

MLS #: 1488211
Status: Active

Nbd/Assn: None
County: Oxford
Property Type: Land

Public Detail Report
Seasonal: Yes

List Price: \$89,900



Parcel 1C Blackguard Road

Waterford, ME 04088

List Price: \$89,900

MLS#: 1488211



Land Information

Surveyed:	Yes	Waterfront:	Yes	Waterfront Amount +/-:	371	Road Frontage +/-:	436
Lot Size Acres +/-:	2	Src of Wtrfrt:	Survey	Water Frontage Owned:	371	Source of Road Frontage:	Survey
Source of Acreage:	Survey	Water Views:	Yes	Waterfront Shared +/-:	0	Zoning:	Shoreland
Mobile Homes Allowed:	No			Water Body:	Duck Pond	Zoning Overlay:	No
				Water Body Type:	Pond	Bank Owned REO:	No

Property Features

Driveway:	No Driveway	Electric:	Other Electric	Roads:	Gravel/Dirt; Public; Seasonal
Location:	Other Location	Gas:	No Gas	Site:	Wooded
View:	Scenic	Water:	Well Needed on Site		
		Sewer:	Septic Needed		

Tax/Deed Information

Book/Page/Deed:	5586/614/Partial	Full Tax Amt/Yr:	\$1/ 2020	Map/Block/Lot:	44//6C
Deed/Conveyance Type Offered:	Warranty			Tax ID:	Parcel1CBlackguardRoadWaterford04088
Deed Restrictions:	Yes				

Remarks

Remarks: Enjoy the near wilderness setting on Duck Pond in Waterford - just north of the Sebago Lake Region in western Maine. This is a perfect getaway for the family or outdoor recreation enthusiasts. Duck Pond is a picturesque, privately accessed, 40-acre pond with a mostly undeveloped shoreline. The land consists of 2 acres of old tree growth, stone walls, and dry ground that gently slopes from the gravel road to 371 feet of private waterfront. The land has frontage on Blackguard Road which is a seasonally maintained, town road which serves as an access route for ATVs and a snowmobile trail in the winter. The property comes fully surveyed, soil tested and with a warranty deed. Electricity is just 300 feet from the property. Only 30 minutes to Bethel, 45 minutes to North Conway, 1 hour 15 minutes from Portland and 2 hours 45 minutes from Boston. Owner financing is available. Taxes TBD. Broker owned.

LO: Swift River Properties

Listing provided courtesy of:

Rick Rhea

Swift River Properties
99 Bow Street
Freeport, ME 04032
207-329-9728
207-329-9728

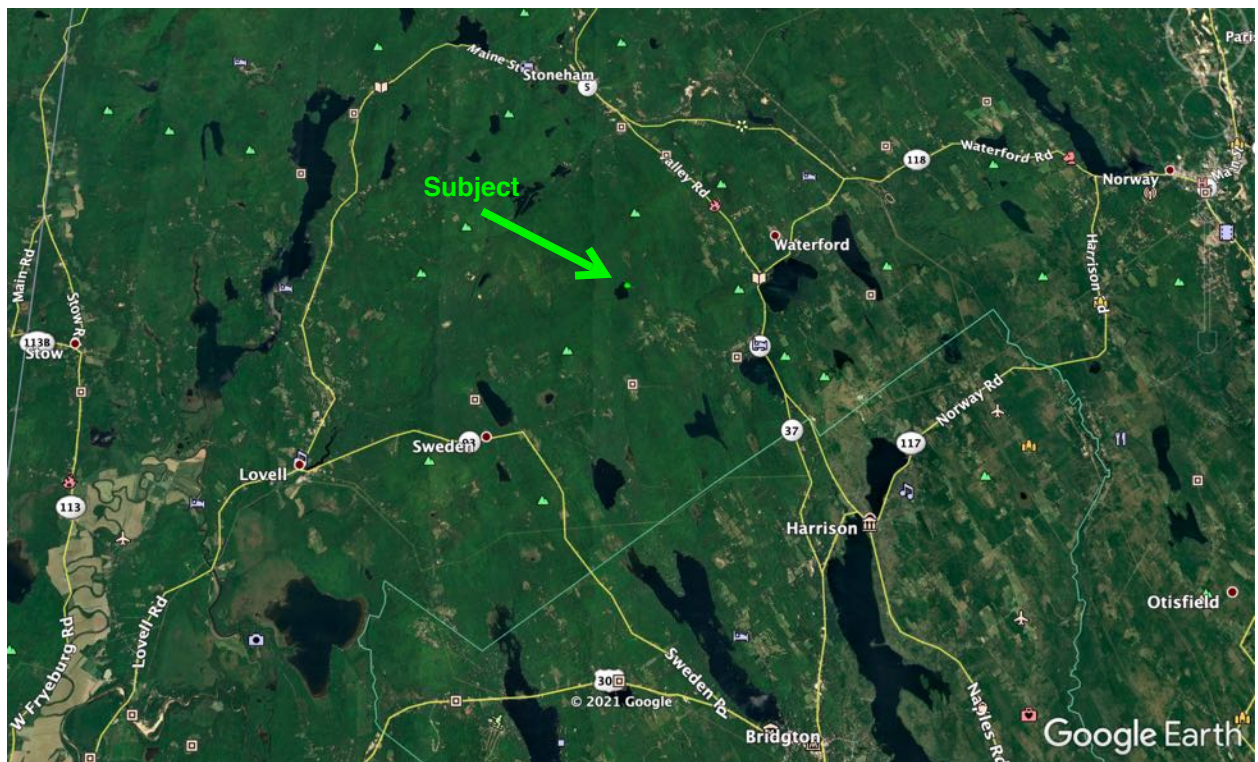
rick.swiftriver@gmail.com

<http://www.swiftriverproperties.com>

Prepared by Rick Rhea on Monday, April 19, 2021 10:43 AM.

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PROPERTY LOCATED AT: Parcel 1C, Blackguard Rd, Waterford, 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? na

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): na Size of tank(s): na

Location: na

What materials are, or were, stored in the tank(s): na

Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown

Comments: Seller has no knowledge of underground storage tanks

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 other hazardous materials

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: Protective covenants

Source of information: Seller

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 - not maintained in the winter (snowmobile trail)

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: Shoreland zone

Source of information: Seller

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

If Yes, explain: Division

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: na

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: Survey pins will be set prior to conveyance.

Buyer Initials _____

Page 2 of 3

Seller Initials _____

PROPERTY LOCATED AT: Parcel 1C, Blackguard Rd, Waterford, 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
Maine Woods and Waters, LLC

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



1 1/4" Iron Pipe
Found, 6" Tall
Old Yellow Paint

See Note #11

N 79°01'36" E
89.57'

n/f Kristopher S. Scribner
n/f Amy A. Scribner

Book 5485 Page 819

1/2" x 4" x 8" Tall
Flat Steel Bar
Yellow Paint

S 79°33'12" W
112.11'

1 1/4" Iron Pipe
Found, 6" Tall
Yellow Paint

S 13°37'04" E
47.16'

n/f Dorothy M. Mayberry,
Rita C. Charles & Peggy Ann Charles

Book 4971 Page 244

"H"

S 15°48'35" E 436.00'

N 13°37'04" W
"G" 89.96'

1/2" x 4" x 8" Tall
Flat Steel Bar

Parcel 1C
87,120± Sq. Ft.
2.0± Acres

N 79°33'12" E
111.35'

"F"

3/4" Rebar To Be Set
w/cap P.L.S. #1299

371± Along the shore of
Duck Pond.

3/4" Rebar To Be Set
w/cap P.L.S. #1299

S 72°54'04" W
234.07'

n/f Maine Woods & Waters, L.L.C.

Book 5586 Page 614

3/4" Rebar To Be Set
w/cap P.L.S. #1299

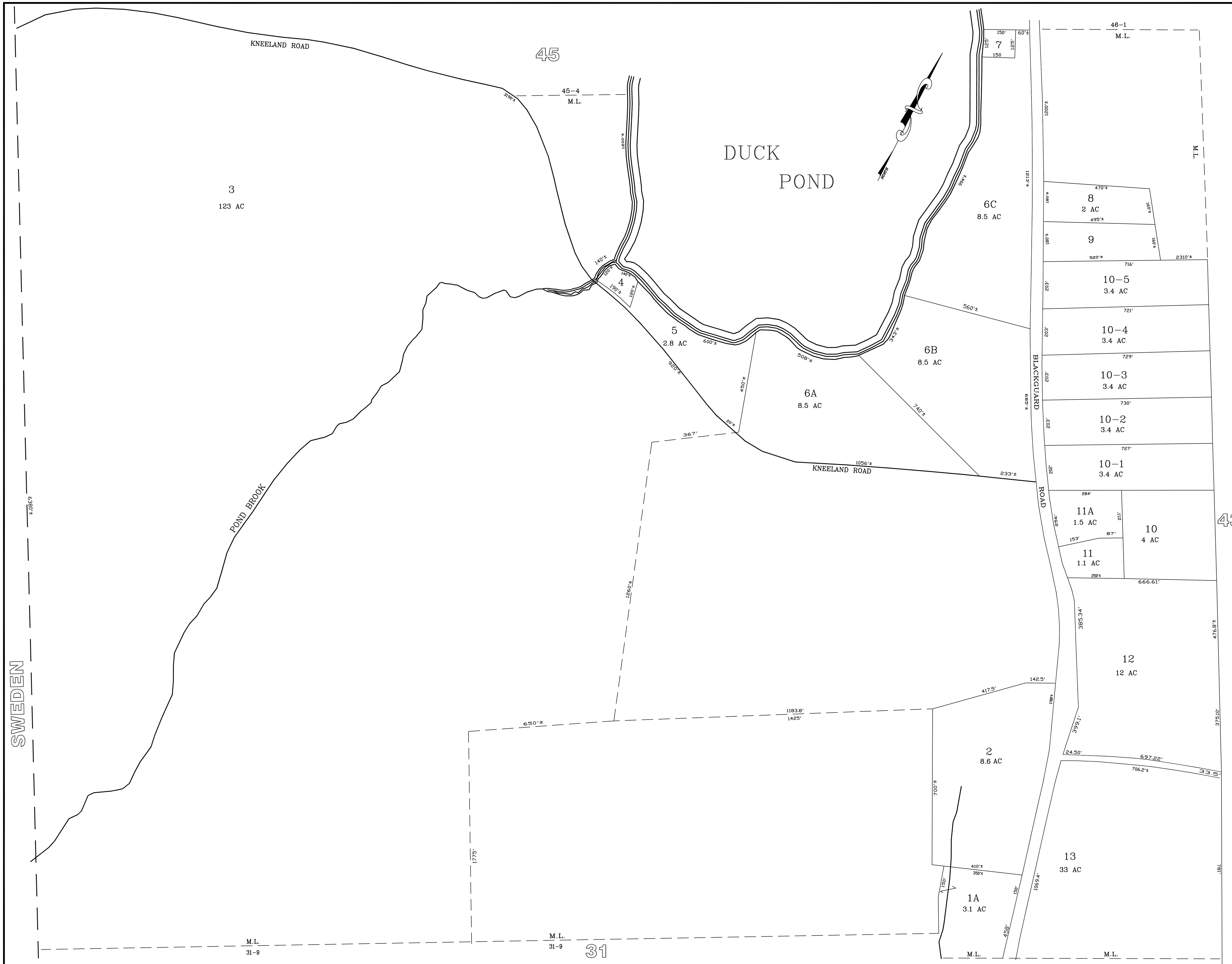
30'±
"E"

623± Along the shore of
Duck Pond.

Blackguard

D u c k

P o n d



PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E O'DONNELL & ASSOCIATES
AUBURN, MAINE
1974

LEGEND

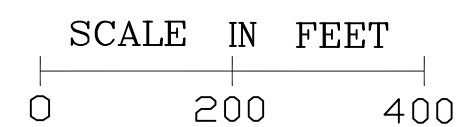
ADJACENT SHEET NO.	12
COMMON OWNERSHIP	OR ✓
DEVELOPMENT LOT NO.	②
SCALED DIMENSION	±

PROPERTY MAP
WATERFORD
MAINE

FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

UPDATED TO APRIL 1, ____

BY:
MAINE SURVEY
CONSULTANTS, INC.



DLN #1002140132947

Receipt # 199619	
ERECORD	
Bk 5586 PG 614	
02/19/2021 03:17:41 PM	
Pages 1	
DEED	
Instr # 2645	
Cherri L Crockett Register of Deeds	OXFORD COUNTY

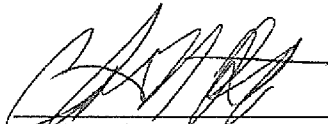
QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that, **Christopher N. Prete**, of Sandwich, Massachusetts, for consideration paid, grants to **Maine Woods And Waters, LLC**, a Maine limited liability company having its principal place of business at 99 Bow Street, Freeport, Maine, 04032, with QUITCLAIM COVENANT, the following land located in the Town of Waterford, County of Oxford and State of Maine more particularly bounded and described as follows:

Parcel C as it is depicted on Boundary Survey entitled "Land of Charles J. Pete and Boonsom Pete and Theresa [sic] O. Pete" prepared by Bliss & Associates, Inc., dated November 27, 2007, under project number 07-073, and recorded at the Oxford County Registry of Deeds in Plan Book 42, Page 50.

Meaning and intending to convey, and hereby conveying, the same premises conveyed to this Grantor by deed of Charles J. Prete and Boonsom Prete, dated January 28, 2008 and recorded in the Oxford County Registry of Deeds in Book 4260, Page 336.

IN WITNESS WHEREOF, Christopher N. Prete executed this instrument this 12 day of February, 2021

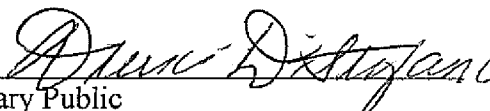


Christopher N. Prete

Commonwealth of Massachusetts
Barnstable, ss.

February 12, 2021

Personally appeared before me the above named Christopher N. Prete and acknowledged the foregoing instrument to be his free act and deed.



Notary Public
Printed Name: Anne Distefano



ANNE D. DISTEFANO
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan 24 2025

Protective Covenants
Duck Pond, Waterford, ME

1. All structures erected on any parcel shall be promptly and expeditiously completed to their exterior including painting, stain, or varnish on any exterior surface above the foundation within 18 months after construction is commenced.
2. No mobile or manufactured homes shall be permitted.
3. No metal storage containers, unregistered motor vehicles, junk, trash, or debris shall be allowed to remain on the premises.
4. Commercial activity shall be prohibited. However, activity associated with farming, professional trades, in-home occupation, and rental of dwellings shall be permitted.