

Public Detail Report

MLS #: 1581793

County: Waldo

Seasonal: No

List Price: \$49,900

Status: Active

Property Type: Land

Original List Price: \$49,900

Directions: From Belmont town office head east on Back Belmont Road. Go 1.7 miles and land will be on your left. Located roughly between mail box number 199 and mail box number 220. See MLS mapping function for e



**M1L16 Back Belmont Road
Belmont, ME 04952**

**List Price: \$49,900
MLS#: 1581793**



Land Information

Surveyed:	Unknown	Waterfront:	No	Road Frontage +/-:	495
Lot Size Acres +/-:	30	Water Views:	No	Source of Road Frontage:	Deed
Source of Acreage:	Public Records			Zoning:	RR, LR and RP
Mobile Homes Allowed:	Yes			Zoning Overlay:	Unknown

Property Features

Driveway: No Driveway	Electric: On Site	Roads: Paved; Public
Parking: No Parking	Gas: No Gas	Site: Level; Wooded
Location: Rural	Water: Well Needed on Site	
	Sewer: Septic Design Available	

Tax/Deed Information

Book/Page/Deed: 4936/345/All	Full Tax Amt/Yr: \$452.4/ 23	Map/Block/Lot: 1//16
Deed/Conveyance Type Offered: Quit Claim		Tax ID: Map1Lot30BackBelmontRd

Remarks

Remarks: Nicely wooded, level acreage with mature trees and very private! Paved town road frontage with utilities for easy access. Recent septic system design completed. Rural residential zone along the road. Limited residential and RP non-forested wetland near the back of the property. Excellent wildlife habitat. Town says the lot is 30 acres. Only 10 minutes to downtown Belfast make this an ideal rural retreat close to the coast!

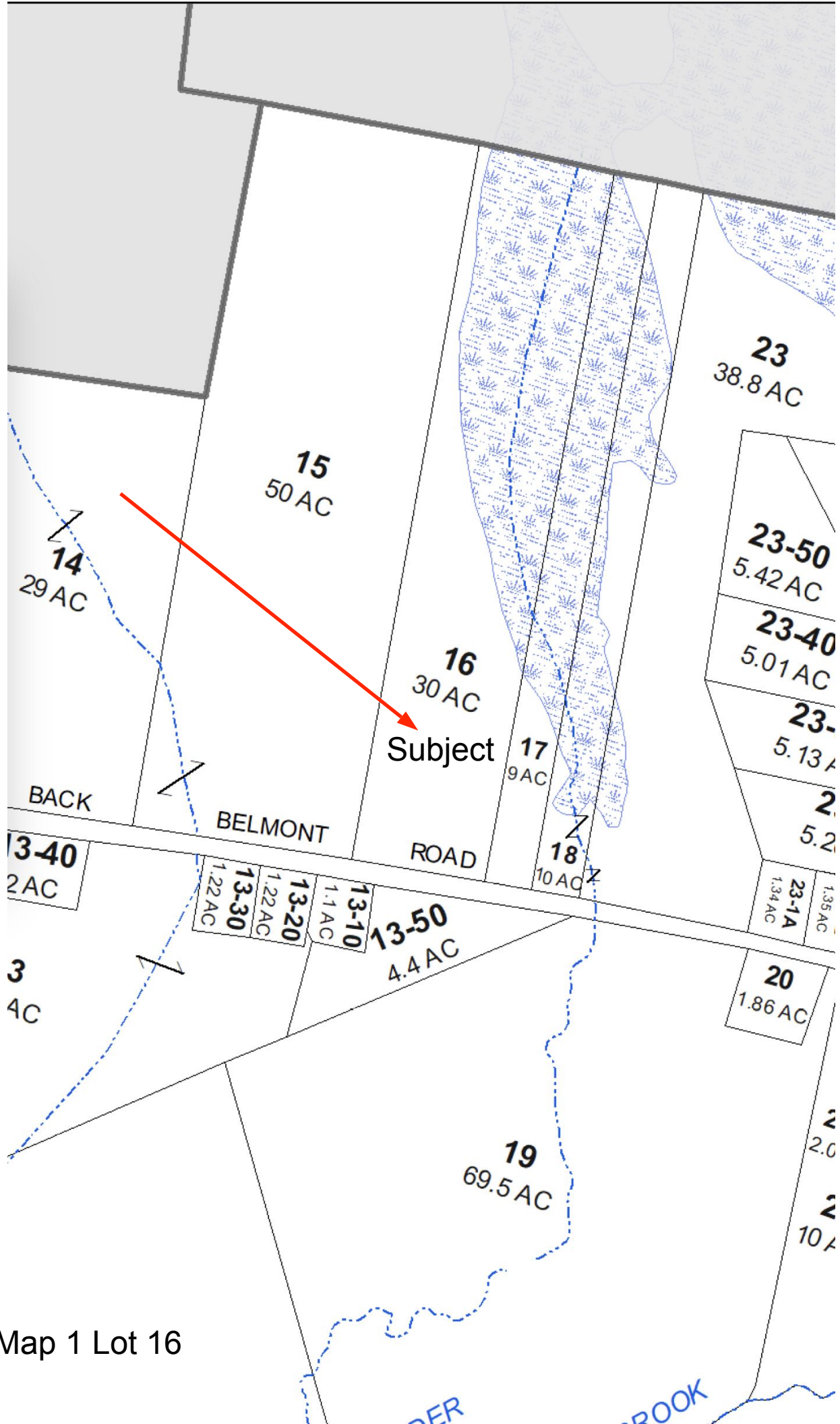
LO: Swift River Properties

Listing provided courtesy of:

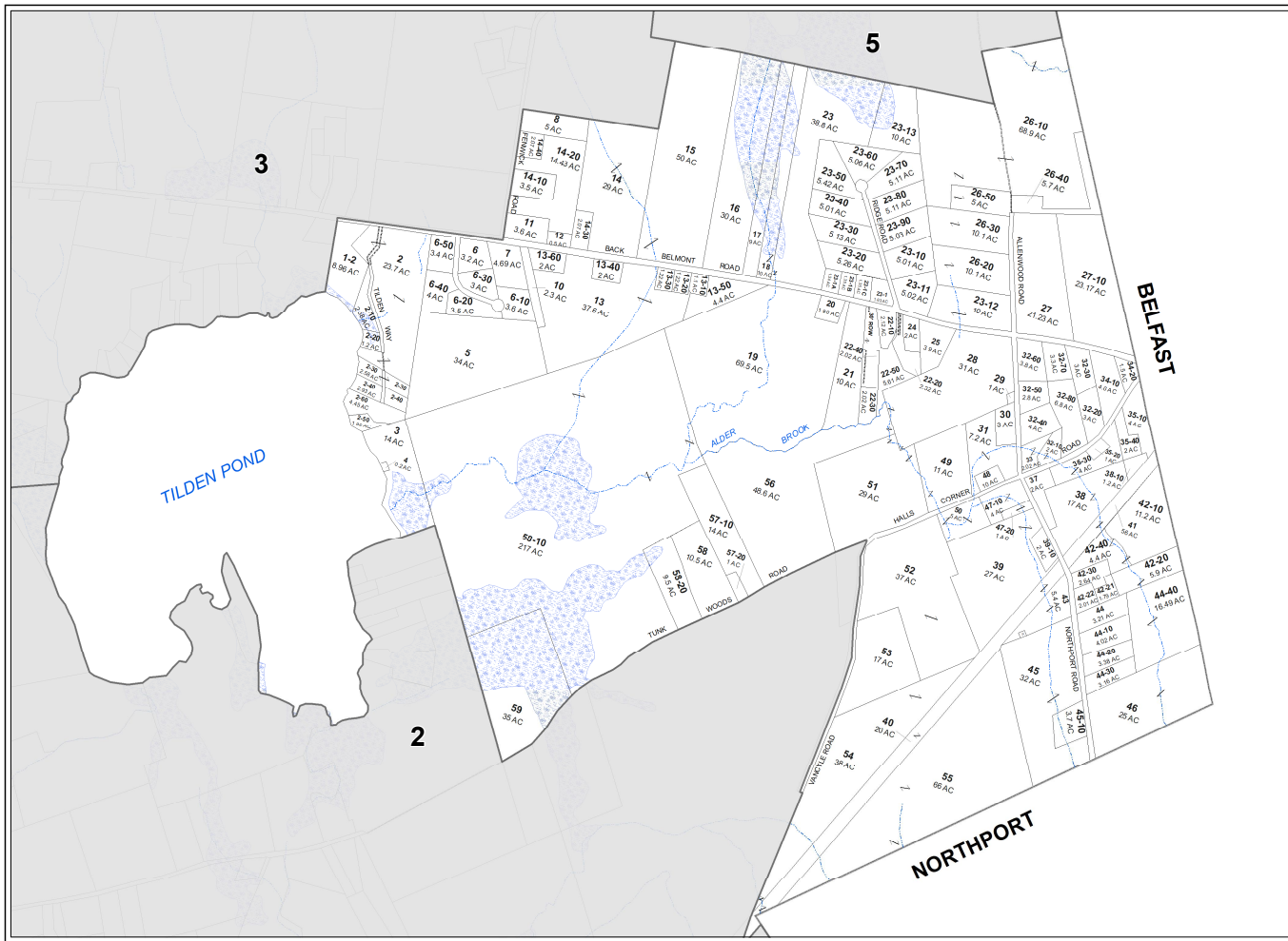
William {Rick} Rhea
Swift River Properties
99 Bow Street
Freeport, ME 04032
207-329-9728
207-329-9728
rick.swiftriver@gmail.com
<http://www.swiftriverproperties.com>

Prepared by William {Rick} Rhea on Wednesday, February 07, 2024 3:00 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 © 2024 and FBS.



Tax Map 1 Lot 16



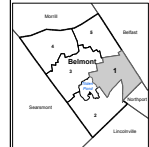
TOWN OF BELMONT
 613 Back Belmont Rd.
 Belmont, ME 04952

WALDO COUNTY MAINE



Legend

- Town Limit
- Property Line
- Right of Way
- Land Hook (State ownership)
- Water
- Swamp



0 500 1,000 Feet

1 inch = 500 feet

Map 1

Original Prepared
 By Photogrammetric
 Methods By:
 John E. O'Donnell & Associates
 Auburn, Maine
 1978

*For Assessment Purposes
 Not to be used for conveyances*

Issued: April 1, 2022

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): n/a Size of tank(s): n/a

Location: n/a

What materials are, or were, stored in the tank(s): n/a

Have you experienced any problems such as leakage: Yes No Unknown

Comments: Seller has no knowledge of Underground storage tanks on the property

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: Seller has no knowledge of hazardous material on the property

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 _____

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: n/a

Source of information: seller/deeds and recorded documents/town records

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 Belmont

Road Association Name (if known): None

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

If Yes, explain: Limited residential and resource protection

Source of information: town of Belmont zoning map

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: n/a

Source of information: Seller

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: n/a

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: A new septic design was completed in 2023 and a prior restriction/condition on the property pertaining to an old septic design was cancelled.

PROPERTY LOCATED AT: Map 1 Lot 16 Back Belmont Road, Belmont, ME 04952

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



Instr # 2023-6834

ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

DLN #1002340249005

WARRANTY DEED

Real Estate Transfer Tax Paid

David K. North, of Indian Head, Maryland, for consideration paid, grants to Bucktail, LLC, a Maine limited liability company having a mailing address of 99 Bow Street, Freeport, ME 04032, with Warranty Covenants, the following land:

A certain lot or parcel of land situated in the Town of Belmont, County of Waldo, State of Maine, and is described as follows:

Beginning at an iron stake on the northerly bound of the County Road, so-called, at the southeasterly corner of a lot of land owned by Percy Redman; thence easterly along said road thirty rods (30), more or less, to an iron stake on the line of land conveyed to Stephen M. Cohen and Roberta Cohen by deed dated November 18, 1966, and recorded in the Waldo County Registry of Deeds in Book 653, Page 582; thence northerly along the line of said Cohen one hundred sixty rods (160), more or less, to an iron stake on the line of land formerly owned by Harrison Hayford; thence westerly along the line of said Hayford thirty rods (30), more or less, to an iron stake on the line of land of said Redman; thence southerly along the line of land of said Redman one hundred sixty rods, (160), more or less, to the point of beginning.

The premises are conveyed subject to the terms and conditions set forth in a notice of restrictions with respect to installation of a subsurface sewage disposal system dated July 2, 1987, and recorded in the Waldo County Registry of Deeds in Book 972, Page 18, insofar as the same may be in force and applicable to the premises hereby conveyed.

Being the same premises conveyed to the Grantor herein by Deed of Distribution from the Estate of David A. York dated April 6, 2023, and recorded in the Waldo County Registry of Deeds in Book 4892, Page 266.

Executed this 9 day of September, 2023.

David K. North
David K. ~~York~~ North

State of Maryland
County of Charles, ss.

September 9, 2023

Personally appeared before me the above named David K. ^{North}~~York~~ and acknowledged the foregoing instrument to be his free act and deed.

Commonwealth of Pennsylvania - Notary Seal
Naquaj A. Castro-Sweeney, Notary Public
Lancaster County
My commission expires May 15, 2027
Commission number 1431214

Naquaj A. Castro-Sweeney
Naquaj A. Castro-Sweeney

Member, Pennsylvania Association of Notaries

ERECORDED

VOL 4972 PG 233

02/01/2024 02:44:19 PM

2 Pages

Instr # 2024-620

ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

NOTICE OF CANCELLATION OF
SEPTIC SYSTEM VARIANCE CONDITIONS

This Agreement is made this 21st day of January, 2024, by and between Maine Department of Health and Human Services and Bucktail, LLC.

Whereas, Cecil K. Wood, Jr. recorded a notice of waiver conditions for the installation of a subsurface waste disposal system dated July 2, 1987, and recorded in the Waldo County Registry of Deeds in Book 972, Page 18 (the "Waiver"); and

Whereas, the Waiver pertained to the installation of a subsurface waste disposal system in accordance with a system design dated November 3, 1986, by Douglas W. Meservey, S.E. on land of Cecil K. Wood, Jr. located at Back Belmont Road, Belmont, Maine, described in a deed recorded in the Waldo County Registry of Deeds in Book 873, Page 13 (the "Subject Property"); and

Whereas, Bucktail, LLC holds title to the Subject Property by virtue of a deed from David K. North dated September 9, 2023, and recorded in the Waldo County Registry of Deeds in Book 4936, Page 345; and

Whereas, Bucktail, LLC hereby represents that it has not found any dwelling or any subsurface waste disposal system currently existing on the Subject Property; and

Whereas, Bucktail, LLC represents that it does not intend to install on the Subject Property a subsurface waste disposal system pursuant to the system design dated November 3, 1986, by Douglas W. Meservey, S.E.; and

Whereas, Bucktail, LLC has requested that Maine Department of Human Services agree that the Waiver is no longer in effect; and

Whereas, Maine Department of Health and Human Services is willing to revoke the Waiver and to cancel the notice of waiver conditions.

Now, therefore, the parties agree and notice is hereby given as follows:

1. That Bucktail, LLC, its successors and assigns, shall not install on the Subject Property a subsurface waste disposal system in accordance with a system design dated November 3, 1986, by Douglas W. Meservey, S.E.; and

2. That the Waiver referred to in the notice of waiver conditions recorded in the Waldo County Registry of Deeds in Book 972, Page 18, is null and void, and the waiver conditions are no longer applicable to the Subject Property.

Dated: January 19, 2024

Maine Department of Health and Human Services

By: Jennifer Jamison
Name: Jennifer Jamison
Title: Associate Director of Environmental & Community Health

Bucktail, LLC

By: William R. Rhea
William R. Rhea, its Member

State of Maine
Kennebec, ss.

January 19, 2024

Personally appeared before me the above named Jennifer Jamison of the Maine Department of Health and Human Services, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity on behalf of said agency.

Valerie J. Leathers
Notary Public, State of Maine
My Commission Expires October 28, 2028

Valerie J. Leathers
Notary Public
Printed name: Valerie J. Leathers

State of Maine
Cumberland, ss.

January 24, 2024

Personally appeared before me the above named William R. Rhea, Member of Bucktail, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said limited liability company.

Constance M. Kennedy
Notary Public
Printed name:

CONSTANCE M. KENNEDY
Notary Public-Maine
My Commission Expires
August 02, 2030

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: **BELMONT**
Street or Road: **BACK BELMONT ROAD**
Subdivision, Lot #:

Town/City: _____ Permit # _____
Date Permit Issued: ___/___/___ Fee: \$ _____ Double Fee Charged
Local Plumbing Inspector Signature _____ L.P.I. # _____

OWNER/APPLICANT INFORMATION

Name (last, first, MI): **BUCKTAIL LLC** (Owner) (Applicant)
Mailing Address of Owner/Applicant: **99 BOW STREET FREEPORT, ME 04032**
Daytime Tel. #: **207-329-9728**

Fee: \$ _____ state min fee \$ _____ Locally adopted fee _____
Copy: Owner Town State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.
Municipal Tax Map # _____ Lot # _____

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (1st) date approved _____

Signature of Owner or Applicant _____ Date _____

Local Plumbing Inspector Signature _____ (2nd) date approved _____

PERMIT INFORMATION

TYPE OF APPLICATION
 1. First Time System
2. Replacement System
Type replaced: _____
Year installed: _____
3. Expanded System
a. <25% Expansion
b. >25% Expansion
4. Experimental System
5. Seasonal Conversion

THIS APPLICATION REQUIRES
 1. No Rule Variance
2. First Time System Variance
a. Local Plumbing Inspector Approval
b. State & Local Plumbing Inspector Approval
3. Replacement System Variance
a. Local Plumbing Inspector Approval
b. State & Local Plumbing Inspector Approval
4. Minimum Lot Size Variance
5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS
 1. Complete Non-engineered System
2. Primitive System (graywater & alt. toilet)
3. Alternative Toilet, specify: _____
4. Non-engineered Treatment Tank (only)
5. Holding Tank, _____ gallons
6. Non-engineered Disposal Field (only)
7. Separated Laundry System
8. Complete Engineered System (2000 gpd or more)
9. Engineered Treatment Tank (only)
10. Engineered Disposal Field (only)
11. Pre-treatment, specify: _____
12. Miscellaneous Components

SIZE OF PROPERTY
± **30** SQ. FT. ACRES
SHORELAND ZONING
Yes No

DISPOSAL SYSTEM TO SERVE
 1. Single Family Dwelling Unit, No. of Bedrooms: **3**
2. Multiple Family Dwelling, No. of Units: _____
3. Other: _____ (specify)
Current Use Seasonal Year Round Undeveloped

TYPE OF WATER SUPPLY
 1. Drilled Well 2. Dug Well 3. Private
4. Public 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
 1. Concrete
 a. Regular
b. Low Profile
2. Plastic
3. Other: _____
CAPACITY: **1000 GAL**

DISPOSAL FIELD TYPE & SIZE
 1. Stone Bed 2. Stone Trench
3. Proprietary Device
a. cluster array c. Linear
b. regular load d. H-20 load
4. Other: **30' x 50'**
SIZE: **1000** sq. ft. lin. ft.

GARBAGE DISPOSAL UNIT
 1. No 2. Yes 3. Maybe
If Yes or Maybe, specify one below:
a. multi-compartment tank
b. _____ tanks in series
c. increase in tank capacity
d. Filter on Tank Outlet

DESIGN FLOW
270 gallons per day
BASED ON:
 1. Table 4A (dwelling unit(s))
2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities

SOIL DATA & DESIGN CLASS
PROFILE CONDITION: **3, C**
at Observation Hole # **1**
Depth **16"**
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING
1. Medium—2.6 sq. ft. / gpd
 2. Medium—Large 3.3 sq. ft. / gpd
3. Large—4.1 sq. ft. / gpd
4. Extra Large—5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP
1. Not Required
 2. May Be Required
3. Required
Specify only for engineered systems:
DOSE: _____ gallons

3. Section 4G (meter readings)
ATTACH WATER METER DATA
LATITUDE AND LONGITUDE
at center of disposal area
Lat. **44** d **32** m **47** s
Lon. **69** d **35** m **52** s
if g.p.s, state margin of error: _____

SITE EVALUATOR STATEMENT

I certify that on **8/02/23** (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-14A CMR 241).

Site Evaluator Signature: **Vaughan L. Smith**
Site Evaluator Name Printed: **VAUGHAN L. SMITH**

VAUGHAN L. SMITH
SE # **226**
Date **8/24/23**
Telephone Number **447-3887**
E-mail Address **SOULTESTMAN@GMAIL.COM**

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

BELMONT

BACK BELMONT ROAD

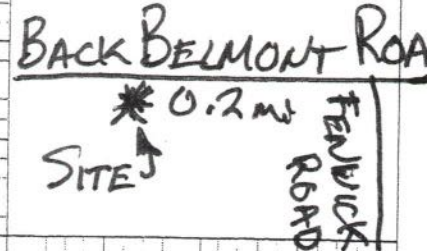
BUCKTAIL LLC.

SITE PLAN

Scale 1" = 50 ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas
 recommended)

± 30 ACRES



PROPOSED
 3 BEDROOM HOME



PROPOSED DISPOSAL AREA
 (20' x 50')

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole #1 Test Pit Boring
 2" Depth of Organic Horizon Above Mineral Soil

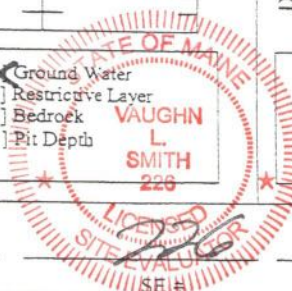
Observation Hole #2 Test Pit Boring
 2" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-20	SANDY LOAM	FRIABLE	DARK BROWN GRAY	NONE
20-30			YELLOWISH BROWN	
30-50	FINE SANDY LOAM	FIRM	LIGHT OLIVE BROWN	FEW DISTINCT

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-50	SAME AS TP#1			

Soil Classification Profile: 3C4	Slope: 4%	Limiting Factor: Ue	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	------------------	----------------------------	--

Soil Classification Profile: 3C4	Slope: 4%	Limiting Factor: Ue	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Vaughn L. Smith
 Site Evaluator Signature

8/24/23
 Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation

BELMONT BACK BELMONT ROAD

Street, Road, Subdivision

Owner's Name
BUCKTAIL LLC

NOTE:

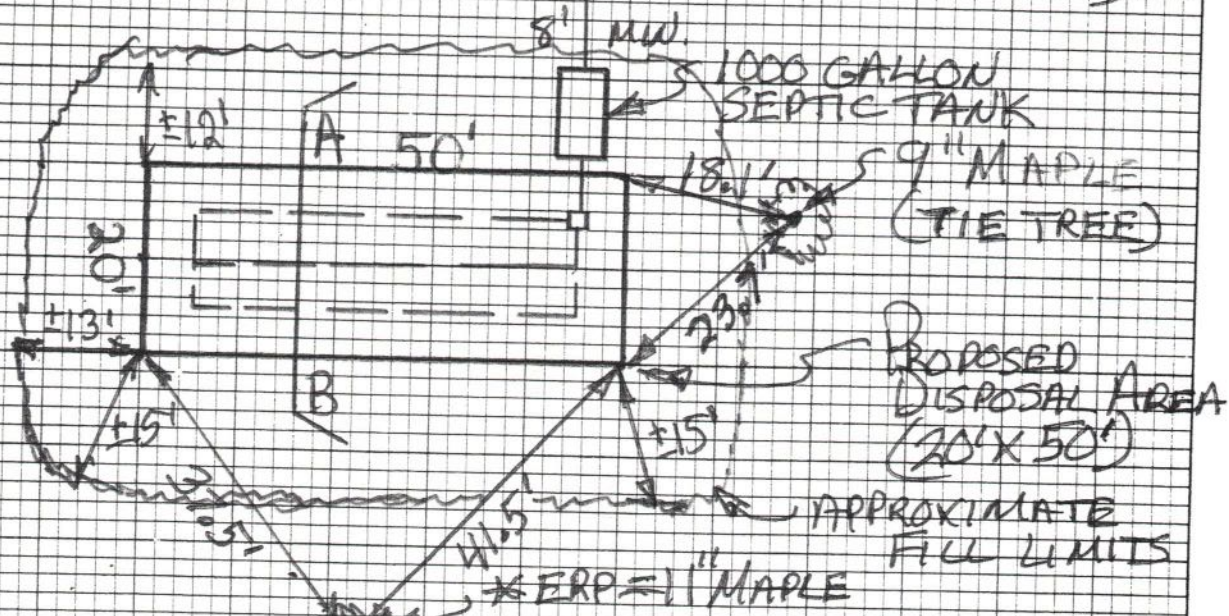
SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.

ALL TIES, ELEVATIONS, + PROPERTY LINES SHALL BE CONFIRMED PRIOR TO CONSTRUCTION

PROPOSED 3 BEDROOM HOME
(APPROXIMATE LOCATION)

BACK BELMONT ROAD
C.R.O.W. IV



FILL REQUIREMENTS

Depth of Fill (Upslope)

±20"
±30"

Depth of Fill (Downslope)

FILL DEPTHS WILL VARY

CONSTRUCTION ELEVATIONS

Finished Grade Elevation

Top of Distribution Pipe or Proprietary Device

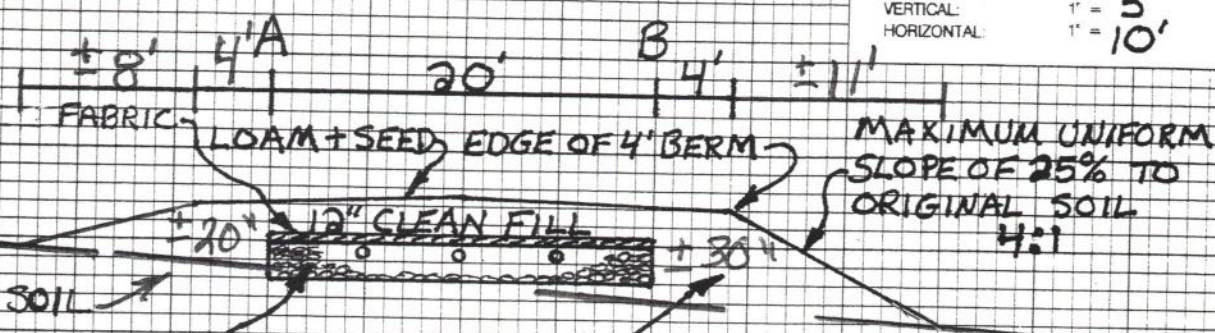
Bottom of Disposal Area

ELEVATION REFERENCE POINT

-32" Location & Description 11" MAPLE
-44" W/ NAIL 62" ABOVE
-56" Reference Elevation 0" GROUND

DISPOSAL AREA CROSS SECTION

SCALE:
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'



MAXIMUM UNIFORM SLOPE OF 25% TO ORIGINAL SOIL 4:1

REMOVE VEGETATION + SCARIFY ALL FILL AREAS 3 GENTLY
*CREATE TRANSITION LAYER WHEN APPROPRIATE

12" CLEAN, CRUSHED STONE (1/2" DIA.)
TO (3/4" DIA.)

FILL SHALL BE CLEAN GRAVELLY SAND PER TABLE 11A OF CODE

Site Evaluator Signature



8/24/23 Date