

MLS #: 1543308  
Status: Active

County: Hancock  
Property Type: Land

Public Detail Report  
Seasonal: No

List Price: \$189,000  
Original List Price:  
\$189,000



**LOT 2 Frank's Flat Road  
Sedgwick, ME 04676**

**List Price: \$189,000  
MLS#: 1543308**



**Land Information**

<b>Surveyed:</b>	Yes	<b>Waterfront:</b>	Yes	<b>Waterfront Amount +/-:</b>	284	<b>Road Frontage +/-:</b>	243
<b>Lot Size Acres +/-:</b>	2.5	<b>Src of Wtrfrt:</b>	Survey	<b>Water Frontage Owned:</b>	284	<b>Source of Road Frontage:</b>	Survey
<b>Source of Acreage:</b>	Survey	<b>Water Views:</b>	Yes	<b>Waterfront Shared +/-:</b>	0	<b>Zoning:</b>	Shoreland
<b>Mobile Homes Allowed:</b>	No			<b>Water Body:</b>	Bagaduce	<b>Zoning Overlay:</b>	Unknown
				<b>Water Body Type:</b>	Ocean; River		

**Property Features**

<b>Driveway:</b> Other	<b>Electric:</b> Other Electric	<b>Roads:</b> Paved; Public
<b>Parking:</b> Other Parking	<b>Gas:</b> No Gas	<b>Site:</b> Wooded
<b>Location:</b> Rural	<b>Water:</b> Well Needed on Site	
	<b>Sewer:</b> Soil Test Available	

**Tax/Deed Information**

<b>Book/Page/Deed:</b>	File 50/11/Partial	<b>Full Tax Amt/Yr:</b> \$1/ 22	<b>Map/Block/Lot:</b>	6//2
<b>Deed/Conveyance Type Offered:</b>	Warranty		<b>Tax ID:</b>	Lot2FranksFlatRd

**Remarks**

**Remarks:** Beautifully wooded acreage on the Blue Hill peninsula. Mature oak and spruce line the cleared driveway to a stunning southerly exposed building site with gradual entry into your private 284' of saltwater frontage. Highest quality land and private. Amazing location with all of Bar Harbor, Deer Isle, Stonington and so much more to explore! Surveyed, soil tested, warranty deed. Possible owner financing. DOT permit in place. Exceptional offering.

**LO:** Swift River Properties

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

Prepared by Brian Rhea on Friday, September 16, 2022 11:41 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 © 2022 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: **Seller has no knowledge of underground storage tanks on the property.**

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 material on the property.**

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: Protective covenants

Source of information: 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? Public road maintained by town/state of Maine.

Road Association Name (if known): Not applicable.

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

If Yes, explain: 250' Limited Residential - Shoreland Zone (75' building setback)

Source of information: Town of Sedgwick zoning maps and CEO.

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: Seller has obtained DOT driveway permits for each lot.

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

Page 2 of 3

Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: Lots 1- 4 Frank's Flat Road, Sedgwick, ME 04617

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 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



## Protective Covenants

No mobile (manufactured homes) shall be allowed on the premises.

Each lot shall be used for single family residential or recreational purposes. Commercial activity shall be prohibited. However, business activity associated with an in-home occupation, professional trade, fishing, farming and the rental of a single-family dwelling shall be allowed.

All structures shall be constructed with a quality finish such as clapboard siding, log siding, shingles, masonry, or quality finish. There is to be no tar paper, tar shingles, nor paper siding allowed.

All structures 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.

Storage containers shall not be allowed on the premises unless used during the construction of a single family dwelling.

Unregistered motor vehicles, junk, trash, debris, shall not be allowed to remain on the premises.

June 26, 2022

Brian Rhea

99 Bow Street

Freeport, ME 04032

RE: Preliminary soils investigation-Sedgewick

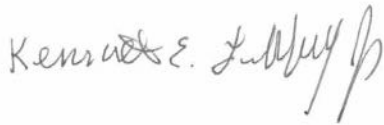
Dear Brian:

On 6/24/2022, I performed a preliminary soils investigation on a lot on Franks Flat Road in Sedgewick, Maine.

At that time, I used a hand auger to check soils for subsurface wastewater design. I determined that the soils were acceptable for the installation of a subsurface wastewater disposal systems. We checked 5 locations listed as TB-1 to TB-5. The test boring logs and GPS readings of the passing soil are included. This is by no means the only locations with passing soils, I would expect to find many more.

If I can be of any further assistance, feel free to contact me at 299-6665.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kenneth E. Libbey, Jr.", written in dark ink.

Kenneth E. Libbey, Jr

SE#271

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services  
Division of Environmental Health  
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

SEdgeWICK

Street, Road, Subdivision

FRANKS FLAT RD.

Owner's Name

BRIAN RHEA

## SITE PLAN

Scale 1" = \_\_\_\_\_ ft. or as shown

SITE LOCATION PLAN  
(map from Maine Atlas  
recommended)

GPS

N 44° 23' 49"  
W 68° 42' 09"

GPS

N 44° 23' 48"  
W 68° 42' 06"

## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TB-1 ☐ Test Pit ☒ Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 LOAM	FRIBLE	DARK BROWN	
↓		↓	
6 SANDY ROCKY LOAM		ORANGE BROWN	
↓		↓	
20 FIRM		GRAY	COMMON FAINT
↓		↓	
30			
↓		↓	
40			
↓		↓	
50			

Soil Classification <u>3</u> <u>C</u> Profile Condition	Slope <u>6</u> %	Limiting Factor <u>18</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole TB-2 ☐ Test Pit ☒ Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 LOAM	FRIBLE	DARK BROWN	
↓		↓	
8 SANDY ROCKY LOAM		BROWN	
↓		↓	
20 FIRM		GRAY	COMMON FAINT
↓		↓	
30			
↓		↓	
40			
↓		↓	
50			

Soil Classification <u>3</u> <u>C</u> Profile Condition	Slope <u>8</u> %	Limiting Factor <u>19</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	---------------------	--------------------------------	--

Kenneth E. Luby  
Site Evaluator Signature

271

SE #

6/26/22

Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services  
Division of Environmental Health  
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

SEGEWICK

Street, Road, Subdivision

FRANKS FLAT RD.

Owner's Name

BRIAN RHEA

## SITE PLAN

Scale 1" = \_\_\_\_\_ ft. or as shown

SITE LOCATION PLAN  
(map from Maine Atlas  
recommended)

GPS  
N 44° 23' 46"  
W 68° 42' 04"

GPS  
N 44° 23' 45"  
W 68° 42' 01"

## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TB-3 ☐ Test Pit ☒ Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	LOAM	FRIABLE	DARK BROWN	
10	SANDY ROCKY LOAM		BROWN	
20		FIRM	GRAY	COMMON FAINT
30				
40				
50				

Soil Classification 3 C Slope 3 %  
Profile Condition  
Limiting Factor 21 "  
☒ Ground Water  
☐ Restrictive Layer  
☐ Bedrock  
☐ Pit Depth

Observation Hole TB-4 ☐ Test Pit ☒ Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	LOAM	FRIABLE	DARK BROWN	
10	SANDY ROCKY LOAM		ORANGE BROWN	
20		FIRM	GRAY	COMMON FAINT
30				
40				
50				

Soil Classification 3 C Slope 8 %  
Profile Condition  
Limiting Factor 22 "  
☒ Ground Water  
☐ Restrictive Layer  
☐ Bedrock  
☐ Pit Depth

Kenneth E. Luby Jr  
Site Evaluator Signature

271  
SE #

6/26/22  
Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services  
Division of Environmental Health  
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

SEGEWICK

Street, Road, Subdivision

FRANKS FLAT RD.

Owner's Name

BRIAN RHEA

## SITE PLAN

Scale 1" = \_\_\_\_\_ ft. or as shown

SITE LOCATION PLAN  
(map from Maine Atlas  
recommended)

GPS

N 44° 28' 46"  
W 68° 41' 58"

## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TB-5 ☐ Test Pit ☒ Boring  
2" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM	FRIABLE	DARK BROWN	
10			BROWN	
12	SANDY ROCKY LOAM			
20				
25		FIRM	GRAY	COMMON
30				DISTINCT
40				
50				

Soil Classification 3 C	Slope 9%	Limiting Factor 12"	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile Condition			

Observation Hole \_\_\_\_\_ ☐ Test Pit ☐ Boring  
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification Profile Condition	Slope %	Limiting Factor "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

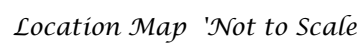
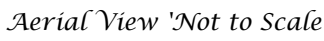
Site Evaluator Signature

271

SE #

6/26/02

Date



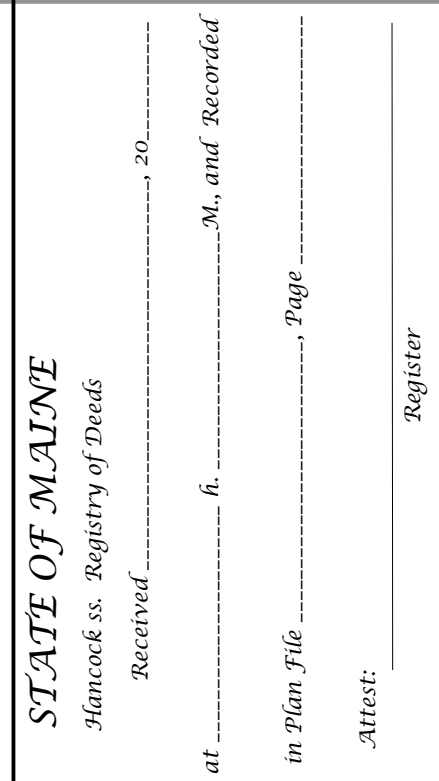
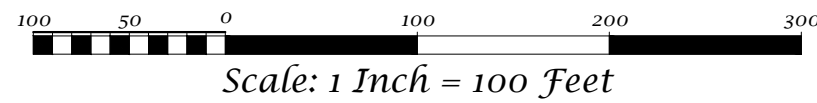
	PROPERTY LINE
	TRAVELED WAY
	ABUTTERS LINE
	THE LINE
	3 ROD ROAD
	75' SETBACK
	HIGH WATER
	APPROXIMATE FEMA FLOOD ZONE
	CONTOURS FROM MAINE GIS
	IRON ROD FOUND
	IRON PIPE FOUND
	GRANITE MONUMENT FOUND
	5/8" REBAR PLS #2189 SET
	CAPPED REBAR FOUND
	UTILITY POLE
	ANGLE POINT
	ABOVE or BELOW GROUND
	TEST PIT
	APPROVED DRIVE LOCATION
	WETLANDS (SEE NOTE 8)

- 1.) Plan entitled "Standard Boundary Survey for J. Frank and Virginia L. Snow", located in the Town of Sedgwick, Hancock County, Maine, dated November, 1984, by John D. Candage PLS 1052, unrecorded.
- 2.) Plan entitled "Property Survey for Dirk T. B. Born, Almon Gray Property", located in the Town of Sedgwick, Hancock County, Maine, dated October, 1989, by Herrick and Salisbury, Inc., Richard C. Salisbury PLS 263, recorded in the Hancock County Registry of Deeds File 23, Page 65.

- 1.) All book and page references are to the Hancock County Registry of Deeds unless otherwise noted.
- 2.) This plan is based on a field survey conducted using Topcon HIR and YR Global Navigation Satellite System receivers and/or a Topcon 57500 Total Station. Bearings are referenced to grid north as defined by the Universal Transverse Mercator system for zone 19 north. Distances given are grid.
- 3.) This survey conforms with the rules adopted by the Maine Board of Licensure for Professional Land Surveyors with any exception thereto noted herein.
  - a.) No separate written report prepared at this time.
  - b.) No new legal description prepared at this time.
- 4.) Iron pins set are 5/8 rebar, capped and scribed "Edward M. Lawrence PLS # 2189."
- 5.) All wooded property lines painted & blazed blue June, 2022.
- 6.) No original road layout found. Road limits shown herein established from center line of existing traveled way and local monumentation along traveled way found. Road width equals 3 Rods (49.5 feet) per statute 23 M.R.S.A. § 2103.
- 7.) Record owner is Bucktail, LLC Hancock County Registry of Deeds Book 7219, Page 611.
- 8.) Wetland delineation performed by FB Environmental Associates.
- 9.) Test pit performed by Kenneth E. Libbey, Jr. LSE #271.
- 10.) Total area of proposed subdivision = 13.4± Acres
- 11.) No water wells shall be placed within 100' from any septic system.
- 12.) Approximate Flood Zone as depicted on FEMA Flood Map 23009C0914D with an effective date of 7/20/2016.

- 1) No mobile or manufactured home shall be allowed on the premises.
- 2) Each lot shall be used for single-family residential or recreational purposes. Commercial activity shall be prohibited. However, business activity associated with an income occupation, professional trade, fishing, farming and the rental of a single-family dwelling shall be allowed.
- 3) All structures shall be constructed with a quality finish such as clapboard siding, log siding, shingles, masonry, or quality finish. There is to be no tar paper, tar shingles, nor paper siding allowed.
- 4) All structures 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.
- 5) Storage containers shall not be allowed on the premises unless used during the construction of a dwelling.
- 6) Unregistered motor vehicles, junk, trash, or debris shall not be allowed to remain on the premises.

*Measures will be taken to prevent unreasonable erosion of soil or sedimentation of any future construction site on lots shown hereon. Erosion control measures must be in place before any construction activity begins, and must remain in place and functional until the site construction is permanently stabilized. Areas to be vegetated will be reseeded and mulched as soon as possible. Control measures will be in accordance with Maine Revised Statutes Title 38, Section 420-C and Maine Department of Environmental Protection's Erosion and Sediment Control Best Management Practices Manual.*



6/2022	Field Work Date	RG/AG	Field Work By	EML	Original For	RNG	Checked By
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TITLE: *Oak Ridge Falls Subdivision*

**SITE LOCATION:**  
Route 175  
Sedgwick, Hancock County, Maine

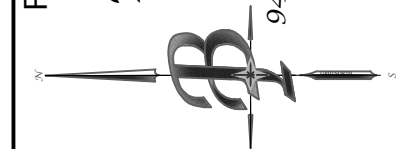
SCALE: 1" = 100' DATE: August 1, 2022

RECORD OWNER:  
*Bucktail, LLC*

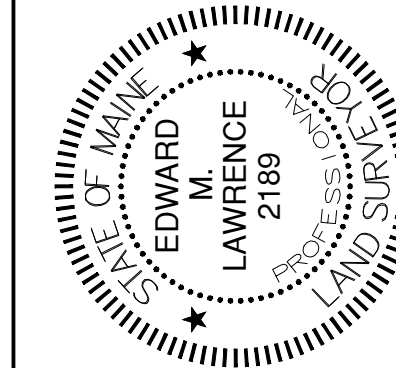
MAILING ADDRESS: 99 Bowman Street  
Freeport, Maine 04033

PLAN PREPARED BY:  
*Boynton & Pickett L.L.C.*  
*PROFESSIONAL SURVEYOR*

East River Road Skowhegan, Maine 04976  
Phone: (207) 474-0016  
Email: [yfboynton@boyntonpickett.com](mailto:yfboynton@boyntonpickett.com)  
[www.BoyntonPickett.com](http://www.BoyntonPickett.com)



Job #: 22\_138\_RHEA\_SEDGWICK



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# Maine Department of Transportation

Janet T. Mills  
Governor

## Driveway/Entrance Permit

Bruce A. Van Note  
Commissioner

Permit Number: 31284 - Entrance ID: 1

**OWNER**  
Name: **Bucktail LLC**  
Address: **99 Bow St**  
**Freeport, ME 04032**  
Telephone: **(207)756-9079**

Date Printed: **July 25, 2022**

### LOCATION

Route: **0175X, Franks Flat**  
Municipality: **Sedgwick**  
County: **Hancock**  
Tax Map: **06 Lot Number: 02**  
Culvert Size: **15 inches**  
Culvert Type: **plastic**  
Culvert Length: **30 feet**  
Date of Permit: **July 21, 2022**  
Approved Entrance Width: **20 feet**

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway to Single Family Dwelling** at a point **300 feet East from Penobscot Town Line**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

### Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.397490N, -68.701770W.

S - Cut back slope down to make driveway closer to road level.

S - Radius sides of proposed driveway to accommodate turning vehicles.

S - Center of proposed driveway is 20 feet west of utility pole # 163926

S - No surface water is allowed to flow from proposed driveway in to roadway.

S - This is a location change from permit issued July 5, 2022

Approved by:  Date: 7-25-22

**Craig J. Kosobud**  
**Maine DOT**  
**Access Management**