



<b>Address:</b> Lot 246 Moose Point Sub			
	<b>Listing #</b> 26-4343 <b>Status</b> Active <b>Zip Code</b> 99635 <b>Acres</b> 6.98  <b>Assessed Value \$</b> <b>Grid # (Muni Anch)</b> N/A <b>Longitude</b> -150.659183	<b>Price-List</b> \$ 48,000 <b>Near</b> Nikiski/North Kenai <b>Type</b> Land <b>Subdivision Plat Type</b> Fee Simple <b>Down Payment</b> <b>Latitude</b> 60.959744	
	<b>Area:</b> 300 - North Kenai <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Zoning:</b> UNZ - Not Zoned		
<b>School-Elementary</b> Nikiski North Star <b>SF-Lot</b> 304,049 <b>Remote Description</b> <b>Tax ID</b> 02544717 <b>Foreclosure/Bank Own</b> No	<b>School-Middle</b> Nikiski <b>Acres</b> 6.98 <b>Grid # (Muni Anch)</b> N/A <b>Taxes (Estimated)</b> <b>List Price/SqFt</b> 0.16	<b>School-High</b> Nikiski <b>Lot Area Source</b> Tax Authority <b>Tax Map #-Mat-Su</b> N/A <b>Tax Year</b> <b>Sold Price/SqFt</b>	
<b>Directions:</b> North on Kenai Spur Hwy past Captain Cook Park; continue on Kenai Spur Extension to MP 47; follow the trail to property. See lot on left <b>Legal:</b> Moose Point Sub Lot 246  <b>Public Remarks:</b> Just under 7 acres of prime land with good access; VIEW LOT on the bluff! This area is well known for great hunting and fishing for the off-grid enthusiast. Or just a quiet place to escape; The land can be accessed by the Spur extension, by beach or boat.  <b>Confidential:</b>			
<b>Vacant Land Type:</b> Recreational; Residential <b>Listing Terms Financing:</b> Cash; Conventional	<b>Topography:</b> Level <b>To View:</b> Drive By <b>View Type:</b> Inlet; Mountains <b>Wtrfrnt-Access Near:</b> Inlet <b>Wtrfrnt-Frontage:</b> Inlet <b>Waterfront Details:</b> Waterfront Name: Cook Inlet	<b>Access:</b> Unmaintained; Dirt; Gravel; Trail <b>Road Maintenance:</b> Unmaintained Road <b>Contract Particulars:</b> None Apply <b>Mortgage Info:</b> EM Minimum Deposit: 1,000	
<b>Land Features:</b> Horse Property; Southern Exposure; View; Trees - Heavy; Trees - Sparse; Trailside			
<b>Date-Listing</b> 04/23/2026 <b>Price-Original Price</b> \$ 48,000 <b>Showing Service</b> ShowingTime	<b>Date-Expiration</b> 04/23/2027	<b>Agent Days On Market</b> 1	
<b>Date-Status Change</b> 04/24/2026	<b>Contract Type</b> Exclusive Right To Sell <b>Contact Name</b> Jeff Trujillo <b>Contact Phone #</b> 907-741-2239	<b>Sellers Name</b> Udelhoven	
<b>LL1:</b> Jeff J Trujillo (907) 741-2239 (907) 741-2239 <b>LO:</b> Mossy Oak Properties of Alaska - Soldotna(907) 262-7300			
	Provided as a courtesy of <b>Jeff J Trujillo</b> Mossy Oak Properties of Alaska - Soldotna 43199 Sterling Highway Soldotna, AK 99669	Mobile - (907) 741-2239 Direct - (907) 741-2239 Office - (907) 262-7300 <a href="mailto:jefewan@gmail.com">jefewan@gmail.com</a> <a href="https://www.jeffsalaska.com">https://www.jeffsalaska.com</a>	

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