

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: Tract M ASLS 87-228, SIZE: 39 Acres, LAKE/CREEK FRT (apr. feet): 1,500'

TAX ACCOUNT #: 53706000+00m (Mandatory) TAXES (Yearly): \$ 130⁰⁰ 20 10 year

EXISTING LOANS: Assumable ☐ Non Assumable ☐ (Paid in full)
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 (None)

ZONING: Unzoned or Unrestricted or (explain) No zoning known

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

(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ _____

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or
No flooding High ground

FUEL TANK(S) Or Hazardous Waste: 5 gal. can Are you aware of any fuel spills? No
☐ Above ground ☐ Under ground Size 5 gal Age _____

TREES: Spruce, birch, VIEWS: Some AK Range, OTHER AMENITIES: Tools, guns, snow machine
Trees, meadow

ACCESS: (road or..) No road, MAINTAINED: _____, LEGAL TRAIL ACC.: cut trail (state land)

HOW TO LOCATE (explain): 62 12' 14.4 N, 151 27' 02.9 W

FLY IN ONLY: to Lake, BOAT ACCESS: No, X SNOWMACHINE ACCESS: Snow machine

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

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

Generator 1850^W KW _____, Diesel _____, Gas ☒ Type of heat: Wood Stove, Monitor, etc. _____

WELL: or OTHER SOURCE OF WATER, Brook ELECTRIC? Solar panel, Gen.: How Far?

TELEPHONE AVAILABLE: No, How Far , Natural Gas No, How Far

Cell: See below, Internet: See below, TV: ?, Satellite Dish, TV or Internet, No

"Fixed wireless" from MTA, cell phone and internet is available but not installed
RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain:

IMPROVEMENT(S): Main Building Size: 360 sq. ft., Two Story or Loft (circle one) Size Stand-up

Year Built 1994?, Bedrooms, 1, Bathrooms, 0

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

Bedrooms, , Bathrooms,

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

Outbuilding (describe): Tarp "sheds" sq. ft. Year Built ?

Type of Foundation: ☐ Treated Wood ☐ Untreated Wood ☐ Concrete/Blocks ☒ Other Pilings

Type of Roof: Steel

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

Vertical logs, bottom floor. Framed, upper floor. Fiberglass insulation

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. Coleman 2 burner stove

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: Old (running) Skidoo Tundra, 12 ft. long,
22' bow, four chainsaws, generator, books, hand tools, Skis and, axe, packs,
radios, clothing, food, snowshoes, binoculars, ammo, drill, sluice box, traps, much more.

General Condition of Improvements: Typical remote cabin, Needs new outhouse. Warm

cabin. Steel roof

SPECIES OF FISH AND GAME IN THE AREA: Pike, chum salmon, grayling, silver salmon, pink salmon,
Black bear, brown bear, moose, grouse, ducks, rainbow trout

This information is to the best of my knowledge: Dave Z
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).

Lots of winter snow. Roof may need to be
shoveled off. Thick understory in many places. 1 mile walk from lake.

REMOTE PROPERTIES LLC

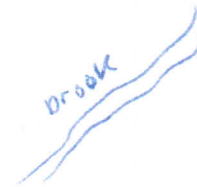
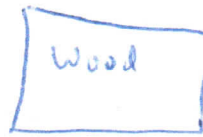
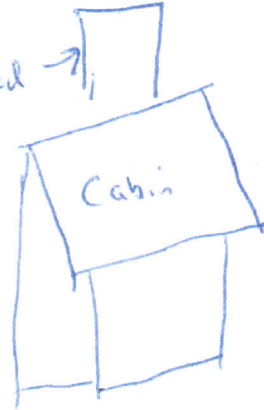
1 1/2 mile walk to salmon fishing. "Tugakey" homestead. Good gardening -
Plenty big trees.

↑ To creek

↗ N

out house

Tool shed



1st floor

☐ = windows

