



## MINIMUM BID: \$3,600.00

Acres: 0.17

**Legal Description:** LOT 18, BLOCK 6 OF BLOCKS 5, 6, 7, 8, 12, 13, & 14, AURORA HEIGHTS SUBDIVISION, FILED UNDER PLAT NO. K-1510, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

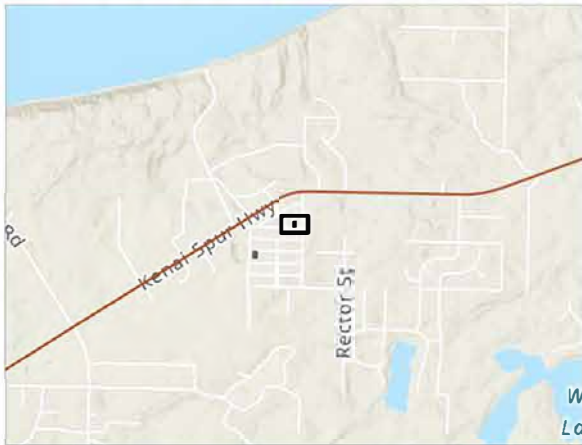
**Topography:** Level lot recently cleared with smaller diameter birch and aspen.

**Special Features:** Platted lot with developed access to the Kenai Spur Highway in close proximity to schools and other amenities in Nikiski.

**Disclosures:** The property was conveyed to the borough by Clerks Deed in 2002 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.

**Access:** Potential access may be by way of the Kenai Spur Highway, Marhenke Street and Christie Avenue, a platted road. 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.







**MINIMUM BID: \$3,600.00**

**Acres: 0.17**

**Legal Description:** LOT 16, BLOCK 9, AURORA HEIGHTS PRELIMINARY SUBDIVISION PLAN, FILED UNDER PLAT NO. K-1320, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

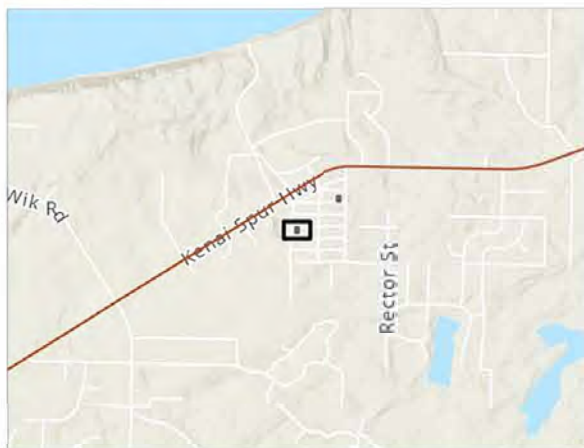
**Topography:** Level lot with smaller diameter birch and aspen.

**Special Features:** Platted lot with developed access to the Kenai Spur Highway in close proximity to schools and other amenities in Nikiski.

**Disclosures:** The property was conveyed to the borough by Clerks Deed in 2005 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.

**Access:** Potential access may be by way of the Kenai Spur Highway, Marhenke Street and Marlene Avenue, a platted road. 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.



(Oblique View)





## MINIMUM BID: \$8,500.00

Acres: 0.83

**Legal Description:** THAT PORTION OF U.S. GOVERNMENT LOT 9, IN SECTION 17, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, LYING EASTERLY OF THE ROADWAY EASEMENT GRANTED TO THE STATE OF ALASKA AND RECORDED JULY 28, 1971 AS BOOK 41, PAGE 25, LOCATED IN THE KENAI RECORDING DIS

**Topography:** Mostly level lot with a slight grade to the North East towards Marie Lake with smaller diameter spruce, birch and aspen.

**Special Features:** Triangular shaped lot fronting Holt Lamplight Road. Potential views of Marie Lake.

**Disclosures:** The property was acquired by the borough in 1984 by Statutory Warranty Deed. KPB has no historical knowledge of the property or its prior use. A developed utility corridor exists across the NE corner of the parcel. 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.

**Access:** Potential access may be by way of the Kenai Spur Highway, Miller loop road and Holt Lamplight Road, a paved platted road. 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.



(Oblique View)





## MINIMUM BID: \$3,400.00

Acres: 0.31

**Legal Description:** LOT 12, BLOCK 2, GALEN GRAY SUBDIVISION, ACCORDING TO PLAT KN-899, LOCATED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot with a mix of small to medium diameter spruce.

**Special Features:** Platted lot located South of Nikiski and North of Bernice Lake. Property is located within close proximity to the Kenai Spur Highway.

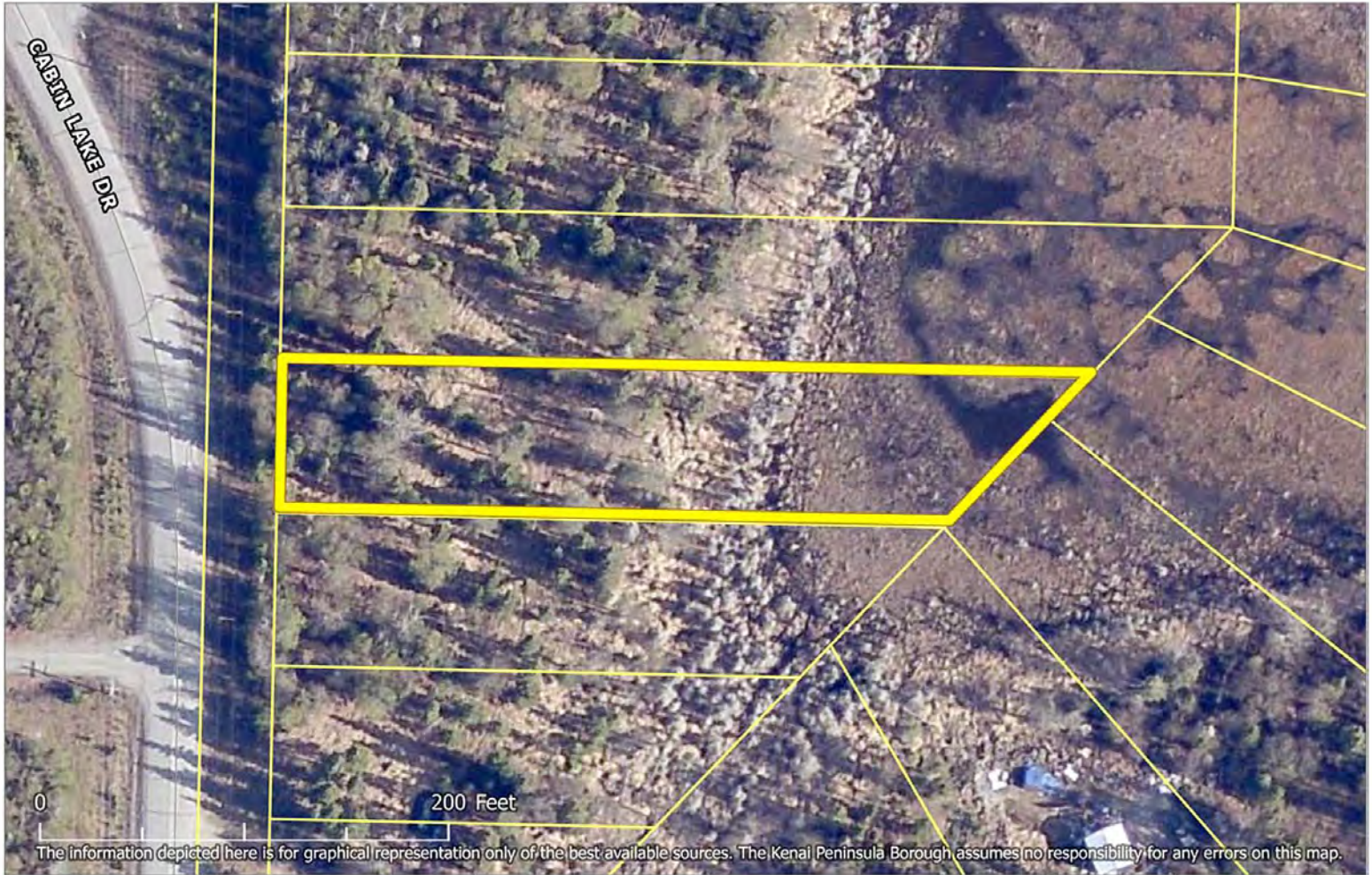
**Disclosures:** The property was acquired by the borough in 1994 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. According to KPB aerial imagery a potential undocumented driveway may exist across the SE corner of the lot. Property 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.

**Access:** Potential access may be by way of the Kenai Spur Highway, Beaver Avenue and Miller loop road and Tikopia Street, a developed platted road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Gas and Electric utilities are available in the area.







## MINIMUM BID: \$9,400.00

Acres: 0.62

**Legal Description:** LOT 9, BLOCK 1, BARANOFF TERRACE SUBDIVISION, ACCORDING TO PLAT K-1556, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA .

**Topography:** Mostly level on the West half of the lot with a slight bluff overlooking a riparian area to the East. A mixed stand of spruce and birch exist on the westerly portion of the lot.

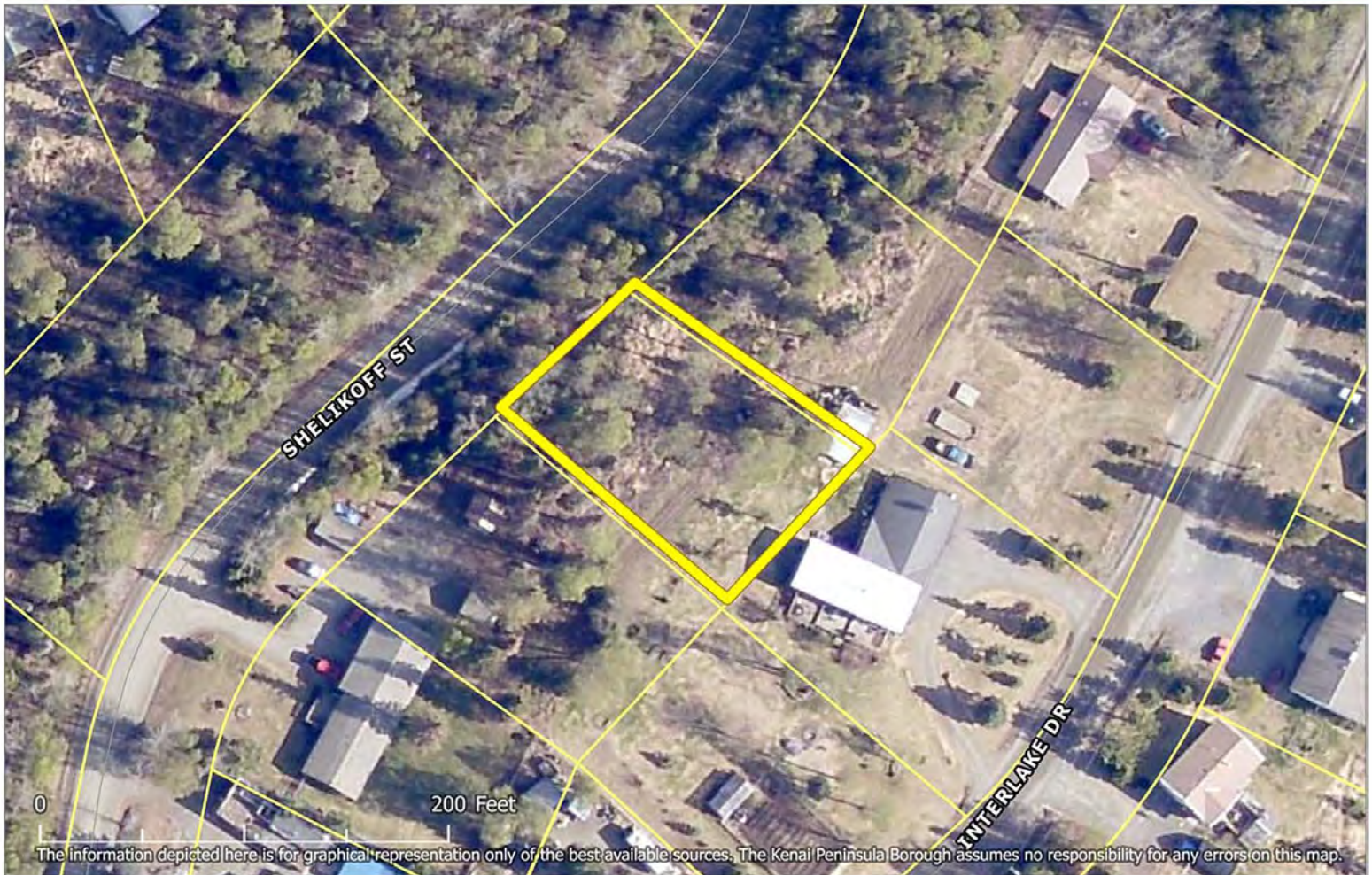
**Special Features:** Platted residential lot with paved access located South of Nikiski near Cabin Lake.

**Disclosures:** The property was acquired by the borough in 1996 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. According to KPB aerial imagery a riparian area exists on the easterly portion 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.

**Access:** Potential access may be by way of the Kenai Spur Highway, Miller Loop Road and Cabin Lake Drive, a platted, 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.





## MINIMUM BID: \$5,200.00

Acres: 0.32

**Legal Description:** LOT 4, BLOCK 4, BARANOFF TERRACE SUBDIVISION, ACCORDING TO PLAT K-1556, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA .

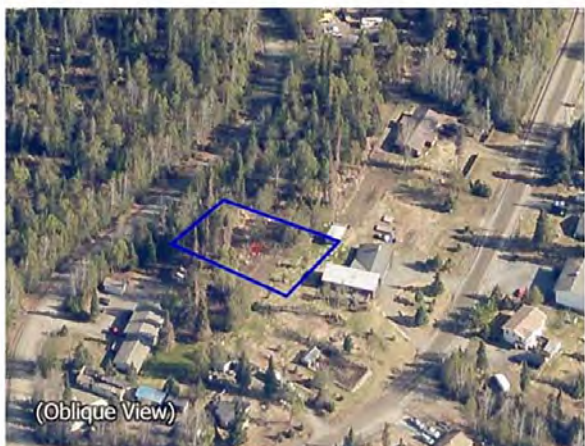
**Topography:** Level lot with a mixed stand of spruce and birch along the West side of the parcel.

**Special Features:** Platted residential lot with developed access located South of Nikiski near Cabin Lake.

**Disclosures:** The property was acquired by the borough in 2016 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. According to KPB aerial imagery prior clearing may have taken place along the east property boundary. Aerial imagery indicates a potential encroachment may exist along the easterly property boundary. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to c

**Access:** Potential access may be by way of the Miller Loop Road, to Shelikoff Street, a platted 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.



(Oblique View)





## MINIMUM BID: \$5,000.00

Acres: 0.28

**Legal Description:** LOT 6, BLOCK 1 SPRUCEWOOD MANOR SUBDIVISION, ACCORDING TO PLAT K-1606, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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

**Special Features:** Platted residential lot located South of Nikiski and East of Cabin Lake.

**Disclosures:** The property was acquired by the borough in 2013 by Clerks Deed resulting from 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.

**Access:** Potential access may be by way of the Miller Loop Road to Blueberry Avenue, a platted 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.





## MINIMUM BID: \$5,000.00

Acres: 0.28

**Legal Description:** LOT 7, BLOCK 1 SPRUCEWOOD MANOR SUBDIVISION, ACCORDING TO PLAT K-1606, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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

**Special Features:** Platted residential lot located South of Nikiski and East of Cabin Lake.

**Disclosures:** The property was acquired by the borough in 2013 by Clerks Deed resulting from 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.

**Access:** Potential access may be by way of the Miller Loop Road to Blueberry Avenue, a platted 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.







## MINIMUM BID: \$5,000.00

Acres: 0.28

**Legal Description:** LOT 8, BLOCK 3 SPRUCEWOOD MANOR SUBDIVISION, ACCORDING TO PLAT K-1606, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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

**Special Features:** Platted residential lot located South of Nikiski and East of Cabin Lake.

**Disclosures:** The property was acquired by the borough in 2005 by Clerks Deed resulting from 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.

**Access:** Potential access may be by way of the Miller Loop Road to Blueberry Avenue, a platted 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.







## MINIMUM BID: \$1,200.00

Acres: 0.28

**Legal Description:** LOT 10, BLOCK 7, KENAI DEVELOPMENT CORPORATION SUBDIVISION, ACCORDING TO PAT NO. K-803, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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

**Special Features:** Platted residential lot located North of Kenai with a developed platted access and within close proximity to the Kenai Spur Highway.

**Disclosures:** The property was acquired by the borough in 2000 by Clerks Deed resulting from 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.

**Access:** Potential access may be by way of the Kenai Spur Highway to Commerce Drive and Fleet Street, a platted undeveloped 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.







## MINIMUM BID: \$5,000.00

Acres: 0.17

**Legal Description:** LOT 17, BLOCK 8, BLACK GOLD ESTATES SUBDIVISION AMENDED, ACCORDING TO PLAT NO. K-1399, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA .

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

**Special Features:** Platted residential lot located North of Kenai with platted access and within close proximity to the Kenai Spur Highway.

**Disclosures:** The property was acquired by the borough in 2017 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. Property is located within the City of Kenai and subject to city zoning and development requirements, restrictions, and permitting. 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 the Kenai Spur Highway to Alpine Drive, and Windflower 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 utilities are in the area.



(Oblique View)





## MINIMUM BID: \$5,000.00

Acres: 0.17

**Legal Description:** LOT 20, BLOCK 8, BLACK GOLD ESTATES SUBDIVISION AMENDED, ACCORDING TO PLAT NO. K-1399, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA .

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

**Special Features:** Platted residential lot located North of Kenai with platted access and within close proximity to the Kenai Spur Highway.

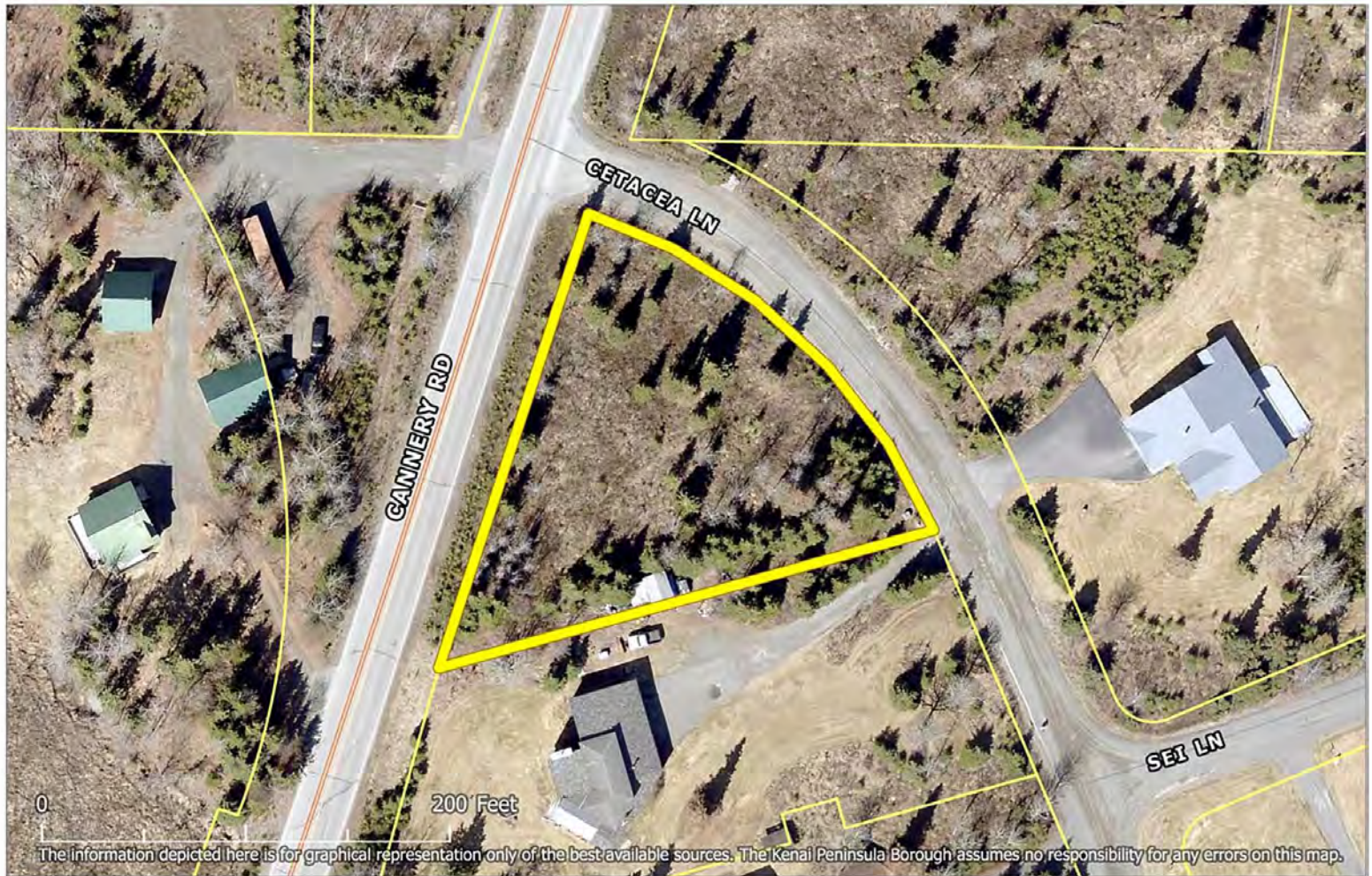
**Disclosures:** The property was acquired by the borough in 2017 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. Property is located within the City of Kenai and subject to city zoning and development requirements, restrictions and permitting. 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 the Kenai Spur Highway to Alpine Drive, and Windflower 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 utilities are in the area.







## MINIMUM BID: \$65,000.00

Acres: 0.57

**Legal Description:** LOT 1, BLOCK 3, BELUGA BAY ESTATES SUBDIVISION, PART 2, ACCORDING TO PLAT 77-155, FILED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

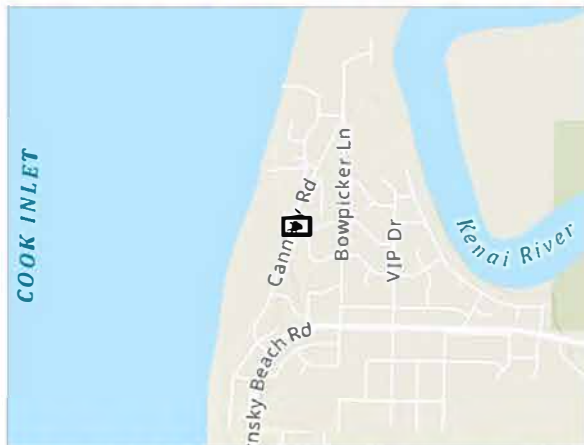
**Topography:** A level platted lot with a mixed stand of birch and smaller diameter spruce and birch.

**Special Features:** Platted residential lot located North of West of Soldotna off of K-Beach Road. Parcel is within close proximity of public beach access with possible views of Cook Inlet and the Alaska Range.

**Disclosures:** The property was acquired by the borough in 1982 by Warranty Deed. KPB has no historical knowledge of the property or its prior use. The property is subject to recorded Covenants Conditions and Restrictions as well as a recorded utility easement. 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.

**Access:** Potential access may be by way of the Cannery 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.



(Oblique View)





## MINIMUM BID: \$20,200.00

Acres: 0.58

**Legal Description:** LOT 18, PANORAMIC PARK SUBDIVISION, ACCORDING TO PLAT K-1189, FILED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

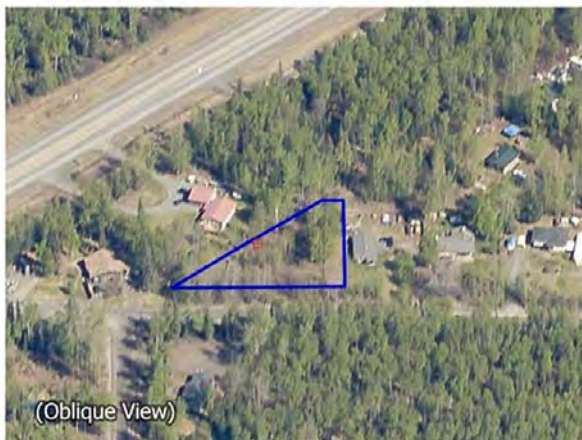
**Topography:** Level, partially cleared lot with a small spruce stand along the easterly property boundary.

**Special Features:** Residential lot located with developed platted access, located East Soldotna with easy access to the Sterling Highway.

**Disclosures:** The property was acquired by the borough in 1996 by Clerks Deed as the result of a borough tax foreclosure action. Aerial imagery indicates the possibility of encroachments along the northwesterly boundary. 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.

**Access:** Potential access may be by way of the Sterling Highway and Panoramic 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 utilities are available in the area.







## MINIMUM BID: \$13,700.00

Acres: 0.31

**Legal Description:** LOT 50, BLOCK 14, GREGORY SUBDIVISION NO. 6, ACCORDING TO PLAT NO. 74-54, FILED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

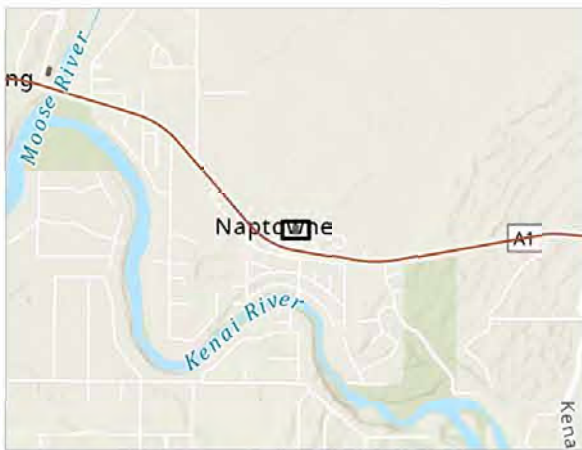
**Topography:** Level lot with a dense stand of spruce and smaller diameter birch.

**Special Features:** Platted residential lot in the Sterling area within close proximity to the Sterling Highway.

**Disclosures:** The property was acquired by the borough in 2016 by Clerks Deed as the result of a borough 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.

**Access:** Potential access may be by way of the Sterling Highway and June 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 utilities are available in the area.







## MINIMUM BID: \$7,000.00

Acres: 0.04

**Legal Description:** LOT 12, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot with smaller diameter spruce and birch.

**Special Features:** Platted RV lot in the Sterling area within close proximity to the Sterling Highway, Moose River and public Kenai River access.

**Disclosures:** The property was acquired by the borough in 2018 by Clerks Deed as the result of a borough 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. Property is subject to Land Use Restrictions, recorded as Book 285, Page 971, Kenai Recording District.

**Access:** Potential access may be by way of the Sterling Highway and Moose River 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 utilities are available in the area.



(Oblique View)





## MINIMUM BID: \$7,000.00

Acres: 0.04

**Legal Description:** LOT 13, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot with smaller diameter spruce and birch.

**Special Features:** Platted RV lot in the Sterling area within close proximity to the Sterling Highway, Moose River and public Kenai River access.

**Disclosures:** The property was acquired by the borough in 2018 by Clerks Deed as the result of a borough 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. Property is subject to Land Use Restrictions, recorded as Book 285, Page 971, Kenai Recording District.

**Access:** Potential access may be by way of the Sterling Highway and Moose River 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 utilities are available in the area.







## MINIMUM BID: \$7,000.00

Acres: 0.04

**Legal Description:** LOT 16, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

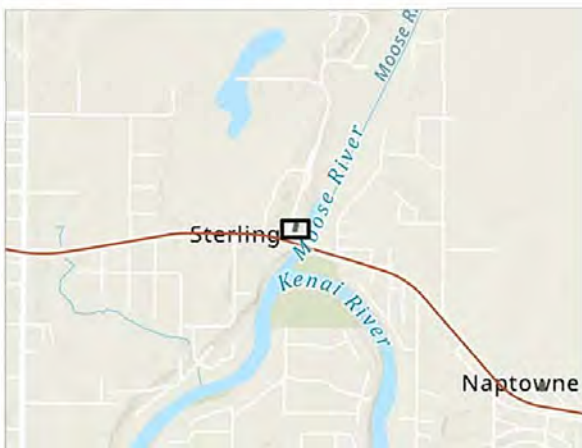
**Topography:** Level lot with smaller diameter spruce and birch.

**Special Features:** Platted RV lot in the Sterling area within close proximity to the Sterling Highway, Moose River and public Kenai River access.

**Disclosures:** The property was acquired by the borough in 2001 by Clerks Deed as the result of a borough 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. Property is subject to Land Use Restrictions, recorded as Book 285, Page 971, Kenai Recording District.

**Access:** Potential access may be by way of the Sterling Highway and Moose River 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 utilities are available in the area.







## MINIMUM BID: \$7,000.00

Acres: 0.03

**Legal Description:** LOT 17, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

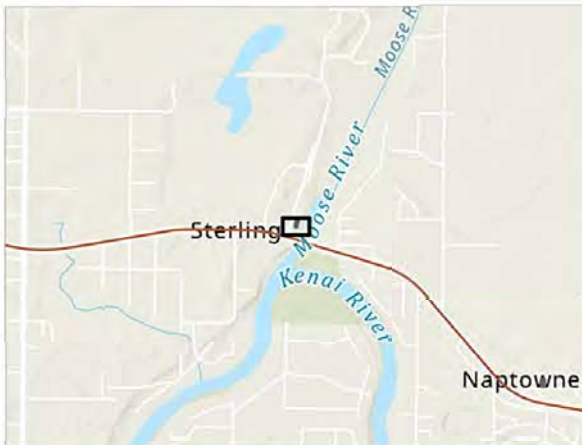
**Topography:** Level lot with smaller diameter spruce and birch.

**Special Features:** Platted RV lot in the Sterling area within close proximity to the Sterling Highway, Moose River and public Kenai River access.

**Disclosures:** The property was acquired by the borough in 2001 by Clerks Deed as the result of a borough 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. Property is subject to Land Use Restrictions, recorded as Book 285, Page 971, Kenai Recording District.

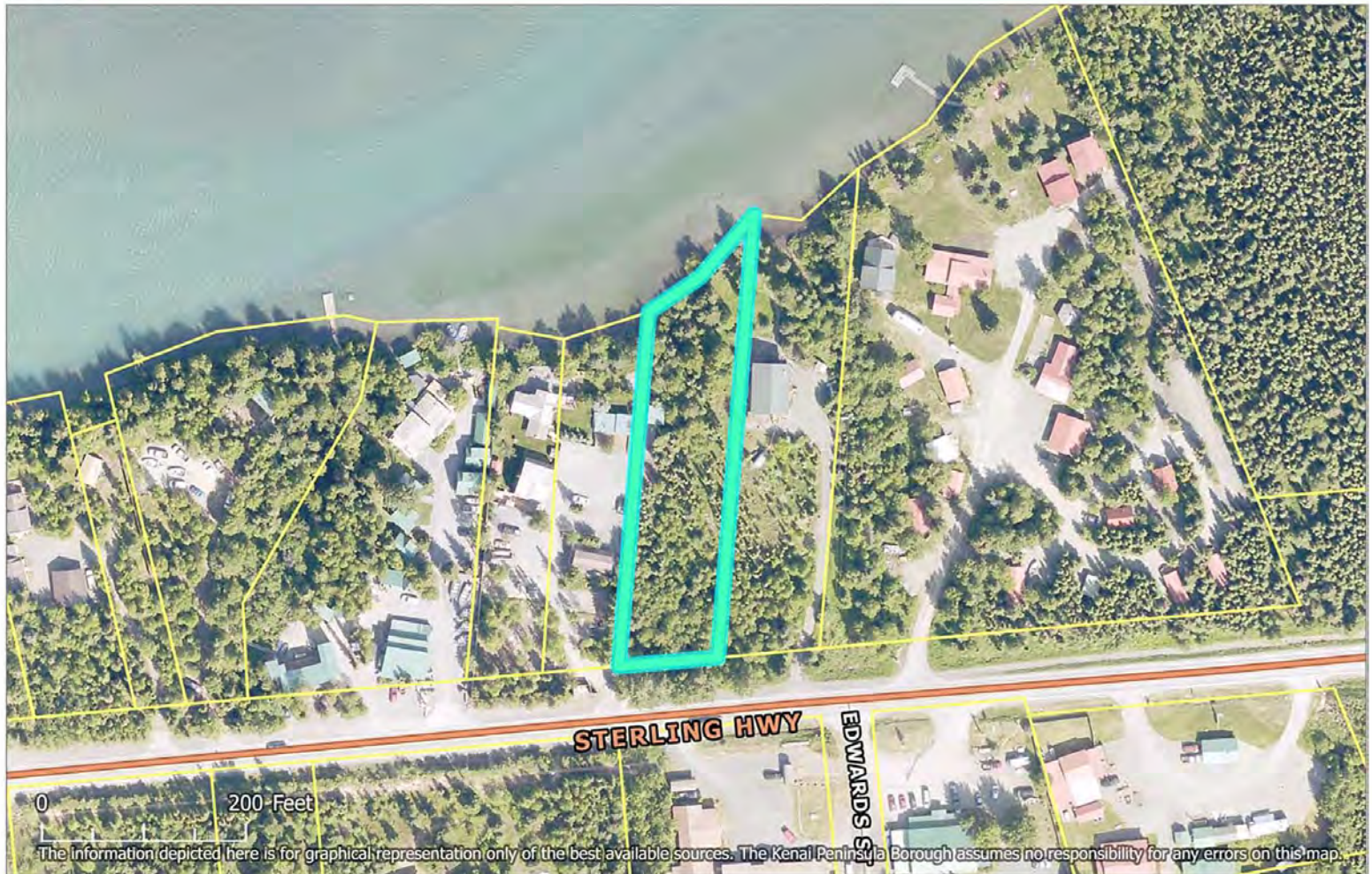
**Access:** Potential access may be by way of the Sterling Highway and Moose River Drive. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

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



(Oblique View)





## MINIMUM BID: \$260,000.00

Acres: 0.73

**Legal Description:** LOTS 20 AND 21, TOWLE SUBDIVISION NO. 1, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

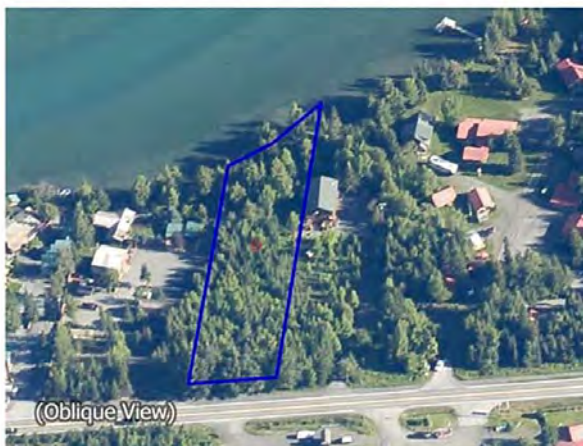
**Topography:** Slightly sloping lot with a mixed stand of spruce and birch.

**Special Features:** Located in the community of Cooper Landing with approximately 149 feet of river frontage, just off the Sterling Highway.

**Disclosures:** The property was acquired by the borough in 1975 by Clerks Deed as the result of a borough tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have recently been located as part of an as-built survey necessary to address prior encroachment issues. A portion of the property lies within the Habitat Protection District and flood zone. The encroachment issues have been resolved. A portion of the property may have been cleared and improved as a result of the prior encroachment. 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 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.







**MINIMUM BID: \$38,800.00**

**Acres: 0.57**

**Legal Description:** THAT CERTAIN PORTION OF LOT 26 LYING NORTHEASTERLY OF BEAR CREEK OF THE PLAT OF WOODROW ALASKA FILED JUNE 17, 1916 UNDER PLAT NO. VIII IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

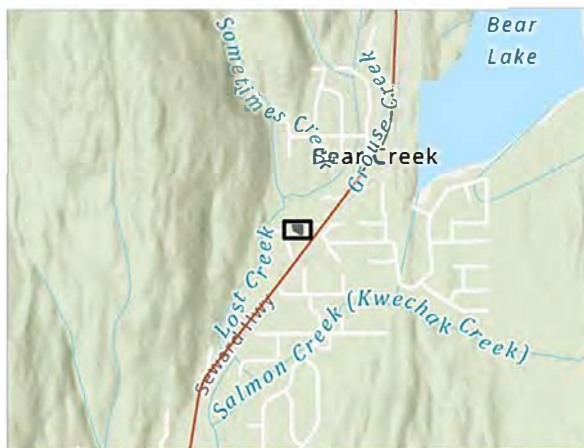
**Topography:** Level lot adjacent to Bear Creek.

**Special Features:** Bear Creek frontage property within close proximity to the city of Seward.

**Disclosures:** The property was acquired by the borough in 1975 by Clerks Deed as the result of a borough tax foreclosure action and later conveyed to the borough by Quitclaim Deed in 1982. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. Bear Creek fronts the entire SW property boundary. A portion of the property lies within an established flood zone. It is the responsibility of all interested buyers to identify property corners and conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Seward Highway and Peace Avenue a platted 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.

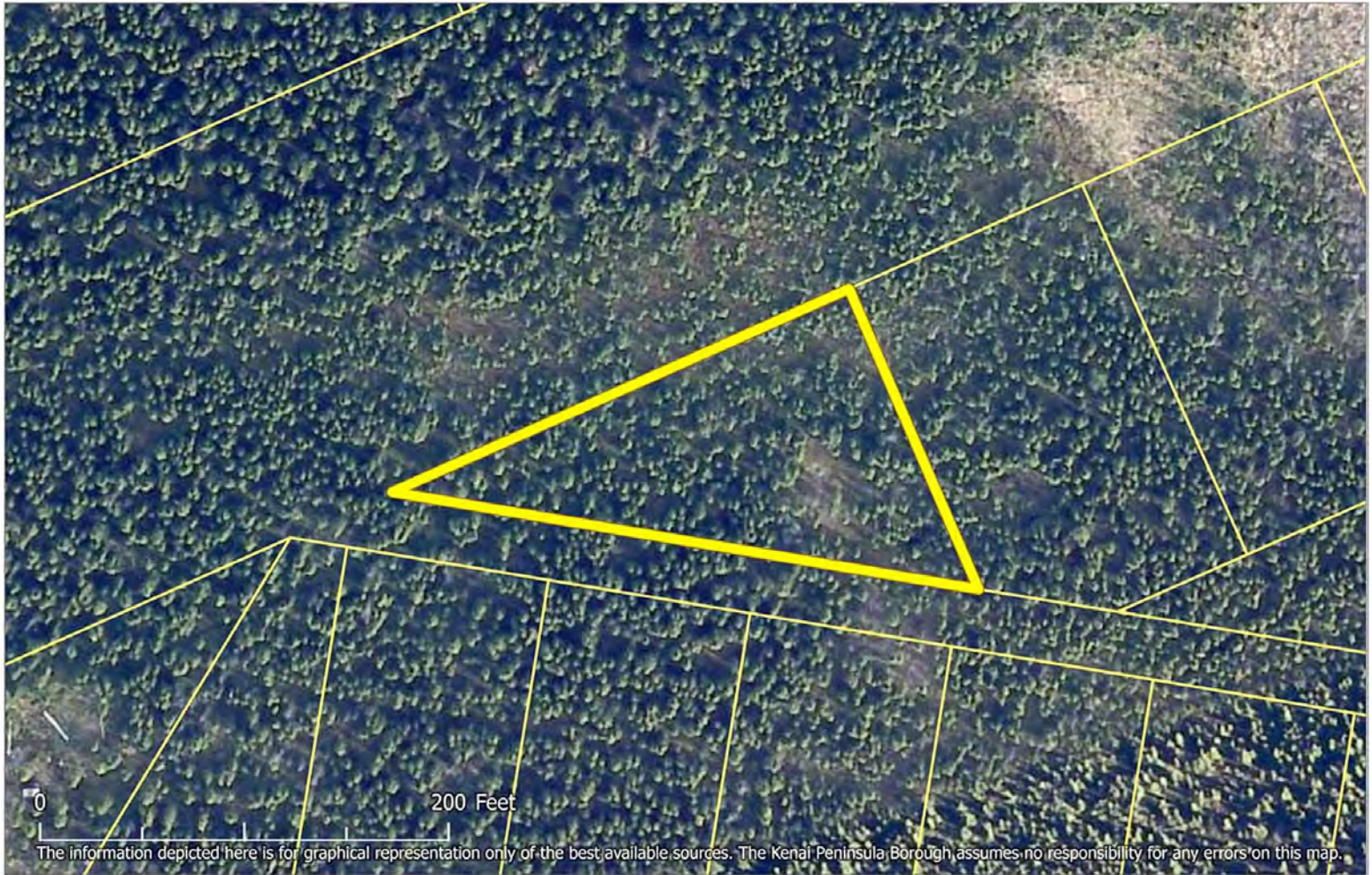






Parcel No. 13504129

Caribou Island



## MINIMUM BID: \$5,000.00

Acres: 0.45

**Legal Description:** LOT 12, BLOCK 7, CARIBOU ISLAND SUBDIVISION, ACCORDING TO AMENDED PLAT 37, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Slightly sloping lot with a mix of spruce and birch.

**Special Features:** Caribou Island interior lot with platted access to Skilak Lake.

**Disclosures:** The property was acquired by the borough in 1996 by Clerks Deed as the result of a borough tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. This is a remote property with limited access. It is the responsibility of all interested buyers to identify property corners and conduct their own due diligence to confirm the property will satisfy their future needs.

**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 public utilities are available.





## MINIMUM BID: \$5,000.00

**Acres: 0.57**

**Legal Description:** LOT 2, BLOCK 5, CARIBOU ISLAND SUBDIVISION, ACCORDING TO AMENDED PLAT 37, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Slightly sloping lot with a mix of spruce and birch.

**Special Features:** Caribou Island interior lot with platted access to Skilak Lake.

**Disclosures:** The property was acquired by the borough in 2016 by Clerks Deed as the result of a borough tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. This is a remote property with limited access. It is the responsibility of all interested buyers to identify property corners and conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Sterling Highway to Skilak Loop Road which provides access to a public launch. Access to the 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 public utilities are available.

(Oblique View)





## MINIMUM BID: \$100,000.00

**Acres:** 1.01

**Legal Description:** LOT 1, COOPER-ENGLE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 97-9, RECORDS OF THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Slightly sloping lot with a mix of larger diameter spruce and birch.

**Special Features:** Developed residential lot with existing log home on a concrete block foundation, existing septic system, well and electric utility on the property. A developed driveway the the home and shed are also on the property. Easy access to the Sterling Highway with inlet views from the second story. A third party property inspection is available for review.

**Disclosures:** The property was acquired by the borough in 2021 by Warranty Deed resulting from a donation for the benefit of Western Emergency Services. KPB has no historical knowledge of the property or its prior use. Property corners have been located. It is the responsibility of all interested buyers to identify property corners and conduct their own due diligence to confirm the property will satisfy their future needs. Proceeds from the sale of the property will benefit Western Emergency Services. No warranty and or other representations are being provided regarding condition of the property or any improvements.

**Access:** Potential access may be by way of the Sterling Highway directly to the West property boundary 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 on the lot.





## MINIMUM BID: \$15,000.00

Acres: 0.59

**Legal Description:** LOT 33, BLOCK 8, CAMELOT BY THE SEA SUB, PLAT NO. SW-76, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Mostly level platted lot.

**Special Features:** Level platted lot in the Camelot By The Sea Subdivision just north of Seward. Property has dedicated access and is similar in size to adjent properties within the same development.

**Disclosures:** The property was acquired by the borough in 2017 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. It is the responsibility of all interested buyers to identify property corners and conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of Salmon Creek Road and Lancelot Drive, platted roads. 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: \$13,000.00

Acres: 0.46

**Legal Description:** LOT 18, BLOCK 7, CAMELOT BY THE SEA SUB, PLAT NO. SW-76, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Mostly level platted lot with a slight depression and wet area located on the West half of the property.

**Special Features:** Level platted lot in the Camelot By The Sea Subdivision just north of Seward. Property has dedicated access and is similar in size to adjacent properties within the same development.

**Disclosures:** The property was acquired by the borough in 2016 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. It is the responsibility of all interested buyers to identify property corners and conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of Salmon Creek Road, King Arthur Drive and Merlin Drive, all platted roads. 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.



(Oblique View)





## MINIMUM BID: \$7,700.00

**Acres:** 0.07

**Legal Description:** LOT 32, SILVER KING CAMP UNIT III, FILED UNDER PLAT NO. 85-45, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

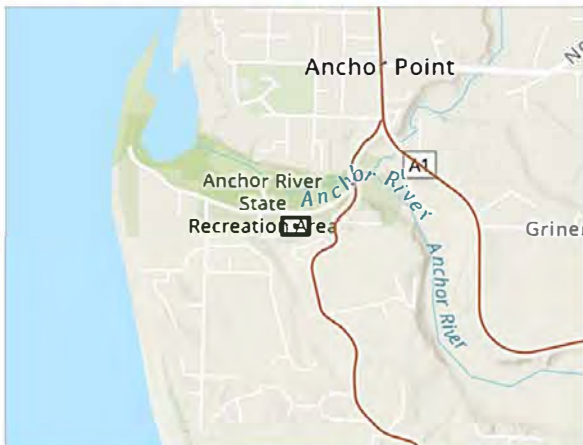
**Topography:** Level partially cleared lot.

**Special Features:** Level recreational lot, located near the Anchor Point Public Beach access.

**Disclosures:** The property was acquired by the borough in 2008 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property is encumbered by Covenant, Conditions and Restriction (CCR's), recorded as Book 112, Page 761 and Book 136, Page 387, Homer Recording District. It is the responsibility of all interested buyers to identify property corners, review CCR's, and conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of Anchor Point Road and Ann Drive. 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: \$15,700.00

Acres: 0.28

**Legal Description:** THE NORTH 1/2 OF TRACT C, FRANK RABY 1971 ADDITION, ACCORDING TO PLAT 72-60, SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Unknown

**Special Features:** Platted lot located adjacent to Seldovia.

**Disclosures:** The property was acquired by the borough in 2005 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. KPB records and aerial imagery indicate an old cabin ruin exists along the easterly boundary of the parcel. It is the responsibility of all interested buyers to identify property corners, and conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Property is remote in nature. Access to Seldovia is by boat or plane only. Access from Seldovia to the parcel may be by Anderson Way. 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.

