

# Improved Property Fact Sheet

\*This needs to be completed in as much detail as possible as it is of importance to a potential buyer.

LEGAL: ASLS 2002-12, Tract M, SIZE: 5 Acres, LAKE/CREEK FRT (apr. feet): \_\_\_\_\_

TAX ACCOUNT #: \_\_\_\_\_ (Mandatory) TAXES (Yearly): \$ 0 20 25 year

EXISTING LOANS: Assumable  Non Assumable

1st D/T (approx. bal. \$ \_\_\_\_\_, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_

2nd D/T (approx. bal. \$ \_\_\_\_\_, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_

ANY LIENS (recorded or unrecorded) or any payoffs to be made: \_\_\_\_\_

ZONING: Unzoned or Unrestricted or ..... (explain) Unrestricted

SELLER WARRANTS: Improvements are not encroaching on any neighboring property or are built across property lines and any setbacks for improvements, septic, well, etc. are in compliance with State, Borough or City regulations.

Explain if necessary \_\_\_\_\_

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) \_\_\_\_\_

(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ 0

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... The property has never flooded. The property lies at an elevation above Flood plain

FUEL TANK(S) Or Hazardous Waste: None Are you aware of any fuel spills? None

Above ground  Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

TREES: Big white spruce Big old Growth VIEWS: West m River, OTHER AMENITIES: \_\_\_\_\_

LEGAL ACCESS: (road or..) Birch, MAINTAINED: \_\_\_\_\_, LEGAL TRAIL ACC.: old mail trail

HOW TO LOCATE (explain): Overland in Summer would be on old mail trail with Argo or in winter snowmobile 8 miles to cabin. The quicker way in Summer is to boat up the nanna River 12 miles

FLY IN ONLY: \_\_\_\_\_, BOAT ACCESS: yes, ATV, SNOWMACHINE ACCESS: yes

UTILITIES: Public Sewer \_\_\_\_\_, Private Septic System \_\_\_\_\_, (DEC approved); Yes \_\_\_\_\_, No \_\_\_\_\_ Outhouse on site: \_\_\_\_\_

Propane Lights \_\_\_\_\_, 110 Lights \_\_\_\_\_, 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other \_\_\_\_\_

Generator \_\_\_\_\_, KW \_\_\_\_\_, Diesel \_\_\_\_\_, Gas \_\_\_\_\_ Type of heat: Wood Stove, Monitor, etc. X

WELL: yes or OTHER SOURCE OF WATER, River ELECTRIC? \_\_\_\_\_ : How Far? \_\_\_\_\_

TELEPHONE AVAILABLE: \_\_\_\_\_, How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

Cell: yes, Internet: \_\_\_\_\_, TV: \_\_\_\_\_, Satellite Dish, TV or Internet, \_\_\_\_\_

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: none

IMPROVEMENT(S): Main Building Size: 600 sq. ft., Two Story or Loft (circle one) Size Loft

Year Built 2025, Bedrooms, open, Bathrooms, \_\_\_\_\_

2<sup>nd</sup> Building : \_\_\_\_\_ sq. ft. \_\_\_\_\_, Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

Bedrooms, \_\_\_\_\_, Bathrooms, \_\_\_\_\_

3<sup>rd</sup> Building : \_\_\_\_\_ sq. ft. \_\_\_\_\_, Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

Outbuilding (describe): \_\_\_\_\_ sq. ft. \_\_\_\_\_ Year Built \_\_\_\_\_

Type of Foundation:  Treated Wood  Untreated Wood  Concrete/Blocks  Other \_\_\_\_\_

Roof (Metal, Asphalt or): \_\_\_\_\_ Insulation (Floor, Ceiling, Walls) \_\_\_\_\_

Materials used to build cabin, roofing material and any other "Pertinent" information regarding the cabin (s) that a Buyer would want to know.

The cabin is made out of 8x8 timbers, butt and Pass construction  
roof and floor are made out of 4 inch thick planks 12 to  
16 inches in width very strong roof and floor hold heat nicely  
DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. \_\_\_\_\_

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : \_\_\_\_\_

General Condition of Improvements: I have cut trail to boat launch area, plus 2 miles  
of personal hunting trapping trail

SPECIES OF FISH AND GAME IN THE AREA: Grizzly, Black bear, Lots of moose, Goose  
beaver, marten, wolves, Burbot, Dolly, Varden, white fish, Arctic Grayling, Pike  
This information is to the best of my knowledge and is will be provided to assist a potential Buyer Salmon king, chum  
Silver  
Margaret J. J. J. J.  
Seller/Owner(s)

Please draw a floor plan of your cabin, layout of Bldgs. & other pertinent facts a Buyer should know about property. (use back of page)

OTHER PERTINENT FACTS (POSITIVE OR NEGATIVE) A BUYER SHOULD KNOW ABOUT YOUR PROPERTY. i.e. Avalanches, Erosion, Access Problems or other natural Hazards. (Should you need more room for any explanation please write on back).