

RUSSELL FARM MEADOW

21 Russell Farm Rd

Bar Harbor

\$200,000



*Distinctive properties.
Legendary service.*

NEW PRICE!



Fields and Meadow- sited for your dream home.

- 4.4 +/- Acres in a country setting
- Open fields with potential views
- Former dairy farm lands suitable for gardens
- Soils work and survey split in process
- Central Island location in a peaceful setting

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

21 Russell Farm Road, Bar Harbor, ME 04609

List Number: 1450238

County: Hancock

Seasonal: No

List Price: \$200,000

Status: Active

Property Type: Land

Directions: Off Norway Drive is Russell Farm Road-the land is to the left as you face the fields.



General Information

Surveyed: Yes
Road Frontage +/-: 400
Mobile Homes Allowed: Unknown

Water Information

Water Frontage: No
Water View: No

Lot Size Acres +/-: 4.4
Source of Acreage: Seller
Zoning: MCFarland Hill Res.

Tax/Deed/Community Information

Book/Page/Deed: p/o 1203/ p/o 0598/ Partial
Map/Block/Lot: p/o 228/ / p/o 034
Full Tax Amount/Year: \$4,502/ 2019
Tax ID: BARH-000228-000000-000034

Interior Information

Property Features

Site: Farm; Level; Open; Pasture/Field
Driveway: No Driveway
Location: Rural

Roads:
Electric:
Gas:
Sewer:
Water:
Other Road
No Electric
No Gas
Septic Needed
Well Needed on Site

Remarks

Remarks: Pastoral, peaceful fields and meadows on a former dairy farm . This 4.4 +/--parcel is centrally located on Mt Desert Island. Soils work and survey pins are in process. The fields are edged by mature oak and pines and there are potential views. Dream home in a sunny field!

Listing/Agent/Office Information

Pending Date:
Listing Office: The Knowles Company 1454

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, August 26, 2020 10:50 AM.

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 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

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: ---

Source of information: seller

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

Buyer Initials _____ Page 1 of 3 ✓ Seller Initials J R S

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: ---

Source of information: seller

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: ---

Source of information: town record

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 is splitting off from existing 20+ acre lot

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

Additional Information: Soils work in process

Buyer Initials _____

Seller Initials JS R S

PROPERTY LOCATED AT: 21 Russell Farm Road, Bar Harbor,

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.

Judy Jones by attorney power of attorney
SELLER _____ DATE *4/22/20* SELLER _____ DATE _____

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.

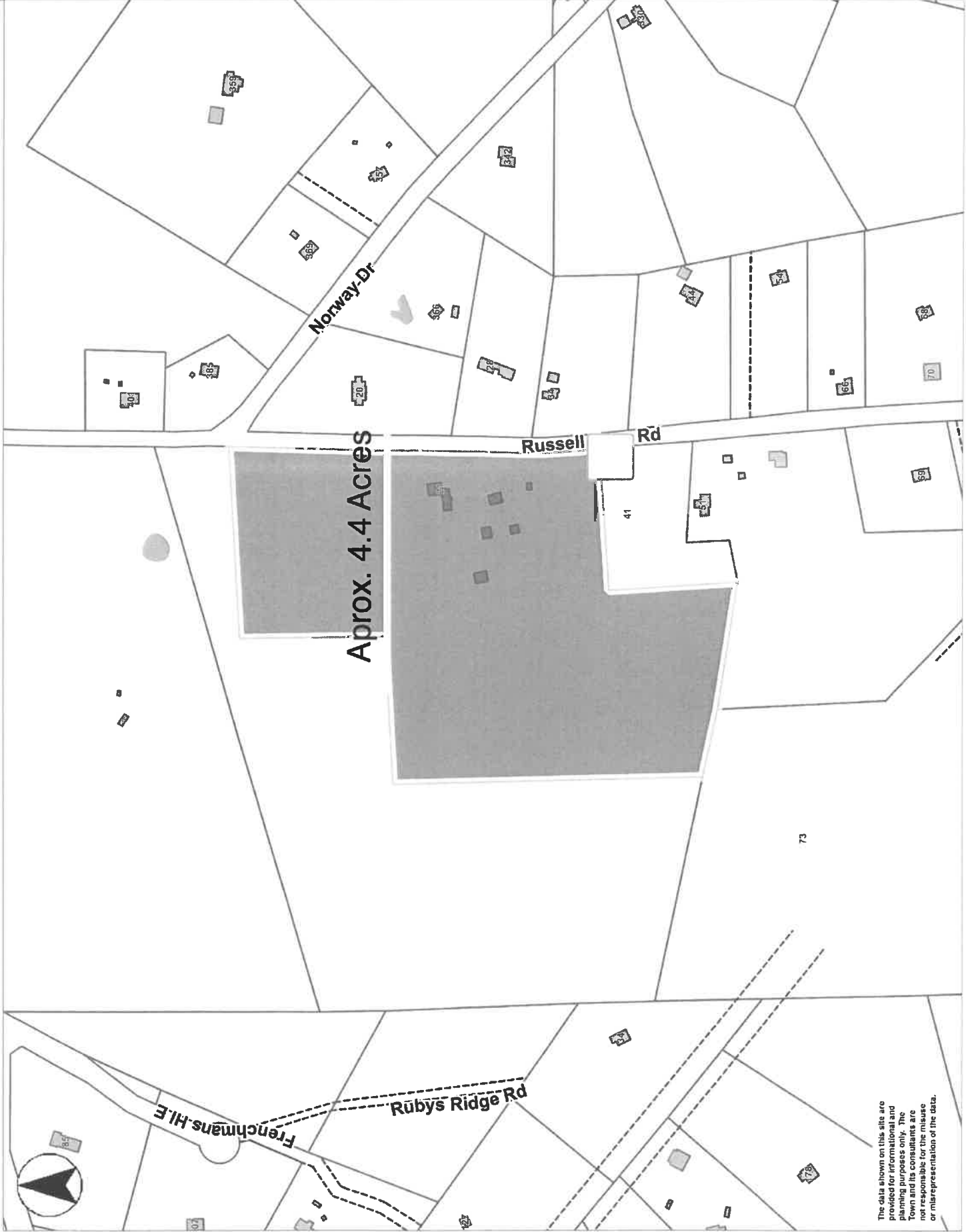
BUYER _____ DATE _____ BUYER _____ DATE _____

BUYER _____ DATE _____ BUYER _____ DATE _____





- Parcel History
- ROW
- Parcels
- Town Boundary
- Highways
- Buildings
- Road Centerlines
- Streams
- Lakes & Ponds
- Mask
- Atlantic Ocean



Aprox. 4.4 Acres

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



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A. Minimum lot size: 40,000 square feet, or same as nearest adjacent upland district, whichever is greater.

[Amended 6-13-2006 Editor's Note: This ordinance also provided that it shall apply retroactively to all proceedings, applications and/or petitions pending on or commenced after 9-6-2005, notwithstanding the provisions of 1 M.R.S.A. § 302.]

B. Minimum road frontage and lot width: 200 [feet].

C. Minimum shore frontage: 200 [feet].

D. Minimum front setback: 100 [feet].

E. Minimum side setback: 25 [feet].

F. Minimum rear setback: 25 [feet].

G. Maximum lot coverage: 20%.

H. Maximum height: 35 [feet].

§ 125-37. Salisbury Cove Corridor.

[Amended 11-3-1992]

A. Minimum lot size: 40,000 square feet.

B. Minimum road frontage and lot width: 200 [feet].

C. Minimum front setback: 150 [feet] for lots with frontage on Route 3; 75 [feet] elsewhere.

D. Minimum side setback: 25 [feet].

E. Minimum rear setback: 25 [feet].

F. Maximum lot coverage: 25%.

G. Maximum height: 40 [feet].

H. Minimum area per family: 20,000 square feet.

[Amended 6-13-2006 Editor's Note: This ordinance also provided that it shall apply retroactively to all proceedings, applications and/or petitions pending on or commenced after 9-6-2005, notwithstanding the provisions of 1 M.R.S.A. § 302.]

§ 125-38. Salisbury Cove Residential.

A. Minimum lot size: 40,000 square feet.

B. Minimum road frontage and lot width: 200 [feet].

C. Minimum front setback: 75 [feet].

D. Minimum side setback: 25 [feet].

E. Minimum rear setback: 25 [feet].

F. Maximum lot coverage: 25%.

G. Maximum height: 40 [feet].

H. Minimum area per family: 20,000 square feet.

§ 125-39. Salisbury Cove Rural.

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 fluoride, 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



Maine Center for Disease
Control and Prevention
An Office of the
Department of Health and Human Services

Paul A. Wright, Director

Mary C. Higgins, Commissioner

As of 2/1/2



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.