

Commercial Customer Synopsis

571 Main Street, Monmouth, Maine 04259

MLS#: 1337645 Nbrhd/Assoc: County: Kennebec
 Status: Active

Assoc. Fee: Entrance Fee:

List Price: \$129,000
 Original Price: \$129,000



General Information

Class: Land
 Surveyed: No Seasonal: No
 Style: Year Built:
 #Units: Cell Ht+/-:
 #Floors: Leases:
 Max Floor Cap: Traffic Cnt:
 Annual Income: FP Ttl: 0
 Annual Expenses:

Retail SF+/-:
 Manufacturing SF+/-:
 Office SF+/-:
 Warehouse SF+/-:
 GLAAG:
 Leased Land: No
 Lot Size+/-: 13 acres
 Source of Lot Size: Seller
 Road Frontage+/-: 130
 Zoning: as per town

Water Information

Waterfront: Yes
 Wtr Frontage Amt+/-: 600
 Waterfront Owned+/-: 600
 Waterfront Shared+/-: 0
 Water Body: Cochnewagon
 Water Body Type: Pond
 Water Views: Yes

Tax/Deed/Community Information

Book/Page/Deed: 12175/26/All
 Map/Block/Lot: 16//25
 Full Tax Amt/Yr: \$1,792/2017
 School District:
 Confidentiality Statemnt: No

Usage

Primary Use: Special Purpose

Property Features

Site: Agriculture, Farm, Harvestable Crops, Level, Construction:
 Pasture/Field, Rolling/Sloping
 Driveway: Gravel
 Parking: 11-20 Spaces
 Location: Intown, Near Public Beach, Near Town, Rural
 Restrictions: Rec. Water: Beach Rights, Boat Mooring, Dock, Lake/Fresh Water
 Roads: Paved, Public
 Transportation:
 Electric:
 Gas:
 Waste Wtr Disp:
 Water:
 Equipment:
 Basement Entry:

Basement Info:
 Foundation Mtrls:
 Exterior:
 Roof:
 Heat System:
 Heat Fuel:
 Water Heater:
 Cooling:
 Floors:
 Veh. Storage:
 Amenities:
 Access. Amenities:
 View:

Scenic

Remarks: 13 acre orchard and small fruit farm. Ideal home site with privacy and gentle slope overlooking Cochnewagon Pond. 9 of the 13 acre are tillable in established apples and in 2017 planting of Honeycrisp and Blueberries. Established farm road to center of property. Irrigation system, good soils, deer fencing. Retail, U-pick and wholesale trade. Small retail building by the road.

Listing/Agent/Office Information

Pending Date: List Date: 02/01/18 Termination Date: Withdrawn Date:
 List Office: Harris Real Estate



Prepared By: Kim Reynolds. Generated on 02/02/2018 10:53:50 AM



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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 571 MAINE ST MONMOUTH

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: _____
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: LIMITATIONS 250 FT OF Pond.
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: Yes No

Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.
D.W. [Signature] 1/22/18 [Signature] 1/22/18
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



COPY

WARRANTY DEED

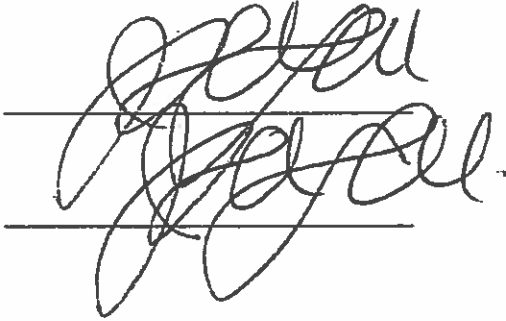
CRAIG A. CHICK and NORMAN CHICK of Monmouth, Maine, for consideration paid, grant to **PAUL W. PETERS and STEPHANIE H. PETERS**, with a mailing address of 58 Waugan Road, Monmouth, ME 04259 with **WARRANTY COVENANTS**, as joint tenants, a certain lot or parcel of land situated in Monmouth, Kennebec County, State of Maine, bounded and described as follows:



Commencing on the west side of Route 132, South of Monmouth Center, beginning at an iron pin at the boundary of land now or formerly owned by Craig A. Chick and land now or formerly owned by Chick Orchards, Inc.; thence in a westerly direction for a distance following the boundary of Craig Chick and Chick Orchards, Inc. for 150 feet to an iron pin; thence in a northerly direction for a distance of 135 feet along the boundary of Craig Chick and Chick Orchards, Inc. to the intersection of land now or formerly owned by Craig A. Chick, Chick Orchards, Inc. and Delores and Ivan Porter; thence in a westerly direction of 275 feet, more or less, along the boundary of Chick Orchards, Inc. and Delores and Ivan Porter to an iron pin; thence in a northerly direction of 221.5 feet along the boundary of land owned by Chick Orchards, Inc. and Delores and Ivan Porter to an iron pin at the intersection of land now or formerly owned by Chick Orchards, Inc., Delores and Ivan Porter, and Joseph Mayo; thence in a westerly direction for a distance of 500 feet, more or less, along the boundary of land owned by Chick Orchards, Inc. and Joseph Mayo to an iron pin at the intersection of land now or formerly owned by Chick Orchards, Joseph Mayo, and the Maine Central Railroad; thence in a southerly direction of 800 feet, more or less, along the boundary of land owned by Chick Orchards, Inc. and Maine Central Railroad to an iron pin at the intersection of land now or formerly owned by Chick Orchards, Inc., Maine Central Railroad, and Warren A. Hathaway; thence in an easterly direction along the boundary of land owned by Chick Orchards, Inc. and Warren A. Hathaway for a distance of 700 feet, more or less to the intersection of land now or formerly owned by Chick Orchards, Inc., Warren A. Hathaway and Andrew Poole; thence in a northerly direction for a distance of 300 feet, more or less, following the boundary of Chick Orchards, Inc., Andrew Poole, and Albert Roy to an iron pin; thence in an easterly direction for a distance of 400 feet, more or less, following the boundary of land now or formerly owned by Chick Orchards, Inc. and Albert Roy to an iron pin at the westerly side of Route 132; thence in a northerly direction for a distance of 130 feet, more or less, along the westerly side of Route 132 to point of beginning.

The above-described premises are conveyed together with any and all rights, easements, privileges, and appurtenances belonging thereto, including, but not limited to, the right, title, and the interest, if any, of the Grantors in and to any land lying in the bed of any adjacent stream or road.

Meaning and intending to convey the premises described in deed of Chick Orchards, Inc. et als. to Norman Chick and Craig A. Chick dated November 7, 2001 and recorded in Kennebec County Registry in Book 6696, Page 220.

WITNESS our hands and seals this 1st day of December, 2015.




CRAIG A. CHICK

NORMAN CHICK

STATE OF MAINE
COUNTY OF KENNEBEC

December 1, 2015

Personally appeared the above named **Craig A. Chick and Norman Chick** and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public
(Type or Print Name Below Line)

J. Scott Ladd, Notary Public
State of Maine
My Commission Expires 10/09/2017

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County: Kennebec

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Entrance Fee:

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General Information

Lot Size+/-: 13 acres
Source of Lot Size: Public Record
Surveyed: No
Road Frontage+/-: 130
Seasonal: No
Zoning: as per town

Water Information

Waterfront: Yes
Wtr Frontage Amt+/-: 600
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Waterfront Shared+/-: 0
Water Body: Cochnewagon
Water Body Type: Pond
Water Views: Yes

Tax/Deed/Community Information

Book/Page/Deed: 12175/26/All
Map/Block/Lot: 16//25
Full Tax Amt/Yr: \$1,792/2017
School District:

Property Features

Site: Agriculture, Farm, Harvestable Crops, Level, Pasture/Field, Rolling/Sloping
Parking: 11-20 Spaces, On Site
Restrictions:
View:
Transportation:
Gas: No Gas
Water: Public

Driveway: Gravel
Location: Intown, Near Public Beach, Near Town, Rural
Rec. Water: Beach Rights, Boat Mooring, Dock, Lake/Fresh Water
Roads: Paved, Public
Electric: No Electric
Waste Wtr Disp: None
Well Septic Included:

Remarks

Remarks: 13 acre orchard and small fruit farm. Ideal home site with privacy and gentle slope overlooking Cochnewagon Pond. 9 of the 13 acres are tillable in established apples and in 2017 planting of Honeycrisp and Blueberries. Established farm road to center of property. Irrigation system, good soils, deer fencing. Retail, U-pick and wholesale trade. Small retail building by the road.

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Prepared By: Kim Reynolds. Generated on 01/30/2018 4:00:55 PM



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B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.): [] Yes [X] No [] Unknown

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 [X] No [] Unknown

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? [X] Yes [] No [] Unknown

Is the subject property the result of a division of property within the last five years (for example, subdivision)? [] Yes [X] No [] Unknown

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 [X] No [] Unknown

Has property ever been soil tested? [] Yes [X] No [] Unknown If YES, are the results available? [] Yes [] No

ATTACHMENTS: [] Yes [X] No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. [Signature] 1/22/18 [Signature] 1/22/18

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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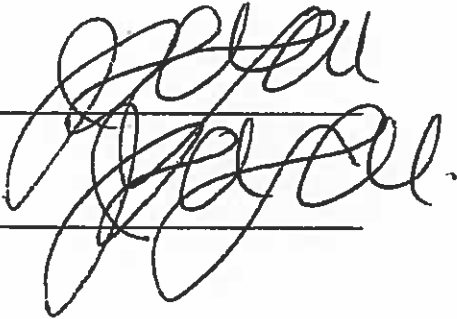
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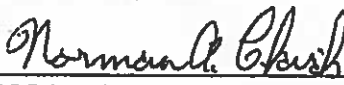
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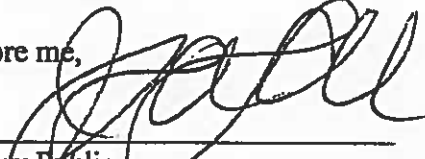



CRAIG A. CHICK

NORMAN CHICK

STATE OF MAINE
COUNTY OF KENNEBEC

December 1, 2015

Personally appeared the above named Craig A. Chick and Norman Chick and acknowledged the foregoing instrument to be their free act and deed.

Before me, 

Notary Public
(Type or Print Name Below Line)

J. Scott Ladd, Notary Public
State of Maine
My Commission Expires 10/09/2017