

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: ASLS 75-96 Tract A, SIZE: 5 acres, LAKE/CREEK FRT (apr. fee): _____

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 500 20 09 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: N/A

ZONING: Unzoned or Unrestricted or (explain) _____

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: Fuel Tank

Above ground Under ground Size 500 gal Age Over 15 yrs

TREES: _____, VIEWS: _____, OTHER AMENITIES: _____

ACCESS: (road or-) boat, snow machine, as before, MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): 6 miles from mouth of Big Sue/Yetna on Yetna River

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

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

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

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

WELL: _____ (DEC approved); Yes _____, No _____, ELECTRIC? _____; How Far? _____

TELEPHONE AVAILABLE: NA, How Far _____, Natural Gas _____, How Far _____

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

IMPROVEMENT(S): Bldg. Size: _____ sq. ft., Two Story or Loft (circle one) Size _____ Year Built _____

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

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 _____

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: Stove, Propane or Gas, etc. Propane Stove (cook) & Refrigerator

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: All Contents on Property Including Saw mill, Kubota, fuel tanks & some fuel, many tools, water tank w/ heater & shower, New Outhouse hole, Furniture in Cabins, Log splitter

General Condition of Improvements: Main Cabin is plumbed for running water from Tank - Conditions are very well maintained

SPECIES OF FISH AND GAME IN THE AREA: _____

This information is to the best of my knowledge: Del Cron
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).