

Land Customer Synopsis

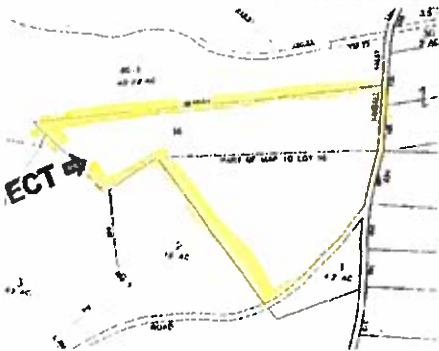
TBD Kimball Pond Road, New Sharon, Maine 04955

MLS#: 1303910  
Status: Active

Nbrhd/Assoc:  
County: Franklin

Assoc. Fee:  
Entrance Fee:

List Price: \$39,900  
Original Price: \$39,900



General Information

Lot Size+/-: 49.78 acres  
Source of Lot Size: Public Record  
Surveyed: Unknown  
Road Frontage+/-:  
Seasonal: No  
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/All  
Map/Block/Lot: 9,10//16  
Full Tax Amt/Yr: \$860/2016  
School District:

Site: Pasture/Field, Rolling/Sloping, Wooded  
Parking:  
Restrictions:  
View:  
Transportation:  
Gas: No Gas  
Water: None, Well Needed On Site

Property Features

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

Remarks: Large parcel on a country rd in New Sharon. Great place to hunt, enjoy the outdoors, or build your dream home, great spot for homesteading as well.

Remarks

Listing/Agent/Office Information

Pending Date: List Date: 04/21/17 Termination Date: Withdrawn Date:  
List Office: Harris Real Estate



Prepared By: Kim Reynolds. Generated on 04/28/2017 12:59:54 PM



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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. 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  Unknown

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 benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations or restrictive covenants? . . . . .  Yes  No  Unknown

IF YES: Explain: See Deed 3268 Page 186

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: \_\_\_\_\_

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  Unknown

Has the property been surveyed?  Yes  No  Unknown If YES, is the survey available? . . . . .  Yes  No

ATTACHMENTS: . . . . .  Yes  No

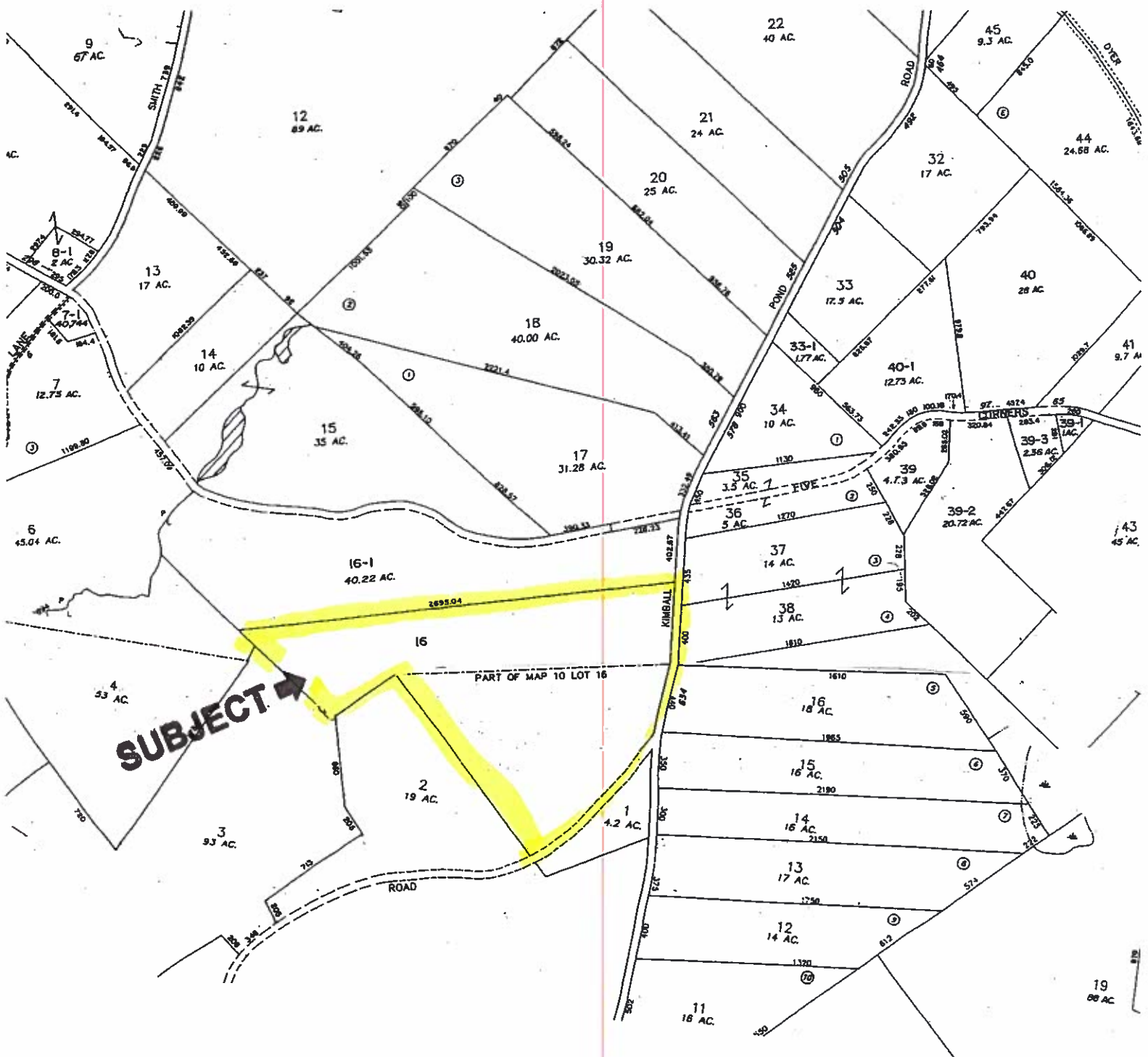
Additional Information: \_\_\_\_\_

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 \_\_\_\_\_



**SUBJECT** →

Part of  
 TAX MAP 10+9  
 Lot 16  
 49.78± Acres

PROPERTY MAP INDEX  
 TOWN OF NEW SHARON  
 FRANKLIN COUNTY, MAINE

