

Land - PUBLIC SYNOPSIS



MLS#: 957967 Status: Current
9999 Martin Stream Road, Fairfield, ME 04937

Kickout: No
List Price: \$ 750,000

Directions:

Dockminium: N
Neigh'd/Assoc: n

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 778.000	Road Frontage+/-:	Surveyed/Seasonal: Yes/No
	Water Body: Martin, Stream	Zoning: as per town
Amt Wtr Fmtge+/-: 2,000	WF Owned/Shared+/-: 2,000/ 0	WtrFr: Yes

Remarks

Several Parcels, Map 13 lots 12,13, & 16A and Map 16 lots 02 and 02A, & 3. Stream frontage is estimated

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

Site: Rolling/Sloping, Wooded, Level
 Driveway: Gravel
 Parking:
 Location: Rural
 Uses: Residential, Recreational, Development Potential, Other Uses
 Restrictions:
 Rec. Water: River/Brook/Stream
 Roads: Gravel/Dirt Road, Public
 Transportation:
 Electric: At Street
 Gas: No Gas
 Sewer: No Sewer
 Water: No Water

Tax/Deed/Community Information

Book/Page/Partial: 1592/195/No	Map/Block/Lot: 13, 16/12	Tax Amount/Yr: \$ 2,929 / (2009)
Tax Reduction:	School:	

Off Market Information

Information Provided by: Kim Reynolds KRR 009553



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LAini: List Office: Harris Real Estate



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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Martin Stream Road, Fairfield, 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: Shoreland
 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: Yes No

Additional Information: Survey Map - Tax Maps

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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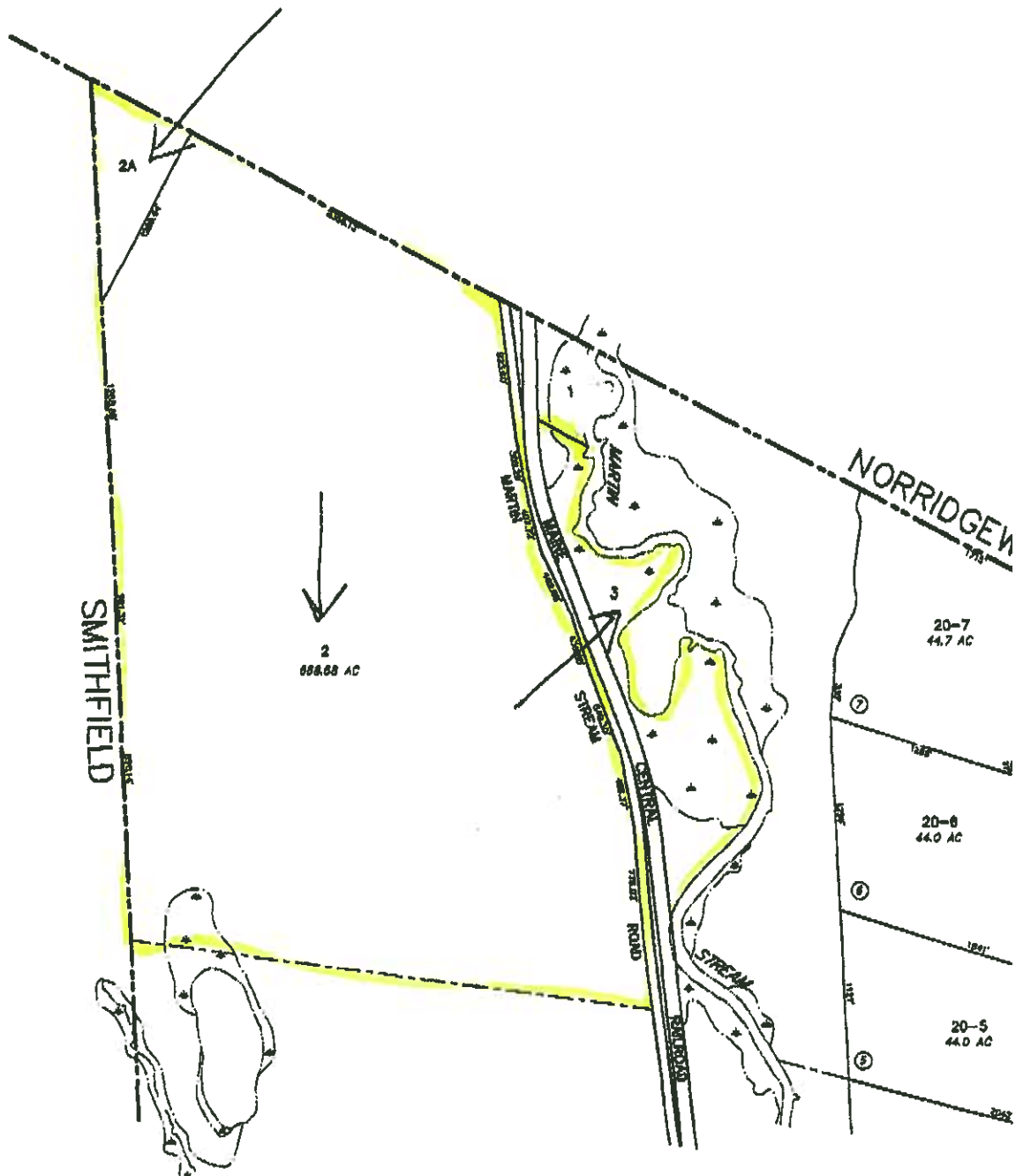
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Harris Real Estate



form 3.zfx

Map 16



SMITHFIELD

NORRIDGE

2
698.88 AC

20-7
44.7 AC

20-6
44.0 AC

20-5
44.0 AC

NOTE:

THIS MAP IS FOR ASCERTAINMENT PURPOSES ONLY
AND IS NOT INTENDED FOR PROPERTY CONVEYANCE
OR LEGAL DESCRIPTION.

PARCEL NUMBER	74
PARCEL DIMENSION	61.25'
PARCEL AREA	2.488 AC
MATCH LABEL	P/O MAP 18 LOT 22
SUBDIVISION LOT NUMBER	(2)

MAP LEGEND

ADJACENT MAP M1
WATER LINE
EASEMENT LINE
PRIVATE RIGHT OF WAY
WETLAND EDGE