

Land Customer Synopsis

Lot 6 East Shore Road, Embden, Maine 04958

MLS#: 1346941
Status: Active

Nbrhd/Assoc:
County: Somerset

Assoc. Fee:
Entrance Fee:

List Price: \$16,500
Original Price: \$16,500

Survey Map Lot 6



General Information

Lot Size+/-: 3.56 acres
Source of Lot Size: Survey
Surveyed: Yes
Road Frontage+/-:
Seasonal: No
Zoning: as per town

Water Information

Waterfront: No
Wtr Frontage Amt+/-:
Waterfront Owned+/-:
Waterfront Shared+/-:
Water Body:
Water Body Type:
Water Views: No

Tax/Deed/Community Information

Book/Page/Deed: 5238/199/All
Map/Block/Lot: 5//27
Full Tax Amt/Yr: \$9/2017
School District:

Property Features

Site: Rolling/Sloping
Parking: 1-4 Spaces
Restrictions:
View:
Transportation:
Gas: No Gas
Water: Well Needed On Site
Driveway:
Location:
Rec. Water:
Roads: Paved, Public
Electric: Other Electric
Waste Wtr Disp: Septic Needed On Site
Well Septic Included:

Remarks

Remarks: 3.56 acre lot on East Shore Rd in Embden. Beautiful spot to build a home or camp near Embden Lake. Part of the East Shore View subdivision.

Listing/Agent/Office Information

Pending Date:
List Office: Harris Real Estate
List Date: 04/30/18
Termination Date:
Withdrawn Date:



Prepared By: Kim Reynolds. Generated on 04/30/2018 10:20:18 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.

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Property Features

Site: Rolling/Sloping
Parking: 1-4 Spaces
Restrictions:
View:
Transportation:
Gas: No Gas
Water: Well Needed On Site

Driveway:
Location: Common, Gravel
Rec. Water: Rural, Subdivision
Roads: Paved, Public
Electric: Other Electric
Waste Wtr Disp: Septic Needed On Site
Well Septic Included:

Remarks

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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Lot 6 East Shore Road, Embden, Me 04958

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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- A. UNDERGROUND STORAGE TANKS - Current or previously existing:
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
IF NO above: How long have tank(s) been out of service? n/a
What materials are, or were, stored in the tank(s)? n/a
Age of tank(s): _____ Size of tank(s): n/a
Location: n/a
Have you experienced any problems such as leakage? n/a
Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
Comments: n/a
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
n/a Yes No Unknown
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

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

SECTION II. GENERAL INFORMATION

- Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
IF YES: Explain: see deed and survey- some restrictions, 50ft wooded buffer
What is your source of information: proposed deed and survey
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: n/a
What is your source of information: deed, survey
- Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
IF YES: Explain: East Shore View Subdivision
What is your source of information: Survey
- Are you receiving a tax exemption or reduction 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: Tree growth
- Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? ... Yes No
Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
ATTACHMENTS: Yes No
Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER _____ DATE _____ SELLER _____ DATE _____
Maine-ly Trees Inc.
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 _____

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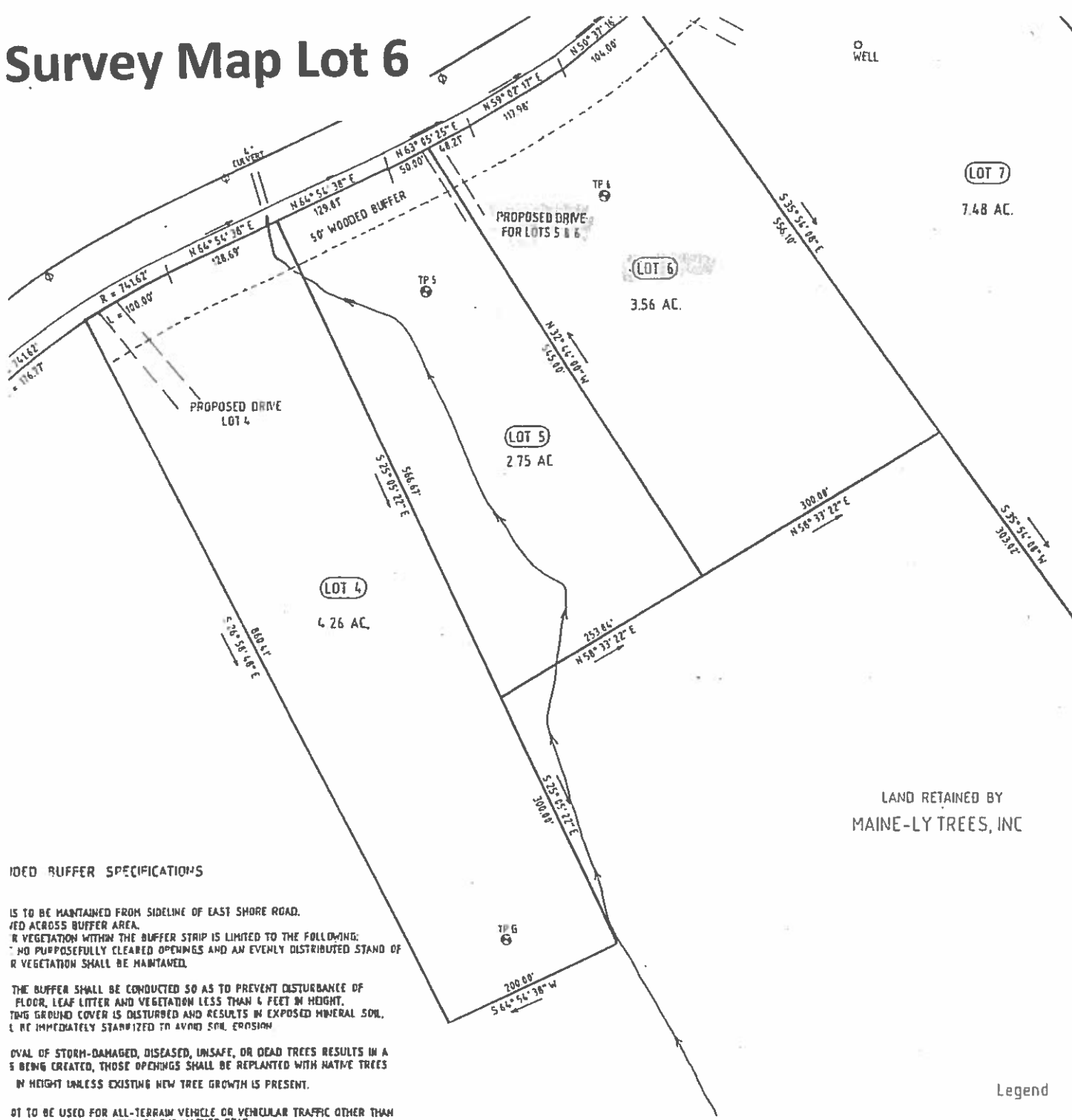
Harris Real Estate P.O. Box 329 Farmington, ME 4938
Phone: (207)779-9000

Fax: (207)779-9002 Adrian Harris

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



Survey Map Lot 6



WELL

LOT 7
7.48 AC.

LOT 6
3.56 AC.

LOT 5
2.75 AC.

LOT 4
4.26 AC.

LAND RETAINED BY
MAINE-LY TREES, INC

WOODED BUFFER SPECIFICATIONS

IS TO BE MAINTAINED FROM SIDELINE OF EAST SHORE ROAD.
 ED ACROSS BUFFER AREA.
 R VEGETATION WITHIN THE BUFFER STRIP IS LIMITED TO THE FOLLOWING:
 NO PURPOSEFULLY CLEARED OPENINGS AND AN EVENLY DISTRIBUTED STAND OF
 R VEGETATION SHALL BE MAINTAINED.

THE BUFFER SHALL BE CONDUCTED SO AS TO PREVENT DISTURBANCE OF
 FLOOR, LEAF LITTER AND VEGETATION LESS THAN 6 FEET IN HEIGHT.
 THE GROUND COVER IS DISTURBED AND RESULTS IN EXPOSED MINERAL SOIL,
 IT BE IMMEDIATELY STABILIZED TO AVOID SOIL EROSION.

REMOVAL OF STORM-DAMAGED, DISEASED, UNSAFE, OR DEAD TREES RESULTS IN A
 G APENING BEING CREATED, THOSE OPENINGS SHALL BE REPLANTED WITH NATIVE TREES
 IN HEIGHT UNLESS EXISTING NEW TREE GROWTH IS PRESENT.

NOT TO BE USED FOR ALL-TERRAIN VEHICLE OR VEHICULAR TRAFFIC OTHER THAN
 WHICH WILL BE RESTRICTED TO THE MARKED TRAIL.

OF THIS SECTION AN "EVENLY DISTRIBUTED STAND OF TREES AND OTHER
 ALL BE DEFINED AS MAINTAINING A MINIMUM RATING SCORE OF 12 IN ANY
 FEET SQUARE (625 SQUARE FEET) AREA, AS DETERMINED BY THE FOLLOWING

DIAMETER OF TREE AT 4-1/2 FEET (BOVE GROUND LEVEL INCHES)	POINTS
2 - 4 IN	1
4 - 12 IN	2
> 12 IN	6

REGISTRY OF DEEDS

COUNTY SOMERSET

DATE 1/25/2007

TIME 02:24:55 PM

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FILE NO. _____

Legend

- EUI
- UTI
- AN
- TP
- 50'