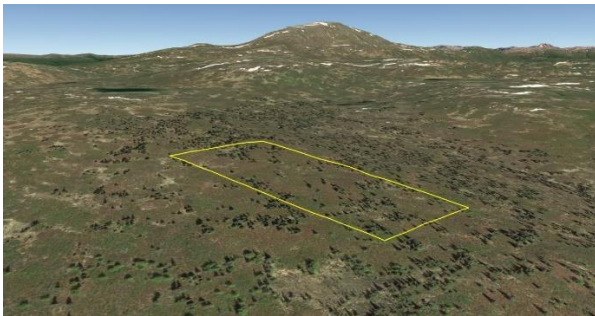

20.01 Acres near Bald Mountain
File #P150

Land Size: 20.01 Acres
Price: \$30,000
Area: Mat-Su North Central (Bald Mountain Area)
Legal Description: Tract D of ASLS #91-188; Talkeetna Recording District; Plat #93-53
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; parcel is located approx 1 ¾ miles NE from parking area; see maps.
Access: Best access is snowmachine in winter. Possible ATV access in summer; no known trail to parcel.
Waterfront: None; per MSB, no wetlands noted.
Utilities: None
Covenants: None; unrestricted.
Buildings: None
Topography: Gently sloping.
Trees: Sparsely wooded with birch & spruce.
Surveyed: Yes; corners were originally marked with 2 ½ ” aluminum capped monuments.
Taxes: Approx \$122.97 yr
Terms: Cash; or Owner will finance sale with a minimum of \$7,000 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.