

Ken Wendles

## 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: \_\_\_\_\_, SIZE: 87 AC, LAKE/CREEK FRT (apr. feet): \_\_\_\_\_

TAX ACCOUNT #: NO TAXES (Mandatory) TAXES (Yearly): \$ 0 20 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: 0

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

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 Remete

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 ..... ?

FUEL TANK(S) Or Hazardous Waste: Above Ground Fuel Tank Are you aware of any fuel spills? NO

☒ Above ground ☐ Under ground Size 500 Age ?

TREES: yes, VIEWS: yes, OTHER AMENITIES: MISC.

LEGAL ACCESS: (road or..) cross River, MAINTAINED: NO, LEGAL TRAIL ACC.: ?

HOW TO LOCATE (explain): mils Post

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

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

Propane Lights yes, 110 Lights \_\_\_\_\_, 12 Volt Lights \_\_\_\_\_, Solar Panel NO, Other ?

Generator NO, KW \_\_\_\_\_, Diesel HEAT, Gas \_\_\_\_\_ Type of heat: Wood Stove, Monitor, etc. YES

Fuel  
Propane

WELL: NO or OTHER SOURCE OF WATER, River ELECTRIC? NO : How Far? \_\_\_\_\_

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

Cell: NO, Internet: NO, TV: NO, Satellite Dish, TV or Internet, NO

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 ?, Bedrooms, out House, Bathrooms, NO

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

Bedrooms, NO, Bathrooms, NO

3<sup>rd</sup> 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.

Log Buildings

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Lites + Cook stove

All Furniture + all Tools

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : 40' Enclosed Trailer

+ contents Included - milled logs for 3rd cabin (stacked)

Misc. stuff SEE ATTACHMENT

General Condition of Improvements: Good

SPECIES OF FISH AND GAME IN THE AREA: LINKS, MARTIN, BEAR, CARIBOU, WILDES, FOX, MOOSE, + more

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

RW

I'VE NEVER LIVED ON THIS SITE  
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).

REMOTE PROPERTIES LLC

### **Disclosure of property.**

Since I have never lived of this property I have no knowledge of any conditions of this property Other than Visiting it. The 2 Cabins seem to be in good condition and very livable.

All furnishing, All appliances, All remaining tools. 1 - 40 FT. enclosed van trailer including contents after April of 2021, All misc. items including all remaining (covered) milled logs, lumber for a third cabin will be left on site and included in the sale of this property.

This property is being sold as where is, where is.

This owner is not aware of any harmful or hazardous waste or condition on this property.

There are survey property corners per Todd Strong, (Last Owner). However, I have never tried to locate them and will (not) agree to find them.