

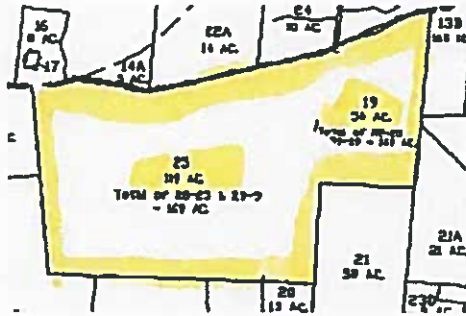
Land Customer Synopsis

TBD Dean Mt Road, Temple, Maine 04984

MLS#: 1338160 Nbrhd/Assoc: Franklin
Status: Active County: Franklin

Assoc. Fee:
Entrance Fee:

List Price: \$75,000
Original Price: \$75,000



General Information

Lot Size+/-: 156 acres
Source of Lot Size: Seller
Surveyed: Unknown
Road Frontage+/-: 4,000
Seasonal: Yes
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: 3788/340/All
Map/Block/Lot: R8,R9//25,19
Full Tax Amt/Yr: \$1,132/2017
School District:

Property Features

Site: 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
Gravel/Dirt Road, Right Of Way, Seasonal
No Electric
Septic Needed On Site

Remarks

Remarks: Large tract of land in rural Temple, Maine. The higher elevations of this land overlooks Varnum Pond. Remote seasonal location ideal for hunting, outdoor recreation, camping, hiking, homesteading, or investment.

Listing/Agent/Office Information

Pending Date:
List Office: Harris Real Estate
List Date: 02/08/18
Termination Date:
Withdrawn Date:



Prepared By: Kim Reynolds. Generated on 02/08/2018 12:45:39 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: Pleas Mt Rd Temple

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 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: _____
 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: Tree Growth
 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: Partial 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 _____

Book 3788
Page 340

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT CO-OPERATIVE LAND COMPANY, a Corporation organized and existing under the laws of the State of Maine, having a principal place of business in Temple, County of Franklin and State of Maine, with a mailing address of P.O. Box 522, Temple, Maine 04984, for consideration paid does hereby grant to CONCORD LAND, LLC, a Limited Liability Company organized and existing under the laws of the State of Maine, with a principal place business located in Anson, County of Somerset and State of Maine, with a mailing address of P.O. Box 481, North Anson, Maine 04958, with warranty covenants, land in Temple, Franklin County, State of Maine, bounded and described as follows to wit:-

Two contiguous lots or parcels of land bounded and described as follows, to wit:-

Lot One – The Norton Lot so-called described as follows:-

Bounded on the north by land now or formerly of Victor Lehto; on the east by land now or formerly of Frank Toomey; on the south by land now or formerly of the heirs of Charles Greene; on the west by land known as the Tripp land.

These premises were conveyed by Edward Fontaine to Mark H. Mosher under a deed of January 14, 1958 recorded at Book 348, Page 539.

Lot Two:- The Farmer Lot, so-called, described as follows:-

Bounded on the north by the Old Town Road and land described above; on the east by the Savage heirs so-called; on the south by the H. Bailey and Bingham lot so-called; on the west by the Skeetum Farm, so-called.

The premises in said "Lot Two" are the same conveyed by Edward Fontaine to Mark H. Mosher under deed of October 29, 1958 recorded at Book 359, Page 474.

These premises are conveyed with the benefit of but subject to the applicable provisions of a "Boundary Line Agreement and Release" entered into with the Estate of Patricia O. Ireton dated June 5, 2014, Book 3649, Page 91, Franklin County Registry of Deeds.

The foregoing two properties were a PART AND PART ONLY of the premises conveyed by the heirs of Mark H. Mosher, being Bruce C. Mosher, Doris I. Coombs, and Hollis B. Mosher to Co-Operative Land Company in a deed of April 28, 1970 recorded at Book 426, Page 616, reference also being had to said Boundary Line Agreement and Release of June 5, 2014, Book 3649, Page 91.

A recent GPS delineation of the foregoing properties has been performed by Concord Land, LLC and is as follows:-

Beginning at a survey pin on the north east corner of the lot now or formerly owned by Patricia O. Ireton on the southerly side of the Dean Mountain Road; thence the general direction of S 32° E a distance of Three Hundred Forty-two (342) feet, more or less; thence in the general direction of S 29° E a distance of Four Hundred Sixty (460) feet, more or less; thence in the general direction of N 58° E a distance of Two Hundred (200) feet, more or less; thence in the general direction of N 62° E a distance of Five Hundred Ninety (590) feet, more or less; thence in the general direction of S 19° E a distance of One Thousand Fifty-two (1052) feet, more or less; thence in the general direction of N 68° E a distance of Two Thousand Two Hundred Thirty-four (2,234) feet, more or less; thence in the general direction of N 19° W a distance of One Thousand One Hundred Forty-eight (1,148) feet, more or less; thence in the general direction of N 71° E a distance of Seven Hundred Seventy (770) feet, more or less; Thence in the general direction of N 20° W a distance of One Thousand Five Hundred Thirty-five (1,535) feet, more or less; Thence in the general direction of S 36° E a distance of Four Thousand Seventy-eight (4,078) feet, more or less back to the point of beginning. Containing 156 acres, more or less. Acreage recitation is approximate, is given for general identification and is not a representation. Using grid north as direction.

The foregoing GPS description is included in this deed for clarity and illustrative purposes. The warranty covenants of this deed are confined to the description set forth in said 1958 deeds and applicable provisions of the 2014 Boundary Line Agreement referred to above, however.

The premises conveyed are believed to consist of Tax Map R8, Lot 25 and Map 9, Lot 19 on the current Temple Tax Maps. Tax Map and reference is given only for general identification purposes and not for boundary purposes.

Book and Page references are to Franklin County Registry of Deeds.

These premises are classified under the Tree Growth Tax Law of the State of Maine, 33 M.R.S. §571 et seq. The grantee herein acknowledges that it will need to file an updated management plan at the sooner of ten years from the date of the last plan or within one year from the date of this deed and hereby assumes responsibility for compliance with said Tree Growth Tax Law. To the extent that the grantee wishes to maintain said Tree Growth Tax Law status.

WITNESS its hand and seal this ____ day of December, A.D., 2015.

CO-OPERATIVE LAND COMPANY

Witness

BY: _____
Richard B. Mosher, Its President,
duly authorized

Kathlyn Childs, Treasurer, duly authorized

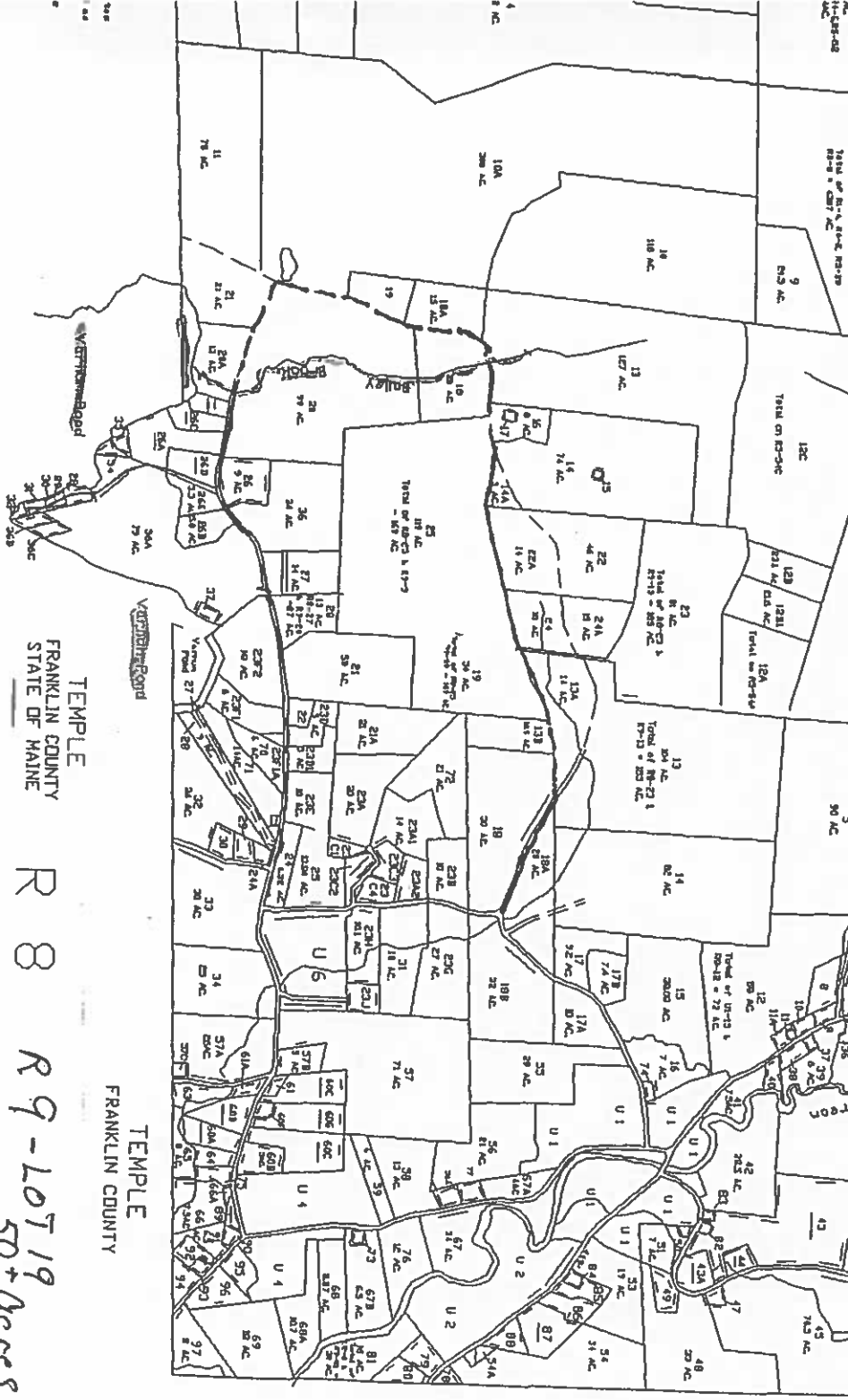
STATE OF MAINE

Franklin, ss

December ____, 2015

Then personally appeared the above-named Richard B. Mosher and Kathlyn Childs in their said capacities and acknowledged the foregoing instrument to be their free act and deed as the case may be in their said capacities before me.

Notary Public
Name:
Comm. Expires:



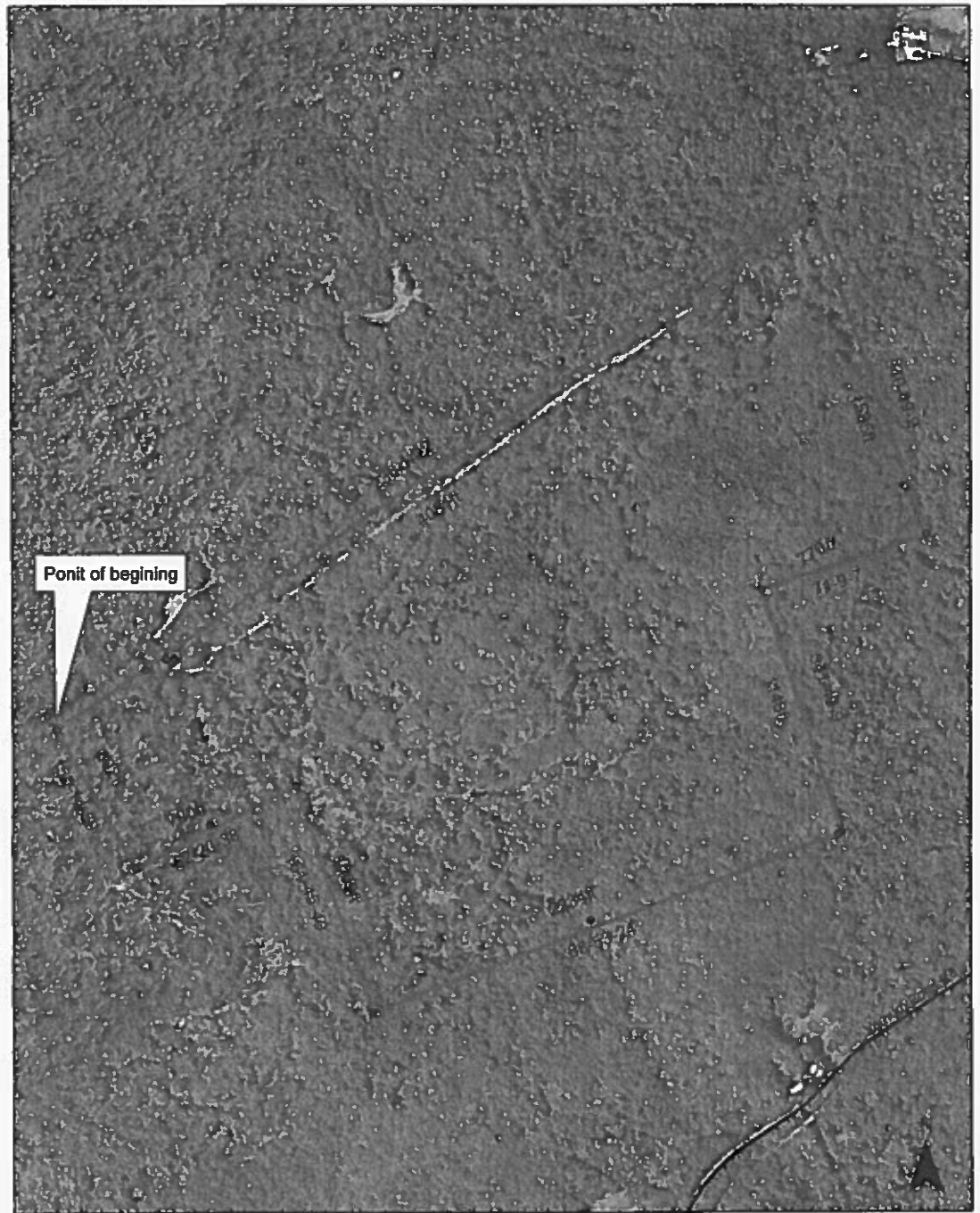
TEMPLE
FRANKLIN COUNTY
STATE OF MAINE

TEMPLE
FRANKLIN COUNTY

R 8 R 9 - LOT 19
50± Acres
LOT 25
106± Acres
Total 156+ Acres

Harris Real Estate
207-779-9000

Temple 156 acres



0 210 420 840 1,260 1,680 Feet

Start at point of beginning heading southerly
Directions are given in true north
Prepared by Chris White
LPF#3584