

# 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: LOG CABIN, SIZE: 16 x 20, LAKE/CREEK FRT (apr. feet): 0.75 mde

TAX ACCOUNT #: 543200000000 (Mandatory) TAXES (Yearly): \$ 465 2015 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) NO

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) NO

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

PROPERTY Owners Assoc.: Yearly Fee; \$ 465

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... Never floods

FUEL TANK(S) Or Hazardous Waste: NONE Are you aware of any fuel spills? NO

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

TREES: Yes, VIEWS: Yes, OTHER AMENITIES: Great hunting

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

HOW TO LOCATE (explain): Located near Yenko hills / Donkey creek

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

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

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

Generator , KW 2500, Diesel \_\_\_\_\_, Gas  Type of heat: Wood Stove, Monitor, etc.

WELL: NO or OTHER SOURCE OF WATER, other ELECTRIC? other : How Far? \_\_\_\_\_

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

Cell: NO, Internet: NO, TV: NO, Satellite Dish, TV or Internet, NO

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

IMPROVEMENT(S): Main Building Size: 16 x 20 sq. ft., Two Story or Loft (circle one) Size \_\_\_\_\_

Year Built 2011, Bedrooms, 1, Bathrooms, NONE

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): 1 Shop 1 Shed sq. ft. 10 x 16 Year Built 2010-2013

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

Type of Roof: Rolled Roofing / Felt Paper

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

D Logs that are hand milled,  
Secured with 10" spikes

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Ready to be lived in!

Propane stove top, wood stove for heating, generator/gas for lights  
- plus DC. inverter

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : 1 3 wheeler / ATV / Honda

Basic tools, 16 Foot John Boat - no motor, DC. inverter -  
500 watt, ~~2500~~ 2500 watt Yamaha generator,

General Condition of Improvements: Good

SPECIES OF FISH AND GAME IN THE AREA: ~~\_\_\_\_\_~~ All 5 species of Salmon/moose/Bear,

This information is to the best of my knowledge: Arvo Peterson  
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).