

Public Synopsis

TBD Branns Mill Road, Starks, ME 04911

List Number: 1402881

Neighborhood Association: n/a

Seasonal: No

List Price:

\$49,900

Status: Active

County:

Somerset



General Information

Surveyed: No

Water Information

Water Frontage: No

Lot Size Acres +/-: 10
Source of Acreage: Seller
Zoning: as per town

Tax/Deed/Community Information

Book/Page/Deed: 2591/ 303/ Partial
Map/Block/Lot: R1 / 303
Full Tax Amount/Year: \$557/ 2018
Tax ID: MapR1Lot39BrannsMillRdStarks
School District: RSU 09

Property Features

Site: Agriculture; Corner Lot; Harvestable Crops; Level; Open;
Pasture/Field
Driveway: Gravel
Location: Rural

Roads: Gravel/Dirt; Paved; Public
Electric: Other Electric
Gas: No Gas
Sewer: Septic Needed
Water: Well Needed on Site
View: Fields; Trees/Woods

Remarks

Remarks: 10 +/- acre field in Starks. Great location for a small farm or homestead. Power at the street. Open and level, perfect building spot! Broker Owned Listing/Agent/Office Information

Pending Date:

Listing Office: Harris Real Estate 2084

Prepared by Kim Reynolds on Wednesday, January 23, 2019 11:25 AM.

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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Brannis Mill Road Starks, 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

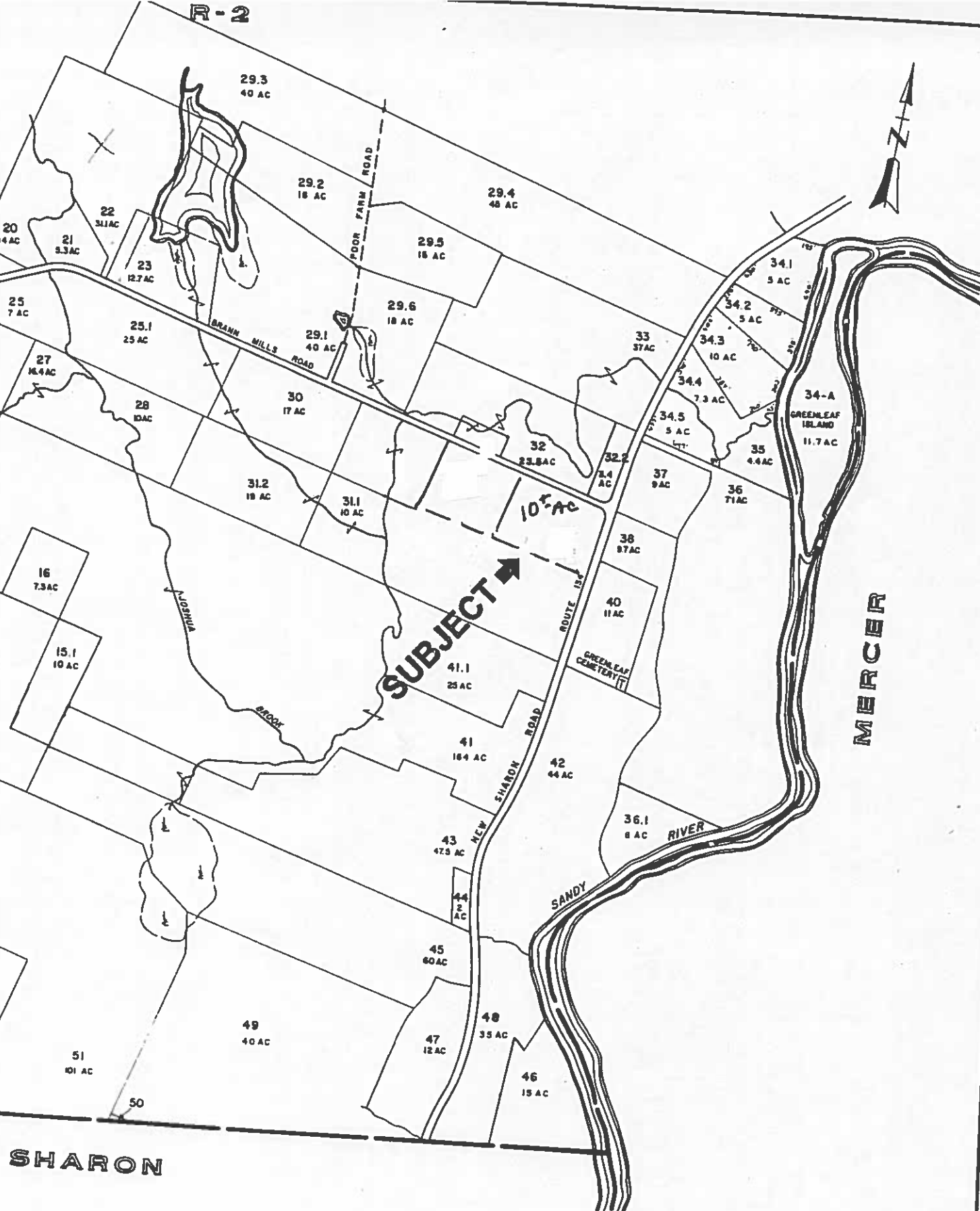
Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations or restrictive covenants? Yes No Unknown
IF YES: Explain: _____
What is your source of information: _____
Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: _____
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: Broker Owner

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.
Adrian Harris 1-17-2019
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

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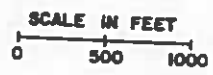


SHARON

MERCER

PROPERTY MAP
STARKS
MAINE

UPDATED
F.M. GRIFFITH JAN. 1985, 7-88, 4-94
4-95, 4-98



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Branns Mill Rd



Imagery ©2019 Google, Map data ©2019 Google 100 ft



Branns Mill Rd
Starks, ME