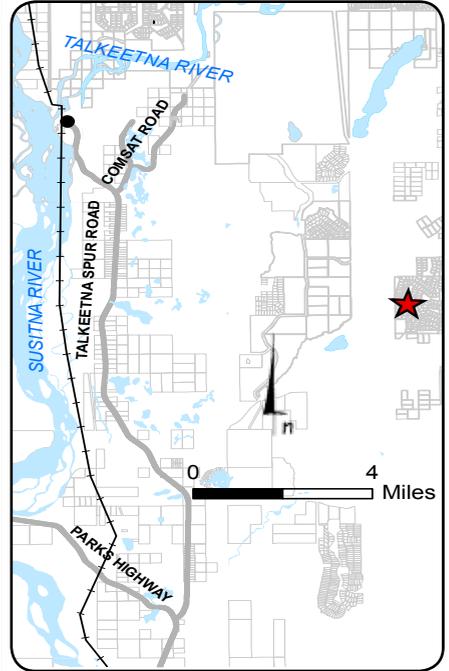




# Bald Mountain



Susitna Valley Remote

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1054	215998	4.7	1	17	\$8,400
1055	216022	4.8	2	21	\$8,700

LOCATION
Bald Mountain subdivision is located 8 miles southeast of Talkeetna, between Answer Creek and North Fork Montana Creek.
ACCESS
From Mastodon Rd. parking area, 4x4 access is possible along Lorien's Trail (a section line easement between sections 12 & 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 Dr.).
SURVEY & MTRS
Bald Mountain is survey ASLS 80-176, located in S025N003W17, 20. The survey has been filed as plat 81-116 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
HOMEOWNER'S ASSOCIATION
Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Bald Mountain Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Talkeetna Recording District on 11/12/1981 in book 82, page 510.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 132. Refer to the Mineral Estate section of this brochure for details.



**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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.