

Private Client Synopsis Report

TBD Foster Road, Littleton, ME 04730

List Number: **1418822**

Status: **Active**

County: **Aroostook**

Property Type: **Land**

Seasonal: **No**

List Price:

\$69,000

Original List Price:

\$69,000



General Information

Surveyed: **Unknown**
Road Frontage +/-: **500**

Water Information

Water Frontage: **No**

Lot Size Acres +/-: **100**
Source of Acreage: **Deed**
Zoning: **as per town**

Tax/Deed/Community Information

Book/Page/Deed: **5519/ 241/ All**
Map/Block/Lot: **1 / 23**
Full Tax Amount/Year: **\$780/ 2018**
Tax ID: **FosterRdLittletonmap1lot23**

Interior Information

Property Features

Site: **Rolling/Sloping; Wooded**
Driveway: **No Driveway**
Location: **Rural**

Roads: **Gravel/Dirt; Public**
Electric: **Other Electric**
Gas: **No Gas**
Sewer: **None**
Water: **None**

Remarks

Remarks: Enjoy the northern Maine wilderness when you purchase this 100 acre parcel of land in Littleton! Hunting, camping, fishing in the nearby lakes, four wheeling, snowmobiling, hiking, or living off the land, there is so much you can do. Public road access with power at the roadway makes this property convenient too.

Listing/Agent/Office Information

Days On Market: 0	List Date: 06/07/2019	Expiration Date: 06/07/2020	Terminated Date:
Pending Date:	Withdrawal Date:	Agent Cell Phone: 207-778-1444	Buyer Agency: 3%
Listing Member: Adrian Harris 009552		Agent Phone: 207-778-1444	Sub Agency:
Listing Member Email: adrianharris@harrisrealestate.net		Office Phone: 207-779-9000	Transaction Broker: 3%
Listing Office: Harris Real Estate 2084			

Prepared by Kim Reynolds on Monday, June 10, 2019 9:57 AM.

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. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2019 and FBS.



PROPERTY LOCATED AT: Foster Road, Littleton, Me.

PROPERTY DISCLOSURE – LAND ONLY

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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - 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 longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... Yes No Unknown

Are tanks registered with DEP?..... Yes No Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: Yes No Unknown

Comments: _____

Source of information: _____

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

Comments: _____

Source of information: _____

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Seller Initials _____

Buyer Initials _____

PROPERTY LOCATED AT: _____

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 ways, trails, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: _____

Source of information: _____

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property?..... Yes No Unknown

If Yes, describe: _____

If Yes, who is responsible for maintenance (including road association, if any): Town of Littleton

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: _____

Source of information: _____

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: _____

Source of information: _____

Are there any tax exemptions or reductions 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: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Has all or a portion of the property been surveyed?..... Yes No Unknown

If Yes, is the survey available?..... Yes No Unknown

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available..... Yes No Unknown

Are mobile/manufactured homes allowed..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: _____

Additional Information: _____

Seller Initials _____ Page 2 of 3 Buyer Initials _____

PROPERTY LOCATED AT: _____

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

SELLER DATE

SELLER DATE

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

BUYER DATE

BUYER DATE

WARRANTY DEED

PETER BUBAR, of having a mailing address of 450 Ross Ridge Road, Littleton, Maine 04730

for consideration paid

grant to MELISSA BUBAR ALLEN, having a mailing address of 281 Clover Mill Road, Farmington, Maine 04938, with WARRANTY COVENANT,

Conveying a one-half (1/2) interest in and to a certain piece or parcel of real estate situated in the north division of the Town of Littleton, County of Aroostook and State of Maine, bounded and described as follows, to wit:

Lot Three (3), Range Nine (9), containing one hundred (100) acres, more or less.

Being the same premises conveyed by Trustee's Deed of Distribution dated March 4, 2016 from Treston Bubar Family Trust to Peter Bubar and Melissa Bubar Allen and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 5519, Page 241.

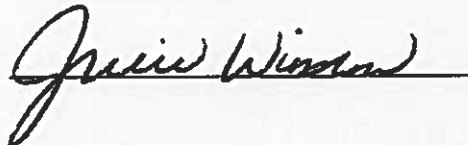
Any and all rights, easements, privileges and appurtenances belonging to the within granted estate are hereby conveyed.

The Grantor hereby certifies that this transfer is for adequate and full consideration in money or monies worth.

IN WITNESS WHEREOF, PETER BUBAR has hereunto set his hand and seal this 21st day of March, 2018.

Signed, Sealed and Delivered
in the presence of

**MAINE TRANSFER
TAX PAID**





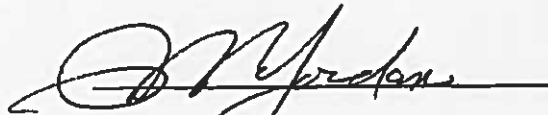
PETER BUBAR

STATE OF MAINE
COUNTY OF AROOSTOOK

March 21, 2018

Personally appeared the above-named PETER BUBAR and acknowledged the foregoing instrument to be his free act and deed.

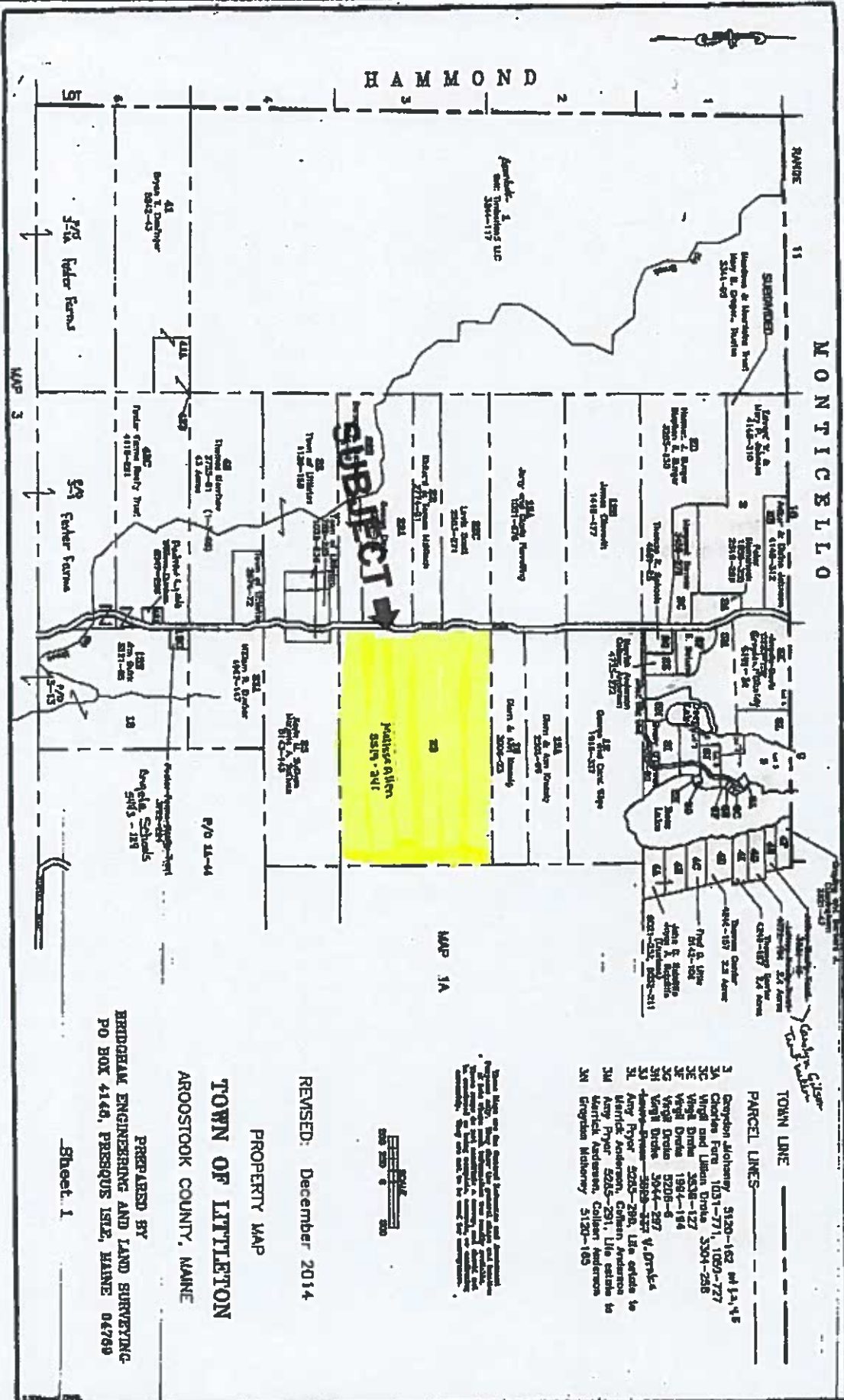
Before me,



Notary Public

PHILIP K. JORDAN
Notary Public, Maine
My Commission Expires September 5, 2021

Received
AROOSTOOK SS
MELISSA L. RICHARDSON, REGISTRAR



PREPARED BY
 BIDDHAM ENGINEERING AND LAND SURVEYING
 PO BOX 4148, PRESQUE ISLE, MAINE 04769

PROPERTY MAP
 TOWN OF LITTLETON
 AROOSTOOK COUNTY, MAINE

REVISED: December 2014



This map was prepared by the General Surveyors and Assessor of Littleton, Maine, for the purpose of showing the location and boundaries of the several parcels of land in the town of Littleton, Maine, and is to be used for all purposes.

- TOWN LINE
- PARCEL LINES
- 1 Desjardis Highway 5120-152 to 14, 15
 - 2A Campfire Rd 1031-771, 1050-777
 - 2B Hwy 117 5238-127
 - 2C Hwy 117 1864-184
 - 2D Hwy 117 5208-6
 - 2E Hwy 117 2944-297 V. Orville's
 - 2F Hwy 117 2925-298, Life estate to
 - 2G Hwy 117 5225-291, Life estate to
 - 2H Hwy 117 5120-185
 - 2I Hwy 117 5120-185

Sheet 1