

Land Customer Synopsis

TBD off Brown Road, Poland, Maine 04274

MLS#: 1338234  
Status: Active

Nbrhd/Assoc:  
County: Androscoggin

Assoc. Fee:  
Entrance Fee:

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



General Information

Lot Size+/-: 29 acres  
Source of Lot Size: Seller, Survey  
Surveyed: Yes  
Road Frontage+/-:  
Seasonal: No  
Zoning: as per town

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: 1983/265/All  
Map/Block/Lot: 015/029A  
Full Tax Amt/Yr: \$205/2017  
School District:

Property Features

Site: Rolling/Sloping, Wooded  
Parking:  
Restrictions:  
View:  
Transportation:  
Gas: No Gas  
Water: Well Needed On Site

Driveway: Gravel  
Location: Near Town, Rural  
Rec. Water:  
Roads: Dead End, Gravel/Dirt Road, Public  
Electric: No Electric  
Waste Wtr Disp: Septic Needed On Site  
Well Septic Included:

Remarks

Remarks: Private location for this 29 acre lot yet only 15 minutes to Lewiston/Auburn. Great spot for a future home or camp.

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Withdrawn Date: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 02/09/2018 10:26:59 AM



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# SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Off Brown Road Poland, 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 60' Right of Way  
 What is your source of information: Deed  
 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: . . . . .  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 \_\_\_\_\_

## WARRANTY DEED

I, **Robert W. Richardson** of Mechanic Falls, County of Androscoggin and State of Maine, whose mailing address is 534 South Main Street, Mechanic Falls, ME 04256,

for consideration paid, grant to **Blaine N. Miller** of Embden, County of Somerset and State of Maine, whose mailing address is P.O. Box 21, Solon, ME 04979, and **Michael R. Gould** of Cornville, County of Somerset and State of Maine, whose mailing address is 740 West Ridge Road, Cornville, ME 04976,

with **WARRANTY COVENANTS**, as joint tenants,

A certain lot or parcel of land situated in **Poland**, County of Androscoggin and State of Maine, bounded and described as follows, to wit:

Commencing at a point located a distance of Twenty-five (25) feet on a bearing of S 25° 00' 00" W from a 5/8" rebar with yellow cap inscribed JKL Land Surveying, PLS 2216 set in the ground in the westerly line of land conveyed to Joseph E. Strout and Megan M. Muldune conveyed by deed dated December 9, 2011 and recorded at the Androscoggin County Registry of Deeds in Book 8297, Page 159; thence S 25° 00' 00" W a distance of Four Hundred Forty-eight (448) feet, more or less, to a point marked by a 1/2" steel pipe set in the ground in the southwesterly line of land of said Strout and Muldune; thence S 35° 58' 01" E a distance of One Hundred Eighty-seven (187) feet to a point marked by a 6" x 6" concrete monument set in the ground in the westerly line of land now or formerly of Maxine Leighton; thence S 52° 34' 13" W a distance of Four Hundred Sixty-seven and Ninety-three One Hundredths (467.93) feet to a point; thence S 54° 53' 36" W along land of said Leighton a distance of Nine Hundred Fifty-nine and Fifteen One Hundredths (959.15) feet to a point marked by an iron pipe found in the ground at the corner of land now or formerly of the Town of Poland and the corner of land now or formerly of McLand, LLC.; thence N 38° 19' 10" W a distance of Eight Hundred Eight and Sixty-one One Hundredths (808.61) feet to a point; thence northeasterly as the course may be maintaining a distance of Twenty-five (25) feet from property lines and Cousins Creek to the point of beginning.

Being a portion of the premises conveyed to Robert W. Richardson and Marie Ann P. Richardson by Joint Tenancy Warranty Deed of William D. True dated August 29, 1973 and recorded at the Androscoggin County Registry of Deeds in Book 1082, Page 471. Marie Ann P. Richardson died on May 22, 1986 leaving Robert W. Richardson sole owner of said premises.

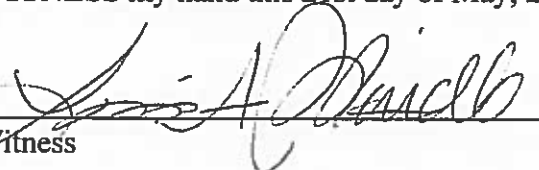
Included herewith is the right in common with others having equal rights thereto to the use of a Sixty (60) foot right-of-way for purposes of ingress and egress and for the installation and maintenance of utility lines bounded and describe as follows, to wit;

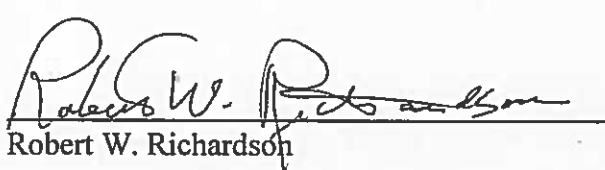
Commencing at a point marked by a 5/8 inch rebar with yellow cap inscribed JKL Land Surveying, PLS 2216 set in the ground on the westerly sideline of Brown Road at a corner in the land of Strout and Muldune and at the northerly of line of land of said Maxine Leighton; thence S 73° 33' 28" E a distance

of Eighty-nine and Thirty-six One Hundredths (89.36) feet to a point marked by an iron pipe found in the ground; thence S 53° 10' 09" W following a wire fence and the northwesterly line of Leighton a distance of Four Hundred Thirty-nine and Thirty-five One Hundredths (439.35) feet to a point marked by a 6x6 concrete monument as described above; thence N 35° 15' 01" W a distance of Sixty and One One Hundredths (60.01) feet point marked by a 5/8 inch rebar with yellow cap inscribed JKL Land Surveying, PLS 2216 set in the ground; thence N 53° 10' 09" E a distance of Four Hundred Sixty-eight and Fifty-four One Hundredths (468.54) feet to a point marked by a 5/8 inch rebar with yellow cap inscribed JKL Land Surveying, PLS 2216 set in the ground; thence N 73° 32' 28" E a distance of One Hundred Twenty-two and Seven One-Hundredths (122.07) feet to a point marked by a 5/8 inch rebar with yellow cap inscribed JKL Land Surveying, PLS 2216 set in the ground in the southwesterly sideline of Brown Road; thence S 18° 56' 48" E a distance of Sixty and Six One Hundredths (60.06) feet along the westerly sideline of Brown Road a distance of Sixty and Six One Hundredths (60.06) feet to the point of beginning.

Robert W. Richardson releases all rights in the premises being conveyed.

WITNESS my hand this 21st day of May, 2013.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Robert W. Richardson

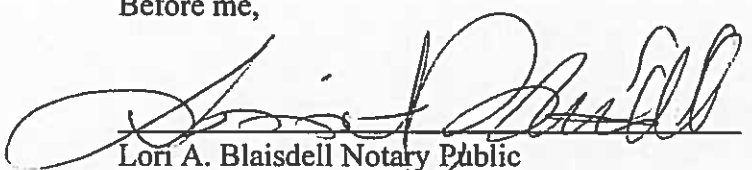
STATE OF MAINE

Somerset, ss.

May 21, 2013

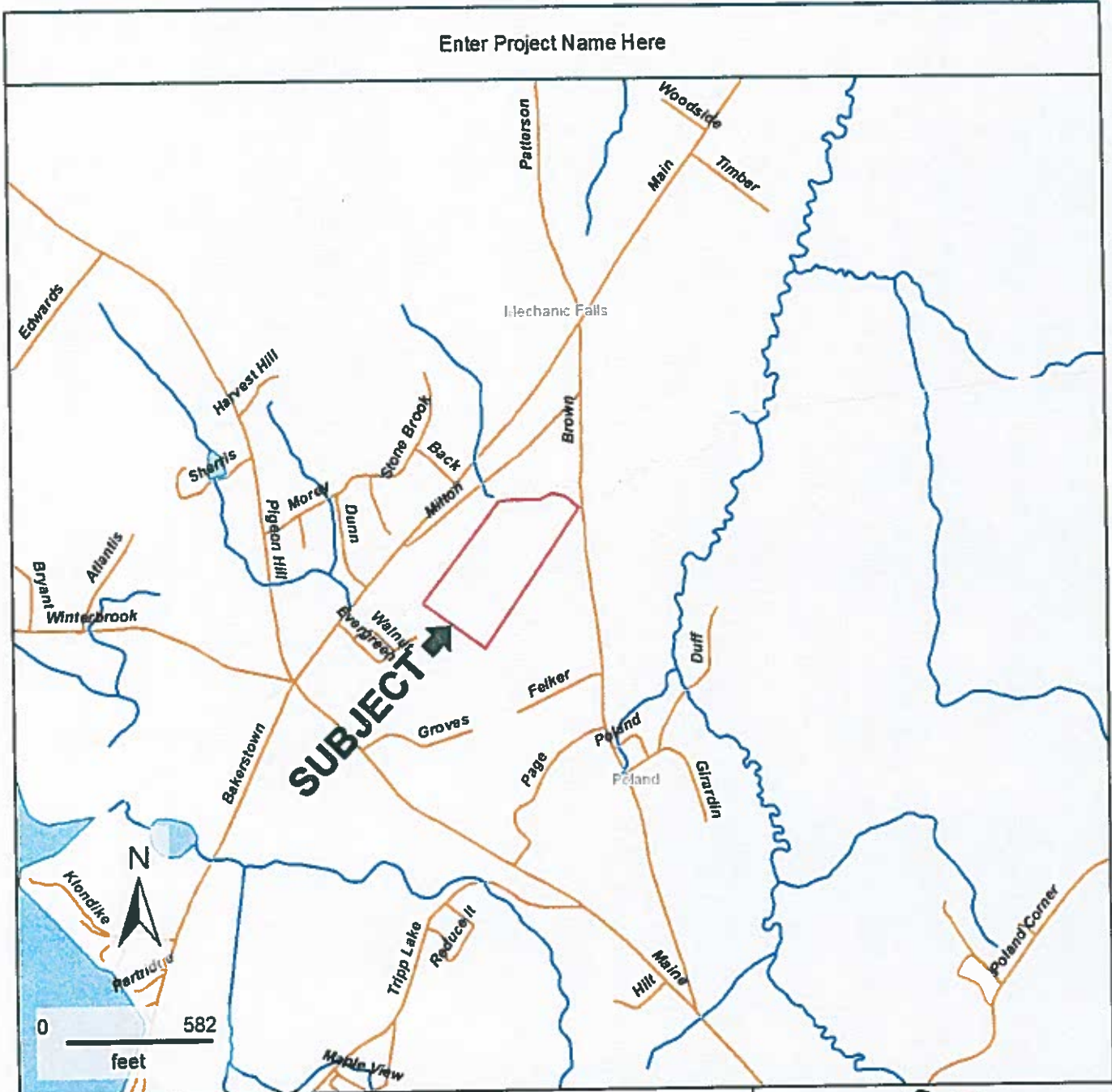
Then personally appeared the above named Robert W. Richardson and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Lori A. Blaisdell Notary Public

*Poland*

Enter Project Name Here



**SUBJECT** ↑

**Project Information**

Submitted 3/5/2013 12:00:00 AM  
 Acreage Est. 30  
 Acreage Calc. 35  
 Status No Concerns  
 Location Poland

**Project Type**

Harvest No  
 Management No  
 Forest Cert. No  
 Due Diligence Yes  
 Other

**Contact Information**

Name Required  
 Affiliation Required  
 Address Required  
 Email Required  
 Phone

**MNAP Contact**

Information Manager  
 maine.nap@maine.gov  
 207-287-8046  
 93 State House Station  
 Augusta, ME 04333



