

Land Client Synopsis

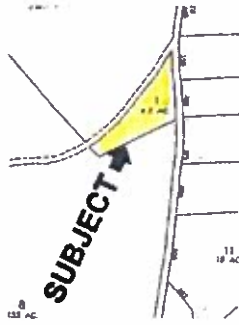
TBD Kimball Pond Road, New Sharon, Maine 04955

MLS#: 1305506
Status: Active

Nbrhd/Assoc:
County: Franklin

Assoc. Fee:
Entrance Fee:

List Price: \$24,900
Original Price: \$24,900



General Information

Lot Size+/-: 4.2 acres
Source of Lot Size: Public Record
Surveyed: Unknown
Road Frontage+/-:
Seasonal: Unknown
Zoning: none

Water Information

Waterfront: No
Wtr Frontage Amt+/-:
Waterfront Owned+/-:
Waterfront Shared+/-:
Water Body:
Water Body Type:
Water Views: No

Tax/Deed/Community Information

Book/Page/Deed: 3268/186/
Map/Block/Lot: 09//01
Full Tax Amt/Yr: \$57/2016
School District:

Property Features

Site: Wooded
Parking:
Restrictions:
View:
Transportation:
Gas: No Gas
Water: None, Well Needed On Site

Driveway:
Location: Gravel
Rural
Rec. Water:
Roads: Gravel/Dirt Road, Public
Electric: No Electric
Waste Wtr Disp: None, Septic Needed On Site
Well Septic Included:

Remarks

Remarks: 4 rural Maine acres on a gravel country road. Quiet spot for a future home or a camp. Close to snowmobile trails and area lakes and ponds.

Listing/Agent/Office Information

Pending Date:
Withdrawn Date:
List Office: Harris Real Estate

List Date: 05/02/17
Termination Date:

Buyer Agency Fee: 5%
Sub Agency Fee:
Trans Broker Fee: 5%



Prepared By: Kim Reynolds. Generated on 05/08/2017 11:11:08 AM



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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Kimball Pond Road, New Sharon, 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.

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 benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations or restrictive covenants? 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? Has property ever been soil tested? Are mobile/manufactured homes allowed? Has the property been surveyed? ATTACHMENTS: 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