



**MEMORANDUM**  
Department of Natural Resources

**STATE OF ALASKA**  
Division of Agriculture

TO: Board of Agriculture and Conservation

DATE: December 4, 2013

THROUGH:  Franci Havemeister, Director 

FROM:  Amanda Swanson, Loan Officer

SUBJECT: Kenai Spur Property  
December 2013

**Kenai Spur Road Property ARLF Disposal 2010-01**  
**Proposal to List Property with a Realtor**

The ARLF owned Kenai Spur Property has been listed as an over the counter sale on the Division of Agriculture's website with a sales price of \$14,000.00 since June, 2012 and no offers have been received. The sales price was reduced from the previous list price of \$19,500.00. There has been very little interest in the property. The property is considered lakebed and has very little use for agriculture.

The ARLF loan officer contacted realtors in Kenai to obtain a Comparable Market Analysis and received one from Chris Druesedow Real Estate Team, a branch of Keller Williams Group. A copy of their analysis is attached to this Memo. The estimated value of the property is \$35,000.00 with a suggested list price of \$23,000.00 and the realtor charges a 10% commission. Listing the property with a realtor would be beneficial to ARLF. The realtor could expose the property to a larger market and help facilitate the sale of the property. The proceeds from the sale of the property could then be deposited into the ARLF fund.

ARLF loan officer recommends listing the Kenai Spur Property with a realtor in accordance to State Statute and Regulation.

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Approve

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Decline

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BAC Chair