The University of Alaska Land Management Office (UALM) is seeking public comment on the attached disposal plan to sell land on a competitive basis. All parcels will be sold at or above fair market value.

Parties interested in commenting on this proposed disposal plan must submit written comments to UALM by fax at (907)786-7733, by email at ua-land@alaska.edu, or at the address listed below by no later than 5:00 P.M. on Monday, August 21, 2023, to be considered.
The University of Alaska (“University”) intends to offer several parcels of land for sale at or above fair market value on a competitive basis. The parcels are located in the Northern, Southcentral and Alaska Peninsula regions of the State. The parcels are rural and include parcels that may not have constructed road access. There are also waterfront parcels only accessible by boat or floatplane.

The standard documents that will be used to close sales in this offering are available for review at [www.alaska.edu/ualand](http://www.alaska.edu/ualand).

This disposal plan is effective as long as the University owns the parcels.
<table>
<thead>
<tr>
<th>PARCEL</th>
<th>Parcel Description</th>
<th>Survey Information or MTRS</th>
<th>ACRES</th>
<th>MIN. PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ugashik Lake</td>
<td>This ~8.03-acre parcel is located on Upper Ugashik Lake approximately 65 miles south of King Salmon, Alaska. The parcel is accessible by water via Ugashik Lake.</td>
<td>Lot 1, Sec. 30, T. 28 S., R. 44 W., S.M., according to the plat approved by the U.S. Surveyor General’s Office in Juneau, Alaska, on August 19, 1922, containing 8.03 acres, more or less.</td>
<td>8.030</td>
<td>$20,000</td>
</tr>
<tr>
<td>AP.UL.0002</td>
<td></td>
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<tr>
<td>Nuka Island</td>
<td>This ~23.94 acres of remote land is located on the western shore of Herring Pete’s Cove in the Gulf of Alaska, ~80 miles southwest of Seward, Alaska. Access is by boat or aircraft. This land contains deed restrictions.</td>
<td>Lots 3, 4, and 5, Sec. 19, and Lot 3, Sec. 30, T. 9 S., R. 8 W., S.M., Alaska, according to the plat accepted by the U.S. Department of the Interior, Bureau of Land Management in Anchorage, Alaska, on March 30, 1989, containing 22.88 acres, more or less, and Lot 5, Sec. 24, T. 9 S., R. 9 W., S.M., Alaska, according to the plat accepted by the U.S. Department of the Interior, Bureau of Land Management in Anchorage, Alaska, on March 30, 1989, containing 1.06 acres, more or less. Aggregating 23.94 acres, more or less.</td>
<td>23.94</td>
<td>$100,000</td>
</tr>
<tr>
<td>HM.NK.0002</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Manley</td>
<td>This 1.35-acre parcel is located in the town of Manley, ~155 miles west of Fairbanks. The parcel has frontage on the Hot Springs Slough. There is no constructed access to the parcel.</td>
<td>Lot 15A, U.S. Survey No. 3441, Alaska, according to the plat accepted by the U.S. Department of the Interior, Bureau of Land Management in Washington, D.C., on July 11, 1958, containing 1.35 acres, more or less.</td>
<td>1.35</td>
<td>$35,000</td>
</tr>
<tr>
<td>WB.ML.0001</td>
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<td></td>
</tr>
<tr>
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<td>Parcel Description</td>
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<tr>
<td>Anchor Point HM.AP.0009</td>
<td>This is a 10 acre parcel of donated land. Road access is platted but remains unconstructed.</td>
<td>Tract 16, North Fork Acres No. 3, recorded in the Homer Recording District on March 20, 1974, as Plat No. 74-486, containing 10 acres, more or less.</td>
<td>10.00</td>
<td>$15,900</td>
</tr>
<tr>
<td>Halibut Cove HM.KB.0001</td>
<td>This ~0.79 acres of donated land located on Ismailof Island in Halibut Cove, across Kachemak Bay from Homer, Alaska. Access is platted but unconstructed, water access is possible at one corner of the parcel.</td>
<td>Lot 4, Ismailof Island Subdivision of U.S. Survey No. 1540, recorded in the Homer Recording District on October 28, 1969, as Plat No. 69-637, containing 34,606 sq. ft., more or less.</td>
<td>0.794</td>
<td>$95,000</td>
</tr>
<tr>
<td>Kenai KN.KN.0012</td>
<td>This donated parcel of land is located north of the Sterling Highway, ~5 miles east of Soldotna and 2 miles west of Sterling, at ~Mile 89.5 of the Sterling Highway. This vacant lot can be developed for rural residential uses and has approximately 650 feet of frontage on the Sterling Highway. Tract I also has direct access along the west boundary to Oliver Street.</td>
<td>Tract I, DAHLER SUBDIVISION, according to the plat thereof, filed in the Kenai Recording District on July 14, 1975, as Plat No. 75-56, containing 12.16 acres, more or less.</td>
<td>12.16</td>
<td>TBD by BOV</td>
</tr>
<tr>
<td>Kenai KN.KN.0013</td>
<td>This donated parcel of land is located north of the Sterling Highway, ~5 miles east of Soldotna and 2 miles west of Sterling, at ~Mile 89.5 of the Sterling Highway. This parcel has potential direct access to the Sterling Highway.</td>
<td>Tract J, DAHLER SUBDIVISION, according to the plat thereof, filed in the Kenai Recording District on July 14, 1975, as Plat No. 75-56, containing 10.5 acres, more or less.</td>
<td>10.50</td>
<td>TBD by BOV</td>
</tr>
</tbody>
</table>
Vicinity Map for Disposal Plan

depicting Locations of UALM Prop Nos. AP.UL.0002, HM.AP.0009, HM.KB.0001, HM.NK.0002, KN.KN.0012 & 0013, WB.ML.0001

Legend

- UALM Property
- Major City
- Highway

PRODUCED: June 27, 2023
COORDINATE SYSTEM: North American 1983
SCALE: 1:6,500,000
Parcel Map for Disposal Plan
UALM Prop. No. AP.UL.0002
within Sec. 30, T. 28 S., R. 44 W., S.M.

depicting

400 0 400
200

PRODUCED: June 22, 2023
IMAGERY SOURCE: 2022 Maxar
COORDINATE SYSTEM: North American 1983
SCALE: 1:5,000

Upper Ugashik Lake
Parcel Map for Disposal Plan
UALM Prop. No. HM.NK.0002
within T. 9 S., Rs. 8 & 9 W., S.M.
depicting
400 0 400 200
Herring Pete House
Sec. 24 Sec. 19
Sec. 25 Sec. 30
HM.NK.0002
PLSS
Section
Township
PLSS

Parcel Map for Disposal Plan
UALM Prop No. HM.AP.0009
within Sec. 27, T. 7 S., R. 14 W., S.M.
depicting
200 feet
Utility Easement
Section
Line
HM.AP.0009
Plat No. 74-486, Homer R.D.

Approx. 2,000 ft. to North Fork Road
Approx. 2,000 ft. to Unnamed Road

50 ft. Public Road Right of Way
Plat 74-486, Homer R.D.

100 ft. (50 ft. on each side of Section Line) Public Road Right of Way
Plat 74-486, Homer R.D.

Utility Easement
Public Road ROW

IMAGERY SOURCE: 2021 Kenai Peninsula Borough
COORDINATE SYSTEM: North American 1983
SCALE: 1:2,000

PRODUCED: June 22, 2023

LAND MANAGEMENT

PUBLIC REAL PROPERTY
Parcel Map for Disposal Plan
depicting
UALM Prop. No. HM.KB.0001
within Sec. 6, T. 7 S., R. 11 W., S.M.