

Central Maine
Auction Center



PROPERTY INFORMATION PACKAGE



Residential Land & Building 452 Station Road, Easton, ME

Property Location: 452 Station Road, Easton, ME

Property Number: R24-326

Live Bidding Time: Friday, October 18th 2024 @ 12:00 pm

Preview Time: Thursday, October 10th 2024 @ 12-1:00 pm

Live Bidding Location: On-Site

Acres: 1.15

Map/Lot: 013-006

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

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 R24-326 consisting of real estate at 452 Station Road, Easton, ME. The above property is subject to a \$5,000.00 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.



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 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.

TERMS AND CONDITIONS OF PUBLIC SALE

Machias Savings Bank

452 Station Road, Easton, Aroostook County, Maine

1. The property to be sold includes the real estate, together with any improvements thereon, located generally at 452 Station Road, Easton, Aroostook County, Maine. No personal property is being sold with the Property, and bidders must satisfy themselves as to the legal character of specific property as real or personal in nature. Machias Savings Bank reserves the right, but not the obligation to remove any personal property from the Property without liability of any kind to the purchaser of the Property for any loss, injury, or damage sustained as a result of the storage or removal of any personal property.

2. The sale of the Property is being conducted by Central Maine Auction Center, 44 Concord Drive, Hermon, ME 04401 with Auctioneer Emily Tilton Lic #1621.

3. The public sale will be held on October 18th, 2024, at 12:00 p.m. at the premises located at 452 Station Road, Easton, Aroostook County, Maine.

4. Machias Savings Bank reserves the right to refuse or to accept any unusual or irregular bid for the Property; to hold recesses from time to time during the public sale as Machias Savings Bank may determine; to adjourn or to continue the public sale from time to time, without notice to any person; and to amend the terms and conditions of the public sale as it deems necessary or desirable, in its sole discretion. Machias Savings Bank further reserves the right to bid without submitting any deposit and to withdraw any bid made by it. Machias Savings Bank may withdraw the Property at any time until Machias Savings Bank announces the completion of the sale.

5. The bidding will be conducted as a public sale. All interested bidders shall be required to register and submit a deposit in the amount of Five Thousand Dollars (\$5,000.00) in certified U.S. funds made payable to Machias Savings Bank, in order to participate in the public sale. At the completion of the sale, subject to confirmation by Machias Savings Bank, the highest bidder will sign a Purchase and Sale Agreement substantially in the form attached hereto. A record of bidding will be maintained by Machias Savings Bank for its own use.

6. The successful bidder shall apply the bid qualification deposit of Five Thousand Dollars (\$5,000.00) as a nonrefundable deposit at the time of signing the Purchase and Sale Agreement. The balance of the purchase price payable by the successful bidder shall be paid in certified U.S. funds at the closing to be held on or before thirty (30) days from the date of public sale as set forth in the Purchase and Sale Agreement.

7. Machias Savings Bank will convey the Property by Quitclaim Deed, substantially in the form attached hereto, subject to the following items:

a. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the purchaser).

b. Any and all encumbrances and easements, whether or not of record in the applicable Registry of Deeds, and any governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions.

c. Any condition which a physical examination or adequate survey of the Property might reveal.

d. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by a law, and which may or may not be shown by the public records.

e. The rights of tenants and persons in possession, if any.

f. The conveyance will be subject to all outstanding municipal fees, charges, encumbrances, and liens, whether or not of record in the applicable Registry of Deeds, including, but not limited to, water and sewer, and municipal or quasi-municipal taxes.

g. Any and all real estate transfer taxes, including Machias Savings Bank's share of such taxes (36 M.R.S. §§ 4641 et seq.), as applicable, shall be paid by the purchaser at closing.

8. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, that bidder's deposit will be retained by Machias Savings Bank unless the bidding is reopened, there is a new high bid satisfactory to Machias Savings Bank, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of the bidding and compliance with the terms of the sale, Machias Savings Bank shall declare that the terms of the sale have been complied with and that the sale is closed.

9. The purchaser's commitment under the Purchase and Sale Agreement will not be contingent upon securing financing or upon any other condition; the purchaser's deposit will not be refunded due to an inability to obtain financing or any other failure by purchaser to perform.

10. Seller, in selling the Property, is conducting a public auction sale. The Property is sold "AS IS, WHERE IS", with all existing defects and without any warranties of any kind, even as to fitness for a particular purpose, habitability, or merchantability. All bidders are invited to inspect the real estate and the public records prior to making a bid. No warranties, guaranties, or representations of any kind are made, and all warranties are disclaimed with respect to any improvements located on the Property, including improvements located underground, the location and/or boundaries of the Property or improvements thereon, title to the Property, environmental compliance, or its compliance with any applicable zoning or land use regulations, law, or ordinances. The purchaser will assume responsibility and expense for any title search, title examination or title insurance. Seller shall not be required to execute any title insurance affidavits or similar documents relating to the Property. **THE PURCHASER WILL ASSUME RISK OF ANY DEFECTS, AND EACH BIDDER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE AMOUNT BID REFLECTS THE "AS IS, WHERE IS" CONDITION OF THE PROPERTY AND THE ASSUMPTION OF ALL RISKS RELATING TO UNDISCLOSED DEFECTS. EACH BIDDER FURTHER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER IN NO WAY RELIES UPON REPRESENTATIONS MADE BY MACHIAS SAVINGS BANK OR ITS REPRESENTATIVES AND AGENTS.**

11. Machias Savings Bank specifically disclaims, and purchaser acknowledges that Machias Savings Bank shall not be responsible for or obligated now or at any time in the future to protect, exonerate, defend, indemnify, and save purchaser or its successors or assigns, harmless from and against any loss, damage, cost, expense, clean-up or liability, including, but not limited to, attorneys' fees and court costs, and including, but not limited to such loss, damage, cost, expense, or liability, based on

personal injury, death, loss, or damage to property suffered or incurred by any person, corporation, or other legal entity, which may arise out of the presence of any such hazardous or toxic waste, substance, matter, or material on the Property.

12. In the event of loss or damage to the Property after the execution of the Purchase and Sale Agreement and prior to the closing, purchaser shall have the risk of loss.

13. In the case of disputed bidding, Machias Savings Bank shall be the sole and absolute judge of such dispute.

14. If the purchaser fails to perform at the closing, the purchaser's deposit will be retained by Machias Savings Bank. A bidder or purchaser whose deposit is retained under this paragraph will also be responsible for any and all consequential damages and additional costs, deficiencies, expenses, and losses suffered as a result of purchaser's failure to perform, including without limitation, reasonable attorneys' fees. Further, Machias Savings Bank reserves the right either to (a) contact the next highest bidder and allow that party to purchase the Property for the next highest bid as the assignee of the highest bidder; or (b) hold a new sale of the Property. Machias Savings Bank shall have no obligation, and specifically disclaims any responsibility, to provide notice of any kind to any person subsequent to the public sale.

15. In the event of any conflict between these Terms and Conditions of Sale and the Purchase and Sale Agreement, the Purchase and Sale Agreement shall control.

16. OTHER OR ADDITIONAL TERMS MAY BE ANNOUNCED AT THE PUBLIC SALE, IN WHICH EVENT SUCH TERMS AND CONDITIONS SHALL BE DEEMED TO BE INCORPORATED HEREIN BY REFERENCE.

TOWN OF EASTON
PO BOX 127
80 Center Road
EASTON, ME 04740



2024 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$23,200.00
BUILDING VALUE	\$83,700.00
TOTAL: LAND & BLDG	\$106,900.00
FURNITURE & FIXTURES	\$0.00
MACHINERY & EQUIPMENT	\$0.00
TELECOMMUNICATIONS	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$25,000.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$81,900.00
TOTAL TAX	\$1,433.25
LESS PAID TO DATE	\$0.00
TOTAL DUE	\$1,433.25

THIS IS THE ONLY BILL
YOU WILL RECEIVE

S295765 P0 - 1of1

263 DIONNE, JOHN C
DIONNE, DEBORAH L
PO BOX 201
EASTON, ME 04740-0201

ACCOUNT: 000500 RE
MIL RATE: \$17.5
LOCATION: 452 STATION ROAD
BOOK/PAGE: B3132P168

ACREAGE: 1.15
MAP/LOT: 013-006

TOTAL DUE: \$1,433.25

TAXPAYER'S NOTICE

2024 taxes went up due to increases for County Tax and Education.

With State Aid to Education, State Revenue Sharing and State Reimbursement for the Maine Resident Homestead Property Exemption, your tax bill has been reduced 5%.

Tax are due and payable by 10/01/2024.

Interest will be charged at 8% starting on 11/01/2024.

Tax Collector: Cheryl Clark

Appeals must be made to Assessors.

Total Bonded Indebtedness of the Town & School Department, as of February 15, 2024 is \$2,806,961.66.

CURRENT BILLING DISTRIBUTION

EDUCATION	\$845.62	59.00%
MUNICIPAL	\$386.98	27.00%
COUNTY TAX	\$143.33	10.00%
OVERLAY	<u>\$57.33</u>	<u>4.00%</u>
TOTAL	\$1,433.25	100.00%

REMITTANCE INSTRUCTIONS

Please make checks or money order payable to
TOWN OF EASTON and mail to:

TOWN OF EASTON
PO BOX 127
EASTON, ME 04740-0127

2024 REAL ESTATE TAX BILL

TOWN OF EASTON, PO BOX 127, 80 CENTER ROAD,

ACCOUNT: 000500 RE

NAME: DIONNE, JOHN C

MAP/LOT: 013-006

LOCATION: 452 STATION ROAD

ACREAGE: 1.15



INTEREST BEGINS ON 11/01/2024

DUE DATE AMOUNT DUE AMOUNT PAID

10/01/2024 \$1,433.25

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT

DIONNE, JOHN C
 DIONNE, DEBORAH L
 PO BOX 201
 EASTON ME 04740
 B3132P168

Property Data		Assessment Record				
Neighborhood	1 Resident/Agric.	Year	Land	Buildings	Exempt	Total
Tree Growth Year	0	2010	6,600	21,400	6,050	21,950
Recertified Date	0	2011	6,600	21,300	6,050	21,850
Y Coordinate	0	2012	6,600	21,300	5,940	21,960
Zone/Land Use	11 Residential	2013	6,600	21,300	6,160	21,740
Secondary Zone		2014	6,600	21,300	6,160	21,740
		2015	17,100	61,600	10,000	68,700
Topography	1 Level 2 Rolling	2016	17,100	61,600	15,000	63,700
1.Level	4.Below St 7.	2017	17,100	61,600	20,000	58,700
2.Rolling	5.Low 8.	2018	17,100	61,600	20,000	58,700
3.Above St	6.Swampy 9.	2019	17,100	61,600	20,000	58,700
Utilities	4 Drilled Well 6 Septic System	2020	20,000	72,100	25,000	67,100
1.Public	4.Dr Well 7.Cesspool	2021	20,000	72,100	25,000	67,100
2.Water	5.Dug Well 8.	2022	20,000	72,100	25,000	67,100
3.Sewer	6.Septic 9.None	2023	23,200	83,700	25,000	81,900
Street	1 Paved					
1.Paved	4.Proposed 7.					
2.Semi Imp	5.R/W 8.					
3.Gravel	6. 9.None					

Front Foot		Effective		Influence		Influence Codes	
Type	Frontage	Depth	Factor	Code			
11.Regular Lot				%		1.Unimproved	
12.Delta Triangle				%		2.Condition	
13.Nabla Triangle				%		3.Topography	
14.Rear Land				%		4.Size/Shape	
15.Miscellaneous				%		5.Access	
				%		6.Restricted	
				%		7.Corner Infl	
				%		8.Environment	
				%		9.Fract Share	
Square Foot						Acres	
16.Regular Lot				%		32.Farmland Tilla	
17.Class I Road				%		33.C R P	
18.Class II Road				%		34.Softwood-Farm	
19.Condominium				%		35 Mixed Wood-Far	
20.Sound Value				%		36.Hardwood-Farm	
				%		37.Softwood-TG	
				%		38.Mixed Wood-TG	
Fract. Acre						39.Hardwood-TG	
21.Homesite (Fract)		1.00	100	%	0	40.Wasteland	
22.Baslot (Fract)		0.15	100	%	0	41.Gravel Pit	
23.Misc (Fract)		1.00	100	%	0	42.Mobile Home Si	
Acres						43.Excess Indust	
24.Homesite				%		44.Lot Improvement	
25.Baslot				%		45.Tower Site	
26.Secondary				%		46.Miscellaneous	
27.Frontage				%		47.Pavement	
28.Rear Land (All				%		48.Farmland Pastu	
31.Tillable				%			
Total Acreage			1.15				

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Sale Data

Sale Date	Price
5/01/1998	16,000

Notes:

Validity	3 Distressed Sale	5 Public Record
1.Valid	4.Split 7.Changes	1.Buyer 7.Family
2.Related	5.Partial 8.Other	4.Agent 5.Pub Rec
3.Distress	6.Exempt 9.	3.Lender 6.MLS
Verified		

DISCLOSURES RELATIVE TO PROPERTY

Auction # R24-326

Location: 452 Station Road, Easton, 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 _____
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Signature of Buyer _____	Date _____
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