

Land Customer Synopsis

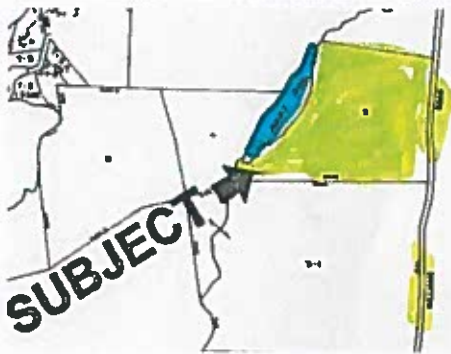
TBD Williams Road, Sabattus, Maine 04280

MLS#: 1338240
Status: Active

Nbrhd/Assoc:
County: Androscoggin

Assoc. Fee:
Entrance Fee:

List Price: \$69,000
Original Price: \$69,000



General Information

Lot Size+/-: 55 acres
Source of Lot Size: Seller
Surveyed: Unknown
Road Frontage+/-: Unknown
Seasonal: Unknown
Zoning: as per town

Water Information

Waterfront: Yes
Wtr Frontage Amt+/-: 1,400
Waterfront Owned+/-: 1,400
Waterfront Shared+/-: 0
Water Body: Little River
Water Body Type: Stream
Water Views: No

Tax/Deed/Community Information

Book/Page/Deed: 883/238/
Map/Block/Lot: 05/05
Full Tax Amt/Yr: \$1,047/2017
School District:

Property Features

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

Driveway: Gravel
Location: Rural
Rec. Water: River/Brook/Stream
Roads: Gravel/Dirt Road, Public
Electric: No Electric
Waste Wtr Disp: Septic Needed On Site
Well Septic Included:

Remarks

Remarks: Large tract of land would make a great homestead, investment, or area for outdoor recreation with frontage on Little River Stream. There is also a bog on the property so some restrictions in this area may apply.

Listing/Agent/Office Information

Pending Date: List Date: 02/08/18 Termination Date: Withdrawn Date: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



Prepared By: Kim Reynolds. Generated on 02/09/2018 10:44:22 AM



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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Williams Road Sabattus, 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: _____
 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: Little River Stream + Bog on Property
 What is your source of information: Deed + Maps

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 _____



ATTORNEY'S CERTIFICATE OF TITLE

TO: Dirigo Woodlands, LLC
P.O. Box 481
North Anson, ME 04958

RE: Ann M. Levasseur, Jane M. Doyon and Susan A. Luksza, Williams Road, Sabattus, Maine Property

This certificate has been prepared for the sole benefit of the person designated above, and the responsibility therefor does not and shall not extend to any other person or persons.

THIS IS TO CERTIFY that I have examined or caused to be examined the Records in the Registry of Deeds and, where applicable, the Registry of Probate and State Courts of record within and for the County of Androscoggin and State of Maine, and all instruments of record therein as reflected by indices, affecting the title of the premises described as follows:

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

Commencing at the southeasterly corner of the farm now or formerly of Mrs. William N. Higgins, on the westerly side of the road leading from the Maxwell schoolhouse, so-called, to the Fisher Schoolhouse, so-called; thence northwesterly by the line of said Higgins land One Hundred (100) rods, more or less, to the Little River Stream, so-called; thence southerly down said stream Eighty-five (85) rods, more or less, to land formerly owned by Josiah Temple; thence southeasterly by the said Temple land and land formerly owned by William Bubier and later by one Wilcox, One Hundred Twenty-four (124) rods to the road above described; thence northerly by the course of said road to the bound begun at. Containing 55 acres, more or less.

Being the same premises conveyed to Ann M. Levasseur, Jane M. Doyon and Susan A. Luksza by Warranty Deed of Lucien L. Doyon and Lorraine E. Doyon dated June 26, 1989 and recorded at the Androscoggin County Registry of Deeds in Book 2426, Page 117.

Examination of the title covered the period commencing with a Warranty Deed from Albert Bourgoin to Lucien L. Doyon and Lorraine E. Doyon dated November 12, 1971 and recorded at the Androscoggin County Registry of Deeds in Book 1043, Page 673, and ending at 8:00 a.m. on November 25, 2013.

I further certify that on November 25, 2013, at 8:00 a.m. the said Ann M. Levasseur, Jane M. Doyon and Susan A. Luksza were record owners of said premises in FEE SIMPLE WITH GOOD AND MARKETABLE TITLE THERETO, free and clear of all encumbrances, except as follows, to wit:

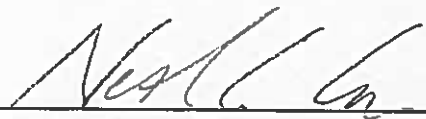
(1) GENERAL EXCEPTIONS (as to matters not ascertainable from the Records): Any state of facts which constitutes an objection to title that might be shown by an accurate survey; or any outstanding real estate taxes, or other taxes, mechanic, materialmen, or labor liens, or attachments; any encroachments,

easements, measurements, conflicts in boundary lines, shortages in area, content, party walls or other facts which a correct survey and examination of the premises would show; any rights or claims of parties in possession; roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled-in lands; any bankruptcy proceeding and any and all provisions of any ordinance, municipal regulation or private law; the particular use of land not assured without licensing from the proper governmental agencies; whether property is subject to Title 36 M.R.S.A. Section 571 to 584-A as amended, "Tree Growth Tax Law," unless otherwise specified herein; Liens, whether presently existing or hereafter arising on account of any indebtedness or liability to the State of Maine arising pursuant to the provisions of the Maine Hazardous Waste Law. Title 38 M.R.S.A. Section 1361 et. seq. and 1306-C4(B).

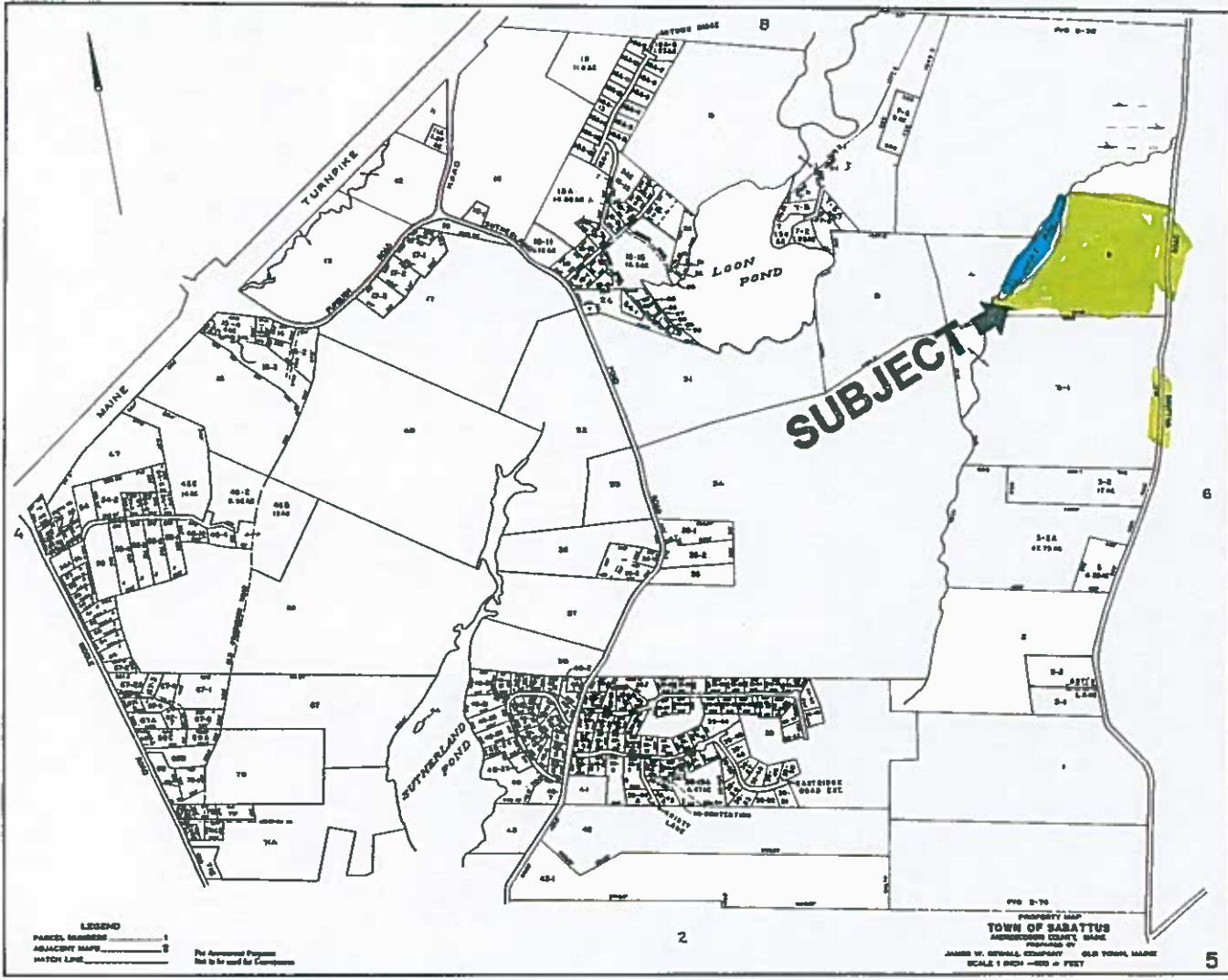
(2) SPECIAL EXCEPTIONS:

None

DATED: December 10, 2013



Neal C. Corson, Esq.
Corson & Blaisdell, P.A.
160 Main Street
P.O. Box 250
Madison, Maine 04950-0250



LEGEND
 PARCEL BOUNDARY 1
 ADJACENT MAPS 2
 MATCH LINE

For Assessment Purposes
 Not to be used for Conveyance

PROPERTY MAP
TOWN OF SABATTUS
 ADJACENT TOWN'S BOUNDARY
 PREPARED BY
 JAMES W. BETHALL COMPANY OLD YOUNG, MAINE
 SCALE 1 INCH = 500 FEET

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