

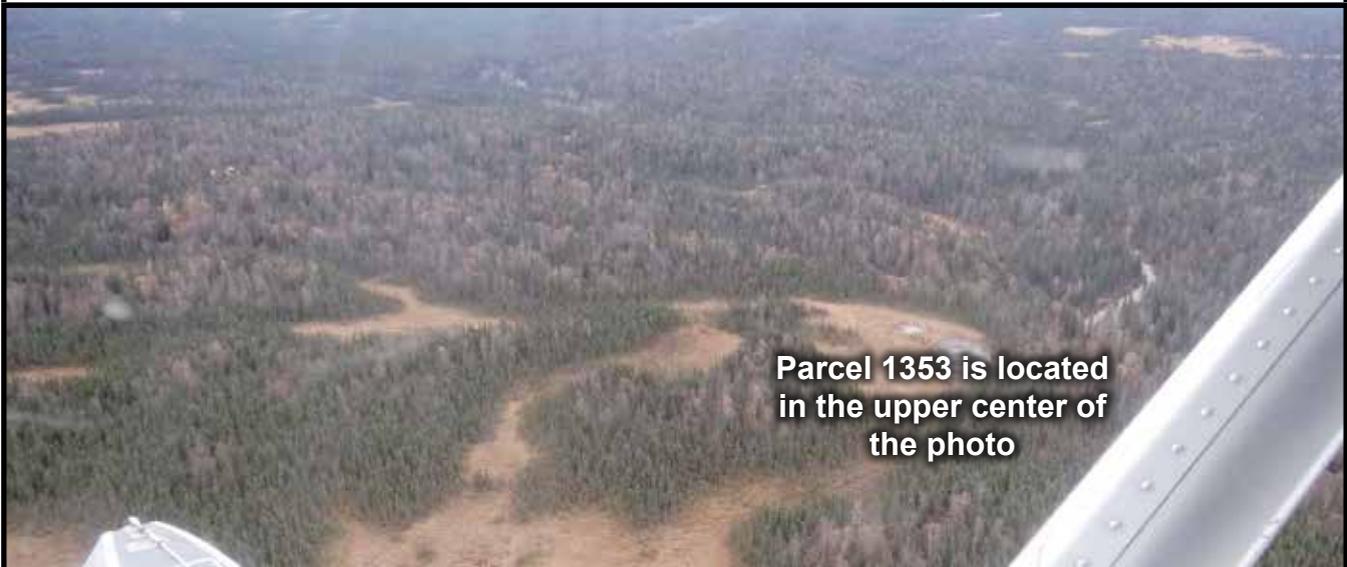


**SC
REGION**

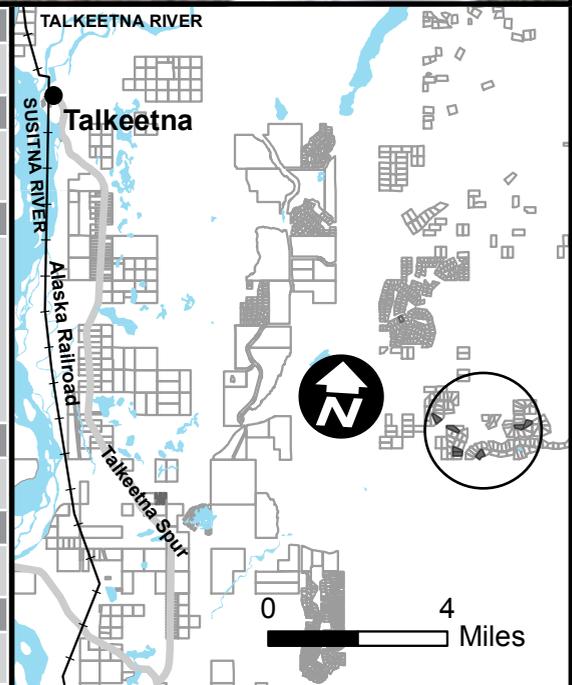
2013 Alaska State Land Offering

South Bald Mountain ASLS 82-1

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1352	216058	S025N003W33	82-1	13.729	3	3	\$11,200
1353	216068	S025N003W34	82-2	14.034	1	6	\$11,200
1354	216112	S025N003W35	82-1	12.275	8	9	\$10,500
1355	216113	S025N003W35	82-1	10.634	9	9	\$9,300
1356	216137	S025N003W28,33	82-1	13.267	4	2	\$11,000
1357	216144	S025N003W33	82-1	10.641	6	4	\$9,300
1358	216145	S025N003W33	82-1	10.215	7	4	\$9,200

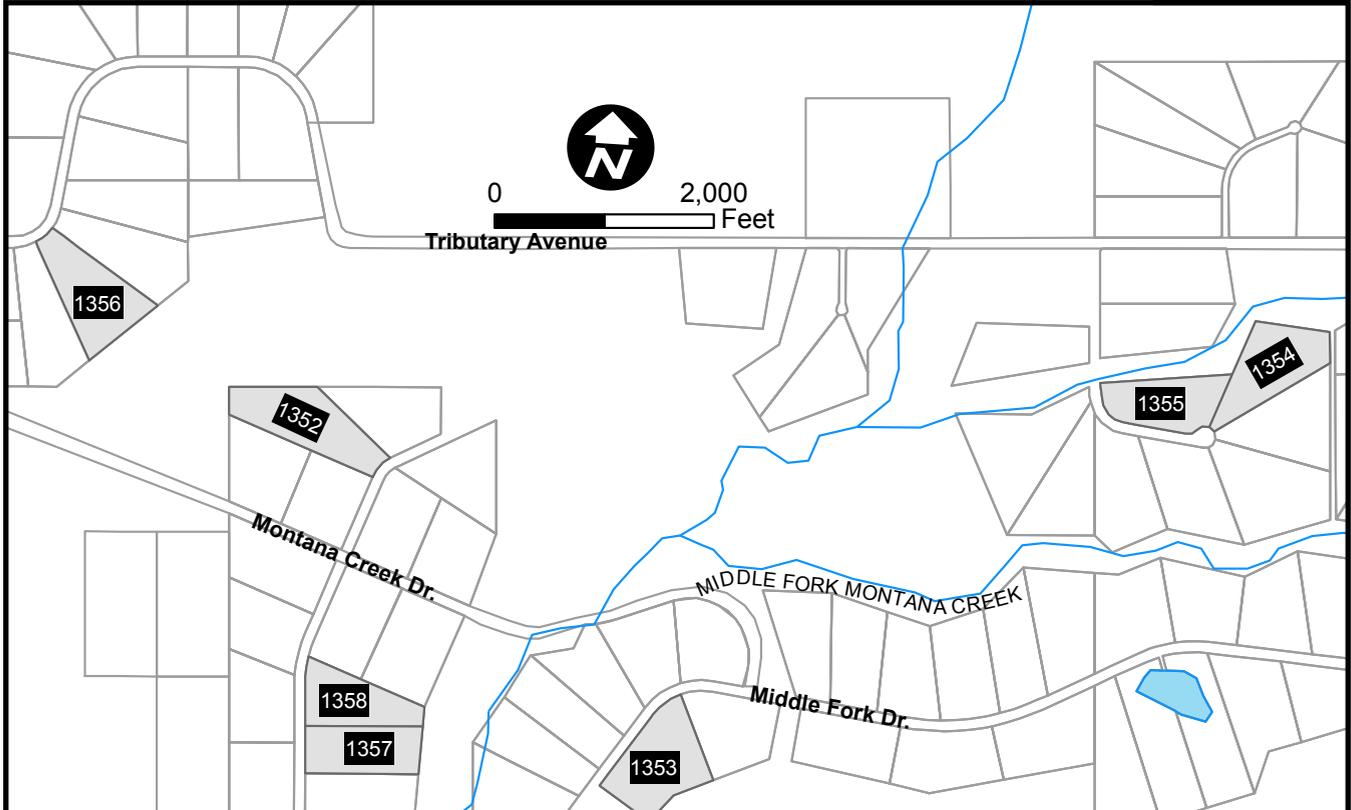


LOCATION
Subdivision is approximately 12 miles southeast of Talkeetna and 85 miles north of Anchorage on the Middle Fork of Montana Creek.
ACCESS
A cat trail from the Talkeetna Highway, through Bartlett Hills Subdivision via Mastodon Road comes within two miles of Bald Mountain Subdivision. The remaining distance to South Bald Mountain Subdivision, utilizing unconstructed rights-of-way and section-line easements, may be covered by ATV or snowmachine.
UTILITIES
There is no municipal water supply. 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, standards, and recommendations of the DEC.
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to platted easements and reservation, see ASLS 82-1. Declaration of covenants recorded in Book 85 at Page 336, Talkeetna Recording District.
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.
NOTES
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the South Bald Mountain Homeowners' Association created to govern said subdivision.





South Bald Mountain ASLS 82-1



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>



Looking north toward
Parcels 1354 and 1355