



DOWNEAST PROPERTIES

Specializing in Fine Maine Coastal Properties

Waterfront Land
Salt Pond Road, Blue Hill



MLS# 1563808



Price: \$949,000

Acreage: 32 acres

Amount of Waterfront: 1200+/- feet

Water Body Type: Salt Pond, fresh/salt

Site: Agriculture

Location: Rural

Zone: Shoreland

Taxes: \$509/2018

Surveyed: No

Water: Well needed on site

Sewer: Septic needed on site

Roads: Private

Electric: No Electric

Map/Lot: 5/24

Book Page: 970/461

One of the most iconic scenic venues on the Blue Hill Peninsula is being offered for sale in its entirety! The "Pond Pasture" as it has been known for decades is a 30+ acre blueberry field with over 1200' of frontage on the Salt Pond beginning at Carleton Stream and winding south to the Hedgwick Blue Hill Town line. A perfect blend of ledge and boulder outcroppings with numerous vistas that have long been the subject of many an artist's dream landscape!! Many locations along the shorefront allow easy entry for kayaks & canoes. Enjoy a short paddle to Carleton Island and beyond along the spectacular and diverse saltwater estuary that is Salt Pond. The unrestricted parcel has endless possibilities for recreation and beyond. Relax on the ledges and enjoy the serenity of bald eagles in flight and the abundance of natural beauty in this pristine setting. A rare & one-of-a-kind offering.

Annie Allen

Real Estate Broker

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DOWNEAST PROPERTIES

Blue Hill

www.downeastproperties.com

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: Personal Representaative has no knowledge of any hazardous materials

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: Personal Representative has no knowledge of any other hazardous materials

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

Buyer Initials _____

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Seller Initials MRA ALA

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: Personal Representative

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: Personal Representative

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: Personal Representative

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: Farmland

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: Personal Representative

Additional Information: _____

Buyer Initials _____

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Seller Initials MBA AAA

PROPERTY LOCATED AT: Salt Pond Road, Blue Hill, Maine 04614

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.

Martin R Allen Co-PR 6/26/23
SELLER DATE
Estate of Kermit P Allen - Martin R Allen, Co-PR

Annie L. Allen, Co-PR 6/26/23
SELLER DATE
Annie L Allen, Co-PR

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



A. C. Hinckley.

Edwin Jasper Parker. (L.S.)

Nora M. Parker. (L.S.)

STATE OF MAINE.

Hancock SS.

Nov. 14, 1911

Personally appeared the above named Edwin Jasper Parker, and acknowledged the above instrument to be his free act and deed.

Before me,

Arthur C. Hinckley,

Notariable.

Notary Public.

Rec'd Nov. 17, 1911 at 10h. 45m. A. M. and entered by,

Chas. H. Leland, Reg'r.

KNOW ALL MEN BY THESE PRESENTS,

That I, FRANCIS P. ALLEN, of Sedgwick, County of Hancock and State of Maine, in consideration of one dollar and other valuable considerations paid by GEORGE M. ALLEN AND SON, of Sedgwick, County and State aforesaid, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said George M. Allen and Son, their heirs and assigns forever, a certain lot or parcel of land situated in town of Blue Hill in said County of Hancock, bounded and described as follows, to wit:-

Beginning at the northeast corner of a ledge by the western bank of the Salt Pond, forty nine rods northeasterly from the town line between said towns at the letter B. thence north $53 \frac{1}{3}$ degrees west fifty nine and one-half rods by land of H. H. Allen to a stake and stones by the eastern side of the road leading from Blue Hill to Sedgwick, thence south $45 \frac{1}{2}$ degrees west by said road twenty rods to said town line;

thence north 36 degrees west on said town line to the new town road;
thence northerly and easterly by said new town road to the Old Mill
privilege as reserved in deed from Nathaniel Allen to Nathan Allen, dated
the thirty first day of August 1827, thence by said Mill privilege and
the shore of the Salt Pond southerly to the first mentioned bound, con-
taining about 25 acres, more or less.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with
all the privileges and appurtenances thereof, to the said George M.
Allen and Son, their heirs and assigns, to them and their use and be-
hoof forever.

And I do COVENANT with the said Grantee, their heirs or assigns,
that I am lawfully seized in fee of the premises, that they are free
of all incumbrances; that I have good right to sell and convey the same
to the said Grantee, to hold as aforesaid; and that I and my heirs,
shall and will WARRANT AND DEFEND the same to the said Grantee, their
heirs and assigns forever, against the lawful claims and demands of all
persons

IN WITNESS WHEREOF, I the said Francis P. Allen, have hereunto
set my hand and seal this twenty-third day of September, in the year of
our Lord one thousand nine hundred and eleven.

Signed, Sealed and Delivered
in presence of

John G. Eaton.

Francis P. Allen. (L.S.)

S T A T E O F M A I N E.

Hancock SS.

Sept. 23th. 1911.

Then personally appeared the above named Francis P. Allen,
and acknowledged the above instrument to be his free act and deed.

Before me,

John G. Eaton,

Justice of the Peace.

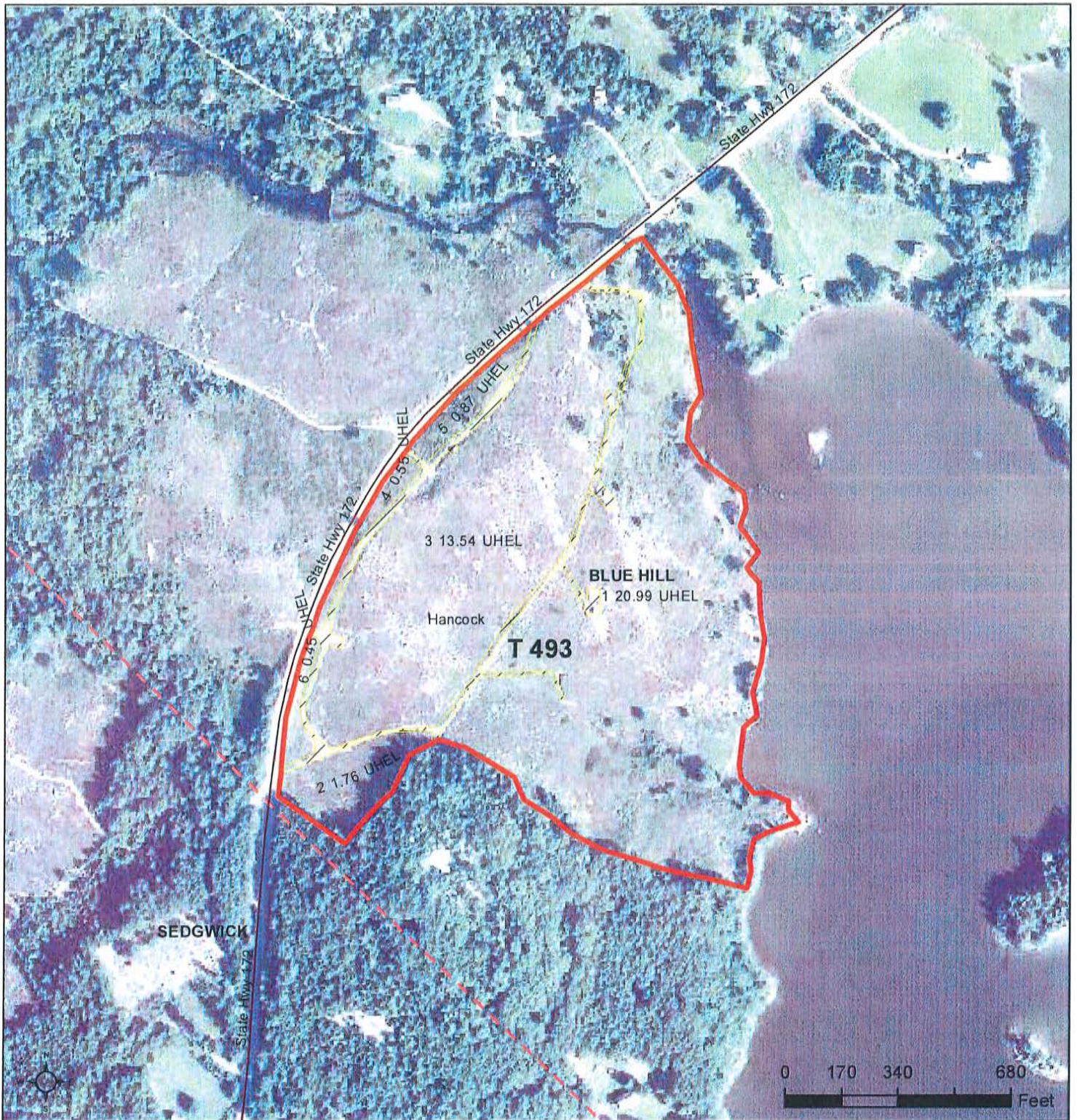
Rec'd Nov. 17, 1911 at 10h. 45m. A. M. and entered by,

Chas. H. Leland, Reg'r.



United States
Department of
Agriculture

Hancock County, Maine



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Unless otherwise indicated on map:

Producer share is 100%

Non-Irrigated

Planting pattern = solid

2022 Program Year

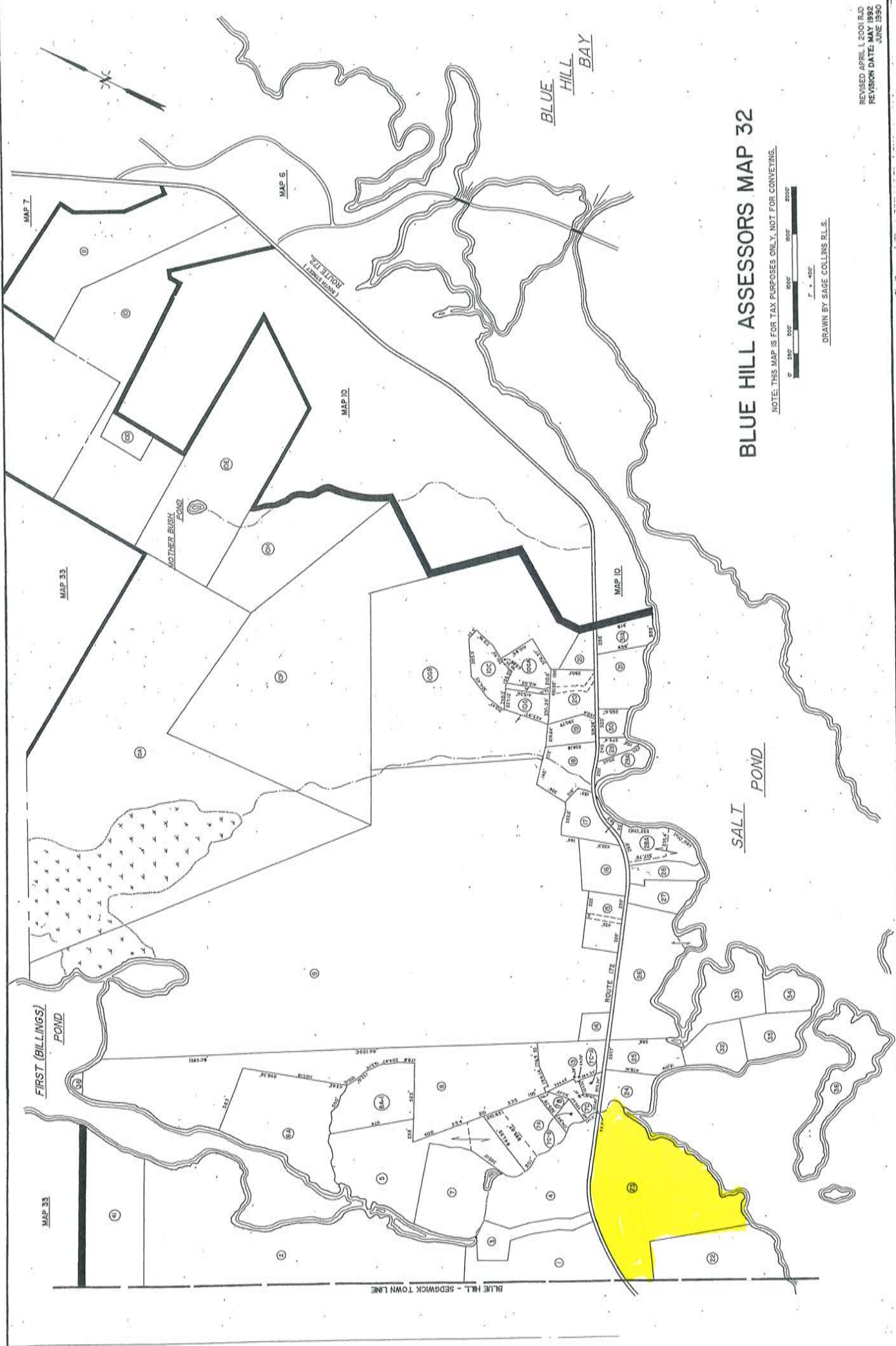
Map Created November 22, 2021

Farm 1287

Tract 493

Tract Cropland Total: 38.16 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



BLUE HILL ASSESSORS MAP 32

NOTE: THIS MAP IS FOR TAX PURPOSES ONLY, NOT FOR CONVEYING.



DRAWN BY SAGE COLLINS R.L.S.