

# Improved Property Fact Sheet

Tolkeeta  
3rd Judicial

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

LOT 7 / USS 3501

LEGAL: 50-65-0541, SIZE: 4.97 Acre, LAKE/CREEK FRT (apr. feet): 300

TAX ACCOUNT #: 41103501000L07 (Mandatory) TAXES (Yearly): \$ 752.44 20 10  
year

EXISTING LOANS: Assumable  Non Assumable

NONE

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: NONE

ZONING: Unzoned or Unrestricted or ..... (explain) NO KNOWN ZONING

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

NONE KNOWN

(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 ..... NONE

FUEL TANK(S) Or Hazardous Waste: NONE

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

TREES: Small Spruce, VIEWS: YES, OTHER AMENITIES: \_\_\_\_\_

ACCESS: (road or..) \_\_\_\_\_, MAINTAINED: \_\_\_\_\_, LEGAL TRAIL ACC.: \_\_\_\_\_

HOW TO LOCATE (explain): Bay e s.w. corner of Susitna Lake

FLY IN ONLY: NO, BOAT ACCESS: YES, ATV, SNOWMACHINE ACCESS: YES

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

Propane Lights 2, 110 Lights Fully Wired, 12 Volt Lights NO, Solar Panel NO, Other \_\_\_\_\_

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

WELL: NO, (DEC approved); Yes \_\_\_\_\_, No \_\_\_\_\_, ELECTRIC? NO; How Far? \_\_\_\_\_

TELEPHONE AVAILABLE: NO, How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

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

IMPROVEMENT(S): Bldg. Size: Approx 1120 sq.ft., Two Story or Loft (circle one) Size \_\_\_\_\_ Year Built 1996

2<sup>nd</sup> Building: Approx 200 sq. ft. \_\_\_\_\_, Two Story or \_\_\_\_\_ Year Built ?

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 \_\_\_\_\_

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

\_\_\_\_\_

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. NONE

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : NONE

\_\_\_\_\_

General Condition of Improvements: Good

\_\_\_\_\_

SPECIES OF FISH AND GAME IN THE AREA: \_\_\_\_\_

This information is to the best of my knowledge: Landy O. Lofland  
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).