

Private Synopsis

Lot #3 George Thomas Road, New Sharon, ME 04955

List Number: 1462441

County: Franklin

Seasonal: No

List Price:

\$39,900

Status: Active

Property Type: Land

Original List Price:

\$39,900



General Information

Surveyed: Yes
Road Frontage +/-: 347.59
Mobile Homes Allowed: Yes

Lot Size Acres +/-: 5.8
Source of Acreage: Survey
Zoning: none

Water Information

Water Frontage: No
Water View: No

Tax/Deed/Community Information

Book/Page/Deed: 3998/ 165/ Partial
Map/Block/Lot: R-3/ / 14-1
Full Tax Amount/Year: \$325/ 2018
Tax ID: Lot3GeorgeThomasRdNewSham
School District: RSU 09

Property Features

Site: Rolling/Sloping: Wooded
Driveway: No Driveway
Parking: On Site
Location: Rural; Subdivision

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

Remarks

Remarks: Great location in New Sharon to build your future home. Rural setting minutes to New Sharon and Farmington.
Showing Instructions: Call Listing Broker; Show Without Notice; Sign on Property

Listing/Agent/Office Information

Internal List #:

Variable Rate Comm: No

Expiration Date: 07/30/2021

Buyer Agency: 4%

Listing Agreement: Exclusive Right To Sell

List Date: 07/30/2020

Pending Date:

Sub Agency:

Days On Market: 0

Withdrawal Date:

Terminated Date:

Transaction Broker: 4%

Name
LA: Adrian Harris (009552)
LO: Harris Real Estate (2084)

Primary
207-778-1444
207-778-9000

Cell
207-778-1444

Fax
207-778-9002

E-mail
adrianharris@harrisrealestate.net

Prepared by Kim Reynolds on Thursday, July 30, 2020 11:07 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: George Thomas Rd, New Sharon, 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? N/A

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): N/A

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

METHAMPHETAMINE:..... Yes No Unknown

Comments: _____

Source of information: _____

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

Buyer Initials _____

Seller Initials _____

PROPERTY LOCATED AT: George Thomas Rd, New Sharon, Me.

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?..... Town of New Sharon Yes No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): George Thomas Road,

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: 3 Survey Lots

Source of information: Town of New Sharon Approved 9-12-2019

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: _____

PROPERTY LOCATED AT: George Thomas Rd, New Sharon, Me.

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 _____

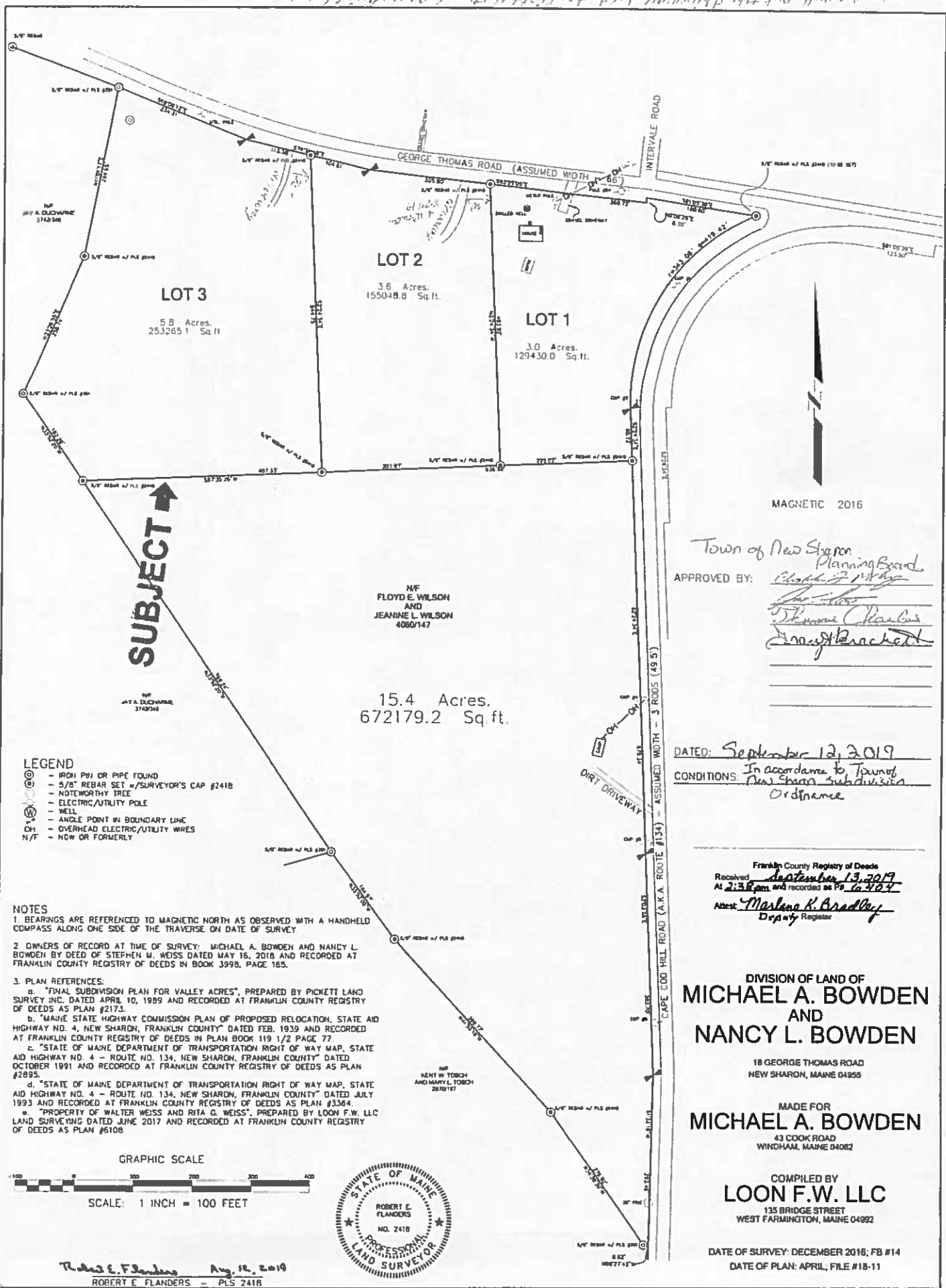
I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER _____ DATE _____ BUYER _____ DATE _____

BUYER _____ DATE _____ BUYER _____ DATE _____



2019 State file will put in during next to right of way surveying.



SUBJECT

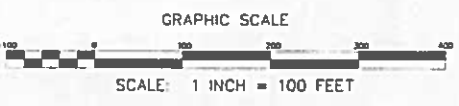
N/F
FLOYD E. WILSON
AND
JEANINE L. WILSON
4080147

15.4 Acres.
672179.2 Sq. ft.

- LEGEND**
- ⊙ - IRON PIN OR PIPE FOUND
 - ⊙ - 5/8" REBAR SET = SURVEYOR'S CAP #2418
 - ⊙ - NOTEWORTHY TREE
 - ⊙ - ELECTRIC/UTILITY POLE
 - ⊙ - WELL
 - ⊙ - ANGLE POINT IN BOUNDARY LINE
 - ⊙ - OVERHEAD ELECTRIC/UTILITY WIRES
 - N/F - NOW OR FORMERLY

NOTES

1. BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS OBSERVED WITH A HANDHELD COMPASS ALONG ONE SIDE OF THE TRAVERSE ON DATE OF SURVEY.
2. OWNERS OF RECORD AT TIME OF SURVEY: MICHAEL A. BOWDEN AND NANCY L. BOWDEN BY DEED OF STEPHEN M. WEISS DATED MAY 16, 2018 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS IN BOOK 3998, PAGE 165.
3. PLAN REFERENCES:
 - a. "FINAL SUBDIVISION PLAN FOR VALLEY ACRES", PREPARED BY PICKETT LAND SURVEY INC. DATED APRIL 10, 1989 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN #2173.
 - b. "MAINE STATE HIGHWAY COMMISSION PLAN OF PROPOSED RELOCATION, STATE AID HIGHWAY NO. 4, NEW SHARDON, FRANKLIN COUNTY" DATED FEB. 1939 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 119 1/2 PAGE 77.
 - c. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 4 - ROUTE NO. 134, NEW SHARDON, FRANKLIN COUNTY" DATED OCTOBER 1991 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN #2895.
 - d. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 4 - ROUTE NO. 134, NEW SHARDON, FRANKLIN COUNTY" DATED JULY 1993 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN #3384.
 - e. "PROPERTY OF WALTER WEISS AND RITA G. WEISS", PREPARED BY LOON F.W. LLC LAND SURVEYING DATED JUNE 2017 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN #6108.



Robert E. Flanders Aug. 12, 2019
ROBERT E. FLANDERS - PLS 2418

Town of New Sharon
Planning Board
APPROVED BY: *[Signatures]*

DATED: September 12, 2019
CONDITIONS: In accordance to Town of New Sharon Subdivision Ordinance

Franklin County Registry of Deeds
Received September 13, 2019
At 2:38 pm and recorded as PLS 6404
Attest: *[Signature]*
Deputy Register

DIVISION OF LAND OF
**MICHAEL A. BOWDEN
AND
NANCY L. BOWDEN**
18 GEORGE THOMAS ROAD
NEW SHARDON, MAINE 04955
MADE FOR
MICHAEL A. BOWDEN
43 COOK ROAD
WINDHAM, MAINE 04082

COMPILED BY
LOON F.W. LLC
135 BRIDGE STREET
WEST FARMINGTON, MAINE 04992

DATE OF SURVEY: DECEMBER 2016; FB #14
DATE OF PLAN: APRIL, FILE #18-11