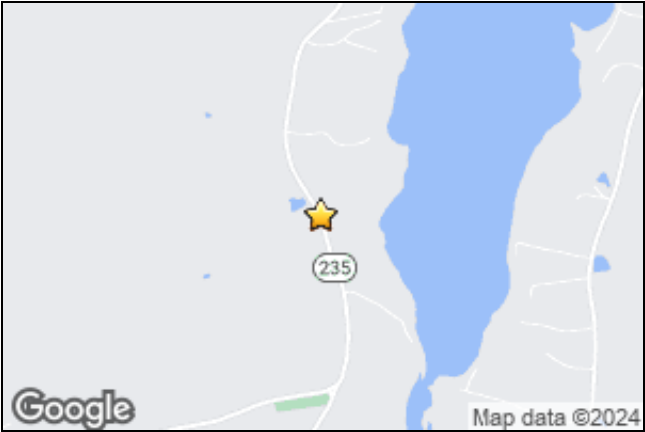




Lot 2 Western
Avenue (Rt 235)
Warren, ME 04864

List Price:
\$295,000
MLS#: 1596834



Land Information

Surveyed:	Yes	Waterfront:	Yes	Waterfront	310	Road Frontage +/-:	286
Lot Size Acres +/-:	5.13	Srcce of Wtrfrt:	Survey	Amount:		Source of Road	Survey
Source of Acreage:	Survey	Water Views:	Yes	Water Frontage	310	Frontage:	
Mobile Homes Allowed:	No			Owned:		Zoning:	Shoreland
				Waterfront Shared	0	Zoning Overlay:	Unknown
				+/-:			
				Water Body:	Seven Tree Pond		
				Water Body Type:	Lake		

Property Features

Driveway:	No Driveway	Electric:	On Site	Roads:	Paved; Public
Parking:	1 - 4 Spaces	Gas:	No Gas	Site:	Rolling/Sloping
Location:	Rural	Water:	Well Needed on Site		
Recreational Water:	Lake/Fresh Water	Sewer:	Soil Test Available		

Tax/Deed Information

Book/Page/Deed:	6117/118/Partial	Full Tax Amt/Yr:	\$1/ 24	Map/Block/Lot:	15//60-2
Deed/Conveyance Type	Quit Claim			Tax ID:	Lot2SevenTreeShores
Offered:	w/Covenant				

Remarks

Remarks: Beautiful fields and woods with over 300 feet of lake frontage on 2.5 mile long, crystal clear Seven Tree Pond! Fish, swim, boat or just relax at waters edge. Incredible location just 25 minutes to Camden, Rockport or Rockland. No HOA. A rare offering with possible owner financing!

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, July 15, 2024 12:26 PM.

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: Seller has no knowledge of underground storage tanks

Source of information: Seller Observation

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 hazardous materials.

Source of information: Seller observation

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: CMP Easement Along Route 235, Covenants and Survey Notes

Source of information: See covenants, deed and survey.

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? State of Maine, Town of Warren.

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

Source of information: State and Municipal zoning

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

If Yes, explain: Subdivision

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: none

Buyer Initials _____

Page 2 of 3

Seller Initials _____

PROPERTY LOCATED AT: Seven Tree Shores, Warren, ME 04864

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.

<u>William R. Rhea</u>	<u>July 14, 2024</u>		
SELLER	DATE	SELLER	DATE

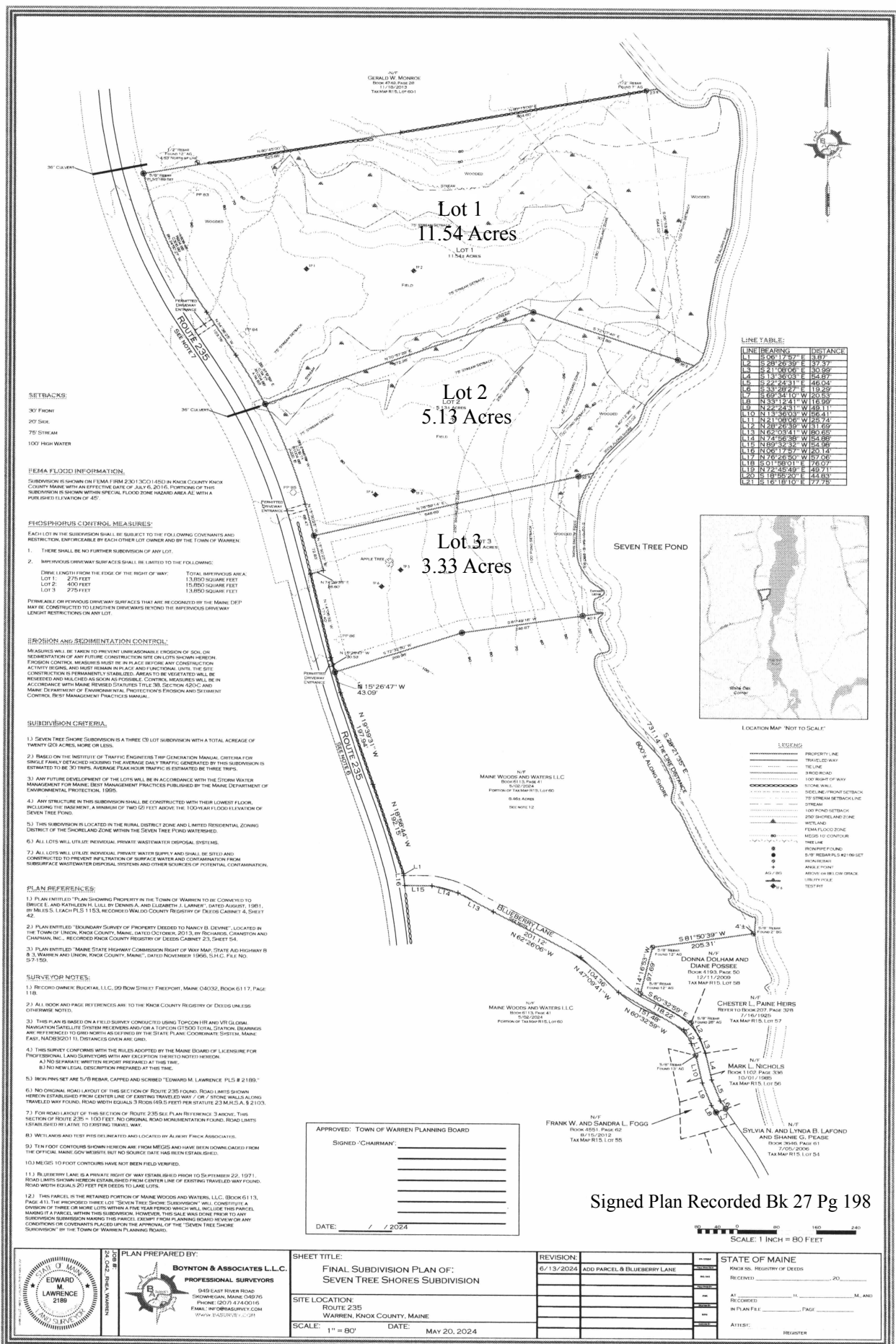
_____ SELLER	_____ DATE	_____ SELLER	_____ DATE
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I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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Covenants

1. Each lot shall be used for single family residential or recreational purposes, not to exclude accessory dwelling units or in-law apartments. Commercial activity shall be prohibited. However, business activity associated with an in-home occupation and the rental of a single family dwelling shall be allowed.
2. Recreational Vehicles, travel trailers, camping trailers, tents or other forms of mobile, temporary housing can be used and kept on the premises no longer than 120 days per calendar year. Once a home has been constructed, an RV, travel trailer or camping trailer may be stored on the premises.
3. No mobile or manufactured homes shall be allowed on the premises.
4. No unregistered motor vehicles shall be allowed on the premises.
5. No trash, junk or debris shall be allowed to remain the premises. Temporary storage of trash and garbage shall be in sanitary containers not visible from the road or other lot owners.
6. All structures on any parcel hereby conveyed shall be constructed with a quality exterior finish such as clapboard siding, log siding, shingles, masonry, or equal quality finish. All structures above the foundation shall be completed as to their exterior appearance, including paint or staining, within 12 months from the date construction is commenced
7. No structure built on the premises shall exceed 35' in height measured from the top of the foundation.
8. All construction, including the siting of buildings, septic systems and wells shall be in accordance with all local, state and federal laws, codes, ordinances and regulations.
9. There shall be no further subdivision of any lot