

Land - PUBLIC SYNOPSIS



MLS#: 976879 Status: Current Kickout: No
Lot 4 East Newport Road, Stetson, ME 04488 List Price: \$ 54,900

Directions: Rt 2 E out of Newport at blinking light take left onto East Newport Road, land is about 5 miles out on left

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

General/Land Information

Lot Size (Acr)+/-: 33.000 Road Frontage+/-: 525 Surveyed/Seasonal: Yes/No
Water Body: Zoning: Residential
Amt Wtr Frntge+/-: WF Owned/Shared+/-: / WtrFr: No

Remarks

Great 33 acre country parcel w/525 feet of road frontage on a paved road is the perfect spot for your new home or get-a-way. Nicely wooded w/ lots of deer and other wild, convenient to Bangor and all it's amenities. Have the best of both worlds.

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

Site: Level, Rolling/Sloping, Wooded
Driveway: No Driveway
Parking:
Location: Rural
Uses: Recreational, Residential, Mixed Use
Restrictions:
Rec. Water:
Roads: Public, Paved
Transportation:
Electric: At Street
Gas: No Gas
Sewer: Septic Needed On Site
Water: Well Needed On Site

Tax/Deed/Community Information

Book/Page/Partial: 8978/168/No Map/Block/Lot: 4/11 Tax Amount/Yr: \$ 396 / (2009)
Tax Reduction: No School: RSU 64

Off Market Information

Information Provided by: Lea Worster LCW 006338



Office: Prudential Northeast Properties 1723 Office: 207-368-4400
Agent Phone: 207-368-4400 Agent Cell: 207-270-0211
Email: lworster@myfairpoint.net Virtual Tour:
LAini: LCW List Office: Prudential Northeast Properties



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. All dimensions are approximate and not guaranteed. Copyright 2010 MREIS, Inc.
Printed: 05/25/10



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Lot 4 East Newport Road, Stetson, ME. 04488

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): N/A 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: Information provided to the best of the seller's knowledge

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: N/A

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: N/A

What is your source of information: Sellers

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: N/A

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: N/A

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:

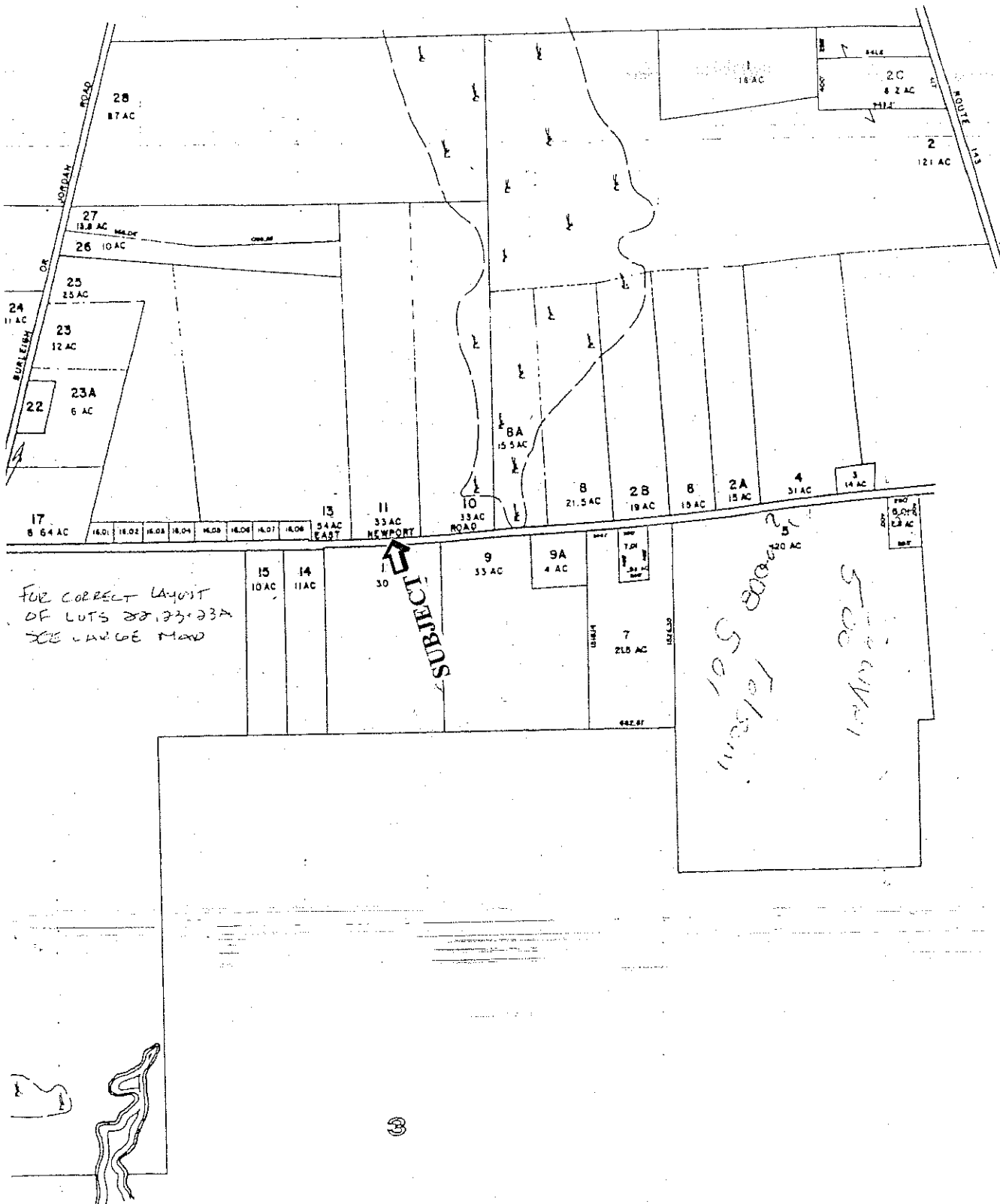
Additional Information: Information provided to the best of the seller's knowledge

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

Douglas D. Peters 5/18/10 Debra E. Peters 5/18/10
 SELLER DATE SELLER DATE
Douglas D. Peters Debra E. Peters

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 _____



FOR CORRECT LAYOUT
OF LOTS 22, 23, 23A
SEE LARGE MAP

SUBJECT

100' 50' 20' 20'
 50' 20' 20' 20'
 50' 20' 20' 20'

WARRANTY DEED

ROBERT E. KECKEISEN, JEAN C. KECKEISEN, and SUSAN GAIL KECKEISEN, all of North Babylon, New York and SHARON LYNN KECKEISEN, SANDRA NOEL KECKEISEN and PAUL HENRY KECKEISEN, all of East Islip, New York, for consideration paid, grant to DOUGLAS D. PETERS and DEBRA E. PETERS, both of 257 Town Farm Road, Oakland, Maine 04963, with Warranty Covenants, as Joint Tenants, the land in Stetson, Maine, described as follows:

A certain lot or parcel of land situated in the Town of Stetson, County of Penobscot, State of Maine, bounded and described as follows, to wit: Beginning at a stake on the generally northerly side of the Lakins Corner to Newport Village Road; thence northerly and generally perpendicular to said road 2,480', more or less, to a point; thence easterly 554', more or less, to a point; thence southerly 2489', more or less, to a point on the northerly side of the aforementioned road; thence westerly by and along the northerly side of said road to the point of beginning.

Being the same premises described in a deed from Robert E. Keckeisen and Jean C. Keckeisen to the Grantors, dated March 19, 1988, and recorded in Penobscot County Registry of Deeds, Book 4198, Page 320.

IN WITNESS WHEREOF the Grantors have signed this deed as an instrument under seal this 8 day of September, 2003.

Witness:

<u><i>Lucien Mesunier</i></u>	<u><i>Robert E. Keckeisen</i></u> Robert E. Keckeisen
<u><i>Lucien Mesunier</i></u>	<u><i>Jean C. Keckeisen</i></u> Jean C. Keckeisen
<u><i>Lucien Mesunier</i></u>	<u><i>Susan Gail Keckeisen</i></u> Susan Gail Keckeisen
<u><i>Lucien Mesunier</i></u>	<u><i>Sharon Lynn Keckeisen</i></u> Sharon Lynn Keckeisen
<u><i>Lucien Mesunier</i></u>	<u><i>Sandra Noel Keckeisen</i></u> Sandra Noel Keckeisen
<u><i>Lucien Mesunier</i></u>	<u><i>Paul Henry Keckeisen</i></u> Paul Henry Keckeisen

6031
11
401
123
1991
1991
1991

STATE OF NEW YORK
COUNTY OF Suffolk, ss.

September 8, 2003

Personally appeared the above named Robert E. Keckeisen and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Thomas M. Potter
Notary Public

Printed Name:
Thomas M. Potter

THOMAS M. POTTER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01P0420870, SUFFOLK COUNTY
TERM EXPIRES JULY 31, 2006



**"Maine Real Estate
Transfer Tax Paid"**

PENOBSCOT COUNTY, MAINE

Susan F. Belby
Register of Deeds

REC
CORR
SEP 11 2003
SUFFOLK COUNTY