

MLS #: 1586644
Status: Active

County: Waldo
Property Type: Land

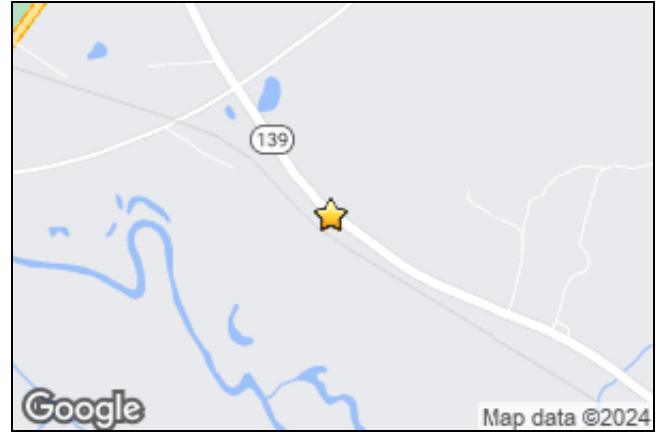
Public Detail Report
Seasonal: No

List Price: \$29,900
Original List Price: \$29,900



**M12 Lot10
Thorndike Road
Unity, ME 04988**

**List Price: \$29,900
MLS#: 1586644**



Land Information

Surveyed: Yes	Waterfront: No	Road Frontage +/-: 856
Lot Size Acres +/-: 2.44	Water Views: No	Source of Road Frontage: Survey
Source of Acreage: Survey		Zoning: Rural
Mobile Homes Allowed: Yes		Zoning Overlay: Unknown

Property Features

Driveway: No Driveway	Electric: Other Electric	Roads: Paved; Public
Parking: No Parking	Gas: No Gas	Site: Wooded
Location: Near Town; Rural	Water: Well Needed on Site	
	Sewer: Septic Needed	

Tax/Deed Information

Book/Page 4922/330	Full Tax Amt/Yr: \$265.53/ 23	Map/Block/Lot: 12//10
		Tax ID: map12lot10unity

Remarks

Remarks: Nicely wood land with long road frontage and good visibility on the Thorndike Road (Route 220). Surveyed, soil tested and DOT driveway permit in place. Possible owner financing. Ready for your homesteading dreams!

LO: Swift River Properties

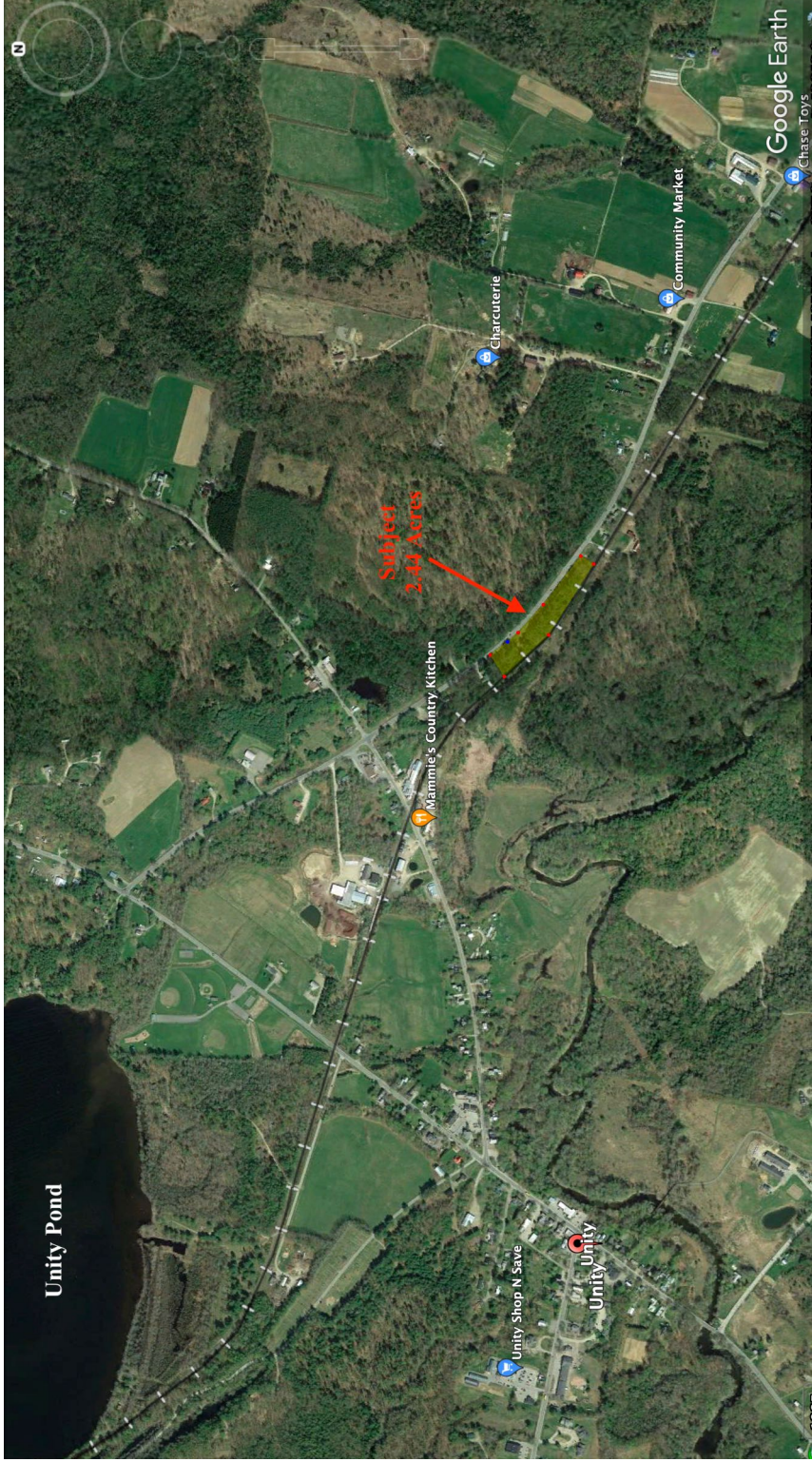
Listing provided courtesy of:

William {Brian} Rhea
Swift River Properties
99 Bow Street
Freeport, ME 04032
207-756-9079
207-329-9728
brian.swiftriver@gmail.com

Prepared by William {Brian} Rhea on Monday, April 22, 2024 10:58 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 © 2024 and FBS.





2

Unity Pond

Subject
2.41 Acres

Mammie's Country Kitchen

Charcuterie

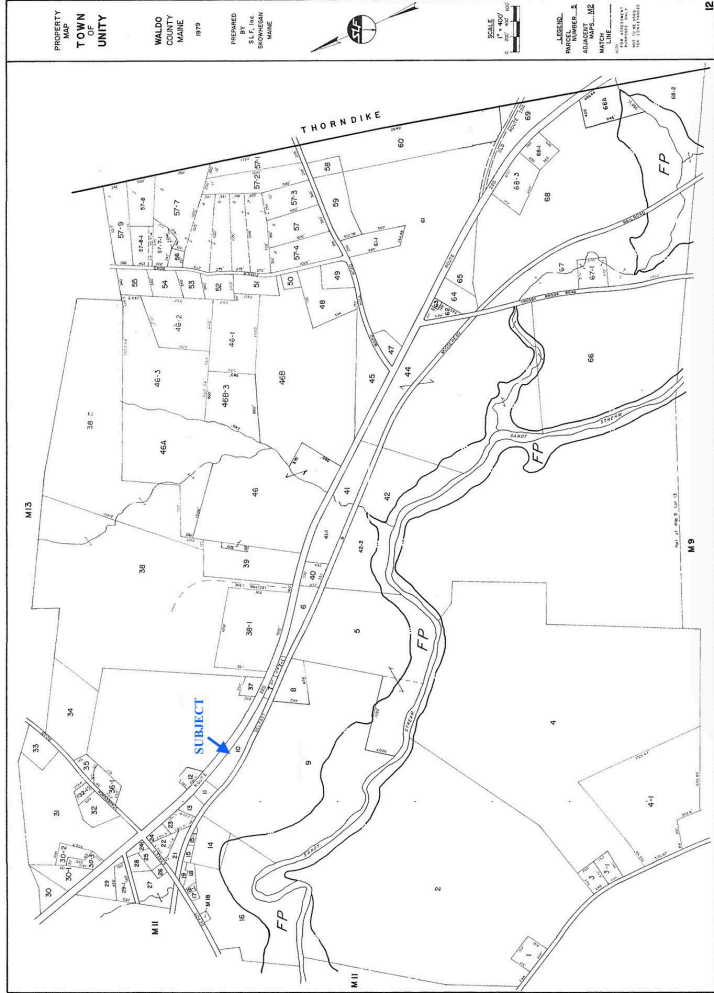
Community Market

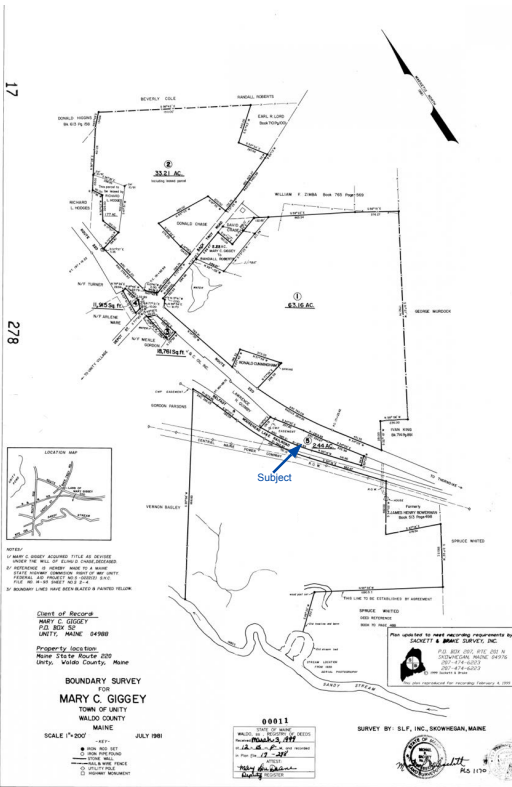
Unity Shop N Save

Unity

Google Earth

Chase Toys





NOTES:
 1. THIS SURVEY ASSUMES TITLE AS DEPICTED.
 2. THIS SURVEY IS NOT A GUARANTEE OF TITLE.
 3. THIS SURVEY IS NOT A GUARANTEE OF VALUE.
 4. THIS SURVEY IS NOT A GUARANTEE OF ACCURACY.
 5. THIS SURVEY IS NOT A GUARANTEE OF COMPLETION.
 6. THIS SURVEY IS NOT A GUARANTEE OF FUTURE VALUE.

Client of Record
 MARY C. GIGGEY
 PO BOX 52
 UNITY, MAINE 04988

Property Location
 Main 17.00 Acre Parcel
 Unity, Maine County, Maine

BOUNDARY SURVEY
 FOR
 MARY C. GIGGEY
 TOWN OF UNITY
 WILLOW COUNTY
 MAINE
 SCALE 1"=200' JULY 1988

00011
 MAINE STATE GEOLOGICAL SURVEY
 REG. NO. 3, 812
 1-13-88
 1-17-88
 1-17-88

SURVEY BY: S.L.F., INC., BOWHEGAN, MAINE
 S.L.F., INC.
 REG. NO. 1170

Receipt # 172922 WALDO SS: RECEIVED
VOL 4922 PG 330
 ERECORDED 07/28/2023 01:42:21 PM
 6 Pages
 Instr # 2023-5072
 ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

TRUSTEE'S DEED
 (Short Form Deeds Act)
 DLN: 1002340243285

Real Estate Transfer Tax Paid

KNOW ALL PERSONS BY THESE PRESENTS, that **JOHN S. GIGGEY, TRUSTEE of the GIGGEY FAMILY REALTY TRUST DATED JULY 1, 1999**, as amended to date (the "Grantor"), by the power conferred by law, and every other power, FOR CONSIDERATION PAID, hereby grant to **BUCKTAIL, LLC**, a Maine limited liability company, whose mailing address is 99 Bow Street, Freeport, ME 04032 (the "Grantee"), certain real property, together with the buildings and improvements thereon, located in Unity, Waldo County, Maine and being more particularly bounded described on **Exhibit A** attached hereto.

Meaning and intending to convey a portion of the property conveyed by Quitclaim Deed dated August 4, 1999 from Mary Chase Giggey to the Giggey Family Realty Trust dated July 1, 1999 recorded in the Waldo County Registry of Deeds in Book 1925, Page 218.

And the said Grantor, Trustee as aforesaid, in his said capacity, does hereby covenant with the said Grantee, its successors and assigns, that he is the sole Trustee under said Trust; that said Trust is still in force and effect; that he has the power thereunder to convey as aforesaid; and that in making this conveyance, he has, in all respects, acted pursuant to and in accordance with the authority vested in and granted to him therein and all terms and conditions of said Trust.

IN WITNESS WHEREOF, John S. Giggey, Trustee as aforesaid, has hereunder set his hand and seal effective this 25 day of July, 2023.

John S. Giggey
 WITNESS

John S. Giggey
 John S. Giggey, Trustee of the Giggey Family Realty Trust of July 1, 1999

Commonwealth of VA
 County of Winchester ss.
 City

July 25, 2023

Personally appeared the above-named John S. Giggey, in his capacity as sole trustee of the Giggey Family Realty Trust dated July 1, 1999, as amended to date, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Trust.

Before me,
 Notary Public
 Print Name: APRIL L. BIRRELL-HOLMES
 Commission Expires: APR 21 2028

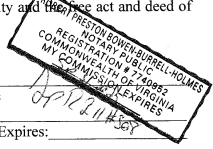


EXHIBIT A

Five parcels of land in Unity, Waldo County, Maine and further located on the Survey Plan of Mary C. Giggey prepared by Michael R. Sackett, Surveyor, in July 1981 as lots 1, 2, 3, 5, and 6, and filed in the Waldo County Registry of Deeds as the "Boundary Survey for Mary C. Giggey" at Plan Book 17, Page 278.

Parcel 1 - Beginning at a highway monument in the generally north line of Route 220; thence N 39°54' E for a distance of 61.70 feet more or less along Route 220 to an iron rod set; thence N 13°41' W for a distance of 17.00 feet more or less to the intersection of Route 220 and the Back Troy Road, so called, to an iron rod set; thence in an arc of 150.64 feet with a radius of 2897.43 feet along the Back Troy Road, so called, in a generally northeast direction; thence N 73°25' E for a distance of 284.66 feet, more or less, to an iron rod set at the generally west corner of land now or formerly of Randall Roberts; thence S 32°02' E for a distance of 259.37 feet, more or less, along the generally west boundary of said land of Randall Roberts to an iron rod set; thence N 73°25' E for a distance of 611.74 feet more or less to an iron rod set in the generally west boundary of the land now or formerly of William F. Zimba; thence S 59°22' E for a distance of 863.34 feet, more or less, along the said land of William F. Zimba to an iron rod set; thence S 56°51' E for a distance of 376.27 feet, more or less, to an iron rod set by a rail and wire fence in the generally southwest boundary of land now or formerly of George Murdock; thence S 31°27' W for a distance of 1792.74 feet, more or less, along a rail and wire fence and stone wall in the generally southwest boundary of land now or formerly of George Murdock; thence N 58°58' W for a distance of 236 feet, more or less, along a stone wall in the generally northeast boundary of land now or formerly of Ivan King to an iron rod set; thence S 32°19' W for a distance of 251.00 feet, more or less, along the generally northwest boundary of said land of Ivan King to an iron rod set in the generally north line of said Route 220; thence N 34°05' W for a distance of 451.35 feet, more or less, along said Route 220 to a highway monument in said route; thence in an arc of 740.09 feet with a radius of 2814.93 feet along said Route 220 to an iron pipe in the generally south boundary of land now or formerly of Ronald Cunningham; thence N 77°36' E for a distance of 298.59 feet, more or less, along the generally south boundary of said land of Ronald Cunningham to an iron rod set; thence N 37°58' W for a distance of 373.03 feet, more or less, along the generally east boundary of said land of Ronald Cunningham to an iron rod set; thence S 57°45' W for a distance of 166.32 feet, more or less, along the generally north boundary of said and of Ronald Cunningham to an iron rod set in the generally north line of Route 220; thence N 14°35' W for a distance of 785.41 feet, more or less, along the generally north line of Route 220 to a highway monument and the point of beginning. Being Lot 1 on the Survey Plan of Mary C. Giggey prepared by Michael R. Sackett, Surveyor, in July 1981 and filed in the Waldo County Registry of Deeds as the "Boundary Survey for Mary C. Giggey" at Plan Book 17, Page 278.

EXCEPTING from Parcel 1 a certain lot or parcel of land situated southeasterly of and adjacent to the intersection of Stagecoach Road and Thorndike Road in the Town of Unity, Waldo County, State of Maine bounded and described as follows:

Beginning at a point marked with a 12-inch by 12-inch granite highway monument found at the southeasterly intersection of Stagecoach Road and Thorndike Road near station 189+50, 50 feet right, as shown on a plan entitled Maine State Highway Commission Right of Way Map State

Aid Highway 5 & 1 Unity, Waldo County, Federal Aid Project No. S-0222(2), dated February 1965, sheet 4 of 4, said point also being the most westerly corner of the herein described parcel of land;

Thence, N 21° 06' 36" E along the said southeasterly intersection of Stagecoach Road and Thorndike Road, a distance of sixty-one and 70/100 hundredths (61.70) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set;

Thence, N 32° 28' 24" W continuing along the said southeasterly intersection of Stagecoach Road and Thorndike Road, a distance of seventeen and 00/100 hundredths (17.00) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set at a point of curvature;

Thence, easterly along the southerly sideline of Stagecoach Road and a curve to the left having a radius of two thousand eight hundred ninety-seven and 43/100 hundredths (2897.43) feet, a chord bearing of N 56° 06' 58" E, a chord length of one hundred fifty and 62/100 hundredths (150.62) feet, and an arc length of one hundred fifty and 62/100 hundredths (150.62) feet to a point;

Thence, N 54° 37' 36" E continuing along the said southerly sideline of Stagecoach Road, a distance of one hundred ninety and 60/100 hundredths (190.66) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set on and the westerly edge of a wetland;

Thence, southwesterly along the westerly edge of said wetland, a distance of four hundred eighty (480±) feet, more or less, to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set and the easterly sideline of Thorndike Road, said rebar lies S 26° 15' 14" W, a distance of four hundred fifty-three and 99/100 hundredths (453.99) feet from the herein previously described rebar;

Thence, N 33° 21' 50" W along the said easterly sideline of Thorndike Road, a distance of one hundred sixty-eight and 71/100 hundredths (168.71) feet to the Point of Beginning.

Said excepted parcel contains 1.3± acres.

All bearings are Grid North.

Parcel 2 - Beginning at a highway monument in the generally north bound line of Route 220; thence in an arc of 484.20 feet at a radius of 3769.83 feet along the generally north line of said Route 220 to a point in the southwest corner of land now or formerly of Richard L. Hodges and which point is at a distance of 5.35 feet from an iron pipe located within Route 220; thence N 75°24' E for a distance of 194.90 feet, more or less, along the generally south boundary of said land of Richard L. Hodges to an iron rod set; thence N 41°51' E for a distance of 402.03 feet, more or less, along the generally southeastern boundary of land now or formerly of Richard L. Hodges to an iron rod set; thence N 36°38' W for a distance of 288.96 feet, more or less, along the generally northeast boundary of said land of Richard L. Hodges to an iron rod set; thence N 36°09' E for a distance of 401.28 feet, more or less, to an iron pipe; thence N 43°49' E for a

distance of 134.64 feet, more or less, along the generally southeast boundary of land now or formerly of Donald Higgins to an iron rod set; thence S 58°42' E for a distance of 1311 feet, more or less, along the generally southwest boundary of land now or formerly of Beverly Cole marked by a rail and wire fence to an iron rod set; thence S 51°43' W for a distance of 340.00 feet, more or less, along the generally northwest boundary of land now or formerly of Earl R. Lord to an iron rod set; thence S 33°34' E for a distance of 267.49 feet, more or less, along the generally southwest boundary of said land of Earl R. Lord to an iron rod set; thence S 66°13' W for a distance of 33.14 feet, more or less, along the generally west line of the Back Troy Road, so called; thence in an arc of 435.27 feet with a radius of 3462.88 feet along the generally west line of said road; thence S 73°25' W for a distance of 132.75 feet, more or less, along the generally west line of said road to an iron rod set; thence N 16°35' W for a distance of 200.00 feet, more or less, along the generally east boundary of land now or formerly of Donald Chase to an iron rod set; thence N 85°03' W for a distance of 485.00 feet, more or less, along the generally north boundary of said land of Donald Chase to an iron rod set; thence S 09°32' E for a distance of 276.00 feet, more or less, along the generally west boundary of said land of Donald Chase to an iron rod set; thence S 16°35' E for a distance of 104.00 feet, more or less, along the generally west boundary of said land of Donald Chase to an iron rod set; thence S 73°25' W for a distance of 284.75 feet, more or less, along the generally west line of the Back Troy Road, so called; thence in an arc of 147.21 feet with a radius of 2831.93 feet along the generally west line of said road; thence N 13°41' W for a distance of 2.00 feet, more or less, along the intersection of Route 220 and the Back Troy Road, so called; thence N 47°43' W for a distance of 94.59 feet, more or less, along said road intersection; thence N 14°44' W for a distance of 32.79 feet, more or less, along the generally north line of Route 220 to a highway monument and the point of beginning. Being a portion of the parcel labeled parcel 2 on the Survey Plan of Mary C. Giggey prepared by Michael R. Sackett, Surveyor, in July 1981 and filed in the Waldo County Registry of Deeds as the "Boundary Survey for Mary C. Giggey" at Plan Book 17, Page 278.

Excepting from Parcel 2 that portion deeded to Richard L. Hodges, Inc., a Maine corporation by Mary Chase Giggey in a deed located in the Waldo County Registry of Deeds at Book 967, Page 210 and bounded and described as follows: "Lying northerly of Route 220 commencing at an iron rod which marks the easterly boundary of land of the Grantee and the westerly boundary of land of the Grantor; thence running North nineteen degrees, fifty seven minutes West (N19° 57'W) one hundred sixty five (165) feet, more or less, to an iron rod; thence turning and running North thirty two degrees, seven minutes East (N 32° 7' E) two hundred twenty five (225) feet, more or less, to an iron rod; thence turning and running North thirty one degrees, thirty six minutes West (N31° 36'W) ninety (90) feet, more or less, to an iron rod; thence turning and running North thirty six degrees, nine minutes East (N 36°09'E) one hundred thirty five (155) feet, more or less, to an iron rod; thence turning and running south thirty six degrees, thirty eight minutes East (S36°38'E) two hundred eighty eight and ninety six hundredths (288.96) feet, more or less along land retained by the Grantor to an iron rod; thence turning and running South forty one degrees fifty one minutes West (S41°51'W) along land retained by the Grantor four hundred two and three hundredths (402.03) feet to an iron rod and the point of beginning, containing one and seventy seven hundredths acres, more or less."

Parcel 3 - Beginning at a highway monument in the generally south line of Route 220; thence S 14°35' E for a distance of 220.50 feet, more or less, along the generally south line of said Route to an iron rod set; thence S 73°59' W for a distance of 89.34 feet, more or less, along the land now or formerly of J. & C. Oil, Inc. to an iron rod; thence N 08°34' W for a distance of 266.40 feet, more or less; thence N 77°21' E for a distance of 10.00 feet, more or less; thence S 65°22' E for a distance of 66.25 feet, more or less, to a highway monument and the point of beginning. Being the parcel labeled parcel 3 on the Survey Plan of Mary C. Giggey prepared by Michael R. Sackett, Surveyor, in July 1981 and filed in the Waldo County Registry of Deeds as the "Boundary Survey for Mary C. Giggey" at Plan Book 17, Page 278.

Subject

Parcel 4 - Beginning at a highway monument in the generally south line of Route 220, thence S 34°05' E for a distance of 333.99 feet, more or less, along the generally south line of said route to an iron rod set; thence S 50°03' W for a distance of 84.18 feet, more or less, to an iron rod set; thence N 39°16' W for a distance of 441.66 feet, more or less, along land now or formerly of the Belfast & Moosehead Lake Railroad; thence in an arc of 485.21 feet with a radius of 1876.83 feet along said land to an iron rod set; thence N 76°57' E for a distance of 124.19 feet, more or less, along land now or formerly of Lawrence H. Quimby to an iron rod set; thence S 34°42' E for a distance of 297.82 feet, more or less, along the generally south line of Route 220; thence in an arc of 224.27 feet with a radius of 2914.93 feet along the generally south line of said route to a highway monument and the point of beginning. Said property is subject to an easement of the Central Maine Power Company. Being the parcel labeled Parcel 5 on the Survey Plan of Mary C. Giggey prepared by Michael R. Sackett, Surveyor, in July 1981 and filed in the Waldo County Registry of Deeds as the "Boundary Survey for Mary C. Giggey" at Plan Book 17, Page 278.

Parcel 5 - Beginning at an iron rod set in the generally northeast boundary of the land now or formerly of Gordon Parsons; thence in an arc of 256.33 feet with a radius of 1876.86 feet in a generally southeast direction along the land now or formerly of the Belfast & Moosehead Lake Railroad to an iron pipe; thence S 18°00' E for a distance of 193.04 feet, more or less, along said land of the Belfast & Moosehead Lake Railroad to an iron pipe; thence in an arc of 721.13 feet with a radius of 1942.83 feet along said land of the Belfast & Moosehead Lake Railroad; thence S 39°16' E for a distance of 682.87 feet, more or less, along the land of said Belfast & Moosehead Lake Railroad to an iron rod set; thence S 34°03' W for a distance of 462.00 feet, more or less, along the generally northwest boundary of land now or formerly of James Henry Bowerman; thence S 67°16' E for a distance of 478.50 feet, more or less, along the generally south boundary of said land of James Henry Bowerman; thence S 31°22' W for a distance of 550.5 feet, more or less, along the generally northwest boundary of land now or formerly of Spruce Whitehead to an iron rod set; thence N 58°38' W for a distance of 1090.50 feet, more or less, along the generally north boundary of land now or formerly of Spruce Whitehead to a wood post set; thence S 48°22' W for a distance of 350 feet, more or less, along an old tree line and berm to a point in the thread of the old stream bed of the Sandy Stream, so called; thence following the thread of the old stream bed and the said Sandy Stream in a generally northwest direction 1480 feet, more or less, to a point in the thread of the stream lying S 35° 58' W of an iron rod set in the bank of the said Sandy Stream; thence N 35°58' E to said iron rod set in the bank of the said Sandy Stream; thence N 35°58' E for a distance of 1816.83 feet, more or less, to

an iron rod set and the point of beginning. Being the parcel labeled parcel 6 on the Survey Plan of Mary C. Giggey prepared by Michael R. Sackett, Surveyor, in July 1981 and filed in the Waldo County Registry of Deeds as the "Boundary Survey for Mary C. Giggey" at Book 17, Page 278.



June 15, 2023

Bucktail LLC.
99 Bow Street
Freeport, ME 04032

RE: Preliminary Soils Investigation, +/- 2 acres, Lot "C", Route 220, Unity

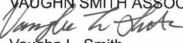
Dear Brian,

On June 6, 2023, per your request, I conducted a Preliminary Soils Investigation at the above-mentioned parcel. The purpose of the investigation was to determine whether a suitable location could be found on this lot for the on-site disposal of wastewater under current State and local codes.

Two test pits were observed and a **potential area for subsurface wastewater disposal was found** on the lot. See test pit log and site plan for further details. Test Pit #C-1 was found to be coarse loamy textured, glacial till with a 3 C/AIII profile and condition with a hardpan at 18 inches and bedrock at 24 inches. Test Pit #C-2 was found to be loamy textured glaciolacustrine with a restrictive layer and seasonal high water table at 18 inches. The slopes ranged from 4 to 6%.

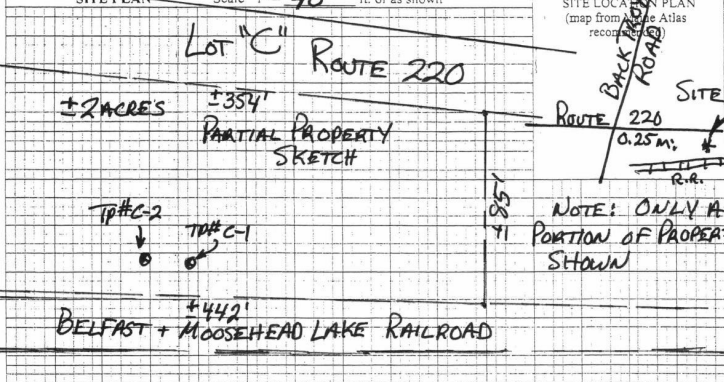
Prior to construction of the septic system, additional test pits may be necessary to complete HHE-200 septic design forms. Approved HHE-200 forms are a prerequisite for obtaining building permits. This report only pertains to the siting of a potential subsurface wastewater disposal area.

I hope this information is sufficient for your current needs. Please do not hesitate to call if you have any questions or if I can be of further assistance.

Sincerely,
VAUGHN SMITH ASSOCIATES

Vaughn L. Smith
Site Evaluator #226



Town, City, Plantation **UNITY** Street, Road, Subdivision **ROUTE 220** Owner's Name **BUCKTAIL LLC**



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

Observation Hole #C-1 <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				Observation Hole #C-2 <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			
" Depth of Organic Horizon Above Mineral Soil				" Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling	Texture	Consistency	Color	Mottling
0	GRAVELLY	FRIABLE	LIGHT YELLOWISH	0	FINE	FRIABLE	OLIVE BROWN
10	SANDY		NONE	10	SANDY		NONE
20	LOAM			20	LOAM		
20-24		FIRM	OLIVE FEN	20-24		FIRM	OLIVE FEN
24	BEDROCK @ 24"			24	DISTINCT		

Soil Classification Profile: 3 C/AU	Slope: 5%	Limiting Factor: 24"	Ground Water Restrictive Layer: <input checked="" type="checkbox"/> Bedrock	Soil Classification Profile: 1 C	Slope: 5%	Limiting Factor: 18"	Ground Water Restrictive Layer: <input checked="" type="checkbox"/> Bedrock
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Vaughn L. Smith (Signature)
 VAUGHN L. SMITH (Stamp)
 7226 (Stamp)
 6/15/23 (Date)
 Page 2 of 3 HHE-00 Rev. 02 11