



MINIMUM BID: \$180,000.00

Acres: 5.48

Legal Description: GOVT LOT 10, ACCORDING TO THE DIVISION OF LANDS SURVEY PLAT REFLECTING A REPLAT OF BLM SECTION LOTS 5, 6, 7, 9, 10, 12, 15, 16, 17, 18 AND THAT PORTION OF THE E1/2W1/2SW1/4SW1/4SE1/4 LYING ABOVE THE LINE OF MEAN HIGH WATER WITHIN SECTION 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA, FILED IN THE KENAI RECORDING DISTRICT ON JUNE 16, 1969 AS K-1622 AND REFILED ON AUGUST 8, 1969 AS K-1637

Topography: Level to varied topography with an abrupt steep bluff edge on the West side off the subject parcel. Vegetation consists of a stand of medium to larger diameter spruce and birch.

Special Features: Large bluff lot North of Kenai. With proper lot preparation, subject parcel will have views to the West of Cook Inlet.

Disclosures: Steep bluff feature located on the East boundary of the subject parcel. KPB records indicate an existing encroachment exists along the easterly boundary of the parcel. An encroachment survey has been conducted and is available for review. A 50 foot wide to and along easement exists along the West boundary of the parcel. Easement will be reflected on a record of survey to be recorded prior to the sale.

Access: Potential access may be by way of the Kenai Spur Highway to a platted road located immediately West of Essence Avenue. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Gas and Electric utility are available in the area.



Parcel No. 02544416

Point Possession



MINIMUM BID: \$25,000.00

Acres: 11.08

Legal Description: TRACT T, MOOSE POINT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 84-65, RECORDS OF THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

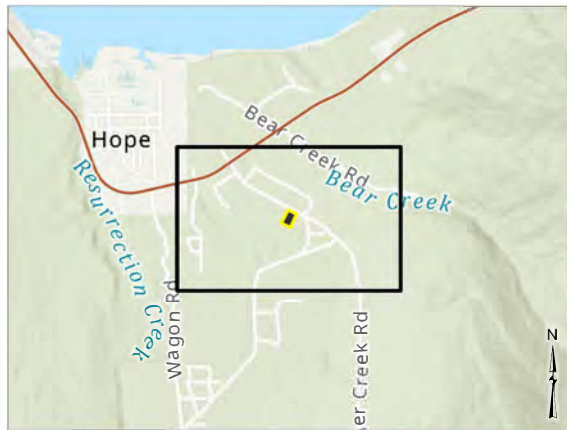
Topography: Level to slightly varied topography with an abrupt bluff edge on the West side off the subject parcel. Vegetation consists of moderately spaced stand of medium to smaller diameter birch and spruce with areas of thick undergrowth.

Special Features: With proper lot preparation, subject property may have potential views to the West of Cook Inlet. Parcel is located in a remote area of the peninsula.

Disclosures: Steep bluff feature located on the West boundary of the subject parcel. Parcel is remote with potentially difficult access.

Access: Potential access may be by way of the Kenai Spur Highway Extension. A platted undeveloped right of way. Access may be difficult and require use of snowmachine or atv. 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.



MINIMUM BID: \$110,000.00

Acres: 2.26

Legal Description: LOT 11 OF DISCOVERY PARK SUBDIVISION, AS SHOWN ON PLAT NO. 2010-11, RECORDS OF THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

Topography: Level topography with a relatively thick stand of smaller diameter birch and spruce with areas of thick undergrowth.

Special Features: With proper lot preparation, a potential for mountain views exist. Parcel is in close proximity to Hope and nearby recreation opportunities.

Disclosures: Parcel is adjacent to an existing and active materials site located to the to the Southwest. An active air strip is also located Southwest of the parcel.

Access: Potential access may be by way of the Hope Highway to 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.



MINIMUM BID: \$350,000.00

Acres: 20

Legal Description: THE S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA

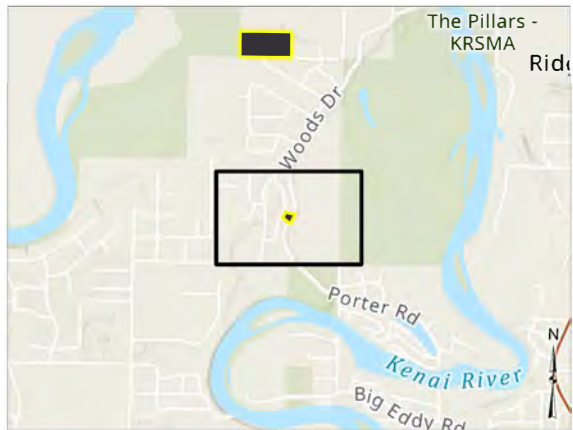
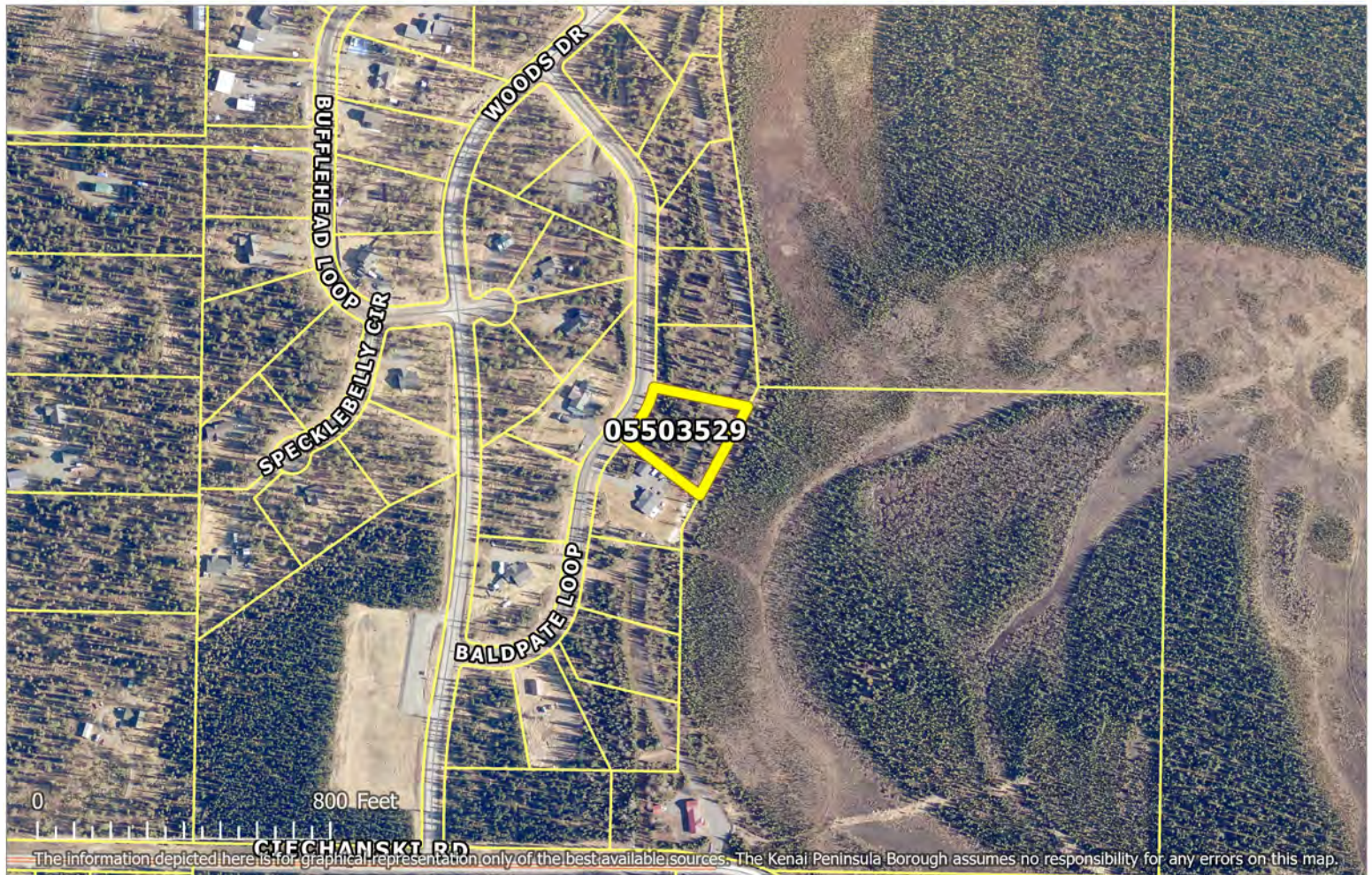
Topography: Topography is relatively flat and mostly forested with spruce and birch. This parcel is situated 40 feet above and adjacent to the Kenai River lowlands and the State's Kenai River Special Management Area. The lowland area is identified as "Drainageway".

Special Features: Large undeveloped lot within close proximity to the cities of Soldotna and Kenai. Potential views may exist along the Northwest corner of the property. Parcel is bound to the North and West by State land.

Disclosures: A ravine is located in the Northwest corner of the parcel. 30 foot right of way will be reserved along the entire South property boundary for future road dedication and to aid in access to KPB owned land to the West.

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

Utilities: Electric and gas utility is available in the area.



MINIMUM BID: \$85,000.00

Acres: 1.24

Legal Description: LOT 7, BLOCK 4 WIDGEON WOODS PHASE 2, ACCORDING TO PLAT NO. 2012-32, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

Topography: Southeasterly sloping residential lot becoming varied with a bench on the East side of the subject parcel. Vegetation consists of an open stand of birch and spruce.

Special Features: Undeveloped residential lot in close proximity to the Cities of Soldotna and Kenai. Parcel is part of a Residential Local Option Zoning District.

Disclosures: Remnants of an old road bed is located on the easterly half of the lot.

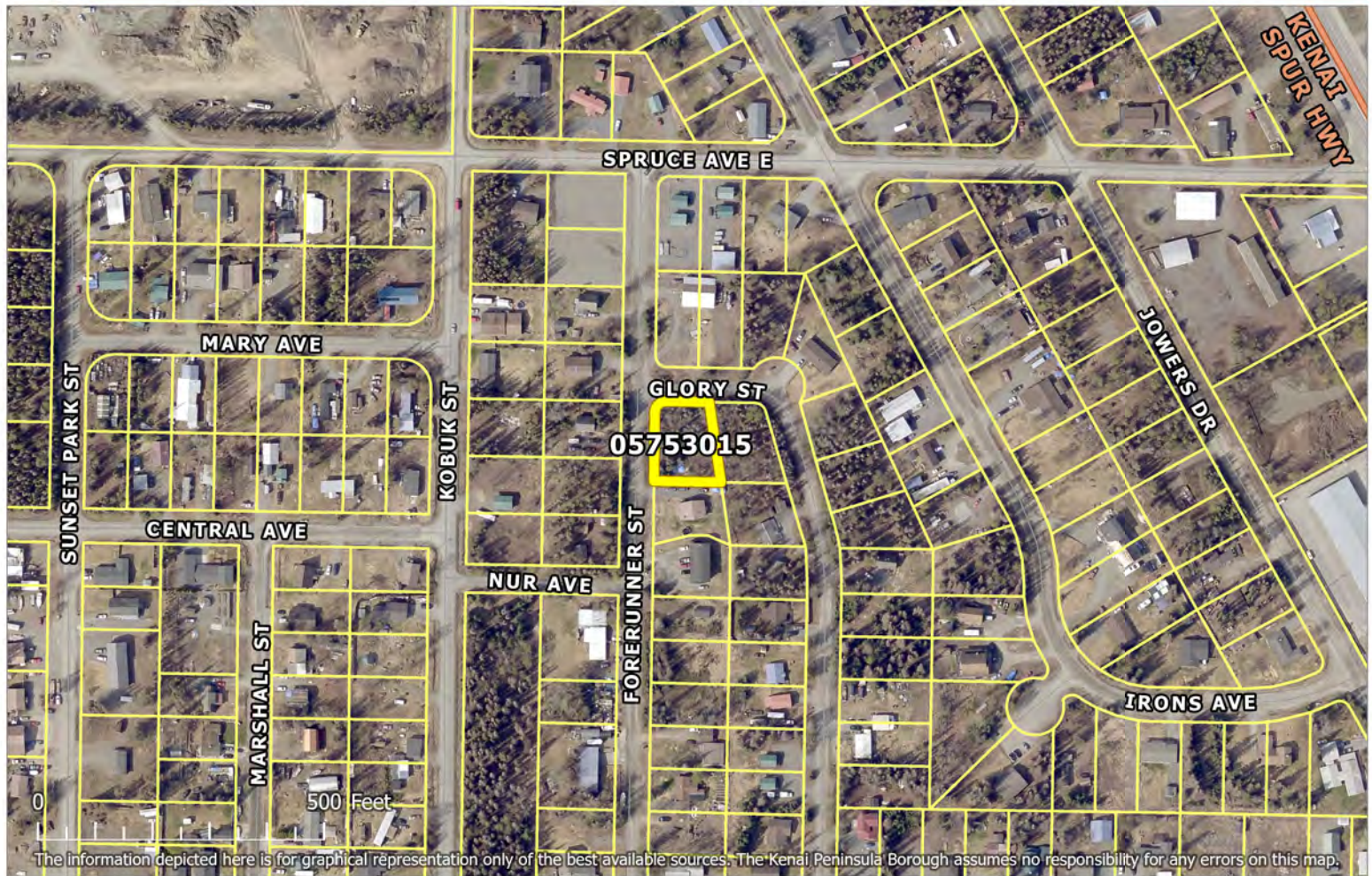
Access: Potential access may be by way of the Woods Drive to Baldpate Loop. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric and gas utility is available in the area.



Parcel No. 05753015

Soldotna



MINIMUM BID: \$23,000.00

Acres: 0.34

Legal Description: LOT ONE (1), BLOCK 2-A, BLOCK 2-A AND A PORTION OF BLOCK 3-A OF THE IRONS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER AMENDED PLAT NUMBER 75-4, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

Topography: Level platted residential lot with a smaller stand of birch and spruce.

Special Features: Undeveloped lot in close proximity to the City of Soldotna, schools and hospital. Parcel is similar in size to those in the nearby area.

Disclosures: Parcel is located North of the Soldotna City limits. A potential encroachment of personal property may exist along the South boundary. Parcel was acquired by tax foreclosure action in 2010. The property is subject to a 20' wide building setback along the West and North property lines and a 10' wide utility easement along the East property line.

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

Utilities: Electric and gas utility is available in the area.



PHOTO
COMING
SOON

MINIMUM BID: \$220,000.00

Acres: 3.31

Legal Description: LOT 4, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA

Topography: Parcel topography is rolling with a steep bluff towards the West side of the lots fronting the Kenai River. The vegetation present on the parcels is relatively young due to having been burned in recent wildland fire activity.

Special Features: Large 3.31 acre Kenai River frontage parcel with potential views.

Disclosures: Steep bluff located along the South boundary of the subject property. Parcel has been impacted by wildfire. Subject parcel will be incorporated to a R-W Local Option Zoning District prior to sale. KPB has received management authority to the property. The fee recording of the fee patent will be required prior to the sale. Parcel may be subject to additional matters as disclosed on the recorded patent.

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

Utilities: Electric and gas utility are available in the area.



Parcel No. 06631026

Funny River



MINIMUM BID: \$23,000.00

Acres: 1.23

Legal Description: LOT THREE (3), BLOCK FIVE (5), RIVER BEND RIDGE SUBDIVISION PART FIVE (5), FILED UNDER PLAT NO. 78-126, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

Topography: Parcel topography is rolling with a slight elevation gain to the North property corner. Vegetation consists of a mixed stand of medium to small diameter spruce.

Special Features: 1.23 acre parcel located East of Soldotna in the Funny River area.

Disclosures: KPB received title to this parcel by Clerks Deed in 1992 as a result of a tax foreclosure action. A 10 foot wide utility easement exists along the entire East boundary. See plat for additional information.

Access: Access may be by way of Funny river road to Rousing Road, a platted and developed road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

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





Parcel No. 11907001

Cooper Landing



MINIMUM BID: \$125,000.00

Acres: 1.46

Legal Description: LOT 14A OF US SURVEY 3306 IN SECTION 28, TOWNSHIP 5 NORTH, RANGE 3 WEST, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT ON JANUARY 24, 1955, SEWARD RECORDING DISTRICT, STATE OF ALASKA

Topography: Parcels are comprised of varied terrain with slopes and benches. A dense stand of small to medium diameter spruce and birch exist on the parcel. With proper site preparation mountain and river views may be possible from to the South.

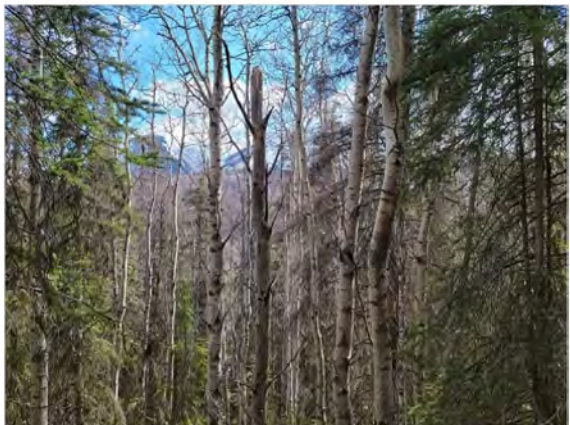
Special Features: South facing 1.46 acre parcel located North of the Kenai River in Cooper Landing. Parcel is in close proximity to recreational activities.

Disclosures: 10 Foot wide telecom easement exists along the South property line.

Access: 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.





MINIMUM BID: \$125,000.00

Acres: 1.6

Legal Description: LOT 15 OF US SURVEY 3306 IN SECTION 28, TOWNSHIP 5 NORTH, RANGE 3 WEST, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT ON JANUARY 24, 1955, SEWARD RECORDING DISTRICT, STATE OF ALASKA

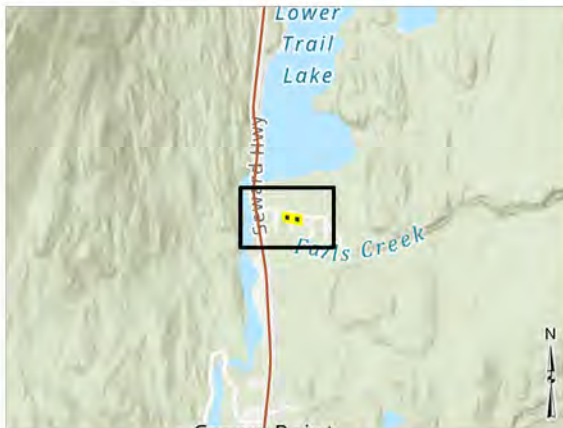
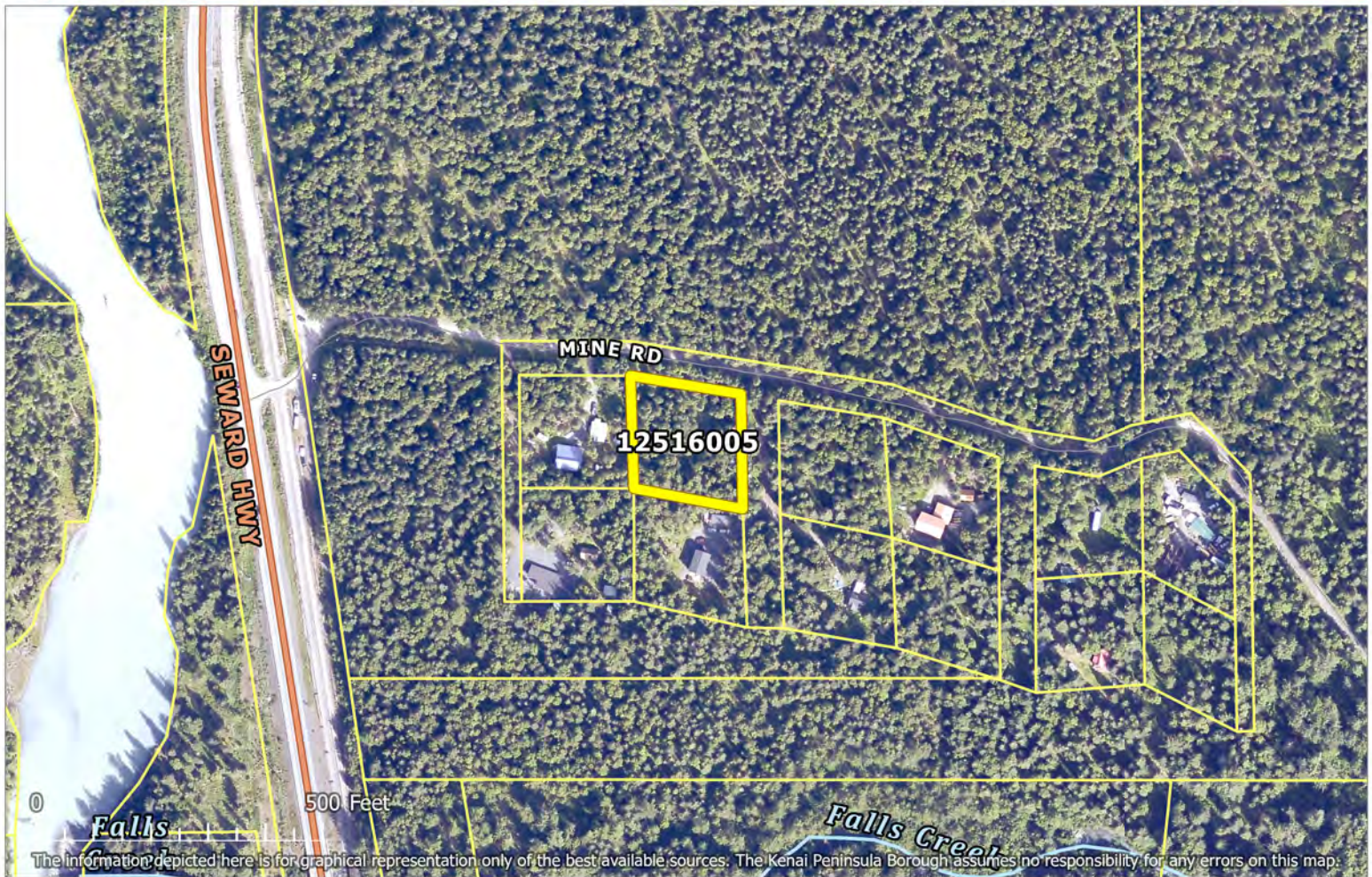
Topography: Parcels are comprised of varied terrain with slopes and benches. A dense stand of small to medium diameter spruce and birch exist on the parcel. With proper site preparation mountain and river views may be possible from to the South.

Special Features: South facing 1.6 acre parcel located North of the Kenai River in Cooper Landing. With proper site preparation, mountain and potential Kenai River views may be possible.

Disclosures: 10 Foot wide telecom easement exists along the South property line.

Access: 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.



MINIMUM BID: \$40,000.00

Acres: 0.87

Legal Description: LOT 4, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA

Topography: Topography of subject parcels is relatively level with areas of varied terrain.

Special Features: Residential / Recreational lot in the Moose Pass Area. Parcel is within close proximity to recreation activities and public land.

Disclosures: KPB has been conveyed Management Authority to subject parcels through ADL Number 201306. Although KPB does not currently have fee title to the property, fee title will be received prior to sale. Parcel may be subject to additional matters as disclosed on the State of Alaska Patent.

Access: Access may be by way of the Seward Highway to Lower Trail Lake (aka Mine 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.



MINIMUM BID: \$40,000.00

Acres: 0.88

Legal Description: LOT 6, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA

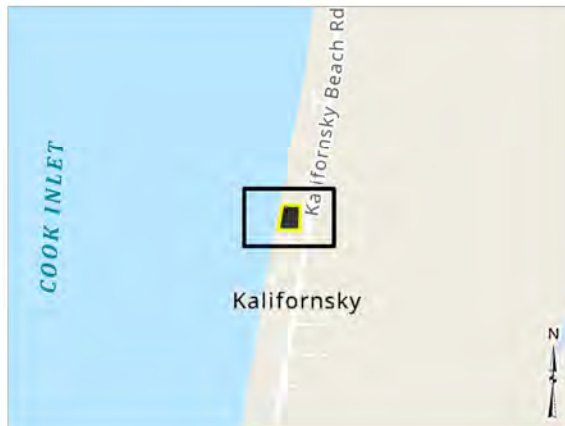
Topography: Topography of subject parcels is relatively level with areas of varied terrain.

Special Features: Residential / Recreational lot in the Moose Pass Area. Parcel is within close proximity to recreation activities and public land.

Disclosures: KPB has been conveyed Management Authority to subject parcels through ADL Number 201306. Although KPB does not currently have fee title to the property, fee title will be received prior to sale. Parcel may be subject to additional matters as disclosed on the State of Alaska Patent.

Access: Access may be by way of the Seward Highway to Lower Trail Lake (aka Mine 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.



MINIMUM BID: \$222,000.00

Acres: 10.03

Legal Description: GOVERNMENT LOTS 6 AND 7, SECTION 24, TOWNSHIP 4 NORTH, RANGE 12 WEST, SEARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA

Topography: Topography of subject parcels is relatively level.

Special Features: Large acreage bluff lot located North of Kasilof. With proper site preparation, Cook inlet views are possible.

Disclosures: Parcel is subject to a steep coastal bluff along the westerly property line. Bluff is subject to erosion. Soils sample work has been conducted on the property and is available for review upon request.

Access: 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.



Parcel No. 13505335

Caribou Island



MINIMUM BID: \$8,000.00

Acres: 1.18

Legal Description: LOT 6A, BLOCK 4, CARIBOU ISLAND SUBDIVISION KPB2020 REPLAT, AS SHOWN ON PLAT NO. 2020-9, SEWARD RECORDING DISTRICT, STATE OF ALASKA

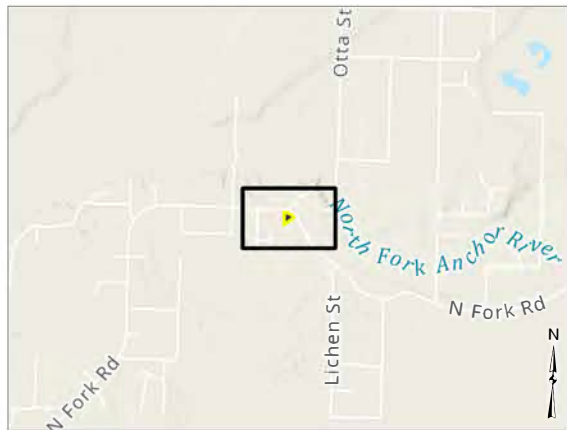
Topography: Parcel is mostly level with a decline towards the lake shore. A mixed timber stand of spruce and birch exist on the parcel.

Special Features: Remote, interior Caribou Island lot located on Skilak Lake.

Disclosures: Remote property. It is buyers responsibility to conduct adequate due diligence prior to the sale.

Access: Remote. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to sale.

Utilities: No utilities are available.



MINIMUM BID: \$15,000.00

Acres: 1.05

Legal Description: LOT ONE (1), ACCORDING TO THE PLAT OF DEED OF RECORD BOUNDARY SURVEY OF HEADACRES, FILED UNDER PLAT NO. 81-64, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

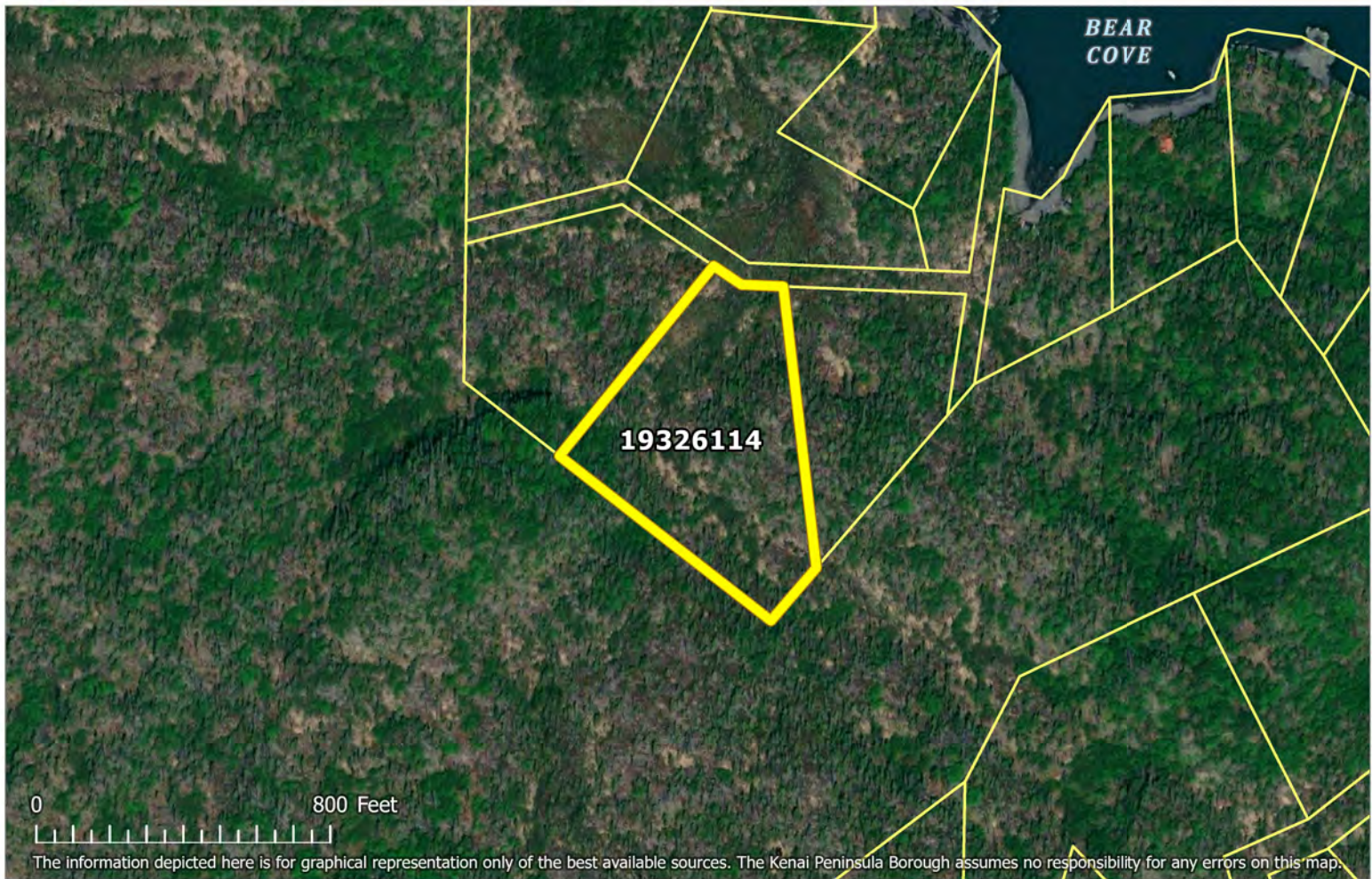
Topography: Parcel is relatively flat and appears to have been partially cleared in preparation for development. Vegetation consists of a small stand of spruce located in the southern corner of the parcel.

Special Features: Level building lot adjacent to a developed road.

Disclosures: Physical inspection indicates the lot appears to have undergone some prior clearing and site preparation. KPBB has no knowledge of prior use.

Access: Access is by way of the Sterling Highway to the North Fork Road which abuts the North boundary of the parcel.

Utilities: Electric utility is available in the area.



MINIMUM BID: \$125,000.00

Acres: 8.77

Legal Description: LOT 2, BLOCK 6, OF MARINERS WALK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 85-225, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, STATE OF ALASKA

Topography: Parcel is varied and undulating with a stand of spruce and birch.

Special Features: Remote 8.77 acre parcel located in Bear cove, located southeast of Homer.

Disclosures: Parcel is currently under Management Authority by KPB awarded through ADL Number 227981. Fee patent to KPB is to be recorded prior to the sale. Property may be subject to additional matters as disclosed on the recorded patent.

Access: Remote parcel. Access is by way of boat or float plane to Bear Cove, and undeveloped platted trail to the subject parcel.

Utilities: No utilities are available in the area.



MINIMUM BID: \$25,000.00

Acres: 6.76

Legal Description: TRACT D, BLOCK 4 OF THREE MILE CREEK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 72-7, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

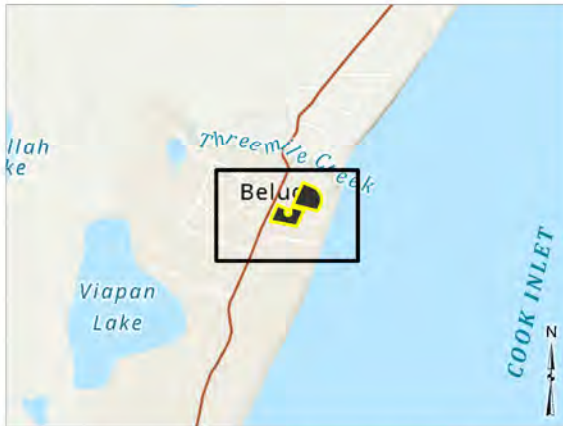
Topography: Parcel is relatively flat with some areas of rolling terrain, densely covered with a stand of birch and spruce.

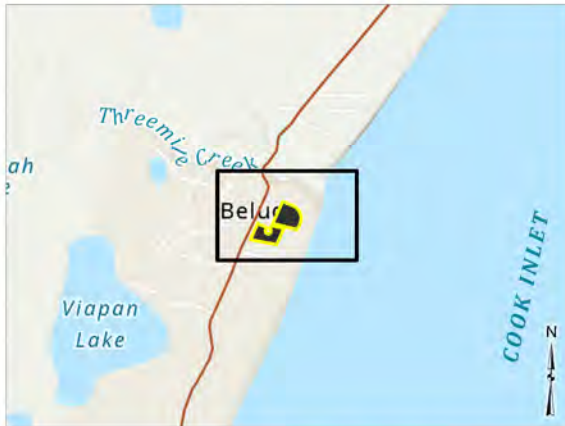
Special Features: Remote 6.76 +/- acre Beluga lot. Parcel is located just South of the Beluga Highway.

Disclosures: Parcel is subject to a 20 foot building setback from all exterior boundaries. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Access: The Beluga area is primarily accessed from the Beluga airstrip, which is privately maintained. Parcel 211-280-11 fronts the Beluga Highway a developed gravel road.

Utilities: Electric utility is available in the area.





MINIMUM BID: \$30,000.00

Acres: 8.33

Legal Description: TRACT B, BLOCK 4 OF THREE MILE CREEK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 72-7, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

Topography: Parcel is relatively flat with some areas of rolling terrain, densely covered with a stand of birch and spruce.

Special Features: Remote 8.33 +/- acre Beluga. Located just South of the Beluga Highway.

Disclosures: Parcel is subject to a 20 foot building setback from all exterior boundaries.

Access: The Beluga area is primarily accessed from the Beluga airstrip, which is privately maintained. Parcel. Parcel 211-280-13 is accessed off the Beluga Highway and Chickaleutun Loop, a platted and partially developed 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.