

**ALL FIELDS DETAIL**



<b>MLS #</b>	110937	<b>Construction</b>	2x6
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	DUPLEX	<b>Age</b>	21-30 yrs
<b>Address</b>	1326 FARMERS LOOP ROAD	<b>Garage Type</b>	None
<b>Address 2</b>		<b>Style</b>	Ranch
<b>City</b>	Fairbanks		
<b>State</b>	AK		
<b>Zip</b>	99709		
<b>Area</b>	RURAL FAIRBANKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$84,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Internet Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Single Family Options</b>	DETACHED	<b># of Bedrooms</b>	6
<b># of Full Baths</b>	2	<b># of Partial Baths</b>	0
<b>Total Baths</b>	2	<b>Garage Capacity</b>	0
<b># of Acres</b>	0.8400	<b>Licensee</b>	AUDREY J FOLDOE - HM: (907) 456-6000
<b>Listing Office 1</b>	MEYERES REAL ESTATE - Main: (907) 456-6000	<b>Licensee 2</b>	
<b>Listing Office 2</b>		<b>Commission to Selling Off</b>	3.00
<b>Subd. Township/Range</b>	Shuros	<b>Lot (Tax Lot)</b>	18
<b>Block (Section)</b>	4	<b>Listing Date</b>	4/16/2009
<b>Expiration Date</b>	9/22/2009	<b>Owner</b>	Wells Fargo
<b>Owner Phone</b>	n/a	<b>Tenant</b>	n/a
<b>Tenant Phone</b>	n/a	<b>Elementary School</b>	Pearl Creek
<b>Middle School</b>	Randy Smith	<b>Senior High School</b>	West Valley
<b>Year Built</b>	1984	<b>Zoning</b>	Rural Residential District
<b>Zoning Overlay</b>	n/a	<b>Flood Zone</b>	X
<b>Aprx. Lot Sq. Ft.</b>	36,590	<b>Aprx. Res. Sq. Ft.</b>	1726
<b>Aprx. Garage Sq. Ft.</b>	0	<b>Fuel/Gal Per Year</b>	unk
<b>Electric/Month</b>	unk	<b>CCRs Y/N</b>	No
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	0
<b>Upper Level Baths</b>	0	<b>Upper Level XRM</b>	0
<b>Upper Level Apx. Sq. Ft.</b>	0	<b>Upper Lev. Unfin. Sq. Ft.</b>	0
<b>Main Level # Bedrooms</b>	6	<b>Main Level Baths</b>	2
<b>Main Level XRM</b>	0	<b>Main Level Apx. Sq. Ft.</b>	1726
<b>Main Lev. Unfin. Sq. Ft.</b>	0	<b>Lower Level # Bedrooms</b>	0
<b>Lower Level Baths</b>	0	<b>Lower Level XRM</b>	0
<b>Lower Level Apx. Sq. Ft.</b>	0	<b>Lower Lev. Unfin. Sq. Ft.</b>	0
<b>Base/Below # Bedrooms</b>	0	<b>Base/Below Baths</b>	0
<b>Base/Below XRM</b>	0	<b>Base/Below Apx. Sq. Ft.</b>	0
<b>Base/Below Unfin. Sq. Ft.</b>	0	<b>Living Room Apx. Size</b>	
<b>Living Room Level</b>	M	<b>Kitchen Apx. Size</b>	
<b>Kitchen Level</b>	M	<b>Dining Room Apx. Size</b>	
<b>Dining Room Level</b>	M	<b>Family Room Apx. Size</b>	
<b>Family Room Level</b>		<b>Master Bedroom Apx. Size</b>	
<b>Total Units</b>	2	<b>Master Bedroom Level</b>	M
<b>Bedroom 2 Apx. Size</b>		<b>Bedroom 2 Level</b>	M
<b>Off Market Date</b>		<b>Appointment Required</b>	No
<b>Mapping</b>		<b>Tax ID</b>	
<b>Update Date</b>	6/22/2009	<b>Status Date</b>	4/17/2009
<b>HotSheet Date</b>	6/22/2009	<b>Price Date</b>	6/22/2009
<b>Input Date</b>	4/17/2009 10:58:00 AM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$110,000	<b>Agent Hit Count</b>	64
<b>Client Hit Count</b>	109	<b>Cumulative DOM</b>	67
<b>Directions</b>	From the University end the next 2 driveways on the left after Shuros Drive. This road makes a loop.	<b>Days On Market</b>	67
<b>Price/Aprx. Res.</b>	\$49.19		

**FEATURES**

<b>DESIGN</b>	<b>LAUNDRY</b>	<b>WATER</b>	<b>ROAD ACCESS</b>
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**FEATURES**

<b>Ranch</b>	Main Level	Private Well	Paved
<b>EXTERIOR FINISH</b>	<b>HEATING</b>	<b>ROAD SERVICE</b>	Gravel
T1-11	OHWBB	No	Maintained
<b>ROOF</b>	See Remarks	<b>FIRE SERVICE</b>	Unmaintained
Shingle	<b>APPLIANCES &amp; EQUIPMENT</b>	Yes	See Remarks
<b>BASEMENT</b>	Range/Oven	<b>VIEW</b>	<b>DOCUMENTS ON FILE</b>
Crawl Space	Cook Top	Territorial	Survey
<b>WINDOWS</b>	Dishwasher	<b>ENERGY RATING</b>	Other/See Remarks
Thermal Pane	Refrigerator	None	<b>TERMS</b>
Wood	<b>SEWER</b>		Cash/Refinance
<b>EXTERIOR FEATURES</b>	Septic		<b>SHOWING INSTRUCTIONS</b>
Fixer-Upper			Call Listing Licensee
Natural			Vacant
Telephone Service			Lock Box

**FINANCIAL**

<b>Incentives</b>	Yes/See Remarks	<b>Taxes</b>	2496.86
<b>Mill Rate</b>	14.928	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0246212	<b>FNSB Map #</b>	411H4
<b>HOA Dues/Mo.</b>	n/a	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	3000	<b>Possession</b>	record

**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Licensee</b>	<b>Sell Team</b>
<b>Selling Office 1</b>	<b>Selling Licensee 2</b>
<b>Selling Office 2</b>	<b>Selling Licensee 3</b>
<b>Selling Office 3</b>	<b>Additional Comments</b>

**REMARKS**

Selling agent bonus \$1000 if offer accepted by 07/20/09; must close to obtain bonus. This is a bank owned property that is being sold "as is". The boiler has been removed so there is no heating system. One aptment is in pretty rough condition. Both have bay windows overlooking Farmers Loop Road. Cash or a mini construction loan could work here. I am trying to get further information on the foundation which has been reported to have been redone just a few years ago with insulated foam block with poured cement. This is a nice country location for a rental.

**ADDENDUM**

Note: There is a special road easement to serve this and the adjoining properties for ingress and egress to Farmers Loop Road. All offers must be accompanied by a preapproval letter from Wells Fargo even if the buyer is using a different bank. All cash offers must be accompanied by proof of funds before being submitted. "All cash offers are eligible for an expedited closing pending clear title and/or hazard claim resolution of approximately 15 business days". \*\*

**ADDITIONAL PICTURES****DISCLAIMER**

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.