



\$42,500.00



Reach Road, Deer Isle, Maine

Desirable Reach Road location! This 2.87+/- Acre parcel of wooded land provides a wonderful opportunity as a home site. Over 400'+/- of paved town road frontage.

*****Please note that if all or a portion of the property above is within the shoreland zone, if there is a wetland or vernal pool on the property, or if it is within a floodplain area, all as defined by Federal, State and local Statutes, laws or ordinances, the property may be subject to certain restrictions and limitations on its use and flood insurance requirements and you are advised to consult with an attorney, surveyor or other professional*****

#1576

- 2.87+/- Acres
- 406'+/- Road Frontage
- Taxes: \$145.85 in 2009
- Map 12, p/o Lot 21
- Surveyed and soil tested
- MLS #943978

Shepard's Select Properties, Inc.

Main Street
PO Box 115
Stonington, Maine 04681
(207) 367-2790

Main Street
PO Box 635
Deer Isle, Maine 04627
(207) 348-6105

www.shepardselect.com

info@shepardselect.com

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Reach Road, Deer Isle, ME 04627

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? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Have you experienced any problems such as leakage? _____
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: _____
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.) :
_____ 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: Deed Covenants
What is your source of information: Deed, Seller, Survey
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: _____
What is your source of information: Local Zoning
- 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: Seller has divided his original property into 2 parcels.
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: _____
- 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: No Trailers, Mobile Homes, Double or Single wides, No further division of property, No Commercial use.



REACH

ROAD

2.87 acres

2.61 acres

ALICE BROWN

EMERY HARDY

E. JOHN BULLARD III
and
ROBERT H. COUSINS

BARTER LUMBER CO.

- LEGEND**
- 5/8" IRON ROD SET WITH CAP W/ALIGNED SURVEY MARKER (DO NOT DISTURB FROM ROD OR HOW IT'S FOUND AS NOTED IN FIELD NOTES)
 - 1/2" IRON ROD SET
 - MONUMENT FOUND
 - ANGLE POINT NOT MONUMENTED
 - ✕ UTILITY POLE
 - STONE WALL
 - WIRE FENCE OR REMAINS OF WIRE FENCE

UTILITY EASEMENT'S NOTE
B. HEREIN IS A 16.5' WIDE EASEMENT, THE CENTERLINE OF WHICH IS SHOWN BY A DASHED LINE, FOR THE CONVEYANCE OF UTILITY LINES. THIS EASEMENT IS SUBJECT TO THE RIGHTS OF THE STATE OF MAINE AND THE UNITED STATES GOVERNMENT. THE BOUNDARIES OF THIS EASEMENT ARE SHOWN BY A DASHED LINE AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE EXACT LOCATION OF THE UTILITY LINES. THE BOUNDARIES OF THIS EASEMENT ARE SUBJECT TO THE RIGHTS OF THE STATE OF MAINE AND THE UNITED STATES GOVERNMENT.



PETER BACKES FLINT

DEER ISLE, HANCOCK COUNTY, MAINE
SCALE: 1" = 50'
MAY 26, 2008

RODNEY E. CHADBOURNE, PROFESSIONAL LAND SURVEYOR
P.O. BOX 575, DEER ISLE, MAINE 04827



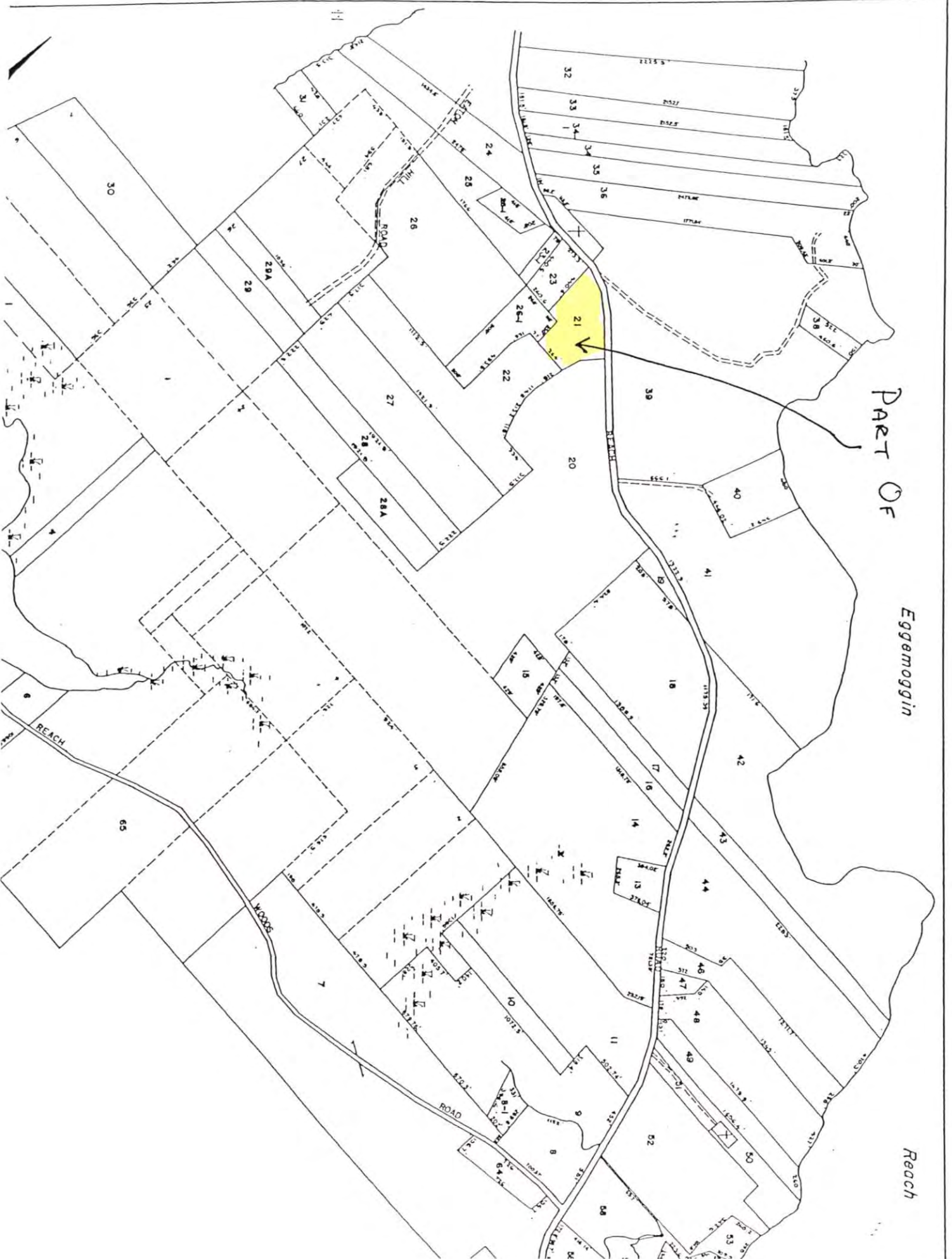
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE STANDARDS OF THE STATE OF MAINE BOARD OF SURVEYS FOR PROFESSIONAL LAND SURVEYORS.

RODNEY E. CHADBOURNE, PLS. 1128

NOTES

1. DEED REFERENCES (HANCOCK COUNTY REGISTRY OF DEEDS):
A. PETER B. FLINT REVOCABLE TRUST FROM PETER B. FLINT, DATED DECEMBER 2, 2004, BOOK 4282, PAGE 259.
B. N.E.T. & T. CO. FROM DANIEL R. HODGINS, DATED AUGUST 9, 1994, BOOK 1529, PAGE 471.
C. BOUNDARY LINE AGREEMENT DEED, ALICE F. BROWN AND DANIEL R. HODGINS, DATED MARCH 20, 1984, BOOK 1483, PAGE 501.
D. STONINGTON & DEER ISLE POWER CO. AND N.E.T. & T. CO. FROM DANIEL R. HODGINS, DATED OCTOBER 27, 1993, BOOK 1486, PAGE 143.
E. RIGHT OF WAY AND EASEMENT AGREEMENT, DANIEL R. HODGINS AND E. JOHN BULLARD III, DATED JANUARY 20, 1976, BOOK 1252, PAGE 232.
F. DANIEL R. HODGINS FROM BARTER LUMBER CO., DATED JANUARY 20, 1976, BOOK 1252, PAGE 231.
G. DANIEL R. HODGINS FROM BARTER LUMBER CO., DATED 1996, BOOK 1011, PAGE 314.
2. PLAN REFERENCE:
A. PROPERTY OF DANIEL R. HODGINS DEER ISLE, MAINE, DATED JAN. 1966, BY RICHARD A. BURTON.
B. PROPERTY SURVEYED FOR EMMA L. DAMON (H.S.), DATED JANUARY 1976, BY RICHARD A. BURTON.
3. BEARINGS REFER TO THE 1966 MAGNETIC MERIDIAN. SEE PLAN REFERENCE 2A.
4. THE CERTIFICATION SHOWN HEREON REFERS TO THE SURVEY DIVISION OF THE PARCEL INTO TWO LOTS AND BOUNDARIES REFER TO THE 1966 SURVEY BY RICHARD A. BURTON REFERRED TO IN NOTE 2A.





PART OF

Eggamoggin

Reach

