

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 76-22, SIZE: 4.7 Ac., LAKE/CREEK FRT (apr. feet): 300'

TAX ACCOUNT #: 5 2611 000000 (Mandatory) TAXES (Yearly): \$ 735.35 20 19 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) _____

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 No flooding of cabin (property right at the Creek gets 12" water at breakup)

FUEL TANK(S) Or Hazardous Waste: _____ Are you aware of any fuel spills? _____

Above ground Under ground Size 55 gal drum Age 20 yrs

TREES: Many, VIEWS: partial, OTHER AMENITIES: _____

ACCESS: (road or..) None, MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): 12 mi upstream from mouth of Alexander Creek; 100 yds downstream mouth of Trail Creek, W. bank

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

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

Propane Lights , 110 Lights , 12 Volt Lights , Solar Panel _____, Other See separate sheet for details

Generator 2, KW 1.0, Diesel _____, Gas Type of heat: Wood Stove, Monitor, etc. Wood stove fuel-oil stove
2.5

* shallow

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

TELEPHONE AVAILABLE: NO, How Far _____, Natural Gas _____, How Far _____

Cell: intermittent, Internet: NO, TV: Ch. 2, 5, 7, 13, Satellite Dish, TV or Internet, _____

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: Used to be a 40 h.p. limit

IMPROVEMENT(S): Main Building Size: 280 ^{1st floor} sq. ft., Two Story ^{+ 6x9 Arctic entry} (circle one) Size 16x18 on Alex. Creek

Year Built 1996-2000, Bedrooms, 2, Bathrooms, none

2nd Building: 120 sq. ft., Two Story or _____ Year Built 1996

Bedrooms, none, Bathrooms, outhouse/generator/tool shed

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

Outbuilding (describe): Sauna sq. ft. 160 Year Built 1996

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other Utility-pole piers

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.

2x4 frame, bevel-cedar exterior siding, 1x6 Tongue-in-groove interior siding; 3 decks; 2 doors, 3 picture windows, several opening windows

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. propane cook range; wood stove; fuel oil stove

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: small prop. elec. refrigerator
2000 Tundra II snow machine and steel freight sled; 1989 Polaris Trailboss ATV and freight wagon; 18-ft Lowe riverboat and 40 h.p. Suzuki jet engine, 1982 (rebuilt twice)

General Condition of Improvements: Good; recently stained cabin siding; fuel-oil stove not used recently, will need to drain condensation from fuel supply

SPECIES OF FISH AND GAME IN THE AREA: moose, black bear, spruce huns; silver, King salmon
(creek closed to King salmon fishing)

This information is to the best of my knowledge: JR Pielke
Bohr
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)

separate sheet

* Well 25 ft deep. Delivers 5 gal in dry periods, to as much as 8 gal during rainy periods. Recovers in 90 minute. Water must be filtered or treated for safe drinking since well is not deep enough; otherwise, tastes fine.