

LAMOINE LAND

1 Partridge Cove Road

Lamoine

\$375,000



*Distinctive properties.
Legendary service.*



With nearly 2000 feet of meandering shorefront overlooking Partridge Cove, this 43+ acre parcel has numerous opportunities for division and development, or simply creating a spacious family compound with absolute privacy. The views over the water are expansive, and with the shoreline wandering in and out, the land offers lots of nooks and crannies to explore. There are some open fields, as well as mixed wood forest, and the shore is predominantly east-facing, so sunrises are spectacular. Sell a lot and retain a large, very private building lot!

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

info@KnowlesCo.com
www.KnowlesCo.com

The Knowles Company represents both sellers and buyers, and practices an Appointed Agency Policy. We have a fiduciary responsibility to disclose to our client all information material to the sale of this property acquired from any source.

Public Client Synopsis Report

1 Partridge Cove Road, Lamoine, ME 04605

List Number: 1307521

County: Hancock

Seasonal: No

List Price: \$375,000

Status: Pending

Property Type: Land

Directions: From Route 1: Take Mud Creek Rd. to 204 (Partridge Cove). Left, land is second and third drive on left. From Route 3 in Trenton: Take Jordan River Rd. (204). Just past Mud Creek Rd. on left, the land is 2nd and 3rd drive on left.

General Information

Surveyed: **Yes**
 Road Frontage +/-: **1,070**
 Mobile Homes Allowed: **Unknown**

Lot Size Acres +/-: **43.83**
 Source of Acreage: **Public Records**
 Zoning: **Shore/Rural/Agg**

Water Information

Water Frontage: **Yes**
 Water Frontage Amt +/-: **1,974**
 Waterfront Owned +/-: **1,974**
 Waterfront Shared +/-: **0**
 Water Body: **Partridge Cove**
 Water View: **Yes**
 Water Body Type: **Cove; Ocean**

Tax/Deed/Community Information

Book/Page/Deed: **4122/ 1/ A**
 Map/Block/Lot: **8 / 5**
 Full Tax Amount/Year: **\$3,833.8/ 20-21**
 Tax ID: **008-005-000**

Interior InformationProperty Features

Utilities On: **No**
 Site: **Level; Pasture/Field; Wooded**
 Driveway: **Other**
 Location: **Near Golf Course; Near Public Beach; Rural**
 Recreational Water: **Oceanfront; Waterfront Tidal**

Roads: **Public**
 Electric: **On Site**
 Gas: **No Gas**
 Sewer: **Septic Needed**
 Water: **Well Needed on Site**
 View: **Scenic**

Remarks

Remarks: With over 2000 feet of shorefront overlooking Partridge Cove, this 43+ acre parcel has numerous opportunities for division, or simply creating a spacious family compound with absolute privacy. The views over the water are expansive, and with the wandering shoreline, the land offers lots of nooks and crannies to explore. There are open fields, as well as mixed wood forest, and the shore is predominantly east-facing, offering spectacular sunrises. Sell a parcel and still retain a large, private building lot!

Listing/Agent/Office Information

Pending Date: 08/29/2020

Listing Office: The Knowles Company 1454

Selling Office: Non MREIS Agency 7777

Listing provided courtesy of:

The Knowles Company

The Knowles Company

One Summit Road

Northeast Harbor, ME 04662

207-276-3322

207-276-3322

info@knowlesco.co

Prepared by The Knowles Company on Wednesday, September 02, 2020 3:20 PM.

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 Maine Listings © 2020 and FBS.

PROPERTY LOCATED AT: 0 Partridge Cove Road, Lamoine, ME 04605

PROPERTY DISCLOSURE – LAND ONLY

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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - 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 longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... Yes No Unknown

Are tanks registered with DEP?..... Yes No Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: Yes No Unknown

Comments: _____

Source of information: **Seller and Brokers**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: **Buyer are encouraged to seek information from professionals regarding any specific issue or concern.**

Source of information: **Seller and Brokers**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____

Seller Initials MGN

PROPERTY LOCATED AT: 0 Partridge Cove Road, Lamoine, ME 04605

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 ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Deeded ROW for abutter.

Source of information: Public Record

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... Yes No Unknown

If No, who is responsible for maintenance? -----

Road Association Name (if known): -----

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

If Yes, explain: Shoreland Zoning

Source of information: Seller, brokers and public information

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: -----

Source of information: Seller and Broker

Are there any tax exemptions or reductions 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: -----

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Has all or a portion of the property been surveyed?..... Yes No Unknown

If Yes, is the survey available?..... Yes No Unknown

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: Seller, public information and brokers

Additional Information: Phase 1 Environmental Site Assessment Report conducted on property prior to

Continued... See Addendum additional information 1

Buyer Initials _____

Seller Initials MGN

PROPERTY LOCATED AT: 0 Partridge Cove Road, Lamoine, ME 04605

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

DocuSigned by: <i>Michael G. Neam</i>	7/22/2020		
SELLER	DATE	SELLER	DATE
<small>4771071032C3467...</small>			
Michael G. Neam			

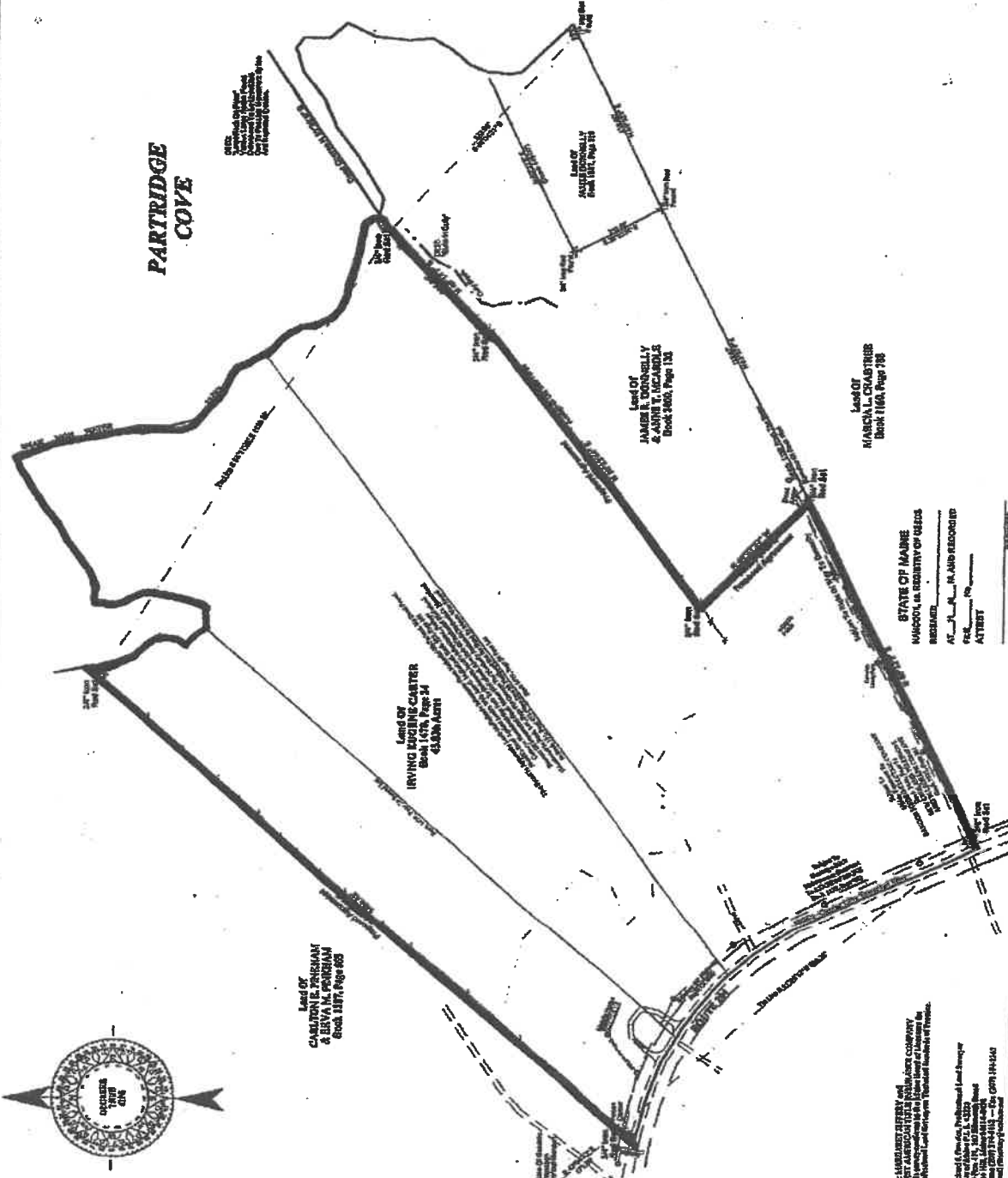
SELLER	DATE	SELLER	DATE
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I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
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BUYER	DATE	BUYER	DATE
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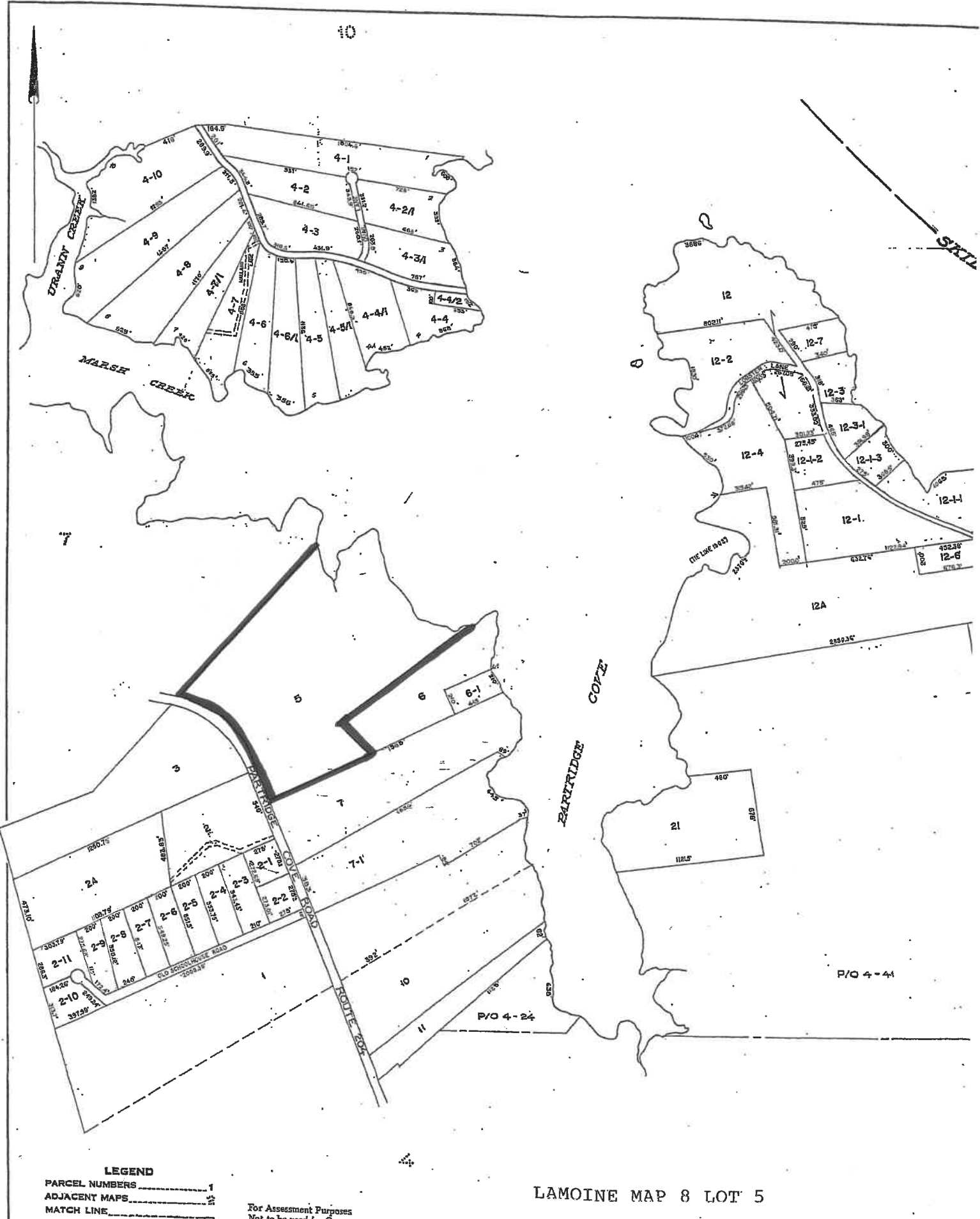




Map of the State of Maine
IRVING EUGENE CARTER
Route 204
Lamoine, Maine
January 11, 2005
Scale: 1" = 100'



STANDARD SURVEYING AND
PROPERTY APPRAISAL COMPANY
 1000 Main Street
 Lamoine, ME 04457
 Phone: (207) 734-4444
 Fax: (207) 734-4444
 E-mail: info@standard-surveying.com



LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE 3

For Assessment Purposes
 Not to be used for Conveyances

I. Lot Standards and Structure Setback Table

1. GENERAL

All land use activities within the Town of Lamoine shall conform with the following provisions if applicable. Additional specifications apply to specific uses and are detailed in Sections 10 - 15. Further, the Mobile Home Park Ordinance details standards and setbacks for mobile home parks. In shoreland areas, as defined, the Shoreland Zoning Ordinance shall apply. The standards of the Flood Plain Management Ordinance apply to all flood hazard areas identified in that ordinance.

2. LOT STANDARDS & STRUCTURE SETBACK TABLE

Lot Standards & Structure Setback Table	Residential Zone (RZ)	Development Zone (DZ)	Rural & Agricultural Zone (RAZ)
Minimum Lot Size (square feet)			
(per dwelling unit or principal ¹ structure ²)	40,000	40,000	40,000
Minimum Road Frontage (ft)			
(per dwelling unit or principal structure)	200 ³	200	200
Minimum Front Yard Setback from the road right of way ⁵	50	50	50
Minimum Side & Rear Yard Setback from a Lot Line (ft)			
Residential	25	25	25
Commercial/Industrial ⁵	N/A	See Note 5	See Note 4
Maximum Lot Coverage including driveways & Parking Lots			
Residential	25%	25%	25%
Commercial/Industrial	N/A	30%	30%
Subdivision (See Section 12-H)			
Maximum Building Height (ft)⁵	35	35	35

¹ Lot sizes can be reduced to 22,000 square feet if the lot is connected to a public water and sewer system.

² Commercial and industrial usage (where allowed) require 40,000 square feet of land for every 5,000 square feet of floor space or portion thereof in the building.

³ Additional standards apply for cluster housing subdivisions, see section 12-H

⁴ Large commercial structures (over 2000 square feet of floor space) and industrial structures (where allowed) the set back will be at least 200 feet from the edge of any street right-of-way, except that retail or service structures need only be set back at least 100 feet from the edge of any street right-of-way. The setback from the side and rear adjoining lot lines will be at least 100 feet.

⁵ Auxiliary features of building and structures, such as chimneys, towers, ventilators, and spires may exceed permitted height of structure, unless a greater setback is required by other provisions of this ordinance.

SHORELAND ZONE

NOTE: A person performing any of the following activities shall require a permit from the Department of Environmental Protection pursuant to Title 38 M.R.S.A., Section 480-C, if the activity occurs in, on, over or adjacent to any freshwater or coastal wetland, great pond, river, stream or brook and operates in such a manner that material or soil may be washed into them:

- A. Dredging, bulldozing, removing or displacing soil, sand vegetation or other materials;
- B. Draining or otherwise dewatering;
- C. Filling, including adding sand or other material to a sand dune; or
- D. Any construction or alteration of any permanent structure.

Section 15. LAND USE STANDARDS

All land use activities within the shoreland zone shall conform with the following provisions, if applicable.

A. Minimum Lot Standards

1.		Minimum Lot Area (sq.ft.)	Min. Shore Frontage (ft.)
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Residential per dwelling unit

a.	Within the Shoreland Zone Adjacent to Tidal Areas	40,000	200
b.	Within the Shoreland Zone Adjacent to Non-Tidal Areas	40,000	200

Governmental, Institutional,

Commercial or Industrial

per principal structure

a.	Within the Shoreland Zone Adjacent to Tidal Areas Exclusive of Those Areas Zoned for Commercial Fisheries and Maritime Activities	60,000	300
b.	Within the Shoreland Zone Adjacent to Tidal Areas Zoned for Commercial Fisheries and Maritime Activities	NONE	NONE
c.	Within the Shoreland Zone Adjacent to Non-tidal Areas	60,000	300

Public and Private Recreational
Facilities

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: 866-292-3474 • TTY: Call Maine Relay 711





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 _____
The Knowles Company
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.