

MLS #: 1490108
Status: Active

County: Oxford
Property Type: Land

Private Detail Report
Seasonal: No

List Price: \$45,000
Original List Price:
\$45,000



0 Five Kezars Road

Waterford, ME 04088

List Price: \$45,000

MLS#: 1490108



Land Information

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	940
Lot Size Acres +/-:	6.5	Water Views:	No	Source of Road Frontage:	Survey
Source of Acreage:	Survey			Zoning:	Rural
Mobile Homes Allowed:	No			Zoning Overlay:	No
				Bank Owned REO:	No

Property Features

Driveway:	No Driveway	Electric:	Other Electric	Roads:	Gravel/Dirt; Paved; Public
Location:	Near Public Beach; Rural	Gas:	No Gas	Site:	Rolling/Sloping; Wooded
Recreational Water:	Nearby	Water:	Well Needed on Site		
View:	Mountain(s)	Sewer:	Septic Needed		

Tax/Deed Information

Book/Page/Deed:	5483/291/All	Full Tax Amt/Yr:	\$380.73/ 2020	Map/Block/Lot:	74/17-2
Deed/Conveyance Type Offered:	Warranty			Tax ID:	0FiveKezarsRoadWaterford04088
Deed Restrictions:	Yes				

Remarks

Remarks: Quality acreage in the Western Maine foothills. 6.5 acres of gently sloping wooded property with a babbling brook and small field with excellent southern exposure. Multiple building locations and nearly 1000' of road frontage on two town roads with electricity. Soil tested and surveyed. View potential with some clearing on Green Road. Enjoy all the area has to offer with numerous ponds, mountains and trails to explore. Only 20 minutest to Oxford, 45 minutes to North Conway and 1 hour 15 minutes to Portland, Some owner financing possible.

Showing Instructions: Call Listing Broker; Email Listing Broker; Show Without Notice; Sign on Property

Listing/Agent/Office Information

Internal List #:		Variable Rate Comm:	No	Pending Date:	
Listing Agreement:	Exclusive Right To Sell	List Date:	05/04/2021	Terminated Date:	
Days On Market:	2	Withdrawal Date:		Buyer Agency:	3%
				Sub Agency:	
				Transaction Broker:	
Name	Primary	Cell	Fax	E-mail	
LA: Rick Rhea (005377)	207-329-9728	207-329-9728		rick.swiftriver@gmail.com	
LO: Swift River Properties (1738)	207-329-9728				

Prepared by Brian Rhea on Thursday, May 06, 2021 10:59 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

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: na

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: na

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: Covenants

Source of information: Deed

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? na

Road Association Name (if known): na

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

If Yes, explain: Stream Protection

Source of information: Subdivision Plan

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: Deed

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: Subdivision Plan

Additional Information: Property can be accessed from Five Kezar Road and Green Road.

PROPERTY LOCATED AT: Lot 2 Sage Woods Subdivision, Waterford,

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
Christopher A Larsen

SELLER DATE
Julie A. Labbe

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



DLN: 1001940073074

Return to:
Jensen Baird Gardner & Henry
11 Main Street, Suite 4
Kennebunk, ME 04043

Receipt # 180204



Bk 5483 PG 291
09/30/2019 10:47:24 AM
Pages 1
DEED

Inst # 11540

Cheri L. Crockett Register of Deeds OXFORD COUNTY

WARRANTY DEED

Maine Woods And Waters, LLC, a Maine limited liability company, having its principal office in Freeport, Maine, for consideration paid, grants to Christopher A. Larsen and Julie A. Labbe, whose mailing address is 202 Granite Hill Road, Manchester, ME 04351, as joint tenants, with warranty covenants, the following land:

A certain lot or parcel of land situated on the northerly side of Green Road and the southerly side of Five Kezar Road in the Town of Waterford, County of Oxford and State of Maine, being Lot No. 2 as shown on a plan entitled, "Sage Woods Subdivision," by Bell Land Services, Inc. dated June 2019, and recorded in the Oxford County Registry of Deeds on June 24, 2019, in Plan File # 5384.

This conveyance is made subject to the Lot Restrictions and Covenants and all other matters set forth on said recorded plan of Sage Woods Subdivision.

Being a portion of the premises conveyed to the Grantor by deed of Ralph M. Stanley and Priscilla Stanley, Trustees of the Stanley Revocable Family Trust, dated August 23, 2018, and recorded in the Oxford County Registry of Deeds in Book 5428, Page 9.

In witness whereof, Maine Woods And Waters, LLC has caused this instrument to be executed by William R. Rhea, its Member, this 25th day of September, 2019.

Maine Woods And Waters, LLC

By: 
William R. Rhea, its Member

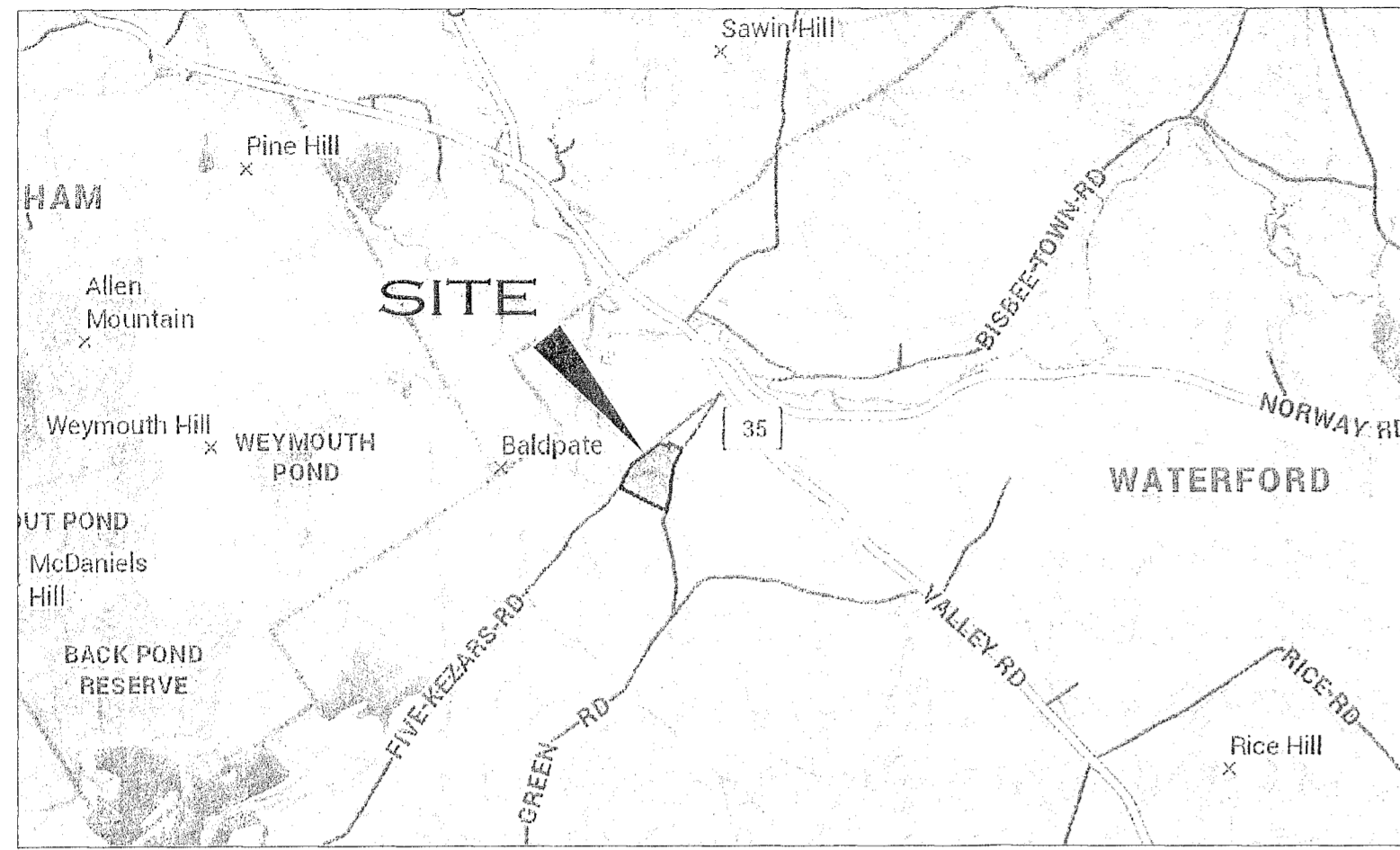
State of Maine
York, ss.

September 25, 2019

Personally appeared before me the above named William R. Rhea, Member of Maine Woods And Waters, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

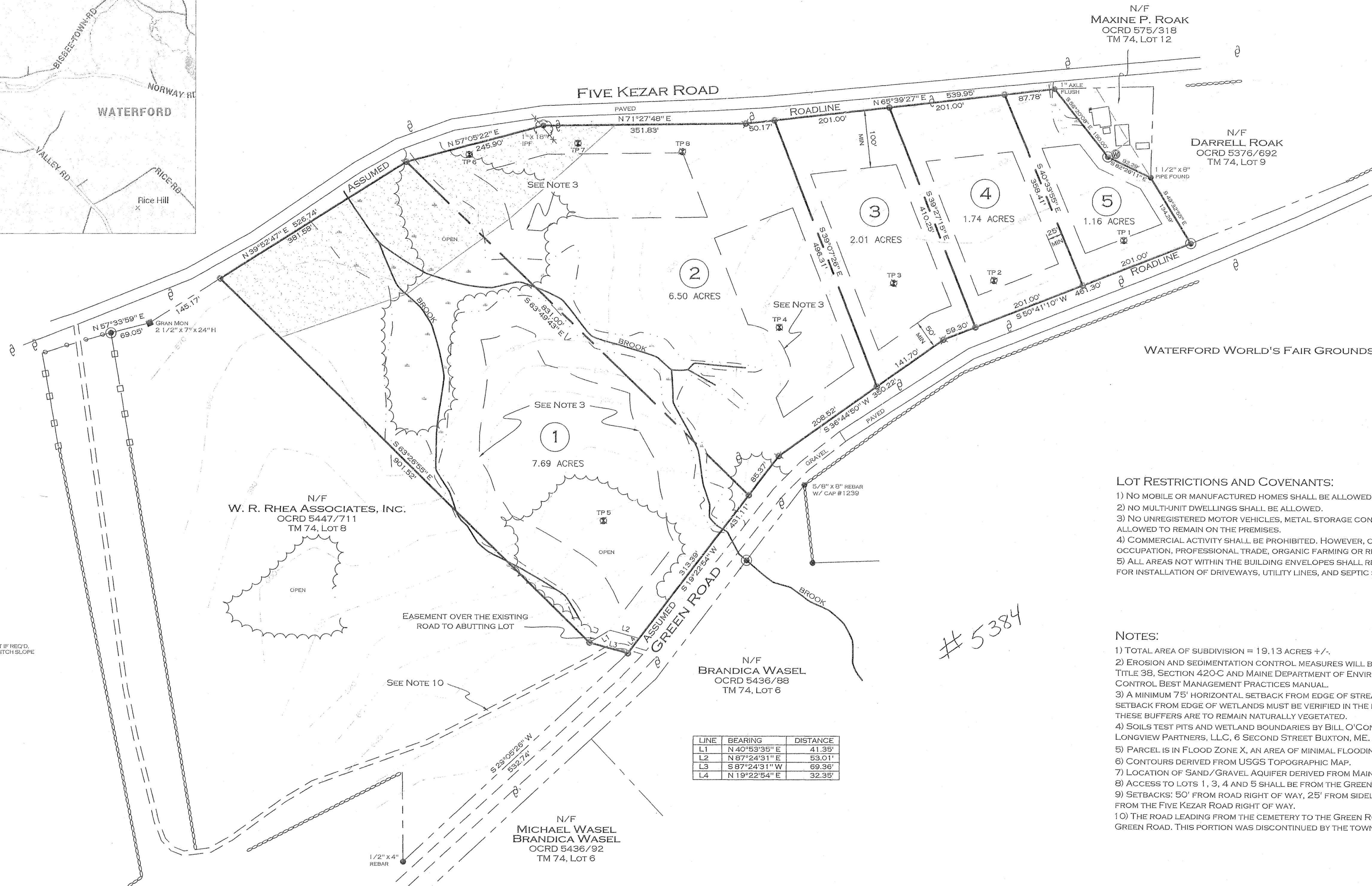
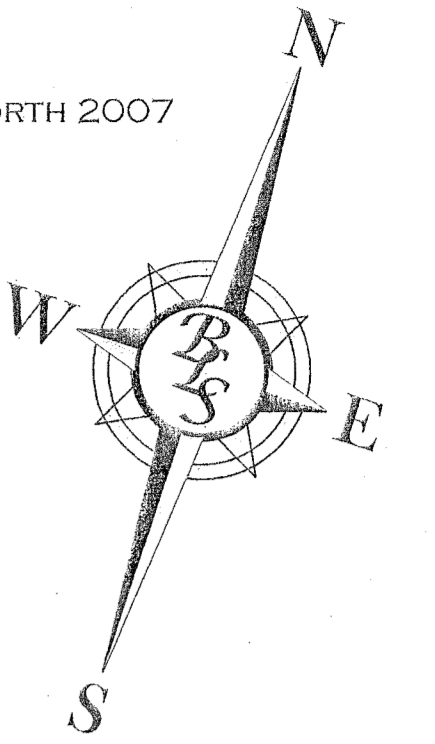

Attorney at Law
David J. Jones, Maine Bar No. 710

MAINE REAL ESTATE
TRANSFER TAX PAID



LOCUS
NOT TO SCALE

MAGNETIC NORTH 2007



LOT RESTRICTIONS AND COVENANTS:

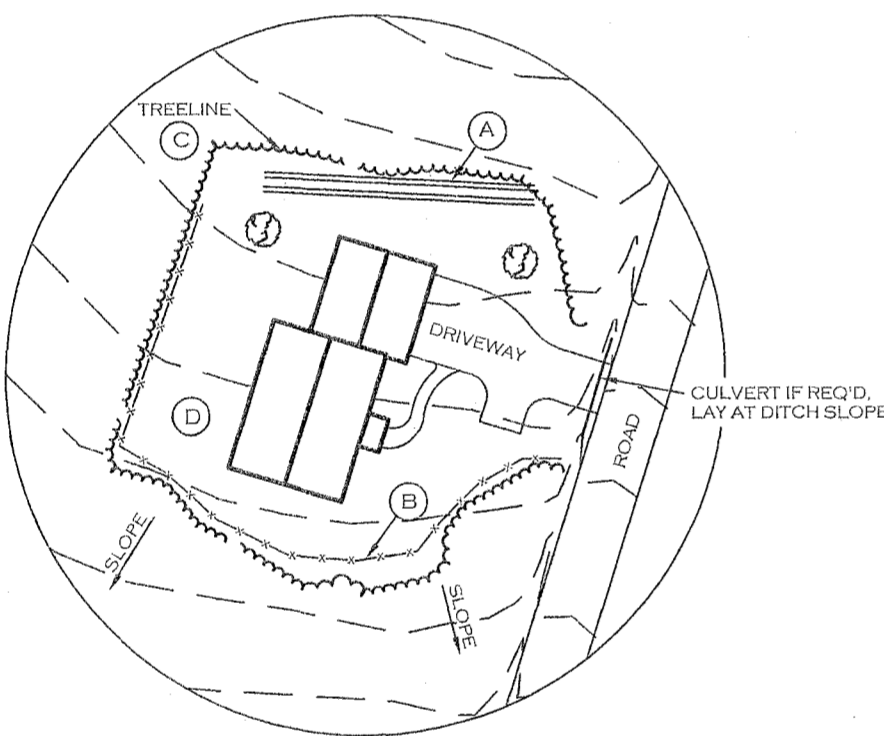
- 1) NO MOBILE OR MANUFACTURED HOMES SHALL BE ALLOWED ON THE PREMISES.
- 2) NO MULTIFAMILY DWELLINGS SHALL BE ALLOWED.
- 3) NO UNREGISTERED MOTOR VEHICLES, METAL STORAGE CONTAINERS, AND NO TRASH, JUNK OR DEBRIS SHALL BE ALLOWED TO REMAIN ON THE PREMISES.
- 4) COMMERCIAL ACTIVITY SHALL BE PROHIBITED. HOWEVER, COMMERCIAL ACTIVITY ASSOCIATED WITH AN INHOME OCCUPATION, PROFESSIONAL TRADE, ORGANIC FARMING OR RENTAL OF DWELLINGS SHALL BE ALLOWED.
- 5) ALL AREAS NOT WITHIN THE BUILDING ENVELOPES SHALL REMAIN NATURALLY VEGETATED EXCEPT AREAS USED FOR INSTALLATION OF DRIVEWAYS, UTILITY LINES, AND SEPTIC SYSTEMS.

NOTES:

- 1) TOTAL AREA OF SUBDIVISION = 19.13 ACRES +/-.
- 2) EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE IN ACCORDANCE WITH MAINE REVISED STATUTES TITLE 38, SECTION 420C AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL.
- 3) A MINIMUM 75' HORIZONTAL SETBACK FROM EDGE OF STREAM CHANNELS AND A MINIMUM 50' HORIZONTAL SETBACK FROM EDGE OF WETLANDS MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. AREAS WITHIN THESE BUFFERS ARE TO REMAIN NATURALLY VEGETATED.
- 4) SOILS TEST PITS AND WETLAND BOUNDARIES BY BILL O'CONNOR, LSE, AND JAMES LOGAN, CSS/LSE OF LONGVIEW PARTNERS, LLC, 6 SECOND STREET BUXTON, ME.
- 5) PARCEL IS IN FLOOD ZONE X, AN AREA OF MINIMAL FLOODING.
- 6) CONTOURS DERIVED FROM USGS TOPOGRAPHIC MAP.
- 7) LOCATION OF SAND/GRAVEL/AQUIFER DERIVED FROM MAINE GEOLIBRARY MAINE AQUIFERS.
- 8) ACCESS TO LOTS 1, 3, 4 AND 5 SHALL BE FROM THE GREEN ROAD ONLY.
- 9) SETBACKS: 50' FROM ROAD RIGHT OF WAY, 25' FROM SIDELINE. LOTS 3, 4, 5 ARE SUBJECT TO A 100' SETBACK FROM THE FIVE KEZAR ROAD RIGHT OF WAY.
- 10) THE ROAD LEADING FROM THE CEMETERY TO THE GREEN ROAD WAS PART OF THE ORIGINAL LOCATION OF THE GREEN ROAD. THIS PORTION WAS DISCONTINUED BY THE TOWN IN 1874 AND IS SUBJECT TO A PUBLIC EASEMENT.

PLAN REFERENCES:

- 1) PLAN OF BOUNDARY SURVEY PREPARED FOR PRISCILLA & RALPH STANLEY BY BELL LAND SERVICES, DATED DECEMBER, 2007.
- 2) PLAN OF LOTS PREPARED FOR MAINE WOODS AND WATERS, LLC BY BELL LAND SERVICES, INC., DATED OCTOBER, 2018.



NOTE:
THIS DETAIL IS INTENDED TO ILLUSTRATE THE APPROPRIATE USE OF THE EROSION CONTROL MEASURES DESCRIBED BELOW. ACTUAL SITE CONDITIONS WILL VARY. CONTRACTORS MUST COMPLY WITH NOTE 3.

- A - CONSTRUCT DIVERSION DITCH TO KEEP UPSLOPE DRAINAGE FROM ENTERING SITE.
- B - INSTALL SILT FENCE BELOW ALL DISTURBED AREAS.
- C - KEEP CLEARING TO A MINIMUM.
- D - RE-SEED ALL DISTURBED AREAS.

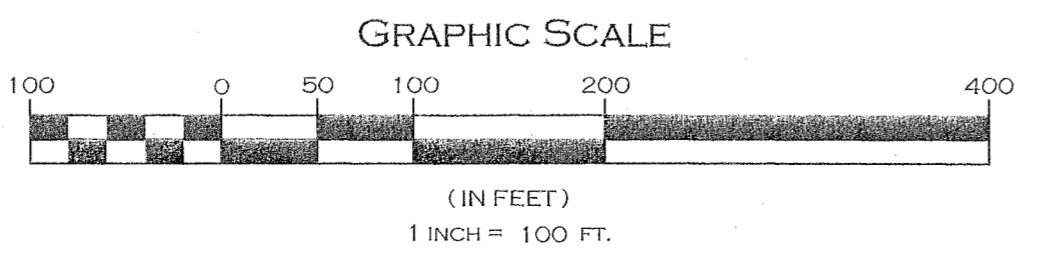
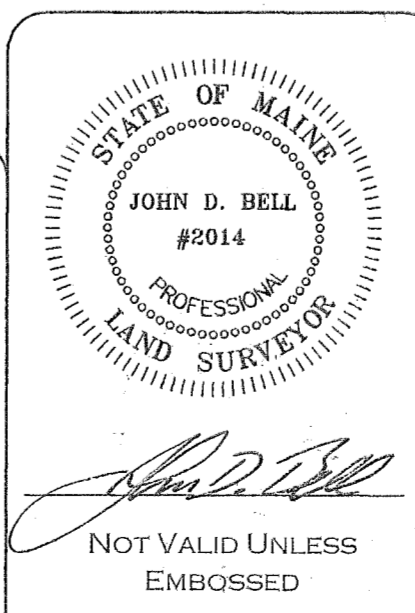
BUILDING SITE EROSION CONTROL DETAIL
NOT TO SCALE

- LEGEND:**
- 5/8" IRON ROD W/CAP #2014 TO BE SET
 - IRON PIN/PIPE FOUND
 - 5/8" REBAR W/CAP #2014 FOUND - SEE PLAN REFERENCE 1
 - MONUMENT FOUND
 - ⊕ UTILITY POLE
 - TP1 TEST PIT
 - ⊕ WELL OR SPRING
 - ⊕ BLAZED TREE
 - ⊕ TREE WITH WIRE FENCE
 - N/F NOW OR FORMERLY OF
 - O.C.R.D. OXFORD COUNTY REGISTRY OF DEEDS
 - 2346/2777 DEED BOOK/PAGE
 - (505/376) RECORD DEED
 - TM 70, Lot 9 WATERFORD TAX MAP & LOT NUMBER
 - EXISTING BOUNDARY LINE
 - - - PROPOSED BOUNDARY LINE
 - STONE WALL
 - TREELINE
 - - - SETBACK LINES
 - WOODEN FENCE
 - IRON FENCE
 - WETLANDS - SEE NOTE 4
 - SAND/GRAVEL AQUIFER - SEE NOTE 7

RECORDING DATA
STATE OF MAINE, OXFORD S.S. REGISTRY OF DEEDS
RECEIVED: JUNE 24, 2019
AT 2 H 25 M P MAND
RECORDED AS PLAN FILE NO. 5384
ATTEST: *Christina*
REGISTER

APPROVED BY THE WATERFORD, MAINE PLANNING BOARD
JUNE 19TH, 2019
Cher Houe CHAIRPERSON
Dorothy W. Merrill 6/19/19
Blond 6-19-19
Wass 6-19-19
WITH THE FOLLOWING CONDITIONS (IF ANY):

THE PREPARER HEREBY STATES TO:
MAINE WOODS AND WATERS, LLC
THAT THIS SURVEY CONFORMS TO THE STANDARDS AS ESTABLISHED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, WITH THE FOLLOWING EXCEPTIONS/CONDITIONS:
BELL LAND SERVICES, INC.
BY: JOHN D. BELL, PLS
ITS: PRESIDENT
DATE: June 5, 2019



FINAL PLAN
OF
SAGE WOODS SUBDIVISION
PREPARED FOR
MAINE WOODS AND WATERS, LLC
LOCATED ON
GREEN ROAD AND FIVE KEZAR ROAD, WATERFORD, MAINE
DATE: JUNE, 2019 SCALE: 1"= 100'
JN18211FBJN07210FB018.004

OWNER(S) OF RECORD
MAINE WOODS AND WATERS, LLC
99 BOW STREET, FREEPORT, MAINE 04032
OCRD 5428/9
TAX MAP 74, LOTS 6 & 7

PREPARED BY
BELL LAND SERVICES, INC.
LAND SURVEYING & MAPPING
83 Bell Road, Waterford, ME 04088
Tel: (207) 583-2622 Fax: (207) 583-2566
www.belllandservices.com