
**Mountain View
Lot off Talkeetna
Spur Highway**
File #P139

Land Size:	4.76 Acres
Price:	\$10,000
Area:	Mat-Su North Central
Legal Description:	Lot 3 Block 1 Bald Mountain Subdivision; 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 near Answer Creek
View:	Views of Denali and Talkeetna Mountains
Utilities:	None
Covenants:	Yes; read the CC&R's (No restrictions noted). Plat notes restrict uses to rural recreational only.
Buildings:	None
Topography:	Rolling to Gently Sloping
Trees:	Birch & Spruce
Surveyed:	Yes; the corners were originally marked with aluminum capped monuments.
Taxes:	Approx \$62.79 yr
Terms:	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.