

Land Customer Synopsis

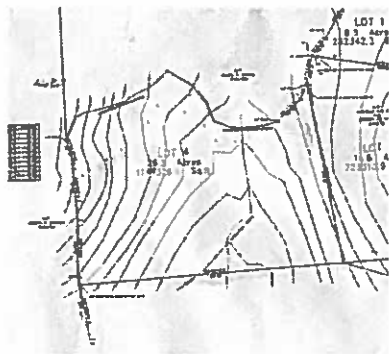
TBD Lyle Hall Rd Wilton, Maine 04294

MLS#: 1330941
Status: Active

Nbrhd/Assoc:
County: Franklin

Assoc. Fee:
Entrance Fee:

List Price: \$35,000
Original Price: \$35,000



General Information

Lot Size+/-: 26.6 acres
Source of Lot Size: Public Record
Surveyed: Yes
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: 3188/22/
Map/Block/Lot: 32//012-D8-2
Full Tax Amt/Yr: \$682/2017
School District: RSU 9

Property Features

Site: Right of Way, Rolling/Sloping, Wooded
Parking:
Restrictions:
View:
Transportation:
Gas: No Gas
Water: Well Needed On Site
Driveway:
Location:
Rec. Water:
Roads:
Electric:
Waste Wtr Disp:
Well Septic Included:
Gravel
Rural
Association, Dead End, Gravel/Dirt Road, Right Of Way
No Electric, Other Electric
Septic Needed On Site

Remarks

Remarks: Private wooded lot on Lyle Hall Rd in Wilton with mountain views. 15 Minutes to Farmington and area shopping. Power located nearby.

Listing/Agent/Office Information

Pending Date:
List Office: Harris Real Estate
List Date: 10/24/17
Termination Date:
Withdrawn Date:



Prepared By: Kim Reynolds. Generated on 10/25/2017 1:55:06 PM



The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified.

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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 128 LYLE HALL ROAD WILTON MAINE 0429

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: Right of way
 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: OWNER
- 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: _____
 Additional Information: LAND HAS BEAUTIFULL VIEWS PRIVATE WOODS WITH A FIRE COUNTRY RD GOING TO LAND.

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

B. J. Bogue 10/19/17
 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





MAGNETIC 2010

ADDITIONAL REMAINING LAND OF
ALMA S. BROWN
AS INDICATED ON AGRI PLAN #5230

REMAINING LAND OF
ALMA S. BROWN
AS SHOWN ON TOWN OF MILTON TAX MAP

Robert P. ...

Block	Area (Acres)	Distance
L1	0.000000	0.00
L2	0.000000	0.00
L3	0.000000	0.00
L4	0.000000	0.00
L5	0.000000	0.00
L6	0.000000	0.00
L7	0.000000	0.00
L8	0.000000	0.00
L9	0.000000	0.00
L10	0.000000	0.00
L11	0.000000	0.00
L12	0.000000	0.00
L13	0.000000	0.00
L14	0.000000	0.00
L15	0.000000	0.00
L16	0.000000	0.00
L17	0.000000	0.00
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L96	0.000000	0.00
L97	0.000000	0.00
L98	0.000000	0.00
L99	0.000000	0.00
L100	0.000000	0.00

Joseph W. ...

LOT 4
26.3 Acres.
1147326.1 Sq.ft

LOT 1
6.5 Acres.
282342.3 Sq.ft.

LOT 3
16.6 Acres.
723310.9 Sq.