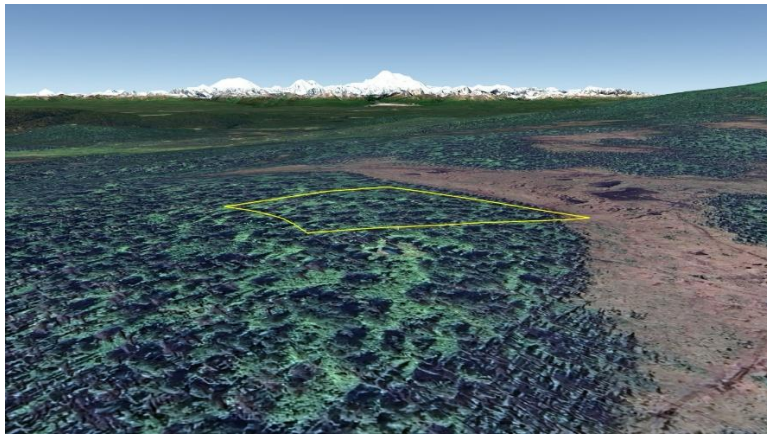

4.35 Acres near North Fork Montana Creek

File #S475



Land Size:	4.35 Acres
Price:	\$15,000
Area:	Mat-Su North Central (Bald Mountain area)
Legal Description:	Lot 6 Block 26 Bald Mountain; ASLS #80-176; Talkeetna Recording District; Plat #81-116
Directions:	From approx. mile 7.7 Talkeetna Spur Highway, take right on Birch Creek Blvd; lft on Mastadon Rd; rt on Loriens Trail to parking lot at end.
Access:	4-wheeler or snowmachine from parking lot.
Waterfront:	None
Utilities:	None
Covenants:	Yes; read the CC&R's (no restrictions noted). Plat notes restrict uses to rural recreational only.
Buildings:	None.
Surveyed:	Yes; corners were originally marked with aluminum capped monuments.
Taxes:	Approx \$48.77 yr
Terms:	Cash; or Owner will finance sale with a minimum of 30% 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.