

# 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: T23 N R 4 W S 34 Lot A2, SIZE: 160 ac., LAKE CREEK FRT (apr. feet): 2,600

TAX ACCOUNT #: 223 N 04 W 34 A 002 (Mandatory) TAXES (Yearly): \$ 7,712.53 2010 3,712.52 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: \_\_\_\_\_

ZONING: Unzoned or Unrestricted or ..... (explain) NONE

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; \$ \_\_\_\_\_

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

FUEL TANK(S) Or Hazardous Waste: NONE

Above ground  Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

TREES: Spruce Birch, Cottonwood, Willow, VIEWS: Talkeetna Mt., OTHER AMENITIES: \_\_\_\_\_

ACCESS: (road or..) Road, MAINTAINED: up to last M LEGAL TRAIL ACC.: \_\_\_\_\_

HOW TO LOCATE (explain): Right at M 88 Parks Hwy on to Hidden Hills Acc. Road, left on to Caswell Lakes Road, left on to Amundson Ave., Gate to Prop. at l

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 X, 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other \_\_\_\_\_

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

WELL: X, (DEC approved); Yes \_\_\_\_\_, No \_\_\_\_\_, ELECTRIC? X: How Far? in basement

TELEPHONE AVAILABLE: on Prop, How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: \_\_\_\_\_

IMPROVEMENT(S): Bldg. Size: \_\_\_\_\_ sq.ft., Two Story or Loft (circle one) Size \_\_\_\_\_ Year Built 01

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

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

Outbuilding (describe): Shop/Garage sq. ft. 44x60 - 2,640 Year Built 98

Type of Foundation:  Treated Wood  Untreated Wood  Concrete/Blocks  Other \_\_\_\_\_

Materials used to build cabin, roofing material and any other "Pertinent" information regarding the cabin (s) that a Buyer would want to know.

Log - construction, metal roof, all inside T&G paneling from lumber of property.

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. Gas - Stove, Hot Water Heater, Washer-Dryer

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : \_\_\_\_\_

General Condition of Improvements: \_\_\_\_\_

SPECIES OF FISH AND GAME IN THE AREA: Salmon: King, Pink Chum, Silver, - Moose, Brown & Black Bear

This information is to the best of my knowledge: Treats: Rainbow, Dolly Varden, Grayling, Fox, Coyote, Lynx, Mink, Marten, Beaver, Spruce  
Seller/Owner(s) Fred Smith Bald Eagle, Ducks

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).

normal creek erosion, but no danger to building site