

# Unimproved Property Fact Sheet

(In order to comply with Disclosure of Real Property Sales as prepared by the Seller)

LEGAL: Lot 24 Block 4, SIZE: 1.166 Acres, LAKE/CREEK FRT (apr): \_\_\_\_\_  
Plat # 79-3

TAX ACCOUNT #: \_\_\_\_\_, TAXES (Yearly): \$ 12 201 \_\_\_\_\_ year

EXISTING LOANS: ☒ Assumable ☐ Non Assumable ☐  
1<sup>st</sup> D/T (apr. bal.) \$ \_\_\_\_\_, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_  
Bank or Escrow Co. & Loan No. (s) \_\_\_\_\_

ANY LIENS (recorded or unrecorded) or any payoffs to be made: None

ANY 3rd PARTY AGREEMENTS TO USE THE LAND FOR; Access, Trail Crossings, Camping, 1<sup>st</sup> Right of Refusal,  
Lease/Rent or anything along that nature: Please Explain: None

ZONING: Unzoned or Unrestricted or ?

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) \_\_\_\_\_  
LaTouche Island Townsite Subdivision, Addition No. 1

FUEL TANK(S) Or Hazardous Waste Or Contamination: None

TREES: ?, VIEWS: ?, OTHER AMENITIES: ?  
Type of Trees \_\_\_\_\_ Mts. River Lake etc. \_\_\_\_\_

LEGAL ACCESS: (road or..) ?, MAINTAINED: ?, LEGAL TRAIL: Type of access ?  
Paved Gravel Dirt etc. \_\_\_\_\_ Year round Part of year etc. \_\_\_\_\_

FLY IN ONLY: ?, BOAT ACCESS: No, ATV, SNOWMACHINE ACCESS: ?

HOW TO LOCATE (Nearest town — how many miles — direction): 53 miles West of Seward

UTILITIES: Public Sewer No : How Far? \_\_\_\_\_, Electric? No : How Far? \_\_\_\_\_  
Telephone Avail?: No, How Far? \_\_\_\_\_, Natural Gas? No : How Far? \_\_\_\_\_

WETLANDS on Property: ?%, Permafrost? ?, Flooding? ?, Explain \_\_\_\_\_

SPECIES OF FISH & GAME IN AREA: ?

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).

This information is to the best of my knowledge:

Phyllis Hunt  
Seller/Owner(s)

Personal Representative

REMOTE PROPERTIES LLC