

---

**10.44 Acres on  
Middle Fork  
Montana Creek**  
*File #L125*

<b>Land Size:</b>	10.44 Acres
<b>Price:</b>	\$20,000
<b>Area:</b>	Mat-Su North Central - Remote
<b>Legal Description:</b>	Lot 2 Block 7 South Bald Mountain; ASLS #82-1; Talkeetna Recording District; Plat #82-59
<b>Directions:</b>	Located on Middle Fork of Montana Creek; approx 9 miles east of Talkeetna Spur Highway; see maps.
<b>Access:</b>	Ski or Hike from Yoder Road Trailhead on Luthman Trail; see trail map.
<b>Water Front:</b>	Approx 540 ft of frontage on Middle Fork Montana Creek
<b>View:</b>	Creek & Mountain Views
<b>Utilities:</b>	None
<b>Covenants:</b>	Yes; read the CC&R's (no restrictions noted). Plat notes restrict uses to recreational uses only.
<b>Buildings:</b>	None
<b>Topography:</b>	Gently rolling to sloping
<b>Trees:</b>	Birch & Spruce
<b>Surveyed:</b>	Yes; corners were originally marked with 5/8" x 30" rebar with 2" diameter survey caps.
<b>Taxes:</b>	Approx \$72.55 yr
<b>Terms:</b>	Cash
<b>Remarks:</b>	

**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.