

Land Client Synopsis

TBD Riverside Drive, Vassalboro, Maine 04989

MLS#: 1342510  
Status: Active

Nbrhd/Assoc:  
County: Kennebec

Assoc. Fee:  
Entrance Fee:

List Price: \$167,000  
Original Price: \$167,000



General Information

Lot Size+/-: 172 acres  
Source of Lot Size: Seller  
Surveyed: Unknown  
Road Frontage+/-:  
Seasonal: No  
Zoning: as per town

Water Information

Waterfront: No  
Wtr Frontage Amt+/-:  
Waterfront Owned+/-:  
Waterfront Shared+/-:  
Water Body: Kennebec  
Water Body Type: River  
Water Views: Yes

Tax/Deed/Community Information

Book/Page/Deed: 10537/345/  
Map/Block/Lot: 2/88  
Full Tax Amt/Yr: \$1,534/2017  
School District:

Property Features

Site: Agriculture, Farm, Harvestable Crops, Level, Rolling/Sloping, Wooded

Driveway: Other Driveway

Parking:  
Restrictions:

Location: Rural  
Rec. Water: Nearby  
Roads: Paved, Public  
Electric: No Electric  
Waste Wtr Disp: None  
Well Septic Included:

View: Scenic

Transportation:

Gas: No Gas

Water: None

Remarks

Remarks: Large parcel of land with rolling fields and some woodland. Great for future development or hobby farm.

Listing/Agent/Office Information

Pending Date:  
Withdrawn Date:  
List Office:

Harris Real Estate

List Date: 03/23/18  
Termination Date:

Buyer Agency Fee: 2%  
Sub Agency Fee:  
Trans Broker Fee: 2%



Prepared By: Kim Reynolds. Generated on 03/27/2018 11:16:17 AM



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# SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Riverside Dr. Vassalboro

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: \_\_\_\_\_  
 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: \_\_\_\_\_  
 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.

Susan T. Lowell, Principal 2/28/18  
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

