

# 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: ICE SURVEY NO 2350, SIZE: 30 AC, LAKE/CREEK FRT (apr. feet): 2100

TAX ACCOUNT #: N/A (Mandatory) TAXES (Yearly): \$ N/A 20      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: NO

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

BUYER WARRANTIES: 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)     

NONE  
(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ N/A

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... 2008 ICE JAM?  
CAUSED FLOODING

FUEL TANK(S) Or Hazardous Waste: 300 X 1 500 X 2 Are you aware of any fuel spills? NO

Above ground  Under ground Size 300/500 Age 20

TREES: ✓, VIEWS: ✓, OTHER AMENITIES:     

LEGAL ACCESS: (road or..)     , MAINTAINED:     , LEGAL TRAIL ACC.: RS 2477

HOW TO LOCATE (explain): RS 2477 FAIRBANKS/NEWMAN TO TANKWA

FLY IN ONLY: ✓, BOAT ACCESS: ✓, ATV, SNOWMACHINE ACCESS: ✓

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

Propane Lights ✓, 110 Lights ✓, 12 Volt Lights     , Solar Panel     , Other     

Generator 2, KW     , Diesel     , Gas ✓ Type of heat: Wood Stove, Monitor, etc. WOODSTOVE'S  
CYL DRIP STOVE

WELL: \_\_\_\_\_ or OTHER SOURCE OF WATER, TRAPPER R ELECTRIC? \_\_\_\_\_ : How Far? \_\_\_\_\_

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

Cell: , Internet: , TV: \_\_\_\_\_, Satellite Dish, TV or Internet, HUGHES NET

GEN 5

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: \_\_\_\_\_

IMPROVEMENT(S): Main Building Size: 2000 sq. ft., Two Story or Loft (circle one) Size \_\_\_\_\_

Year Built 1925, Bedrooms, 2, Bathrooms, 0

2<sup>nd</sup> Building : 400 sq. ft. \_\_\_\_\_, Two Story or \_\_\_\_\_ Year Built 2010

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): METAL Insulation (Floor, Ceiling, Walls) ROOF

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

LOG W/ METAL ROOFING

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. SMALL PROPANE STOVE

OIL DRIP STOVE COOLMAN STOVE, WOOD COOK STOVE FRIDGE

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. 2 FREEZERS, GENERATOR

WOOD SPLITTER, INTERNET DISH W/ MODEM, ~1000

CANONS HEATING OIL, ICE AUGER, DCG KENNEL, SPAWA

General Condition of Improvements: FAIR

SPECIES OF FISH AND GAME IN THE AREA: PIKE, SALMON, BURBOT

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

Vore Walker  
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).