

Public Synopsis

90 Canton Road, Livermore, ME 04253

List Number: 1451339

Status: Active

County: Androscoggin

Property Type: Land

Seasonal: No

List Price:

\$30,000



General Information

Surveyed: Yes
Mobile Homes Allowed: Yes

Lot Size Acres +/-: 26.28
Source of Acreage: Public Records
Zoning: as per town

Water Information

Water Frontage: No
Water Body: Brettuns Pond
Water View: Yes
Water Body Type: Pond

Tax/Deed/Community Information

Book/Page/Deed: 9047,1306/ 341,32/ All
Map/Block/Lot: 7 / 8A,9
Full Tax Amount/Year: \$678/ 2019
Tax ID: CantonRdLivermoreMap9Lots8A,9

Property Features

Site:
Driveway:
Parking:
Location:
Recreational Water:

Rolling/Sloping
Gravel
1 - 4 Spaces
Rural
Lake/Fresh Water; Nearby

Roads:
Electric:
Gas:
Sewer:
Water:
View:

Paved; Public
Other Electric
No Gas
Septic Needed
Well Needed on Site
Scenic

Remarks

Remarks: 26+ acre lot with views of Brettuns Pond. Power at the street available, great spot to build and convenient to Auburn/Lewiston.

LO: Harris Real Estate

Prepared by Kim Reynolds on Wednesday, May 06, 2020 10:31 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 © 2020 and FBS.

PROPERTY LOCATED AT: RT 108 / Canton Road - Livermore, 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 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. STRIKE, 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? N/A 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: N/A Yes No Unknown

Comments: _____

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

METHAMPHETAMINE: Yes No Unknown

Comments: _____

Source of information: Seller

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

Buyer Initials _____ Page 1 of 3 Seller 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, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: _____

Source of information: _____

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? _____

Road Association Name (if known): _____

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? 11.78 Acres Yes No Unknown

If Yes, is the survey available? Front Parcel 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: Survey of Front Parcel

Additional Information: _____

Buyer Initials _____ Page 2 of 3 Seller 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

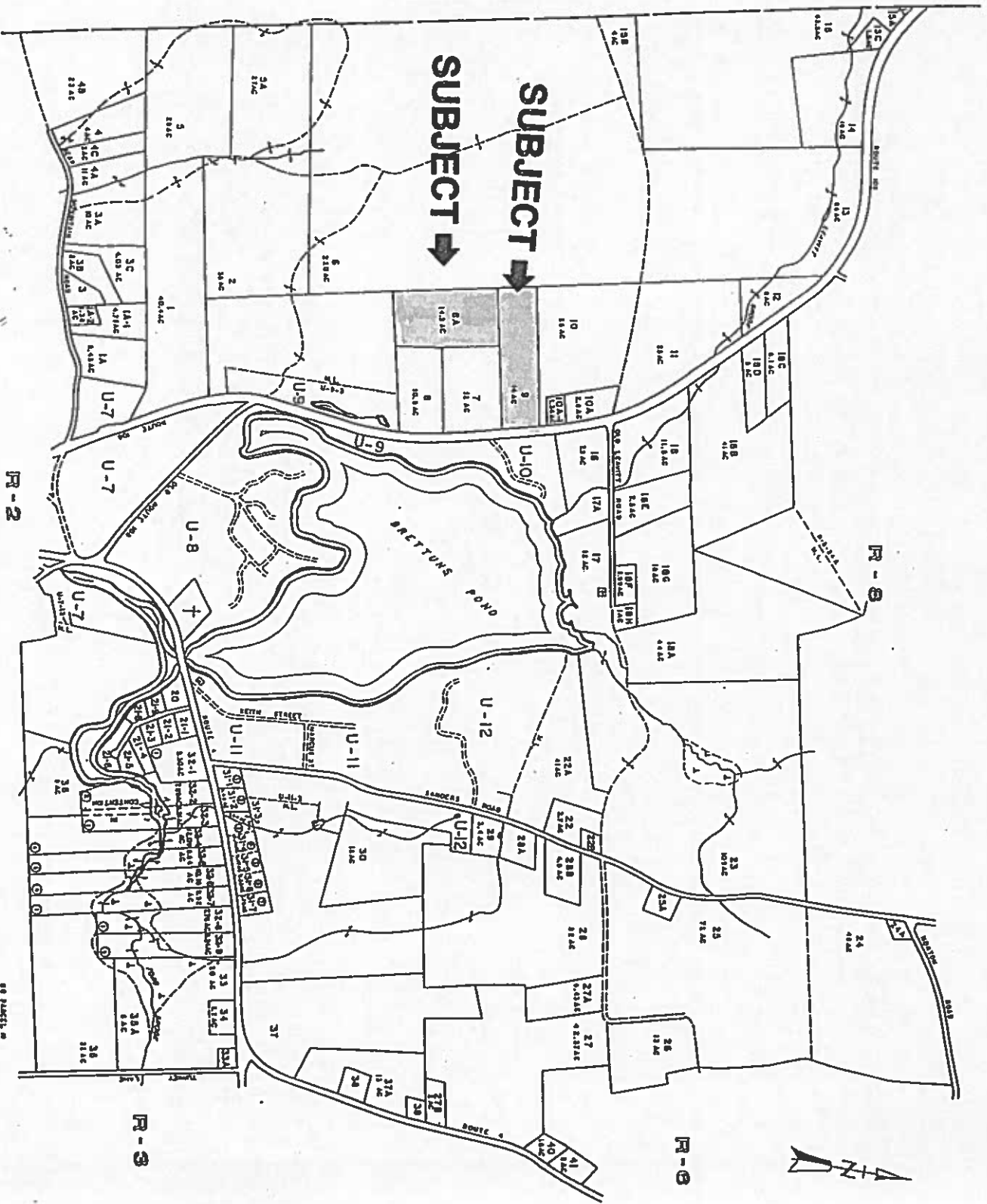
BUYER DATE

BUYER DATE



H A N T I N G T O N D

SUBJECT →
SUBJECT →



PREPARED BY PHOTOGRAMMETRIC METHODS BY
 JOHN E. DONNELL & ASSOCIATES
 AUBURN, MAINE
 1977

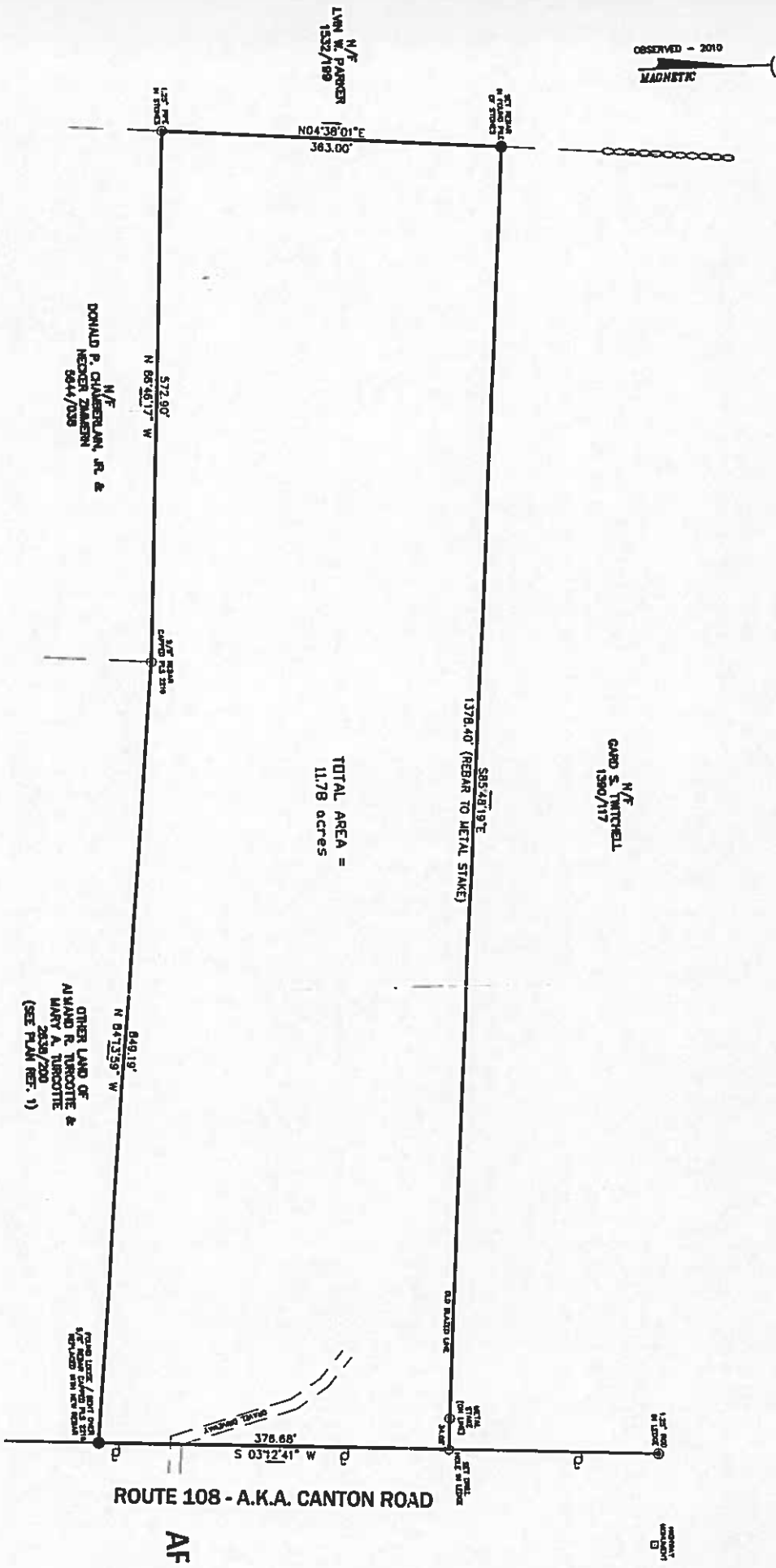
LEGEND
 ADJACENT SHEET NO.
 COMMON OVERLAP
 DEVELOPMENT LOT NO.
 SCALE INDICATION

PROPERTY MAP
 LIVERMORE
 MAINE

SCALE IN FEET
 0 500 1000
 R-7

OBSERVED - 2010

MAGNETIC



TOTAL AREA = 11.78 acres

N/F CARD S. HITCHHELL 1580/117

N/F DONALD P. CHAMBERLAN, JR. & HECKER ZAMEN 9044/038

OTHER LAND OF ALYDIA R. TURCOTTE & MARY A. TURCOTTE 288/200 (SEE PLAN REF. 1)

FOUND LOGS / BENT CORNER FOUND IN LAND WITH NEW BEARS

ROUTE 108 - A.K.A. CANTON ROAD

AF



RECORDING DATA

STATE OF MAINE
ANDROSCOGGIN COUNTY REGISTRY OF DEEDS



CERTIFICATION

THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (APRIL 1, 2007) WITH ANY EXCEPTION TAILED TO CHAPTER 90, PART 2, (TECHNICAL STANDARDS) NOTED HEREON. IS MESA 13903 (2)

1. NO WRITTEN REPORT PREPARED AT THIS TIME.

2. NO NEW LEGAL DESCRIPTION PREPARED AT THIS TIME.

KNOW ALL MEN BY THESE PRESENTS

THAT I, Donald P. Chamberlain, Jr., of 3 Schul Str., Neckarzimmern, Germany, 74865, in consideration of Seven Thousand (\$7,000.00) U.S. Dollars the receipt of which I do acknowledge, do give, grant, and convey to Armand and Mary Turcotte of 252 Canton Road, PO Box 621, Livermore, Maine, 04253, County of Androscoggin, his heirs and assigns forever: a certain lot or parcel of land situated in the town of Livermore, County of Androscoggin, State of Maine, and being the piece of Lot 95, as designated upon the original plan of said Town of Livermore and bounded and described as follows, namely, Beginning at a stake and stones on the south line of said lot 95 at the southwest corner land now or formerly owned by S. M. Philips, thence westerly thirty-four (34) rods and twelve (12) feet to the southwest corner of said lot No. 95; thence northerly by the west line of said lot 67 rods to a stake and stones; thence easterly parallel with the south line thirty-four (34) rods and (12) feet to a stake and stones in the northeast corner of land now or formerly owned by A. P. Russell; thence southerly on the west line of said Russell land and parallel with the west line of said lot No. 95, sixty-seven (67) rods to the first mentioned bound.

See Registry of Deeds, Auburn, Maine Book 5644, Page 38. Dated 9/26/2003.

MAINE REAL ESTATE
TRANSFER TAX PAID

WITNESS: [Signature]

DATE: 11/28/2014

GRANTOR: [Signature]
Donald Chamberlain

DATE: 11/28/2014

STATE OF MAINE

ANDROSCOGGIN, SS

DATE: 11/28/2014

Personally appeared, before me, Donald P. Chamberlain, Jr., and acknowledged the foregoing instrument to be his free act and deed.

[Signature]
Notary Public, Maine
Diane Clainmont

COMMISSION
EXPIRES ON
JULY 27, 2018

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

SEAL