

MLS #: 1598137
Status: Active

County: Knox
Property Type: Land

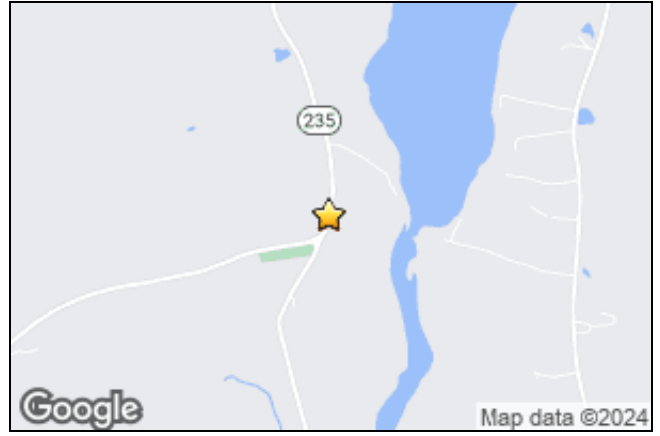
Public Detail Report
Seasonal: No

List Price: \$349,000
Original List Price: \$349,000



**B1 Western Road
(Route 235)
Warren, ME 04864**

**List Price:
\$349,000
MLS#: 1598137**



Land Information

Surveyed: Yes	Waterfront: Yes	Waterfront Amount: 545	Zoning: Shoreland
Lot Size Acres +/-: 9.85	Srcce of Wtrfrt: Survey	Water Frontage: 545	Zoning Overlay: Unknown
Source of Acreage: Survey	Water Views: Yes	Owned:	
Mobile Homes Allowed: No		Waterfront Shared +/-: 50	
		Water Body: Seven Tree Pond	
		Water Body Type: Lake; Pond; River	

Property Features

Driveway: No Driveway	Electric: On Site	Roads: Gravel/Dirt; Paved; Public; Right of Way
Parking: On Site	Gas: No Gas	Site: Agriculture; Open; Rolling/Sloping; Wooded
Location: Rural	Water: Well Needed on Site	
Recreational Water: Lake/Fresh Water	Sewer: Soil Test Available	
View: Fields; Mountain(s); Scenic		

Tax/Deed Information

Book/Page 6113/41	Full Tax Amt/Yr: \$1/ 24	Map/Block/Lot: 15//60-1
Deed/Conveyance Type Quit Claim		Tax ID: 99999
Offered: w/Covenant		

Remarks

Remarks: Ideal rural acreage featuring amazing lake and mountain views, blueberry fields and 545' of frontage on Seven Tree Pond! This amazing property is in a prime mid-coast location.... just over 20 minutes to Camden, Rockport, Rockland or Damariscotta! Seven Tree Pond has good water quality, is 2.5 miles long, 528 acres in size, and 45' deep.

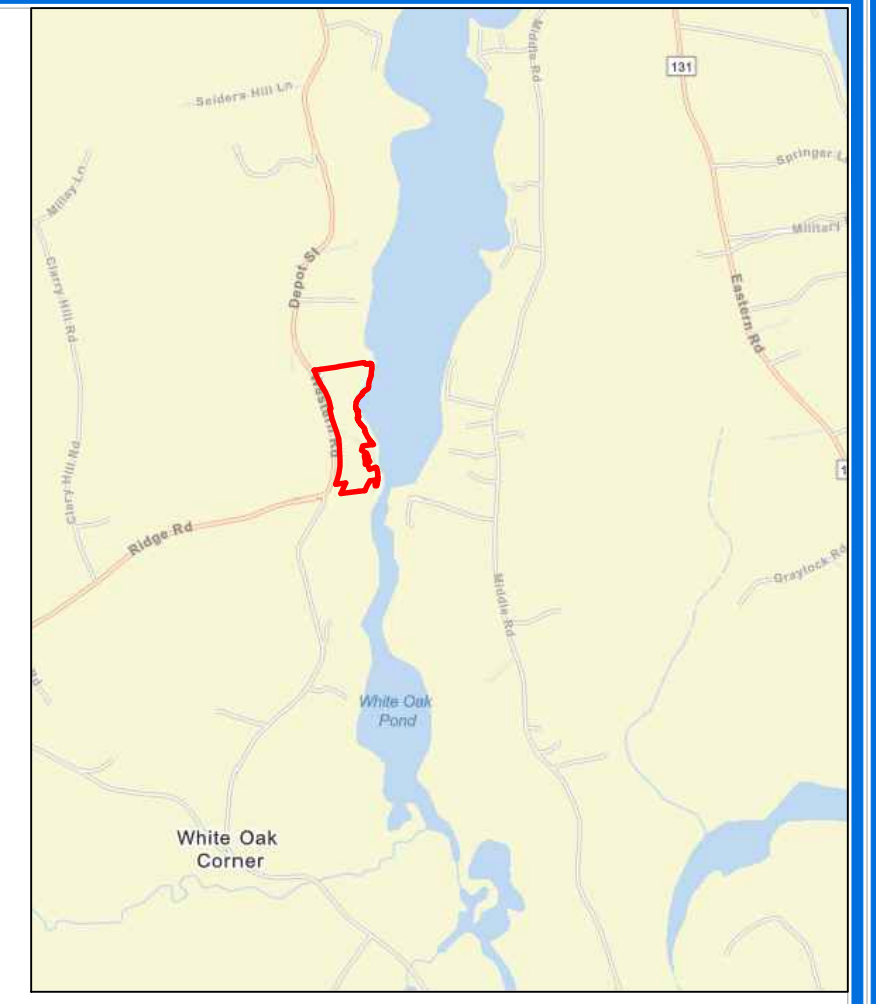
LO: Swift River Properties

Listing provided courtesy of:

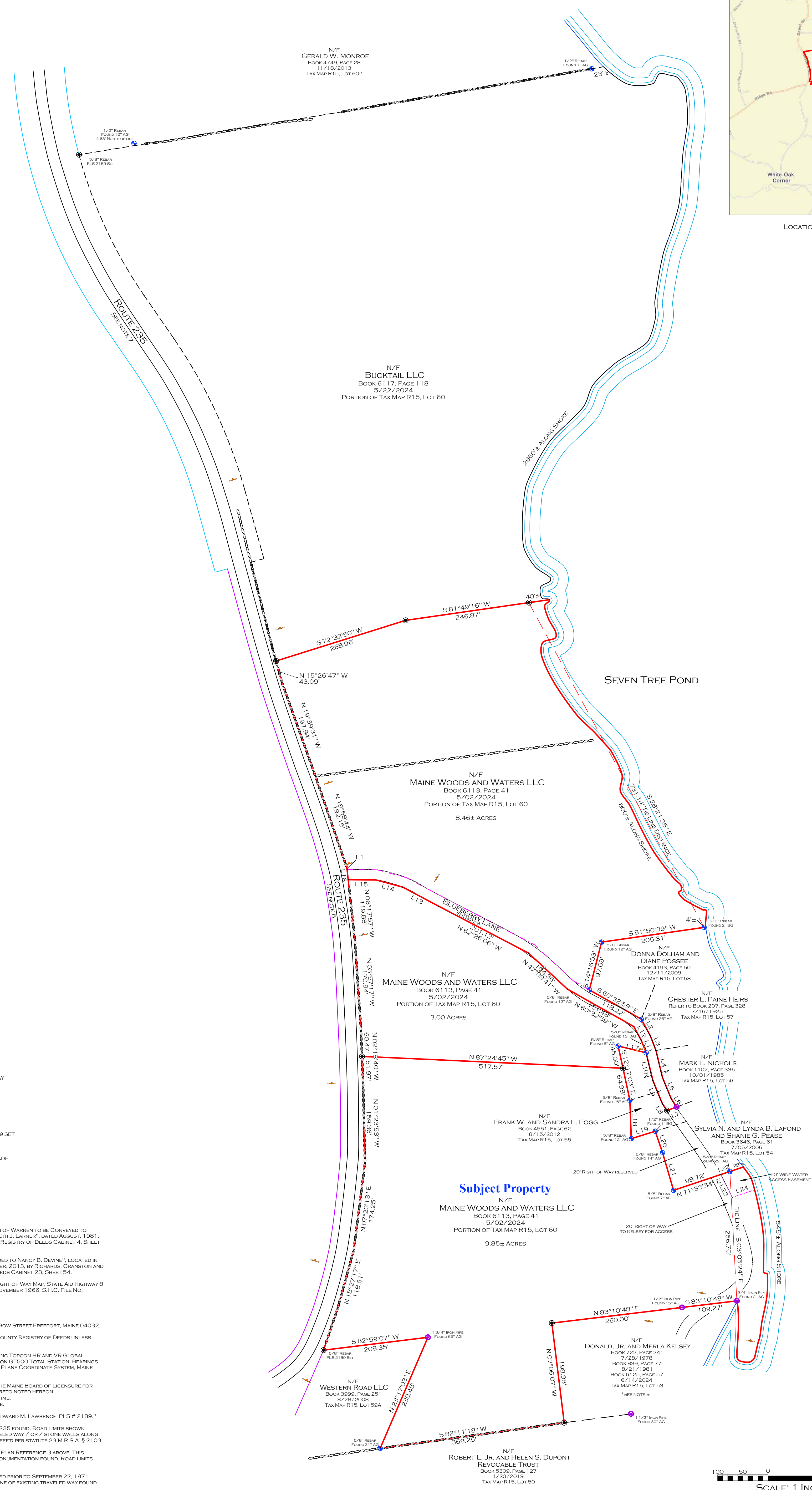
William {Brian} Rhea
Swift River Properties
99 Bow Street
Freeport, ME 04032
207-756-9079
207-329-9728
brian.swiftriver@gmail.com

Prepared by William {Brian} Rhea on Friday, July 26, 2024 8:00 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.



LOCATION MAP "NOT TO SCALE"



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 06°17'57" E	3.87'
L2	S 28°26'39" E	37.37'
L3	S 21°03'06" E	30.93'
L4	S 13°36'03" E	54.87'
L5	S 22°24'31" E	46.04'
L6	S 33°29'27" E	19.29'
L7	S 69°34'10" W	20.53'
L8	N 33°12'41" W	16.99'
L9	N 22°24'51" W	49.11'
L10	N 13°36'03" W	56.41'
L11	N 21°08'06" W	25.74'
L12	N 28°26'39" W	51.69'
L13	N 62°03'41" W	80.65'
L14	N 74°56'38" W	54.88'
L15	N 89°32'32" W	54.96'
L16	N 06°17'57" W	20.14'
L17	N 76°26'50" W	57.06'
L18	S 01°58'01" E	76.07'
L19	N 72°45'49" E	49.71'
L20	S 18°55'20" E	44.83'
L21	S 16°18'10" E	77.75'
L22	N 71°33'34" E	18.88'
L23	S 26°29'30" E	50.50'
L24	N 71°33'34" E	46.92'

LEGEND

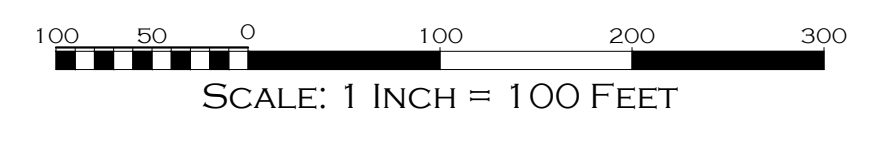
	PROPERTY LINE
	TRAVELED WAY
	GRAVEL TRAVELED WAY
	ABUTTERS LINE
	TIE LINE
	3 R0D ROAD
	100' RIGHT OF WAY
	STONE WALL
	IRON PIPE FOUND
	5/8" REBAR PLS #2189 SET
	IRON REBAR
	ANGLE POINT
	ABOVE OR BELOW GRADE
	UTILITY POLE

PLAN REFERENCES:

- 1) PLAN ENTITLED "PLAN SHOWING PROPERTY IN THE TOWN OF WARREN TO BE CONVEYED TO BRUCE E. AND KATHLEEN H. LULL BY DENNIS A. AND ELIZABETH J. LARNER", DATED AUGUST, 1981, BY MILES S. LEACH PLS 1153, RECORDED WALDO COUNTY REGISTRY OF DEEDS CABINET 4, SHEET 42.
- 2) PLAN ENTITLED "BOUNDARY SURVEY OF PROPERTY DEEDED TO NANCY B. DEVINE", LOCATED IN THE TOWN OF UNION, KNOX COUNTY, MAINE, DATED OCTOBER, 2013, BY RICHARDS, CRANSTON AND CHAPMAN, INC., RECORDED KNOX COUNTY REGISTRY OF DEEDS CABINET 23, SHEET 54.
- 3) PLAN ENTITLED "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE AID HIGHWAY 8 & 3, WARREN AND UNION, KNOX COUNTY, MAINE", DATED NOVEMBER 1966, S.H.C. FILE NO. 57-159.

SURVEYOR NOTES:

- 1) RECORD OWNER: MAINE WOODS AND WATERS LLC, 99 BOW STREET FREETPORT, MAINE 04032.
- 2) ALL BOOK AND PAGE REFERENCES ARE TO THE WALDO COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- 3) THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED USING TOPCON HR AND VR GLOBAL NAVIGATION SATELLITE SYSTEM RECEIVERS AND/OR A TOPCON GT500 TOTAL STATION. BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE STATE PLANE COORDINATE SYSTEM, MAINE EAST, NAD83(2011). DISTANCES GIVEN ARE GRID.
- 4) THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH ANY EXCEPTION THEREIN NOTED HEREON.
 - A) NO SEPARATE WRITTEN REPORT PREPARED AT THIS TIME.
 - B) NO NEW LEGAL DESCRIPTION PREPARED AT THIS TIME.
- 5) IRON PINS SET ARE 5/8 REBAR, CAPPED AND SCRIBED "EDWARD M. LAWRENCE PLS # 2189."
- 6) NO ORIGINAL ROAD LAYOUT OF THIS SECTION OF ROUTE 235 FOUND. ROAD LIMITS SHOWN HEREON ESTABLISHED FROM CENTER LINE OF EXISTING TRAVELED WAY / OR / STONE WALLS ALONG TRAVELED WAY FOUND. ROAD WIDTH EQUALS 3 R0DS (49.5 FEET) PER STATUTE 23 M.R.S.A. § 2103.
- 7) FOR ROAD LAYOUT OF THIS SECTION OF ROUTE 235 SEE PLAN REFERENCE 3 ABOVE. THIS SECTION OF ROUTE 235 = 100 FEET. NO ORIGINAL ROAD MONUMENTATION FOUND. ROAD LIMITS ESTABLISHED RELATIVE TO EXISTING TRAVEL WAY.
- 8) BLUEBERRY LANE IS A PRIVATE RIGHT OF WAY ESTABLISHED PRIOR TO SEPTEMBER 22, 1971. ROAD LIMITS SHOWN HEREON ESTABLISHED FROM CENTER LINE OF EXISTING TRAVELED WAY FOUND. ROAD WIDTH EQUALS 20 FEET PER DEEDS TO LAKE LOTS.
- 9) KELSEY HAS RIGHTS TO USE SPRING PER DEED. LOCATION UNKNOWN.



	JOB #: 24-042, RIVER, WARREN	PLAN PREPARED BY: BOYNTON & ASSOCIATES L.L.C. PROFESSIONAL SURVEYORS 949 EAST RIVER ROAD SKOWHEGAN, MAINE 04976 PHONE: (207) 474-0016 EMAIL: INFO@BASURVEY.COM WWW.BASURVEY.COM	SHEET TITLE: BOUNDARY SURVEY FOR: MAINE WOODS AND WATERS	REVISION: 6/13/2024 CHANGED BLUEBERRY LANE 7/23/2024 CREATED 3 AND 9.85 ACRE LOTS	STATE OF MAINE KNOX SS. REGISTRY OF DEEDS RECEIVED _____, 20____ AT _____ H. _____ M., AND IN PLAN FILE _____, PAGE _____ ATTEST: _____ REGISTER
	SITE LOCATION: ROUTE 235 WARREN, KNOX COUNTY, MAINE		SCALE: 1" = 100' DATE: MARCH 11, 2024		

PROPERTY LOCATED AT: Western Road (Rt# 235), Warren, ME 04864 (9.85 Acres)

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?..... 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: Yes No Unknown~~

Comments: None

Source of information: Previous owners, public record

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: None

Source of information: Previous owners, public record

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, exp No mobile homes, utility easement and rights along Blueberry Lane, 50' lake access easement.

Source of information: Seller, previous owners, public record

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? N/A

Road Association Name (if known): N/A

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

If Yes, explain: Shoreland Zoning

Source of information: Public Record

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

If Yes, explain: Sale to an abutter

Source of information: Seller and broker

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: Western Road (Rt# 235), Warren, ME 04864 (9.85 Acres)

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
Maine Woods and Waters, LLC

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



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation WARREN	Street, Road Subdivision ROUTE 235	Owner's Name SWIFT RIVER PROPERTIES
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SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-9 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

0	Texture	Consistency	Color	Mottling
	SANDY		BROWN	
	LOAM	FRIABLE		
			YELLOWISH	
10			BROWN	
15	BEDROCK/REFUSAL IN LARGE STONE			
20				
30				
40				
50				

Soil Classification 2 Profile	Slope A Condition	Limiting Factor 5-8 %	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole TP-10 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

0	Texture	Consistency	Color	Mottling
	SANDY		BROWN	
	LOAM			
10		FRIABLE		
	LOAMY		STRONG	
	SAND		BROWN	
20				
25	BEDROCK/REFUSAL IN LARGE STONE			
30				
40				
50				

Soil Classification 2 Profile	Slope A Condition	Limiting Factor 10 %	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-11 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

0	Texture	Consistency	Color	Mottling
	SANDY	FROZEN	BROWN	
	LOAM			
10	LOAMY	FRIABLE	YELLOWISH	
	SAND		BROWN	
20				
25	BEDROCK			
30				
40				
50				

Soil Classification 2 Profile	Slope A Condition	Limiting Factor 3-5 %	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole TP-12 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

0	Texture	Consistency	Color	Mottling
	SANDY		BROWN	
	LOAM			
10		FRIABLE	YELLOWISH	
	LOAMY		BROWN	
	SAND			
20				
25	BEDROCK			
30				
40				
50				

Soil Classification 2 Profile	Slope A Condition	Limiting Factor 0-3 %	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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BAZ

Site Evaluator Signature

352
SE *

2/29/24
Date