

Improved Property Fact Sheet

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

See Alaska
Land Survey
200 Feet?

LEGAL: ASLS 74-71 Tract H, SIZE: 3.31 acres LAKE/CREEK FRT (apr. feet): 20 x 24 cabin

TAX ACCOUNT #: Talkeetna Recording District 6524000 TOOH (Mandatory) TAXES (Yearly): \$ 158.19 20 11 year

EXISTING LOANS: Assumable Non Assumable N/A
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: N/A

ZONING: Unzoned or Unrestricted or (explain) N/A

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) N/A
(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 none

FUEL TANK(S) Or Hazardous Waste: none Are you aware of any fuel spills? no
 Above ground Under ground Size _____ Age _____

TREES: Spruce, cottonwood VIEWS: lake, OTHER AMENITIES: _____
poplar Floatplane - Summer winter

ACCESS: (road or..) Ski plane / snow machine, MAINTAINED: No, LEGAL TRAIL ACC.: No

HOW TO LOCATE (explain): Otter Lake (by Bulchitna Lake) ~ 75 miles from Anchorage
up the Yentna River

FLY IN ONLY: no, BOAT ACCESS: airboat From Yentna up outlet of lake
in summer, ATV, SNOWMACHINE ACCESS: yes

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

Propane Lights yes, 110 Lights no, 12 Volt Lights no, Solar Panel no, Other _____

Generator no, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. one Blaze Princess wood stove

one Montgomery Ward
Paragon cook stove (wood)
neither stove is installed -
no chimneys

WELL: NO or OTHER SOURCE OF WATER, Lake ELECTRIC? NO : How Far? _____

TELEPHONE AVAILABLE: Satellite?, How Far _____, Natural Gas NO, How Far _____

Cell: MTA?, Internet: Starband or Hughesnet?, TV: _____, Satellite Dish, TV or Internet, NO

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: no internet at cabin - buyer would have to arrange none

IMPROVEMENT(S): Main Building Size: 480 sq. ft., Two Story or Loft (circle one) Size ≈ 1/2 the cabin

Year Built 1980's, Bedrooms, none, Bathrooms, none (outhouse)

2nd Building : _____ sq. ft. _____, Two Story or _____ Year Built _____

Bedrooms, _____, Bathrooms, _____

3rd Building : _____ sq. ft. _____, Two Story or _____ Year Built _____

Outbuilding (describe): storage shed sq. ft. 8'x10'? Year Built not know

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other _____

Type of Roof: metal

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

cabin looks like it was built with logs from the property

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. Montgomery Ward Paragon cook stove (wood)

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : furniture, any tools/items in shed

General Condition of Improvements: good

SPECIES OF FISH AND GAME IN THE AREA: moose, bear, otter, beaver, pike, loons, eagles

This information is to the best of my knowledge: Sherry Russell
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).