

Land - PUBLIC SYNOPSIS



MLS#: 953925 Status: Current
Lot 5.3 Rt 156, Unorganized Fra, ME 04285

Kickout: No
List Price: \$ 400,000

Directions:

Dockminium: N
Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 40.000	Road Frontage+/-: 2,500	Surveyed/Seasonal: No/No
	Water Body: Hills Pond, Pond	Zoning: shoreland
Amt Wtr Fmtge+/-: 2,000	WF Owned/Shared+/-: 2,000/ 0	WtrFrt: Yes

Remarks

Scenic location in the western Maine foothills. Land surrounds 1/2 of Hills Pond. Ideal retreat location to get away from it all! Taxes TBD and waterfront estimated.

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

Site: Rolling/Sloping, Wooded, Scenic View
 Driveway: Gravel
 Parking:
 Location: Rural
 Uses: Residential, Recreational
 Restrictions:
 Rec. Water: Waterfront Deep
 Roads: Right Of Way, Gravel/Dirt Road
 Transportation:
 Electric: At Street
 Gas: No Gas
 Sewer: No Sewer, Septic Needed On Site
 Water: Well Needed On Site, Other Water

Tax/Deed/Community Information

Book/Page/Partial: 3122/225/Yes	Map/Block/Lot: FR026/5 3	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

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

LAini: List Office: Harris Real Estate



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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Rt 156 Weld Rd, Hills Pond Perkins Township

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.

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? ... IF YES: Are tanks in current use? ... 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? ... If tanks are no longer in use, have tanks been abandoned according to D.E.P.? ... Comments:

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.): Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? ...

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? ...

IF YES: Explain: For Part of Property

What is your source of information: Deed

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ...

IF YES: Explain: Hills Pond

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)? ...

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? ...

IF YES: Explain:

Has property ever been soil tested? ... If YES, are the results available? ...

Are mobile/manufactured homes allowed? ... Are modular homes allowed? ...

Has the property been surveyed? ... If YES, is the survey available? ...

ATTACHMENTS: ...

Additional Information:

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

SELLER: Don J. Olin, Trustee DATE: 10/14/09

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:



TRUSTEE'S DEED

(Corrective)

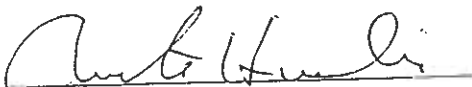
I, **Anne Agan, Trustee of the York Family Timberlands Trust** of North Ferrisburg, State of Vermont, for consideration paid, grants to **Thomas T. Oliver, Trustee of the Winnifred B. Dingley Living Trust** of Weld Road, Wilton, Franklin County, State of Maine 04294, a certain lot or parcel of land, with the buildings thereon, situated in Perkins Plantation, Franklin County, State of Maine, bounded and described as follows:

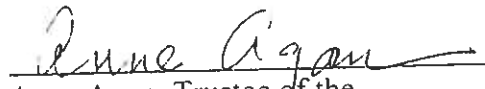
Beginning at a 4x4 cedar post located at the northeasterly corner of land now or formerly of Vaplands, Inc., and being the southeasterly corner of land described in a deed from John F. Blanchard to Virginia B. York and Winnifred B. Oliver dated May 31, 1967 and recorded in the Franklin County Registry of Deeds at Book 404, Page 307; thence North 78° West along land of said Vaplands, Inc., 200 feet to a point; thence North 16° West, along land this day conveyed to the York Family Timberlands Trust, 780 feet, more or less, to the highwater mark of Hills Pond; thence proceeding northeasterly and thence curving northwesterly and thence southwesterly along the shore of said Hills Pond to a point on an extension of the line referenced in the last mentioned call; thence North 16° West, 948 feet, more or less, along land conveyed this day to the York Family Timberlands Trust to the easterly bounds of land now or formerly of Vaplands, Inc.; thence North 31° 30' East along land of said Vaplands, Inc., 200 feet, more or less, to a 4x4 cedar post on the southerly bounds of Route 156; thence easterly curving southeasterly and thence southerly along the bounds of said Route 156 to a 4x4 cedar post at the northeasterly corner of land now or formerly of Vaplands, Inc. and the point of beginning.

Excepting and reserving such land that lies in Lot 3 of Range 2 of Perkins Plantation on the south side of said Route 156 as sold by R.G. Benson to Donald Briggs.

This deed and a Release Deed of even date to be recorded herewith corrects an erroneous description as set forth in a deed from Anne Agan, Trustee of the York Family Timberlands Trust to Thomas T. Oliver, Trustee of the Winnifred B. Dingley Living Trust dated January 6, 2009 and recorded in the Franklin County Registry of Deeds at Book 3106, Page 97.

WITNESS my hand and seal this 9 day of March, 2009.

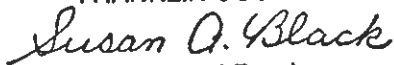

Witness

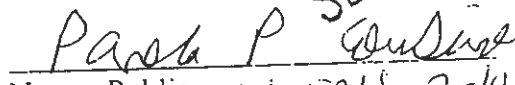

Anne Agan, Trustee of the
York Family Timberlands Trust

STATE OF VERMONT
ANDOVER city. ss.

March 9, 2009

Then personally appeared the above-named Anne Agan, Trustee of the York Family Timberlands Trust in her said capacity and acknowledge the foregoing instrument to be her free act and deed.

FRANKLIN COUNTY

Register of Deeds


Notary Public *ex pns 2-10-2011*
Pamela P Cousino

Ron Casselino



Hills Pond, Maine 04285

