

Land - PUBLIC SYNOPSIS



MLS#: 959945 Status: Current Kickout: No
 Lot 71 Glenn Harris Road, New Sharon, ME 04955 List Price: \$ 75,000

Directions:

Dockominium: N
 Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 75.000	Road Frontage+/-:	Surveyed/Seasonal: Yes/No
Amt Wtr Frmtge+/-: 400	Water Body: Hale, Brook	Zoning: as per town
	WF Owned/Shared+/-: 400/ 0	WtrFr: Yes

Remarks

EXCELLENT HOME OR CAMP LOCATION WITH FRONTAGE ON HALE BOOKR. gREAT HUNTING AREA AND PRIVATE LOCATION.

Property Features - NOTE: Check Detail Reports for complete list of Features.

Site: Rolling/Sloping
 Driveway: No Driveway
 Parking:
 Location: Rural
 Uses: Recreational, Residential, Development Potential, Mixed Use, Mobile Homes Allowed
 Restrictions:
 Rec. Water:
 Roads: Public, Gravel/Dirt Road
 Transportation:
 Electric: At Street
 Gas: No Gas
 Sewer: Septic Needed On Site
 Water: Well Needed On Site

Tax/Deed/Community Information

Book/Page/Partial: 1473/52/No	Map/Block/Lot: 13/71	Tax Amount/Yr: \$ 600 / (2009)
Tax Reduction:	School: RSU 9	

Off Market Information

Information Provided by: Kim Reynolds KRR 009553



Office: Harris Real Estate 2084
 Agent Phone: 207-779-9000
 Email: kimreynolds@harrisrealestate.net

Office: 207-779-9000
 Agent Cell: 207-462-9005
 Virtual Tour:

LAIn: List Office: Harris Real Estate



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 Printed: 01/13/10



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Glen Harris Rd, New Sharon

This disclosure is not meant to be a warranty of the condition of the property. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

Note: Answer all questions, if applicable. Write n/a (not applicable) or unknown if needed.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

A. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
IF YES: Are tanks in current use? Yes No
IF NO above: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Have you experienced any problems such as leakage? _____
Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
Comments: _____

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.) :
 Yes No Unknown
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

Are there any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
IF YES: Explain: _____
What is your source of information: _____
Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: Hale Brook on Property
What is your source of information: _____
Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
IF YES: Explain: _____
What is your source of information: _____
Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland? Yes No Unknown
IF YES: Explain: _____
Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
ATTACHMENTS: Yes No
Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER _____ DATE _____ SELLER _____ DATE _____

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER _____ DATE _____ BUYER _____ DATE _____

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, MICHAEL K. MARTIN of P.O. Box 14, Farmington, Maine 04938 and MARTIN W. MARCHETTI of R.F.D. #1 - Box 2430, Jay, Maine 04239, for consideration paid, do hereby grant to BRUCE A. BUZZELL and GERALDINE G. BUZZELL of 79 Beech Street, Skowhegan, Maine 04976, with warranty covenants, as joint tenants, land in New Sharon, Franklin County, State of Maine, bounded and described as follows, to wit:-

MAINE REAL ESTATE
TRANSFER TAX PAID

Commencing at an iron pin on the westerly side of the Dunn Road, so-called, and thence North thirty-six degrees West (N 36° W) two thousand seven hundred seventy-five (2,775) feet, to a point; thence North forty-one degrees West (N 41° W) five hundred thirty-one (531) feet to an iron pin; thence North sixty degrees East (N 60° E) two thousand six hundred seventy-nine (2,679) feet along the line of land now or formerly owned or occupied by Lawrence Cross and Tim O'Neil to an iron pin; thence South 36 degrees East (S 36° E) four hundred (400) feet partially along a stone wall to a point in said wall; thence partially along a stone wall South fifty-seven degrees West (S 57° W) one thousand seven hundred fifty-nine (1,759) feet partially along a wire fence to a point; thence partially along a wire fence and partial stone wall South thirty-six degrees East (S 36° E) two thousand one hundred forty-six (2,146) feet to an iron pin on the westerly side of said Dunn Road; thence southerly along said Dunn Road nine hundred fifty-five (955) feet to the point and place of beginning. Said parcel of land to contain seventy-five and one tenth acres (75.1).

These are the same premises conveyed to Michael K. Martin and Martin W. Marchetti by warranty deed of Jonathan R. Luce dated May 12, 1992 recorded at Book 1284, Page 237, Franklin Registry of Deeds, to which reference may be had for source of title.

Witness our hands and seals this 25th day of August, A.D., 1994.

Michael K. Martin
Michael K. Martin
Martin W. Marchetti
Martin W. Marchetti

State of Maine
Franklin, SS.

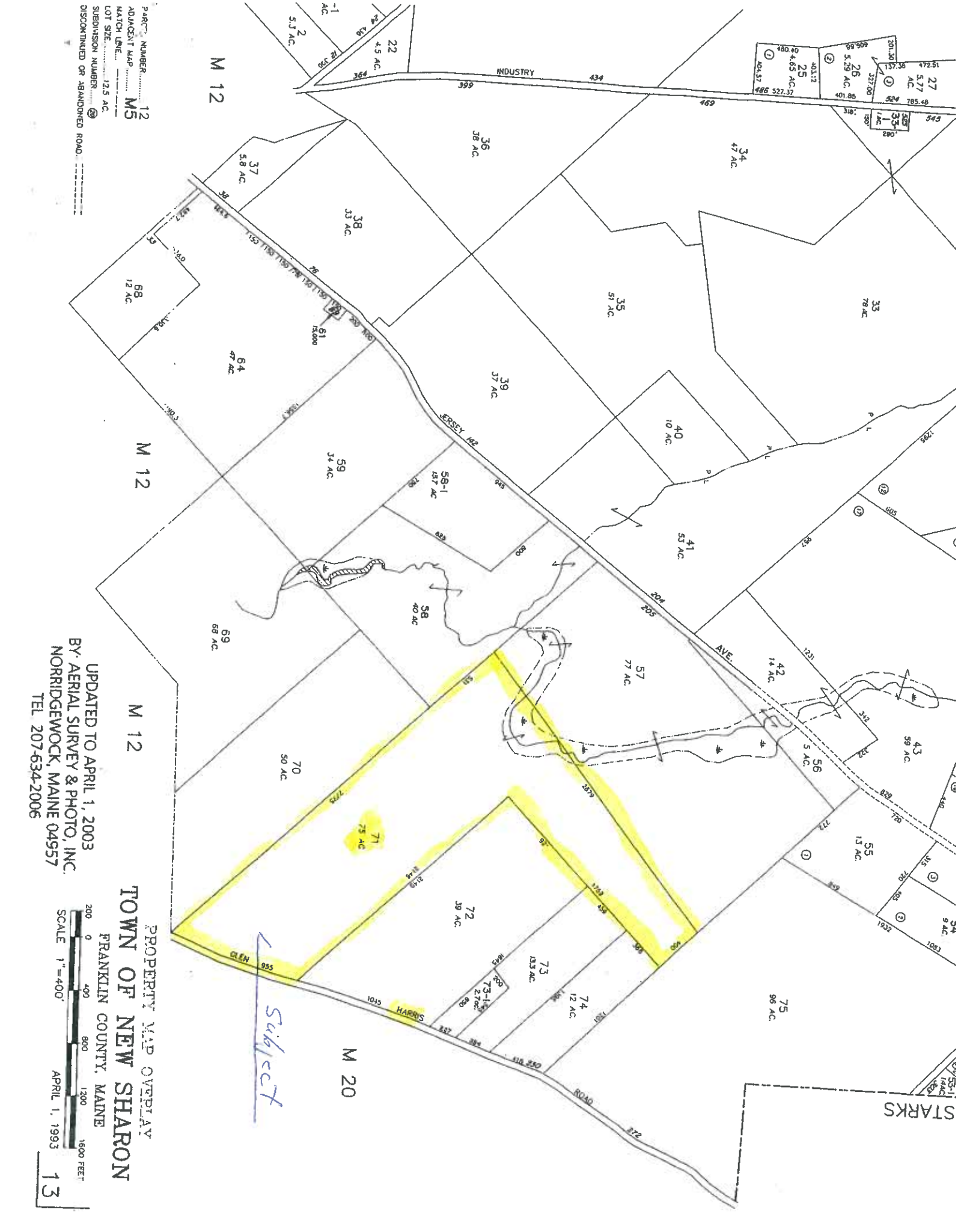
August 25th, 1994

Personally appeared the above-named Michael K. Martin and Martin W. Marchetti and acknowledged the foregoing to be their free act and deed, before me,

[Signature]
Notary Public

Name: Don H. M. '15
Comm. Expires: 11/19/98

Franklin County
Received: Aug. 25, 1994
Time: 11 H 30 M A.M
Attest:
Register Susan A Black



PART NUMBER 12
 ADJACENT MAP M5
 MATCH LINE
 LOT SIZE 12.5 AC
 SUBDIVISION NUMBER 2
 DISCONTINUED OR ABANDONED ROAD

UPDATED TO APRIL 1, 2003
 BY AERIAL SURVEY & PHOTO, INC.
 NORRIDGEWOCK, MAINE 04957
 TEL 207-634-2006

PROPERTY MAP OVERLAY
TOWN OF SHARON
 FRANKLIN COUNTY, MAINE
 SCALE 1" = 400'
 APRIL 1, 1993
13