

## Public Client Synopsis Report

P/OM25L32 Lambert Road, Freeport, ME 04032

List Number: 1595198

County:

Cumberland

Seasonal: No

List Price:

\$2,000,000

Status: Active

Property Type:

Land

Original List

\$2,000,000

Price:

General InformationSurveyed: **Yes**  
Mobile Homes Allowed: **Unknown**Lot Size Acres +/-: **39**  
Source of Acreage: **Survey**  
Zoning: **Shoreland and RR1**Water InformationWater Frontage: **Yes**  
Water Frontage Amt+/-: **250**  
Waterfront Owned+/-: **250**  
Waterfront Shared+/-: **0**  
Water Body: **Cousins River**  
Water View: **Yes**  
Water Body Type: **Ocean; River**Tax/Deed/Community InformationBook/Page/Deed: **40242/ 335/**  
Map/Block/Lot: **25/ / 32**  
Full Tax Amount/Year: **\$1/ 24**  
Tax ID: **P/0 Map25 Lot 32**

## Interior Information

## Property Features

Site: **Agriculture; Farm; Harvestable Crops; Level; Open; Pasture/Field; Right of Way; Wooded**Roads:  
Electric:**Private**  
**On Site**Driveway: **Gravel**

Gas:

**No Gas**Parking: **On Site**

Sewer:

**Septic Needed**Location: **Near Town; Rural; Suburban**

Water:

**Well Needed on Site**Restrictions: **No Restrictions**

View:

**Scenic**Recreational **Waterfront Tidal**

Water:

## Remarks

**Remarks:** One of the few large acreage saltwater land holdings remaining in South Freeport is now being offered for sale. Approximately 40 acres combining beautiful fields, apple trees, stone walls, mature forest and saltwater frontage! A deeded ROW and picturesque woods road winds to and through the parcel culminating in a scenic overlook across the Cousins River. Incredibly, this property is only 15 minutes to Portland! Additional acreage configurations may be considered.

## Listing/Agent/Office Information

Pending Date:

Buyer Agency: **1.5%**Listing Office: **Swift River Properties 1738**

## 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](mailto:brian.swiftriver@gmail.com)

Prepared by William {Brian} Rhea on Saturday, June 29, 2024 9:22 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.



PROPERTY LOCATED AT: 24 Lambert Road, Freeport, ME 04032 (P/O)

## 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? N/A ☐ 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? N/A ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP? N/A ☐ 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: N/A ☐ Yes ☐ No ☐ Unknown

Comments: NONE - NO TANKS UNDERGROUND ON PREMISES

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: NONE - SELLER HAS NO KNOWLEDGE OF HAZARDOUS MATERIAL

Source of information: SELLER

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

Buyer Initials \_\_\_\_\_

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Seller Initials [Signature]

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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: ~~not~~ Subject Property Benefits from R.O.W.

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? LAND OWNER

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

Source of information: TOWN ZONING MAP

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

If Yes, explain: DIVISION UPON SALE

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: NONE

Buyer Initials \_\_\_\_\_

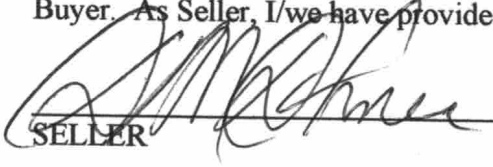
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Seller Initials 

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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.

 6-28-24  
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



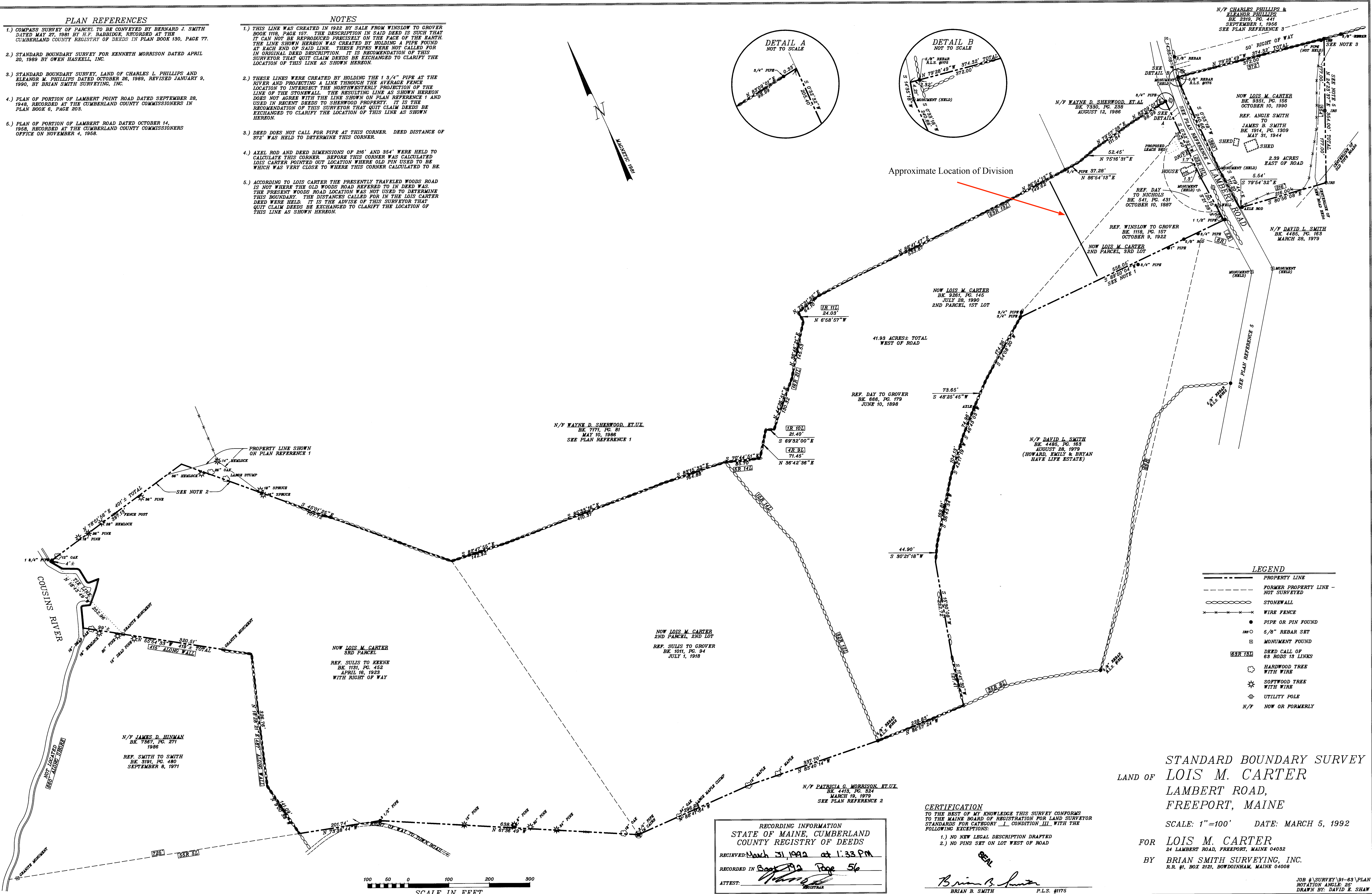
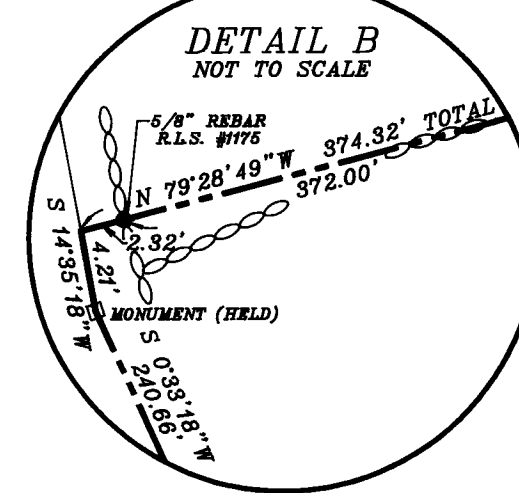
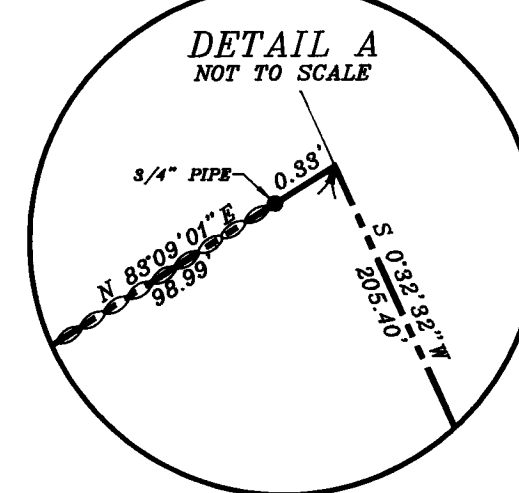


# PLAN REFERENCES

- 1.) COMPASS SURVEY OF PARCEL TO BE CONVEYED BY BERNARD J. SMITH DATED MAY 27, 1981 BY H.F. BABBEDE, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 130, PAGE 77.
- 2.) STANDARD BOUNDARY SURVEY FOR KENNETH MORRISON DATED APRIL 20, 1989 BY OWEN HASKELL, INC.
- 3.) STANDARD BOUNDARY SURVEY, LAND OF CHARLES L. PHILLIPS AND ELEANOR M. PHILLIPS DATED OCTOBER 28, 1989, REVISED JANUARY 9, 1990, BY BRIAN SMITH SURVEYING, INC.
- 4.) PLAN OF PORTION OF LAMBERT POINT ROAD DATED SEPTEMBER 28, 1948, RECORDED AT THE CUMBERLAND COUNTY COMMISSIONERS IN PLAN BOOK 6, PAGE 203.
- 5.) PLAN OF PORTION OF LAMBERT ROAD DATED OCTOBER 14, 1958, RECORDED AT THE CUMBERLAND COUNTY COMMISSIONERS OFFICE ON NOVEMBER 4, 1958.

# NOTES

- 1.) THIS LINE WAS CREATED IN 1922 BY SALE FROM WINSLOW TO GROVER BOOK 118, PAGE 157. THE DESCRIPTION IN SAID DEED IS SUCH THAT IT CAN NOT BE REPRODUCED PRECISELY ON THE FACE OF THE EARTH. THE LINE SHOWN HEREON WAS CREATED BY HOLDING A PIPE FOUND AT EACH END OF SAID LINE. THESE PIPES WERE NOT CALLED FOR IN ORIGINAL DEED DESCRIPTION. IT IS RECOMMENDATION OF THIS SURVEYOR THAT QUIT CLAIM DEEDS BE EXCHANGED TO CLARIFY THE LOCATION OF THIS LINE AS SHOWN HEREON.
- 2.) THESE LINES WERE CREATED BY HOLDING THE 1 3/4" PIPE AT THE RIVER AND PROJECTING A LINE THROUGH THE AVERAGE FENCE LOCATION TO INTERSECT THE NORTHWESTERLY PROJECTION OF THE LINE OF THE STONEWALL. THE RESULTING LINE AS SHOWN HEREON DOES NOT AGREE WITH THE LINE SHOWN ON PLAN REFERENCE 1 AND USED IN RECENT DEEDS TO SHERWOOD PROPERTY. IT IS THE RECOMMENDATION OF THIS SURVEYOR THAT QUIT CLAIM DEEDS BE EXCHANGED TO CLARIFY THE LOCATION OF THIS LINE AS SHOWN HEREON.
- 3.) DEED DOES NOT CALL FOR PIPE AT THIS CORNER. DEED DISTANCE OF 372' WAS HELD TO DETERMINE THIS CORNER.
- 4.) AXEL ROD AND DEED DIMENSIONS OF 216' AND 354' WERE HELD TO CALCULATE THIS CORNER. BEFORE THIS CORNER WAS CALCULATED LOIS CARTER POINTED OUT LOCATION WHERE OLD PIN USED TO BE WHICH WAS VERY CLOSE TO WHERE THIS CORNER CALCULATED TO BE.
- 5.) ACCORDING TO LOIS CARTER THE PRESENTLY TRAVELED WOODS ROAD IS NOT WHERE THE OLD WOODS ROAD REFERED TO IN DEED WAS. THE PRESENT WOODS ROAD LOCATION WAS NOT USED TO DETERMINE THIS BOUNDARY. THE DISTANCES CALLED FOR IN THE LOIS CARTER DEED WERE HELD. IT IS THE ADVISE OF THIS SURVEYOR THAT QUIT CLAIM DEEDS BE EXCHANGED TO CLARIFY THE LOCATION OF THIS LINE AS SHOWN HEREON.



LEGEND	
---	PROPERTY LINE
- - - -	FORMER PROPERTY LINE - NOT SURVEYED
=====	STONEWALL
-----x-----	WIRE FENCE
●	PIPE OR PIN FOUND
○	5/8" REBAR SET
⊠	MONUMENT FOUND
⬢	DEED CALL OF 63 RODS 13 LINKS
⊙	HARDWOOD TREE WITH WIRE
⊙	SOFTWOOD TREE WITH WIRE
⊙	UTILITY POLE
N/F	NOW OR FORMERLY

STANDARD BOUNDARY SURVEY  
LAND OF LOIS M. CARTER  
LAMBERT ROAD,  
FREEPORT, MAINE

SCALE: 1"=100' DATE: MARCH 5, 1992

FOR LOIS M. CARTER  
24 LAMBERT ROAD, FREEPORT, MAINE 04032  
BY BRIAN SMITH SURVEYING, INC.  
R.R. #1, BOX 2121, BOWDOINHAM, MAINE 04008

RECORDING INFORMATION  
STATE OF MAINE, CUMBERLAND  
COUNTY REGISTRY OF DEEDS  
RECEIVED: March 31, 1992 at 1:33 PM  
RECORDED IN Book 192 Page 56  
ATTEST: \_\_\_\_\_

CERTIFICATION  
TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS  
TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYOR  
STANDARDS FOR CATEGORY 1 CONDITION III WITH THE  
FOLLOWING EXCEPTIONS:  
1.) NO NEW LEGAL DESCRIPTION DRAFTED  
2.) NO PINS SET ON LOT WEST OF ROAD  
BRIAN B. SMITH  
P.L.S. #175

JOB # SURVEY 91-63 PLAN  
ROTATION ANGLE 25  
DRAWN BY DAVID E. SHAW