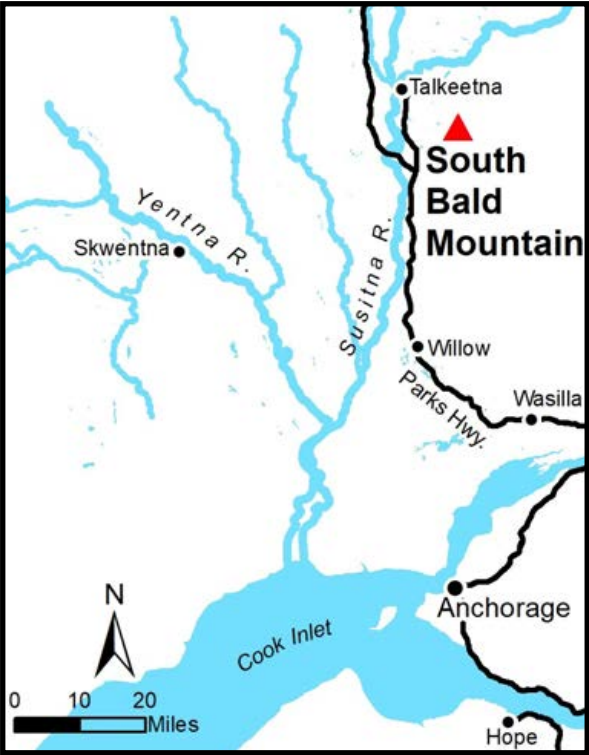
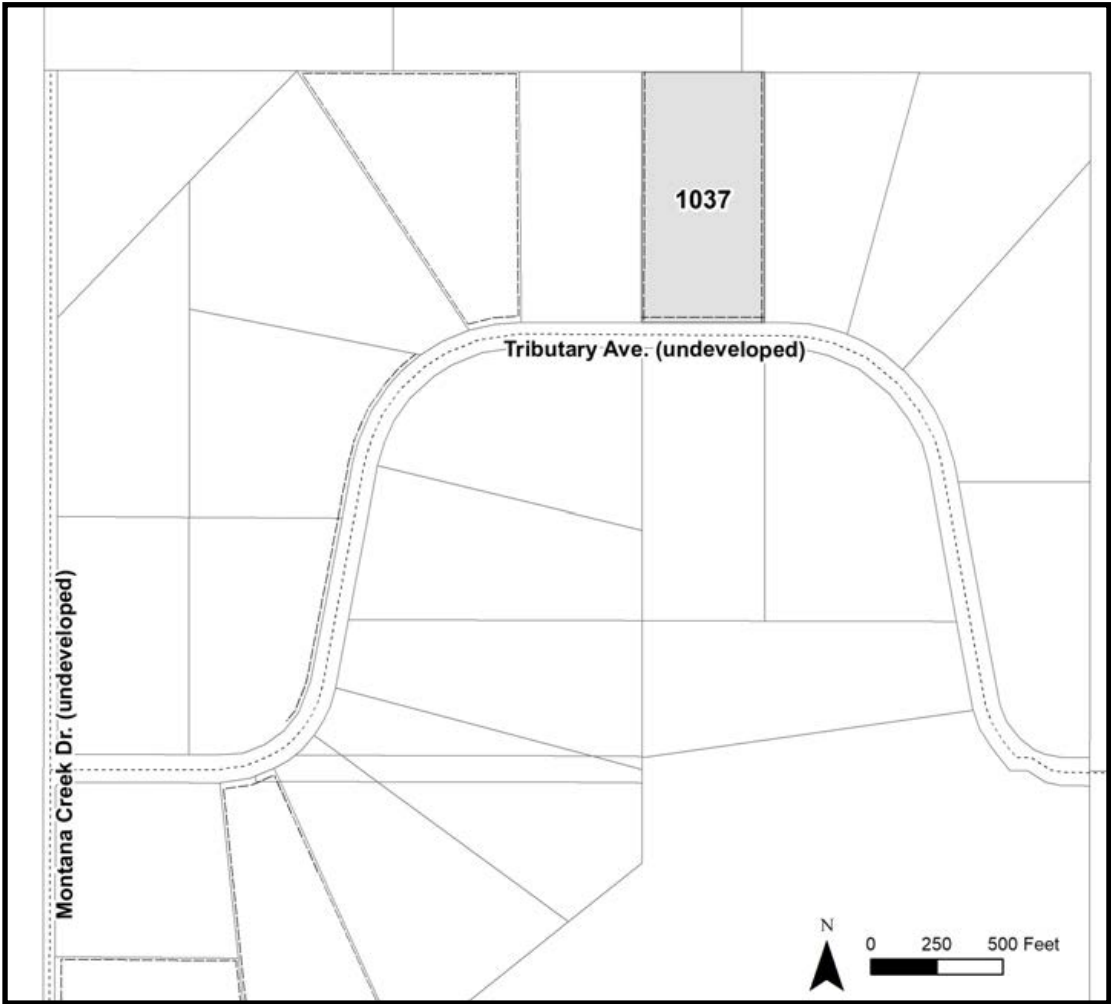


SOUTH BALD MOUNTAIN



Location	South Bald Mountain is approximately 10.5 miles southeast of Talkeetna, approximately 8 miles east of the Parks Hwy, and 5 miles northeast of the Luthman Trailhead.
Access	Access to the parcel is from Talkeetna Spur Rd to Yoder Rd or Luthman Trail. The parcel is approximately 5 air miles northeast of the Luthman Trailhead. Access is either by ATV or snowmachine via established trails, easements, and rights-of-way. While fairly close to developed roads, this parcel is difficult to access. ATTENTION: The first (approximately) 2 miles north and east of Yoder Rd/Luthman Trail is privately owned. Access through this area is limited to established trails within public access easements.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundaries of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 10ft utility easement along the east and west lot lines, and a 20ft utility easement along Tributary Ave. There is a 10ft building setback from the east and west lot lines, and a 25ft building setback from Tributary Ave. See plat notes for details.

Survey and MTRS	South Bald Mountain is survey ASLS 82-1 located in Section 28, Township 25 North, Range 3 West, Seward Meridian. This survey has been filed as plat 82-59 in the Talkeetna Recording District. Also see Section Line Easement Vacation Plat, DNR File no EV-2-220, recorded as plat 82-58 in the Talkeetna Recording District.
Rights-of-Way	Rights-of-way within the subdivision are undeveloped.
Homeowner's Association	<p>Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association, if active. The declaration of covenants, conditions, and restrictions for this association were recorded August 18, 1982, in the Talkeetna Recording District in Book 85 page 336 as document #1982-001579-0.</p> <p>Per Article V, Section 3, the covenants were binding through 2022. No amendments or extensions have been recorded, and the HOA was never incorporated. DNR Land Sales assumes this HOA to be dissolved.</p>



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1037	216045	8	1	10.19	\$9,800

Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.