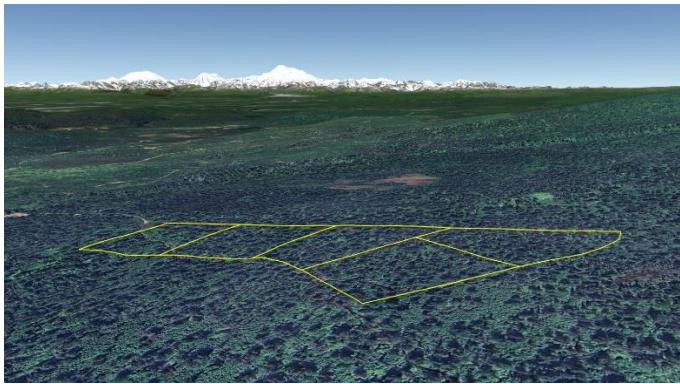


# Mountain View Lots off Talkeetna Spur Highway

*File #P149*



<b>Land Size:</b>	24.05 Acres Total
<b>Price:</b>	\$77,000 for all
<b>Area:</b>	Mat-Su North Central
<b>Legal Description:</b>	Lots 8 thur 12 Block 1 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; no wetlands noted.
<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>Trees:</b>	Birch & Spruce
<b>Surveyed:</b>	Yes; the corners were originally marked with aluminum capped monuments.
<b>Taxes:</b>	Approx \$263.65 a year for all.
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of \$15,000 down payment.
<b>Remarks:</b>	Lots must be sold together; no exceptions.

**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.