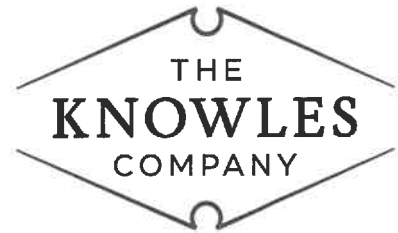


HORSE FARM LAND

Horse Farm Land

Trenton

\$125,000



*Distinctive properties.
Legendary service.*



- 3.72+/- acres open and wooded lot. Ideally located in Trenton
- Great solar potential
- Quiet dead end road.
- Level lot
- Beginning Driveway in place
- Minutes to MDI and Ellsworth



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 Detail Report

MLS #: 1589826

County: Hancock

Seasonal: No

List Price: \$125,000

Status: Active

Property Type: Land

Original List Price: \$125,000

Directions: From Route 3, take Oak Point Rd 2.1 miles. Right on Horse Farm Road. Property is on the left. Sign on Property.



**6/9-2c Horse Farm Road
Trenton, ME 04605**

**List Price: \$125,000
MLS#: 1589826**



Land Information

Surveyed: Yes	Waterfront: No	Zoning: Residential Rural
Lot Size Acres +/-: 3.72	Water Views: No	Zoning Overlay: No
Source of Acreage: Survey		
Mobile Homes Allowed: No		

Property Features

Driveway: Gravel; No Driveway	Electric: No Electric; On Site	Transportation: Near Airport
Parking: On Site	Gas: No Gas	Roads: Dead End; Gravel/Dirt; Right of Way
Location: Rural; Subdivision	Water: Well Needed on Site	Site: Level; Open; Wooded
	Sewer: Septic Needed	

Tax/Deed Information

Book/Page: 7105/136	Full Tax Amt/Yr: \$482/ 2023	Map/Block/Lot: 6//9-2c
Deed/Conveyance Type: Quit Claim w/		Tax ID: 6/9-2cHorseFarmRd Trenton04605
Offered: Covenant		

Remarks

Remarks: Open, sunny 3.72+/- acre lot edged by trees on a quiet dead end road. Open lot provides a perfect location and orientation for solar. Beginning driveway in place. Located within the Horse Farm Road Subdivision this lot is ready to build with little site work needed. Convenient location is just minutes to Mount Desert Island and Acadia National Park, Mount Desert Island High School District. Minutes as well to Ellsworth..Find your spot to build.

LO: The Knowles Company

Listing provided courtesy of:

The Knowles Company
One Summit Road
Northeast Harbor, ME 04662
207-276-3322

info@knowlesco.com

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 © 2024 and FBS. Broker Attribution: 207 276-3322



PROPERTY LOCATED AT: Map 9 lot 002C Horse Farm Rd, Trenton,

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: No known underground tanks.

Source of information: Public record, Seller, Broker

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: No known hazardous materials.

Source of information: Seller, Broker observation

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

Buyer Initials _____

Seller Initials

CEVA RA

PROPERTY LOCATED AT: Map 9 lot 002C Horse Farm Rd, Trenton,

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: Deed Covenants

Source of information: Deed

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? Informal. Neighbor at the end of the road has maintained.

Road Association Name (if known): No road association.

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: Public record

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: Deed, Public Record, Seller, Broker

Additional Information: _____

Buyer Initials _____

Seller Initials CEVA RA

PROPERTY LOCATED AT: Map 9 lot 002C Horse Farm Rd, Trenton,

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:
Robert B. Van Alen 5/15/2024
SELLER A1A2C02C1710481... DATE
Robert B. Van Alen

DocuSigned by:
Colby E. Van Alen 5/15/2024
SELLER FA059A2440... DATE
Colby E. Van Alen

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

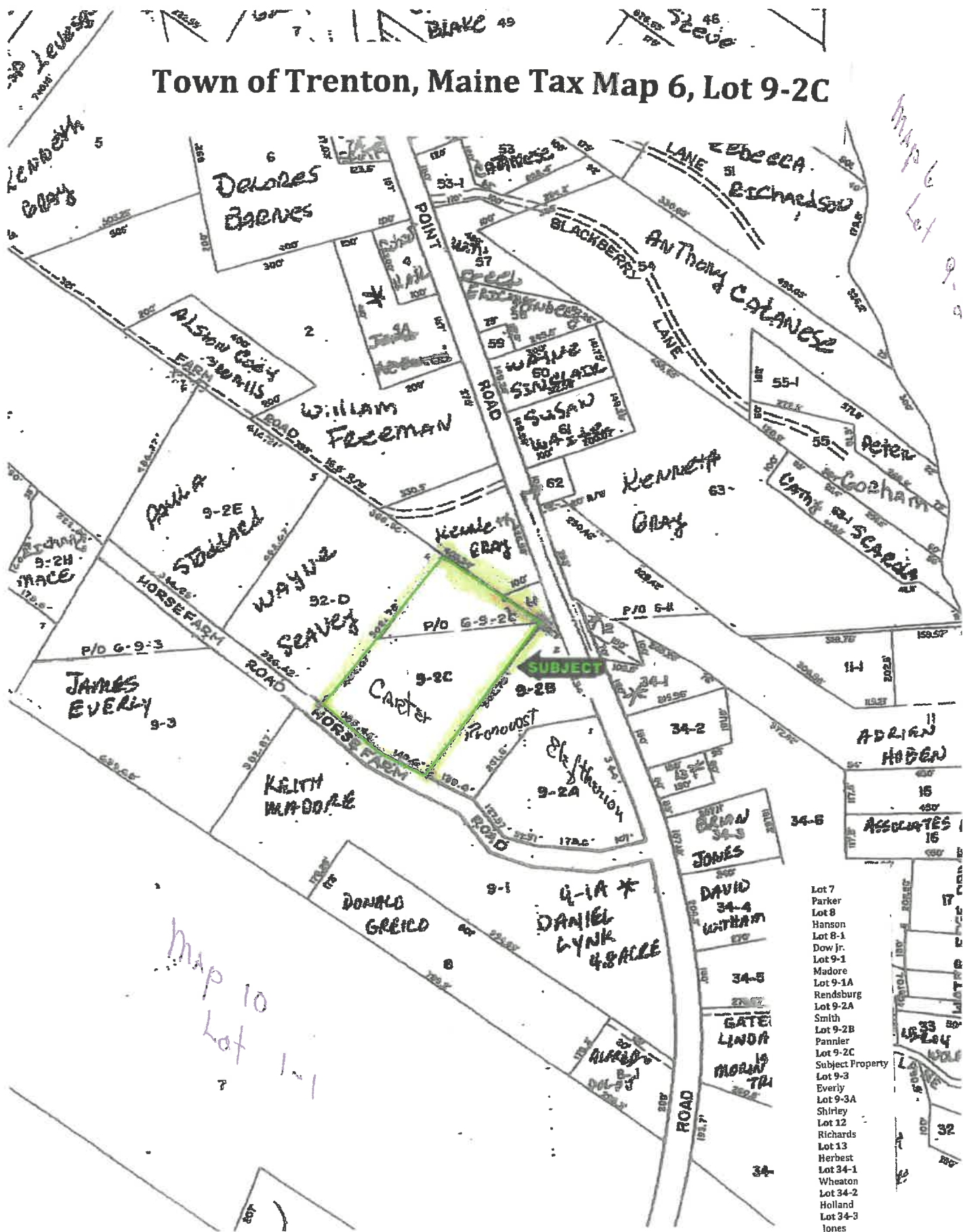
BUYER DATE

BUYER DATE

BUYER DATE



Town of Trenton, Maine Tax Map 6, Lot 9-2C



- Lot 7 Parker
- Lot 8 Hanson
- Lot 8-1 Dow jr.
- Lot 9-1 Madore
- Lot 9-1A Rendsburg
- Lot 9-2A Smith
- Lot 9-2B Pannler
- Lot 9-2C Subject Property
- Lot 9-3 Everly
- Lot 9-3A Shirley
- Lot 12 Richards
- Lot 13 Herbert
- Lot 34-1 Wheaton
- Lot 34-2 Holland
- Lot 34-3 Jones

map 10
Lot 1-1

MAP 6 Lot 9-2C

Blake 49

Steele 46

Levesque 40

Rembert Gray 5

Delores Baenes 6

Alston Co's 2

William Freeman

Paula 9-2E Stoddard

Wayne 9-2D Seaver

James 9-3 Everly

Keith Madore

Donald Greid 8

9-1A * Daniel Lynk 4832

34-4 David Witham

34-5 Gate Linda Moran

Adrien 11 Habben

15 Associates 16

34-6

17

32

34

34

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34

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34

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34

34

Gray
2284/212

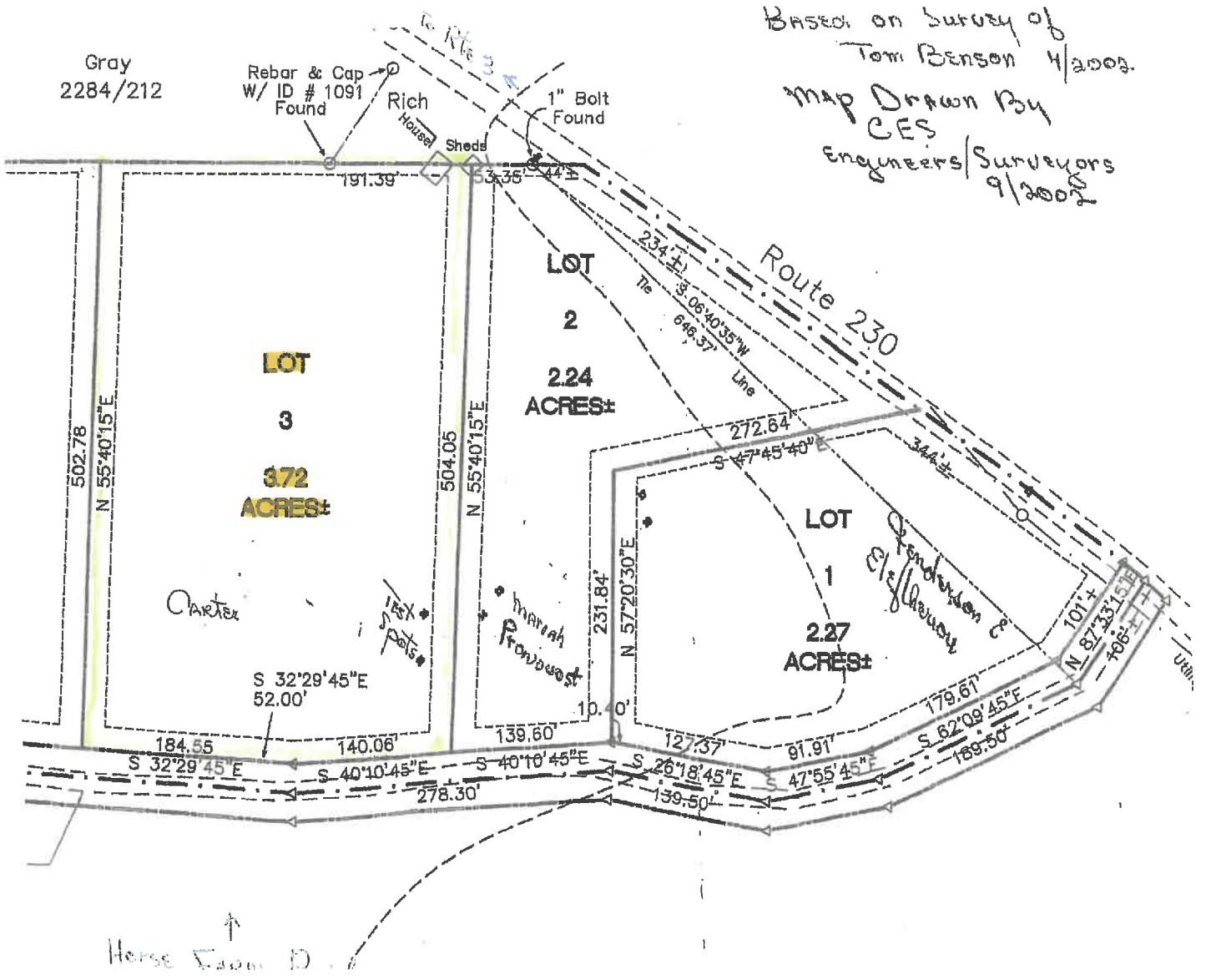
Rebar & Cap
W/ ID # 1091
Found

Rich

1" Bolt
Found

Based on Survey of
Tom Benson 4/2002.

Map Drawn By
CES
Engineers/Surveyors
9/2002



ARTICLE IV. SECTION 1 GENERAL STANDARDS

4.1.14 Lot Standards Table

	Residential Growth	Village	Airport Commercial Industrial	Gateway/Commercial	Rural Commercial	Rural Development	Business Park	Rural Residential
Minimum Lot Size (sq. ft.)								
Residential (per principal structure)	40,000	20,000 ⁴	--	80,000	5 acres	40,000	--	40,000
Commercial/Industrial (per principal structure)	40,000	40,000	40,000	80,000	5 acres	5 acres	60,000	40,000
Minimum Lot Width (ft)								
Residential (per principal structure)	200	200	--	300	450	200	--	200
Commercial/Industrial (per principal structure)	200	200	400	300	450	400	200	200
Minimum Road Frontage (ft) ⁶								
Residential (per principal structure)	150	200	--	300	450	200	--	200
Commercial/Industrial (per principal structure)	150	200	400	300	450	400	200	200
Minimum Front Yard Setback from the Centerline of a Roadway (ft)¹								
Route 3	--	135	135	135	¹	--	--	--
Other Roads:								
Residential	75	75	--	75	75	75	--	75
Commercial/Industrial	--	75	75	75	75	125	55	75
Minimum Side Yard Setback from a Lot Line (ft)								
Residential	15	15	25	25	25	25	--	25 ⁵
Commercial/Industrial	15	15	25	25	25	100	25	25 ⁵
Minimum Back Yard Setback from a Lot Line (ft)								
Residential	50	25	40	40	40	40	--	50
Commercial/Industrial	50	25	40	40	40	40	25	50
Maximum Lot Coverage								
Residential	20%	60%	--	30%	15%	20%	--	20%
Commercial/Industrial	20%	60%	25%	30%	15%	20%	50%	20%
Maximum Residential Density² (sq. ft./dwelling unit)	40,000	20,000 ⁴	--	40,000	40,000	40,000	--	40,000
Maximum Building Height (ft) ³	35	35	35	35	35	35	35	35



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.