

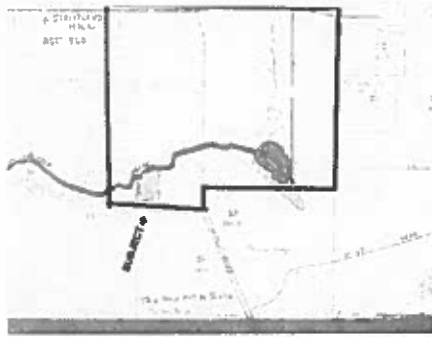
Land Client Synopsis

TBD Miller Rd New Vineyard, Maine 04956

MLS#: 1364051 Nbrhd/Assoc: Franklin
Status: Active County: Franklin

Assoc. Fee:
Entrance Fee:

List Price: \$29,900
Original Price: \$29,900



General Information

Lot Size+/-: 4 acres
Source of Lot Size: Seller
Surveyed: No
Road Frontage+/-:
Seasonal: Unknown
Zoning: as per town

Water Information

Waterfront: Yes
Wtr Frontage Amt+/-: 400
Waterfront Owned+/-: 400
Waterfront Shared+/-: 0
Water Body: Barker
Water Body Type: Brook
Water Views: No

Tax/Deed/Community Information

Book/Page/Deed: 3906/220/Partial
Map/Block/Lot: R-8//33
Full Tax Amt/Yr: \$588/2017
School District:

Property Features

Site: Rolling/Sloping, Wooded
Parking:
Restrictions:
View: Woods
Transportation:
Gas: No Gas
Water: None, Well Needed On Site

Driveway: Gravel
Location: Rural
Rec. Water: River/Brook/Stream
Roads: Gravel/Dirt Road, Public
Electric: No Electric
Waste Wtr Disp: None, Septic Needed On Site
Well Septic Included:

Remarks

Enjoy the Maine woods and off grid living and build your future home or camp here. Frontage on Barker Brook provides a water source as well as having wood for building and heat. Atv and Snowmobile trails to the property add recreational opportunities!

Listing/Agent/Office Information

Pending Date:
Withdrawn Date:
List Office: Harris Real Estate

List Date: 07/30/18
Termination Date:

Buyer Agency Fee: 5%
Sub Agency Fee:
Trans Broker Fee: 5%



Prepared By: Kim Reynolds. Generated on 08/01/2018 11:38:31 AM



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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Miller Rd, New Vineyard

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.
 SELLER Joy R. York DATE 7/20/18 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

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, **SHERWOOD W. ANDERSON** as he is Trustee of the Sherwood William Anderson Trust Agreement dated December 23, 1997 and **MARY ELIZABETH ANDERSON** as she is Trustee of the Mary Elizabeth Anderson Trust Agreement dated December 23, 1997 of 1111 S Lakemont Avenue, Apt. 406, Winter Park, Florida 32792-5471, for consideration paid, hereby grant to **SCOTT G. YORK and JOY L. YORK** sometimes doing business as Scott York Lumbering of P.O. Box 109, Strong, Maine 04983-0109 with **warranty covenants, as joint tenants**, land in New Vineyard, Franklin County, State of Maine, bounded and described premises:-

Bounded on the north by land now or formerly of Edward Atwood and land now or formerly of Alden Strickland; on the east by land now or formerly of William Mitchell and land formerly of Henry T. Gould; on the south by land now or formerly of William Rice and the County Road leading from the Rice farm to Pratts Corner, so-called; and on the west by land now or formerly of J. L. Hackett and land formerly of Charles Carsley; containing one hundred forty (140) acres, more or less.

Acreage recitation is only approximate and is not a representation. It is only given for general identification purposes.

The premises conveyed herein constitute the "Fifth Parcel" in a deed to these grantors from Sherwood W. Anderson and Mary Elizabeth Anderson dated August 26, 1999 recorded at Book 1873, Page 333 Franklin County Registry of Deeds, to which reference may be had for source of title.

WITNESS our hands and seals this 27th day of April, 2017.

Sherwood W. Anderson

Sherwood W. Anderson, as Trustee of The
Sherwood William Anderson Trust Agreement
dated December 23, 1997

Mary Elizabeth Anderson

Mary Elizabeth Anderson
dated December 23, 1997

, as Trustee of the
Trust Agreement

Maine Real Estate
Transfer Tax Paid

Warranty Deed – Anderson – page 2

State of Florida
Orange County, SS

April 27th, 2017

Personally appeared the above-named Sherwood W. Anderson in his said capacity as Trustee of the Sherwood William Anderson Trust Agreement dated December 23, 1997 and Mary Elizabeth Anderson in her said capacity as Trustee of the Mary Elizabeth Anderson Trust Agreement dated December 23, 1997 and acknowledged the foregoing to be their free acts and deeds in their respective capacities, before me,

Teri L. DeBusk

Notary Public

Name:
Comm. Expires:



ca.winword.DEEDS.anderson.sherwood.wd

Received
Franklin County Registry of Deeds
Susan A Black, REGISTER

*Becky Clayford
Shoemaker*

↑ STRICTLAND
HILL
HGT 960

BARKER

Brook

SUBJECT →

This Map Not to Scale

MILLER ROAD

32
208 AC

ROAD