

NORTH FORK MICRO AG



Location	North Fork Micro Ag is approximately 20 miles north of Homer, 10 miles east of Anchor Point, and 2 miles south of Nikolaevsk.
Access	All parcels have constructed road access. Parcels 1146- 1149 & Parcels 1151- 1158 are accessed directly from North Fork Rd, a gravel road. Parcel 1150 is accessed along Louis Huber Ave, a gravel road. Parcel 1159 is accessible with a 4x4 highway vehicle from either Coyote Run Rd or Wagon Rd, which are dirt roads not maintained by the borough. Parcel 1159 can also be accessed from Rangifer Rd, an ATV trail.
Utilities	There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details. Most of the parcels have electric service either overhead, or nearby on an adjacent parcel. Bringing overhead electric lines to Parcels 1152- 1155 would require extending service approximately 870ft- 1,800ft. Electric service in the area is provided 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	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.
Notes	There are abandoned vehicles on Parcels 1149, 1150, 1152, & 1156. Please see the appraisal report or contact the Land Sales Office for details. There are no parcels in this auction with agricultural covenants. All agricultural parcels will be offered in a future DNR Agricultural Auction.
Restrictions	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. There is a 30ft utility easement with overhead power lines that cross Parcels 1146, 1147, 1148 & 1156 All lots have a 20ft utility easement and building setback along lot lines that front rights-of-way. All parcels in Blocks 1, 2, & 3 (except 1149) have a 20ft section line easement along the eastern lot lines. Parcel 1159 has a 30ft public access easement that runs along an existing trail. Please see plat for details.

Survey and MTRS	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.
Rights-of-Way	Rights-of-way within the subdivision are developed gravel and dirt roads. North Fork Rd and Louis Huber Ave are borough-maintained gravel roads. 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 an ATV trail.



Looking North from Parcel 1150



Rangifer Rd

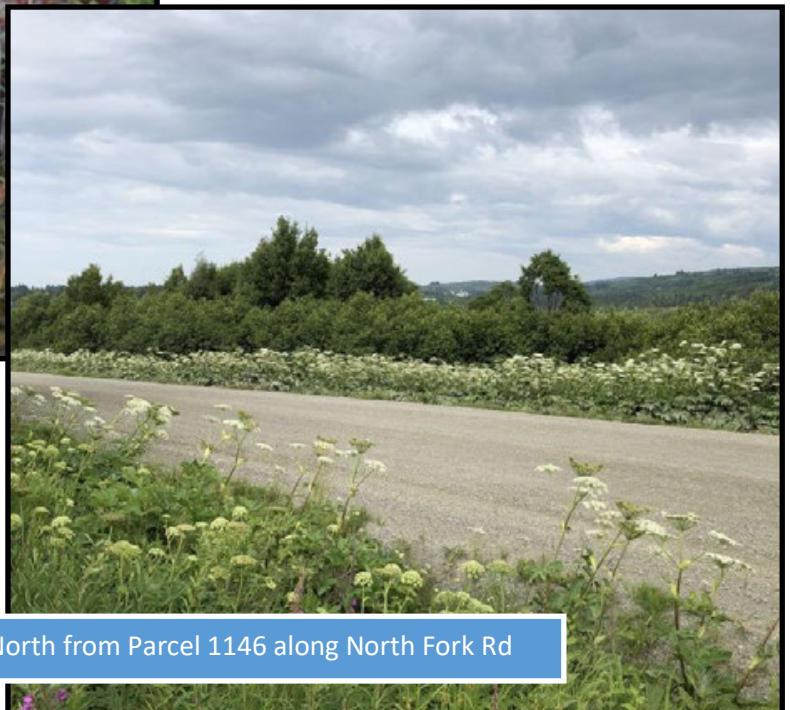
Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

NORTH FORK MICRO AG, CONTINUED

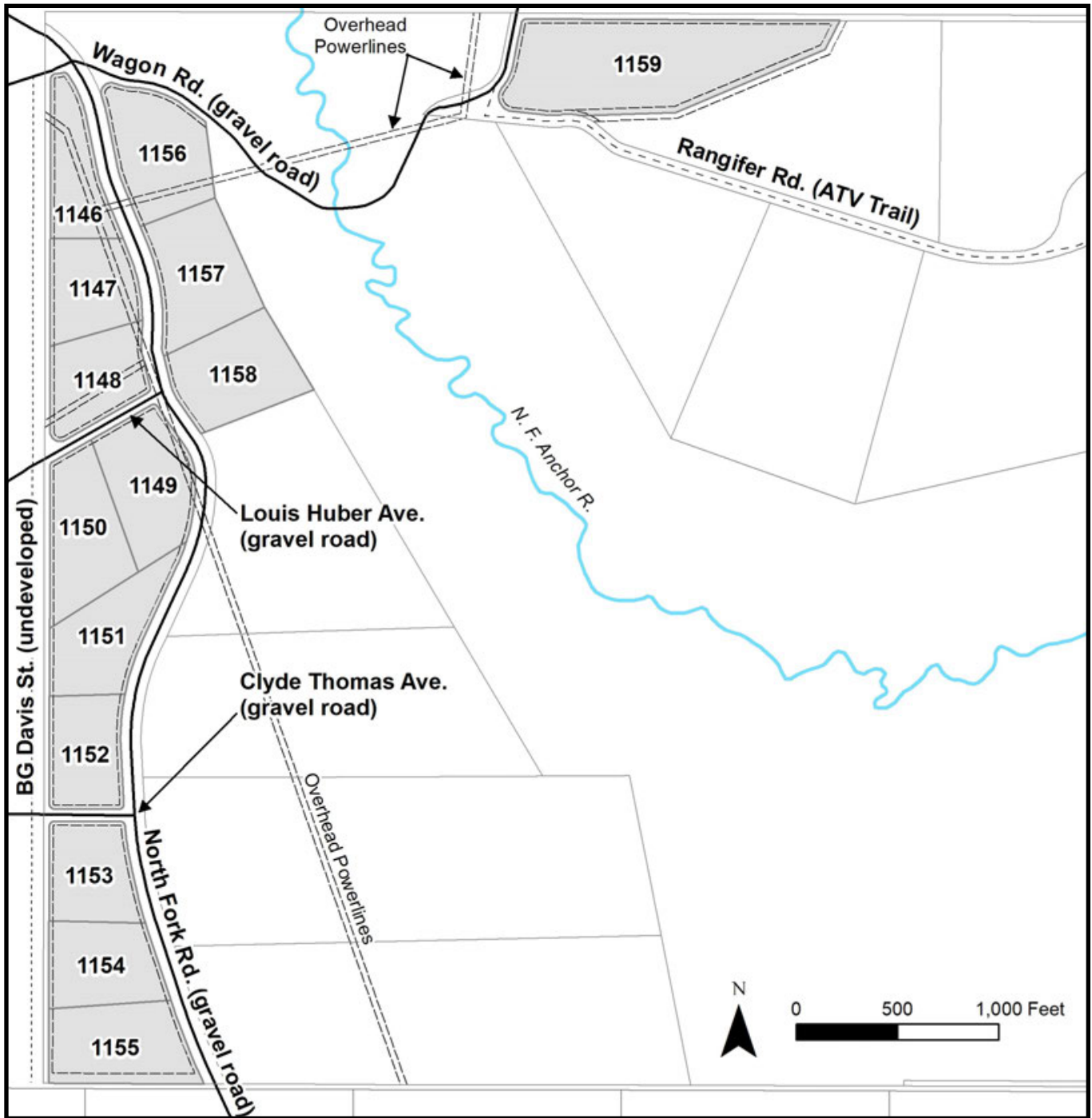
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1146	234387	1	1	4.13	\$37,200
1147	234388	2	1	4.55	\$40,100
1148	234389	3	1	4.63	\$41,700
1149	234391	2	2	6.09	\$49,400
1150	234390	1	2	5.91	\$48,400
1151	234392	3	2	5.56	\$47,000
1152	234393	4	2	4.61	\$33,800
1153	234394	1	3	4.68	\$34,900
1154	234395	2	3	5.05	\$33,700
1155	234396	3	3	6.11	\$40,100
1156	234397	1	4	6.14	\$49,800
1157	234398	2	4	6.26	\$51,300
1158	234399	3	4	6.09	\$49,900
1159	234400	1	5	13.87	\$66,900



Abandoned vehicle on Parcel 1150



Looking North from Parcel 1146 along North Fork Rd



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