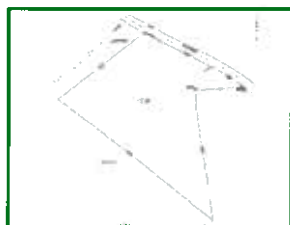


Land - PUBLIC SYNOPSIS



MLS#: 959825 Status: Current  
Lot 21A Dodge Rd, Livermore Falls, ME 04254

Kickout: No  
List Price: \$ 90,000

Directions: Dodge Rd is off Rt 133

Dockominium: N  
Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 12.070 Road Frontage+/-: 350 Surveyed/Seasonal: Yes/No  
Water Body: Zoning: as per town  
Amt Wtr Fmtge+/-: WF Owned/Shared+/-: / WtrFr: No

Remarks

ENDLESS USES FOR THIS PROPERTY AND INCOME POTENTIAL TOO! LARGE GRAVEL PIT.

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

Site: Rolling/Sloping, Wooded, Open, Other Site  
Driveway: No Driveway  
Parking:  
Location: Rural  
Uses: Mixed Use, Recreational, Residential  
Restrictions:  
Rec. Water:  
Roads: Public  
Transportation:  
Electric: At Street  
Gas: No Gas  
Sewer: Septic Needed On Site  
Water: Well Needed On Site

Tax/Deed/Community Information

Book/Page/Partial: 2408/106/Yes Map/Block/Lot: 5/21A Tax Amount/Yr: \$ 0 / (2009)  
Tax Reduction: School:

Off Market Information

Information Provided by: Kim Reynolds KRR 009553



Office: Harris Real Estate 2084  
Agent Phone: 207-779-9000  
Email: [kimreynolds@harrisrealestate.net](mailto:kimreynolds@harrisrealestate.net)

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

LAini: KRR List Office: Harris Real Estate



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Printed: 01/15/10



# SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Dodge Rd. Livermore Falls, ME

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees 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: DO NOT LEAVE ANY QUESTIONS BLANK. 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

- Is the property subject to or have the benefits of 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: \_\_\_\_\_  
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, Blind, Working Waterfront?  Yes  No  Unknown  
IF YES: Explain: \_\_\_\_\_
- Has property ever been soil tested?  Yes  No  Unknown If YES, are the results available?  Yes  No  
Are mobile/manufactured homes allowed?  Yes  No  Unknown Are modular homes allowed?  Yes  No  
Has the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No  
ATTACHMENTS: Propose d. deed and survey  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 \_\_\_\_\_

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Harris Real Estate P.O. Box 329, Farmington ME 04938  
Phone: (207) 779-9000 Fax: (207) 779-9002

Harris Re

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Clinton Township, Michigan 48035, (800) 383-9805 [www.zipform.com](http://www.zipform.com)



- MARKED "KACHNOVICH PLS 1134"
- IRON ROD OR PIPE FOUND (SIZE NOT)
- ANGLE POINT (NO MONUMENT SET)
- BOOK AND PAGE NUMBERS
- APPROXIMATE BOUNDARY LINE
- BOUNDARY LINE
- UTILITY POLE
- NOW OR FORMERLY
- STONEWALL

1789/030

N 7/

**NOTES**

1. ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
2. ALL BEARINGS ARE MAGNETIC NORTH, 2008.
3. THIS LOT IS DESIGNATED ON THE TOWN OF LIVERMORE FALLS TAX MAP 6, AS A PORTION OF LOT 21A.
4. EXCEPTING AND RESERVING ANY RIGHT OR INTEREST THE TOWN OR OTHERS MAY CLAIM ON THE ACTUAL ROAD LIMITS OF DODGE ROAD.

**OWNER OF RECORD**  
 MAYNARD L. BABKIRK AND ANNE C. BABKIRK  
 FROM  
 MAYNARD L. BABKIRK  
 DEED DATED MAY 15, 1989  
 RECORDED IN BOOK 240B, PAGE 106

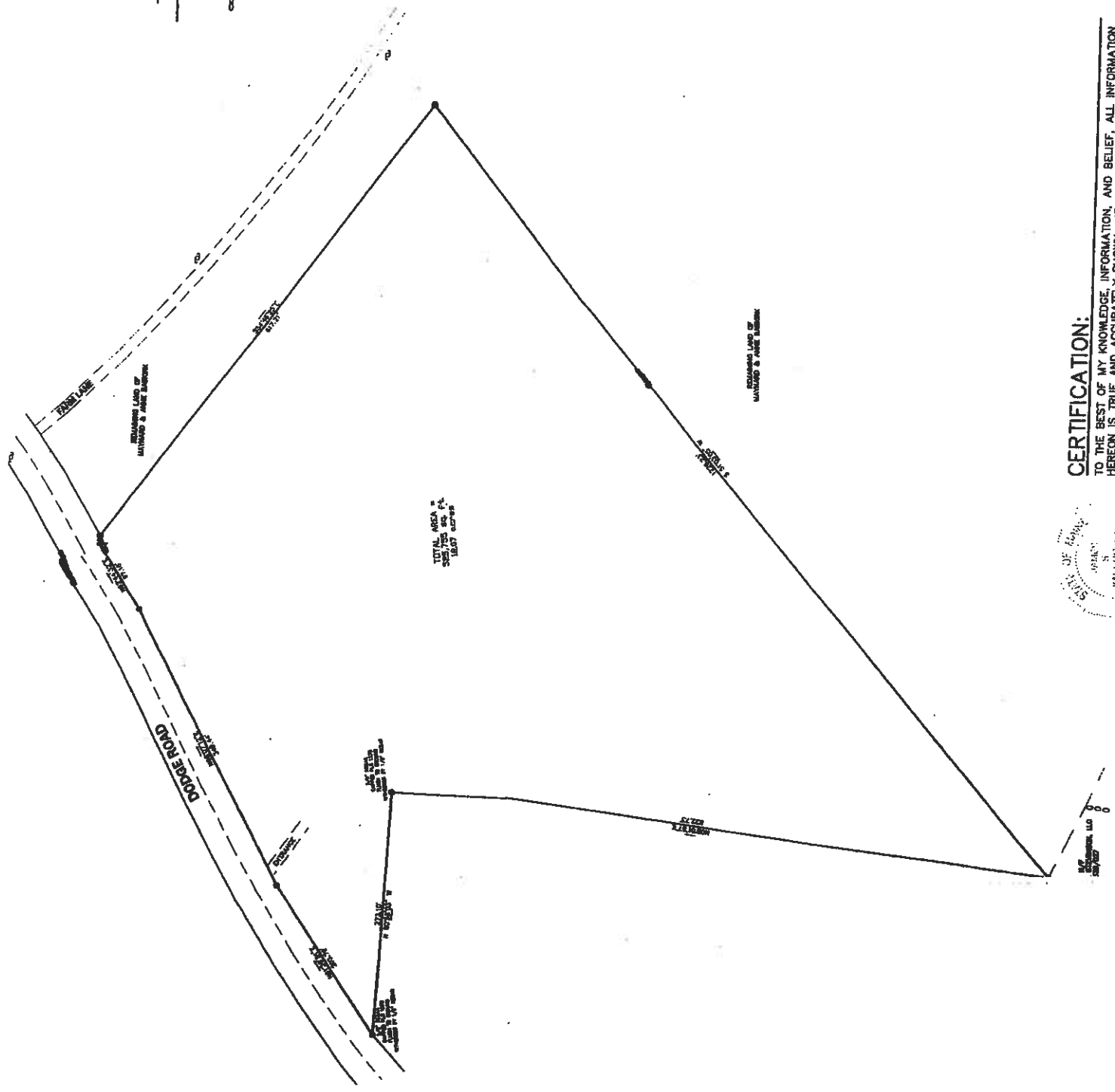
**SURVEY PLAN**  
**A PORTION OF LAND OF**  
**MAYNARD & ANNE BABKIR**

LOCATION: SOUTHEAST OF DODGE ROAD  
 TOWN OF LIVERMORE FALLS  
 ANDROSCOGGIN COUNTY, MAINE  
 MADE FOR: MAYNARD & ANNE BABKIRK  
 82 FARM LANE  
 LIVERMORE FALLS, MAINE

**COMPILED BY:**  
**KACHNOVICH LAND SURVEYING, INC.**  
 262 GODING ROAD  
 LIVERMORE, MAINE 04253  
 TEL. & FAX (207) 897-2748



PROJECT NAME

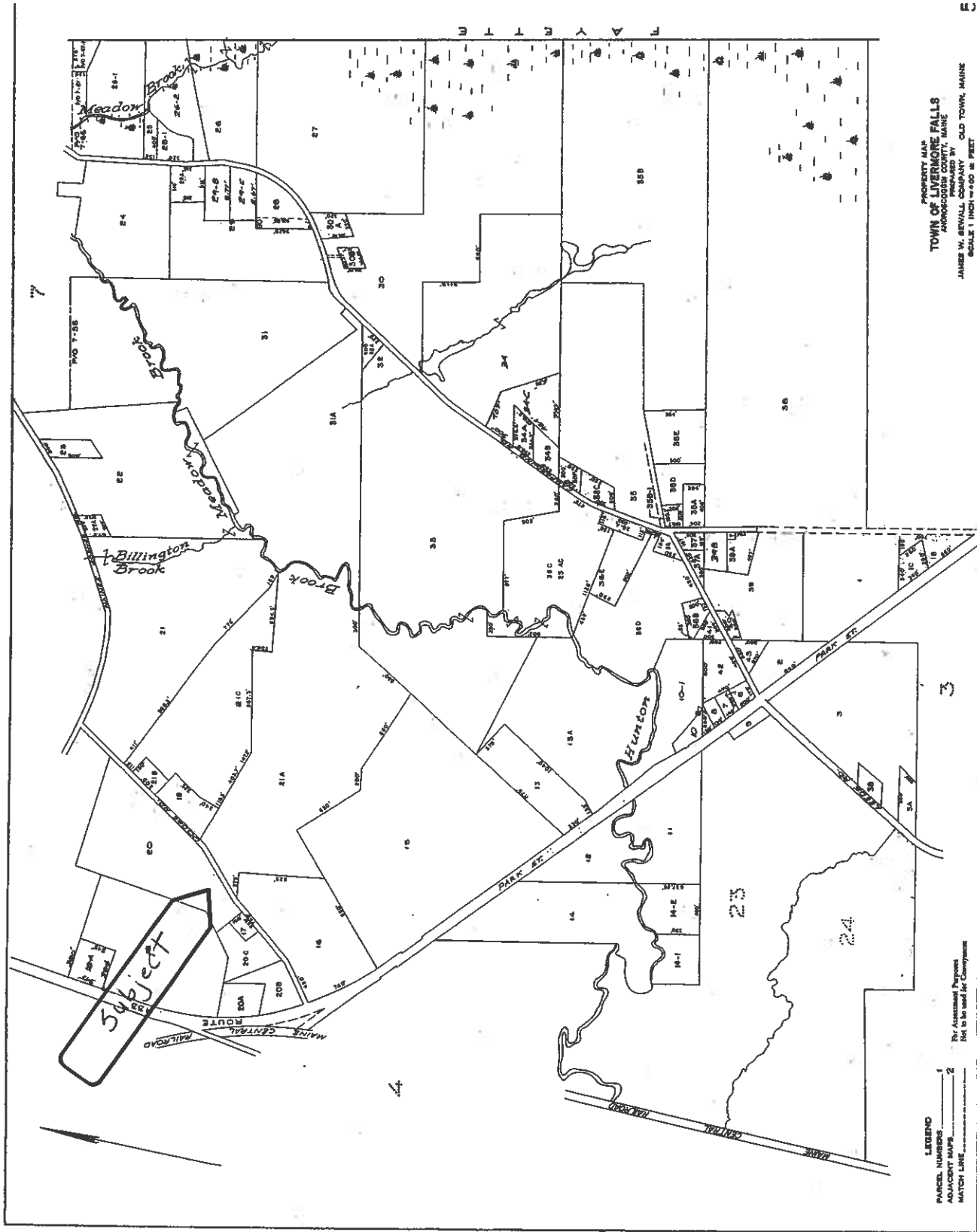


**CERTIFICATION:**

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, ALL INFORMATION HEREON IS TRUE AND ACCURATELY SHOWN. IF NO EMBOSSED SEAL IS PRESENT, PLAN IS NOT A CERTIFIED COPY.

*Annand Shickel*





PROPERTY MAP  
**TOWN OF LIVERMORE FALLS**  
 ADJACENT MAPS  
 PREPARED BY  
 JAMES W. BEWALL COMPANY OLD TOWN, MAINE  
 SCALE 1 INCH = 400 FEET

LEGEND  
 PARCEL NUMBERS 1  
 ADJACENT MAPS 2  
 MATCH LINE

By Assessed Program  
 Not to be used for Easements

Prepared By  
**Main-Land Development Consultants, Inc.**  
 P.O. Box Q  
 Livermore Falls, ME 04254

**REVISED**  
 DECEMBER 2005

