



PROPERTY INFORMATION PACKAGE



Commercial Motel, Restaurant & Land 973 Central Street, Millinocket, ME 04462

Property Location: 973 Central Street, Millinocket, ME 04462

Property Number: R24-320

Live Bidding Time: Thursday, May 9th 2024 @ 11:00 am

Preview Time: Thursday, April 25th 2024 @ 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

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 R24-320 consisting of real estate at 973 Central Street, Millinocket, 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.



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) May 9, 2024

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.

Property Information

Acreage: ± 2.3 Acres

Map/Lot: U11-003

Book/Page: 8993/20

Deed Type: Quit Claim

Year Built: +/- 1958

Full Tax Amount: 2023 \$15,877

Tax Assessed Land Value: \$72,000.00

Tax Assessed Building Value: \$491,000.00

Taxes Due (As of 4/17/24): \$16,331.73

Guest Rooms: 24 w/ bathrooms

**RE Account 2050 Detail
as of 04/17/2024**

Name: KATAHDIN SERVICES, LLC
Location: 973 CENTRAL STREET
Acreage: 2.3 Map/Lot: U11-003
Book Page: B4182P97, B10540P305, B14374P150

Land: 72,000
Building: 491,000
Exempt: 0

Total: 563,000

Ref1: L3-B201
Mailing: 115 MASSACHUSETTS AVENUE
Address: MILLINOCKET ME 04462 2115

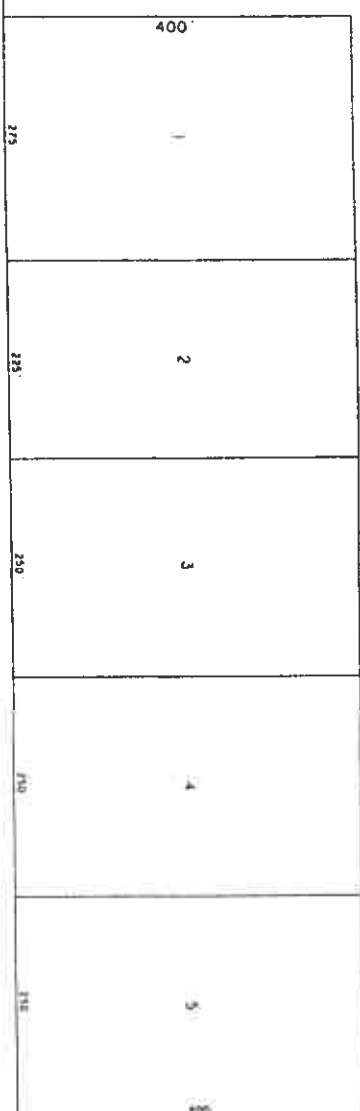
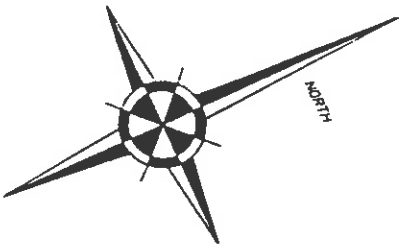
2024-1 Period Due:
1) 8,393.43
2) 7,938.30

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2024-1 R	09/26/23	Original			15,876.60	0.00	0.00	15,876.60
		CURINT			0.00	-455.13	0.00	-455.13
		Total			15,876.60	455.13	0.00	16,331.73
2023-1 R					0.00	0.00	0.00	0.00
2022-1 R					0.00	0.00	0.00	0.00
2021-1 R					0.00	0.00	0.00	0.00
2020-1 R					0.00	0.00	0.00	0.00
2019-1 L	*				0.00	0.00	0.00	0.00
2018-1 L	*				0.00	0.00	0.00	0.00
2017-1 R					0.00	0.00	0.00	0.00
2016-1 R					0.00	0.00	0.00	0.00
2015-1 R					0.00	0.00	0.00	0.00
2014-1 R					0.00	0.00	0.00	0.00
2013-1 R					0.00	0.00	0.00	0.00
2012-1 R					0.00	0.00	0.00	0.00
2011-1 L	*				0.00	0.00	0.00	0.00
2010-1 R					0.00	0.00	0.00	0.00
2009-1 R					0.00	0.00	0.00	0.00
2008-1 L	*				0.00	0.00	0.00	0.00
Account Totals as of 04/17/2024					15,876.60	455.13	0.00	16,331.73

Per Diem

2024-1	3.5281
Total	3.5281

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.



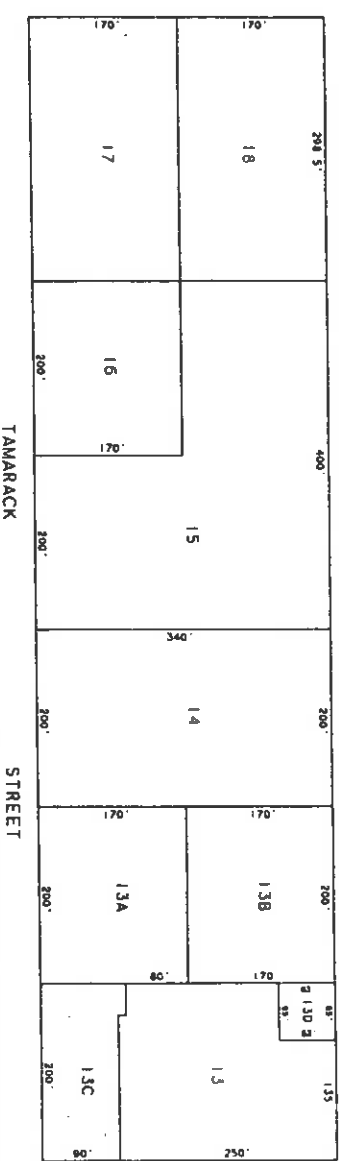
CENTRAL

STREET

BALSAM DRIVE

SYCAMORE STREET

CEDAR STREET



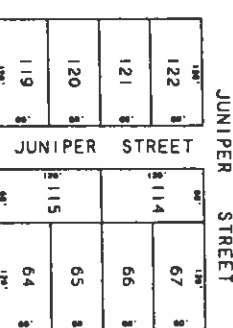
TANARACK STREET

WASSAU STREET

ALDER STREET

JUNIPER STREET

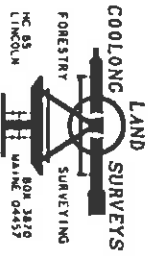
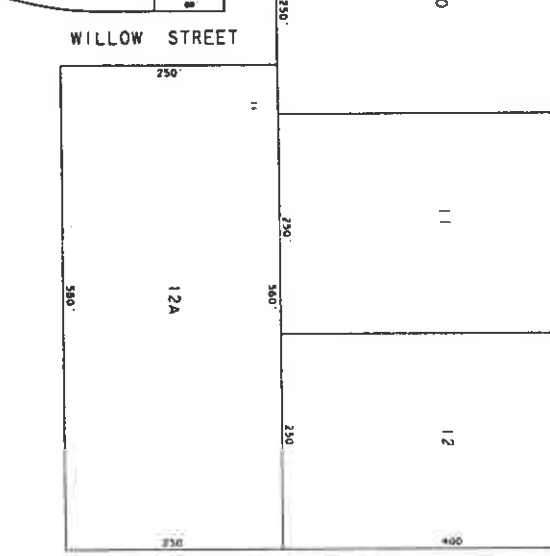
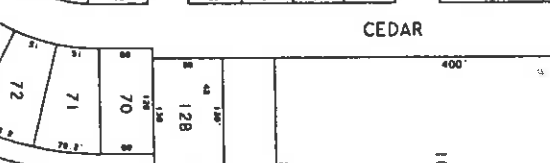
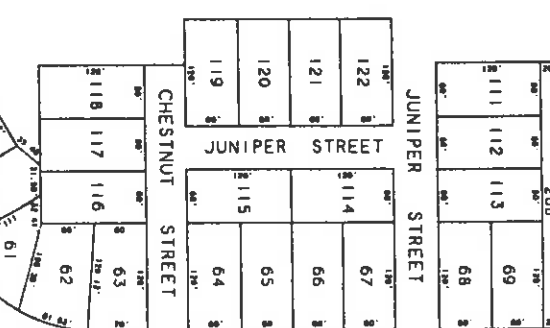
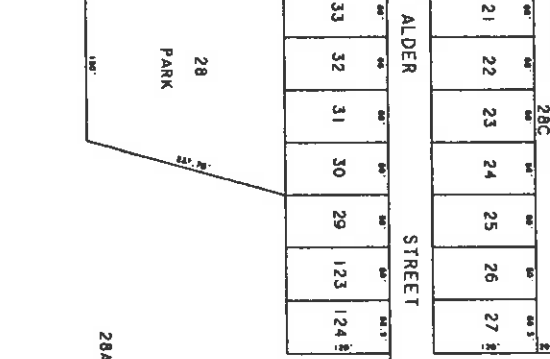
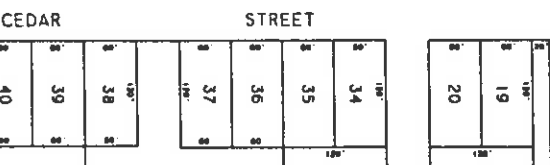
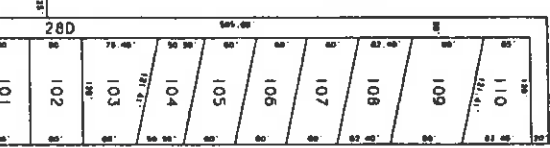
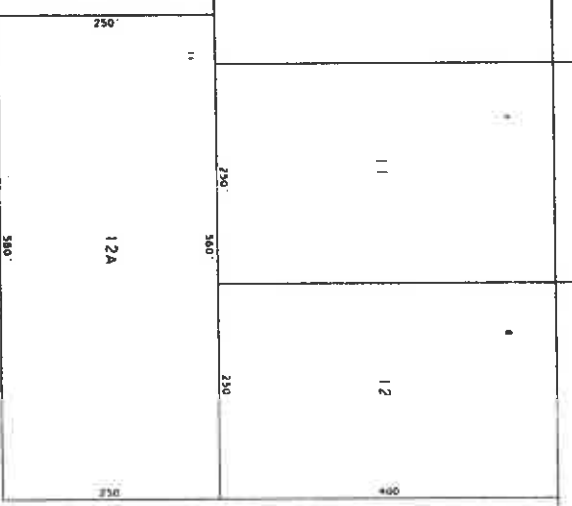
CEDAR STREET



JUNIPER STREET

CHESTNUT STREET

WILLOW STREET



MC 85
LINCOLN
728-4031

RD 2820
MAINE 04457

LEGEND

PARCEL NUMBERS - RURAL

ADJACENT MAPS - URBAN

45

ONLINE DIGITIZED FROM PERMITTS & CARLISLE Co. Inc. MAPS DATED APRIL 1, 1972

THESE MAPS ARE NOT SURVEYS. THEY ARE COMPILED FROM AERIAL PHOTOGRAPHS, EXISTING RECORDS AND FIELD SURVEYS. ADJACENT MAPS MAY NOT FIT TO CONFORMANCE.

SCALE

1 INCH = 100 FEET

PROPERTY MAP

TOWN OF MILL INOCKET

PENOBSCOT COUNTY, MAINE

MARCH 1, 1995

07 11

DISCLOSURES RELATIVE TO PROPERTY

Auction # R24-320

Location: 973 Central Street, Millinocket, 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 _____