

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: T305 R28W Sec. 18, TL 1813, SIZE: 6 acres, LAKE/CREEK FRT (apr. feet): _____

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 300 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) _____

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; \$ 0

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or 0

FUEL TANK(S) Or Hazardous Waste: 0 Are you aware of any fuel spills? 0

Above ground Under ground Size _____ Age _____

TREES: Lots, VIEWS: Awesome, OTHER AMENITIES: _____

ACCESS: (road or..) Trail, MAINTAINED: NO, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): _____

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

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

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

Generator X, KW 10, Diesel _____, Gas X Type of heat: Wood Stove, Monitor, etc. X Woodstove

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

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

Cell: No, Internet: No, TV: No, Satellite Dish, TV or Internet, _____

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: No

IMPROVEMENT(S): Main Building Size: 650 sq. ft., Two Story or Loft (circle one) Size one story

Year Built 2000, Bedrooms, 1, Bathrooms, 0

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 _____

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.

2x12 Foundation 2x10 Roof
rafters 2x6 walls T1-11 siding

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Small Camp

stove

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

tools, 24 Ft Fiber glass Bow picker

350 Chevy engine Gas

General Condition of Improvements: excellent - Inside is

pine walls. very well insulated easy to heat

SPECIES OF FISH AND GAME IN THE AREA: Halibut, salmon, Rock fish

CRAB

This information is to the best of my knowledge: Dan France
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).