

# Improved Property Fact Sheet

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

SURVEY 12372

LEGAL: NATIVE ALLOTMENT F-16981, PARCEL C SIZE: 39.99 ACRES, LAKE/CREEK FRT (apr. feet): RIVER

TAX ACCOUNT #: FEE SIMPLE (Mandatory) TAXES (Yearly): \$ 0 20 year

EXISTING LOANS: Assumable  Non Assumable  NONE - PAID IN FULL  
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) 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 - NO CODES, COVENANTS, RESTRICTIONS

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

PROPERTY Owners Assoc.: Yearly Fee; \$ 0 N/A

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... NO SIGNS OF PREVIOUS FLOODING. IS POSSIBLE AS PROPERTY IS RIVERFRONT

FUEL TANK(S) Or Hazardous Waste: ONE FUEL TANK Are you aware of any fuel spills? NO

Above ground  Under ground Size 225 gallon Age 20 YRS.

TREES: YES, VIEWS: PARTIAL, OTHER AMENITIES: \_\_\_\_\_

LEGAL ACCESS: (road or..) AIR, BOAT, SNOWMACHINE, MAINTAINED: NO, LEGAL TRAIL ACC.: NO

HOW TO LOCATE (explain): 75 AIR MILES SOUTH OF SLEETHUTE, 150 RIVER MILES SOUTH

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

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

pane Lights \_\_\_\_\_, 110 Lights X, 12 Volt Lights \_\_\_\_\_, Solar Panel X, Other \_\_\_\_\_

Generator 1000 2000 KW \_\_\_\_\_, Diesel \_\_\_\_\_, Gas X Type of heat: Wood Stove, Monitor, etc. WOOD HEAT

WELL: YES or OTHER SOURCE OF WATER, RIVER ELECTRIC? GENERATORS: How Far? ON SITE

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

Cell: No, Internet: YES, TV: YES, Satellite Dish, TV or Internet, SATELLITE DISH

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

IMPROVEMENT(S): Main Building Size: 14' x 20' sq. ft., Two Story or Loft (circle one) Size N/A

Year Built 2019, Bedrooms, 1, Bathrooms, NONE/OUTHOUSE

2<sup>nd</sup> Building: 13' x 20' SHELTER LOGIC sq. ft. 2100 SQ. FT., Two Story or N/A Year Built 2020

Bedrooms, N/A, Bathrooms, N/A

3<sup>rd</sup> Building: OUTHOUSE sq. ft. 10 SQ FT, Two Story or N/A Year Built 2020

Outbuilding (describe): RUNWAY SHED, LOG sq. ft. 144 SQ FT Year Built 2017

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

Roof (Metal, Asphalt or): ASPHALT Insulation (Floor, Ceiling, Walls) WOOD

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

MAIN CABIN BUILT WITH LOG POSTS & LUMBER MILLED ON-SITE  
USING ALASKA CHAINSAW MILL

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. PROPANE UPRIGHT FRIDGE/FREEZER

TWO-3WAY MINI FRIDGES, MINI CLOTHES WASHER, TWO CHEST FREEZERS (7 CU. FT)

SMALL PROPANE OVEN/STOVE

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

SEE LIST/PROPERTY DESCRIPTION

General Condition of Improvements: GOOD CONDITION, ALL NEW WITHIN LAST 5 YEARS

SPECIES OF FISH AND GAME IN THE AREA: SEE LIST/PROPERTY DESCRIPTION

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

RKE

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).