

# 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: 17S 47W Sec 3 Lot 2, SIZE: 1.003 Acres, LAKE/CREEK FRT (appr. feet): n/a

TAX ACCOUNT #: 21-020-202 (Mandatory) TAXES (Yearly): \$ 1,200.00 20 09 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: await for pmt

ZONING: Unzoned or Unrestricted or ..... (explain) commercial

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/tp Restrictions, or: (please list) \_\_\_\_\_  
Lydia Subd / Juliana Marsha Eckert Living Trust /  
(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ -0-

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... -0-

FUEL TANK(S) Or Hazardous Waste: \_\_\_\_\_

Above ground  Under ground Size 500 gal Age \_\_\_\_\_

TREES: yes, VIEWS: partial, OTHER AMENITIES: fenced yard

ACCESS: (road or..) road, MAINTAINED: no, LEGAL TRAIL ACC.: no

HOW TO LOCATE (explain): downtown Waukegan enclose to town airport

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

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

Propane Lights \_\_\_\_\_, 110 Lights , 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other \_\_\_\_\_

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

WELL: <sup>1st 90' approx</sup> <sub>2nd 120'</sub> or OTHER SOURCE OF WATER, \_\_\_\_\_ ELECTRIC?  : How Far? \_\_\_\_\_

TELEPHONE AVAILABLE: , How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

Cell: , Internet: , TV: , Satellite Dish, TV or Internet, cable TV

RESTRITCTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: n/a

IMPROVEMENT(S): Main Building Size: 800 sq. ft., <sup>1 story w/ basement</sup> Two Story or Loft (circle one) Size \_\_\_\_\_

Year Built unkn, Bedrooms, <sup>2 up</sup> 1 down, Bathrooms, 1

2<sup>nd</sup> Building: \_\_\_\_\_ sq. ft., Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

Bedrooms, \_\_\_\_\_, Bathrooms, \_\_\_\_\_

3<sup>rd</sup> Building: \_\_\_\_\_ sq. ft., Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

Outbuilding (describe): \_\_\_\_\_ sq. ft. \_\_\_\_\_ Year Built \_\_\_\_\_

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

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

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. Electric: dishwasher / microwave / w/dry / stove

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : washer / dry hookup  
n/a

General Condition of Improvements: metal roof @ chimney sealant

SPECIES OF FISH AND GAME IN THE AREA: Salmon / Halibut / caribou / moose / bears / outfox

This information is to the best of my knowledge: \_\_\_\_\_  
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)  
see map

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).  
n/a