

Land - PUBLIC SYNOPSIS



MLS#: 980349 **Status:** Current
 93 Mountain Road, Buckfield, ME 04220

Kickout: No
List Price: \$ 75,000

Directions:

Dockominium: N
Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 68.000	Road Frontage+/-: 875	Surveyed/Seasonal: Yes/No
Amt Wtr Fmtge+/-:	Water Body:	Zoning: as per town
	WF Owned/Shared+/-: /	WtrFrt: No

Remarks

16 x 16 rustic camp on property with shed and outhouse. Great hunting land or woodlot with improved woodsroads throughout property.

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

Site: Rolling/Sloping, Wooded
Driveway: Gravel
Parking:
Location: Rural
Uses: Recreational, Residential, Mixed Use, Development Potential, Timberland
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: 621/421/No	Map/Block/Lot: 4/2/6	Tax Amount/Yr: \$ 618 / (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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 Printed: 06/17/10



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 93 Mountain Rd. Buckfield 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? 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: 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? Are mobile/manufactured homes allowed? Has the property been surveyed? ATTACHMENTS:

Additional Information: Survey is being done. This is Estate Sale

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



Know all Men by these Presents, That

The Inhabitants of the Municipality of Buckfield a body corporate, located at Buckfield in the County of Oxford, and State of Maine, in consideration of one dollar and other valuable considerations paid by John Wahl of 6846 Ditman Street, Philadelphia 35, Pa.

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the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said

John Wahl, his

heirs and assigns forever, all its right, title and interest in and to the following described real estate situated at Buckfield in the County of Oxford and State of Maine and more particularly described as a certain lot or parcel of land known as the Earl Gurney Lot, and bounded and described as follows:

- North by land of Florence Foster
East by land of Gordon Holden
South by the Old Road
West by land of Water Bragg, Mrs. Geo. Fitzmaurice, and W. Martinez

The purpose of this deed is to convey any interest the Grantor may have in the foregoing property by virtue of Tax Liens recorded in Oxford County Registry of Deeds: 1955, Bk. 552, P. 554; 1956; Bk. 553, P. 568; 1957, Bk. P. ; 1958, Bk. 379, P. 420.

To Have and to Hold the same, together with all the privileges and appurtenances therunto belonging to him, the said

John Wahl, his

heirs and assigns forever. And do covenant with the said heirs and assigns, that will warrant and forever defend the premises to the said Grantee heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under

In Witness Whereof, the said Inhabitants of the Municipality of Buckfield, Maine has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Nelson A. Tucker, Norman Lovejoy, C. Gene Coffman its Selectmen thereunto duly authorized, this joining in this Deed as Grantors, and relinquishing and conveying all rights in the above described premises have hereunto set hand and seal this fourteenth day of September in the year of our Lord one thousand nine hundred and A. D. 1964.

Signed, sealed and delivered in presence of Inhabitants of the Municipality of Buckfield, Maine
G H Kennard By Nelson A. Tucker Seal
G H Kennard Norman Lovejoy Seal
G H Kennard C. Gene Coffman Seal

State of Maine, ss.

Oxford SEP 14 1964 19 Then personally appeared the above named Nelson A. Tucker,

and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said body corporate.

Before me, G Harrison Kennard, Notary Public, Justice of the Peace, Notarial Seal

Received September 21, 1964 at 2 h. 56 m. P. M., and recorded from the original.

Know all Men by these Presents,

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a body corporate, located at Buckfield
in the County of Oxford and State of Maine,
in consideration of one dollar and other valuable considerations
paid by John Wahl

of 6646 Ditman Street, Philadelphia 35, Pa.
the receipt whereof it does hereby acknowledge, does hereby remise,
release, bargain, sell and convey, and forever quit-claim unto the said
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Town of Buckfield
Road Map
OR "Delivery" Use
MS, FAX, ETC.

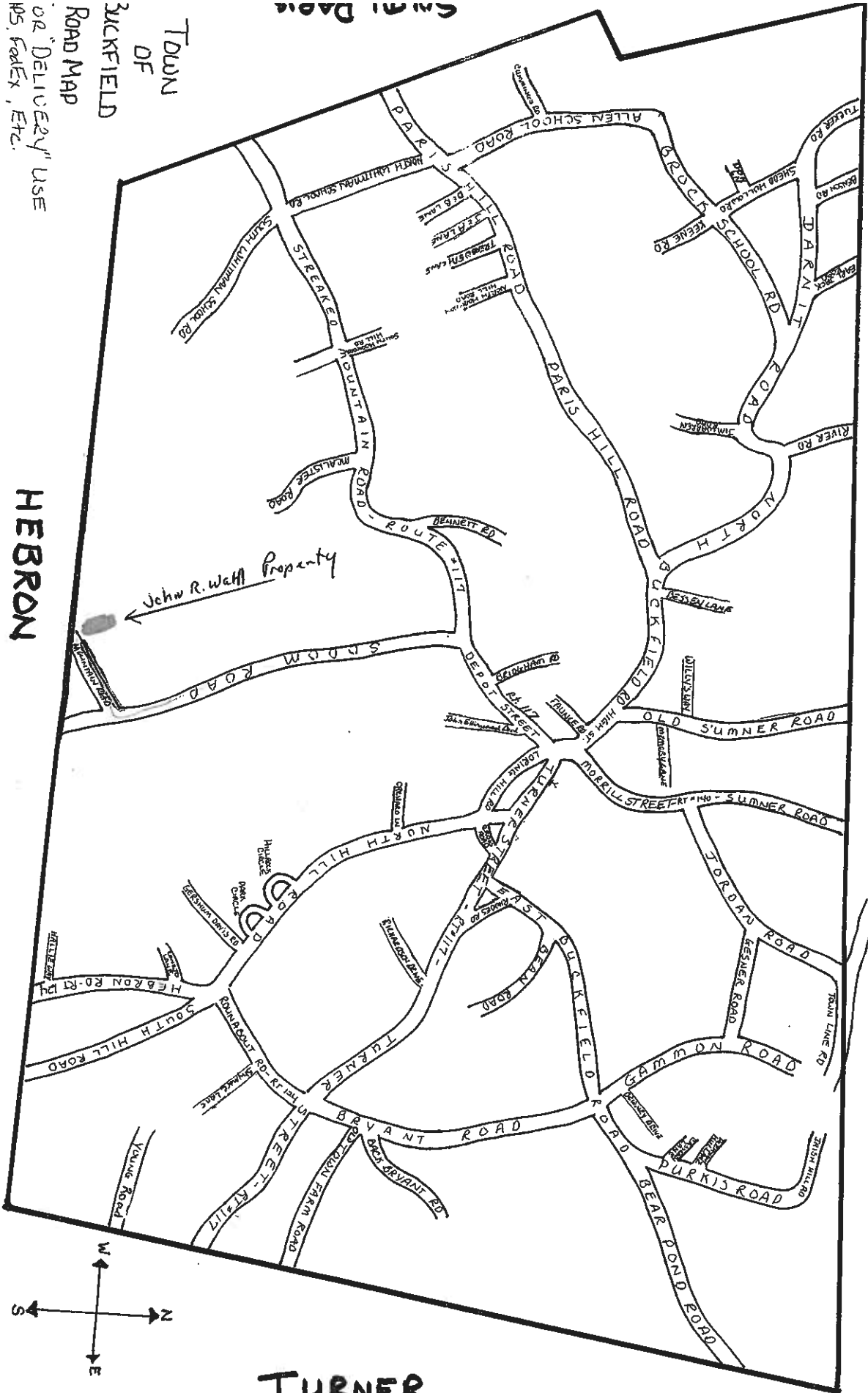
Sumner Dunes

HEBRON

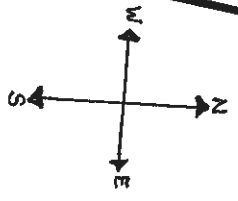
SUMNER

HARTFORD

TURNER



John R. Wall Property



SEE MAP 5

11-1-1

M. L.

SDDOM

7
80 AC-S

6
68 AC-S

8
18 AC

S

1660-S

1320-S

2

38 AC-S

5

13 AC-S

875-S

3

950-S

800-S

900-S

3

10 AC-S

4

1.7 AC

