
**Remote Cabin with
Loft off Talkeetna
Spur Highway**

File #F127

Land Size:	4.67 Acres
Price:	\$50,000
Area:	Mat-Su North Central
Legal Description:	Lot 1 Block 26 Bald Mountain; ASLS #80-176; Talkeetna Recording District; Plat #81-116
Directions:	From approx mile 7.7 Talkeetna Spur Highway, take right on Birch Creek Blvd; left on Mastadon Road; rt on Loriens Trail to parking area at end.
Access:	4-wheeler or snowmachine from parking lot.
Water Front:	None; located NW of North Fork of Montana Creek.
View:	Views of Denali and Talkeetna Mtns.
Utilities:	Woodstove for heat (Vermont Castings). Outhouse/shed has culvert in place and floor completed, but walls & roof still need to be assembled (lumber and doors at cabin). Propane stove; propane/electric fridge/freezer; propane grill. Outhouse.
Covenants:	Yes; read the CC&R's (No restrictions noted). Plat notes restrict uses to rural recreational only.
Buildings:	480 sf (16'x20' w/a 10'x16' loft) frame cabin built 2015. 8'x16' covered porch. Kitchen cabinets & counter. 2x6 wall construction; 2x12 insulated floor; 2x12 insulated roof with metal covering; T-111 exterior siding w/vinyl windows.
Topography:	Gently sloping.
Trees:	Heavily wooded with birch & spruce.
Surveyed:	Yes; the corners were originally marked with aluminum capped monuments.
Taxes:	Approx \$61.40 yr
Terms:	Cash; or Owner will finance sale with a minimum of 30% down payment.
Remarks:	Included in sales price: large reclining sofa; card table & folding chairs; misc. ladders & tools; two twin beds in loft; propane grill on porch.

DISCLAIMER: Statewide Real Estate LLC does not guarantee the completeness or the accuracy of the material furnished in this brochure. Potential buyers are strongly advised to seek professional help in determining the

availability, quality and cost of water, sewageable soils, and utilities. A survey may be necessary to locate property corners; GPS coordinates are approximate. Potential buyers should independently verify the zoning requirements and permits required with the appropriate agencies to determine if the property is suitable for their intended use.