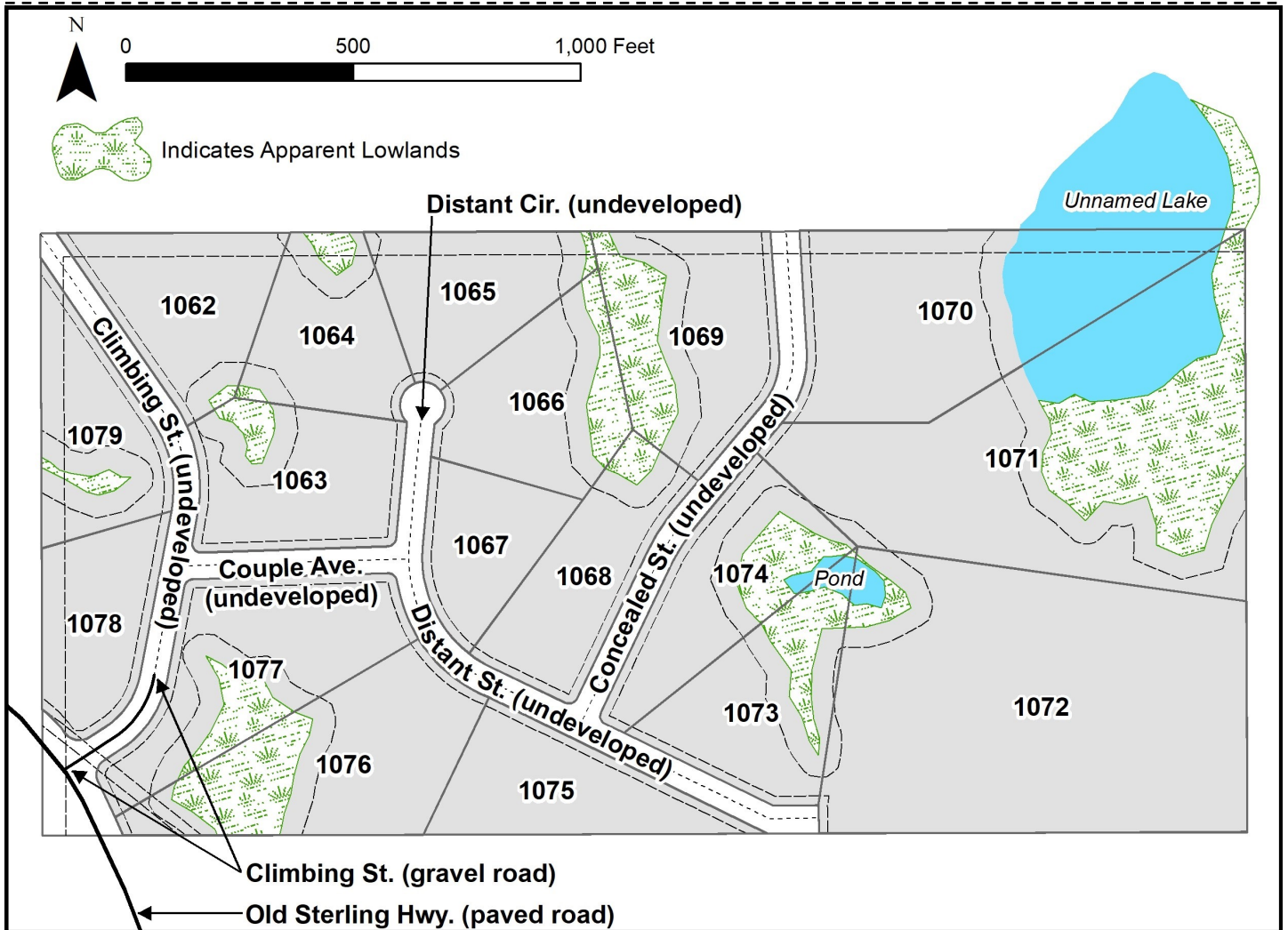


ROLLING HILLS HIDEAWAY



Location	Rolling Hills Hideaway is located approximately 5 road miles southeast of Anchor Point and 11 miles northwest of Homer.
Access	Access is approximately 5 miles south of Anchor Point on the Old Sterling Hwy. Access to the subdivision is via partially developed Climbing St. Rights-of-way within the subdivision are either undeveloped or are unimproved trails.
Utilities	There is no municipal water supply or sewer system. Well, septic, and waste disposal must comply with Alaska Department of Environmental Conservation regulations. Please see plat notes and the “Sewer and Water” section of this brochure for details. This area is currently served by Homer Electric Association. Overhead electrical service and natural gas run along the Old Sterling Hwy.
Local Government	The subdivision is within the Kenai Peninsula Borough and subject to the borough’s platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under “Restrictions.” Please check with the borough for details of current ordinances.
Notes	DNR's Division of Agriculture noted that this area has good soil capability for agriculture (Class III & IV Soils). Please contact the Homer Soil and Water Conservation District for details. Parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Fire	This area is in the Critical Fire Management Option. See the “Wildland Fires and Burn Permits” section of this brochure for details. This subdivision is within the Kenai Peninsula Borough's Western Emergency Service Area, which provides fire protection and emergency services.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. There is a 50-foot building setback from apparent wetlands and a 20-foot building setback from all street rights-of-way. Legal access to all parcels is from interior road rights-of-way. No parcels have direct access from the Old Sterling Hwy.
Survey and MTRS	Rolling Hills Hideaway Subdivision is survey ASLS No. 2018-28, located in Section 24, Township 5 South, Range 15 West, Seward Meridian. The survey has been recorded as Plat 2020-26 in the Homer Recording District.
Rights-of-Way	Rights-of-way within the subdivision are mostly undeveloped or are unimproved trails.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINI-MUM BID	PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINI-MUM BID
1062	233958	2	2	2.81	\$9,100	1071	233968	4	3	10.71	\$23,100
1063	233957	1	2	3.16	\$10,200	1072	233967	3	3	11.72	\$22,300
1064	233959	3	2	2.55	\$9,000	1073	233966	2	3	3.12	\$10,100
1065	233960	4	2	2.55	\$9,000	1074	233965	1	3	3.07	\$9,900
1066	233961	5	2	3.05	\$9,800	1075	233970	1	4	2.57	\$9,100
1067	233962	6	2	1.98	\$7,300	1076	233971	2	4	4.31	\$13,000
1068	233963	7	2	2.78	\$9,600	1077	233972	3	4	4.09	\$30,000
1069	233964	8	2	3.83	\$11,100	1078	233955	1	1	2.30	\$28,800
1070	233969	5	3	6.07	\$17,000	1079	233956	2	1	2.51	\$8,900

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.