

Private Client Synopsis Report

M 12 L 31 Route 220 and Back Troy Road, Unity, ME 04988

List Number: 1590131

County: Waldo

Seasonal: No

List Price:

\$195,000

Status: Active

Property Type: Land

Original List

\$195,000

Price:



General Information

Surveyed: Yes
Road Frontage +/-: 1,412
Mobile Homes Allowed: Yes

Lot Size Acres +/-: 25.54
Source of Acreage: Survey
Zoning: Downtown District

Water Information

Water Frontage: No
Water View: No

Tax/Deed/Community Information

Book/Page/Deed: 4922/ 300/ Partial
Map/Block/Lot: 12/ / 31
Full Tax Amount/Year: \$1,011.24/ 2022
Tax ID: Map12Lot31

Interior Information

Property Features

Site: Agriculture; Corner Lot; Level; Open; Pasture/Field; Rolling/Sloping; Wooded

Roads: Paved; Public
Electric: On Site

Driveway: Paved

Gas: Unknown

Parking: 1 - 4 Spaces

Sewer: Soil Test Available

Location: Intown; Near Town

Water: Private; Well Existing on Site

Remarks

Remarks: Multi-use acreage in the Unity Downtown District. Highest quality land combining scenic woods and fields. This is a commercial and residential opportunity rarely available in a downtown location! Status of well and septic system unknown. Please contact listing agent prior to showing. Do not enter structure on the property as it is unsafe to do so.

Listing/Agent/Office Information

Days On Market: 1

List Date: 05/18/2024

Agent Cell Phone: 207-329-9728

Terminated Date:

Pending Date:

Withdrawal Date:

Agent Phone: 207-329-9728

Buyer Agency: 3%

Listing Member: William {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:

William {Brian} Rhea

Swift River Properties

99 Bow Street

Freeport, ME 04032

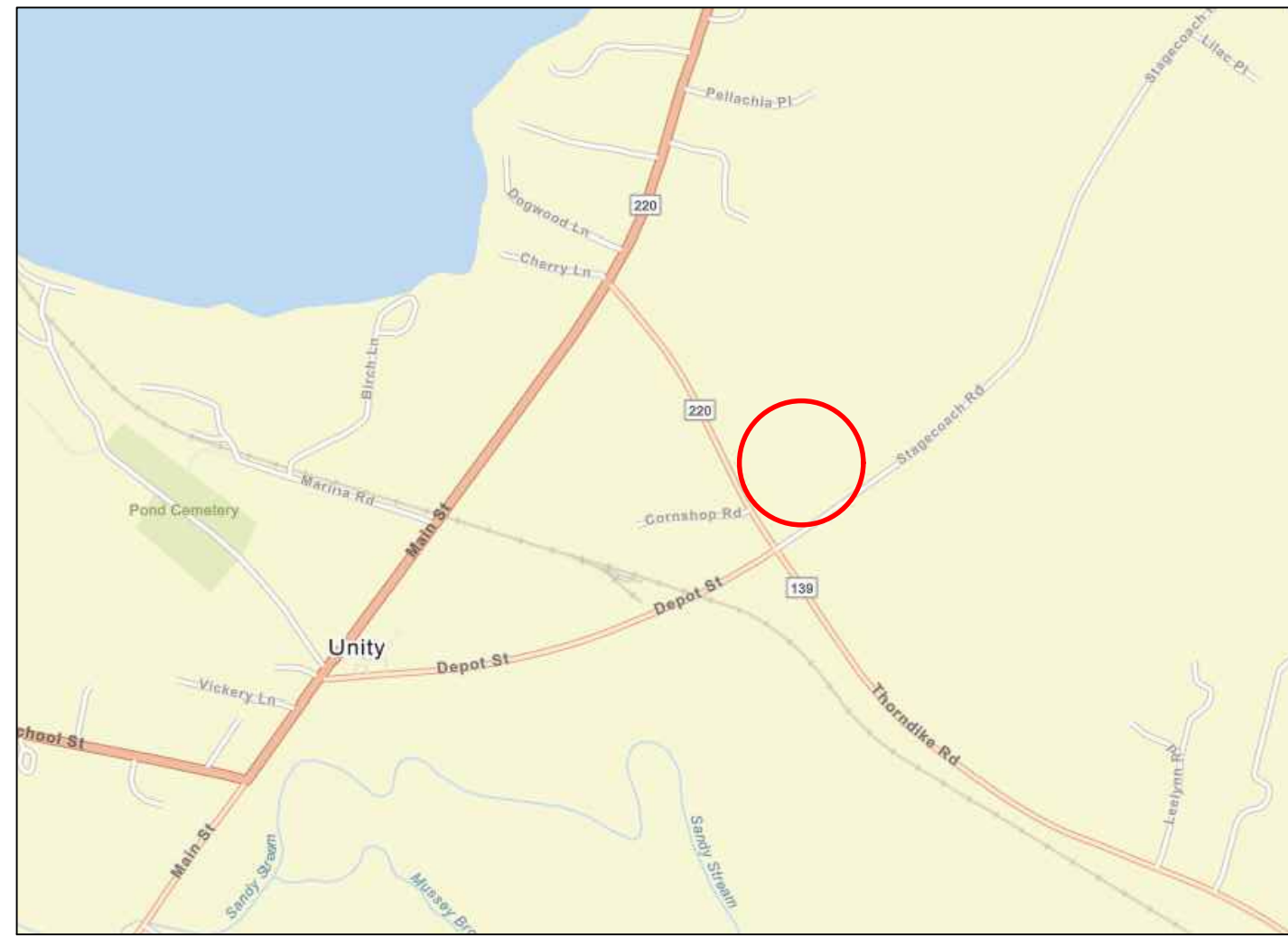
207-756-9079

207-329-9728

brian.swiftriver@gmail.com

Prepared by William {Brian} Rhea on Sunday, May 19, 2024 6:46 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.



LOCATION MAP 'NOT TO SCALE'

LEGEND

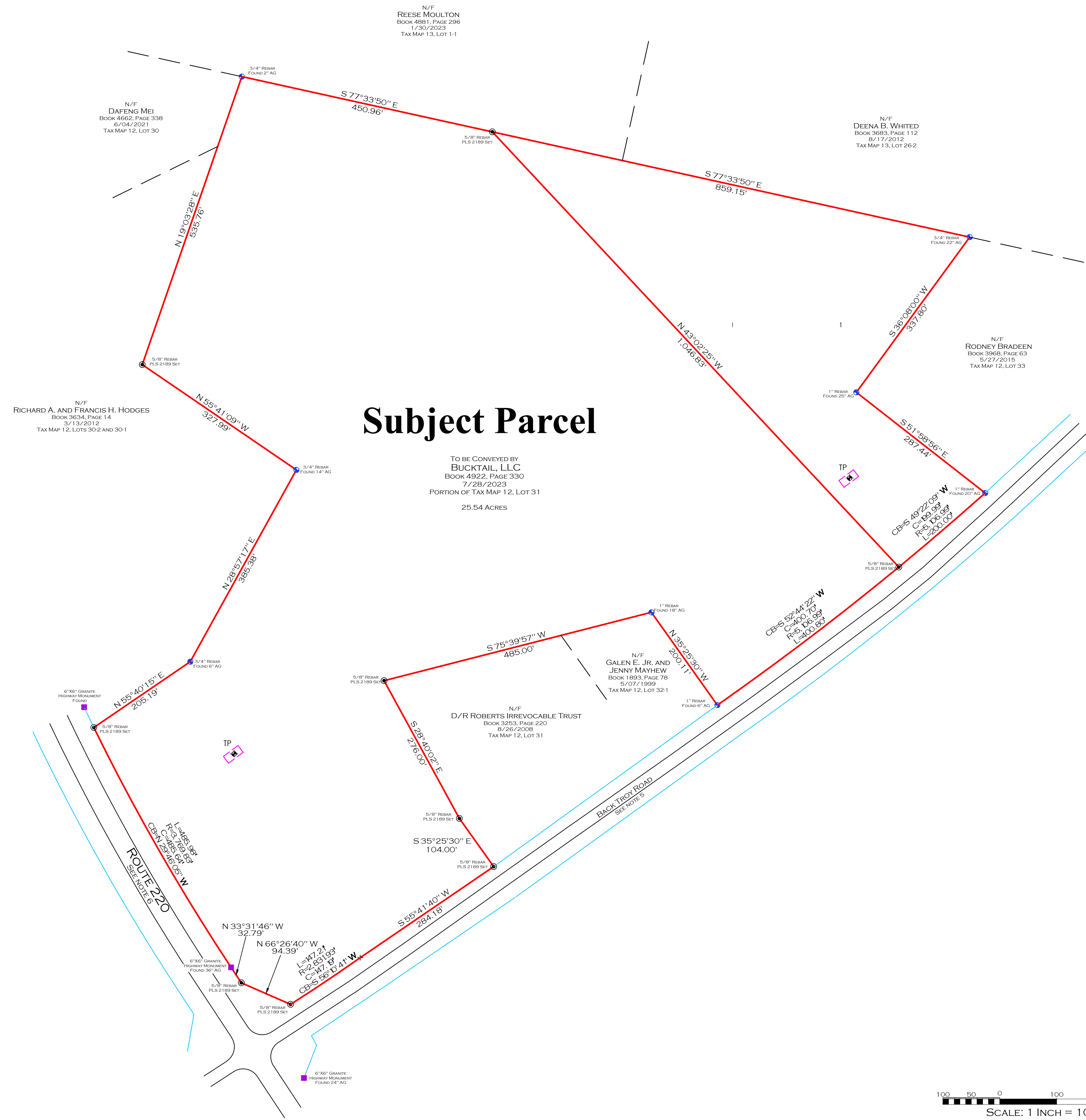
- PROPERTY LINE
- TRAVELED WAY
- - - ABUTTERS LINE
- - - TIE LINE
- RIGHT OF WAY
- TP TEST PIT
- GRANITE MONUMENT FOUND
- 5/8" REBAR PLS #2189 SET
- CAPPED REBAR FOUND
- IRON REBAR FOUND
- + ANGLE POINT
- AG / BG ABOVE OR BELOW GRADE

PLAN REFERENCES:

- 1.) PLAN ENTITLED "BOUNDARY SURVEY FOR MARY C. GIGGEY", LOCATED IN THE TOWN OF UNITY, WALDO COUNTY, MAINE, DATED JULY 1981, BY S.L.F., INC. MICHAEL SACKETT PLS 1170, RECORDED WALDO COUNTY REGISTRY OF DEEDS PLAN FILE 17-278.
- 2.) PLAN ENTITLED "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 5 AND 1, UNITY, WALDO COUNTY, MAINE, FEDERAL AID PROJECT NO. 50222(2)", DATED FEBRUARY 1965, S.H.C. FILE NO. 14-93.

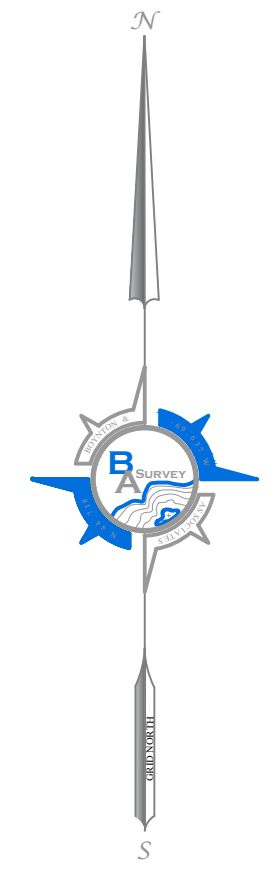
SURVEYOR NOTES:

- 1.) ALL BOOK AND PAGE REFERENCES ARE TO THE WALDO COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- 2.) THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED USING TOPCON HR AND VR GLOBAL NAVIGATION SATELLITE SYSTEM RECEIVERS AND/OR A TOPCON GT500 TOTAL STATION. BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE STATE PLANE COORDINATE SYSTEM, MAINE EAST, NAD83(2011). 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 HEREON.
 - 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.) TEST PIT INFORMATION PROVIDED BY VAUGHN SMITH ASSOCIATES, AUGUST 2023.
- 6.) FOR ROAD LAYOUT OF BACK TROY ROAD SEE PLAN REFERENCE 2 ABOVE. BACK TROY ROAD = 4 RODS = 66 FEET. NO ORIGINAL ROAD MONUMENTATION FOUND. ROAD LIMITS ESTABLISHED RELATIVE TO EXISTING TRAVEL WAY.
- 7.) FOR ROAD LAYOUT OF ROUTE 220 SEE PLAN REFERENCE 2 ABOVE. ROUTE 220 VARIES IN WIDTH. ROAD LIMITS ESTABLISHED RELATIVE TO MONUMENTATION FOUND PER PLAN REFERENCE 2 ABOVE.



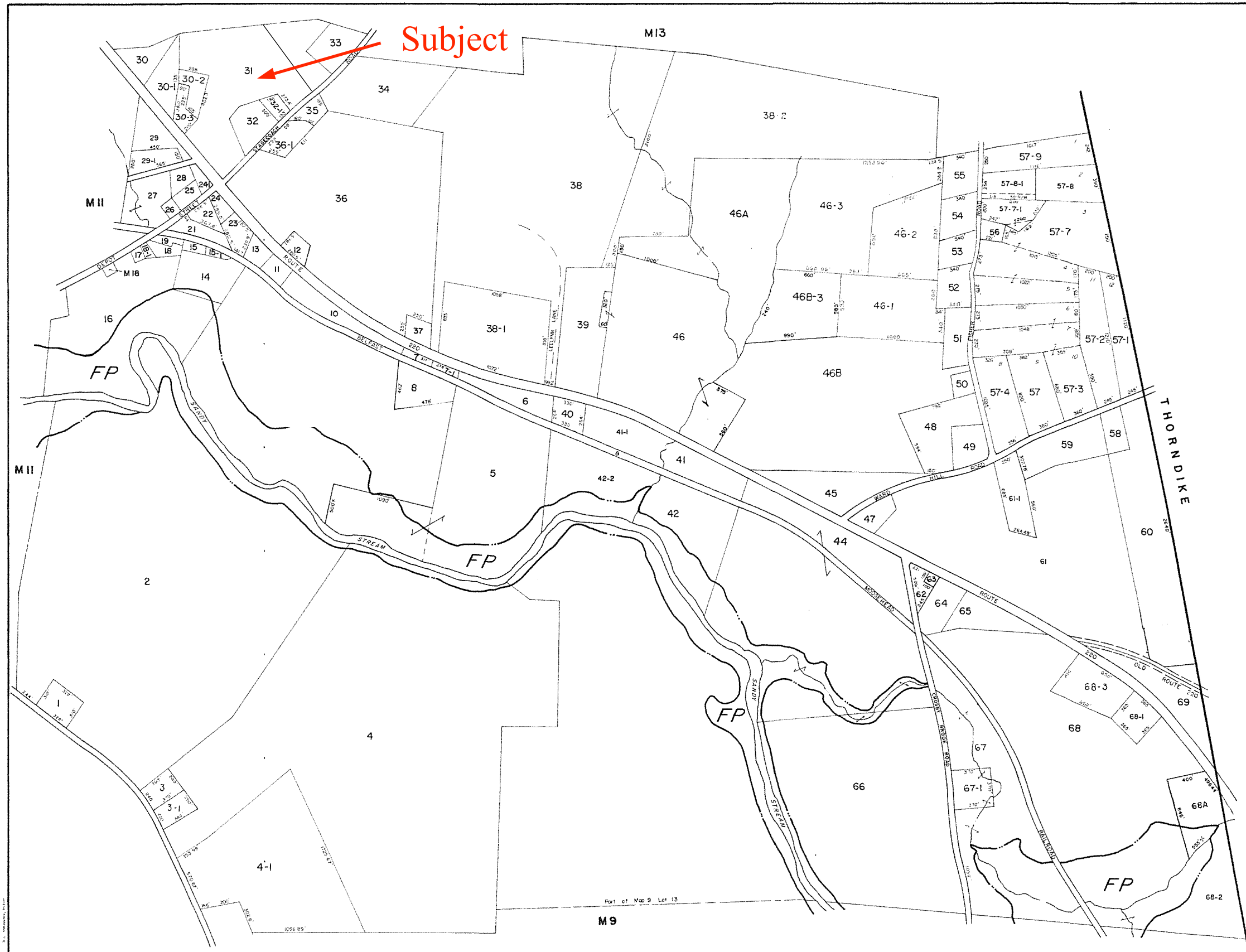
Subject Parcel

TO BE CONVEYED BY
BUCKTAIL, LLC
 BOOK 4922, PAGE 330
 7/28/2023
 PORTION OF TAX MAP 12, LOT 31
 25.54 ACRES



SCALE: 1 INCH = 100 FEET

STATE OF MAINE WALDO SS. REGISTRY OF DEEDS RECEIVED _____ 20____ M. AND AT _____ H. _____ RECORDED _____ IN PLAN FILE _____ PAGE _____ ATTEST: _____ REGISTER	
BOUNDARY SURVEY AND LOT DIVISION FOR: BUCKTAIL, LLC	DATE: AUGUST 16, 2023
RECORD OWNER: BUCKTAIL, LLC	MAILING ADDRESS: 99 BOW STREET FREEPORT, MAINE 04032
PLAN PREPARED BY: BOYNTON & ASSOCIATES L.L.C. PROFESSIONAL SURVEYORS 949 EAST RIVER ROAD SKOWHEGAN, MAINE 04976 PHONE: (207) 474-0016 EMAIL: YBOYNTON@BASURVEY.COM WWW.BASURVEY.COM	
JOB #: 23_111_RHEA-SUB_UNITY	
All Written & Graphical Notes & Copyrights Protected.	



PROPERTY MAP
TOWN OF UNITY

WALDO COUNTY MAINE
 1979

PREPARED BY
 S.L.F., Inc.
 SKOWHEGAN MAINE

SCALE
 1" = 400'

LEGEND
 PARCEL NUMBER... 5
 ADJACENT MAPS... M2
 MATCH LINE

NOTE
 FOR ASSESSMENT PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCES

Receipt # 172922 WALDO SS: RECEIVED
VOL 4922 PG 330
 ERECORDED 07/28/2023 01:42:21 PM
 6 Pages
 Instr # 2023-5072
 ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

TRUSTEE'S DEED
 (Short Form Deeds Act)
 DLN: 1002340243285

Real Estate Transfer Tax Paid

KNOW ALL PERSONS BY THESE PRESENTS, that **JOHN S. GIGGEY, TRUSTEE** of the **GIGGEY FAMILY REALTY TRUST DATED JULY 1, 1999**, as amended to date (the "Grantor"), by the power conferred by law, and every other power, FOR CONSIDERATION PAID, hereby grant to **BUCKTAIL, LLC**, a Maine limited liability company, whose mailing address is 99 Bow Street, Freeport, ME 04032 (the "Grantee"), certain real property, together with the buildings and improvements thereon, located in Unity, Waldo County, Maine and being more particularly bounded described on **Exhibit A** attached hereto.

Meaning and intending to convey a portion of the property conveyed by Quitclaim Deed dated August 4, 1999 from Mary Chase Giggey to the Giggey Family Realty Trust dated July 1, 1999 recorded in the Waldo County Registry of Deeds in Book 1925, Page 218.

And the said Grantor, Trustee as aforesaid, in his said capacity, does hereby covenant with the said Grantee, its successors and assigns, that he is the sole Trustee under said Trust; that said Trust is still in force and effect; that he has the power thereunder to convey as aforesaid; and that in making this conveyance, he has, in all respects, acted pursuant to and in accordance with the authority vested in and granted to him therein and all terms and conditions of said Trust.

IN WITNESS WHEREOF, John S. Giggey, Trustee as aforesaid, has hereunder set his hand and seal effective this 25 day of July, 2023.

Stacy L Grant
 WITNESS

John S. Giggey
 John S. Giggey, Trustee of the Giggey Family Realty Trust of July 1, 1999

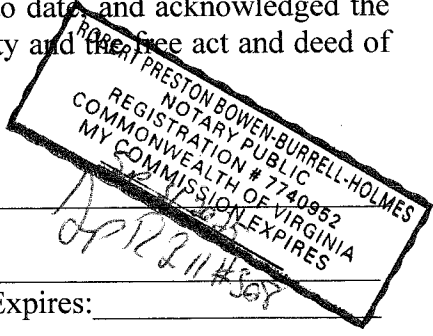
Commonwealth of Va,
 County of Winchester ss.
City

July 25, 2023

Personally appeared the above-named John S. Giggey, in his capacity as sole trustee of the Giggey Family Realty Trust dated July 1, 1999, as amended to date, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Trust.

Before me,

Notary Public
 Print Name: _____
 Commission Expires: _____



Aid Highway 5 & 1 Unity, Waldo County, Federal Aid Project No. S-0222(2), dated February 1965, sheet 4 of 4, said point also being the most westerly corner of the herein described parcel of land;

Thence, N 21° 06' 36" E along the said southeasterly intersection of Stagecoach Road and Thorndike Road, a distance of sixty-one and 70/100 hundredths (61.70) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set;

Thence, N 32° 28' 24" W continuing along the said southeasterly intersection of Stagecoach Road and Thorndike Road, a distance of seventeen and 00/100 hundredths (17.00) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set at a point of curvature;

Thence, easterly along the southerly sideline of Stagecoach Road and a curve to the left having a radius of two thousand eight hundred ninety-seven and 43/100 hundredths (2897.43) feet, a chord bearing of N 56° 06' 58" E, a chord length of one hundred fifty and 62/100 hundredths (150.62) feet, and an arc length of one hundred fifty and 62/100 hundredths (150.62) feet to a point;

Thence, N 54° 37' 36" E continuing along the said southerly sideline of Stagecoach Road, a distance of one hundred ninety and 60/100 hundredths (190.66) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set on and the westerly edge of a wetland;

Thence, southwestward along the westerly edge of said wetland, a distance of four hundred eighty (480±) feet, more or less, to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set and the easterly sideline of Thorndike Road, said rebar lies S 26° 15' 14" W, a distance of four hundred fifty-three and 99/100 hundredths (453.99) feet from the herein previously described rebar;

Thence, N 33° 21' 50" W along the said easterly sideline of Thorndike Road, a distance of one hundred sixty-eight and 71/100 hundredths (168.71) feet to the Point of Beginning.

Said excepted parcel contains 1.3± acres.

All bearings are Grid North.

Parcel 2 - Beginning at a highway monument in the generally north bound line of Route 220; thence in an arc of 484.20 feet at a radius of 3769.83 feet along the generally north line of said Route 220 to a point in the southwest corner of land now or formerly of Richard L. Hodges and which point is at a distance of 5.35 feet from an iron pipe located within Route 220; thence N 75°24' E for a distance of 194.90 feet, more or less, along the generally south boundary of said land of Richard L. Hodges to an iron rod set; thence N 41°51' E for a distance of 402.03 feet, more or less, along the generally southeastern boundary of land now or formerly of Richard L. Hodges to an iron rod set; thence N 36°38' W for a distance of 288.96 feet, more or less, along the generally northeast boundary of said land of Richard L. Hodges to an iron rod set; thence N 36°09' E for a distance of 401.28 feet, more or less, to an iron pipe; thence N 43°49' E for a

distance of 134.64 feet, more or less, along the generally southeast boundary of land now or formerly of Donald Higgins to an iron rod set; thence S 58°42' E for a distance of 1311 feet, more or less, along the generally southwest boundary of land now or formerly of Beverly Cole marked by a rail and wire fence to an iron rod set; thence S 51°43' W for a distance of 340.00 feet, more or less, along the generally northwest boundary of land now or formerly of Earl R. Lord to an iron rod set; thence S 33°34' E for a distance of 267.49 feet, more or less, along the generally southwest boundary of said land of Earl R. Lord to an iron rod set; thence S 66°13' W for a distance of 33.14 feet, more or less, along the generally west line of the Back Troy Road, so called; thence in an arc of 435.27 feet with a radius of 3462.88 feet along the generally west line of said road; thence S 73°25' W for a distance of 132.75 feet, more or less, along the generally west line of said road to an iron rod set; thence N 16°35' W for a distance of 200.00 feet, more or less, along the generally east boundary of land now or formerly of Donald Chase to an iron rod set; thence N 85°03' W for a distance of 485.00 feet, more or less, along the generally north boundary of said land of Donald Chase to an iron rod set; thence S 09°32' E for a distance of 276.00 feet, more or less, along the generally west boundary of said land of Donald Chase to an iron rod set; thence S 16°35' E for a distance of 104.00 feet, more or less, along the generally west boundary of said land of Donald Chase to an iron rod set; thence S 73°25' W for a distance of 284.75 feet, more or less, along the generally west line of the Back Troy Road, so called; thence in an arc of 147.21 feet with a radius of 2831.93 feet along the generally west line of said road; thence N 13°41' W for a distance of 2.00 feet, more or less, along the intersection of Route 220 and the Back Troy Road, so called; thence N 47°43' W for a distance of 94.39 feet, more or less, along said road intersection; thence N 14°44' W for a distance of 32.79 feet, more or less, along the generally north line of Route 220 to a highway monument and the point of beginning. Being a portion of the parcel labeled parcel 2 on the Survey Plan of Mary C. Giggey prepared by Michael R. Sackett, Surveyor, in July 1981 and filed in the Waldo County Registry of Deeds as the "Boundary Survey for Mary C. Giggey" at Plan Book 17, Page 278.

Excepting from Parcel 2 that portion deeded to Richard L. Hodges, Inc., a Maine corporation by Mary Chase Giggey in a deed located in the Waldo County Registry of Deeds at Book 967, Page 210 and bounded and described as follows: "Lying northerly of Route 220 commencing at an iron rod which marks the easterly boundary of land of the Grantee and the westerly boundary of land of the Grantor; thence running North nineteen degrees, fifty seven minutes West (N19° 57'W) one hundred sixty five (165) feet, more or less, to an iron rod; thence turning and running North thirty two degrees, seven minutes East (N 32° 7' E) two hundred twenty five (225) feet, more or less, to an iron rod; thence turning and running North thirty one degrees, thirty six minutes West (N31° 36'W) ninety (90) feet, more or less, to an iron rod; thence turning and running North thirty six degrees, nine minutes East (N 36°09'E) one hundred thirty five (155) feet, more or less, to an iron rod; thence turning and running south thirty six degrees, thirty eight minutes East (S36°38'E) two hundred eighty eight and ninety six hundredths (288.96) feet, more or less along land retained by the Grantor to an iron rod; thence turning and running South forty one degrees fifty one minutes West (S41°51'W) along land retained by the Grantor four hundred two and three hundredths (402.03) feet to an iron rod and the point of beginning, containing one and seventy seven hundredths acres, more or less."

In addition, approximately 5.5 acres with 200' of frontage on Back Belmont Road was conveyed out of the subject parcel in 2023.

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? N/A

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): 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: Yes No Unknown

Comments: Seller has no knowledge of underground storage tanks on the premises.

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 on the premises

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 WR

PROPERTY LOCATED AT: **0 Thorndike Road, Unity, ME 04988**

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: _____

Source of information: **See deed, survey and other recorded documents**

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? **N/A**

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: **N/A**

Source of information: **Seller**

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

If Yes, explain: **Division in 2023**

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 _____

Seller Initials 

PROPERTY LOCATED AT: **0 Thorndike Road, Unity, ME 04988**

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.

DocuSigned by: <i>William Rhea</i> SELLER	<u>5/9/2024</u> 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
-------	------	-------	------





VAUGHN SMITH ASSOCIATES

Septic Design • Wetland Analysis • Soil Mapping

June 15, 2023

Bucktail LLC.
99 Bow Street
Freeport, ME 04032

RE: Preliminary Soils Investigation, +/- 28 acres, Lot "B", Route 220 and Back Troy Road, Unity

Dear Brian,

On June 6, 2023, per your request, I conducted a Preliminary Soils Investigation at the above-mentioned parcel. The purpose of the investigation was to determine whether a suitable location could be found on this lot for the on-site disposal of wastewater under current State and local codes.

Two test pits were observed and a **potential area for subsurface wastewater disposal was found** on the lot. See test pit log and site plan for further details. The soils were found to be sandy textured, glacial outwash with a 5B profile and condition which have no restrictive features within 4 feet of depth. The slopes ranged from 2 to 4%.

Prior to construction of the septic system, additional test pits may be necessary to complete HHE-200 septic design forms. Approved HHE-200 forms are a prerequisite for obtaining building permits. This report only pertains to the siting of a potential subsurface wastewater disposal area.

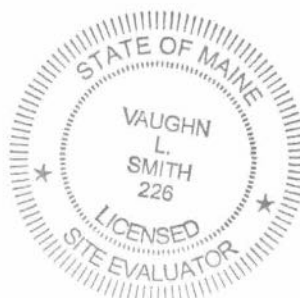
I hope this information is sufficient for your current needs. Please do not hesitate to call if you have any questions or if I can be of further assistance.

Sincerely,

VAUGHN SMITH ASSOCIATES

Vaughn L. Smith

Site Evaluator #226



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

UNITY

ROUTE 220

BUCKTAIL LLC.

SITE PLAN

Scale 1" = **60** ft. or as shown

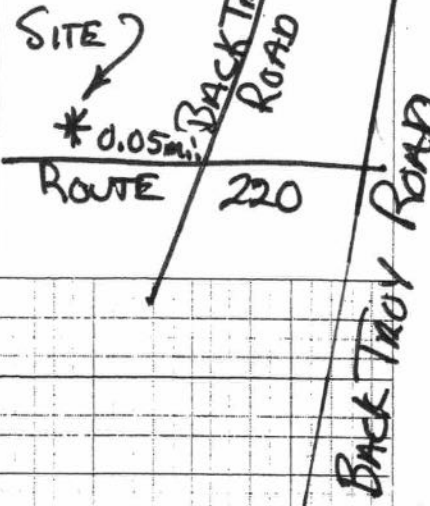
SITE LOCATION PLAN
 (map from Maine Dept. of
 Transportation as
 recommended)

LOT "B"

TP#B-1

TP#B-2

± 28 ACRES



ROUTE 220

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

Observation Hole **#B-1** Test Pit Boring
 1" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0 - 10	FINE SANDY LOAM	FRIABLE	BROWN	
10 - 20		TO	YELLOWISH BROWN	NONE
20 - 30	FINE SAND	LOOSE	LIGHT YELLOWISH BROWN	
30 - 40				
40 - 50				

Observation Hole **#B-2** Test Pit Boring
 1" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
SAME AS TP#1				
0 - 10				
10 - 20				
20 - 30				
30 - 40				
40 - 50				

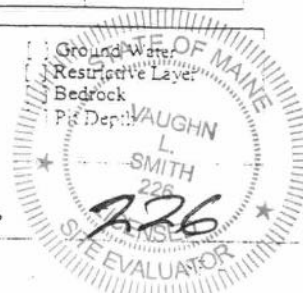
Soil Classification: **5B**
 Profile Condition

Slope: **3%**

Limiting Factor: **N/A**

Ground Water Restrictive Layer:
 Bedrock:
 Pit Depth:

Vaughn L. Smith
 Site Evaluator Signature



Soil Classification: **5B**
 Profile Condition

Slope: **3%**

Limiting Factor: **N/A**

Ground Water Restrictive Layer:
 Bedrock:
 Pit Depth:

6/15/23