



General Information

Property Sub-Type: Single Family Residence
Rooms: 1
Bedrooms: 0 Baths:0/0
Style: Camp; Ranch
Year Built: 1971
Surveyed: No
Fireplaces: 0

SqFt Finished Above Grade +/-: 512
SqFt Finished Below Grade +/- : 0
SqFt Finished Total +/-: 512
Leased Land: No
Lot Size Acres +/-: 11.89
Source of Acreage: Public Records
Zoning: none

Water Information

Water Frontage: No
Water View: No

Tax/Deed/Community Information

Book/Page/Deed: 967/46/
Map/Block/Lot: S0001/ 06/ 14
Full Tax Amount/Year: \$501/ 2019
Tax ID: 25831T2R1BKPWKR

Interior Information

Appliances Included: Gas Range

Property Features

Site: Rolling/Stopping; Wooded
Driveway: Gravel
Parking: 1 - 4 Spaces
Location: Rural
Recreational Water: Nearby
Roads: Gravel/Dirt; Private
Electric: Circuit Breakers
Gas: Bottled
Water: None
Water: None
Sewerment Entry: Not Applicable

Construction: Wood Frame
Basement Info: None
Foundation Materials: Pillar/Post/Pier
Exterior: Wood Siding
Roof: Metal
Heat System: Direct Vent Furnace; Stove
Heat Fuel: Propane; Wood
Water Heater: None
Cooling: None
Floors: Carpet; Wood
Vehicle Storage: No Vehicle Storage
Amenities: One-Floor Living; Outhouse/Privy; Shed
View: Trees/Woods

Remarks

Remarks: Road also known as Pine Rd. Open concept camp on 11.89 +/- private acres in Lexington Township. Great 4 season recreational area with trails nearby and 45 minutes to Sugarloaf. Camp is 512 sq ft with an attached outhouse. Great for hunting camp or quiet getaway.

Listing Agent: Harris Real Estate

Prepared by Adrian Harris on Thursday, June 25, 2020 11:22 AM.

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PROPERTY LOCATED AT: Del Green (Pine) Rd, Lexington TWP

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 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 - WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other None

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?
Pump (if any): N/A Yes No Unknown
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: (Strike Section if Not Applicable):
INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____
USE: Number of persons currently using system: _____
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: _____

Buyer Initials _____ Page 1 of 7 Seller Initials _____

PROPERTY LOCATED AT: _____

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable): N/A Yes No

Have you had the sewer line inspected?..... N/A 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 (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: Out house

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Connected thru a walk way OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

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

N/A.

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

Leach Field: Yes No Unknown

If Yes, Location: N/A

Date of installation of leach field: _____ Installed by: _____

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

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

Comments: _____

Source of Section II information: _____

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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)	Wood Stove	Propane Gas		
Age of system(s) or source(s)	50 ⁺	15		
Name of company that services system(s) or source(s)	Self	Self		
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1 Cord	2 - 100 lbs		
Malfunction per system(s) or source(s) within past 2 years				
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(s) been inspected? Yes No Unknown
 - If Yes, date: _____
 - Date chimney(s) last cleaned: unknown
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

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: _____

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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: _____

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: _____

Buyer Initials _____

Seller Initials _____

PROPERTY LOCATED AT: _____

F. 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: _____

G. 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, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Right of Way to Camp.

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? Town of Lexington TWP

Road Association Name (if known): _____

Buyer Initials _____

Seller 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 (including but not limited to, propane tank, hot water heater, satellite dish,
water filtration system, photovoltaics, wind turbines): Type: 0

Year Principal Structure Built: 1972

What year did Seller acquire property? 1971

Roof: Year Shingles/Other Installed: metal

Water, moisture or leakage: none known

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: Personal Representative's of Estate

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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.

[Signature] 6/15/2020
SELLER DATE SELLER DATE

[Signature] 6/15/20
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



**DEED OF DISTRIBUTION
PERSONAL REPRESENTATIVE
(Testate)**

THAT we, **Clifton R. Kramer**, of Sidney, County of Kennebec, State of Maine, and **Edward M. Cunningham**, of West Gardiner, County of Kennebec, State of Maine, duly appointed and acting co-personal representatives of the estate of **Ruth R. Cunningham**, deceased, whose will was duly admitted to probate in the Probate Court for the County of Kennebec Maine, by the power conferred by law, and every other power, in distribution of the estate grant to **Clifton R. Kramer, Eric F. Kramer, and Kimberly R. Kramer-McAvoy**, whose mailing addresses are:

Clifton R. Kramer – 2814 West River Road, Sidney, ME 04330

Eric F. Kramer – 2838 West River Road, Sidney, ME 04330

Kimberly R. Kramer-McAvoy – 2314 West River Road, Sidney, ME 04330

as tenants in common and not as joint tenants and not as tenants in common, being the persons entitled to distribution, an undivided one-third interest each in real property in Lexington Township, County of Somerset, State of Maine, described as follows:

A certain lot or parcel of land, with any buildings thereon, situated in Lexington Township, County of Somerset and State of Maine, and being located on the southerly side of Spruce Pond Road and bounded as follows, to wit:

Bounded on the north by said Spruce Pond Road, bounded on the east by land now or formerly of Oxford paper Company and on the south by land now or formerly of Oxford Paper Company, bounded on the west or westerly by land formerly owned by Glen Dower Church, Jr. and containing twelve (12) acres, more or less.

Excepting and reserving from this conveyance, a rectangular parcel of land measuring sixty-five (65) feet by seventy-five (75) feet and located on the northwest portion of the land conveyed and being completely surrounded by it. Said excepted parcel of land having been conveyed previously by Emma M. Hargreaves to Roger L. Morrill.

This conveyance is also subject to a right-of-way in favor of Roger L. Morrill, his heirs and assigns. Said right-of-way begins at Spruce Pond Road and continues southerly along the conveyed premises to the land now or formerly of Roger L. Morrill.

MEANING and INTENDING to convey the premises conveyed to Ruth R. Kramer (n/k/a Ruth R. Cunningham) by deed of Franklin M. Kramer dated October 14, 1980 and recorded in Somerset County Registry of Deeds in Book 967, Page 46.

WITNESS our hand and seal this ___ day of January, 2012.

Signed, Sealed and Delivered
in presence of

Clifton R. Kramer, Personal Representative

Edward M. Cunningham, Personal Representative

STATE OF MAINE
Kennebec, ss.

January ____, 2012

Then personally appeared the above named Clifton R. Kramer and Edward M. Cunningham, in their said capacity and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public, State of Maine
My Commission Expires:



Imagery ©2020 Google, Map data ©2020 200 ft



This Map is not to Scale

12± Acres

white Dot is Camp

Explore



Groceries



Hotels



Gas stations



Parking Lots



More

