



CENTRAL MAINE
**AUCTION
CENTER**

**PROPERTY
INFORMATION
PACKET**



RESIDENTIAL LAND & HOUSE
1356 COUNTY ROAD, NEW LIMERICK, ME

PROPERTY LOCATION: 1356 COUNTY ROAD, NEW LIMERICK, ME

PROPERTY NUMBER: R25-341

LIVE BIDDING TIME: FRIDAY, JANUARY 9TH 2026 @ 11:00 AM

PREVIEW TIME: MONDAY, DECEMBER 29TH 2025 @ 10:00 – 11:00 AM

LIVE BIDDING LOCATION: ON-SITE

ACRES: +/- 148.41

MAP/LOT: 02-038

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 R25-341 consisting of real estate at 1356 County Road, New Limerick, 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.

PURCHASE AND SALE AGREEMENT

AGREEMENT made this 9th day of January, 2026, by and between Machias Savings Bank which has an address of 4 Center Street / P.O. Box 318, Machias, Maine 04654 (“Seller”), and

_____ of _____
_____ (“Buyer”).

1. Property: Seller hereby agrees to sell (pursuant to a foreclosure action found in the Aroostook County Superior Court under Docket No. HOUSC-RE-25-4 and Buyer hereby agrees to buy a certain lot or parcel of land, including any buildings thereon, situated at 1356 County Road, New Limerick, Maine 04048; being the same premises formerly encumbered by a certain Mortgage dated October 28, 2013 (“Mortgage”) given by Calvin J. Bishop a/k/a Calvin J. Bishop Jr. and Beatrice R. Bishop, which Mortgage is recorded in the Aroostook County (South) Registry of Deeds in Book 5248, Page 56.

2. Transfer of Property: Buyer and Seller agree that Buyer will deliver the balance of the purchase price within thirty (30) days of the date of the public sale to the offices of Seller’s counsel, Drummond, Woodsum & MacMahon, located at 84 Marginal Way, Suite 600, Portland, Maine 04101.

3. Title: Seller agrees to convey its interest in the property by Quitclaim Deed Without Covenant to be delivered at closing subject to all existing easements, restrictions, encumbrances or other matters which may or may not be of record. Buyer acknowledges that the property is being sold **“as is, where is, without recourse”** and that no representations are made by Seller or its representatives as to the marketability or insurability of title.

4. Purchase Price: Buyer hereby agrees to pay the sum of _____
_____ (\$ _____) in cash, certified check, or cashier's check as follows:

- (i) Five Thousand and 00/100 Dollars (\$5,000.00) at the time of the execution of this Agreement, which is a nonrefundable Down Payment; and
- (ii) The remainder of the Purchase Price, due at the time of closing.

Should Buyer fail to make the payment of the balance due by the closing date, the nonrefundable Down Payment listed above shall be retained by Seller as damages and Seller may pursue other damages if appropriate.

5. Taxes and Municipal Assessments: Except as provided elsewhere herein, all real and personal property taxes, including taxes for the current year, any unpaid taxes for any prior year and any other fees including water and sewer charges due to municipal or quasi-municipal corporations

will be the responsibility of Buyer. Additionally, Buyer shall be responsible for all real estate transfer taxes associated with the sale of the real estate, whether or not ordinarily attributable to Buyer or Seller. Any taxes or water and sewer charges paid by Seller not more than sixty (60) days prior to the date of the public sale shall be reimbursed by Buyer.

6. Risk of Loss: The risk of loss or damage to said premises by fire or otherwise until the closing is assumed by Buyer.

7. Broker: Seller and Buyer hereby agree that there is no real estate broker involved in this transaction, and that no one is due a commission for this sale, unless such broker was disclosed and agreed upon between Seller and Buyer at the time of auction. If applicable, the real estate broker is:

_____.

8. Damages: In the event Seller defaults and breaches any of the terms of this Agreement, Buyer's damages shall be limited to return of its Down Payment. In the event Buyer defaults and breaches any of the terms of this Agreement, Seller may, at its election, retain Buyer's down payment, bring any legal and equitable claims it may have against Buyer and terminate the Agreement or file suit for specific performance of this Agreement.

9. Merger: No representations or warranties of any kind are made with respect to the property, including, without limitation, its condition or any use to which it may be put. The property is being sold on an "as is", "where is", "without recourse", "with all defects" basis, and any and all warranties, express, implied or otherwise, including, without limitation, the warranties of habitability, merchantability, marketability, insurability and fitness for any purpose, are hereby disclaimed. No representation or warranty is made as to the compliance of the real property with any laws, rules, regulations or ordinances, including zoning, environmental, or hazardous waste laws. Seller, its agents and attorneys shall have no responsibility or liability for the loss of use of the property, loss of time, inconvenience, commercial loss and/or any incidental or consequential damage, loss or injury. Buyer is not entitled to rely on any representations or warranties regarding the property not embodied in this Agreement, and any such representations or warranties have not been authorized by Seller or its agents and attorneys.

10. Possession: Buyer shall be entitled to possession at closing, or as otherwise agreed to in writing by Seller. Buyer is responsible for the eviction of any tenants and/or occupants of the property.

11. Miscellaneous: This instrument is to be construed under the laws of the State of Maine, and sets forth the entire agreement between the parties.

IN WITNESS WHEREOF, the parties have signed this Agreement in duplicate original on the day and year written above.

BUYER(S):

SELLER:

Address: _____

By: _____

Its: _____

SSN _____

Tel.No. _____

**Town of New Limerick
Tax Information Sheet
As of: 12/10/2025**

Account: 38 **Name:** BISHOP, BEATRICE

Location: 1356 COUNTY ROAD

Map and Lot: 02-038

Sale Date:

Deed Reference: B6649P179 02/18/2025 B6014P57,62
05/21/2020

Sale Price:

Land: 82,000
Building: 79,000
Exempt 18,250
Total: 142,750

Total Acres: 148.41
Tree Growth: Soft : 0 Mixed : 0 Hard : 0
Farmland:
Open Space:
Zoning:
SFLA: 0

Exempt Codes: **Amount**
01 - Homestead Exempt 18,250

	Amount	Mill Rate
Last Billed : 2025-1	1,391.81	9.750
Previous Billed : 2024-1	981.75	7.000

Outstanding Taxes					
Year	Per Diem	Principal	Interest	Costs	Total
2025-1	0.2900	1,391.81	2.90	0.00	1,394.71
2024-1	0.2318	981.75	86.92	74.16	1,142.83
2023-1	0.2044	919.75	151.45	62.73	1,133.93
	0.7262	3,293.31	241.27	136.89	3,671.47
2025-1 Period Due					
11/30/2025		1,391.81	2.90	0.00	1,394.71
					1,394.71

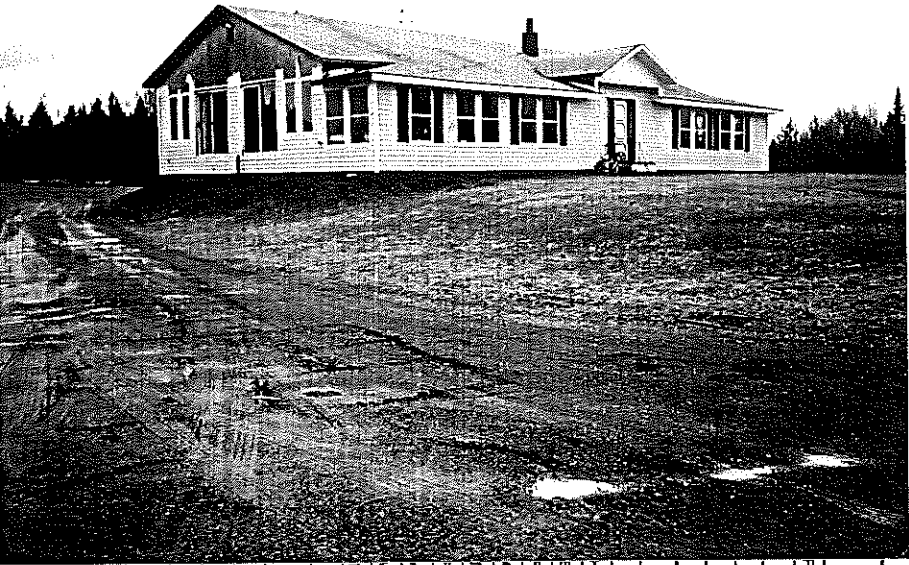
Information Given By: Judy Nightingale
Title: Town Manager 12/10/2025

All calculations are as of: 12/10/2025

PROPERTY ASSESSMENT RECORD

CARD OF CARDS

MAP	LOT	ROAD	OWNER	RECORD OF OWNERSHIP	DATE	BK	PG	RET ST	SINGLE FAMILY	TWO FAMILY	RESIDENTIAL	SEASONAL	OTHER	NEIGHBORHOOD	SUMMARY
2	38	1356 COUNTRY ROAD	Bishop, Calvin J. Sr.	10-99 Rev. Nc	4-5-73	1122	78								03 LAND 57,300 BLDGS. 51,500 TOTAL 108,800
Bishop, Calvin J. Sr. & Beatrice R.															04 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															05 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															06 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															07 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															08 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															09 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															10 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															11 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															12 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															13 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															14 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															15 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															16 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															17 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															18 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															19 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															20 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															21 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															22 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															23 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															24 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															25 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															26 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															27 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															28 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															29 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															30 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															31 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															32 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															33 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															34 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															35 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															36 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															37 LAND 52,800 BLDGS. 58,300 TOTAL 111,100
Bishop, Calvin J. Sr. & Beatrice R.															38 LAND 52,800 BLDGS. 58,300 TOTAL 111,100



SKETCH

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DISCLOSURES RELATIVE TO PROPERTY

Auction R25-341

Location: 1356 County Road, New Limerick, ME

Disclosure for Heating System:

Type _____
Age of System _____
Name of Service Company _____
Annual Consumption per Source _____
Malfunctions or Problems _____

Not Known X
Not Known X
Not Known X
Not Known X
Not Known X

Disclosure for Waste Disposal System:

Type of System _____
Date of Installation _____
Size and Type of Tank _____
Location of Field and Tank _____
Malfunctions _____
Service and Contracting _____

Not Known X
Not Known X
Not Known X
Not Known X
Not Known X
Not Known X

Disclosure for Private Water Supply:

Type of System _____
Date of Installation _____
Malfunctions _____
Location _____
Date and Result of Tests _____

Not Known X
Not Known X
Not Known X
Not Known X
Not Known X

Disclosure for Public Water Supply:

Line Malfunctions _____

Not Known X

Disclosure for Known Hazardous Materials including but not limited to:

Asbestos _____
Radon _____
Lead Paint _____
Chemical Spills on Property _____
Underground Tanks _____

Not Known X
Not Known X
Not Known X
Not Known X
Not Known X

Signature of Seller _____

Date _____

Signature of Buyer _____

Date _____