Avenue. 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: \$180,000

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 and benches and a mixed stand of spruce and birch.

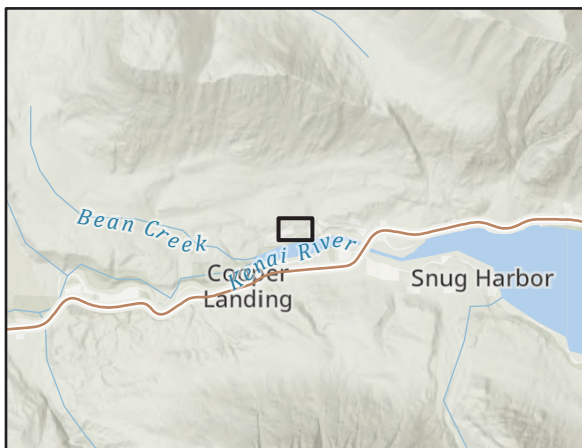
Special Features: Potential mountain and river views with proper site preparation. In close proximity to recreational activities.

Disclosures: A 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). Lot is subject to a recorded lis pendens which will be released prior to sale.

Access: Potential access may be by way of the Sterling Highway to an existing driveway access off of 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 or field photo)



MINIMUM BID: \$185,000

Acres: 2.44

Legal Description: LOT EIGHTEEN (18), BIRCH AND GROUSE RIDGE SUBDIVISION, ACCORDING TO PLAT NO. 2004-14, ON FILE IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 11907155)

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

Special Features: Potential mountain and river views with proper site preparation. In close proximity to recreational activities. Through lot with public right-of-ways on both the north and south sides of the lot.

Disclosures: Lot is within the Birch and Grouse Ridge Rural Residential (R-R) Local Option Zoning District.

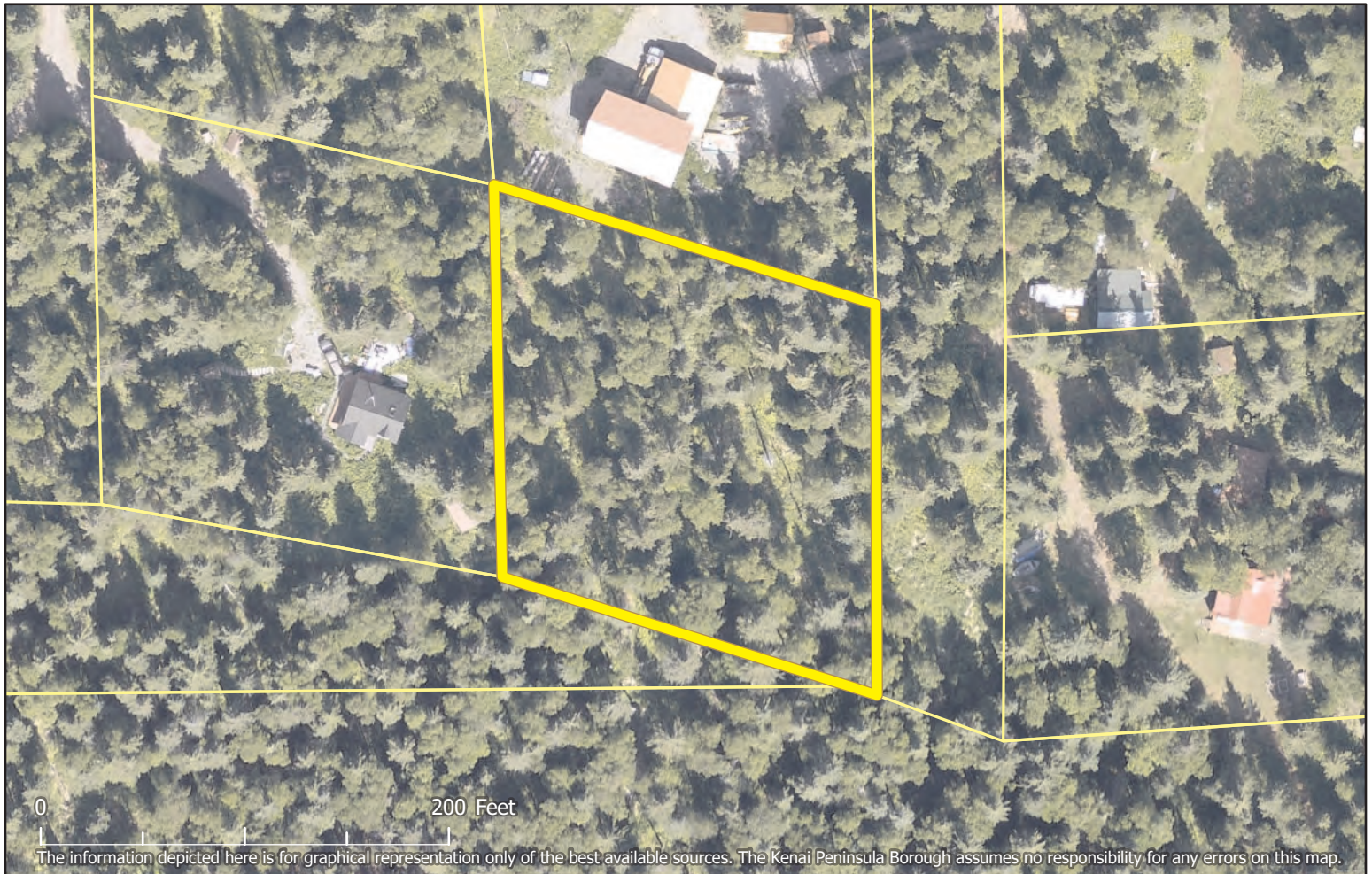
Access: Potential access may be by way of the Sterling Highway and Bean Creek Road to Slaughter Ridge Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area, but not on site and not available without development expenditures.

Land Affordability Program: Not eligible.



(pictometry oblique view or field photo)



MINIMUM BID: \$70,000

Acres: 0.81

Legal Description: LOT SEVEN (7) OF ALASKA STATE LAND SURVEY NO. 86-176, ACCORDING TO THE PLAT FILED IN THE SEWARD RECORDING DISTRICT ON APRIL 27, 1988, AS PLAT NO. 88-2, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 12516010)

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

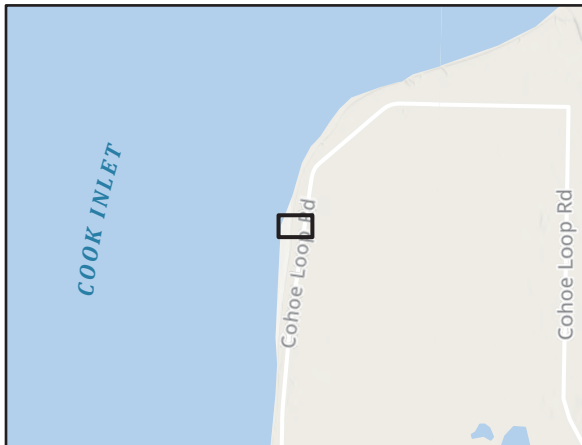
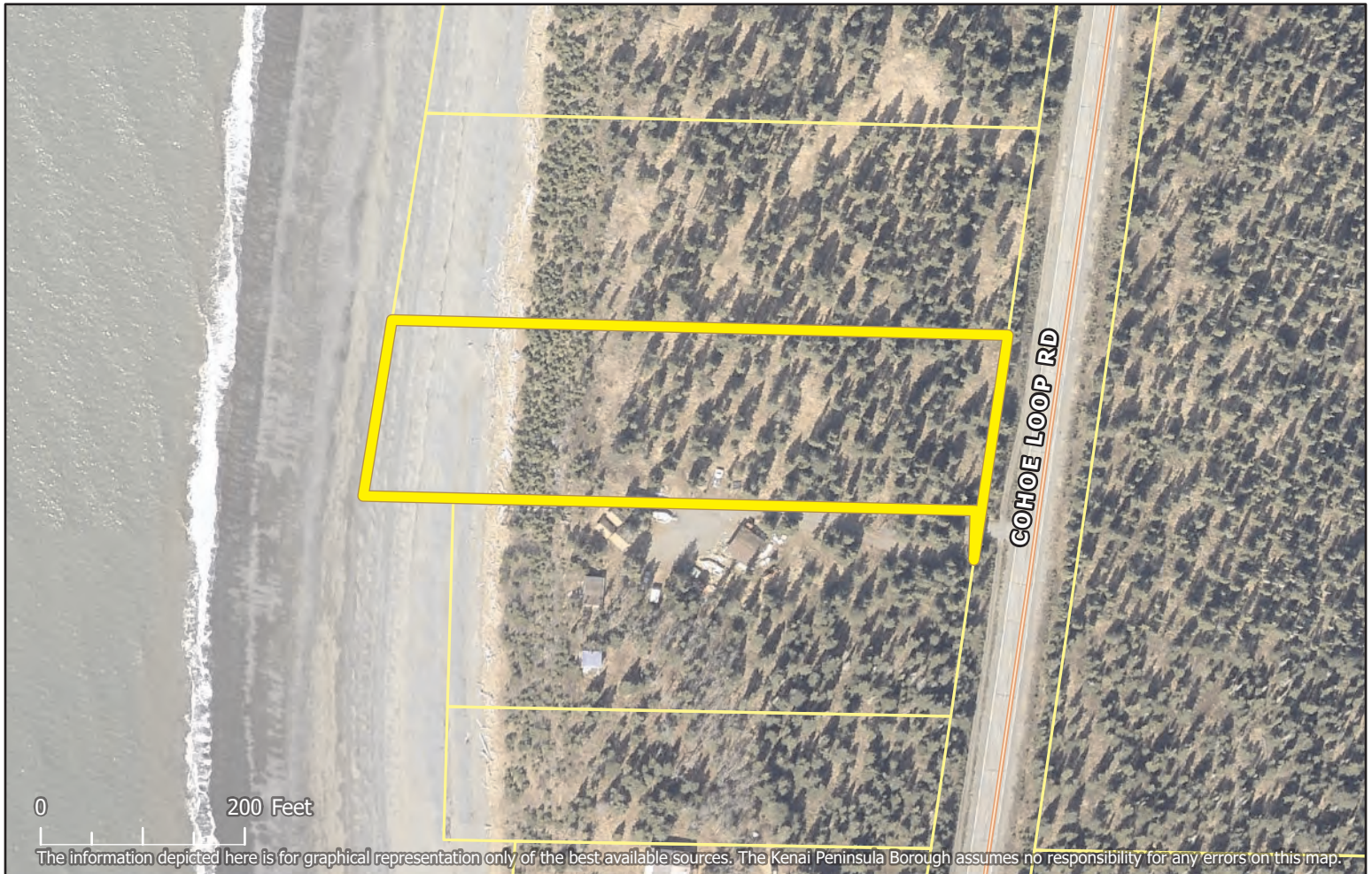
Special Features: Residential lot within close proximity to recreational activities and public land.

Disclosures: Lot is located within an unregulated, FEMA-designated Flood Zone C (also known as X) to identify areas with minimal flood hazard and situated outside of the 500-year flood level.

Access: Potential access may be by way of the Seward Highway and Mine Road to the undeveloped Pegasus Place. 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: \$145,000

Acres: 2.41

Legal Description: LOT ONE (1), HUMPY POINT SUBDIVISION, ACCORDING TO PLAT NO. 2025-5, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13301049)

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

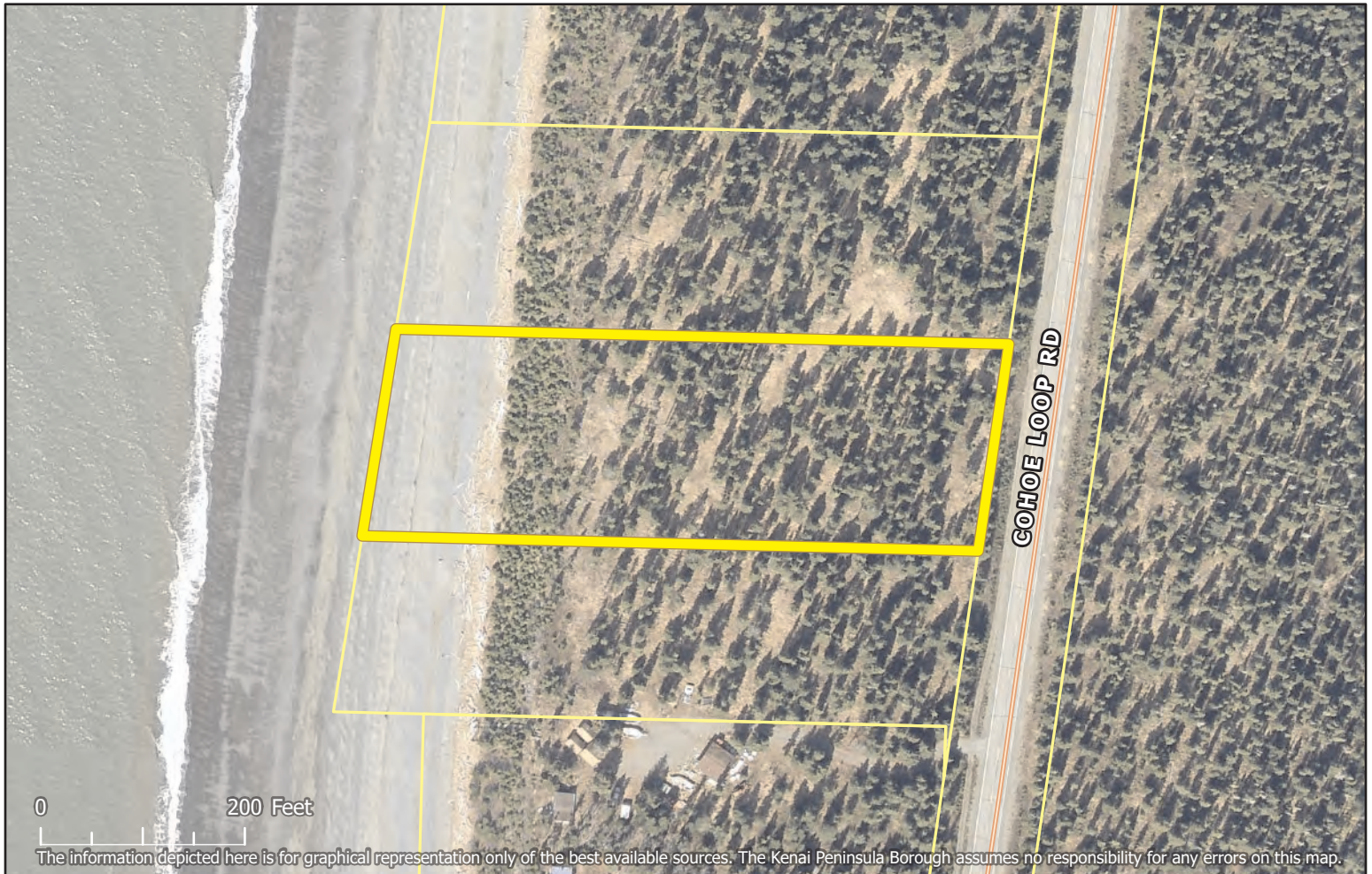
Special Features: Platted bluff lot with waterfront views of the Cook Inlet.

Disclosures: A developed, shared driveway access onto the Sterling Highway was permitted in 2026. Lot is subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters.

Access: Potential access may be by way of the Sterling Highway to Cohoe Loop Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale. At the time of sale, a shared driveway access easement will be reserved for the shared benefit of parcel 13301050 to the north.

Utilities: Electric utility is available in the area, but not on site and not available without development expenditures.

Land Affordability Program: Not eligible.



MINIMUM BID: \$145,000

Acres: 2.81

Legal Description: LOT TWO (2), HUMPY POINT SUBDIVISION, ACCORDING TO PLAT NO. 2025-5, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13301050)

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 with waterfront views of the Cook Inlet.

Disclosures: A developed, shared driveway access onto the Sterling Highway was permitted in 2026. Lot is subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters.

Access: Potential access may be by way of the Sterling Highway to Cohoe Loop Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale. At the time of sale, a shared driveway access easement will be reserved for the shared benefit of parcel 13301049 to the south.

Utilities: Electric utility is available in the area, but not on site and not available without development expenditures.

Land Affordability Program: Not eligible.



MINIMUM BID: \$30,000

Acres: 0.51

Legal Description: LOT TWO (2), COMMON GROUND SUBDIVISION, ACCORDING TO PLAT NO. 2024-15, ON FILE IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16905102)

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

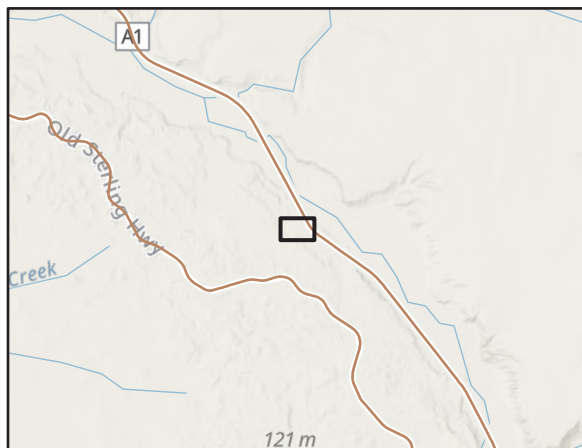
Special Features: Platted lot in close proximity to Chapman School in Anchor Point.

Disclosures: Per the subdivision plat, the lot can be connected to the Anchor Point Safe Water utility company system.

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: \$44,000

Acres: 13.64

Legal Description: THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ AND THAT PORTION OF THE W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ LYING SOUTH OF THE STERLING HIGHWAY, SECTION 13, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16913228)

Topography: Varied, from level to rolling terrain with a mixed stand of spruce and birch.

Special Features: Direct access off of the Sterling Highway, between State lands to the north and south.

Disclosures: In 2020, KPB recorded a 50-foot wide Public Access Easement across the parcel, and along the existing gravel road, for the benefit of the public and to provide access to adjacent State land and privately owned land to the North. As a result, the continued existence of the gate restricting public access is contrary to the terms of the easement and the gate is no longer authorized. Approx. 2 acres, located in the southeast corner, are classified as "Kettle" wetlands. An undeveloped 50-foot-wide section-line easement runs along the southern boundary.

Access: Potential access may be by way of the Sterling Highway. 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, 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: \$125,000

Acres: 2.5

Legal Description: GOVERNMENT LOT THIRTEEN (13), 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 17908012)

Topography: Nearly level lot containing areas of wetland 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 and previously reserved access easements.

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. 19209106
& 19209108

KPB 2026 General Land Sale

City of Seldovia



MINIMUM BID: \$75,000

Acres: 0.28

Legal Description: LOT 2-C, BLOCK 39, EAST ADDITION SELDOVIA TOWNSITE ALASKA, ACCORDING TO PLAT NO. 66-28, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209106) AND LOT T35, ALASKA TIDELANDS SURVEY NO. 219, TIDELAND ADDITION TO SELDOVIA ALASKA, ACCORDING TO PLAT NO. 64-13, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209108)

Topography: Nearly level lot with a mixed stand of spruce and birch, and an adjacent tidelands area of 944 square feet.

Special Features: Platted corner lot within the City of Seldovia with waterfront views of Kachemak Bay.

Disclosures: City of Seldovia zoning regulations apply. Lot 2-C is partially located within a FEMA-designated Flood Zone A (1% annual chance). Subject to an easement to provide pedestrian and one-lane vehicular ingress to and egress from adjacent Lot 2B. Lots were conveyed to KPB by Clerks Deed in 2013 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Conveyance deed will expressly reserve mineral rights to KPB.

Access: Potential access may be by way of ferry, boat, or airplane to Seldovia, and then Augustine North Avenue to D 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.

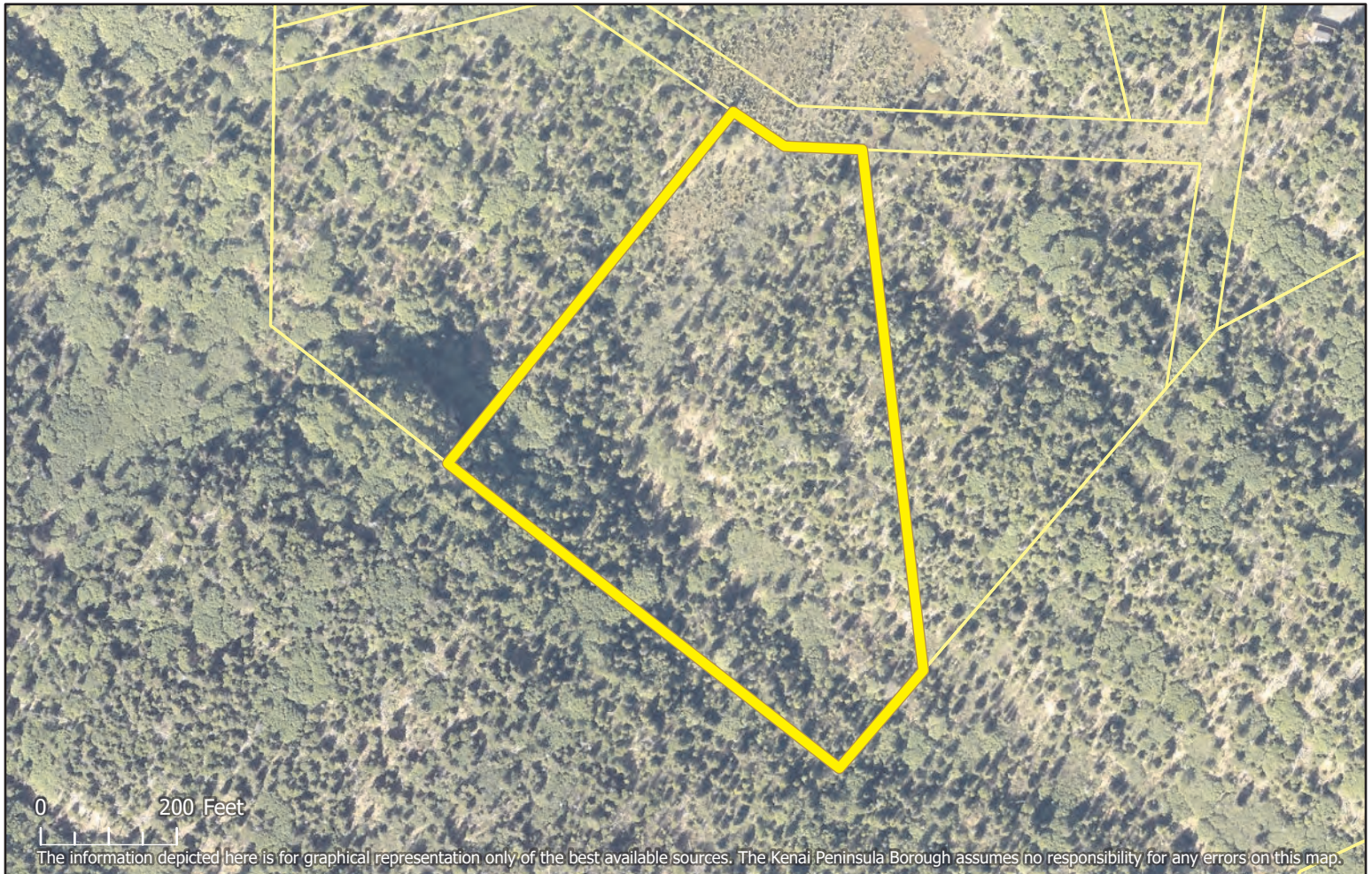
Land Affordability Program: Not eligible.



Parcel No. 19326114

KPB 2026 General Land Sale

Bear Cove (Kachemak Bay)



MINIMUM BID: \$35,000

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.



(pictometry oblique view or field photo)