

# Improved Property Fact Sheet

\*This needs to be completed in as much detail as possible as it is of importance to a potential buyer. river 200 yds + lake app. 200 yds

LEGAL: U.S. Survey 6868, SIZE: 34 Acres +, LAKE/CREEK FRT (apr. feet): \_\_\_\_\_

TAX ACCOUNT #: N/A (Mandatory) TAXES (Yearly): \$ 0 20 ever 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: None

ZONING: Unzoned or Unrestricted or ..... (explain) Unzoned & Unrestricted

BUYER WARRANTIES: 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 Totally surrounded by state land, no encroachments

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; \$ 0

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... None

FUEL TANK(S) Or Hazardous Waste: Tanks Are you aware of any fuel spills? No  
 Above ground  Under ground Size total 6,300 Age 20+

TREES: \_\_\_\_\_, VIEWS: \_\_\_\_\_, OTHER AMENITIES: \_\_\_\_\_

LEGAL ACCESS: (road or..) None, 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 X, (DEC approved); Yes \_\_\_\_\_, No X Outhouse on site: Yes

Propane Lights \_\_\_\_\_, 110 Lights Yes, 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other \_\_\_\_\_

Generator 8 1/2, KW \_\_\_\_\_, Diesel Yes, Gas \_\_\_\_\_ Type of heat: Wood Stove, Monitor, etc. Wood, Monitor

WELL: Yes or OTHER SOURCE OF WATER, Lake ELECTRIC? produced on site: How Far? \_\_\_\_\_

TELEPHONE AVAILABLE: Yes, How Far on site, Natural Gas No, How Far \_\_\_\_\_

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

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

IMPROVEMENT(S): Main Building Size: 2,000 sq. ft., Two Story or Loft (circle one) Size included

Year Built 1984, Bedrooms, 6, Bathrooms, 6

2<sup>nd</sup> Building: 320 sq. ft. 300 app, Two Story or Yes Year Built 2005

Bedrooms, 1, Bathrooms, 1

3<sup>rd</sup> Building: 300 sq. ft. \_\_\_\_\_, Two Story or Yes Year Built 2018

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) 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.

Main building, Owners cabin, 4 client cabins well maintained vertical log

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. \_\_\_\_\_

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: 1 boat w/ motor, 24 wheels & 2 snow machines, 48 volt inverter/charger system, new glass mat sealed battery, total turn key

General Condition of Improvements: Excellent

SPECIES OF FISH AND GAME IN THE AREA: Suckeye, King, Silver salmon, moose, black & grizzly

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

Mal Mann  
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).