

Private Client Synopsis Report

Lot B Ridge Rd/Western Rd/Rt 235, Warren, ME 04864

List Number: **1590994**

County: **Knox**

Seasonal: **No**

List Price:

\$495,000

Status: **Active**

Property Type: **Land**

Original List

\$495,000

Price:



General Information

Surveyed: **Yes**

Road Frontage +/-: **812**

Mobile Homes Allowed: **No**

Lot Size Acres +/-: **12**

Source of Acreage: **Seller**

Zoning: **Shoreland**

Water Information

Water Frontage: **Yes**

Water Frontage Amt +/-: **545**

Waterfront Owned +/-: **545**

Waterfront Shared +/-: **0**

Water Body: **Seven Tree Pond**

Water View: **Yes**

Water Body Type: **Lake**

Tax/Deed/Community Information

Book/Page/Deed: **6113/ 41/ Partial**

Map/Block/Lot: **15/ / 60-1**

Full Tax Amount/Year: **\$1/ 2024**

Tax ID: **P/O Map 15 Lot 60-1**

Interior Information

Property Features

Site: **Agriculture; Harvestable Crops; Open;**

Rolling/Sloping; Wooded

Roads:

Paved; Public

Driveway:

No Driveway

Electric:

Other Electric

Parking:

No Parking

Gas:

No Gas

Location:

Near Town; Rural

Sewer:

Soil Test Available

Recreational

Lake/Fresh Water

Water:

Well Needed on Site

Water:

Remarks

Remarks: Enjoy stunning lake and mountain views, 545' of lake frontage, picturesque blueberry fields, old stone walls, long road frontage and private access down Blueberry Lane for launching your boat! This amazing parcel is in a prime, scenic midcoast location... just over 20 minutes to Camden, Rockport, Rockland or Damariscotta! *Seven Tree Pond has good water quality, is 2.5 miles long, 528 acres in size, and 45' deep. It is an excellent fishery for both cold and warm water species.

Listing/Agent/Office Information

Days On Market: **2**

List Date: **05/18/2024**

Agent Cell Phone: **207-329-9728**

Terminated Date:

Pending Date:

Withdrawal Date:

Agent Phone: **207-329-9728**

Buyer Agency: **2.5%**

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 Monday, May 27, 2024 1:27 PM.

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**.





235

Blueberry Ln

Subject

235

528 ft

Google Earth

Imagery Date: 6/19/2018 44°10'22.61" N 69°16'54.43" W elev 76 ft eye alt 2500 ft

1985

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: None

Source of information: Previous owners, public record

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: Previous owners, public record

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: No mobile homes and utility easement. Subject property benefits by rights along Blueberry Lane.

Source of information: Seller, previous owners, public record

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): N/A

Are there any shoreland zoning, resource protection or other overlay zone

requirements on the property?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Shoreland Zoning

Source of information: Public Record

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

If Yes, explain: Sale to an abutter and division

Source of information: Seller and broker

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: _____

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:

Buyer Initials _____

Page 2 of 3

Seller Initials _____

PROPERTY LOCATED AT: Ridge Road (Rt# 235), 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.

SELLER
Maine Woods and Waters, LLC

DATE

SELLER
Bucktail, LLC

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

