

Unimproved Property Fact Sheet

(In order to comply with Disclosure of Real Property Sales as prepared by the Seller)

LEGAL: see attached document, SIZE: 6.205 acres, LAKE/CREEK FRT (apx): no

TAX ACCOUNT #: N/A, TAXES (Yearly): \$ 0 2018 year

EXISTING LOANS: N/A Assumable Non Assumable
1st D/T (apr. bal.) \$ _____, monthly pmt \$ _____ including % rate _____
Bank or Escrow Co. & Loan No. (s) _____

ANY LIENS (recorded or unrecorded) or any payoffs to be made: none

ANY 3rd PARTY AGREEMENTS TO USE THE LAND FOR; Access, Trail Crossings, Camping, 1st Right of Refusal, Lease/Rent or anything along that nature: Please Explain: no

ZONING: Unzoned or Unrestricted or unzoned

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

FUEL TANK(S) Or Hazardous Waste Or Contamination: no

TREES: Spruce Aspen Birch, VIEWS: _____, OTHER AMENITIES: well drained high ground
Type of Trees Mts. River Lake etc.

LEGAL ACCESS: (road or...) Gravel, MAINTAINED: year round, LEGAL TRAIL: Type of access no
Paved Gravel Dirt etc. Year round Part or year etc.

FLY IN ONLY: no, BOAT ACCESS: no, ATV, SNOWMACHINE ACCESS: yes

HOW TO LOCATE (Nearest town — how many miles — direction): Mile 7.5 Old Edgerton Hwy starting from the Richardson Hwy. South of Copper Center

UTILITIES: Public Sewer no : How Far? _____, Electric? available : How Far? along the road
Telephone Avail? yes : How Far? _____, Natural Gas? no : How Far? along the road
not hooked up frontage

WETLANDS on Property: no %, Permafrost? yes, Flooding? no, Explain _____

SPECIES OF FISH & GAME IN AREA: moose wolves, creek muskrats, bears

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). This unclarred, high, well-drained property has building size trees and considerable frontage on the Old Edgerton Hwy. It is ideal for a home site.

This information is to the best of my knowledge: Arthure D. Mastrett
Seller/Owner(s)