

Land - PUBLIC SYNOPSIS



MLS#: 820537 **Status:** Current **Kickout:** No
 000 Gully Road Bucksport, ME 04416 **List Price:** \$ 269,000

Directions: Jacob Buck Pond Road to end. Property on left through gated drive.

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 10.500	Road Frontage+/-:	Surveyed/Seasonal: Yes/Unknown
Flood Zone: No	Water Body: Thurston Pond, Pond	Zoning: shoreland res
Amt Wtr Frntge+/-: 685	WF Owned/Shared+/-: 685/ 0	WtrFrT: Yes

Remarks

Peace and tranquility on undeveloped Thurston Pond just a few minutes from Bangor. Over 10 acres with 685' frontage on this pristine 141 acre pond accessible by a private, gated road. Property has capacity for several homes. More acreage available.

Property Features - NOTE: Check Detail Reports for complete list of Features.

Site: Rolling/Sloping, Scenic View, Level, Wooded
Driveway: Gravel
Parking: 21+ Spaces
Location: Abuts Conservation, Rural, Suburban, Near Country Club, Near Shopping
Uses: Development Potential, Mixed Use, Mobile Homes Allowed, Recreational, Residential, Timberland
Restrictions:
Rec. Water: Deeded, Waterfront Deep, Water View
Roads: Dead End, Gravel/Dirt Road, Right Of Way
Transportation:
Electric: No Electric
Gas: No Gas
Sewer: No Sewer, Septic Needed On Site
Water: Well Needed On Site

Tax/Deed/Community Information

Book/Page/Partial: 4252/223/	Map/Block/Lot: 19/32	Tax Amount/Yr: \$ 949 / (2006)
Tax Reduction: No	School:	

Off Market Information

Information Provided by: George MacLeod GBM 006238

Office: Trimble Private Brokerage 1831	Office: 207-947-1507
Agent Phone:	Agent Cell: 207-944-8771
Email: gmacleod@trimblerealty.com	Virtual Tour:

LAini: GBM **List Office:** Trimble Private Brokerage



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Gully Road, Bucksport, ME 04416

Under Maine Law, certain information must be made available to buyers to help them evaluate the property. 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 agents 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: Right of way access per deed

What is your source of information: _____

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

IF YES: Explain: Shoreland zoning regs apply

What is your source of information: municipal

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: 4 acre parcel sold to abutter June 2, 2003

What is your source of information: _____

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 NO 6 BM

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

Anthony Gelardi

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

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George MacLeod



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QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, That, CALVIN A. LUTHER and MARY E. THOMAS, of 1420 River Road, Bucksport, Hancock County, State of Maine, for consideration paid, grant to, Anthony A. Little, of 12750 59th Way, Clearwater, Florida 33760 with Quitclaim Covenant, a certain lot or parcel of land, together with all buildings and improvements thereon, situated in the Town of Bucksport, County of Hancock, State of Maine, being the same premises described as conveyed in a Quitclaim Deed from FOREST F. PAGE and DOREEN A. PAGE dated April 26, 2004 and recorded April 29, 2004 in Book 3901, Page 268 of the Hancock County Registry of Deeds at which premises are described as follows:

MAINE REAL ESTATE
TRANSFER TAX PAID

BEGINNING at a 5/8" iron rebar found marking the northwesterly corner of a parcel of land conveyed to Kenneth R. and Shirley A. Bloomer as described in Book 1721, Page 535 at the Hancock County Registry of Deeds and the northerly corner of a parcel of land now or formerly owned by Bangor Hydro-Electric Company; THENCE South 57 deg. 03 min. 15 sec. West by and along the northwesterly line of said Bangor Hydro-Electric Company a distance of five hundred sixty-five and one-tenths (565.1) feet to a 3/4" iron rebar found marking the easterly corner of a parcel of land now or formerly owned by Champion International Paper Company; THENCE North 32 deg. 14 min. 15 sec. West by and along the northeasterly line of said Champion International Paper Company and generally following a blazed line a distance of nine hundred forty-five and eight-tenths (945.8) feet to a 14" triple-sided blazed white birch tree marking the southerly corner of land now or formerly of Joseph Berry; THENCE North 56 deg. 50 min. 40 sec. East by an along the southeasterly line of said Berry and generally following another blazed line a distance of three hundred twenty-eight (328) feet, more or less, to the high water mark of Thurston Pond; THENCE generally Southeasterly by and along the high water mark of said Thurston Pond a distance of one thousand two hundred thirty-five (1,235) feet, more or less, to the intersection of the high water mark of Thurston Pond and the most northerly corner of said Bloomer; THENCE South 56 deg. 17 min. 10 sec. West by and along the northwesterly line of said Bloomer a distance of twenty-three (23) feet to a 5/8" iron rebar found; THENCE continuing South 56 deg. 17 min. 10 sec. West by and along the northwesterly line of said Bloomer a distance of two hundred fifty-nine and five-tenths (259.5) feet to a 5/8" iron rebar found marking the POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED those premises heretofore conveyed by Forest F. Page and Doreen A. Page to G & D Properties, Inc., dated June 3, 2003, and recorded in Hancock County Registry of Deeds, Book 3634, Page 279, and recited as

OR BK 4252 PG 224 INSTR #2005013313 LAST PAGE OF DOCUMENT

approximately four (4) acres.

Being a portion of the premises conveyed to the Grantors herein by deed of Cecile Morrill, dated February 21, 2001, and recorded in Hancock County Registry of Deeds, Book 3027, Page 78.

TOGETHER with the 33' wide right of way more particularly described as having been excepted and reserved in deed of Forest F. Page and Doreen A. Page to G & D Properties, Inc., dated June 3, 2003, and recorded in Hancock County Registry of Deeds, Book 3634, Page 279.

TOGETHER with the rights, privileges, and easements, subject to the terms and conditions contained therein, granted by David A. Woodhead and Gary M. Pomeroy Logging, Inc. to Forest F. Page and Doreen A. Page by deed dated May 22, 2003, and recorded in Hancock County Registry of Deeds, Book 3629, page 9.

Together with all the privileges and appurtenances thereunto belonging.

WITNESS my hand and seal this 22 day of July, 2005




Calvin A. Luther


Mary E. Thomas

STATE OF MAINE
Hancock, ss.

July 22, 2005

Personally appeared the above named, CALVIN A. LUTHER and MARY E. THOMAS and acknowledge the foregoing instrument to be their free act and deed.

Before me, 
Notary Public attorney-at-law
Bar # 3089
Roberta S. Kuriloff.

Ret: J. Modette