

Improved Property Fact Sheet

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

Tract "C" ASLS 73-37 sec.
LEGAL: 17 & 20 Township 25N, SIZE: 5 acres, LAKE/CREEK FRT (appr. feet): N/A
Range 6 west Plat Seward meridian
TAX ACCOUNT #: 76-25 Takect/na (Mandatory) TAXES (Yearly): \$ 360⁰⁰ 20 14
1250000T00C year

EXISTING LOANS: Assumable Non-Assumable

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: (2) Both to Curtis Sandstrom 394.78

ZONING: (Unzoned or Unrestricted or (explain) _____) 413.55

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? _____

Above ground Under ground Size _____ Age _____

TREES: many, VIEWS: obscured, OTHER AMENITIES: well

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

HOW TO LOCATE (explain): mile 4.6 Oilwell Rd.

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

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

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

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

WELL Yes or OTHER SOURCE OF WATER. ELECTRIC? NO How Far? 3.6 miles
TELEPHONE AVAILABLE: Yes How Far _____ Natural Gas NO How Far _____
Cell: _____ Internet: _____ TV: _____ Satellite Dish, TV or Internet: Yes

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

IMPROVEMENT(S): Main Building Size 24 x 20 sq ft, Two Story or 1 off (circle one) Size
Year Built 2003 Bedrooms: 1 Bathrooms: 0
2nd Building: 16 x 16 sq ft, Two Story or 3 story Year Built 2011
Bedrooms: 1 Bathrooms: 0
3rd Building: 8 x 16 sq ft, Two Story or 1 Year Built 2008
Outbuilding (describe): wood shed sq ft Year Built 2004

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

Type of Roof: metal

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

DISC. KITCHEN APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. [Redacted]

Use Other: Items Included in Sale: i.e. Motors, Boats, Furniture, Beds, Tools, etc. NA

General Condition of Improvements: (?) Been gone over a year

SPECIES OF FISH AND GAME IN THE AREA: all

This information is to the best of my knowledge: True But Unknown

Please attach 1 inch photo of your cabin, interior of cabin, & any other photos of the property that you wish to include. You may also attach a map showing the location of the property.

OTHER PROPERTY TO BE SOLD WITH THIS PROPERTY: _____
I, _____, hereby certify that the information furnished herein is true and correct to the best of my knowledge.

Signature: _____