

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: Lot 25 Block 1 Lake Minchumna, SIZE: 4.81 Acres LAKE/CREEK FRT (appr. feet): 200'

TAX ACCOUNT #: N/A (Mandatory) TAXES (Yearly): \$ N/A 20 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)

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)

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 N/A

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

Above ground Under ground Size Age

TREES: Birch, Spruce, VIEWS: Lakeview, OTHER AMENITIES:

LEGAL ACCESS: (road or..) Primarily Lake Access, MAINTAINED: , LEGAL TRAIL ACC.:

HOW TO LOCATE (explain):

FLY IN ONLY: Wright air, BOAT ACCESS: , ATV, SNOWMACHINE ACCESS: Briar Trail

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

Propane Lights , 110 Lights , 12 Volt Lights , Solar Panel , Other LED / Battery

Cat 2000 1800 watts

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

WELL: N/A or OTHER SOURCE OF WATER, _____ ELECTRIC? Gen : How Far? _____

TELEPHONE AVAILABLE: At Library, How Far 6 miles ^{By Boat}, Natural Gas _____, How Far _____

Cell: _____, Internet: At Library, TV: _____, Satellite Dish, TV or Internet, _____

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: N/A
16x16 Storage Loft 5x16

IMPROVEMENT(S): Main Building Size: 256 sq. ft., Two Story or (Loft) (circle one) Size _____

Year Built 2019, Bedrooms, _____, Bathrooms, _____

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

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): Wood Shed 128 sq. ft. Year Built 2020

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other 6"x12" Beams

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

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

2"x8" Floor Joist, 2"x6" walls, 2"x6" Rafter
1 1/8" Tongue Groove Flooring

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Coleman Propane Fuel Camp Stove
Wood Stove

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : 16' V Bottom Boat with
Yamaha 20HP 4 stroke, 17' Flat Back Osagean Canoe, Husqvarna
20" Chain saw, Husqvarna Weed eater, Every tool needed to build Future
Projects

General Condition of Improvements: Excellent

SPECIES OF FISH AND GAME IN THE AREA: Pike, Burbot, Whitefish, Moose, Lynx, ETC

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