

# RUSSELL NORWAY LAND

Russell Farm Road

Salisbury Cove

\$215,000



*Distinctive properties.  
Legendary service.*

NEW PRICE!



- 19.18 Acres
- Varied Topography
- Meadows and Fields
- Mature Oak and Pine Groves
- Resource Protected Areas
- Extensive Site Work Available



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

0 Russell Farm Road, Bar Harbor, ME 04609

List Number: 1433795

County: Hancock

Seasonal: No

List Price: \$215,000

Status: Active

Property Type: Land

Directions: At the intersection of Russell Farm Road and Norway Drive.



General Information

Surveyed: Yes  
Road Frontage +/-: 200  
Mobile Homes Allowed: No

Water Information

Water Frontage: No  
Water View: No

Lot Size Acres +/-: 19.18  
Source of Acreage: Survey  
Zoning: McFar.Rural 9s./sh

Tax/Deed/Community Information

Book/Page/Deed: 5777/ 0079/ All  
Map/Block/Lot: 228/ / 034-001  
Full Tax Amount/ Year: \$1,208.7/ 2019  
Tax ID: 0RussellFarmroadbarharbor04609

Interior Information

Property Features

Site:	Agriculture; Farm; Level; Open	Roads:	Paved; Public
Driveway:	No Driveway	Electric:	No Electric
Location:	Rural	Gas:	No Gas
Restrictions:	No Restrictions	Sewer:	Septic Needed; Soil Test Available
		Water:	Well Needed on Site
		View:	Fields; Scenic; Trees/Woods

Remarks

Remarks: This 19.18 parcel offers a little of everything! Tranquil meadows, fields of wildflowers, a massive grove of mature oak and pines. Some Resource protected areas with steep slopes and varied topography exist. Higher elevations offer potential views.

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](mailto:info@knowlesco.co)

Prepared by The Knowles Company on Thursday, September 17, 2020 3:02 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: Russell Farm Road, Bar Harbor,

**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 other 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. 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: \_\_\_\_\_

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL:.....  Yes  No  Unknown

RADIOACTIVE MATERIAL:.....  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: seller

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

Seller Initials DEM \_\_\_\_\_

Page 1 of 3

Buyer Initials \_\_\_\_\_

**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, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Source of information: seller

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property?.....  Yes  No  Unknown

If Yes, describe: \_\_\_\_\_

If Yes, who is responsible for maintenance (including road association, if any): \_\_\_\_\_

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

If Yes, explain: Resource protection - sm. portion

Source of information: owner

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: owner

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

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: \_\_\_\_\_

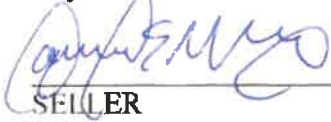
Additional Information: \_\_\_\_\_

Seller Initials DM \_\_\_\_\_ Page 2 of 3 Buyer Initials \_\_\_\_\_

PROPERTY LOCATED AT: 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.



9/17/19  
DATE

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 \_\_\_\_\_

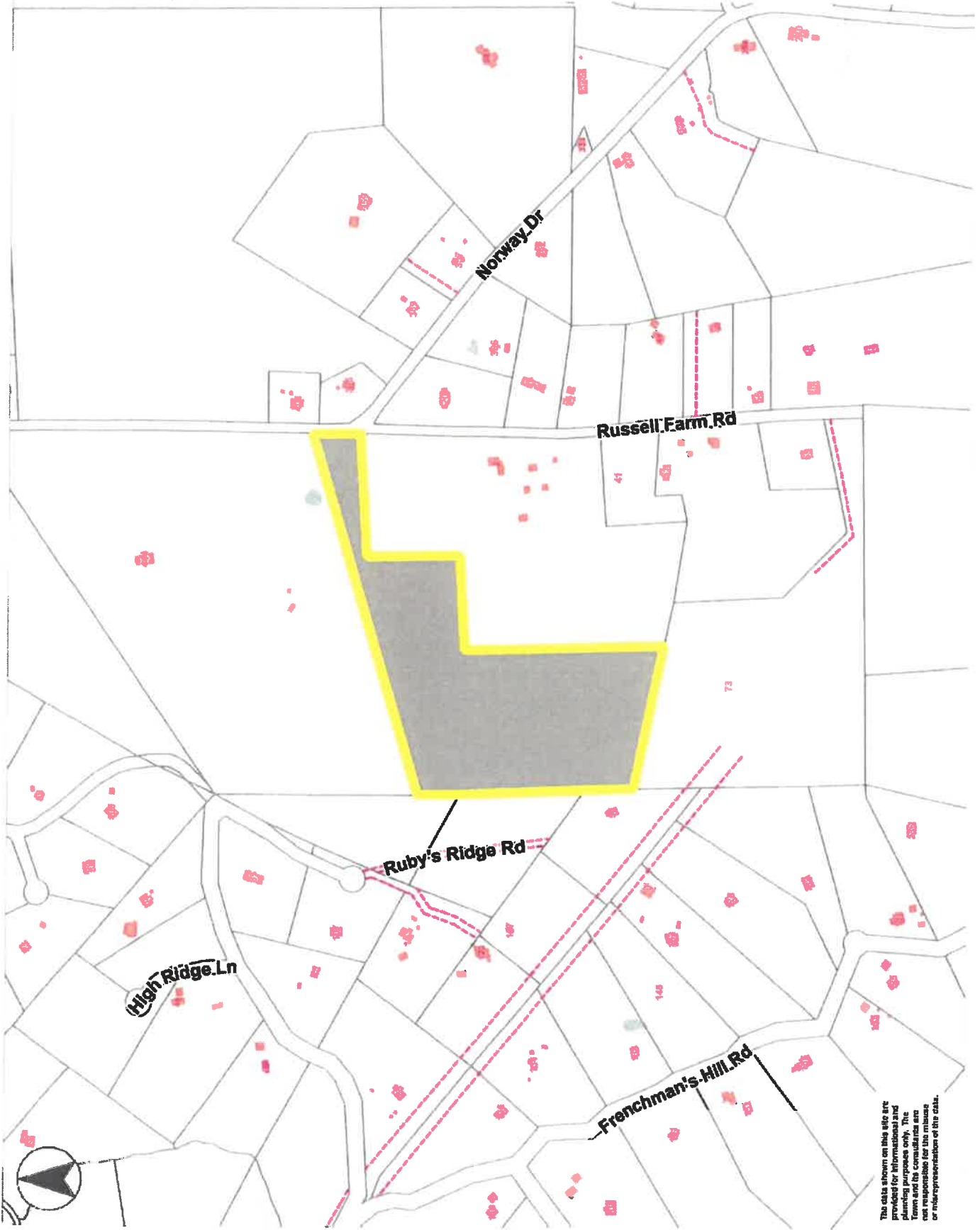
BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_





- Parcel History
- RCM
- Parcel
- Town Boundary
- Highways
- Buildings
- Road Centerlines
- Streams
- Lakes & Ponds
- Mask
- Alaska Ocean



The data shown on this site are provided for informational and planning purposes only. The Town and its employees do not warrant, represent, or assume any responsibility for the release or misrepresentation of the data.



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.