

Broker Disclosure & Information

- 1) The seller is The Estate of Kenneth J Hrubec. The court-appointed personal representative of the estate is exempt from filling out a real estate condition report. If the property would change from the estate to the personal representative's name during the listing and offer process, the buyer(s) agree(s) to waive their right to a real estate condition report.
- 2) There are covenants that apply to the property.
- 3) Due to the stream & pond, a portion of the property is in the flood plain and subject to Shoreland zoning. The county flood plain map shows the buildings to be "out" of the flood plain.
- 4) A handshake agreement allows a property owner to the west to access the trailer through this property. The personal representative to this estate has experience of the neighbor accessing the property only a few times per year, typically during the fall hunting season. The owner of these 18.49 acres is currently working with the neighbor to have an attorney draft a formal written and recorded easement agreement.
- 5) The property is enrolled in the MFL (Managed Forest Law) program.
- 6) Dustin Rd is a private shared road. There is a shared easement for ingress and egress. There is no formal road maintenance agreement.
- 7) The seller wishes to sell the cabin mostly furnished. Ideally, an offer will allow the seller to leave whatever personal property the seller wishes.
- 8) Not included in the sale is the workbench in the middle bay attached metal working tool in the third bay of the detached garage.