

FORD POND ESTATES - WATERBORO

73+/- ACRE RESIDENTIAL DEVELOPMENT FOR SALE



PROPERTY TYPE: *RESIDENTIAL DEVELOPMENT*

APPROVED FOR 7 RESIDENTIAL LOTS
WITH 2 MORE LOTS POSSIBLE

ACREAGE *73+/- ACRES*

BORDERING FORD MILL POND

FRONTAGE: *274+/- FT*

LOCATED JUST OFF ROUTE 202

ZONING: *11 - RESIDENTIAL*

QUIET AREA WITH LARGER LOTS

SITE: *OPEN*

SALE PRICE: \$250,000



For more information contact:

CRAIG CHURCH or KIRK BUTTERFIELD

T: 207-879-9800

F: 207-879-9801

cchurch@balfourcommercial.com

kbutterfield@kw.com





OWNER	Gwen Kinney
PROPERTY TYPE	Development Site
BEST OR CURRENT USE	Residential Development
ZONING	11
ZONING DESCRIPTION	Residential
ACREAGE	73+/- acres
TAXES/YEAR	\$1,962 - 2017
BOOK/PAGE	16772/915-917
MAP/BLOCK/LOT	005-034-001A, 005-034-002A, 005-034-003A, 005-034-004A, 005-034-005A, 005-034-006A, 005-034-007A, 005-034-008A, 005-034-009A
ROAD FRONTAGE	274+/- Ft
TRAFFIC COUNT	7,090 AADT13
ELECTRIC	Available at street
GAS	No Gas
SEWER	Available at street
WATER	Available at street

OVERVIEW

73+/- acres available just off Route 202 in Waterboro, Maine and abutting Ford Mill Pond. This land has been approved for 9 lots and is zoned for Residential Development. This is a great investment opportunity in the heart of York County. Lots 1 and 2 will need to get waivers from the Department of Transportation and may require additional research before being approved.



FORD POND EST - WATERBORO ABOUT WATERBORO



Waterboro is a town of about 7,000 residents which covers 53.5 square miles. The first permanent settler was Capt John Smith in 1768 and the Town of Waterboro was incorporated March 6, 1787. At that time Waterboro was known as Massabesic Plantation. The town is currently governed by a town meeting-Board of Selectmen charter. The charter was adopted by the town on April 25, 2003, and most recently Amended November 6, 2012 (effective July 1, 2013).

Little Ossipee Lake is a foremost natural resource in the town and covers 564 acres. Another point of interest in town is Ossipee Mountain which is the highest point of land and reaches 1058 feet above sea level. Located on the mountain is fire tower which is listed on the National Historic Lookout Register.

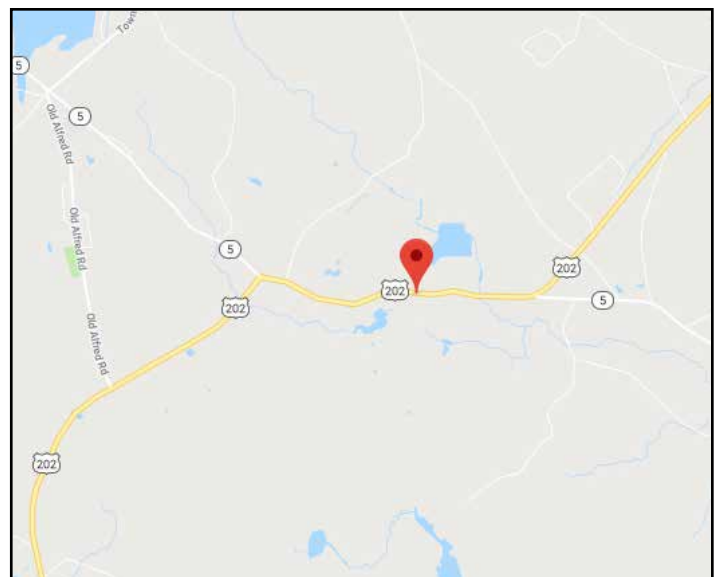
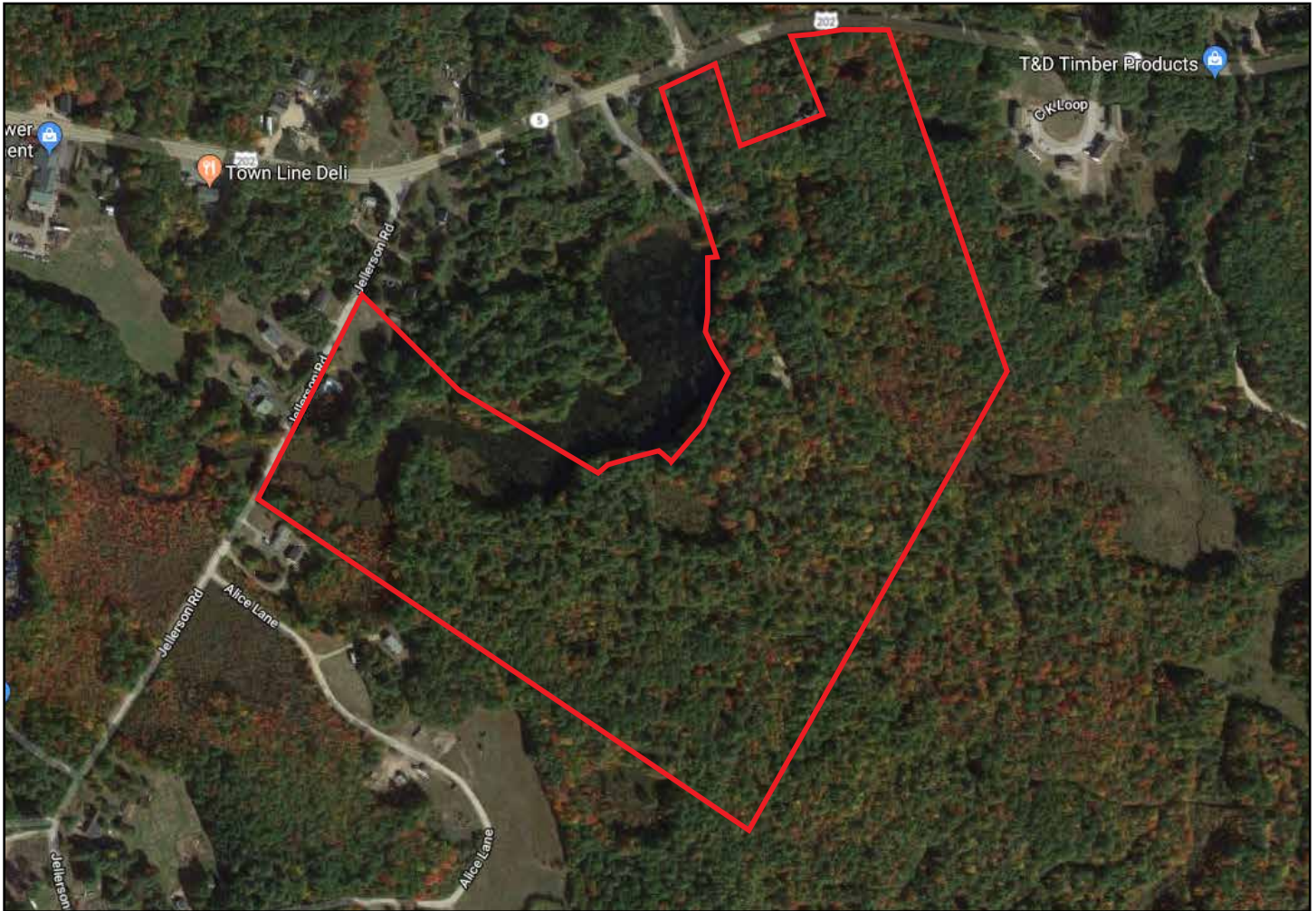
Information from: <http://www.waterboro-me.net/information.html>. Photo from: http://www.littleossipeelake.org/lola_gallery/32/

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FORD POND EST - WATERBORO LOCATION INFORMATION

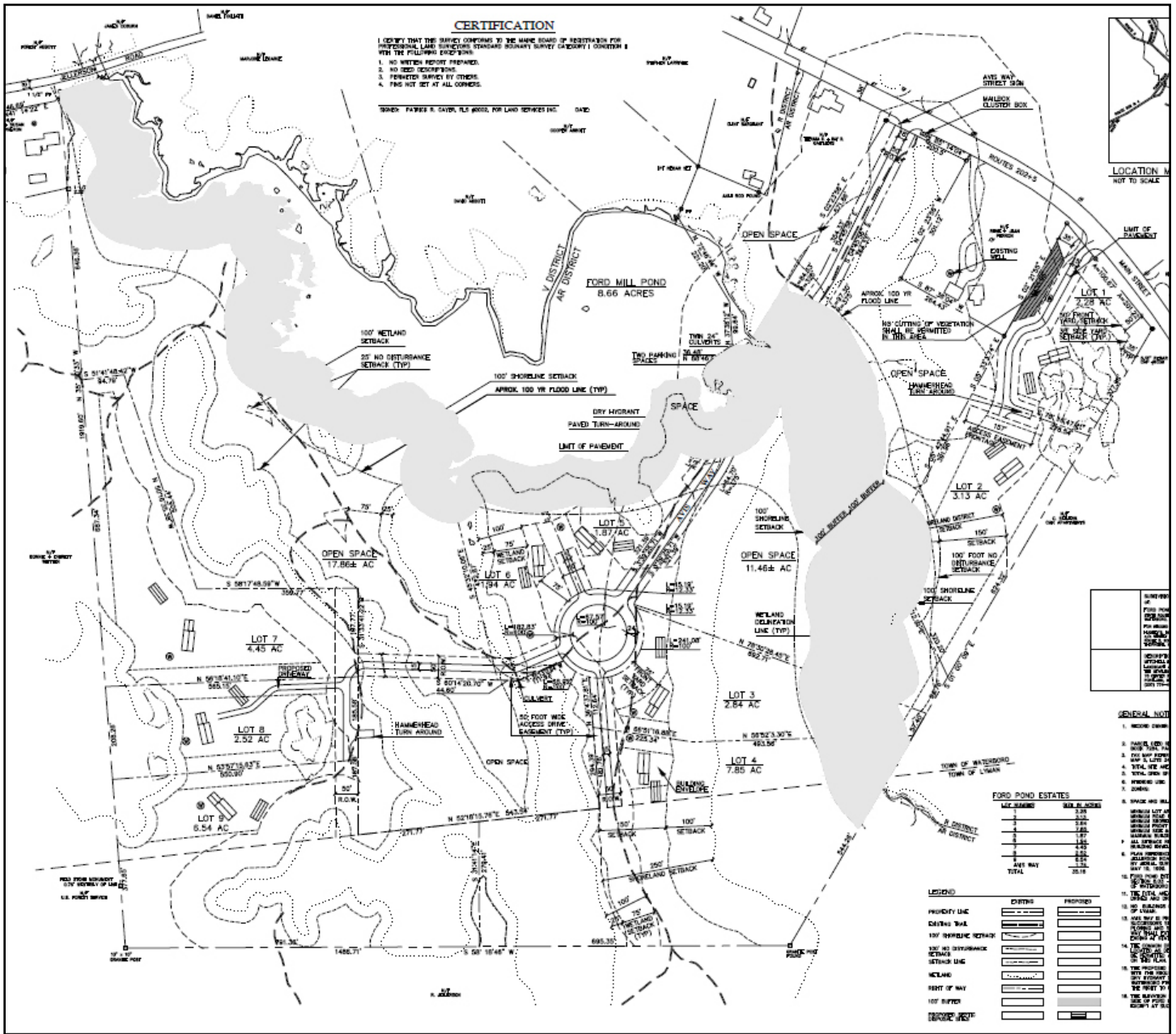


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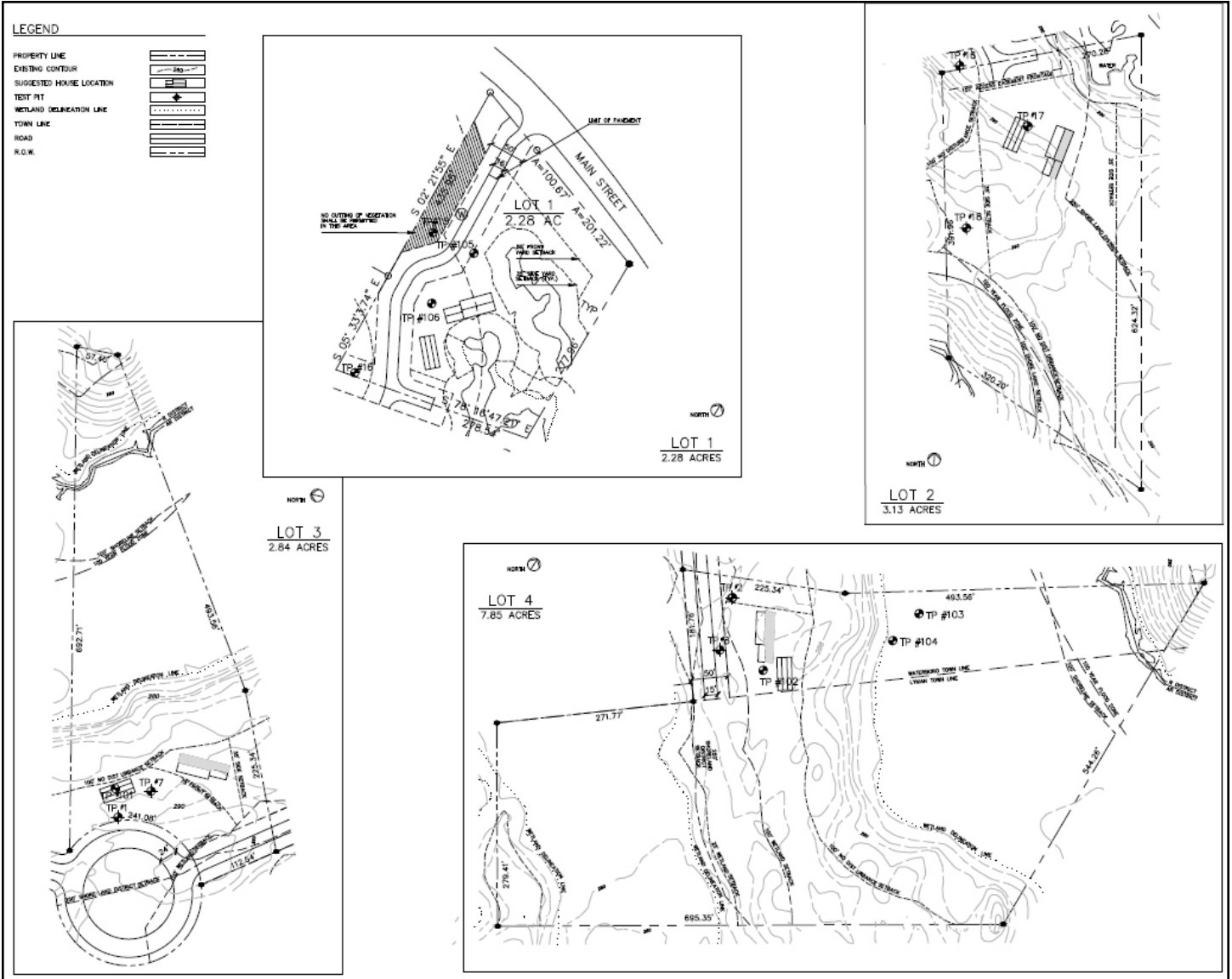


FORD POND EST - WATERBORO PROPOSED SITE PLAN



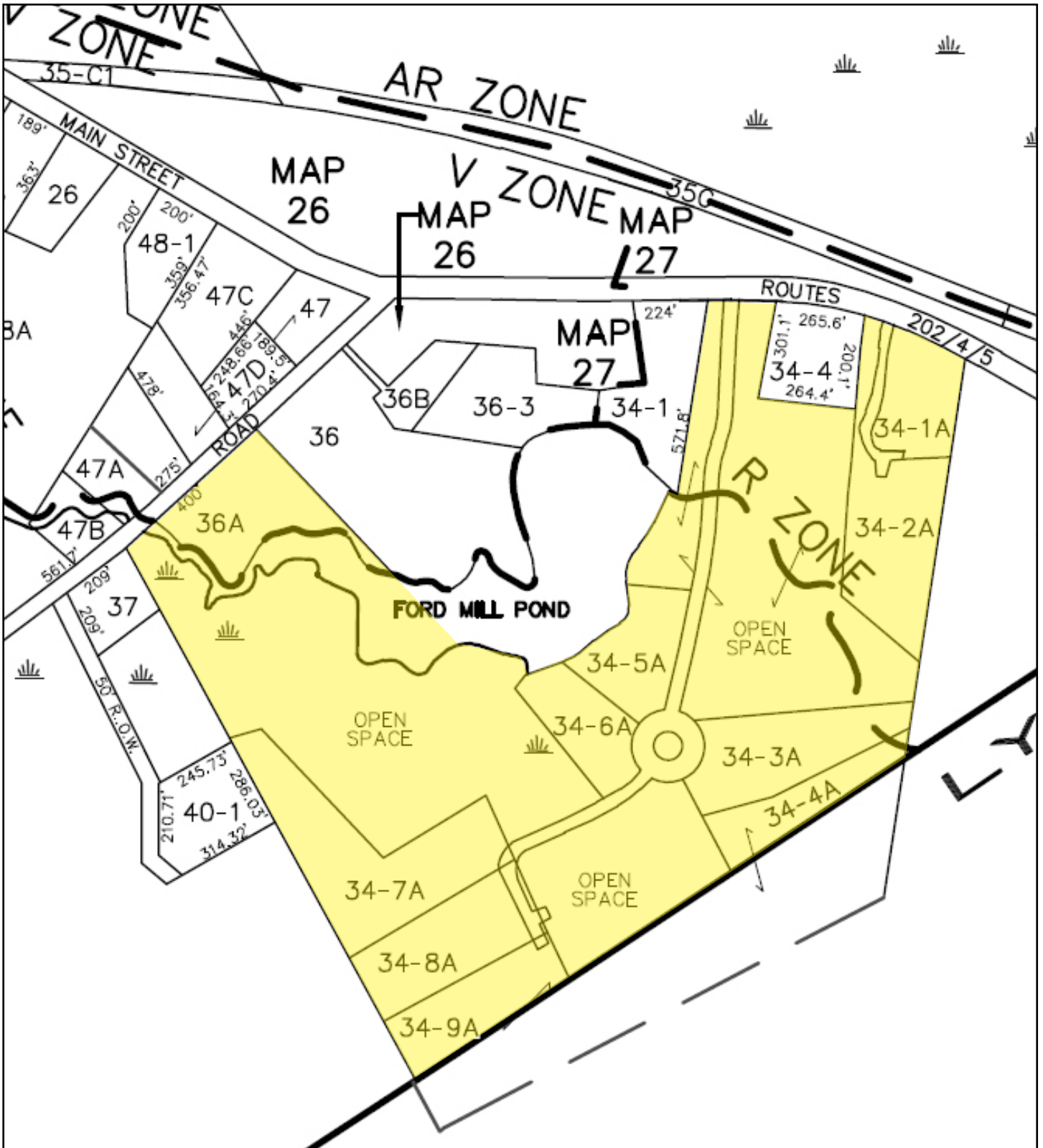
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SELLER'S PROPERTY DISCLOSURE - R1 AND ONLY

PROPERTY LOCATED AT: Ford Pond Estate Rt 202 Waterboro, ME

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 Unknown
- 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 benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations or restrictive covenants? Yes No Unknown
- IF YES: Explain: conservation easement
- 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: see town shoreland zoning ordinance
- What is your source of information: _____
- 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: _____
- 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: _____
- 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 Unknown
- Has all or a portion of 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.

Awendaly 2/17/18
 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

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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.