

MLS #: 1610873

Status: Active

Directions: The Property is located at the corner of the Thorndike Road and the Back Troy Road (Depot Street).

County: Waldo

Property Type: Land

Public Detail Report

Seasonal: No

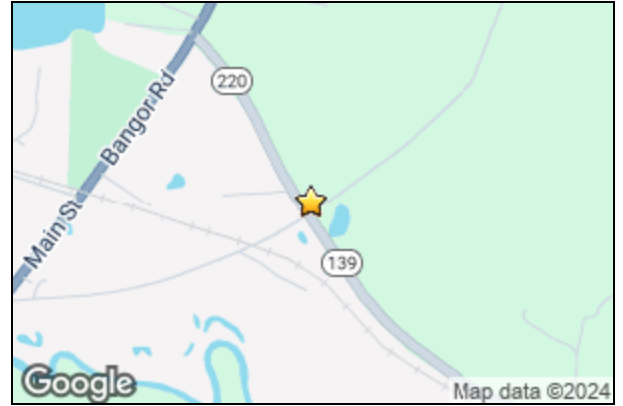
List Price: \$44,900

Original List Price: \$49,900



**Lot 1 Back Troy
Rd/Thorndike Rd
Unity, ME 04988**

**List Price: \$44,900
MLS#: 1610873**



Land Information

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	407
Lot Size Acres +/-:	1	Water Views:	No	Source of Road Frontage:	Survey
Source of Acreage:	Survey			Zoning:	Downtown Distic
Mobile Homes Allowed:	No			Zoning Overlay:	Unknown

Property Features

Driveway:	Gravel	Electric:	On Site	Roads:	Paved; Public
Parking:	On Site	Gas:	Unknown	Site:	Corner Lot; Level; Open
Location:	Business District; Intown; Near Town	Water:	Private; Unknown; Well Existing on Site		
		Sewer:	Other; Soil Test Available		

Tax/Deed Information

Book/Page/Deed:	25/151/Partial	Full Tax Amt/Yr:	\$1/ 2025	Map/Block/Lot:	12//31
Deed/Conveyance Type	Quit Claim			Tax ID:	Lot1Unity
Offered:	w/Covenant				

Remarks

Remarks: Prime 1 acre lot for sale in the downtown district of Unity providing the perfect setting for your business or residential project. Existing driveway and well. Surveyed and soil tested. Great location, and favorable zoning! Whether you are looking to build a home, create a retail space or develop an investment property, this is the spot to make it happen!

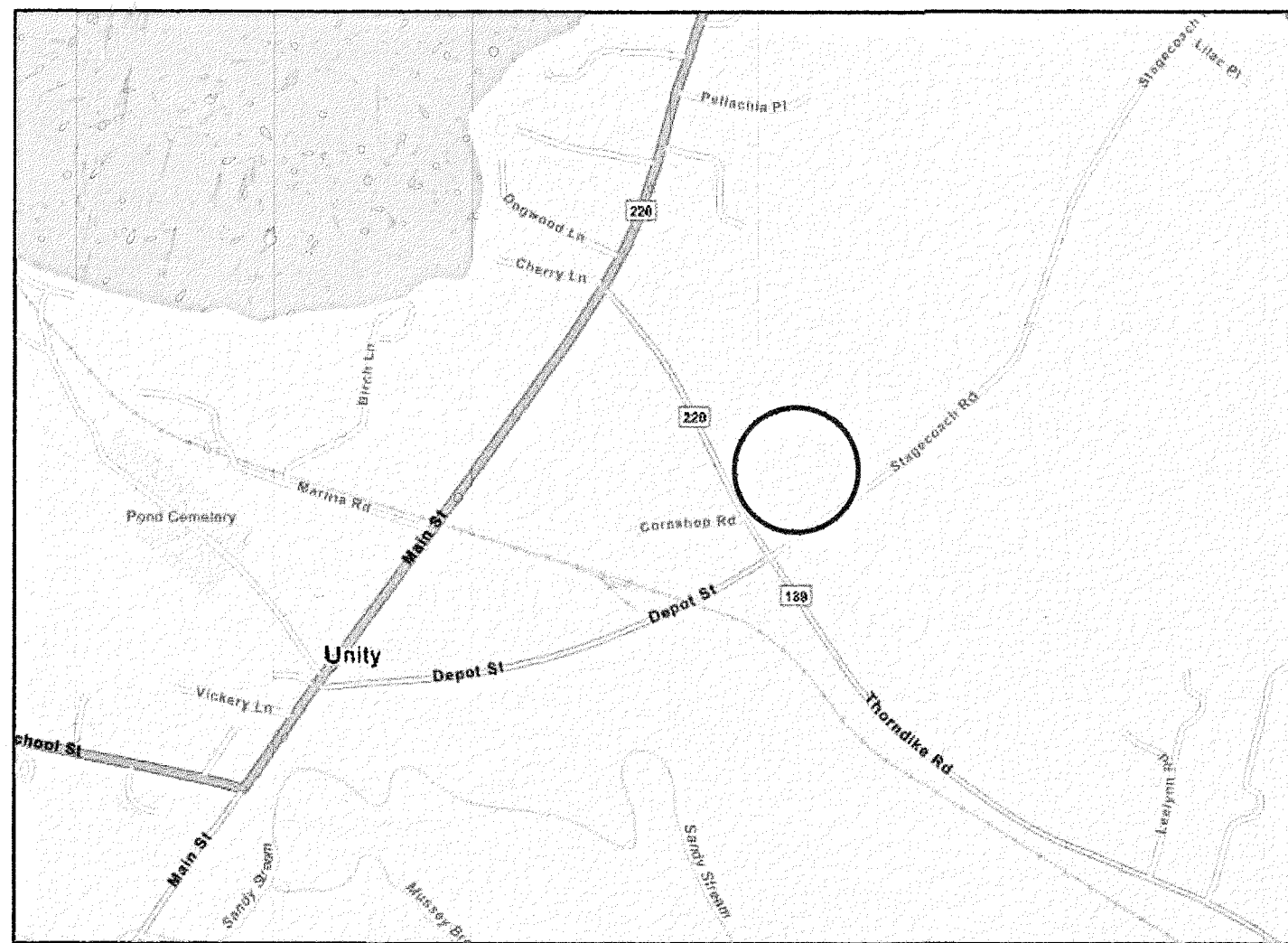
LO: Swift River Properties

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, December 09, 2024 8:10 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
- STREAM
- WETLAND
- 50' FRONT SETBACK
- 15' SIDE AND REAR SETBACK
- 75' STREAM SETBACK
- 75' FARMLAND SETBACK
- TREELINE
- TEST PIT
- GRANITE MONUMENT FOUND
- 5/8" REBAR PLS #2189 SET
- CAPPED REBAR FOUND
- IRON REBAR
- ANGLE POINT
- AG / BG
- ABOVE OR BELOW GRADE
- POWER POLE

EROSION AND SEDIMENTATION CONTROL

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 RESEED 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.

FEMA FLOOD INFORMATION:

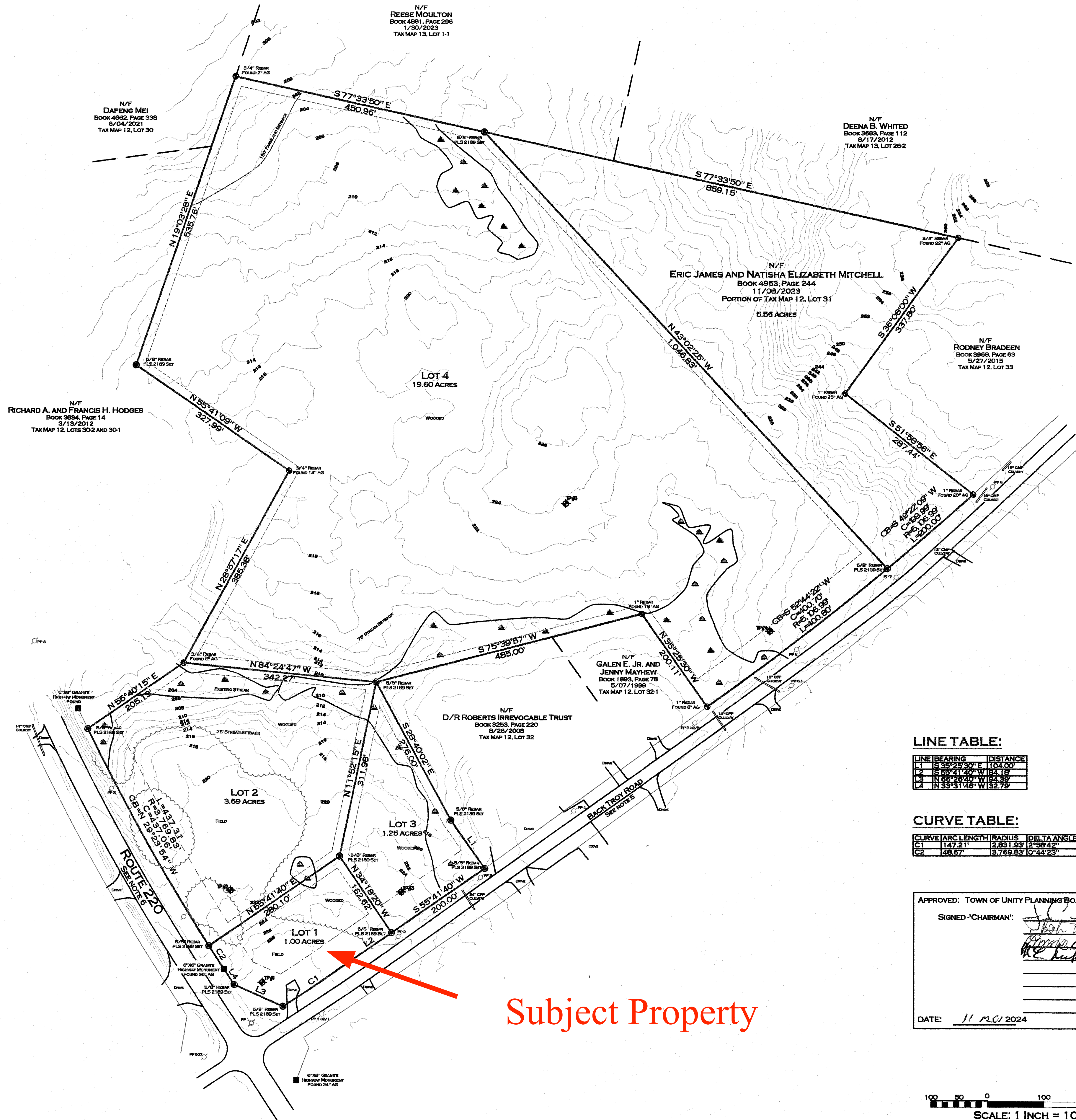
PARCEL IS SHOWN ON FEMA FIRM 23027 CO230E AS LYING IN FLOOD HAZARD ZONE X WITH AN EFFECTIVE DATE OF JULY 6, 2015.

PLAN REFERENCES:

- 1.) PLAN ENTITLED "BOUNDARY SURVEY FOR MARY C. GIGGEY", LOCATED IN THE TOWN OF UNITY, WALDO COUNTY, MAINE, DATED JULY 1991, 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. S-0222(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.) 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.
- 6.) 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.
- 7.) NO WATER WELLS SHALL BE PLACED WITHIN 100' FROM ANY SEPTIC SYSTEM.
- 8.) WETLAND AND TEST PIT INFORMATION PROVIDED BY ALBERT FRICK ASSOCIATES, INC. DATED AUGUST 9TH, 2024.
- 9.) MEGIS 2 FOOT CONTOURS HAVE NOT BEEN FIELD VERIFIED.
- 10.) SUBDIVISION LIES IN THE DOWNTOWN DISTRICT ZONE PER TOWN OF UNITY LAND USE ZONING ORDINANCE DATED MARCH 26, 2011.
- 11.) THERE SHALL BE NO STRUCTURES OR WATER WELLS PLACED WITHIN THE COMMERCIAL FARMLAND SETBACK.



LINE TABLE:

LINE BEARING	DISTANCE
N 88° 40' 15" E	209.19
S 88° 40' 15" W	104.00
S 88° 40' 15" W	84.18
N 88° 40' 15" E	84.18
N 88° 40' 15" E	84.18

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	147.21	2,831.33	158° 42'	S 58° 10' 41" W	1147.19
C2	48.67	9,769.83	10° 44' 23"	N 33° 03' 22" W	48.67

APPROVED: TOWN OF UNITY PLANNING BOARD

SIGNED "CHAIRMAN":

John Patton
Robert G. Lawrence

DATE: 11/16/2024

SCALE: 1 INCH = 100 FEET

STATE OF MAINE Doc. # 78
WALDO CO. REGISTRY OF DEEDS
RECORDED November 21, 2024
AT 3:16 P.M.
IN PLAN FILE 25 PAGE 151
ATTEST: Amy Keller REGISTER

TITLE: FINAL PLAN: STAGECOACH CORNER

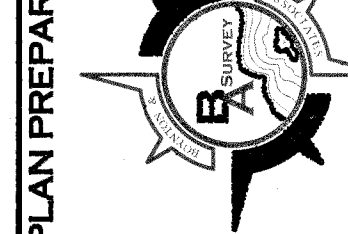
SITE LOCATION: ROUTE 220, UNITY, WALDO COUNTY, MAINE

SCALE: 1" = 100' DATE: OCTOBER 15, 2024

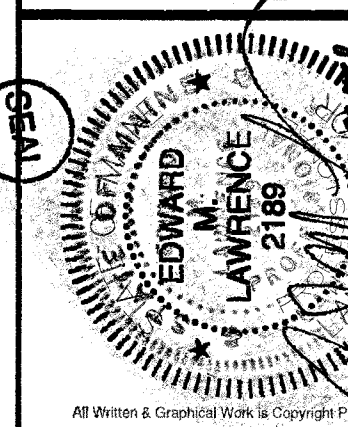
RECORD OWNER: BUCKTAIL, LLC

MAILING ADDRESS: 26 STEWART STREET, NEWCASTLE, MAINE 04553

PLAN PREPARED BY: BOYNTON & ASSOCIATES LLC.
PROFESSIONAL SURVEYORS
840 EAST RIVER ROAD
SKOWHEGAN, MAINE 04976
PHONE: (207) 474-0016
EMAIL: YHBOYNTON@BASURVEY.COM
WWW.BASURVEY.COM



JOB #: 24_206_RHEA-SUB-UNITY



PROPERTY LOCATED AT: Back Troy (Depot) Rd /Thorndike Rd, Unity, ME 04988

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? Unknown

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): Unkown Size of tank(s): Unknown

Location: Unknown

What materials are, or were, stored in the tank(s): Unkown

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☒ Unknown

Comments: A mobile home existed on the premises previosuly. Prior Owner said a septic system and well exist on the property. Current owner has no first hand knowledge of the existence or location of either.

Source of information: Prior Owner

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: None

Source of information: Owner has no knowledge of hazardous material.

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

Buyer Initials _____ Page 1 of 4 Seller Initials _____

SECTION II — ACCESS TO THE PROPERTY

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: Seller

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? Town/State

Road Association Name (if known): No

Source of information: Town of Unity

SECTION III — FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Buyer Initials _____

Page 2 of 4

Seller Initials _____

PROPERTY LOCATED AT: Back Troy (Depot) Rd /Thorndike Rd, Unity, ME 04988

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☐ No ☒ Unknown

If Yes, indicate the date of each payment: none

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

na

Relevant Panel Number: na Year: na (Attach a copy)

Comments: na

Source of Section III information: na

SECTION IV – GENERAL INFORMATION

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

If Yes, explain: None Known

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: 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: None

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 Section IV information: Seller

Additional Information: None

Buyer Initials _____

Page 3 of 4

Seller Initials _____

PROPERTY LOCATED AT: Back Troy (Depot) Rd /Thorndike Rd, 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.

<u>SELLER</u>	<u>DATE</u>	<u>SELLER</u>	<u>DATE</u>
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<u>SELLER</u>	<u>DATE</u>	<u>SELLER</u>	<u>DATE</u>
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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.

<u>BUYER</u>	<u>DATE</u>	<u>BUYER</u>	<u>DATE</u>
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<u>BUYER</u>	<u>DATE</u>	<u>BUYER</u>	<u>DATE</u>
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Protective Covenants (Applicable to Lots 1,2 and 3)

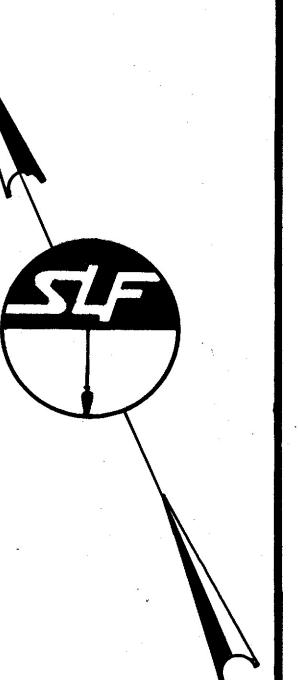
1. No mobile or manufactured homes shall be allowed on the premises.
2. Storage containers shall not be allowed on the premises unless used during the construction of a dwelling.
3. Unregistered motor vehicles, junk, trash, or debris shall not be allowed to remain on the premises.

PROPERTY
MAP
TOWN
OF
UNITY

WALDO
COUNTY
MAINE

1979

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



SCALE
1" = 400'
0 200' 400' 600'

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

NOTE:
FOR ASSESSMENT
PURPOSES ONLY
NOT TO BE USED
FOR CONVEYANCES

