

Improved Property Fact Sheet

*This needs to be completed in as much detail as possible

as it is of importance to a potential buyer.

Meridian: Copper River
LEGAL: Township 69S Range 78E, SIZE: _____, LAKE/CREEK FRT (apr. feet): 360°
Section 12

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 0 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: none

ZONING: Unzoned or Unrestricted or (explain) _____

BUYER WARRANTS: Improvements are not encroaching on any neighboring property or are built across property lines and any setbacks for improvements, septic, well, etc. are in compliance with State, Borough or City regulations.

Explain if necessary _____

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 _____

FUEL TANK(S) Or Hazardous Waste: 1000 gal gas 2000 diesel fuel float Are you aware of any fuel spills? no

Above ground Under ground Size _____ Age 1000/4 yrs
2000/5 yrs
float 7 years

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

LEGAL ACCESS: (road or..) boat float plane, MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): _____

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

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

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

Generator 2, KW Yanmar 21, Diesel , Gas _____ Type of heat: Wood Stove Monitor, etc. propane heater
Lister
20

WELL: _____ or OTHER SOURCE OF WATER, creek ELECTRIC: generator : How Far? _____

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

Cell: _____ Internet: Hewsonet, TV: Dish Satellite Dish, TV or Internet, Hewsonet

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

IMPROVEMENT(S): Main Building Size: _____ sq. ft., Two Story or Loft (circle one) Size _____

Year Built 1998, Bedrooms, 4, Bathrooms, 4

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

Bedrooms, _____, Bathrooms, _____

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 _____

Roof (Metal, Asphalt or): metal Insulation (Floor, Ceiling, Walls) _____

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 Included in the Sale: Stove, Propane or Gas, etc. Propane: stove hot water
new dryer heater Electric: 1/ fridge freezer/2upright chest
new walk in

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : _____ Dishwasher _____

General Condition of Improvements: good

SPECIES OF FISH AND GAME IN THE AREA: deer black bear wolves halibut all
species salmon lingcod sea bass rock fish
This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

Rick A. Husted
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).

AUTHORIZATION AND EXCLUSIVE RIGHT TO SELL AGREEMENT
REMOTE PROPERTIES LLC - 4126 APOLLO DRIVE, ANCHORAGE, AK 99504-4511
Phone: 907-277-4608
www.remoteproperties.com - Email - remote@remoteproperties.com

1. EXCLUSIVE AGENCY: Owner hereby employs and grants Remote Properties LLC., herein called "Broker", the sole, exclusive and irrevocable right commencing on: **The date that the Broker/Agent signs the Listing Agreement and expiring on September 30, 2023 or any extension thereof** to sell or exchange the real property ("the property") described as: **State Lease No. 106539 Ketchikan Recording District, State of Alaska.**

2. PURCHASE PRICE: **Three Hundred Twenty Five Thousand and 00/100 (\$325,000.-) See Attachment.**

payable as follows: **Cash**

3. DEPOSIT: Broker and or a Title Company / **Escrow Company** is authorized to accept and hold a deposit by a prospective buyer.

4. TITLE INSURANCE: Owner(s) warrants they have the right to sell the property on terms acceptable to them, and agrees to furnish and pay for a policy of title insurance showing marketable title to the property. Under any and all circumstances the owner(s) is liable to the Title Company for the \$250.- Preliminary Title Report / Cancellation fees once it has been ordered by his Listing Licensee or Selling Licensee, after an offer has been accepted by both parties.

Owner agrees interest, taxes, rents and insurance will be prorated to the date of closing.

5. SHOWING THE PROPERTY: Remote Properties LLC will provide a detailed information package with color maps, surveys, GPS coordinates, etc. of your property to a prospective Buyer as seen on our web site; www.remoteproperties.com. Remote Properties LLC will not accompany a potential Buyer to show the property, so please have the property, survey lines, etc. clearly marked or described. Should there be any improvements on the property; the Seller shall be present at the showing of the property. Otherwise, the Seller hereby gives Remote Properties LLC permission to give a perspective Buyer the keys or tell him/her how to gain entry into the property. Remote Properties LLC does not assume any liability for handing keys out, etc. What Remote Properties LLC will do, is take basic information from the potential Buyer, i.e. name, phone number, address, place of employment, etc. The Seller shall hold Remote Properties LLC harmless of any liability.

6. COMPENSATION TO BROKER: Owner agrees to compensate Broker, irrespective of agency relationships ~~10%~~ **8%** of the sale price or a minimum of \$1,000.- if the property sells for under \$10,000.- if: (1) Broker procures a Buyer on the terms of this Agreement or other terms acceptable to Owner; (2) The property is sold or transferred by Owner during the term of this Agreement or any extension hereof; or (3) The property is sold or transferred within **180** days after expiration or termination of this Agreement to anyone to whose attention it was brought through the Internet, Signs, Advertising or other action of Broker, or on information secured directly or indirectly from or through Broker or any other person authorized by Broker to sell or negotiate the sale of the property, during the term of this Agreement. Provided, (4) Owner agrees to compensate Broker as above if the property is withdrawn from sale, transferred, conveyed, leased or rented without consent of Broker, or made unmarketable by owner's voluntary act during the term of this agreement. Owner authorizes Broker to cooperate with other brokers/licensees, and to divide with other licensees/brokers such compensation as agreed upon. A commission is earned if an agreement is reached (signed and agreed upon by Buyer & Seller). (5) In the event of forfeiture of Earnest Money by the Buyer, preliminary title report & costs incurred by the closing agency to be paid first, and the remaining earnest money to be split between the Broker and the Seller.

Listing Agreement

Legal Description: State Lease No. 106539 Ketchikan Recording District

7. INFORMATION: Owner authorizes all mortgages and other lien holders to provide Broker, on request, any and all information concerning the property including, but not limited to: current and past loan balances and interest charges; reserve accounts; insurance and taxes.

8. DISCLOSURE: Owner agrees to provide a statement concerning the condition of the property and agrees to save and hold Broker harmless from all claims, disputes, litigation and/or judgments arising from any incorrect information supplied by owner, or from any material fact known by owner which owner fails to disclose.

9. TAX WITHHOLDING: Owner(s) warrants they are U.S. citizens, permanent residents or otherwise exempt from the requirements of FIRPTA (Internal Revenue Code 1445) that requires payment of part of the sale proceeds to the IRS.

10. EQUAL HOUSING OPPORTUNITY: This property is offered in compliance with federal, state, and local anti-discrimination laws.

11. ATTORNEY'S FEES: In any action, proceeding or arbitration arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.

12. OTHER TERMS: Make Offer _____

13. OWNER CONTACT: An owner who makes himself unavailable to this office for more than 45 days should notify our office in writing. Should this unavailability occur at the end of the Listing Period, this listing will automatically be extended by such time as the owner was unavailable.

PICTURES, DRAWINGS OR RENDERINGS: The Seller warrants that pictures, drawings, advertising materials or renderings shall be free of Copy Right protection and shall become the property of **REMOTE PROPERTIES LLC** and can be used in publications, advertising, etc. All advertising and materials used for advertisement is strictly at the Broker's discretion.

14. RECEIPT: Owner acknowledges they have read and received a copy of this agreement,

this 28 day of Sept, 2022

OWNER: 

Phone: 541-316-5077

Email: akdreams2015@gmail.com

OWNER: _____

Owner(s) warrants that he/she are the sole owner(s) of the above described property or are legally entitled to act on behalf of the owner.

Broker/Licensee Approval: _____ **Date:** _____
(Listing to become effective only upon the Broker's / Licensee's dated signature)

(If the listing price is determined to be way out of line, the Broker reserves the right to cancel the listing, and or change the price to a value that is acceptable to both Seller and Broker.)

ATTACHMENT TO LISTING AGREEMENT

In reference to Listing Agreement with Remote Properties LLC

Legal: State Lease No. 106539, Ketchikan Recording District

A potential buyer has to ^{do}so some sort of commercial operation, i.e. fishing – whale watching, etc.) in order to qualify for the assumption of the State Lease.

The sales price of \$325,000.- includes a Hewescraft with a 150 hp Honda motor with apr. 350 hours on it and a trailer.

There may be some other items the seller will leave behind and the seller will point out those items upon an inspection and make a list of them for the buyer.

DATED: 09/28/2022


(seller) Rick Hufstader