

Private Client Synopsis Report

00 Naples Road (Route 35), Harrison, ME 04040

List Number: **1506488**

County: **Cumberland**

Seasonal: **No**

List Price:

\$79,900

Status: **Active**

Property Type: **Land**

Original List Price:

\$79,900



General Information

Surveyed: **Yes**
 Road Frontage +/-: **578**
 Mobile Homes Allowed: **No**

Water Information

Water Frontage: **No**
 Water View: **No**

Lot Size Acres +/-: **17.1**
 Source of Acreage: **Survey**
 Zoning: **Rural**

Tax/Deed/Community Information

Book/Page/Deed: **3523/ 147/**
 Map/Block/Lot: **20/ / 3**
 Full Tax Amount/Year: **\$530.01/ 2021**
 Tax ID: **17acrout35harrison**

Interior Information

Property Features

Site:	Wooded	Roads:	Paved; Public
Driveway:	Other	Electric:	Other Electric
Parking:	Off Street	Gas:	No Gas
Location:	Rural	Sewer:	Soil Test Available
		Water:	Well Needed on Site

Remarks

Remarks: Find the lifestyle you've always dreamed of in Western Maine's Lakes Region! Over 17 acres of private wooded acreage with old woods roads, beautiful stone wall boundaries and frontage on a paved public road with utilities. This land offers plenty of room to stretch out and enjoy your natural surrounding with gently rolling topography and several potential building sites. All this is just minutes to many lakes and Shawnee Peak ski area offering 4 seasons of outdoor activities... from skiing, hiking or boating, to just relaxing in a quiet and peaceful setting. The location offers convenient proximity to Portland and the coast or the White Mountain National Forest. Regionally, the land is about 1 hour from Portland and 3 hours from Boston.

Listing/Agent/Office Information

Days On Market: 4	List Date: 08/25/2021	Agent Cell Phone: 207-329-9728	Terminated Date:
Pending Date:	Withdrawal Date:	Agent Phone: 207-329-9728	Buyer Agency: 4%
Listing Member: Rick Rhea 005377		Office Phone: 207-329-9728	Sub Agency:
Listing Member Email: rick.swiftriver@gmail.com			Transaction Broker:
Listing Office: Swift River Properties 1738			

Listing provided courtesy of:

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

Prepared by Brian Rhea on Sunday, August 29, 2021 6:58 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 © 2021 and [FBS](#).



PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 17 Acres Naples Road, Harrison, ME 04040

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 the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- A. UNDERGROUND STORAGE TANKS - Current or previously existing:
- 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 above: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? _____
 Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
 Comments: **na**
 Source of information: **Seller has no knowledge of underground storage tanks.**
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
na Yes No Unknown
 Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No
 Source of information: **Seller has no knowledge of hazardous materials.**

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

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 way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown
 IF YES: Explain: **Covenants**
- Is access by means of a non-public way? Yes No Unknown If YES, who is responsible for maintenance? **na**
 Source of information: **Seller**
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
 IF YES: Explain: **Seller not aware of any overlay zones**
 Source of information: **Seller**
- Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
 IF YES: Explain: **Division**
 Source of information: **Seller**
- Are you receiving a tax exemption or reduction 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** Forest Management and Harvest Plan available? Yes No Unknown
- Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
 Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No Unknown
 Has all or a portion of the property been surveyed? Yes No Unknown If YES, are the results available? Yes No
 ATTACHMENTS Yes No
 Source of information: **Seller**
 Additional Information: **na**

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER DATE SELLER DATE
Brian Welch

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

COVENANTS

1. No mobile or manufactured homes shall be allowed on the premises. Camper trailers, RV's, yurts, tents or other forms of shelter for recreational/residential use shall be allowed.
2. No unregistered motor vehicles, metal storage containers and no trash, junk or debris shall be allowed to remain the premises.
3. Commercial activity shall be prohibited. However, business activity associated with an in-home occupation, professional trade, organic farming or rental of dwellings shall be allowed.



Sub

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17.10 ACRES

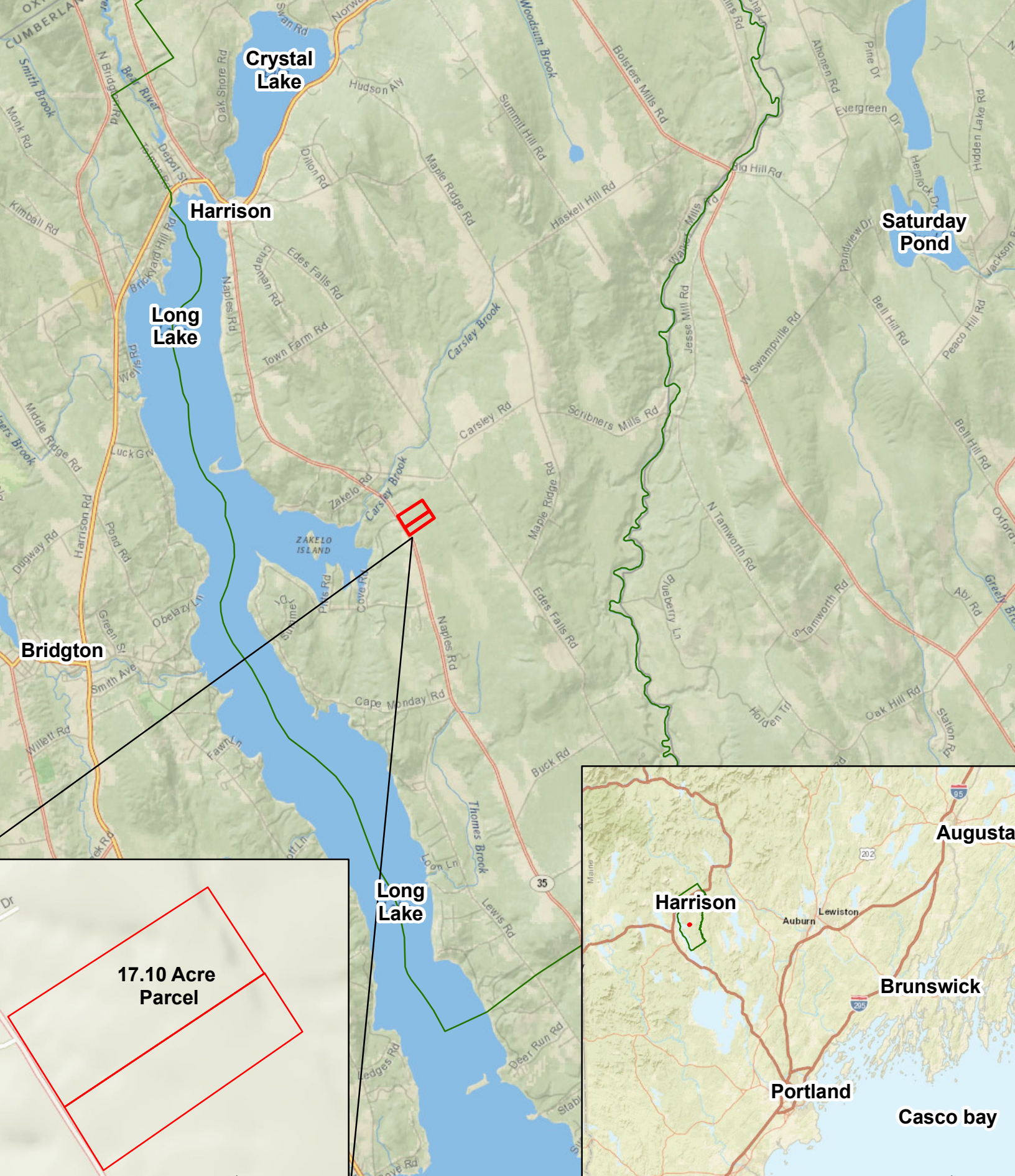
S 72°-22'-15" W 1312.78'

— approximate location of
woods road

PROPOSED CONVEYANCE

R. RHEA ASSOCIATES, INC.

TO



Legend

- Subject Property
- Town of Harrison

Southwestern Maine Lakes Region
| Harrison, Maine |
Swift River Properties

