

Central Maine
Auction Center



PROPERTY INFORMATION PACKAGE



Commercial / Residential Real Estate 17 Parsons Street, Presque Isle, ME

Property Location: 17 Parsons Street, Presque Isle, ME

Property Number: R24-322-1

Live Bidding Time: June 13th 2024 @ 11:00 am

Preview Time: Thursday, May 30th @ 11-12:00 pm

Live Bidding Location: On-Site

Central Maine Auction Center 44 Concord Drive, Hermon, ME 04401 PH. (207) 848-7027

EMILY TILTON PH. (207) 735-8782 EMILY@CMAUCTIONCENTER.COM

WWW.CMAUCTIONCENTER.COM



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:

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 Emily Tilton, Associate Broker
Licensee's Name
on behalf of Realty of Maine
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.

CENTRAL MAINE AUCTION CENTER

44 CONCORD DRIVE, HERMON, MAINE 04401

(207) 848-7027 • CMAUCTIONCENTER.COM

NOTICE: ATTENTION ALL PROSPECTIVE BIDDERS

CENTRAL MAINE AUCTION CENTER IS ACTING SOLEY AS AGENT FOR THE SELLER

Dear Prospective Bidder:

Machias Savings Bank and Central Maine Auction Center, in conjunction with Realty of Maine would like to announce auction R24-322-1 consisting of real estate at 17 Parsons Street, Presque Isle, ME. The above property is subject to a \$10,000.00 deposit (nonrefundable to the highest bidder) in CASH or CERTIFIED U.S. FUNDS made payable to Machias Savings Bank (deposited with Auctioneer as qualification to bid). The property will be sold by public auction in as-is-where-is condition, subject to all outstanding municipal assessments.

All information contained in this document and/or any advertising and marketing material was obtained from sources deemed to be reliable. However, Central Maine Auction Center and the seller of this property and/or its agents make no warranties as to the accuracy, truthfulness and completeness of this information. Machias Savings Bank, Central Maine Auction Center and Realty of Maine make no warranties of any kind regarding its title to the property, physical condition, location, value, or compliance with any applicable federal, state or local law, ordinance and regulation, including zoning, or land use ordinances. Bidders must satisfy themselves to each of those matters as an ordinary and prudent buyer. For further information regarding the property, the public sale bidding details, and additional terms, contact Central Maine Auction Center directly.

ADDITIONAL TERMS AND CONDITIONS MAY BE ANNOUNCED BY THE AUCTIONEER ON THE DATE OF THE PUBLIC SALE AND ARE INCORPORATED HEREIN BY REFERENCE.

Central Maine Auction Center is available to assist you with any questions you may have regarding the property or our auction process. Our friendly, professional staff is committed to providing quality service and look forward to seeing you on auction day.

**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE LOCATED AT:
17 PARSONS STREET, PRESQUE ISLE, AROOSTOOK COUNTY, MAINE
AND DESCRIBED IN MORTGAGE RECORDED IN THE
AROOSTOOK (SOUTH) COUNTY REGISTRY OF DEEDS AT BOOK 6171, PAGE 173**

By virtue of and in execution of the Power of Sale contained in a certain Mortgage Deed given by MG Property Holdings LLC (Mortgagor) to Machias Savings Bank (Mortgagee) dated May 24, 2021, and recorded in the Aroostook (South) County Registry of Deeds at Book 6171, Page 173, of which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same there will be sold at Public Sale at 11 o'clock, A.M. on the 13th day of June 2024 on site of the mortgaged real estate at 17 Parsons Street, Presque Isle, Aroostook County, Maine, all and singular the premises described in said Mortgages, to wit:

A certain lot or parcel of land, together with the buildings thereon, situated in Presque Isle, County of Aroostook, and State of Maine, bounded and described as follows:

Commencing at the southwest corner of lot numbered one hundred one (101) in the part of said Presque Isle known as Gould's Addition according to the survey and plan of said Addition made by C.E.F, Stetson for Arthur R. Gould in May 1890; thence running south at right angles, twenty (20) feet; thence east parallel with the south line of said lot, one hundred sixty-one (161) feet, more or less, to the west line of the continuation of Parsons Street; thence northerly along said west line, twenty (20) feet, more or less, to the southeast corner of said lot; thence west on the south line of said lot to the place of beginning. Said parcel being the same premises as were conveyed by Athill E. Irving to William Proctor by his deed dated August 31, 1906, and recorded in the Aroostook Registry of Deeds at Houlton in Volume 233, Page 242, to which deed and the record thereof reference is hereby made for a more particular description.

Also, village Lot numbered seven (7) according to the survey and plan of a "Subdivision of Tract in Presque Isle Village" made by P.L. Hardison, Surveyor, for Athill E. Irving in June 1907, reference thereto being had. Said above-described parcel being the same premises as were conveyed by Athill E. Irving to William Proctor by his deed of warranty dated June 29, 1907, and recorded in said Registry of Deed in volume 230, Page 133, to which deed and the record thereof reference is hereby made for a more particular description of said premises.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Meaning and intending to describe the real estate conveyed by deed of Haynes Building Management, LLC to MG Property Holdings, LLC, dated May 21, 2021 and recorded in the Aroostook (South) County Registry of Deeds at Book 6171, Page 171.

Street Address: 17 Parsons Street, Presque Isle, Aroostook County, Maine

TERMS OF SALE:

THE PROPERTY HEREIN ABOVE DESCRIBED IS BEING SOLD ON AN “AS IS” “WHERE IS” BASIS, WITHOUT ANY WARRANTY WHATSOEVER AS TO THE CONDITION, FITNESS, SIZE, HABITABILITY, MERCHANTABILITY, OR LOCATION OF THE PROPERTY OR THE STATE OF TITLE TO THE PROPERTY.

In order to qualify to bid at the public sale, the bidder must provide a deposit of Ten Thousand Dollars and 00/100 Cents (\$10,000.00). The high bidder at the public sale must increase the deposit to equal 10% of the total purchase price within 5 business days of the public sale. The deposit must be cash or certified U.S. funds payable to Central Maine Auction Center. At the close of the public sale, the high bidder must sign a purchase and sale agreement with Machias Savings Bank, which agreement shall provide in part (1) that the purchaser will be responsible for all real estate transfer taxes, real estate taxes and other municipal charges attributable to the respective property unpaid and in arrears and for all subsequent tax years; (2) there shall be no contingencies for the purchaser’s obligation to close; and (3) that a closing of the sale shall be held within forty-five (45) days of the public sale where, upon presentation by Machias Savings Bank of the duly executed Release Deed, the remaining balance of the purchase price will be due in cash or certified funds. Machias Savings Bank expressly reserves the right to bid without making the required deposit, to modify the terms of the sale set forth above, to add additional terms as it so wishes, and to authorize the mortgagor to sell the property prior to the public sale date. Other terms and conditions of sale, including any modification or additions to the terms set forth above, will be announced at the time of the sale.

For further information, please contact the auctioneer, Emily Tilton, at Central Maine Auction Center; 207-848-7027; cmauctioncenter.com.

Counsel for Mortgagee: Anthony J. Manhart, Esq., Perkins Thompson, P.A., (207) 400 8131 or tmanhart@perkinsthompson.com

OTHER TERMS TO BE ANNOUNCED AT THE SALE.

May ___ 2024

Machias Savings Bank

Signed: _____

By: Greg Fuller

Its: Senior Vice President, Asset Management

STATE OF MAINE

County of _____, SS.

May ___ 2024

Then personally appeared the above-named _____, _____ of Machias Savings Bank and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Machias Savings Bank.

Before me,

Notary Public/Maine Attorney-at-Law

Printed Name:

My Commission Expires: _____

Property Information

Structure Number: 1

Physical Location: 17 PARSONS ST

Acreage: 0.23

Year Built: 1940

Land Value: \$37,500

Building Value: \$19,700

Total Value: \$57,200

Exemption Amount: \$0

Net Assessment: \$57,200



Property Card: 17 PARSONS ST

Presque Isle, ME



Parcel ID: 035-155-017

Owner: HAYNES BUILDING MANAGEMENT LLC

Co-Owner:

Mailing Address: PO BOX A
WEST ROCKPORT, ME 04865

General Information

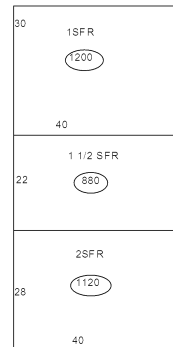
Structure Number: 1
Physical Location: 17 PARSONS ST
Acreage: 0.23
Year Built: 1940
Land Value: \$37,500
Building Value: \$19,700
Total Value: \$57,200
Exemption Amount: \$0
Net Assessment: \$57,200

Structure Number: 2
Physical Location: 17 PARSONS ST
Acreage: 0
Year Built: 1940
Land Value: \$0
Building Value: \$22,900
Total Value: \$22,900
Exemption Amount: \$0
Net Assessment: \$22,900

Building Sketch

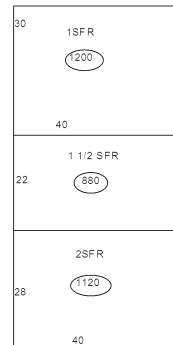
WAREHOUSE

GOAN'S ELECTRIC
 2ND FLOOR HAS 2 APTS.
 FRONT - 2BDRM
 REAR - 1 BDRM
 CARD 1



WAREHOUSE

GOAN'S ELECTRIC
 2ND FLOOR HAS 2 APTS.
 FRONT - 2BDRM
 REAR - 1 BDRM
 CARD 1



Account: 418 Card: 1 of 2

Neighborhood 84 Parsons St Coml

Zoning/Use Urban Res. 2 & Business
 Topography Level
 Utilities All Public
 Street Paved
 Flood Map 7
 Classification Commercial
 Reference 1 B6171 P171 05/21/21
 Reference 2
 Tran/Land/Bldg 0 5 5
 STREET CODE..... 155 Y Coordinate 0
 Exemption(s) Land Schedule 21

Sale Data
 Sale Date 05/21/2021
 Sale Price 120,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Fract)	60,380.00	28,957	100%		28,957
1.00	# -Lot Improvement	9,000.00	9,000	100%		9,000
Total Acres 0.23			Land Total			37,957

Commercial Description

Occupancy Type	Stor.Warehouse..					
Class & Quality	Frame.....Fair					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 9'					
Heating/Cooling	Space Heaters					
Built	1940					
Remodeled	1966					
Base Cost/Sqft		13.62				
Heat-Cool/Sqft	+	1.95				
Total		15.57				
Size Factor	X	0.988				
Adjusted Cost/Sqft		15.38				
Total Square Feet	X	3,200				
Replacement Cost		49,216				
Condition	Below Average					
% Good Physical	X	.40				
Functional	X	1.00				
Subtotal		19,686				
Economic Factor	X 1.00		Total Value			19,686

Acpt Land 38,000 **Accepted Bldg** 19,700 **Total** 57,700

Account: 418 Card: 1 of 2

Map/Lot:
Location:



Account: 418 Card: 2 of 2

Neighborhood 88 Intown Coml.

Zoning/Use Urban Res. 2
 Topography Level
 Utilities All Public
 Street Paved

Classification Old Multi-Family
 Reference 1 B3869P189 09/03 -35155017
 Reference 2

Tran/Land/Bldg 0 0 5
 STREET CODE..... 155 Y Coordinate 0
 Exemption(s) Land Schedule 26

Sale Data

Sale Date 05/21/2021
 Sale Price 120,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Commercial Description

Occupancy Type Multi-Residence.
 Class & Quality Frame.....Fair
 # Dwelling Units 3
 Exterior Wood Siding
 Stories & Height 1 STORY @ 8'
 Heating/Cooling Forced Warm Air
 Built 1940
 Remodeled 0
 Base Cost/Sqft 30.78
 Heat-Cool/Sqft + 3.26
 Total 34.04
 Size Factor X 0.936
 Adjusted Cost/Sqft 31.86
 Total Square Feet X 2,000
 Replacement Cost 63,720
 Condition Below Average
 % Good Physical X .40
 Functional X 1.00
 Subtotal 25,488
 Economic Factor X 0.90

Total Value 22,939

Acpt Land 0 **Accepted Bldg** 22,900 **Total** 22,900

Valuation Report

Account: 418

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	38,000	19,700	57,700	38,000	19,700	57,700
2	0	22,900	22,900	0	22,900	22,900
TOTAL	38,000	42,600	80,600	38,000	42,600	80,600

DISCLOSURES RELATIVE TO PROPERTY

Auction # R24-322-1

Location: 17 Parsons Street, Presque Isle, ME

Disclosure for Heating System:

Type _____	Not Known <u> X </u>
Age of System _____	Not Known <u> X </u>
Name of Service Company _____	Not Known <u> X </u>
Annual Consumption per Source _____	Not Known <u> X </u>
Malfunctions or Problems _____	Not Known <u> X </u>

Disclosure for Waste Disposal System:

Type of System _____	Not Known <u> X </u>
Date of Installation _____	Not Known <u> X </u>
Size and Type of Tank _____	Not Known <u> X </u>
Location of Field and Tank _____	Not Known <u> X </u>
Malfunctions _____	Not Known <u> X </u>
Service and Contracting _____	Not Known <u> X </u>

Disclosure for Private Water Supply:

Type of System _____	Not Known <u> X </u>
Date of Installation _____	Not Known <u> X </u>
Malfunctions _____	Not Known <u> X </u>
Location _____	Not Known <u> X </u>
Date and Result of Tests _____	Not Known <u> X </u>

Disclosure for Public Water Supply:

Line Malfunctions _____	Not Known <u> X </u>
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Disclosure for Known Hazardous Materials including but not limited to:

Asbestos _____	Not Known <u> X </u>
Radon _____	Not Known <u> X </u>
Lead Paint _____	Not Known <u> X </u>
Chemical Spills on Property _____	Not Known <u> X </u>
Underground Tanks _____	Not Known <u> X </u>

Signature of Seller _____ Date _____

Signature of Buyer _____ Date _____