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**Mountain View  
Lot off Talkeetna  
Spur Highway**  
*File #P138*

<b>Land Size:</b>	4.88 Acres
<b>Price:</b>	\$10,000
<b>Area:</b>	Mat-Su North Central
<b>Legal Description:</b>	Lot 6 Block 18 Bald Mountain Subdivision; ASLS #80-176; Talkeetna Recording District; Plat #81-116
<b>Directions:</b>	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.
<b>Access:</b>	4-wheeler or snowmachine from parking lot.
<b>Water Front:</b>	None; located near Answer Creek
<b>View:</b>	Views of Denali and Talkeetna Mountains
<b>Utilities:</b>	None
<b>Covenants:</b>	Yes; read the CC&R's (No restrictions noted). Plat notes restrict uses to rural recreational only.
<b>Buildings:</b>	None
<b>Topography:</b>	Hilly
<b>Trees:</b>	Birch & Spruce
<b>Surveyed:</b>	Yes; the corners were originally marked with aluminum capped monuments.
<b>Taxes:</b>	Approx \$64.18 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 25% down payment.

**Remarks:**

**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.