

# 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 75-85 Tr. A / ASLS 73-147 Tr. C SIZE: 9.5, LAKE/CREEK FRT (appr. feet): \_\_\_\_\_

TAX ACCOUNT #: 52154000 T00A  
51233000 T00C (Mandatory) TAXES (Yearly): \$ \_\_\_\_\_ 20 \_\_\_\_\_  
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: NO

ZONING: Unzoned or Unrestricted or ..... (explain) \_\_\_\_\_

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

NONE

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

PROPERTY Owners Assoc.: Yearly Fee; \$ NONE

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... 2 YEAR AGO WE HAD WHAT  
WAS CALLED A 100 YEAR FLOOD, NO DAMAGE OR FLOODING IN BUILDINGS, WHEN R. IS  
HIGH SOME ~~STANDING~~ WATER IN LOW SPOTS.

FUEL TANK(S) Or Hazardous Waste: \_\_\_\_\_ Are you aware of any fuel spills? NO

☒ Above ground ☐ Under ground Size 500 GAL Age 1.5 +

TREES: YES, VIEWS: YES, OTHER AMENITIES: VIEW OF MT. MCKINLEY

ACCESS: (road or..) NO, MAINTAINED: \_\_\_\_\_, LEGAL TRAIL ACC.: \_\_\_\_\_

HOW TO LOCATE (explain): \_\_\_\_\_

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

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

Propane Lights \_\_\_\_\_, 110 Lights X, 12 Volt Lights \_\_\_\_\_, Solar Panel X, Other 24 VOLT BATTERIES

Generator 2, KW 6, 12, Diesel X, Gas \_\_\_\_\_ Type of heat: Wood Stove, Monitor, etc. WOOD STOVE / W PROPANE  
BACK UP

WELL: X or OTHER SOURCE OF WATER, \_\_\_\_\_ ELECTRIC? X : How Far? \_\_\_\_\_

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

Cell: \_\_\_\_\_, Internet: YES, TV: YES, Satellite Dish, TV or Internet, YES

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: NONE

IMPROVEMENT(S): Main Building Size: 18'x22' w/14'x12' ADDITION sq. ft. Two Story or Loft (circle one) Size 18'x22'

Year Built 1996, Bedrooms, 1, Bathrooms, 1

2<sup>nd</sup> Building: \_\_\_\_\_ sq. ft. Two Story or \_\_\_\_\_ Year Built 1997

Bedrooms, 1, Bathrooms, OUT HOUSE

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

Outbuilding (describe): 10'x12' GEN. SHED WALL TENT 10'x12' FOR TOOLS sq. ft. \_\_\_\_\_ Year Built 1987

Type of Foundation: ☐ Treated Wood ☐ Untreated Wood ☐ Concrete/Blocks ☐ Other LOGS ON BLOCKS

Type of Roof: METAL

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

LUMBER & LOGS

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. ELECTRIC FRIG & FREEZER GAS STOVE

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: 2-18' SNOW BOATS 1 w/25HP, 1 w/40 SET

2-16' 1 w/25HP 4 STROKE 1 w/15HP, 1 ARTIC CAT 1100 4 STROKE W/ SNOWMAKING

2 570 ARTIC CAT 1 w.T., 1 LONG TRACK, 4 WHEELER, SNOW TRAC, FLDO 4X4 FLATBED TRUCK

General Condition of Improvements: GRASS FRONT YARD, FENCED BACK YARD. CLEARED AREA FOR

LOG HOUSE w/ LOGS DISKED UP

SPECIES OF FISH AND GAME IN THE AREA: MOOSE, BEAR, SALMON, TROUT, GRAYLING, BURBOT

This information is to the best of my knowledge: Ray M. Lidd  
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).