

Private Client Synopsis Report

TBD Route 16, Concord Twp, ME 04290

List Number: **1421614**
 Status: **Active**

County: **Somerset**
 Property Type: **Land**

Seasonal: **Unknown**

List Price: **\$369,000**
 Original List Price: **\$369,000**



General Information

Surveyed: **Unknown**
 Mobile Homes Allowed: **Yes**

Water Information

Water Frontage: **Yes**
 Water Frontage Amt+/-: **1,100**
 Waterfront Owned+/-: **1,100**
 Waterfront Shared+/-: **0**
 Water Body: **Kennebec River**
 Water View: **Yes**
 Water Body Type: **River**

Lot Size Acres **84.75**
 +/-:
 Source of **Public Records**
 Acreage:
 Zoning: **As per town**

Tax/Deed/Community Information

Book/Page/Deed: **3429/ 317/ All**
 Map/Block/Lot: **S0081/ 2/ 29.1**
 Full Tax **\$580/ 2018**
 Amount/Year:
 Tax ID: **Route**
16ConcordTwnshpmaps0081plan2lot29.1

Interior Information

Property Features

Site:	Open; Rolling/Sloping; Wooded	Roads:	Gravel/Dirt; Paved; Private; Public
Driveway:	Gravel	Electric:	No Electric
Location:	Rural	Gas:	No Gas
Recreational Water:	River/Brook/Stream	Sewer:	None
		Water:	None
		View:	Scenic; Trees/Woods

Remarks

Remarks: Larger parcel of land with gravel pit and frontage on the Kennebec River. Take advantage of the resources and make some extra cash or just enjoy the area of recreation or to build a new home.

Listing/Agent/Office Information

Days On Market: 0	List Date: 06/21/2019	Expiration Date: 06/21/2020	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 Tuesday, June 25, 2019 2:50 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. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2019 and FBS.



PROPERTY LOCATED AT: Rt 116 Concord Township

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: Seller

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

Seller Initials _____ Page 1 of 3 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: Water setbacks from the state

Source of information: DEP

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): _____

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

If Yes, explain: Shoreland

Source of information: DEP

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: Seller

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

TRANSFER TAX PAID

WARRANTY DEED

I, **Lois W. Smith** of Houston, County of Harris and State of Texas, **Trustee of the Glenn H. Wing Charitable Remainder Unitrust No. 2**, whose mailing address is 611 West Forest, Houston, TX 77079,

for consideration paid, grant to **Harry H. Melcher & Sons, Inc.**, a corporation organized and existing under the laws of the State of Maine and having its principal place of business in Bingham, County of Somerset and State of Maine, with a mailing address of P.O. Box 701, Bingham, ME 04920,

with **WARRANTY COVENANTS**,

A parcel of land consisting of three (3) adjoining lots in Range One (1) in the Township of Concord, County of Somerset and State of Maine as follows:

That part of Lot Three (3) between the road and the river; that part of Lot Four (4) between the road and the river; and part of Lot Five (5) bounded on the north by the intersection of the east line of lot and road; on the east by land formerly owned by Charles Cook; south by the part of Lot Four (4) described above; on the west by the road, the three lots containing eighty-five (85) acres, more or less.

Excepting and reserving the following described portion which was conveyed to Hugh J. Hughes and Roger Sorent by deed dated October 14, 1966 and recorded at said Registry in Book 752, Page 185, bounded and described as follows, to wit:

A certain lot or parcel of land situated in Concord in the County of Somerset and State of Maine being a triangular lot:

Beginning at the intersection of the easterly line of Route # 16 (being a County Road in said Concord) and the southerly line of Lot Three (3), Range One (1); thence easterly on the south line of said Lot Three (3), Range One (1) one hundred seventy-seven (177) feet to a stake and stone; thence in a northerly direction in a straight line one hundred twenty (120) feet to the easterly line of said road; thence in a general southwesterly direction along the easterly line of said road one hundred ninety-four (194) feet to the point of beginning. Containing 1/4 acre, more or less.

Being the same premises conveyed to Lois W. Smith, Trustee of the Glenn H. Wing Charitable Remainder Unitrust No. 2, by warranty deed of Glenn H. Wing dated October 18, 2000 and recorded at the Somerset County Registry of Deeds in Book 2730, page 317.

Lois W. Smith, Trustee of the Glenn H. Wing Charitable Remainder Trust No. 2, releases all rights in the premises being conveyed.

WITNESS my hand this 22 day of December, 2004.

David K. Smith
Witness

Lois W. Smith
Lois W. Smith
Trustee of the Glenn H. Wing
Charitable Remainder Trust No. 2

CORSON & BLAISDELL, P.A. • ATTORNEYS AT LAW • 160 MAIN STREET, MADISON, MAINE 04950

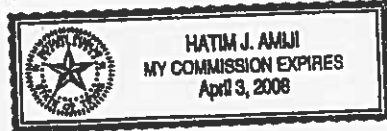
STATE OF TEXAS

Harris, ss.

December 22nd, 2004

Then personally appeared the above named Lois W. Smith and acknowledged the foregoing instrument to be her free act and deed in her aforesaid capacity.

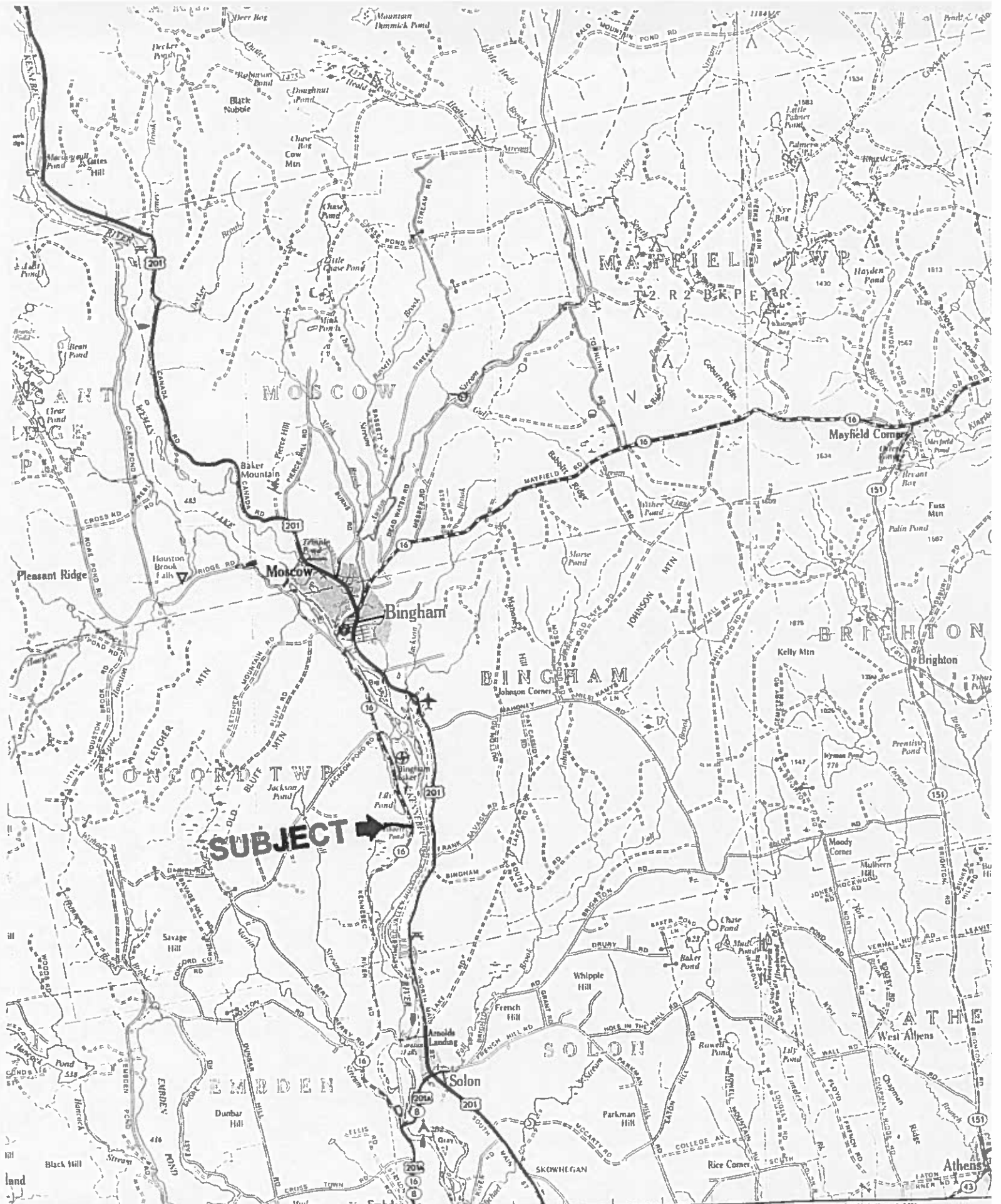
Before me,



Hatim J. Amji
Notary Public

HATIM J. AMJI
Notary Printed Name

Received
Recorded Register of Deeds
Dec 29, 2004 12:30:33P
Somerset County
Diane M Godin



SUBJECT →

