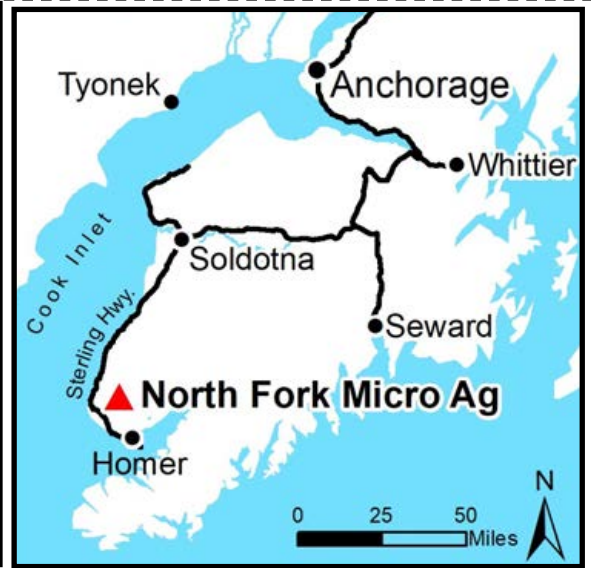
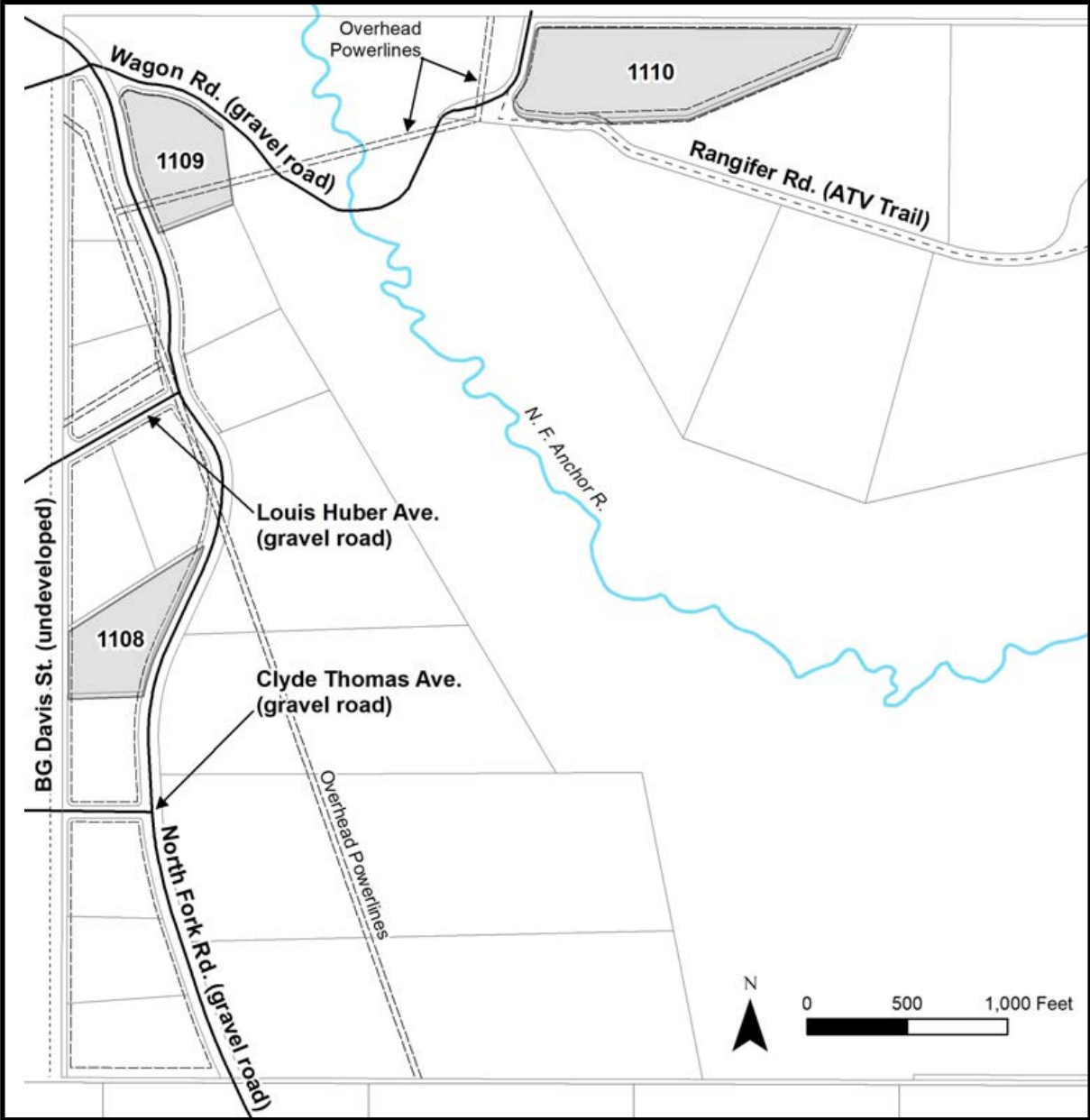


NORTH FORK MICRO AG



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 1108 & 1109 are accessed directly from North Fork Rd, a gravel road. Parcel 1110 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 1110 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. 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	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>There is an abandoned vehicle on Parcel 1109. Parcel 1110 has a skid trailer frame abandoned on the property. Please see the appraisal report or contact the Land Sales Office for details.</p> <p>There are no parcels in this auction with agricultural covenants. All agricultural parcels will be offered in a future DNR Agricultural Auction.</p>
Restrictions	<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 30ft utility easement with overhead power lines that cross Parcels 1109. All lots have a 20ft utility easement and building setback along lot lines that front rights-of-way. Parcel 1108 has a 50ft section line easement along the western lot line. Parcel 1110 has a 50ft section line easement along the north lot line and a 30ft public access easement that runs along an existing trail. Please see plat for details.</p>

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	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.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1108	234392	3	2	5.56	\$47,000
1109	234397	1	4	6.14	\$49,800
1110	234400	1	5	13.87	\$66,900

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.