

**Address:** 25856 Kilbourne Street



<b>Listing #</b>	26-5233	<b>Price-List</b>	\$ 64,900
<b>Status</b>	Active	<b>Near</b>	Kasilof
<b>Zip Code</b>	99610	<b>Type</b>	Land
<b>Acres</b>	2.06	<b>Subdivision Plat Type</b>	Fee Simple
<b>Assessed Value \$</b>		<b>Down Payment</b>	
<b>Grid # (Muni Anch)</b>	N/A	<b>Latitude</b>	60.355458
<b>Longitude</b>	-151.344676		

**Area:** 320 - Kasilof  
**Borough/Census Area:** 1B - Kenai Peninsula Borough  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** UNK - Unknown

<b>School-Elementary</b>	BTV-Undiscl by LL	<b>School-Middle</b>	BTV-Undiscl by LL	<b>School-High</b>	BTV-Undiscl by LL
<b>SF-Lot</b>	89,734	<b>Acres</b>	2.06	<b>Lot Area Source</b>	Tax Authority
<b>Remote Description</b>		<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	N/A
<b>Tax ID</b>	13327028	<b>Taxes (Estimated)</b>		<b>Tax Year</b>	
<b>Foreclosure/Bank Own</b>	No	<b>List Price/SqFt</b>	0.72	<b>Sold Price/SqFt</b>	

**Directions:** South on Sterling Hwy from Soldotna. Right on North Coho Loop, left on Tri Road, left on Kilbourne Street, Property is the third lot on the left. Watch for signs.

**Legal:** Cohoe Shores L3 B5

**Public Remarks:** 2.09-acre undeveloped lot in the Coho Loop area; Only a couple of miles to mouth of the Kasilof river and Beach! Great for a fish camp or year-round living. Maintained road; Electric is adjacent to the property. No CCR's; Enjoy the freedom to build and use the property your way.

**Confidential:** Remnants of an old dry cabin are present on the property; The owner has not visited the property in many years, and no improvements were made by either the current or previous owner.

<b>Vacant Land Type:</b> Farm; Recreational; Residential	<b>Topography:</b> Level	<b>Access:</b> Maintained; Unknown - BTV
<b>Listing Terms Financing:</b> Cash	<b>To View:</b> Call Lsting Licensee; Drive By	<b>Road Maintenance:</b> Road Mntd All Year
	<b>View Type:</b> Territorial	<b>Mortgage Info:</b> EM Minimum Deposit: 1,000
	<b>Wtrfrnt-Access Near:</b> Inlet; River	<b>Documents:</b> Docs Posted on MLS; Prop Discl Available
	<b>Wtrfrnt-Frontage:</b> None	
	<b>Waterfront Details:</b> Waterfront Name: Kasilof River, Cook Inlet	
	<b>Utilities:</b> Elec - Adj to Site; Septic - None; Well - None; Nat Gas-Unknwn-BTV	

**Land Features:** Road Service Area; Trees - Heavy

<b>Date-Listing</b>	05/11/2026	<b>Date-Expiration</b>	05/11/2027	<b>Agent Days On Market</b>	9
<b>Price-Original Price</b>	\$ 60,000				
<b>Showing Service</b>	ShowingTime				
<b>Date-Status Change</b>	05/11/2026				
<b>Contact Name</b>	Rachael Hannahs	<b>Contract Type</b>	Exclusive Right To Sell	<b>Sellers Name</b>	Carrick
		<b>Contact Phone #</b>	541-255-8943		

**LL1:** Jeff J Trujillo (907) 741-2239 (907) 741-2239  
**LO:** Mossy Oak Properties of Alaska - Soldotna(907) 262-7300

	<i>Provided as a courtesy of</i>	Mobile - (907) 741-2239
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