

Private Synopsis

960 Farmington Road, Strong, ME 04983

List Number: 1427791

Status: Active

Neighborhood Association: n/a

Seasonal: No

County: Franklin

Property Type: Residential

List Price: \$34,900

Original List Price: \$34,900



General Information

Property Sub-Type: **Manufactured Home**

Rooms: **4**

Bedrooms: **2** Baths: **1/0**

Style: **Single Wide**

Year Built: **1970**

Surveyed: **No**

Fireplaces: **0**

Water Information

Water Frontage: **No**

SqFt Finished Above **970**

Grade +/-:

SqFt Finished Below **0**

Grade +/- :

SqFt Finished Total +/-: **970**

SqFt Source: **Seller**

Leased Land: **No**

Lot Size Acres +/-: **4.5**

Source of Acreage: **Seller**

Zoning: **as per town**

Tax/Deed/Community Information

Book/Page/Deed: **1470/302/**

Map/Block/Lot: **R10/ / 1B**

Full Tax Amount/Year: **\$749/ 2018**

Tax ID: **STRO-000010-000000-000001-
B000000-R**

Interior Information

Property Features

Site: **Rolling/Sloping**
 Driveway: **Gravel**
 Parking: **On Site**
 Location: **Rural**
 Roads: **Paved; Public**
 Electric: **Circuit Breakers**
 Gas: **No Gas**
 Sewer: **Private Sewer; Septic Existing on Site**
 Water: **Private; Well Existing on Site**
 Basement Entry: **Not Applicable**

Construction:
 Basement Info:
 Foundation Materials:
 Exterior:
 Roof:
 Heat System:
 Heat Fuel:
 Water Heater:
 Cooling:
 Floors:
 Vehicle Storage:

Mobile
None
Gravel/Pad
Shingle Siding; Vinyl Siding
Metal
Direct Vent Heater; Hot Air
Oil
Electric
None
Wood
No Vehicle Storage

Remarks

Remarks:
Showing Instructions: Call Listing Broker

Listing/Agent/Office Information

Internal List #:	Variable Rate Comm: No	Expiration Date: 07/31/2020	Buyer Agency: 3.5%
Listing Agreement: Exclusive Right To Sell	List Date: 07/31/2019	Pending Date:	Sub Agency:
Days On Market: 0	Withdrawal Date:	Terminated Date:	Transaction Broker: 3.5%
Name	Primary	Cell	Fax
LA: Adrian Harris (009552)	207-778-1444	207-778-1444	E-mail
LO: Harris Real Estate (2084)	207-779-9000	207-779-9002	adrianharris@harrisrealestate.net

Prepared by Kim Reynolds on Monday, August 05, 2019 10:07 AM.

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PROPERTY LOCATED AT: 960 Farmington Rd Strong

PROPERTY DISCLOSURE

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 – WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump: Yes No N/A
Quantity: Yes No Unknown
Quality: Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
If Yes, Date of most recent test: _____ Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
If Yes, are test results available? Yes No
What steps were taken to remedy the problem? _____

IF PRIVATE:

INSTALLATION: Location: Sowdy West
Installed by: H. Ladd
Date of Installation: 2014

USE: Number of persons currently using system: 0
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: _____

Seller Initials _____ Page 1 of 7 Buyer Initials _____

PROPERTY LOCATED AT: _____

SECTION II — WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected?..... Yes No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

IF PRIVATE:

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: South of Home OR Unknown

Date installed: 2014 Date last pumped: 0 Name of pumping company: 0

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 0 Name of company servicing tank: 0

Leach Field: Yes No Unknown

If Yes, Location: South of

Date of installation of leach field: 2014 Installed by: Hargraves Const.

Date of last servicing of leach field: 0 Company servicing leach field: 0

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Is System located in a Coastal Shoreland Zone?..... Yes No Unknown

Comments: _____

Source of Section II information: _____

Seller Initials _____

Buyer Initials _____

PROPERTY LOCATED AT: _____

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<i>Oil hot air</i>			
Age of system(s) or source(s)	<i>unk.</i>			
Name of company that services system(s) or source(s)	<i>unk</i>			
Date of most recent service call	<i>unk</i>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<i>unk</i>			
Malfunction per system(s) or source(s) within past 2 years	<i>unk</i>			
Other pertinent information				

Are there fuel supply lines? Yes No Unknown
Are any buried? Yes No Unknown
Are all sleeved? Yes No Unknown
Chimney(s): Yes No
If Yes, are they lined: Yes No Unknown
Is more than one heat source vented through one flue? Yes No Unknown
Had a chimney fire: Yes No Unknown
Has chimney been inspected? Yes No Unknown
If Yes, when: _____
Date chimney last cleaned: *unk.*
Direct/Power Vent: Yes No Unknown
Comments: _____
Source of Section III information: _____

SECTION IV – 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 the 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: _____

Seller Initials _____

Buyer Initials _____

PROPERTY LOCATED AT: _____

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. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: _____

Source of information: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, What remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

Seller Initials _____

Buyer Initials _____

PROPERTY LOCATED AT: _____

E. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: _____

Source of information: _____

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: _____

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

SECTION V — 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: _____

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown
If No, who is responsible for maintenance? State of Maine

For all other properties:

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): _____

Seller Initials _____

Buyer Initials _____

PROPERTY LOCATED AT: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to:
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... Yes No Unknown

If Yes, explain: _____

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

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: _____

Year Principal Structure Built: 1968 Rebuilt Trailer 2013 Additions

What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: Metal unk

Water, moisture or leakage: unk

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Electrical: Fuses Circuit Breaker Other: _____ Unknown

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

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Source of Section V information: _____

Seller Initials _____

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Buyer Initials _____

PROPERTY LOCATED AT: _____

SECTION VI – ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Daniel Todd

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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 _____



BE 14706302

006924

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

ALTON LADD, JR. of Strong, County of Franklin and State of Maine (04983) for consideration paid, grant to DAVID LADD of Strong, County of Franklin and State of Maine (04938), with Warranty Covenants,

A certain lot or parcel of land located on Easterly Side of the Strong Road in Strong, County of Franklin and State of Maine, bounded and described as follows:

Commencing at a 1 1/4" iron pipe located on the Easterly side of the Strong Road at the Southwesterly corner of the land of Alton Ladd, Jr. also being the Northwesterly corner of land now or formerly of Jackie King; thence Northerly on the Easterly side of the said Strong Road, otherwise known as Route 4, 600 feet, more or less, to a 1 1/2" iron pipe located at the Southwesterly corner of the premises conveyed to Jeffrey B. Ladd et ux by deed dated February 26, 1991, recorded in Franklin County Registry of Deeds; thence Easterly and Southerly and Easterly following the thread of a small brook to the Southeasterly corner of the land conveyed to Jeffrey B. Ladd et ux and an iron pipe; thence Southerly along the land retained by Alton Ladd, Jr. on a line which is the Southerly extension of the Southerly line of the land conveyed to Jeffrey B. Ladd et ux 410 feet, more or less, to a large maple tree on the Southerly line of Alton Ladd, Jr.; thence Westerly along land now or formerly of Eugene Lambert and Jackie King to the point of beginning.

Maine Real Estate
Transfer Tax Not Necessary

Being and intending to convey a part and a part only of the premises described in Deed from Walter Davis Barker and Lela Shirley Barker to Alton Ladd, Jr. and Mary Barker Ladd, dated April 21, 1970, and recorded in the Franklin County Registry of Deeds in Book 425, Page 191. Mary Barker Ladd is deceased and Alton Ladd, Jr. is the surviving joint tenant.

WITNESS my hand and seal this 1 day of Aug, 1994.

[Signature]
Alton Ladd, Jr.

STATE OF MAINE
Franklin, ss.

Aug 1, 1994

Personally appeared the above named Alton Ladd, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me, *[Signature]*
Notary Public/Attorney at Law
Printed name: Ronald J. Cullenberry

FRANKLIN, SS REC'D.

94 AUG -8 PM 1:45

ATTEST-REGISTER *Susan O'Black*