

# Improved Recreation Property Fact Sheet

\*This needs to be completed in as much detail as possible  
as these are the questions most asked by a potential buyer.

**LEGAL:** West Addition Eagle Townsite, Block 43, Lots 19, 20, 23 & 24, Fairbanks Recording District

**SIZE:** apr. 0.71 acre

**LAKE/CREEK FRT** (apr. feet): N/A

**TAX ACCOUNT #:** N/A (Mandatory) **TAXES (Yearly):** Non Applicable

**EXISTING LOANS:** Assumable ☐ Non Assumable ☐ There are no existing loans on the property.

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: Non Applicable

**ZONING:** Unzoned or Unrestricted or ..... (explain: Non Applicable

**SUB. DIV. Covenants & Restrictions:** (please list) \_\_\_\_\_  
(Please include any Covenants, CC&Rs, etc. with the listing agreement)

**PROPERTY Owners Assoc.:** Yearly Fee; Non Applicable

**FLOODING:** Or other natural Hazards. Please explain if the property ever flooded or ..... Non Applicable

**FUEL TANK(S) Or Hazardous Waste:** 500 gallon heating oil above ground tank. 7 years old.

☐ Above ground ☐ Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

**TREES:** Yes **VIEWS:** Yukon River **OTHER AMENITIES:** Eagle Bluff

**ACCESS:** (road or..) Road and Plane access, **MAINTAINED:** Summer only, **LEGAL TRAIL ACC.:** \_\_\_\_\_

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

**FLY IN :** Yes, **BOAT ACCESS:** Yes, **ATV, SNOWMACHINE ACCESS:** Winter

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

Lights: **Yes, 110**

Generator \_\_\_\_\_, KW \_\_\_\_\_, Diesel \_\_\_\_\_, Gas \_\_\_\_\_ Type of heat: **Toyo Monitor (oil)**

WELL: \_\_\_\_\_, (DEC approved); Yes \_\_\_\_\_, No \_\_\_\_\_, ELECTRIC? **Yes, on sight.**

TELEPHONE AVAILABLE: **On site** How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

RESTRITCTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: \_\_\_\_\_

IMPROVEMENT(S): Bldg. Size: **28'x28' sq. ft., with ½ Loft** Year Built: **1980**

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

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

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

- Type of Foundation, materials used to build cabin, roofing material and any other “Pertinent” information regarding the cabin that a Buyer would want to know.

**Wood posts foundation. Metal roof.**

DESCRIBE APPLIANCES: **Electric Stove, Electric Refrigerator (side by side) Freezer, Oven, and Microwave**

List Items included in Sale: **All furniture is Amish oak. Flat screen TV, VCR, Toyo Heater, several beautiful photos (framed); animals, landscape, etc., all furniture, inventory, etc. will stay (with the exception of some personal items), 21' Hudson Bay Freighting Canoe with 20hp Honda motor and Trailer, 2 Snowmobiles: a Bravo and Bearcat (4 stroke), 2 Snowmobile Sleds, 1948 ton and a half Ford pickup truck (total restoration). Dish Pro satellite for 19" Sony TV.**

General Condition of Improvements: **Like new, well maintained. Wired for computer (needs Dish), 10' Lodge Pole Pine, Douglas Fir T/G Floor, like new, covered Deck 28'x8', Deck Furniture, etc.....**

This information is to the best of my knowledge: \_\_\_\_\_  
Seller/Owner(s)

**Seller has not been to the property, details were provided by the current tenant and builder (brother).**

