

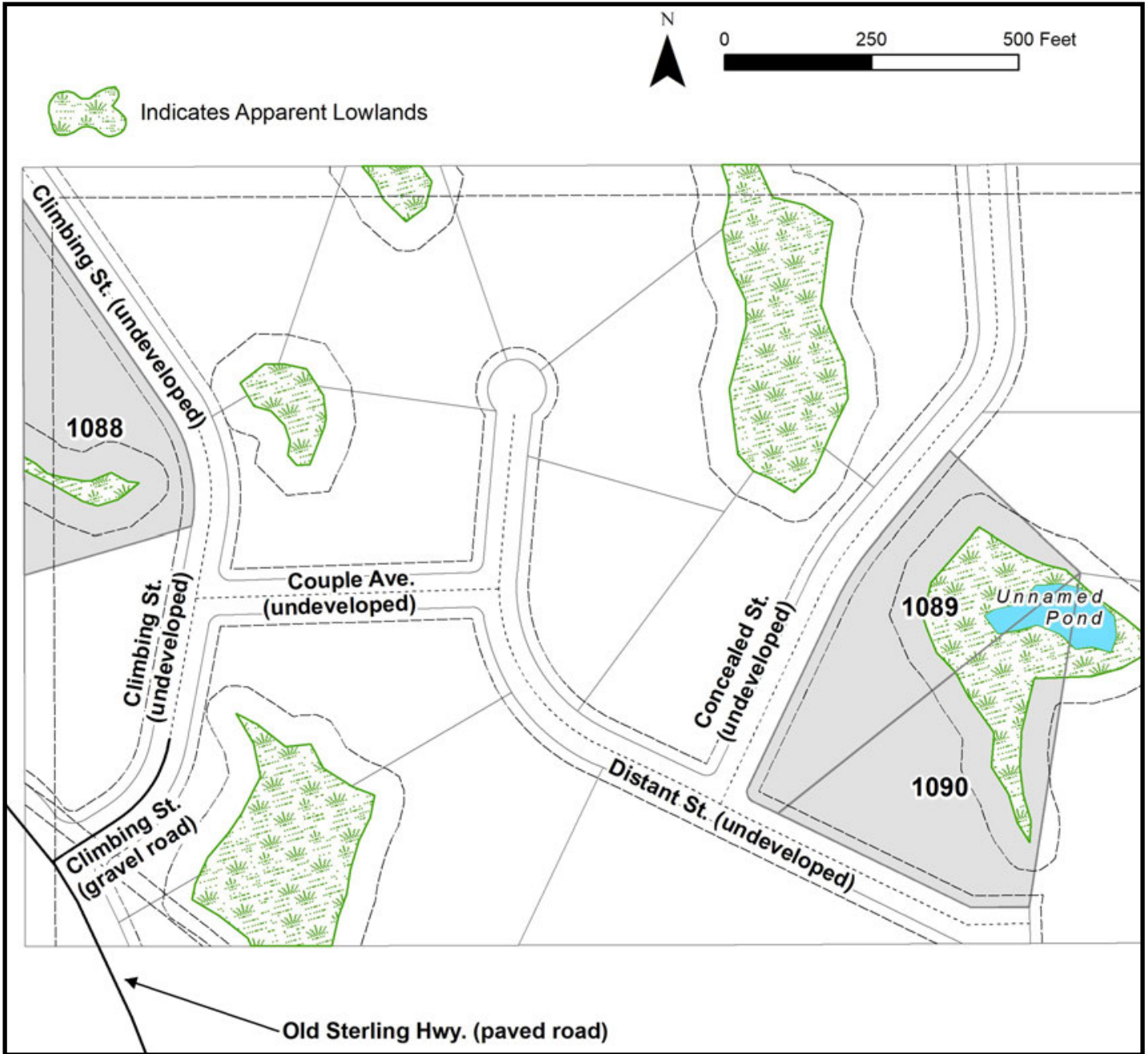
ROLLING HILLS HIDEAWAY



Location	Rolling Hills Hideaway is located approximately 5 miles southeast of Anchor Point and 11 miles northwest of Homer.
Access	Access is approximately 3.8 miles north of the intersection of the Old Sterling Hwy and Sterling Hwy. The subdivision is accessed from Climbing St (partially developed). Approximately 300ft of Climbing St is developed. Interior roads within the subdivision are either undeveloped or are unimproved trails.
Utilities	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. Electric service and natural gas run along Old Sterling Hwy. This area is currently served by Homer Electric Association.
Local Government	This area is 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 <i>Restrictions</i> . Please check with the borough for more details. There is currently no zoning for the subdivision.
Fire	The area is in a Critical Protection Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. This subdivision is within the Kenai Peninsula Borough's Western Emergency Service Area.
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. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
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 recorded separately. There is a 50ft building setback from apparent wetlands and a 20ft 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. No parcels have direct access from the Old Sterling Hwy.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1088	233956	2	1	2.51	\$8,900
1089	233965	1	3	3.07	\$9,900
1090	233966	2	3	3.12	\$10,100

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.