

Land Client Synopsis

388 Bennett Hill Road, New Portland, Maine 04954

MLS#: 1367238  
Status: Active

Nbrhd/Assoc:  
County: Somerset

Assoc. Fee:  
Entrance Fee:

List Price: \$79,900  
Original Price: \$79,900



General Information

Lot Size+/-: 71 acres  
Source of Lot Size: Seller  
Surveyed: Unknown  
Road Frontage+/-:  
Seasonal: Yes  
Zoning: as per town

Water Information

Waterfront: Yes  
Wtr Frontage Amt+/-: 1,000  
Waterfront Owned+/-: 1,000  
Waterfront Shared+/-: 0  
Water Body: Unnamed  
Water Body Type: Stream  
Water Views: No

Tax/Deed/Community Information

Book/Page/Deed: 3430/206/  
Map/Block/Lot: 17,22//82,2  
Full Tax Amt/Yr: \$239/2018  
School District:

Property Features

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

Driveway: Gravel  
Location: Rural  
Rec. Water: River/Brook/Stream  
Roads: Gravel/Dirt Road, Private, Right Of Way, Seasonal  
Electric: No Electric  
Waste Wtr Disp: None  
Well Septic Included:

Remarks

Remarks: 71 acres in the Maine woods. Great location for a summer or hunting camp, or if you're really adventurous, off grid living! Not far from Sugarloaf USA.

Listing/Agent/Office Information

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Withdrawn Date:  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

List Date: 08/21/18  
Termination Date:

Buyer Agency Fee: 4%  
Sub Agency Fee:  
Trans Broker Fee: 4%



Prepared By: Kim Reynolds. Generated on 08/22/2018 12:19:10 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: 388 Bennett Hill, New Portland

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? . . . . . N/A  Yes  No  Unknown  
If tanks are no longer in use, have tanks been abandoned according to D.E.P.? . . . . . N/A  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

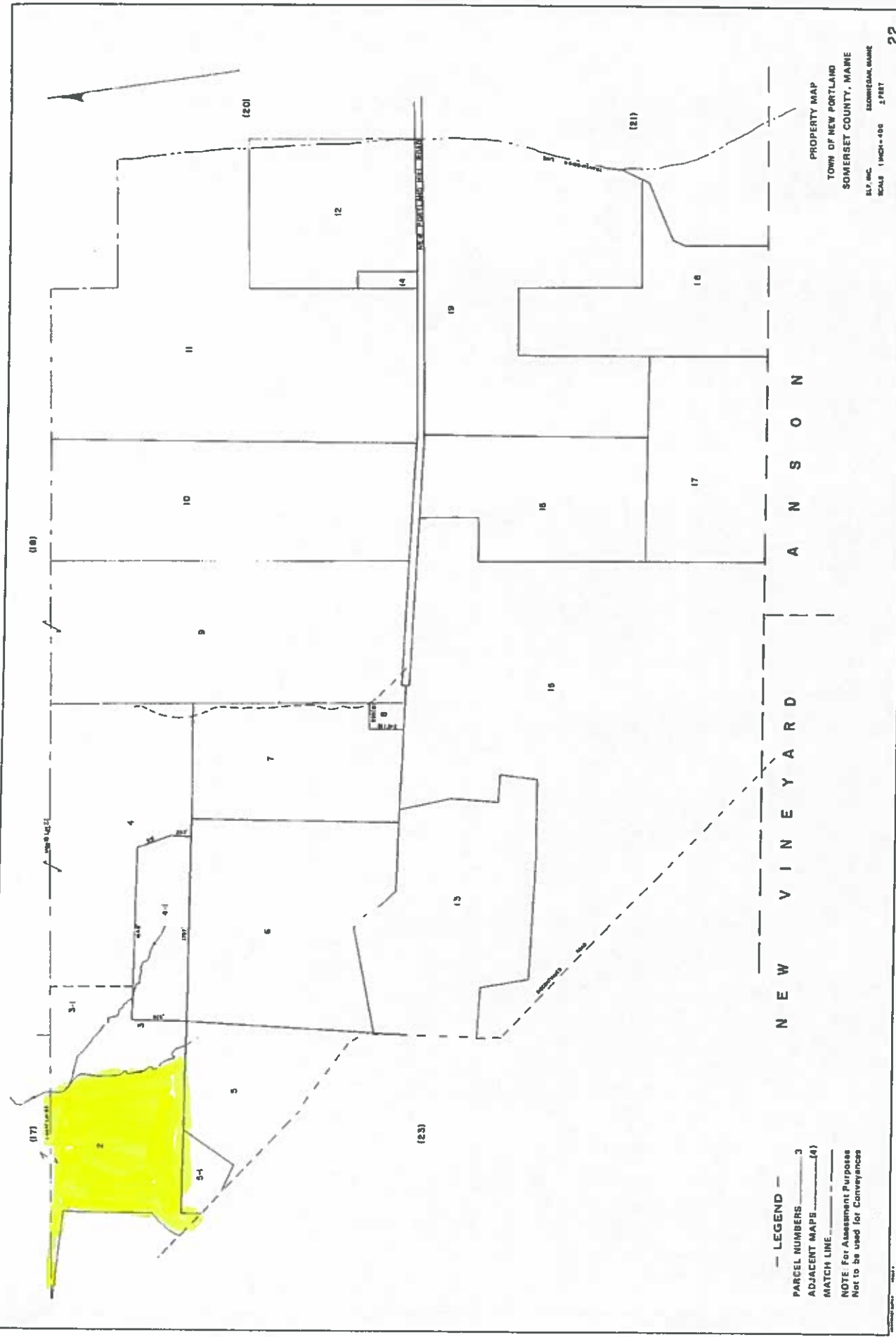
- Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations or restrictive covenants? R. . . . . .  Yes  No  Unknown  
IF YES: Explain: Rights-of-Way  
What is your source of information: OWNER / TOWN  
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: After Town Road Ends, Private LAND OWNERS  
MANITAIN ROAD

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.

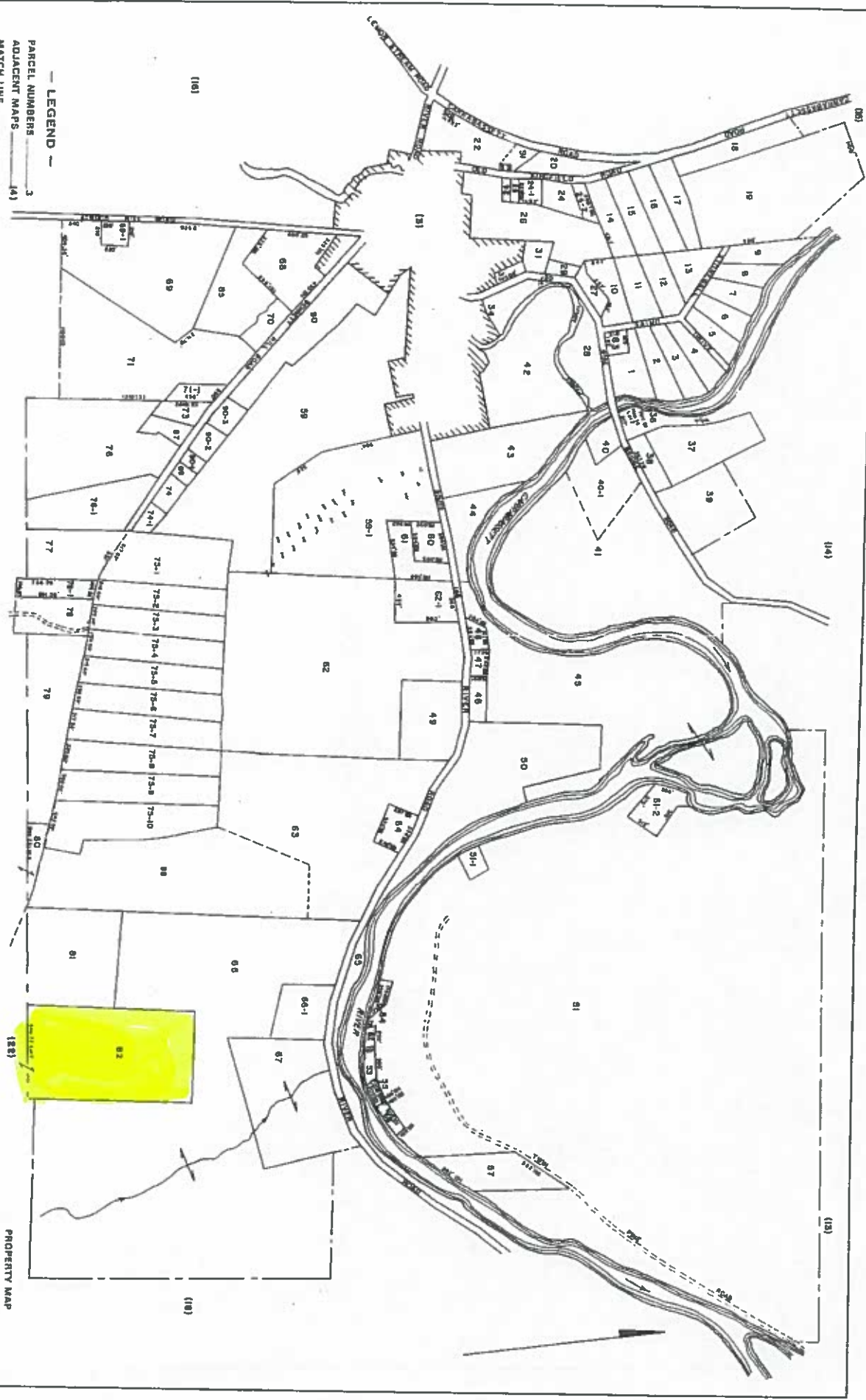
BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_



PROPERTY MAP  
 TOWN OF NEW PORTLAND  
 SOMERSET COUNTY, MAINE  
 SLP INC. 2008/04/04  
 SCALE 1 INCH = 400 FEET

— LEGEND —  
 PARCEL NUMBERS ..... 3  
 ADJACENT MAPS ..... (17)  
 MATCH LINE ..... - - - -  
 NOTE: For Assessment Purposes  
 Not to be used for Conveyances

PARCEL NUMBERS 3  
 ADJACENT MAPS (4)  
 MATCH LINE  
 NOTE: For Assessment Purposes  
 Not to be used for Conveyances

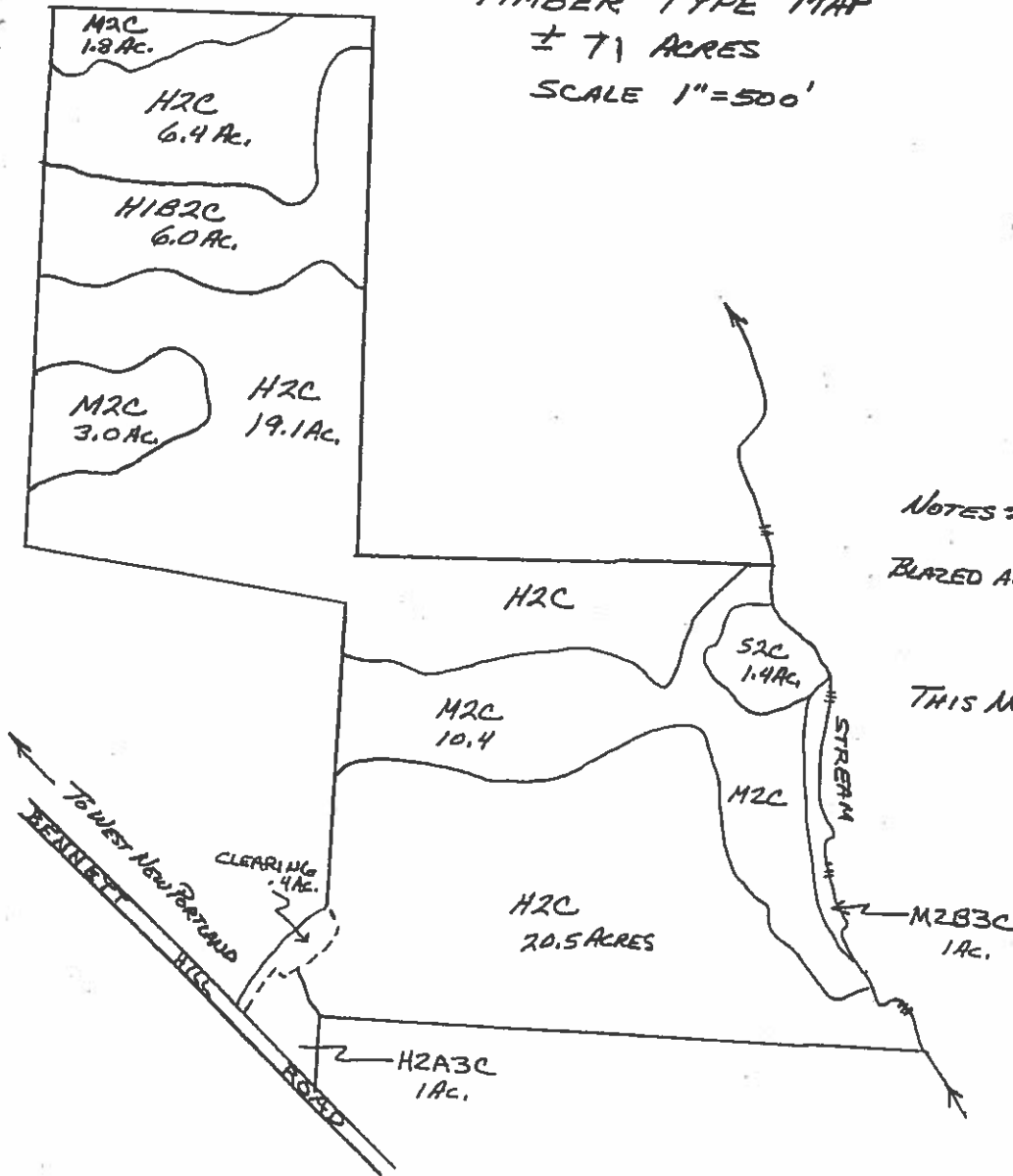


PROPERTY MAP  
 TOWN OF NEW PORTLAND  
 SOMERSET COUNTY, MAINE  
 S.D. INC. BOWDOIN, MAINE  
 SCALE: 1"=400' 2"=800'  
 NO. 171 88  
 17

# TIMBER TYPE MAP

± 71 ACRES

SCALE 1"=500'



NOTES: ALL PROPERTY LINES  
BLAZED AND PAINTED RED.

THIS NOT A SURVEY MAP.

## FOREST TYPE DESIGNATION

- S = 75%+ Softwood
- M = Mixed wood
- H = 75%+ Hardwood

## DENSITY DESIGNATION

- A = 70 - 100% Crown Closure
- B = 40 - 69% Crown Closure
- C = 0 - 39% Crown Closure

## SIZE DESIGNATION

- 1 = Young growth, mostly less than 30 feet tall
- 2 = Medium growth, small diameter over 30 feet tall
- 3 = Old growth, large diameter

## DEFINITIONS

- DBH = Diameter Breast Height (4.5' above ground)
- MBF = Thousand Board Feet
- Cord - A measurement of volume set at 128 cubic feet.  
A standard cord is 4' x 4' x 8'.