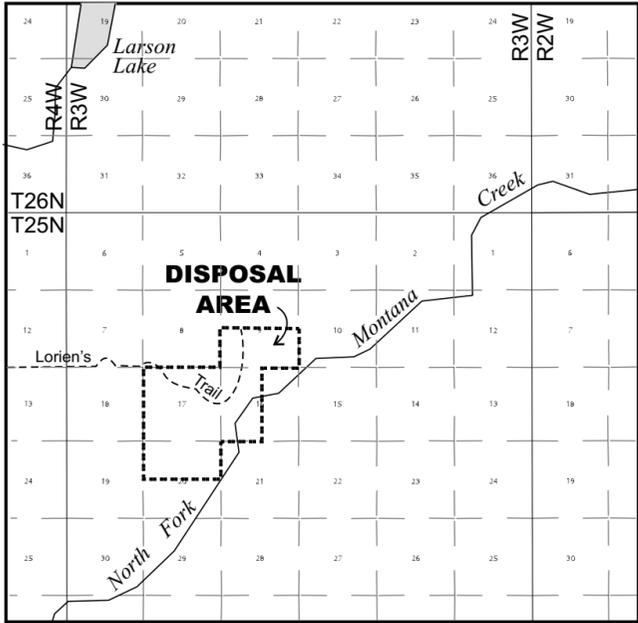


Map 7 - Bald Mountain ASLS 80-176

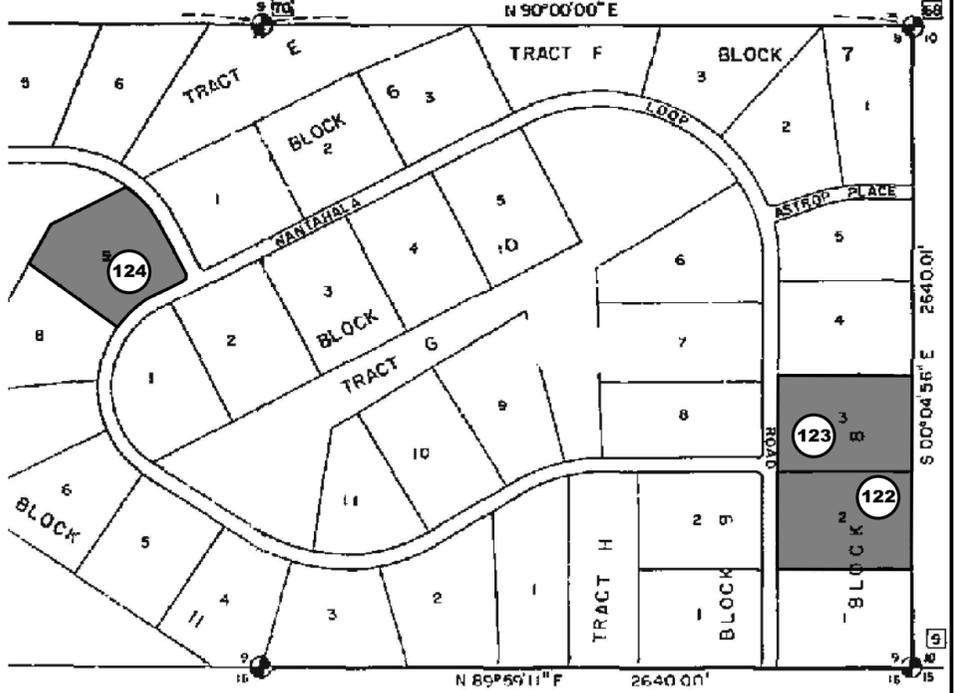
S 1/2 Sec. 9



USGS Quad Talkeetna Mountains A-6 & B-6, Alaska

Vicinity Map

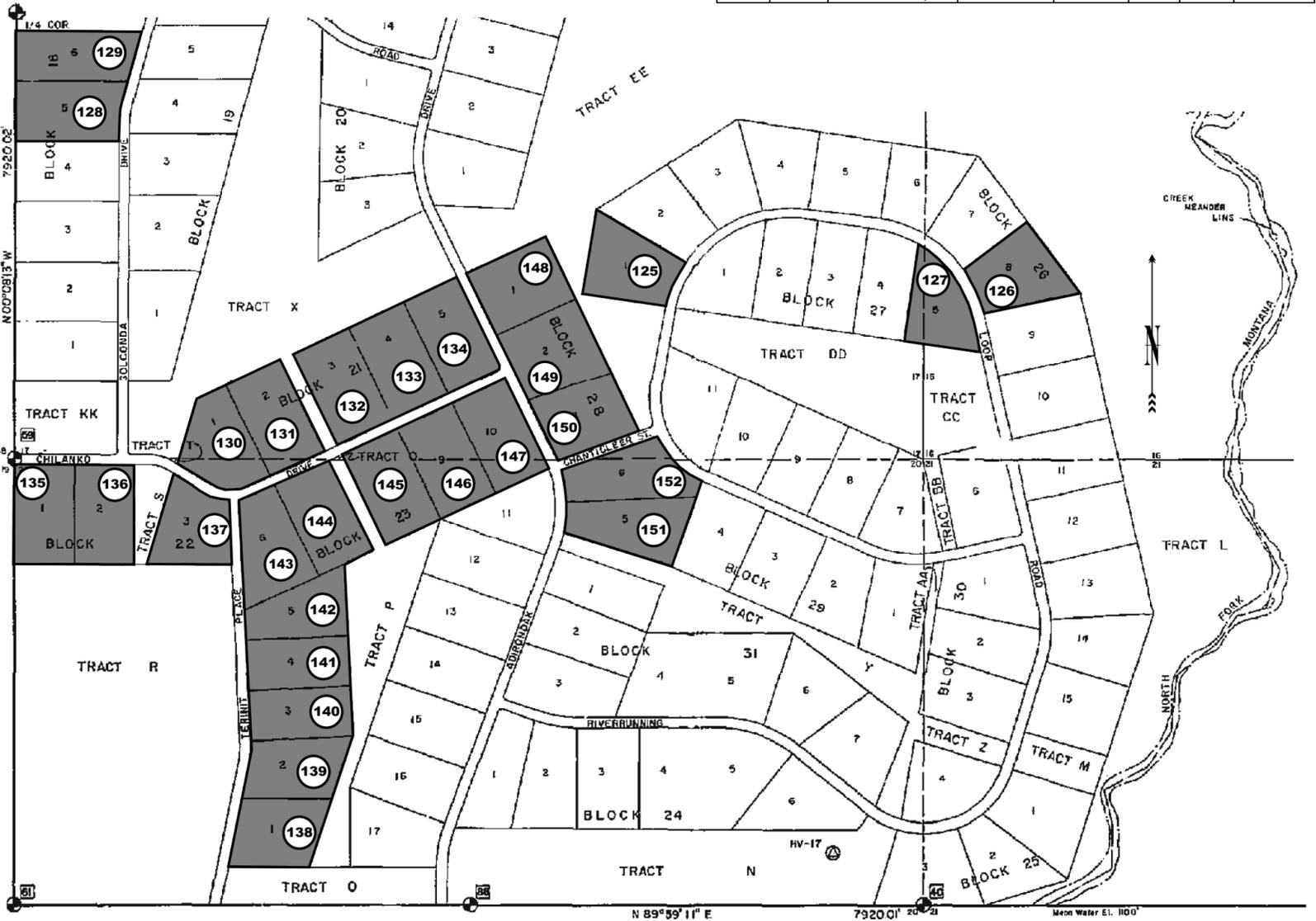
Township 25 North, Range 3 West,
Sec. 9, 16, 17, 20
Seward Meridian, Alaska



Location	Located 8 miles southeast of Talkeetna, between Answer Creek and North Fork Montana Creek.
Topo Map	USGS Quads Talkeetna Mountains A-6, B-6
Access	From Mastodon Road parking area, 4x4 access is possible along a section line easement (a.k.a. Lorien's Trail) between Sections 12 and 13 to Answer Creek. Access then becomes limited to ATV or snowmachine to the northwest corner of Section 17 and continues easterly along a platted right-of-way (Norsk Drive). ATV or snowmachine access is also possible by a 100-foot section line easement from Mastodon Road between sections 13 and 14 which leads to the platted right-of-way (Chillanko Drive).
Terrain	Generally well drained, sloping south to North Fork Montana Creek and north to Answer Creek. Average elevation is 1,200 feet.
Soils	Organic material from 6 inches to 6 feet thick underlain by glacial till. Isolated pockets of permafrost may be present.
Vegetation	Spruce-hardwood forest over gently rolling hills with small muskeg formations in the low-lying basins.
Water Front	None
View	Unknown
Climate	Temperatures vary from -8 degrees F in January to 70 degrees F in July. Precipitation is about 29 inches annually including about 100 inches of snow that accumulates to about 40 inches. Prevailing north winds average 3.7 knots with occasional extremes to 35 knots from the northeast.
Water Source	Unknown
Water/Sewage Disposal	Approved for non-water carried sewage disposal systems only (pit privies). Installation of water supply systems or water carried sewage disposal systems requires DEC approval.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-176. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Purchasers automatically become members of the Bald Mountain Homeowner's Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 82, Page 510, Talkeetna Recording district records.
Other	Located within the Susitna Area Plan.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
122	215868	S025N003W09	ASLS 80-176	2	8	4.810	\$4,100.00
123	215869	S025N003W09	ASLS 80-176	3	8	4.810	\$4,100.00
124	215893	S025N003W09	ASLS 80-176	9	11	4.570	\$3,900.00
125	215957	S025N003W17	ASLS 80-176	1	26	4.670	\$4,400.00
126	215964	S025N003W16	ASLS 80-176	8	26	4.450	\$4,200.00
127	215976	S025N003W16, 17	ASLS 80-176	5	27	4.370	\$4,200.00
128	216006	S025N003W17	ASLS 80-176	5	18	4.870	\$4,600.00
129	216007	S025N003W17	ASLS 80-176	6	18	4.880	\$4,600.00
130	216021	S025N003W17, 20	ASLS 80-176	1	21	4.580	\$4,400.00
131	216022	S025N003W17, 20	ASLS 80-176	2	21	4.820	\$4,600.00
132	216023	S025N003W17	ASLS 80-176	3	21	4.820	\$4,600.00
133	216024	S025N003W17	ASLS 80-176	4	21	4.820	\$4,600.00
134	216025	S025N003W17	ASLS 80-176	5	21	4.820	\$4,600.00
135	216026	S025N003W20	ASLS 80-176	1	22	4.810	\$4,600.00
136	216027	S025N003W20	ASLS 80-176	2	22	4.820	\$4,600.00
137	216028	S025N003W20	ASLS 80-176	3	22	4.520	\$4,300.00
138	216029	S025N003W20	ASLS 80-176	1	23	4.380	\$3,700.00
139	216030	S025N003W20	ASLS 80-176	2	23	4.380	\$3,700.00
140	216031	S025N003W20	ASLS 80-176	3	23	4.130	\$3,500.00
141	216032	S025N003W20	ASLS 80-176	4	23	4.130	\$3,900.00
142	216033	S025N003W20	ASLS 80-176	5	23	4.130	\$3,900.00
143	216034	S025N003W20	ASLS 80-176	6	23	4.820	\$4,600.00
144	216035	S025N003W20	ASLS 80-176	7	23	4.820	\$4,600.00
145	216036	S025N003W17, 20	ASLS 80-176	8	23	4.820	\$4,600.00
146	216037	S025N003W17, 20	ASLS 80-176	9	23	4.820	\$4,600.00
147	216038	S025N003W17, 20	ASLS 80-176	10	23	4.820	\$4,600.00
148	216039	S025N003W17	ASLS 80-176	1	28	4.770	\$4,500.00
149	216040	S025N003W17	ASLS 80-176	2	28	4.770	\$4,500.00
150	216041	S025N003W17	ASLS 80-176	3	28	4.780	\$4,500.00
151	216042	S025N003W20	ASLS 80-176	5	29	4.880	\$4,600.00
152	216043	S025N003W17, 20	ASLS 80-176	6	29	4.940	\$4,700.00

Sec. 16, 17, 20



Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veteran's Land Discount may only be used **once** in an applicant's lifetime.

Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened

due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veteran's Land Discount may be applied only to acquisition of surface rights to the land. **It may not**

be applied to survey and platting costs, or other costs reimbursable to the state. These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table on page 7.

Successful bidders who qualify for the Veteran's Land Discount **must apply for the discount at the time of the award notification.** The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible veterans. Under these circumstances, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

At right is an example of how a Veteran's Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

VETERAN'S DISCOUNT CALCULATION			
Per Acre Reimbursable Cost	\$	959.00	
"X" Parcel Size (Acres)	x	3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veteran's Discount Rate	x	0.25	
Veteran's Discount	\$	2,697.08	\$ -2,697.08
Discounted Purchase Price (Bid Price Less Discount)			\$ 11,302.92
Less 5% bid deposit of the full purchase price (<i>do not submit a bid deposit based upon the discounted purchase price</i>)			\$ -700.00
Balance Due			\$ 10,602.92

Reimbursable Costs for Calculating Veteran's Discount

Project Name	Project description	Cost/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre
Amber Lake North Subd	ASLS 80-152	\$293.00/Acre
Anderson (Sec. 17)	ASLS 79-023	\$54.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$54.00/Acre
Anderson (Sec. 19)	ASLS 79-025	\$54.00/Acre
Anderson (Sec. 20)	ASLS 79-026	\$54.00/Acre
Anderson (Sec. 28)	ASLS 79-027	\$54.00/Acre
Anderson (Sec. 29)	ASLS 79-028	\$54.00/Acre
Anderson (Sec. 30)	ASLS 79-029	\$54.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$54.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$54.00/Acre
Anderson (Sec. 33)	ASLS 79-032	\$54.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre
Berg Subd.	ASLS 82-181	\$531.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre
Circle Subd.	ASLS 78-163 Replat A-J77-113 & I-5 77-161	\$71.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre
Delta Ag Subd.	ASLS 78-93	\$41.00/Acre

Project Name	Project description	Cost/Acre
Denali View Subd.	ASLS 80-145	\$405.00/Acre
Eagle Subd.	ASLS 81-033	\$261.00/Acre
Frederick Point North Subd.	ASLS 83-031	\$698.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre
Goldstreak Subd.	ASLS 79-156	\$492.00/Acre
Greensward Subd.	ASLS 79-154	\$492.00/Acre
High Mountain Lakes Addn. Subd.	ASLS 81-194	\$426.00/Acre
High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre
Indian River Subd.	ASLS 80-131	\$229.00/Acre
John Lake Subd.	ASLS 82-190	\$458.00/Acre
Lake Louise Small Lots	Various US Surveys On Lake Louise	N/A
Lynx Lake Aliquot Part	Sec. 9, 16, 21, T18N R4W, SM	\$63.00/Acre
Rabideux Ag.	Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM	\$46.00/Acre
Shelter Island Subd.	ASLS 80-170	\$460.00/Acre
Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	\$18.00/Acre
Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM	\$18.00/Acre
Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$4.00/Lot
Whale Passage Addition #2	ASLS 00-26	\$350.00/Acre
Whale Passage Addition #3	ASLS 00-25	\$350.00/Acre