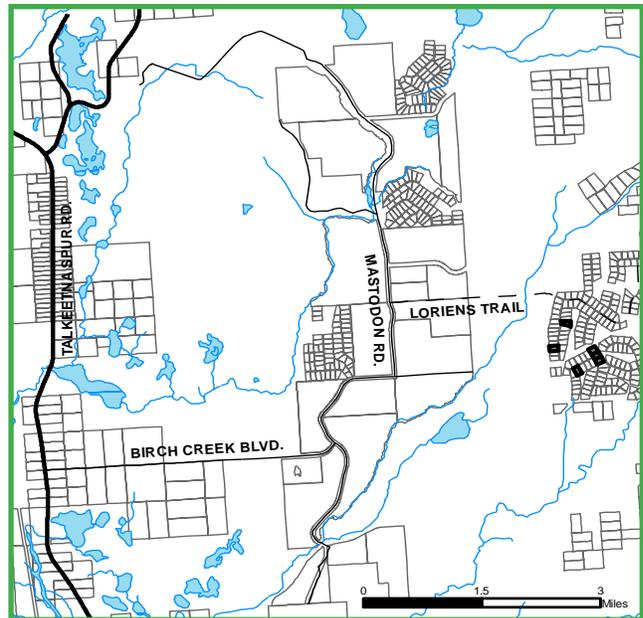


Bald Mountain - ASLS 80-176



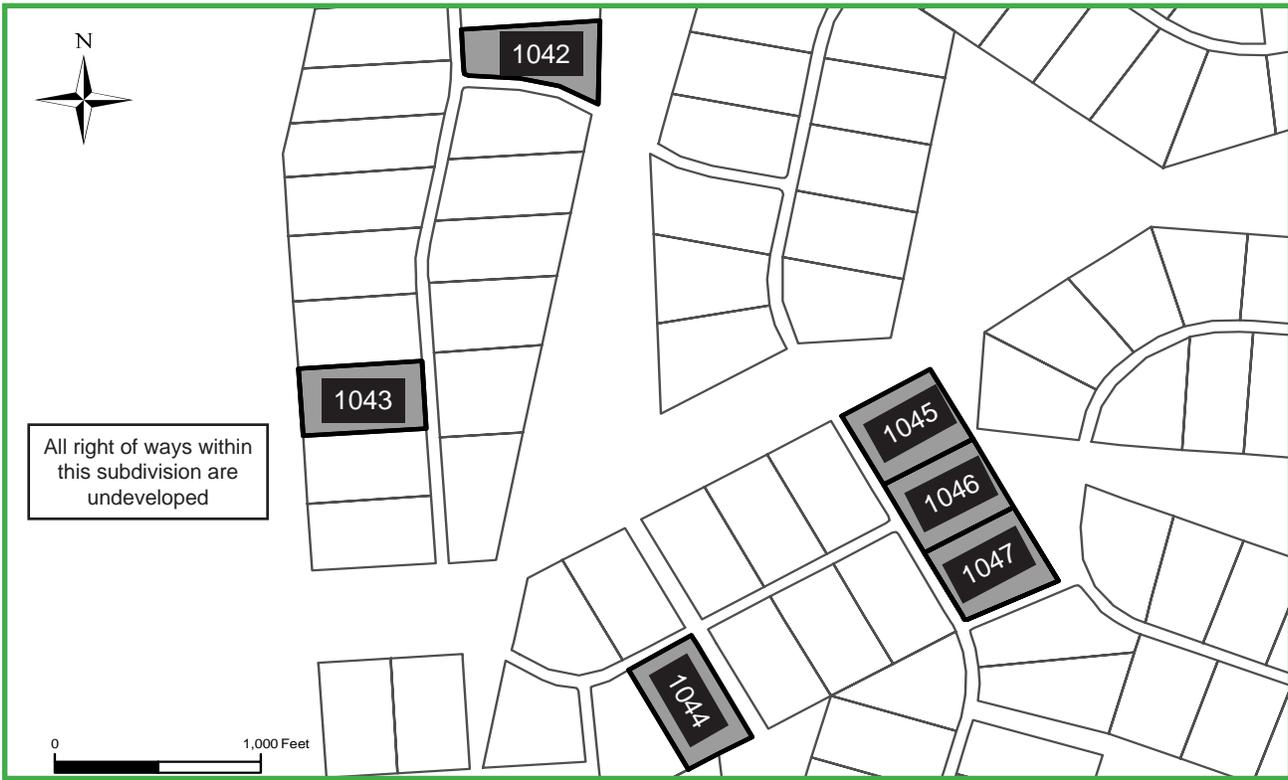
Aerial view of the Bald Mountain Subdivision

LOCATION	The Bald Mountain subdivision is located between the North Fork of Montana Creek and Answer Creek approximately 8 miles southeast of Talkeetna.
ACCESS	From Mastodon Road, an access road follows the section lines between sections 12 and 13, then becomes a 4-wheel drive trail into the subdivision at the northeast corner of section 17. Not all parcels are directly accessible by trail. The remaining distance down section line easements and platted right of ways may be covered by ATV, snowmachine and foot.
UTILITIES	None. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation. See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS	Subject to platted easements and reservations, see ASLS 80 - 176. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District as Book 82, Page 510.
MUNICIPAL AUTHORITY	These parcels are located within the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
NOTES	



Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: plats.landrecords.info/.

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1042	215998	S025N003W17	ASLS 80-176	4.660	1	17	\$8,100
1043	216004	S025N003W17	ASLS 80-176	4.87	3	18	\$8,300
1044	216035	S025N003W20	ASLS 80-176	4.82	7	23	\$8,200
1045	216039	S025N003W17	ASLS 80-176	4.770	1	28	\$8,100
1046	216040	S025N003W17	ASLS 80-176	4.770	2	28	\$8,100
1047	216041	S025N003W17	ASLS 80-176	4.780	3	28	\$8,100



View of Alaska Range from over the Bald Mountain Subdivision