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**BALD  
MOUNTAIN**  
*File#W190*

Land Size & Price: 4.81 ACRES \$7,500

Area: TALKEETNA SPUR ROAD

Legal Description: LOT 4 BLOCK 8 BALD MOUNTAIN; ASLS #80-176; TALKEETNA RECORDING DISTRICT; PLAT #81-116

Directions: LOCATED OFF BIRCH CREEK BLVD FROM APPROX MILE 7.7 TALKEETNA SPUR HIGHWAY; SEE MAPS.

Access: ATV, SNOWMACHINE OR FOOT FROM END OF LORIENS TRAIL (LOT IS APPROX 1.5 MILES NE FROM WHERE LORIENS TRAIL APPEARS TO END IN AERIAL PHOTOS).

View: MOUNTAIN VIEWS

Utilities: NONE

Covenants: YES; READ THE CC&R'S (NO RESTRICTIONS NOTED). PLAT NOTES RESTRICT USES TO RURAL RECREATIONAL ONLY.

Buildings: NONE

Topography: ROLLING

Trees: BIRCH & SPRUCE

Surveyed: YES; THE CORNERS WERE ORIGINALLY MARKED WITH ALUMINUM CAPPED MONUMENTS

Taxes: APPROX \$63.36 YR

Terms: CASH; OR OWNER WILL FINANCE SALE WITH A MINIMUM OF 25% DOWN PAYMENT.

Remarks: MLS #20-6603

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. 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.