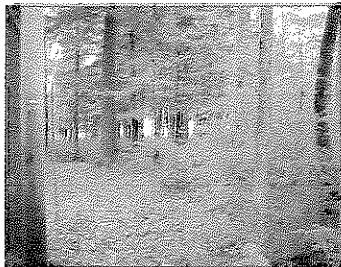


Land - PUBLIC SYNOPSIS



MLS#: 846215 **Status:** Current **Kickout:** No
 0 Luckman Road Saint Albans, ME 04971 **List Price:** \$ 79,900

Directions: Newport, Rt 7 N, left at Williams Rd, follow to Rt 43, take left, then right onto Melody Lane, at intersection go straight (RT 23), then left onto Ballard Rd. and left onto Luckman, property on left

Dockominium: N **Assoc. Fee /Mo:**
Neigh'd/Assoc:

General/Land Information

Lot Size (Acr)+/-: 0.500	Road Frontage+/-: 100	Surveyed/Seasonal: Yes/No
Flood Zone: Unknown	Water Body: Big Indian, Lake	Zoning: Shoreland
Amt Wtr Frntge+/-: 101	WF Owned/Shared+/-: 101/ 0	WtrFrT: Yes

Remarks

Just what you've been waiting for a nice waterfront lot w/101 feet of water frontage an Big Indian lake. Nicely wooded, great water front and just waiting for your new home or get-way! Year round access and all at the GREAT PRICE OF \$79,900

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

Site: Level, Rolling/Sloping, Scenic View, Wooded
Driveway: No Driveway
Parking:
Location: Rural
Uses: Recreational, Residential
Restrictions:
Rec. Water:
Roads: Gravel/Dirt Road, Association
Transportation:
Electric: At Street
Gas: No Gas
Sewer: Septic Needed On Site, No Sewer
Water: No Water, Well Needed On Site

Tax/Deed/Community Information

Book/Page/Partial: 2354/319/No	Map/Block/Lot: 26/56-1	Tax Amount/Yr: \$ 508 / (2006)
Tax Reduction: No	School: SAD 48	

Off Market Information

Information Provided by: Lea Worster LCW 006338



Office: Maine Choice Realty 1906	Office: 207-368-4333
Agent Phone: 207-924-7541	Agent Cell: 207-270-0211
Email: lea@mainechoice Realty.us	Virtual Tour:
LAini: LCW	List Office: Maine Choice Realty



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Printed: 05/27/08



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 0 Luckman Road, Lot 17, Saint Albans, ME 04971

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? NA
What materials are, or were, stored in the tank(s)? NA
Age of tank(s): NA Size of tank(s): NA
Location: NA
Have you experienced any problems such as leakage? NA
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: Information provided by sellers to the best of their knowledge

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
NA 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: Homeowner's Association
What is your source of information: Sellers
Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: Shoreland zoning
What is your source of information: Sellers, town
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: NA
What is your source of information: Sellers
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: Information provided by sellers to the best of their knowledge

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

[Signature] 05/19/2008 [Signature] 05/19/2008
SELLER DATE SELLER DATE
Kenneth M. Bloom Pam B. Bloom

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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Lea Worster



