

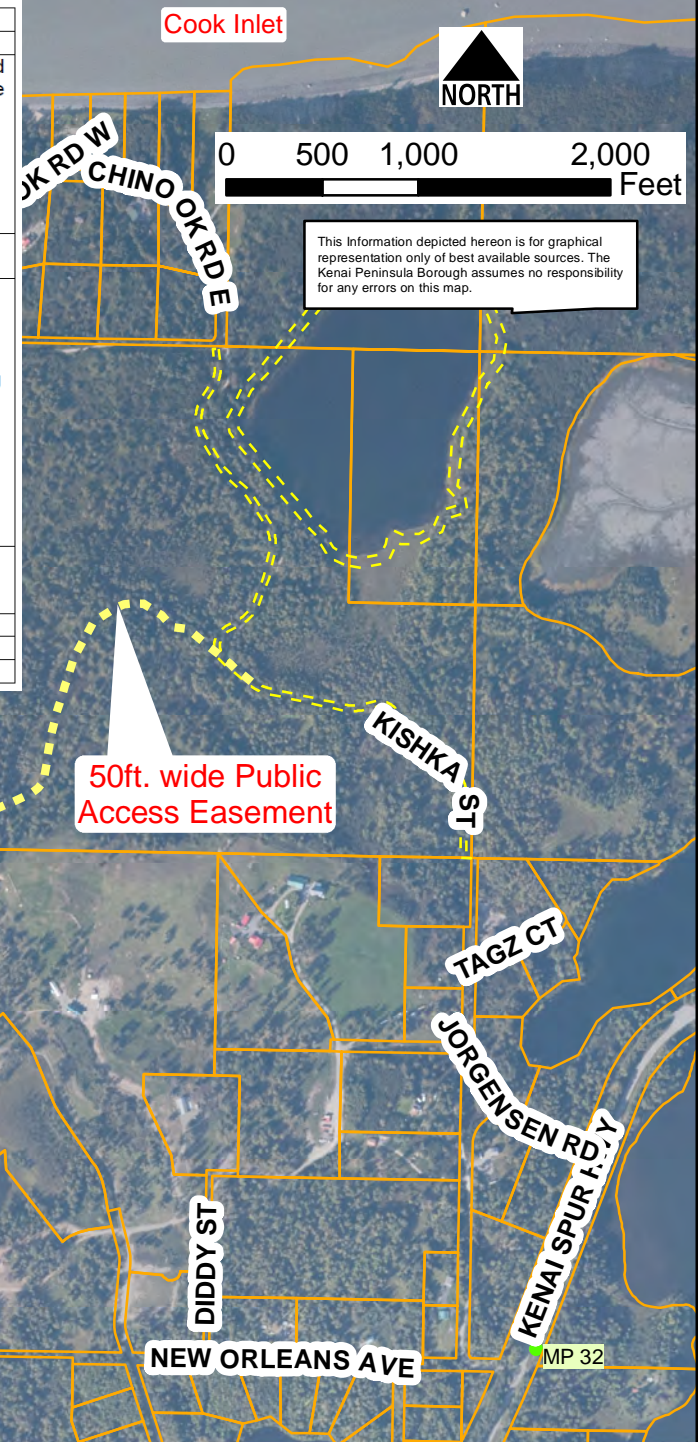
Parcel No. 013-020-12 & 013-021-18

**Minimum Bid
\$100,000**

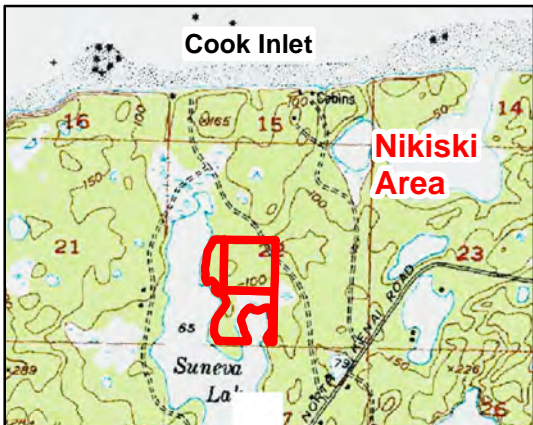
Acres: 99.77±



Parcel No. 013-020-12 and 013-021-18	
Location	Nikiski along the east shoreline of Suneva Lake. Government Lots 2 and 3, Section 22, T8N, R11W, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska
Legal Description	and NE¼SW¼, Section 22, T8N, R11W, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska
Special Features	This parcel fronts approximately 5,000 feet of shoreline on Suneva Lake.
Encumbrance	Reservation of a 20 foot wide public access easement centered on an existing trail running in a northwesterly direction from Wanda Drive. Subject to a 50 foot wide lineal perpetual public easement along the line of the ordinary high water mark of Suneva Lake reserved by the State of Alaska pursuant to AS 38.05 in Patent No. 6225. Access can be gained from a 50 foot wide public access easement recorded as Document No. 2020-000962-0 Kenai Recording District.
Access	Access can be gained from a 50 foot wide public access easement recorded as Document No. 2020-000962-0 Kenai Recording District.
Utilities	None
Water & Sewer	None
Fire Service Area	Nikiski



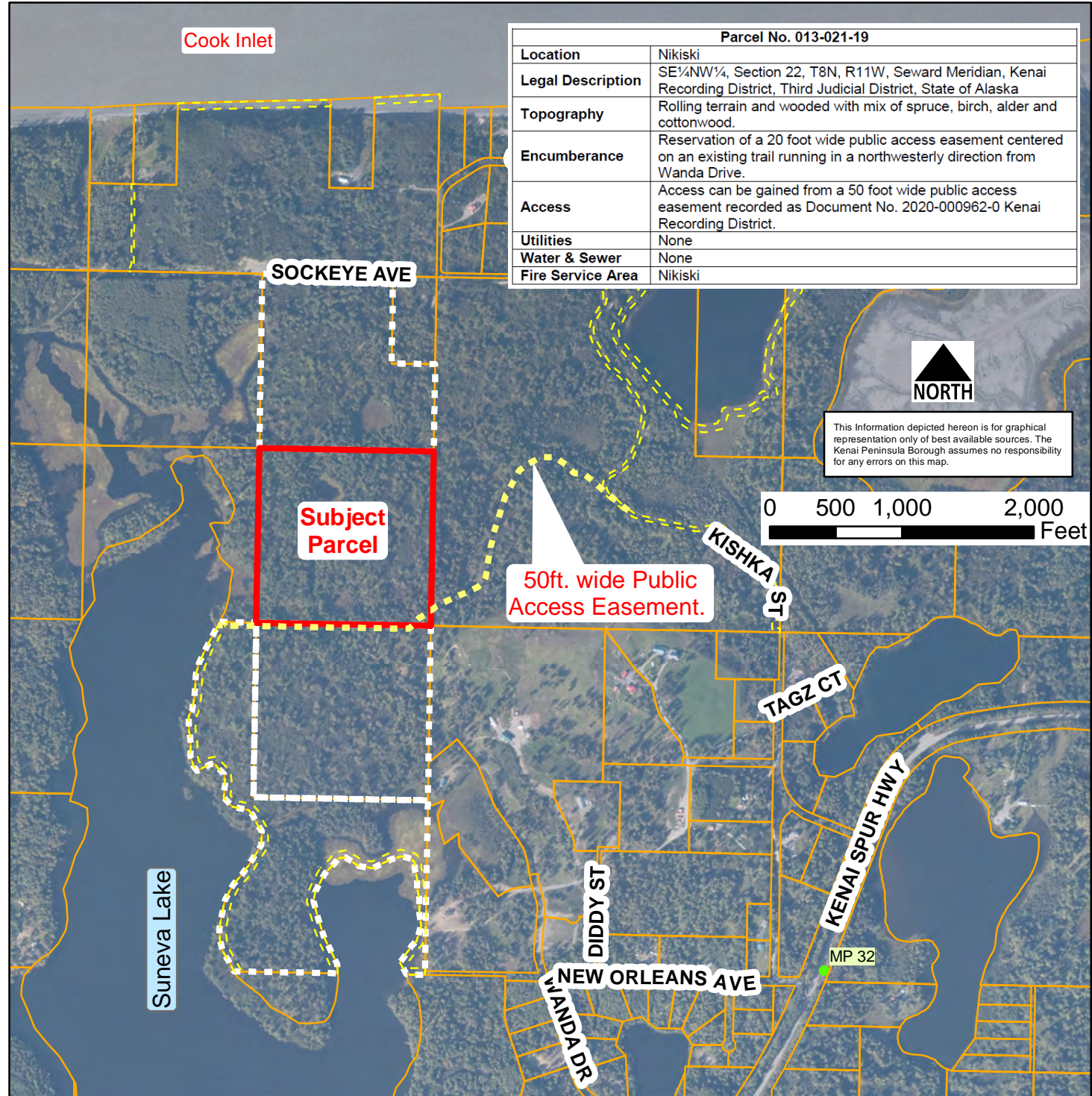
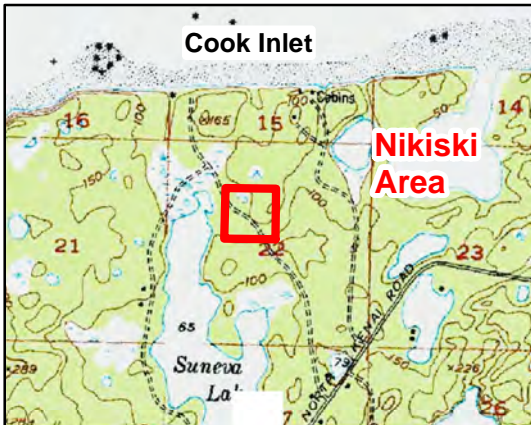
This information depicted hereon is for graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Minimum Bid
\$25,000

Acres: 40±

No photo
available

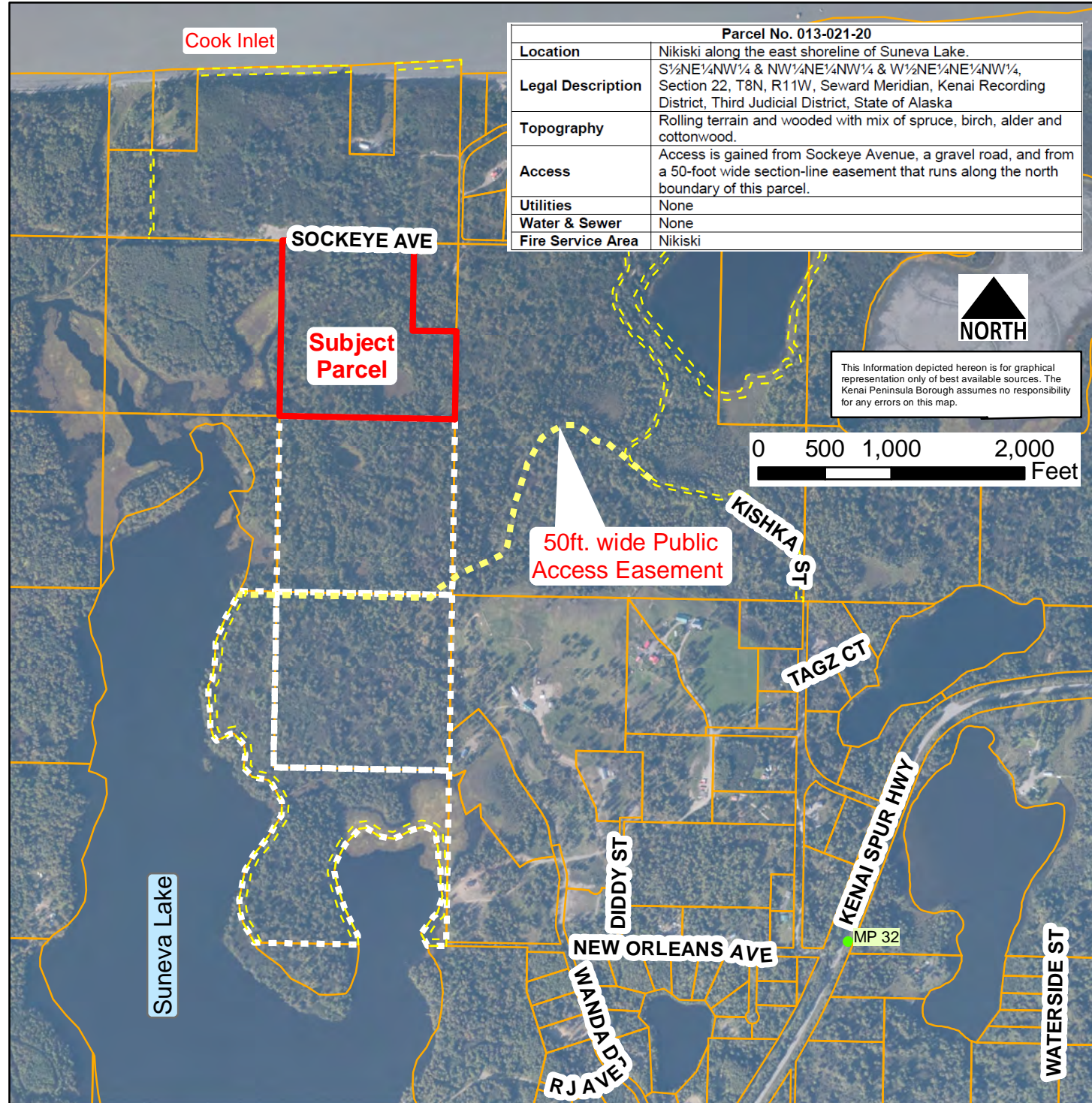
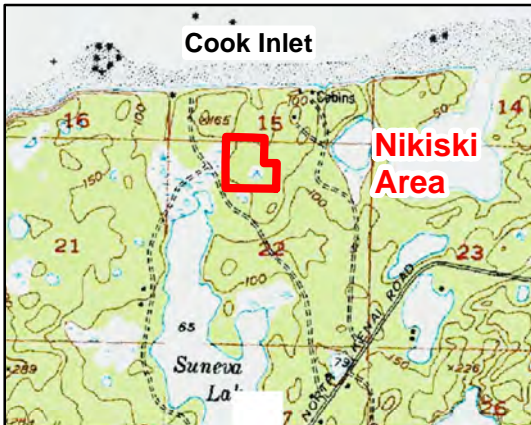


Parcel No. 013-021-20

Minimum Bid
\$40,000

Acres: 35±

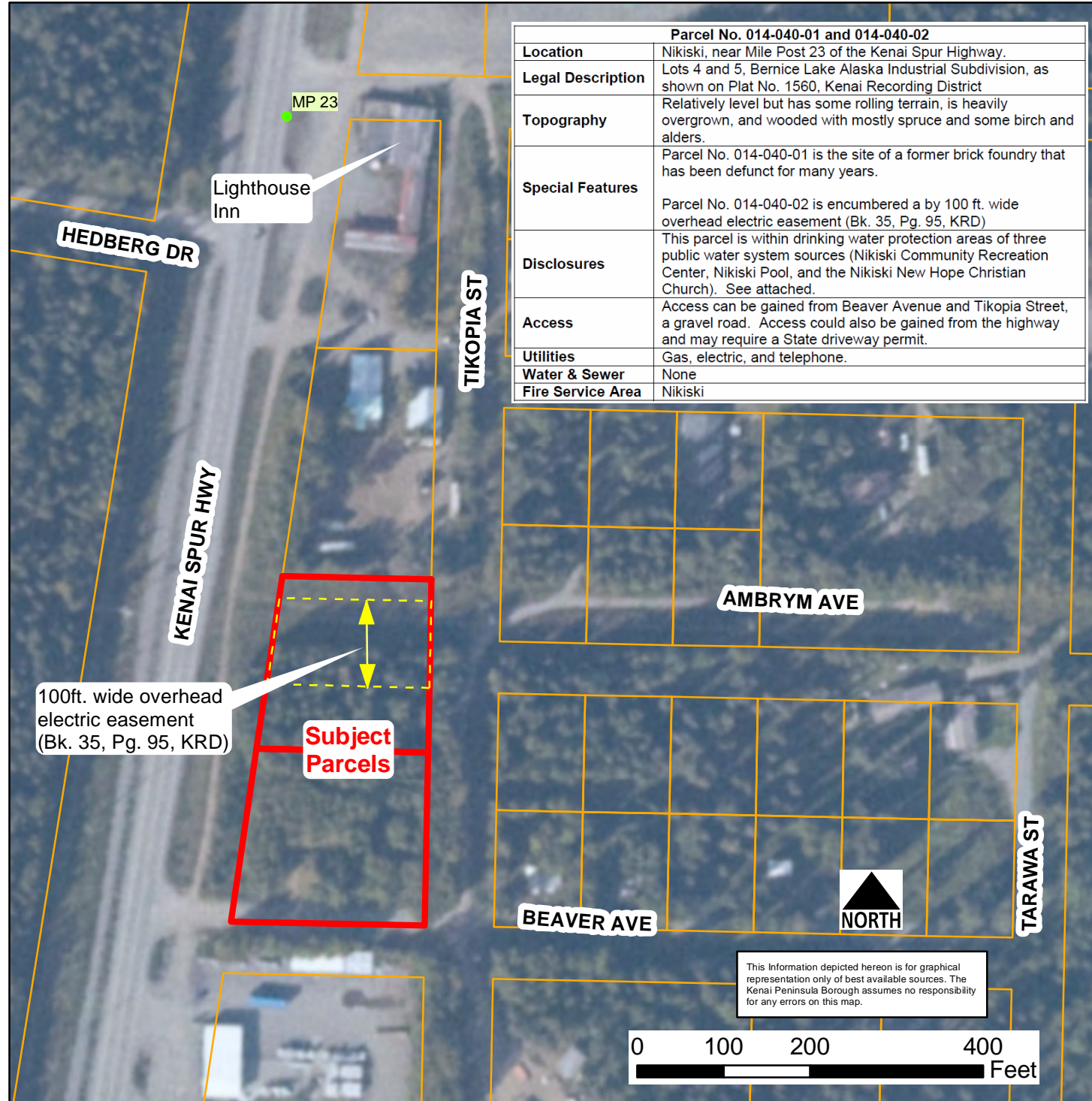
No photo available



Parcel No. 014-040-01 & 014-040-02

Minimum Bid
\$32,500

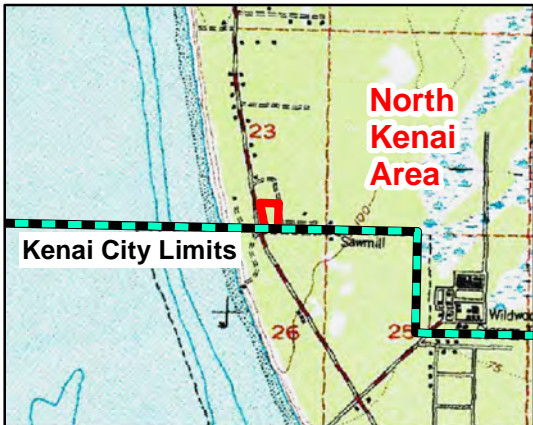
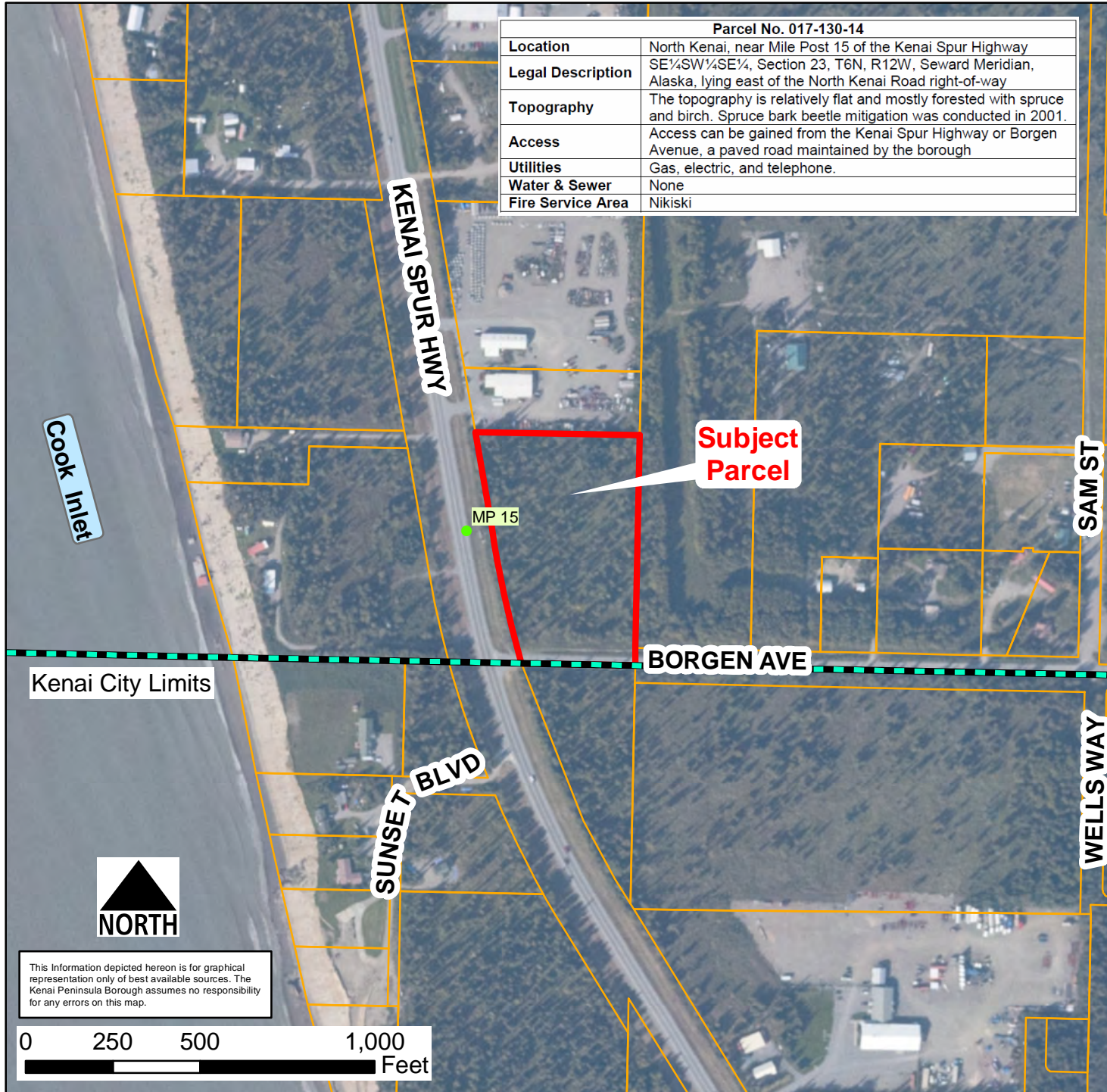
Acres: 1.93±



Parcel No. 017-130-14

**Minimum Bid
\$120,000**

Acres: 6.20±

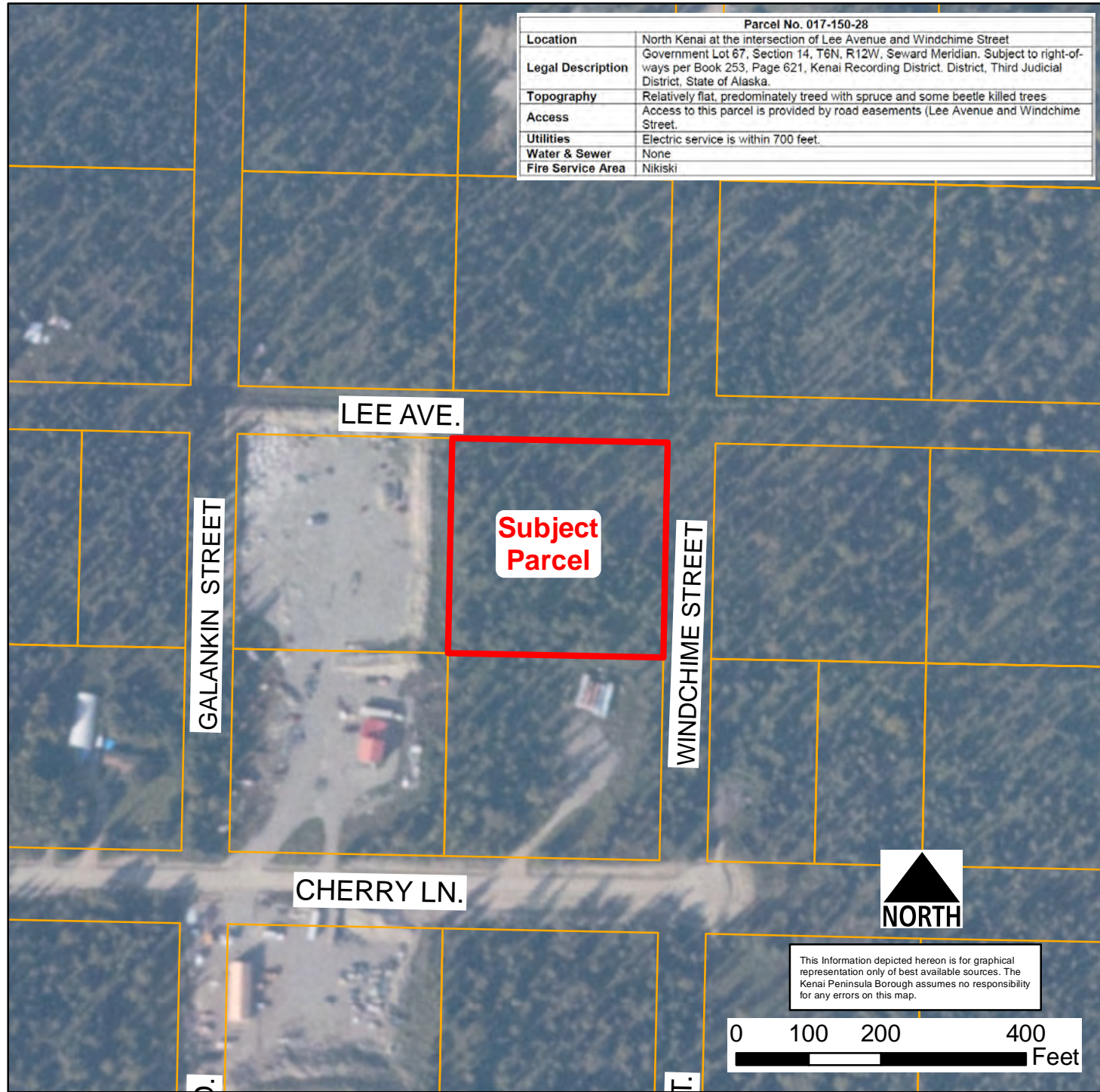
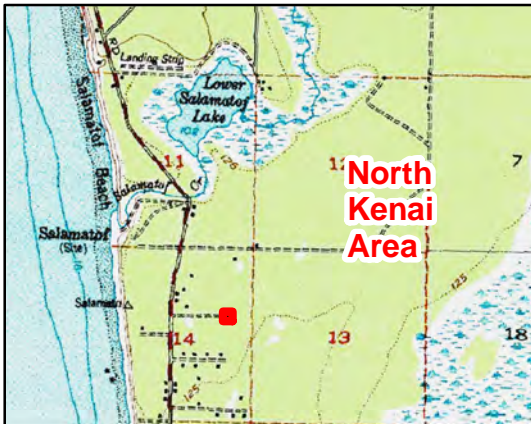


Parcel No. 017-150-28

Minimum Bid
\$6,000

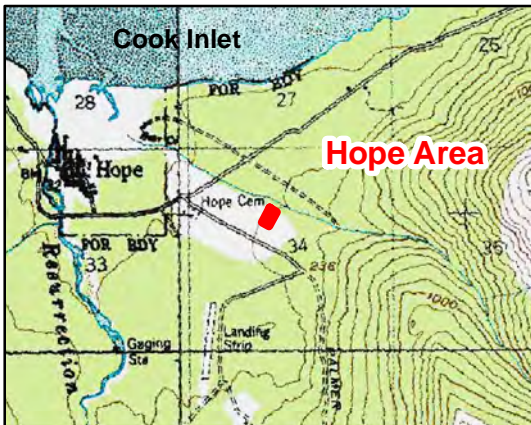
Acres: 2±

No photo available



**Minimum Bid
\$60,000**

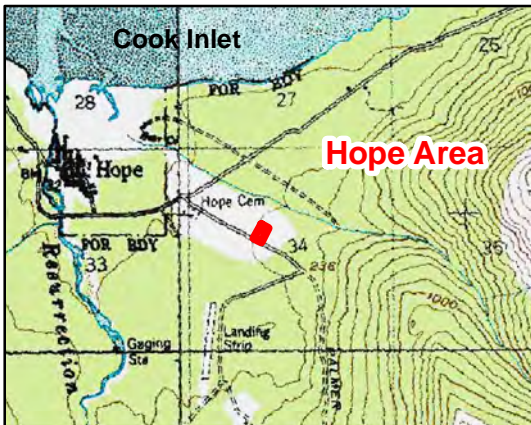
Acres: 1.94±



Parcel No. 035-030-64	
Location	Hope
Legal Description	Lot 1, Discovery Park Subdivision, as shown on Plat No. 2010-11, Seward Recording District
Topography	Relatively level
Access	Discovery Drive
Utilities	Electric and telephone
Water & Sewer	None
Fire Service Area	N/A
Local Option Zoning	Mixed residential district (R-M)

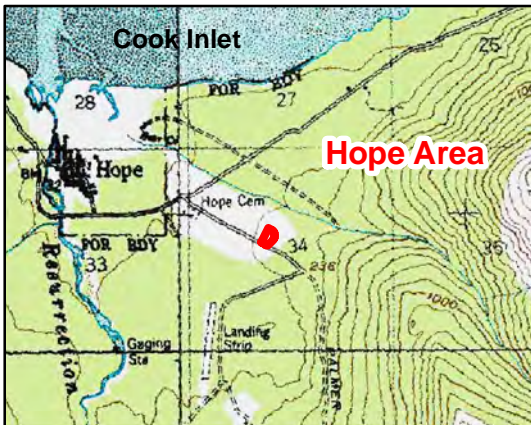
**Minimum Bid
\$60,000**

Acres: 1.98±



**Minimum Bid
\$60,000**

Acres: 2.09±



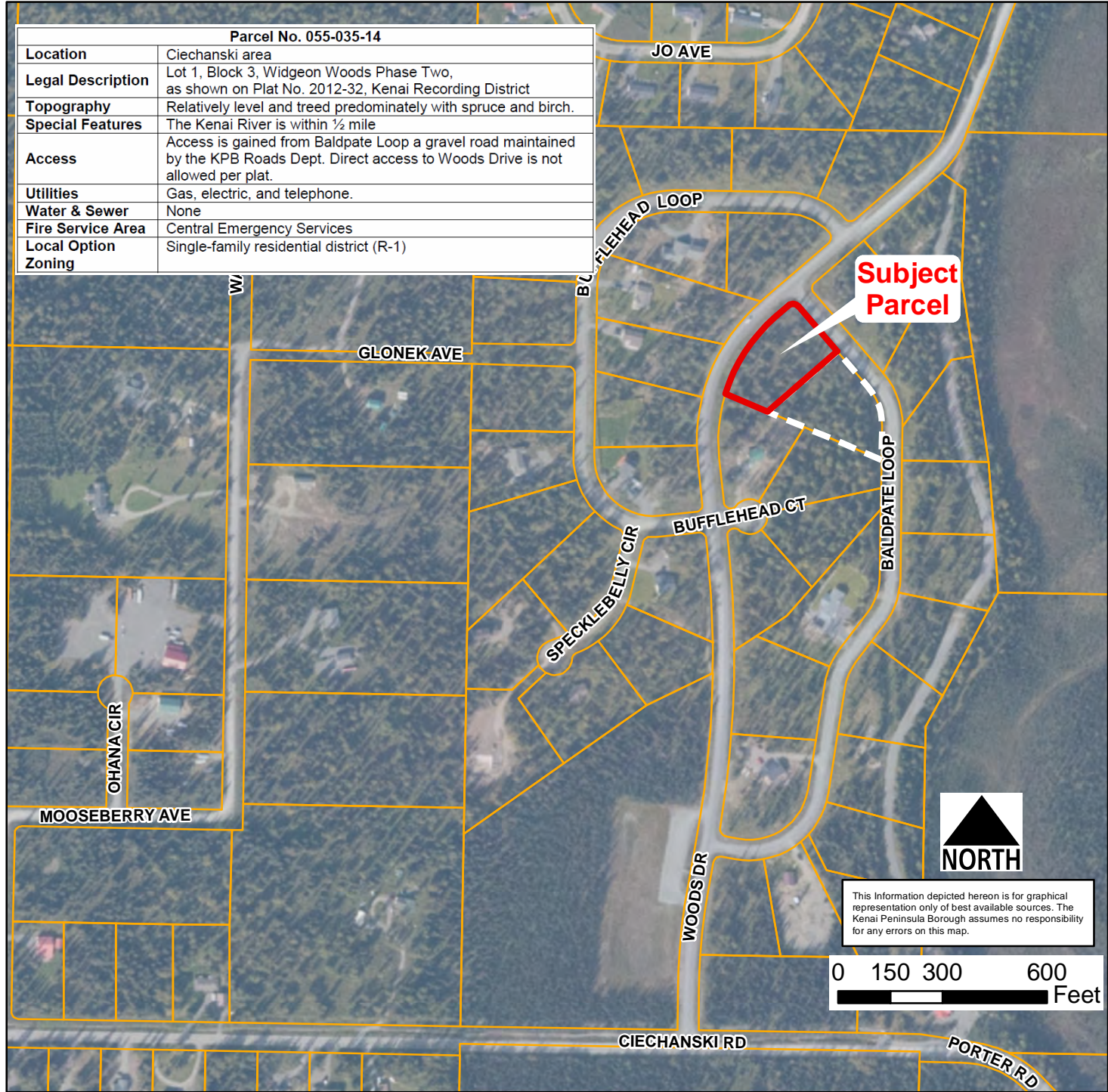
Parcel No. 035-030-73	
Location	Hope
Legal Description	Lot 10, Discovery Park Subdivision, as shown on Plat No. 2010-11, Seward Recording District
Topography	Relatively level
Access	Resurrection Creek Road
Utilities	Electric and telephone
Water & Sewer	None
Fire Service Area	N/A
Local Option	Mixed residential district (R-M)
Zoning	

**Minimum Bid
\$32,500**

Acres: 1.2±



Parcel No. 055-035-14	
Location	Ciechanski area
Legal Description	Lot 1, Block 3, Widgeon Woods Phase Two, as shown on Plat No. 2012-32, Kenai Recording District
Topography	Relatively level and treed predominately with spruce and birch.
Special Features	The Kenai River is within ½ mile
Access	Access is gained from Baldpate Loop a gravel road maintained by the KPB Roads Dept. Direct access to Woods Drive is not allowed per plat.
Utilities	Gas, electric, and telephone.
Water & Sewer	None
Fire Service Area	Central Emergency Services
Local Option	Single-family residential district (R-1)
Zoning	



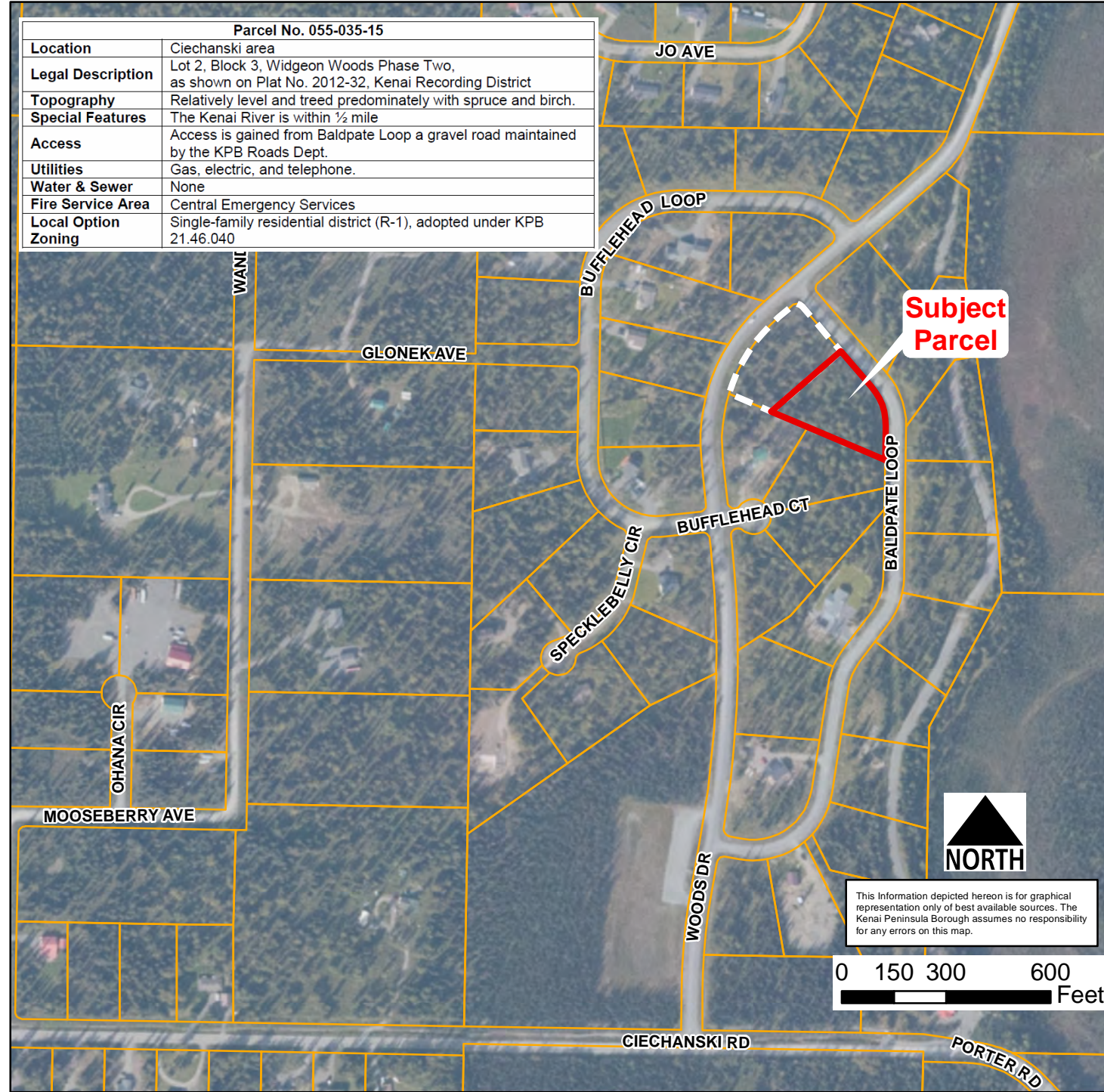
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Parcel No. 055-035-15

Minimum Bid
\$33,000

Acres: 1.2±

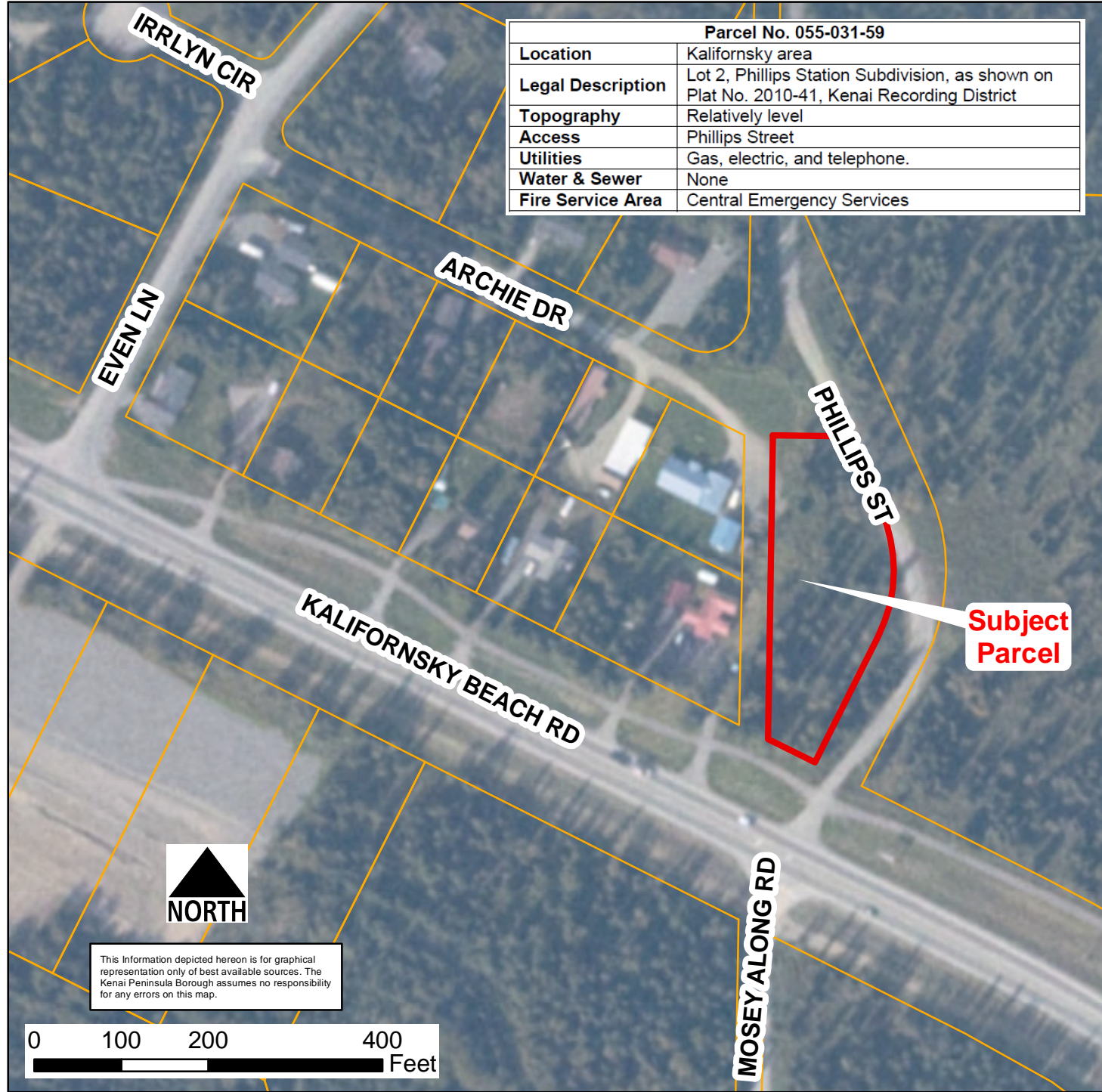
Parcel No. 055-035-15	
Location	Ciechanski area
Legal Description	Lot 2, Block 3, Widgeon Woods Phase Two, as shown on Plat No. 2012-32, Kenai Recording District
Topography	Relatively level and treed predominately with spruce and birch.
Special Features	The Kenai River is within ½ mile
Access	Access is gained from Baldpate Loop a gravel road maintained by the KPB Roads Dept.
Utilities	Gas, electric, and telephone.
Water & Sewer	None
Fire Service Area	Central Emergency Services
Local Option	Single-family residential district (R-1), adopted under KPB
Zoning	21.46.040



**Minimum Bid
\$40,000**

Acres: 0.94±

No photo
available



Parcel No. 055-xxx-xxx (Tract A, Kalifornsky Center Sub)

Minimum Bid
\$350,000

Acres: 54.91±

No photo available



Parcel No. 055-XXX-XX	
Location	Kalifornsky area
Legal Description	Tract A, Kalifornsky Center Subdivision, as shown on Plat No. 2020- Kenai Recording District.
Topography	Relatively level and forested with mostly spruce, birch, and aspen.
Access	Adjacent roads (Traveler Avenue, Radcliff Avenue, Ravenwood Street, and Storyteller Street) have been platted but not constructed.
Utilities	Overhead electric runs along the north boundary.
Water & Sewer	None
Fire Service Area	Central Emergency Services
Local Option Zoning	Single-family residential district (R-1), adopted under KPB 21.46.040
Restrictions & Reservations	This parcel is encumbered by 50ft. wide high-pressure natural gas pipeline easement.

Subject Parcel

50' Pipeline ROW

Gravel Pit

Duck Inn

Kalifornsky Area

NORTH

0 250 500 1,000 Feet

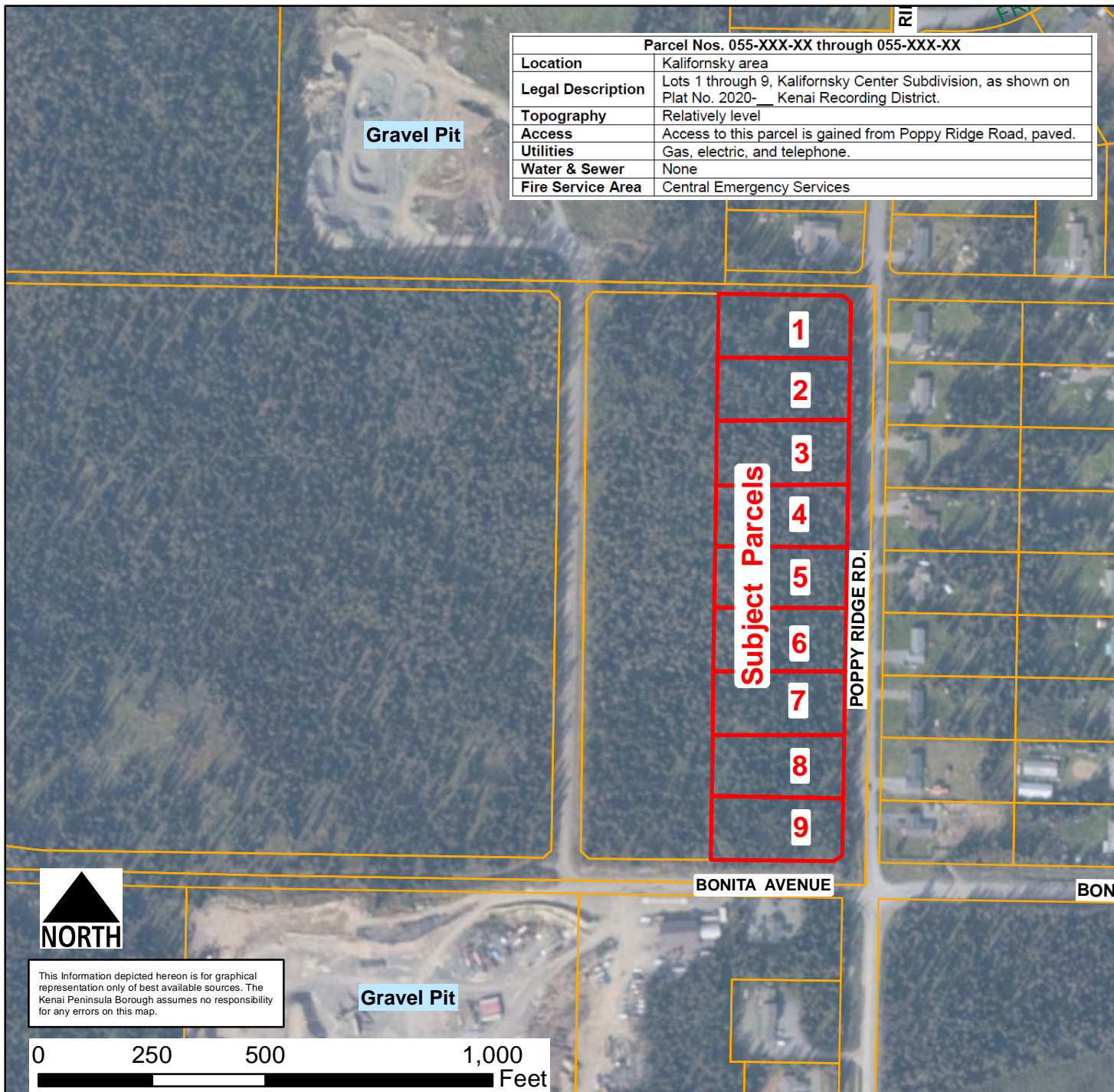
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Parcel No. 055-xxx-xxx (Lots 1 through 9. Kalifornsky Center Sub)

**Minimum Bid
\$25,000 per lot**

**Acres: 0.92±
per lot**

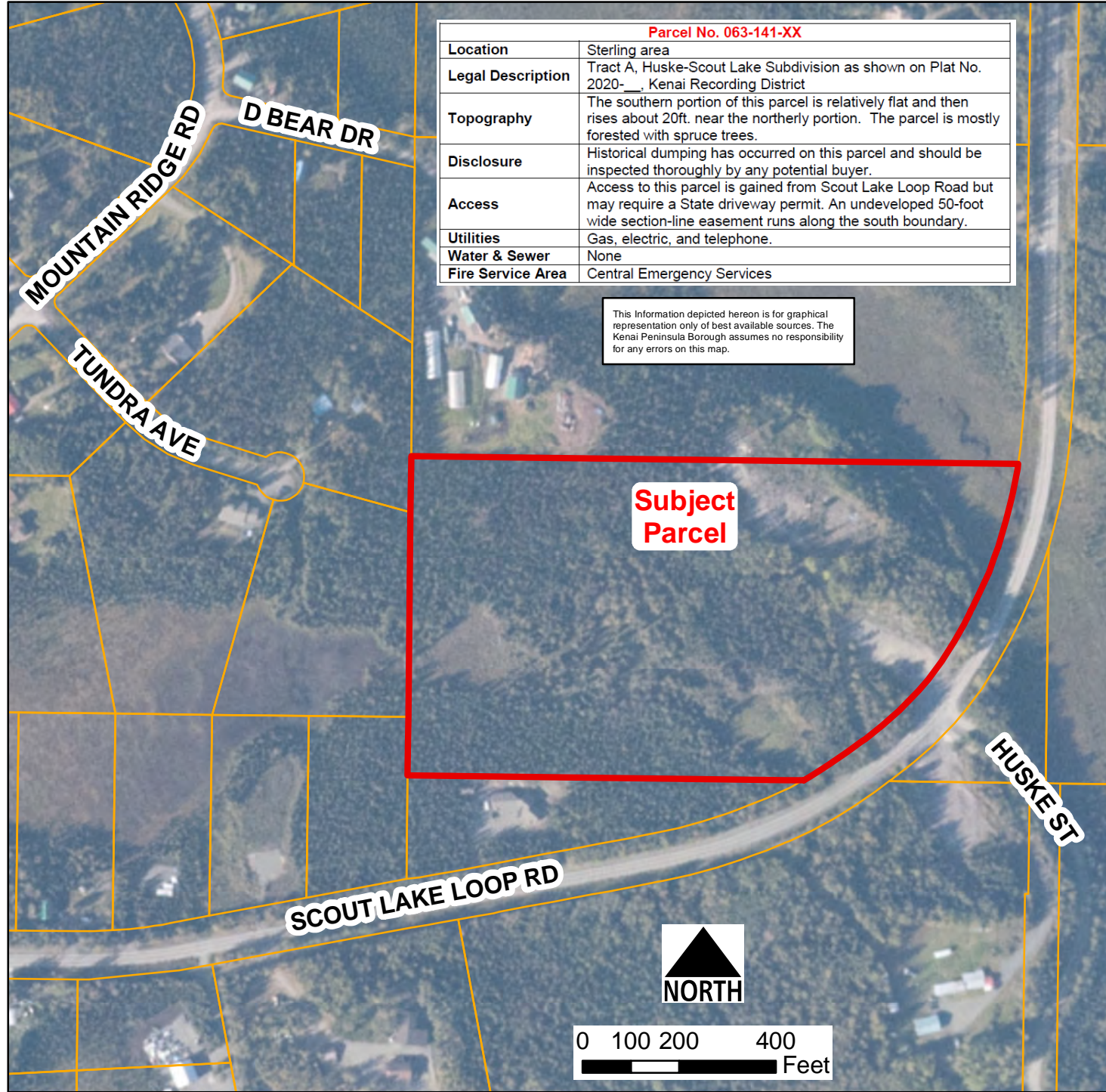
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Parcel No. 063-141-__

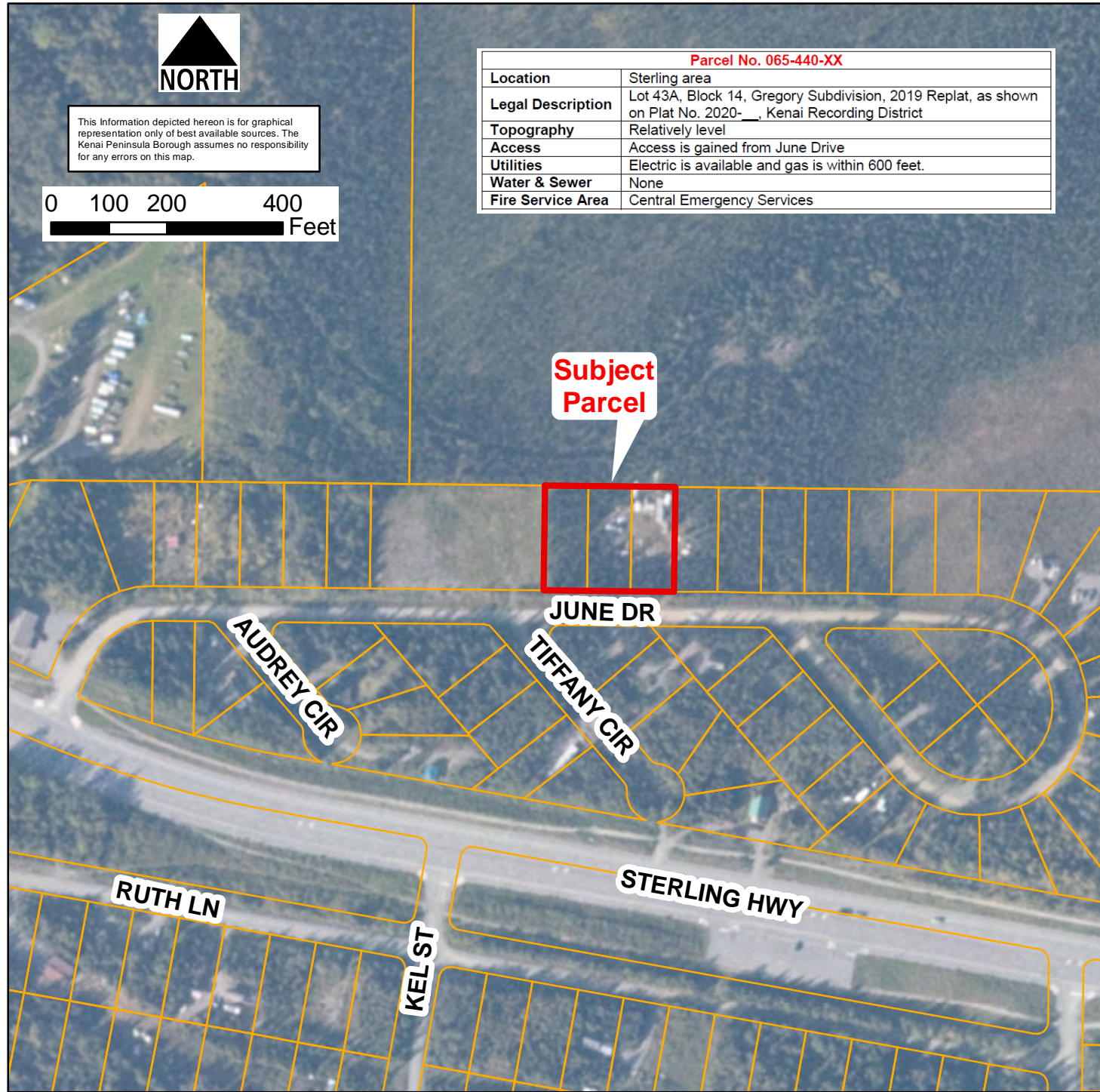
Minimum Bid
\$60,000

Acres: 17.03±

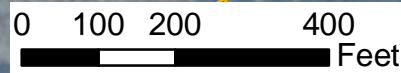


Minimum Bid
\$18,000

Acres: 0.93±



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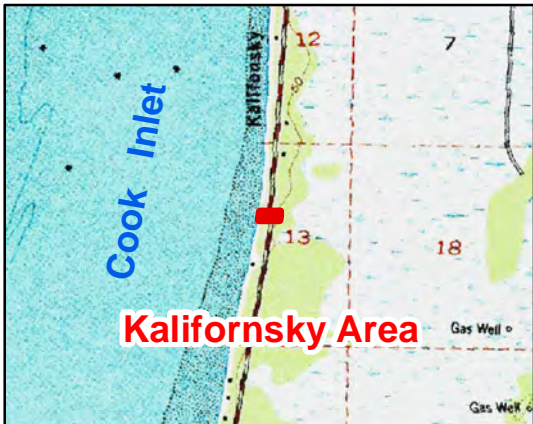
Parcel No. 065-440-XX	
Location	Sterling area
Legal Description	Lot 43A, Block 14, Gregory Subdivision, 2019 Replat, as shown on Plat No. 2020-__, Kenai Recording District
Topography	Relatively level
Access	Access is gained from June Drive
Utilities	Electric is available and gas is within 600 feet.
Water & Sewer	None
Fire Service Area	Central Emergency Services

**Minimum Bid
\$110,000**

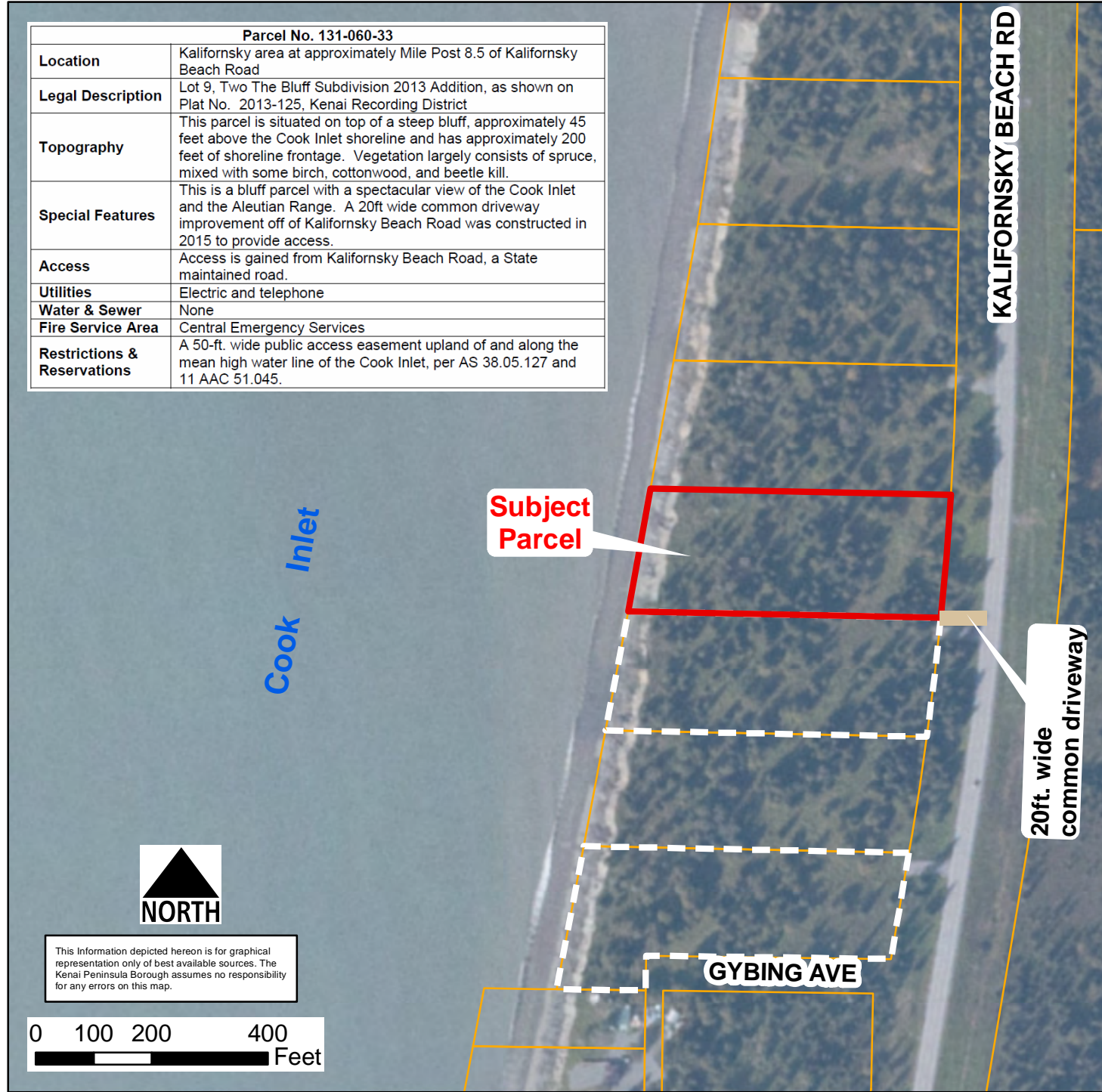
Acres: 2.59±



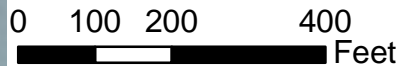
Representative photo taken from top of bluff looking out at the Cook Inlet.



Parcel No. 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.



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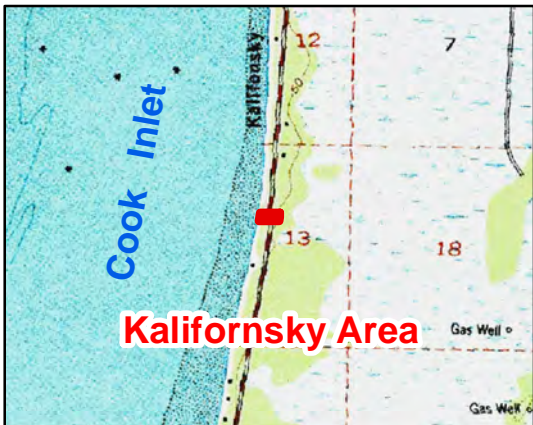


**Minimum Bid
\$110,000**

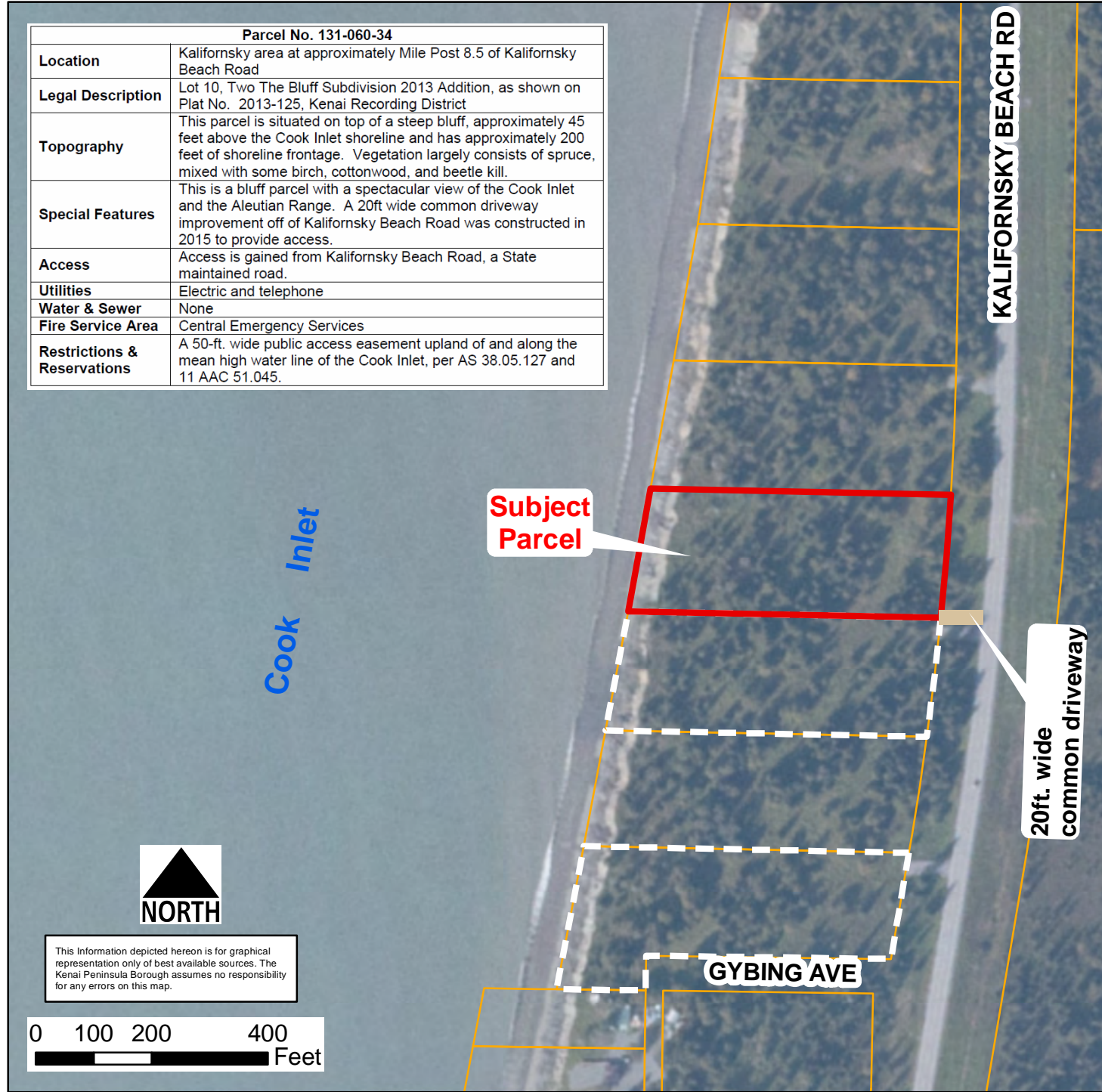
Acres: 2.59±



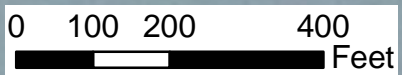
Representative photo taken from top of bluff looking out at the Cook Inlet.



Parcel No. 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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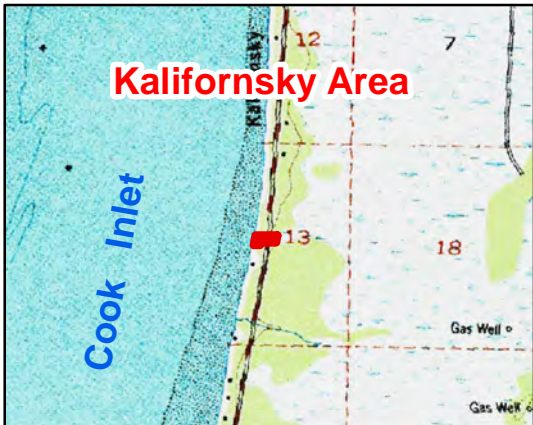


**Minimum Bid
\$110,000**

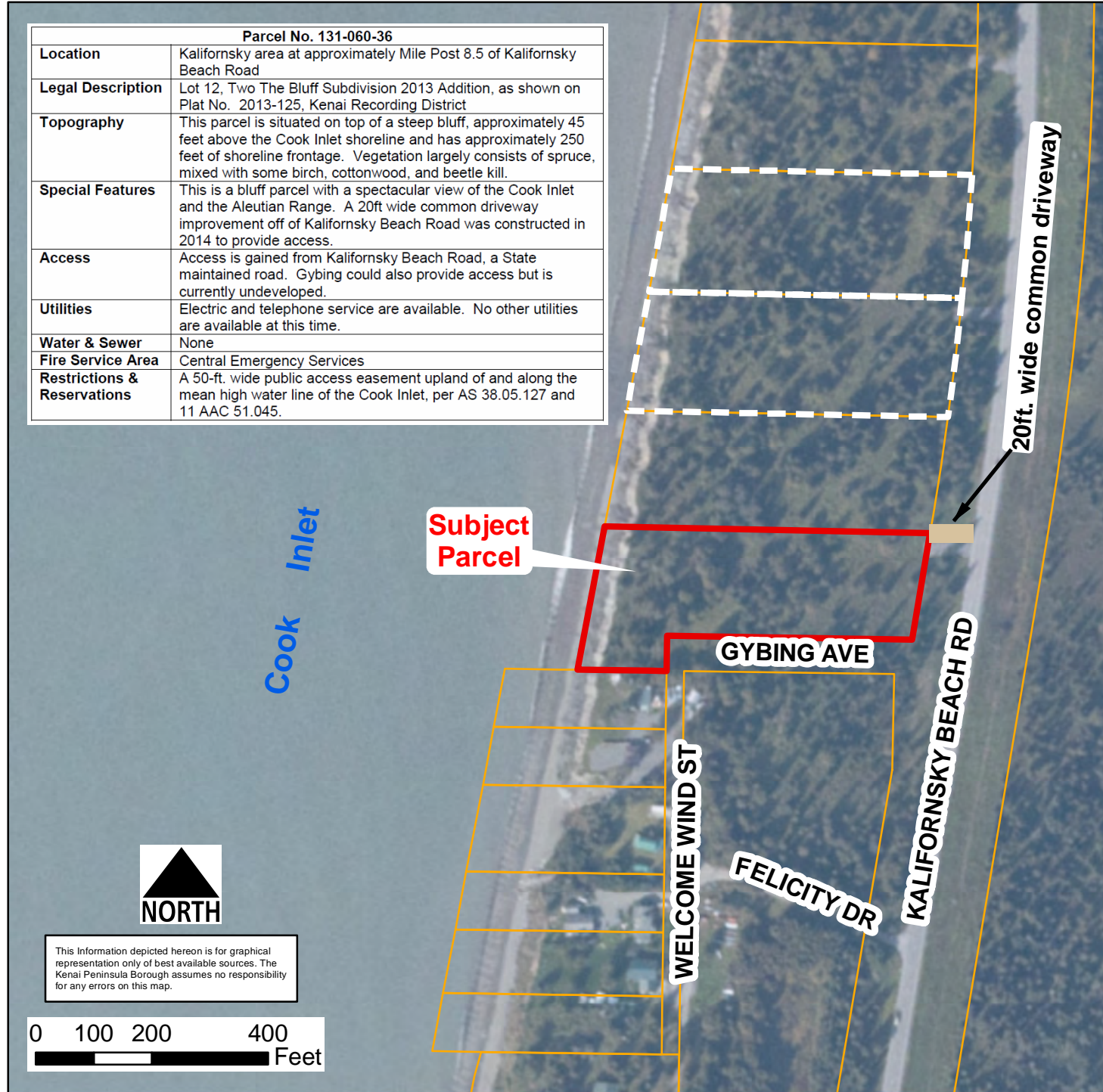
Acres: 2.60±



Photo taken from top of bluff looking out at the Cook Inlet.



Parcel No. 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 constructed in 2014 to provide access.
Access	Access is gained from Kalifornsky Beach Road, a State maintained road. Gybing could also provide access but is currently undeveloped.
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.



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0 100 200 400 Feet

Parcel No. 157-062-15

Minimum Bid
\$7,500

Acres: 10±

No photo available



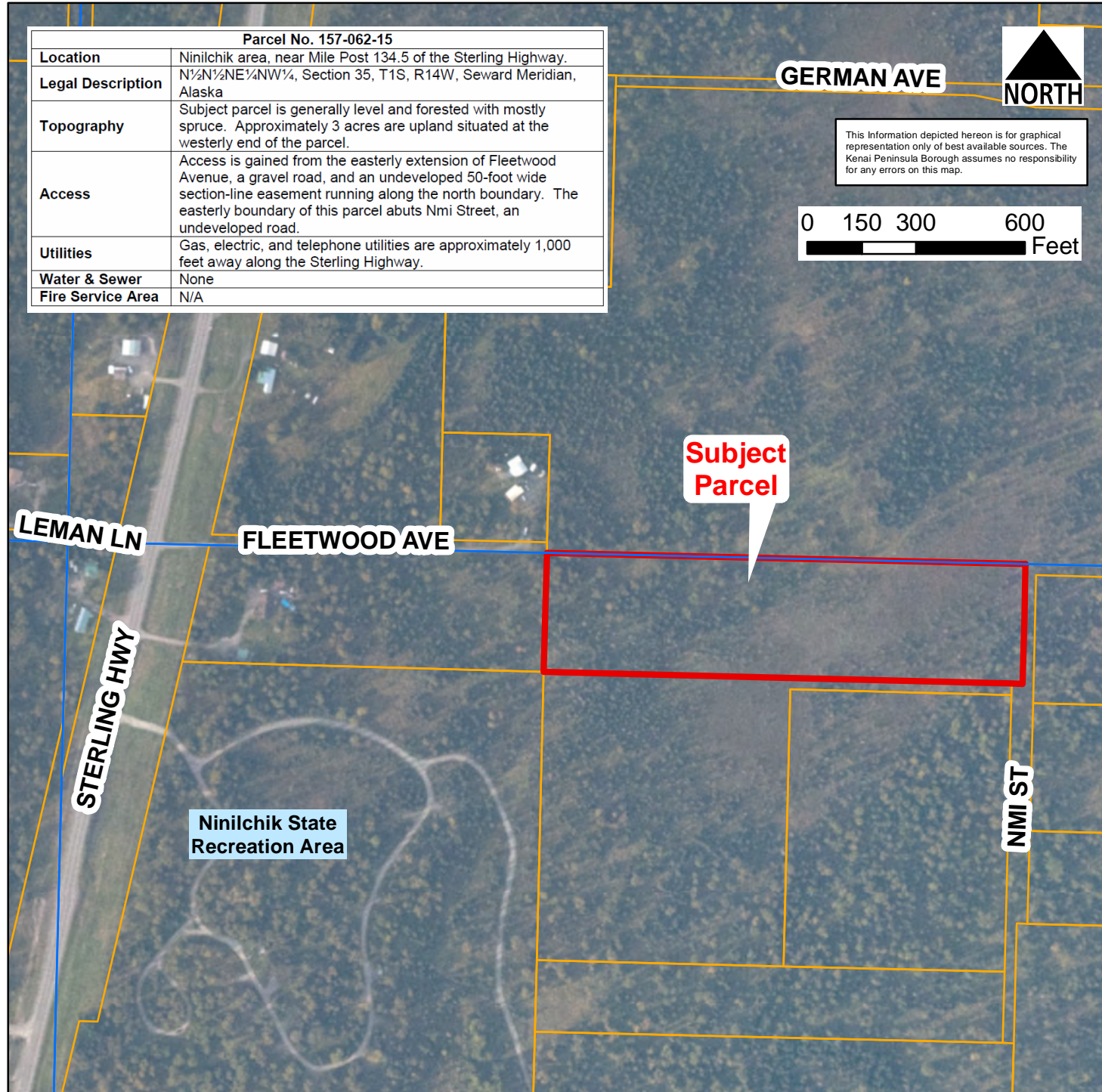
Parcel No. 157-062-15	
Location	Ninilchik area, near Mile Post 134.5 of the Sterling Highway.
Legal Description	N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 35, T1S, R14W, Seward Meridian, Alaska
Topography	Subject parcel is generally level and forested with mostly spruce. 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

GERMAN AVE



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0 150 300 600
Feet

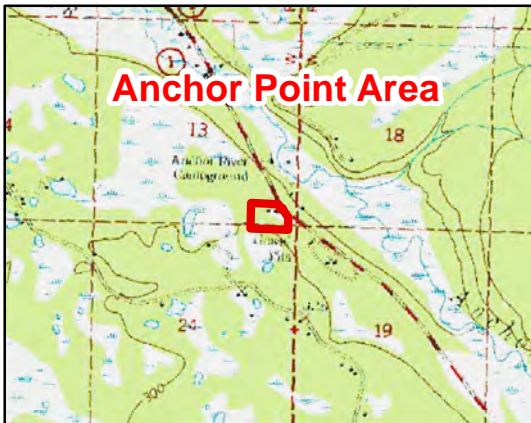
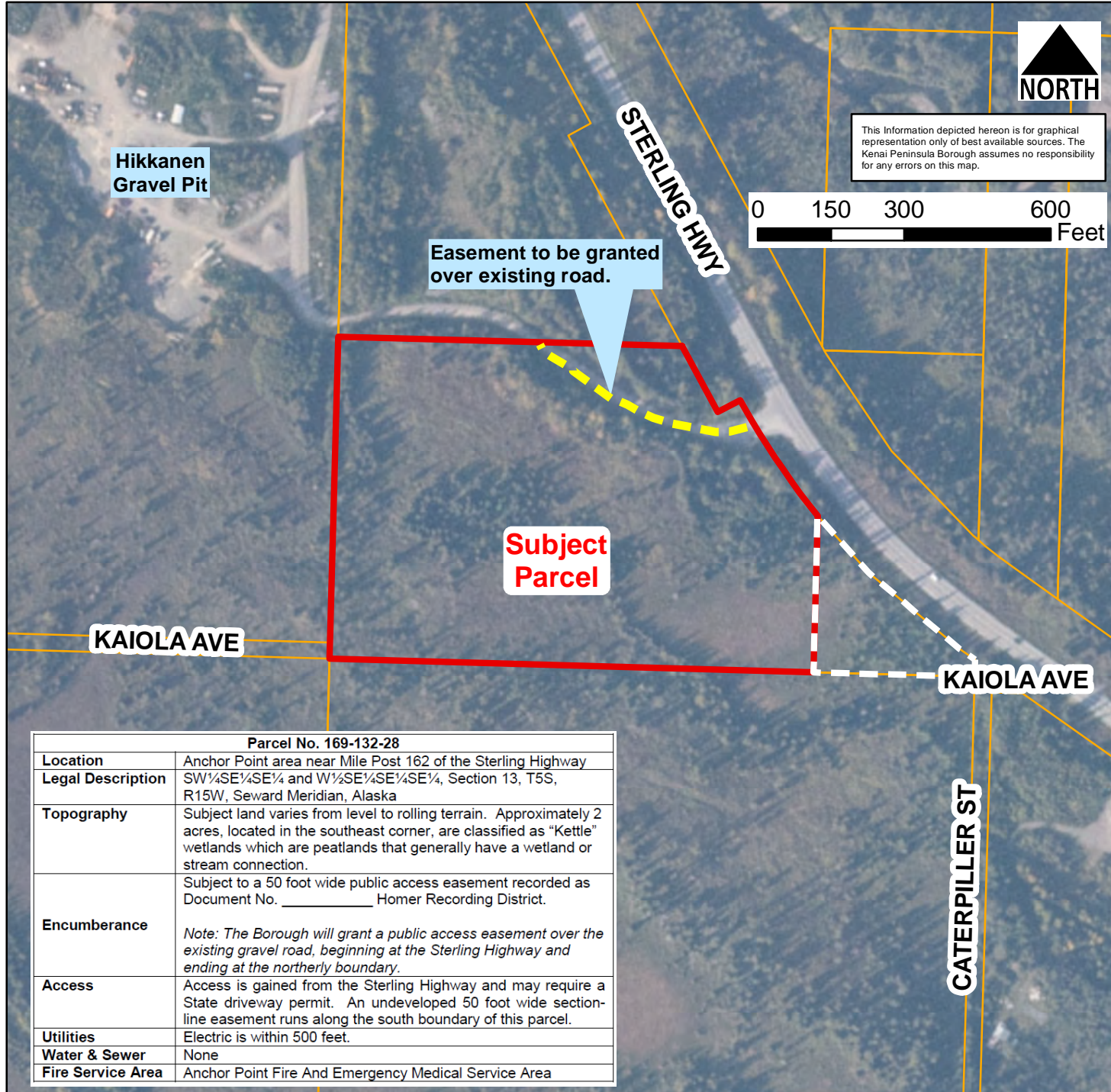


Parcel No. 169-132-28

**Minimum Bid
\$25,000**

Acres: 13.6±

No photo available



Parcel No. 169-132-28	
Location	Anchor Point area near Mile Post 162 of the Sterling Highway
Legal Description	SW¼SE¼SE¼ and W¼SE¼SE¼, Section 13, T5S, R15W, Seward Meridian, Alaska
Topography	Subject land varies from level to rolling terrain. Approximately 2 acres, located in the southeast corner, are classified as "Kettle" wetlands which are peatlands that generally have a wetland or stream connection.
Encumbrance	Subject to a 50 foot wide public access easement recorded as Document No. _____ Homer Recording District. <i>Note: The Borough will grant a public access easement over the existing gravel road, beginning at the Sterling Highway and ending at the northerly boundary.</i>
Access	Access is gained from the Sterling Highway and may require a State driveway permit. An undeveloped 50 foot wide section-line easement runs along the south boundary of this parcel.
Utilities	Electric is within 500 feet.
Water & Sewer	None
Fire Service Area	Anchor Point Fire And Emergency Medical Service Area

Parcel No. 169-132-29

**Minimum Bid
\$10,000**

Acres: 1.4±

No photo
available

