

Land - PUBLIC SYNOPSIS



MLS#: 955783 Status: Current  
178 Willards Way, Eustis, ME 04936

Kickout: No  
List Price: \$ 79,000

Directions: Route 27 North take Left on Eustis Ridge Road, Left onto Willard's Way, follow dirt road, go Rabbit's run sign on right, and property is down the hill on the Left, see Sign.

Dockominium: N  
Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 3.800	Road Frontage+/-:	Surveyed/Seasonal: No/No
	Water Body:	Zoning: as per town
Amt Wtr Frntge+/-:	WF Owned/Shared+/-: /	WtrFr: No

Remarks

3.8 acres of alluring Eustis Ridge property with brilliant mountain range views. A rustic yet cozy camp accompanies this desirable parcel of lan

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

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

Tax/Deed/Community Information

Book/Page/Partial: 2133/78/No	Map/Block/Lot: R07/4	Tax Amount/Yr: \$ 657 / (2009)
Tax Reduction: No	School:	

Off Market Information

Information Provided by: Sarah Ryan 013994



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

Office: 207-779-9000  
 Agent Cell: 207-240-2093  
 Virtual Tour:

LAini: List Office: Harris Real Estate

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 178 Willards Way

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? ... 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: ... What is your source of information: ...

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ... 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)? ... IF YES: Explain: ... What is your source of information: Owner

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. Marshall W. Ryan 11/8/09 Dana L. Ryan 11-8-09

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

WILLARD S. RYAN, of P.O. Box 218, Stratton, Maine 04982, for consideration paid, grants to MARSHALL RYAN and TINA RYAN, of P.O. Box 341, Stratton, Maine 04982, with **quitclaim covenants**, as joint tenants and not as tenants in common, a certain lot or parcel of land in Eustis, County of Franklin and State of Maine, bounded and described as follows:

Beginning at a point marked by a iron stake on the easterly side of the Main Camp Road, so-called, at its intersection with an access road which extends southwesterly to a lot of land conveyed to Mark Ryan by deed of even date to be recorded herewith; thence in an easterly direction 200 feet, more or less, to an iron stake set at the edge of a field; thence South 50° East 400 feet along the edge of said field to a point marked by an iron stake on the edge of an old skid trail/road; thence southerly 290 feet, more or less, to a point marked by an iron stake; thence generally westerly 500 feet, more or less, to the easterly side of said Main Camp Road; thence northerly along the course of the easterly side of said Main Camp Road to the point of beginning, containing 3.8 acres, more or less.

Together with a right of way for ingress and egress by foot or vehicle, together with the right to maintain, repair and replace a road, and for all utilities, over said Main Camp Road extending southerly from the parcel of land herein conveyed to the Main Camp Road, and then over the main camp road to the Eustis Ridge Road, so-called.

Being a portion of the premises described in a deed from R. Logging to Willard S. Ryan dated November 29, 1995, recorded in said Registry of Deeds in Book 1561, Page 297, which was corrected by a deed from R. Logging to Willard S. Ryan dated August 8, 1997, recorded in said Registry of Deeds in Book 1692, Page 64.

The parcel of land herein conveyed is conveyed as a gift from parent to child and child-in-law for no consideration.

Being subject to real estate taxes for the current year.

Witness my hand and seal this 17th day of April, 2002

Wendy L. Wyman

Willard S. Ryan  
Willard S. Ryan

STATE OF MAINE  
Franklin, ss.

4-17, 2002

Personally appeared the above named Willard S. Ryan and acknowledged the foregoing instrument to be his free act and deed.

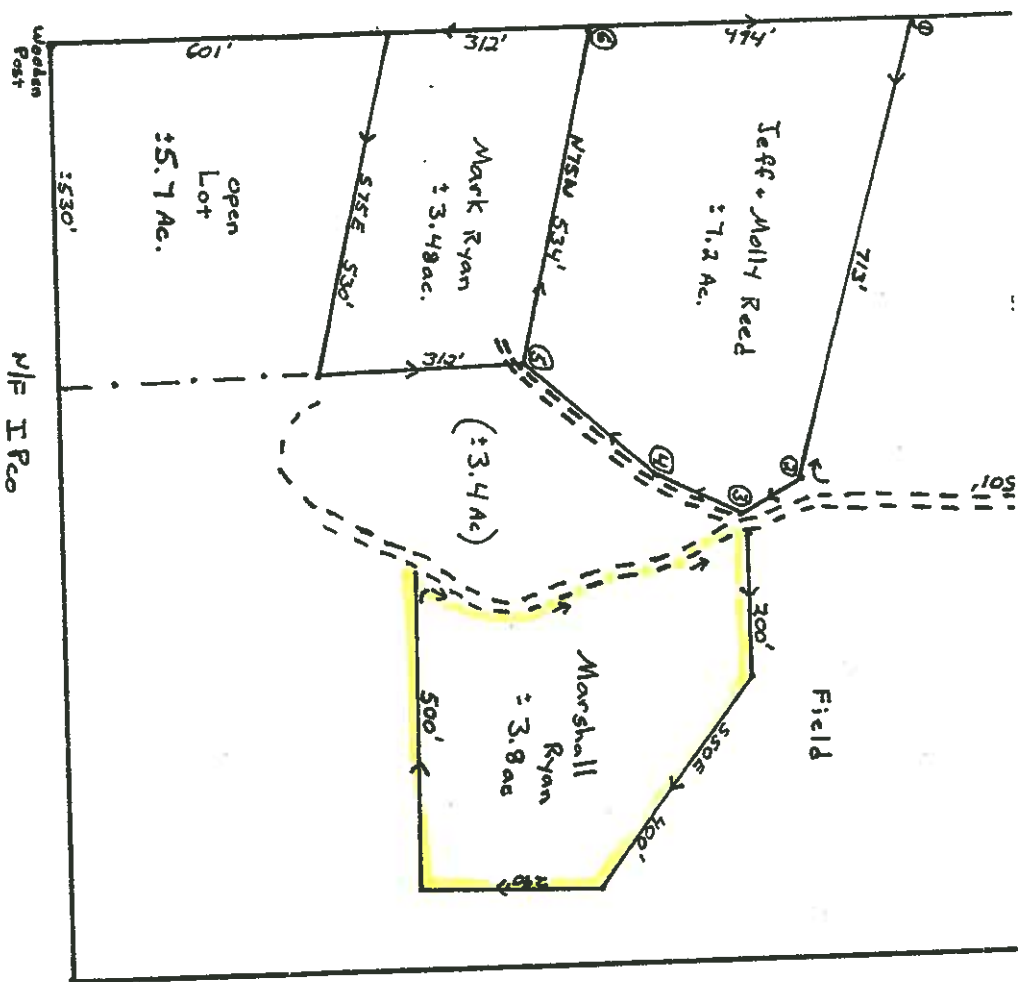
Before me,

Wendy L. Wyman **SEAL**  
Notary Public

Name: Wendy L. Wyman

My Commission Expires: 3-3-05

Maine Real Estate  
Transfer Tax Not Necessary



Scale: 1" = 300'

Simple Sketch of Land of Willard Ryan et. al. Map U-7 Lot 4 Eustis Tax Maps  
 This is not a Survey.

7/25/01  
 R.R. Farnsworth