Property Name:	Lofstedt Parcel: 2688 Beaver Loop Road, Kenai, AK 99611
Owner:	The Estate of Vernon Lofstedt
Agency Sponsor:	Proposed for ADNR/State Parks
Appraised Value:	To be determined upon completion of appraisal
Funding Request	Up to $800,000, including due diligence and closing costs
Acreage	Approximately 10 acres
Legal Description	T 5N R 11W SEC 10 SEWARD MERIDIAN KN 0001709 HORSESHOE END AT RIVER BEND SUB TRACT 1

Overview:

This parcel is an approximately 10-acre parcel containing about 5 acres of wetlands, 5 acres of uplands, with 780 feet of Kenai River frontage. The parcel has road and river access. The parcel is located on the lower Kenai River in the State of Alaska's Kenai River Special Management Area. The parcel ranks in the highest priority category in the 2014 GLT EVOSTC Habitat Land Prioritization. The sellers own a partial interest in the subsurface estate which would be part of the sale. The remaining subsurface interest is in private ownership. The attached photographs and maps show the parcel and its location in relation to other past and presently proposed EVOSTC-funded habitat projects.

Added Benefit to Past EVOS Trustee Council Actions:

Since 1994 the Council has made efforts to focus on the Kenai River and has acquired multiple Kenai River properties containing riverine, riparian, and wetland habitat. The subject property is adjacent to the 100-acre Cone parcel acquired in 1996 with EVOSTC funds, which was approved by EVOSTC resolution 95-11-20, and thus this project builds on past EVOSTC efforts. The Cone parcel is jointly managed by ADNR/ADFG. The wetlands between the two parcels are continuous.

Protection Benefits:

The Lofstedt parcel provides high-value habitat for EVOS injured species. It includes and is immediately adjacent to freshwater, intertidal and subtidal wetlands providing habitat for waterfowl, shorebirds, raptors, marine mammals, and anadromous fish. The parcel benefits the following EVOS-affected species and services: Bald eagles, Dolly Varden, harbor seals, intertidal communities, pink salmon, river otters, sockeye salmon, commercial fishing, passive use, recreation and tourism, and subsistence.

In addition to the habitat provided for EVOS-affected species, the parcel provides the following additional resources. The naturally vegetated riverbank helps provide excellent rearing and overwintering habitat for Dolly Varden, chinook and coho salmon. There is extensive high value tidal marsh supporting intertidal/subtidal resources on and adjacent to the parcel. Harbor seals and Beluga whales feed in proximity to this parcel. Waterfowl, shorebirds, Bald eagles and raptors use this area for feeding, nesting, and staging. The property contains extensive wetland habitat which is part of a larger wetland system.

Potential Threats:

The parcel contains desirable Kenai River frontage and adjacent uplands. The parcel could be subdivided into small house lots. The landowner plans to list the property with a real estate agent if EVOS does not purchase it.

Proposed Management:

The property would be held by the State of Alaska Department of Natural Resources, with a conservation easement to the U.S./BLM.

Funding Request:

Up to $800,000, including due diligence, closing costs and initial enhancements, with the final purchase price to be determined upon completion of the appraisal.

Photo: Lofstedt Parcel (looking downstream/ west) on the Kenai River showing the Kenai River frontage and the parcel's wetlands and uplands.

Photo: Lofstedt Parcel on the right and the 1996 EVOS Acquisition Cone Parcel on the left, Kenai River in the center to the south.

Lofstedt and Shuey Parcels - Kenai River, City of Kenai, Alaska

The subject properties ranked as a high priority in the Great Land Trust EVOS Habitat Land Prioritization: 2015

Approximate Legal Description & Acreage:

Lofstedt: 10 Acres.
T 5N R 11W SEC 10 SEWARD MERIDIAN KN 0001709 HORSESHOE END AT RIVER BEND SUB TRACT 1
Shuey: 12.5 Acres.
A portion of T 5N R 11W SEC 11 SEWARD MERIDIAN KN 0970019 ANGLERS ACRES SUB LOWE ADDITION TRACT 3

Great Land Trust
EVOS Habitat Prioritization
Map Prepared: 1.23.2018

March 21, 2018

Maps: Vicinity map and parcel map with aerial imagery showing the Lofstedt parcel outlined in blue.