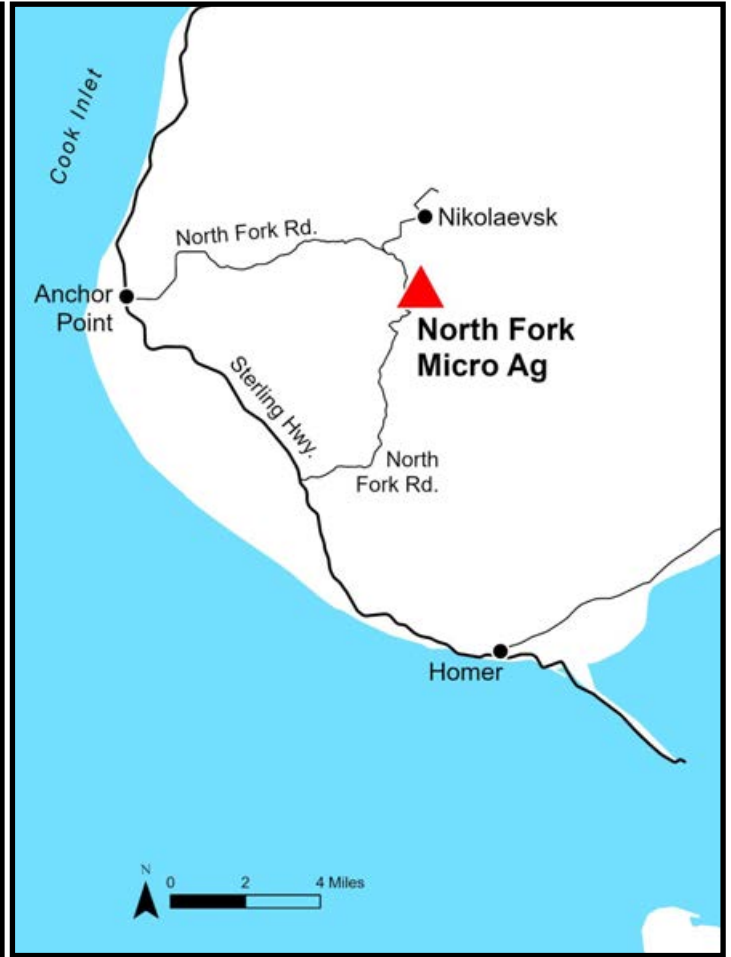




# NORTH FORK MICRO AG



<b>Location</b>	North Fork Micro Ag is approximately 20 miles north of Homer, 10 miles east of Anchor Point, and 2 miles south of Nikolaevsk.
<b>Access</b>	North Fork Rd provides direct access to parcels 6, 7, 8, and 9. Parcels 1–5 are accessed from either Wagon Rd or Rangifer Rd. Access to Parcels 1–5 require 4x4 vehicles with adequate clearance. Wagon Rd is a dirt road not maintained by the Borough. Rangifer Rd is a 4x4 trail.
<b>Utilities</b>	Parcels 6-9 have overhead electric lines along a public utility easement, which bisects each parcel. Parcels 1-5 lack electric service. Electric service in the area is provided by Homer Electric Association. Prospective purchasers may need to extend lines at their own expense. There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
<b>Local Government</b>	North Fork Micro Ag is located within the boundaries of the Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions (below). Please check with the Kenai Peninsula Borough for more details. There is currently no zoning for the subdivision.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.



## NORTH FORK MICRO AG

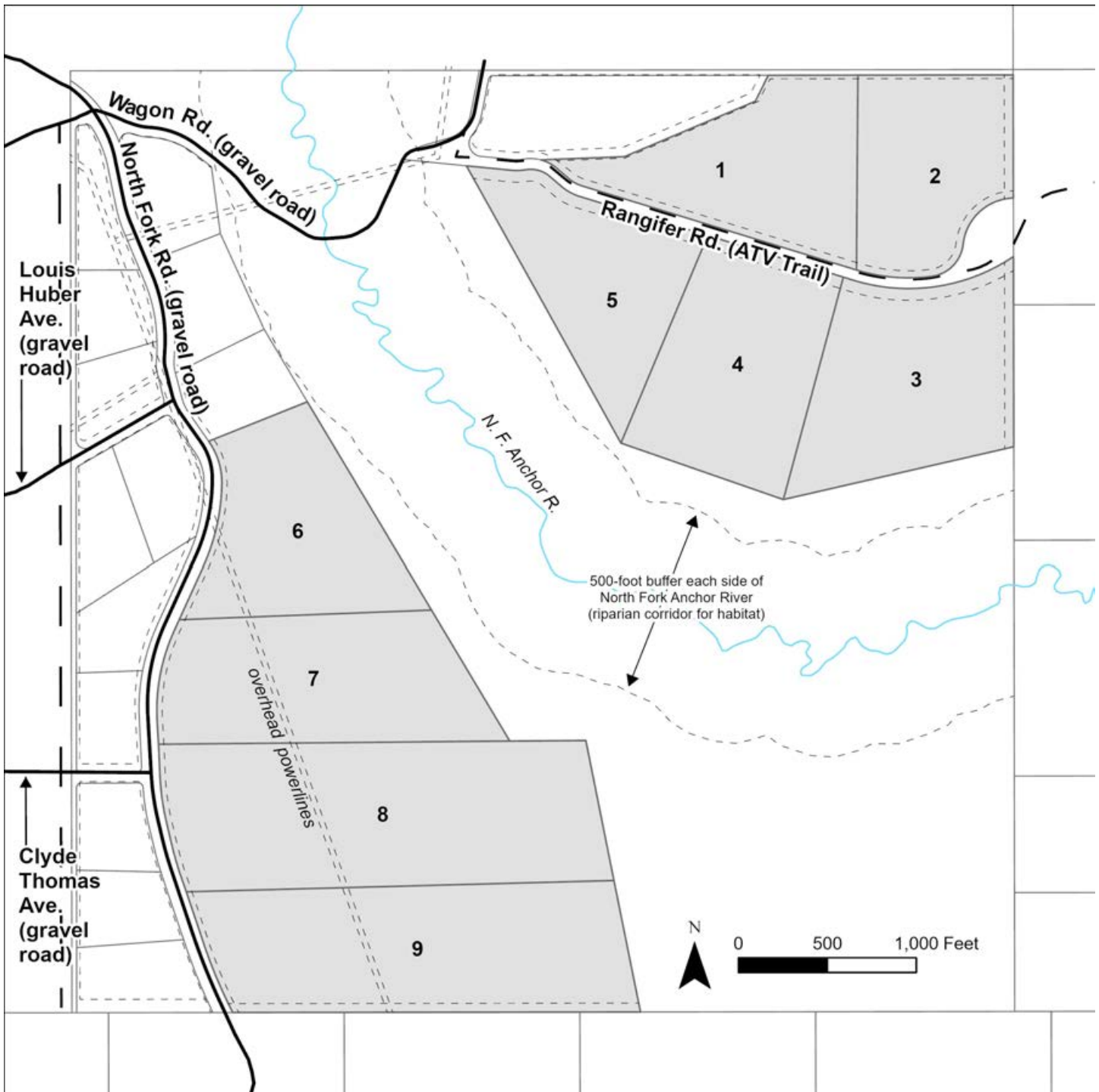
<b>Fire</b>	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. The subdivision is within the Kenai Peninsula Borough’s Western Emergency Service Area.
<b>Restrictions</b>	<p>All North Fork Micro Ag parcels being sold in Agricultural Auction 499 are classified for agricultural use. Please see the <i>Development Requirements &amp; Agricultural Covenants</i> section of this brochure for details about Agricultural Land Sales.</p> <p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>There is a 20ft building setback from all rights-of-way. Parcels 3, 4, &amp; 5 have a 66ft public access easement along Rangifer Rd. Parcels 2 &amp; 3 have a 50ft section line easement along the eastern lot lines. Parcels 1 &amp; 2 have a 20ft section line easement along the northern lot lines. A 30ft public utility easement with overhead powerlines crosses Parcels 6-9. Parcel 9 has a 50ft section line easement along the southern lot line. Please see plat for details.</p>
<b>Survey and MTRS</b>	North Fork Micro Ag is ASLS 2021-37, located in Section 36, Township 4 South, Range 14 West, Seward Meridian. The survey has been filed as Plat 2024-17 in the Homer Recording District.
<b>Rights-of-Way</b>	Rights-of-way within the subdivision are developed gravel and dirt roads. North Fork Rd is a Borough-maintained gravel road. Coyote Run Rd and Wagon Rd are dirt roads accessible by a 4x4 highway vehicle and are not maintained by the borough. Rangifer Rd is a 4x4 trail.
<b>Soils</b>	<p>Area soils have been classified by the Natural Resource Conservation Service (NRSC) of the USDA within the following categories: Class 3, Class 4, Class 5, Class 6, and Class 7. Please see the <i>Land Capability Classification Definitions</i> section of this brochure for details.</p> <p>Farmland classifications include cleared cropland, wooded cropland, Alaska Exempt Wetlands, wetlands, and land not suitable for agriculture. Wooded land may be in a natural state or regrown, but it is suitable for farming when cleared. Alaska Exempt Wetlands, AEW, are soils with random ice pockets that make large contiguous areas difficult to develop. However, once the native vegetation is cleared, the land may become arable.</p>



Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.



# NORTH FORK MICRO AG



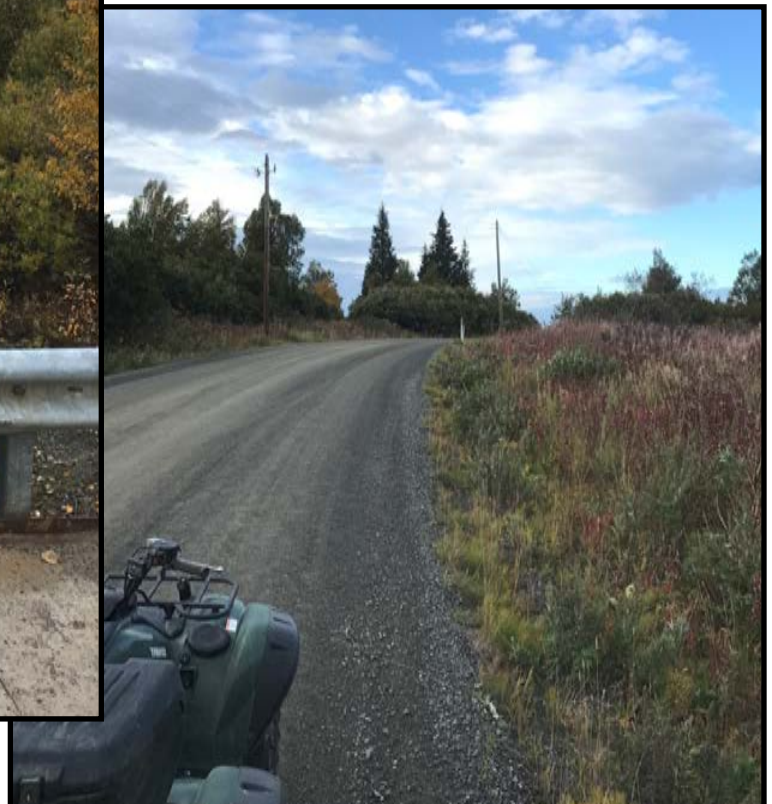
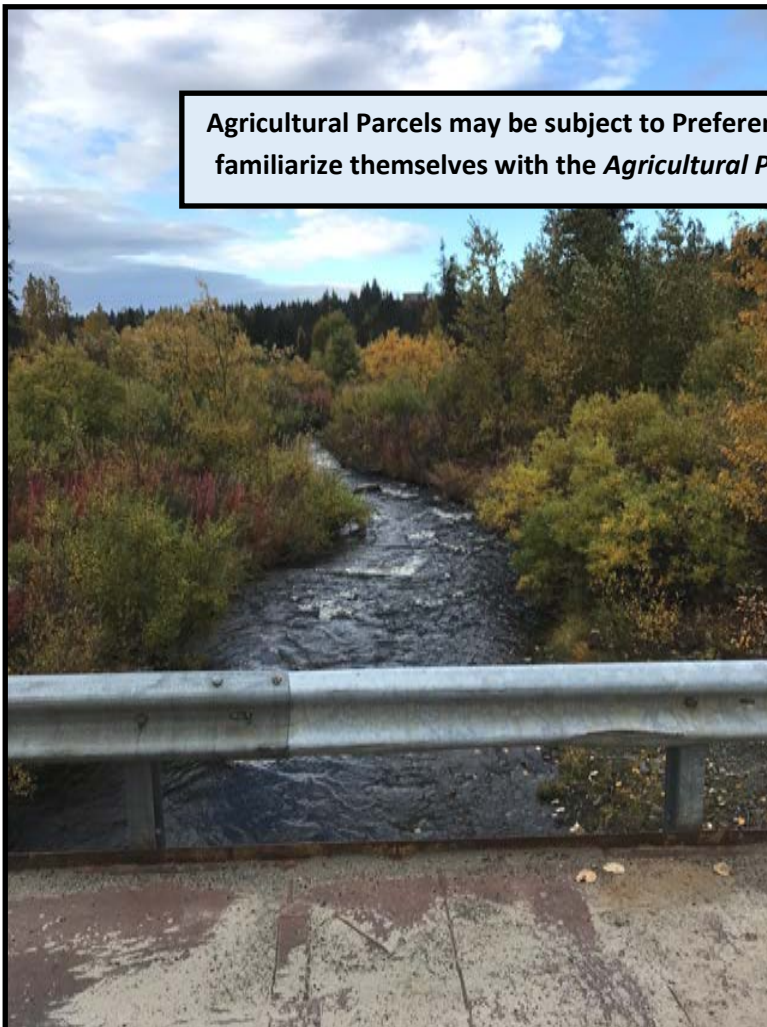
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## NORTH FORK MICRO AG

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	FARM CLEARING REQUIREMENT ACREAGE	MINIMUM BID
1	234468	2	5	23.00	11.45	\$44,400
2	234469	3	5	20.03	8.25	\$40,700
3	234472	3	6	27.48	6.20	\$47,500
4	234471	2	6	25.66	10.15	\$46,700
5	234470	1	6	21.002	8.15	\$41,500
6	234464	4	4	23.34	7.20	\$63,300
7	234465	5	4	28.47	8.20	\$71,200
8	234466	6	4	45.00	7.45	\$91,100
9	234467	7	4	38.31	11.55	\$83,800

**Agricultural Parcels may be subject to Preference Rights. All prospective bidders should familiarize themselves with the *Agricultural Preference Right* section of this brochure.**





## NORTH FORK MICRO AG — PARCEL #4

Nonirrigated Capability Class				
Each soil class has a subset indicated by letter designating the soil's chief limiting factor: s = shallow e = erosion c = cold w = wet				
Map Unit	Soil Type	Rating	Acres (approximate)	Percent of Parcel (approximate)
644	Redoubt silt loam, 4 -15% slopes	3e	20.3	78.9%
645	Redoubt silt loam, 15-45% slopes	6e	5.4	21.1%
<b>Totals</b>			25.7	100%



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	FARM CLEARING REQUIREMENT ACREAGE	MINIMUM BID
4	234471	2	6	25.66	10.15	\$46,700