

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: _____, SIZE: LOT 15 9.189 ACRES, LAKE/CREEK FRT (appr. feet): ~400'

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ _____ 20 _____ year

EXISTING LOANS: Assumable Non Assumable NONE
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: Ø

ZONING: Unzoned or Unrestricted or (explain) _____

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

McCarthy Lot Owners Assoc. Covenants - I will mail. Many do not
(Please include any Covenants, CC&Rs, etc. with the listing agreement) apply to the few properties along McCarthy Creek.

PROPERTY Owners Assoc.: Yearly Fee; \$ 50 (fifty)

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or Ø

FUEL TANK(S) Or Hazardous Waste: Ø Are you aware of any fuel spills? _____

Above ground Under ground Size _____ Age _____

TREES: ENTIRELY WOODED VIEWS: PORPHYRY MOUNTAIN OTHER AMENITIES: _____
OTHER THAN CLEARED BUILDING SITE

LEGAL ACCESS: (road or..) _____, MAINTAINED: _____, LEGAL TRAIL ACC.: ATV TRAIL

HOW TO LOCATE (explain): 1/2 mile outside McCarthy on ATV trail. Follows old "McCarthy" Creek Road

FLY IN ONLY: _____, BOAT ACCESS: _____, ATV, SNOWMACHINE ACCESS: Protected by AK Law

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

Propane Lights _____, 110 Lights _____, 12 Volt Lights _____, Solar Panel _____, Other _____

Generator 2,800W, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. _____

WELL: _____ or OTHER SOURCE OF WATER, CREEK ELECTRIC? _____ : How Far? 300'?

TELEPHONE AVAILABLE: _____, How Far _____, Natural Gas 0, How Far _____
FAMILY GOOD CELL SERVICE BELIEVE IT OR NOT.
Cell: _____, Internet: _____, TV: _____, Satellite Dish, TV or Internet, _____

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: _____

IMPROVEMENT(S): Main Building Size: 0 sq. ft., Two Story or Loft (circle one) Size _____

Year Built _____, Bedrooms, _____, Bathrooms, _____

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

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): _____ sq. ft. _____ Year Built _____

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

Type of Roof: _____

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

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc.

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : 2018 HONDA RANCHER ATV,

HONDA INVERTER GENERATOR 2800W 2019, NUMEROUS TOOLS

INCL: GAS BRUSH CUTTER, CHAINSAW, BATT POWERED DRILL, IMPACT DRIVER,

DOZENS OF HAND TOOLS, "GARDEN TOOLS", LARGE STEEL "JOB BOX" TO STORE TOOLS.

General Condition of Improvements: _____ FIBERGLASS

_____ MUCH UNUSED LUMBER, INSULATION,

_____ METAL ROOFING TO COVER

SPECIES OF FISH AND GAME IN THE AREA: _____ 16 X 20 CABIN

This information is to the best of my knowledge: _____ 2 NEW PRE-HUNG STEEL DOORS

6/30/21 Michael [Signature] 6 NEW WINDOWS VARIOUS SIZES

Auto Renewal + MUCH MORE

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).