



5.41± ACRES

LOT LINES ARE
APPROXIMATE.

FOR SALE

VACANT LAND

820 OSSIPÉE TRAIL WEST
STANDISH, ME 04084

PROPERTY HIGHLIGHTS

- 5.41± AC cleared development site with approximately 1,600'± of road frontage on Saco Road & Ossipee Trail West.
- Located on the corner of a high-traffic four-way roundabout within 30 minutes of Portland & 10 minutes from Sebago Lake.
- Zoning allows for a vast variety of commercial and residential uses.
- **Sale Price: \$500,000**

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820 OSSIPEE TRAIL WEST, STANDISH, ME 04084

PROPERTY DETAILS

OWNER Saint Paisios, LLC

BOOK & PAGE 40691/238

ASSESSOR'S REFERENCE Map 5, Lot 15

LOT SIZE 5.41± AC

ZONING RU - Rural District

LOT FRONTAGE 1,600'±

ELECTRIC SERVICE Electric at road

UTILITIES Private utilities needed

PRICE PER ACRE \$92,421.44/AC

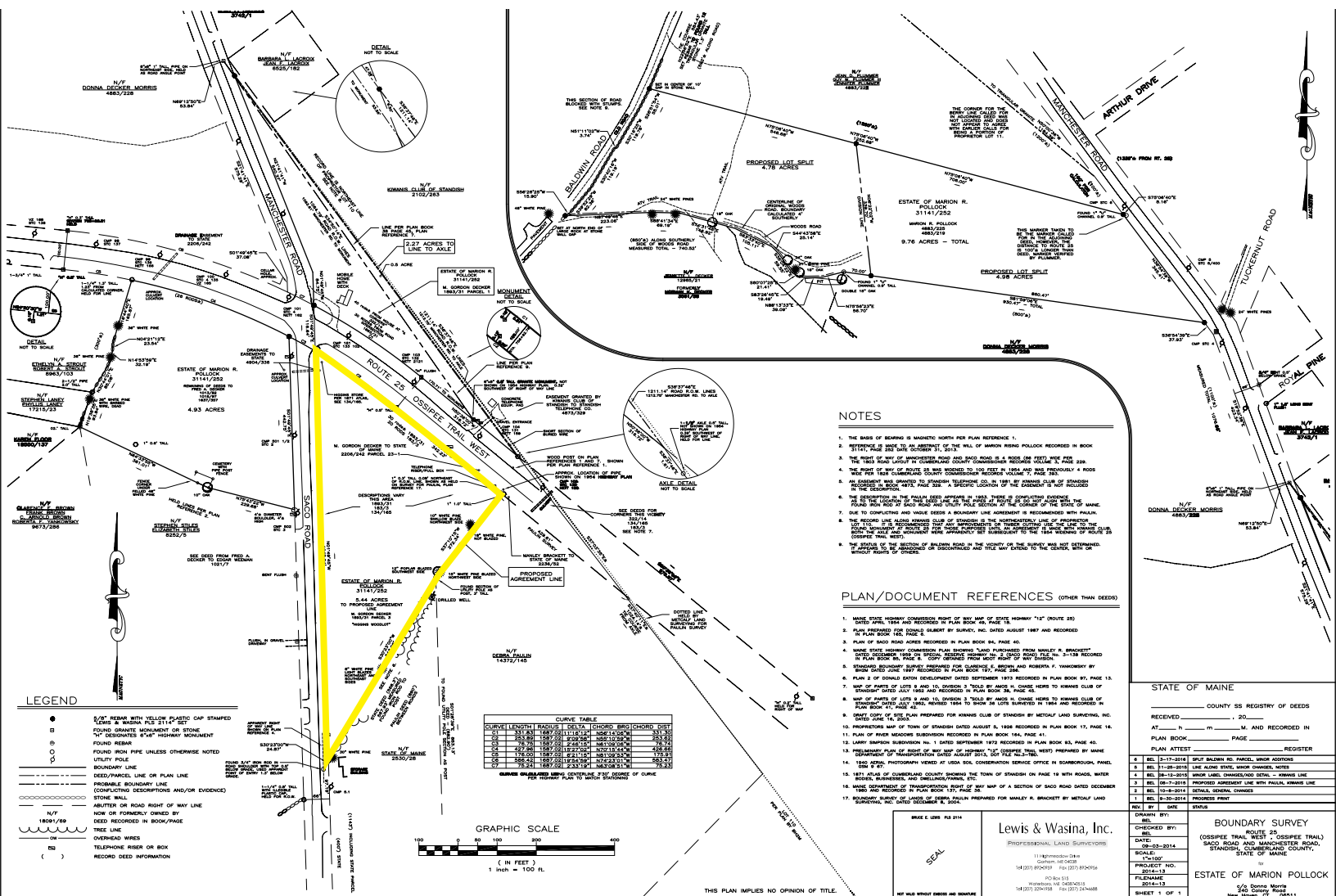
ANNUAL RE TAXES \$941.22 (2024-2025)

SALE PRICE \$500,000



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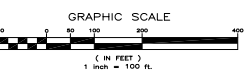


- ### NOTES
1. THE BASE OF BOUNDARY IS SUBJECT TO ANY PLAN REFERENCE 1.
 2. REFERENCE TO DEED 25 IS SUBJECT TO THE WILL OF MARION POLLOCK RECORDED IN BOOK 111, PAGE 108.
 3. THE PART OF WAY OF IMPROVED ROAD AND ROAD AS A ROAD 100 FEET WIDE PER THE 1983 CONVEYANCE DOCUMENT RECORDED IN BOOK 238, PAGE 238.
 4. THE PART OF WAY OF ROAD 55 WAS RECORDED IN 1984 AND WAS PREVIOUSLY A ROAD PER THE 1983 CONVEYANCE DOCUMENT RECORDED IN BOOK 238, PAGE 238.
 5. AN AGREEMENT WAS MADE TO STANISH TOWNSHIP 200 IN 1987 BY CONVEYANCE PLAN OF STANISH TOWNSHIP 200 RECORDED IN PLAN BOOK 84, PAGE 40.
 6. THE DESCRIPTION IN THE PLAN BOOK 84 APPEARS IN 1983 THERE IS CORRECTION ADDRESS THE ROAD AND ROAD OF 500 FEET AND CHUTE PALE SECTION AT THE CORNER OF THE STATE OF MAINE.
 7. DUE TO CORRECTIONS AND WERE MADE A BOUNDARY LINE AGREEMENT IS RECOMMENDED WITH PAUL.
 8. THE PROPOSED LINE AGREEMENT LINE OF STANISH TOWNSHIP 200 IS THE INTERSECTION LINE OF PROPERTY OF PAUL AND MARION POLLOCK. THE INTERSECTION LINE OF PROPERTY OF PAUL AND MARION POLLOCK IS THE INTERSECTION LINE OF PROPERTY OF PAUL AND MARION POLLOCK.
 9. THE STATE OF MAINE IS SUBJECT TO ANY PLAN REFERENCE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

- ### PLAN/DOCUMENT REFERENCES (OTHER THAN DEEDS)
1. MAINE STATE HIGHWAY COMMISSION REPORT OF ROAD MAP OF STATE HIGHWAY "1" (ROUTE 25) DATED 1984 AND RECORDED IN PLAN BOOK 18, PAGE 18.
 2. PLAN PREPARED FOR CONVEYANCE BY SURVEY, INC. DATED AUGUST 1987 AND RECORDED IN PLAN BOOK 84, PAGE 40.
 3. PLAN OF ROAD 500 FEET WIDE RECORDED IN PLAN BOOK 84, PAGE 40.
 4. MAINE STATE HIGHWAY COMMISSION PLAN SHOWING ROAD IMPROVEMENT FROM MARION POLLOCK TO PLAN BOOK 18, PAGE 18 RECORDED IN PLAN BOOK 18, PAGE 18.
 5. BOUNDARY SURVEY PREPARED FOR GARDNER F. WELLS AND ROBERTA F. YANOWSKI BY BRUCE GARDNER 1987 RECORDED IN PLAN BOOK 187, PAGE 187.
 6. PLAN 3 OF DONALD EDWIN DEVELOPMENT DATED SEPTEMBER 1973 RECORDED IN PLAN BOOK 87, PAGE 13.
 7. MAP OF PARTS OF LOTS 1 AND 10, CORNER 3, TOWN OF STANDISH, ME. CORNER HERE TO CORNER CORNER OF STANISH TOWNSHIP 200 AND RECORDED IN PLAN BOOK 34, PAGE 45.
 8. MAP OF PARTS OF LOTS 1 AND 10, CORNER 3, TOWN OF STANDISH, ME. CORNER HERE TO CORNER CORNER OF STANISH TOWNSHIP 200 AND RECORDED IN PLAN BOOK 34, PAGE 45.
 9. STATE OF MAINE, DEED 25, RECORDED IN BOOK 111, PAGE 108.
 10. INSTRUMENTS AND OF TOWN OF STANDISH DATED AUGUST 1, 1986 RECORDED IN PLAN BOOK 17, PAGE 14.
 11. PLAN OF WHER RECORDS SUBMISSION RECORDED IN PLAN BOOK 164, PAGE 41.
 12. LARRY BRADSHAW SUBMISSION NO. 1 DATED SEPTEMBER 1973 RECORDED IN PLAN BOOK 83, PAGE 40.
 13. INSTRUMENTS AND OF TOWN OF STANDISH DATED AUGUST 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100.
 14. 1983 ZONING PHOTOGRAPHY VIEWED AT WOODS HOLE CONSERVATION SERVICE OFFICE IN SEABROOKPORT, MAINE.
 15. 1971 ATLAS OF CUMBERLAND COUNTY SHOWING THE TOWN OF STANDISH ON PAGE 19 WITH ROADS, WATER BODIES, BOUNDARIES, AND BOUNDARY LINES, ETC.
 16. MAINE DEPARTMENT OF TRANSPORTATION STATE OF MAINE MAP OF SECTION OF ROAD ROAD DATED DECEMBER 1983 AS RECORDED IN PLAN BOOK 177, PAGE 20.
 17. BOUNDARY SURVEY OF LOTS 1 AND 10, CORNER 3, TOWN OF STANDISH, ME. PREPARED FOR MARLEY R. BRACKETT BY METCALF LAND SURVEYING, INC. DATED DECEMBER 8, 2014.

CURVE TABLE

CURVE LENGTH	CHORD	CHORD BEARS	CHORD BEARS	CHORD BEARS
100.00	100.00	1.0000	1.0000	1.0000
150.00	150.00	1.0000	1.0000	1.0000
200.00	200.00	1.0000	1.0000	1.0000
250.00	250.00	1.0000	1.0000	1.0000
300.00	300.00	1.0000	1.0000	1.0000
350.00	350.00	1.0000	1.0000	1.0000
400.00	400.00	1.0000	1.0000	1.0000
450.00	450.00	1.0000	1.0000	1.0000
500.00	500.00	1.0000	1.0000	1.0000
550.00	550.00	1.0000	1.0000	1.0000
600.00	600.00	1.0000	1.0000	1.0000
650.00	650.00	1.0000	1.0000	1.0000
700.00	700.00	1.0000	1.0000	1.0000
750.00	750.00	1.0000	1.0000	1.0000
800.00	800.00	1.0000	1.0000	1.0000
850.00	850.00	1.0000	1.0000	1.0000
900.00	900.00	1.0000	1.0000	1.0000
950.00	950.00	1.0000	1.0000	1.0000
1000.00	1000.00	1.0000	1.0000	1.0000



- ### LEGEND
- 8/32 REBAR WITH YELLOW PLASTIC CAP STAMPED LETTERS & NUMBER PLAN 2114/251
 - FOUND GRANITE MONUMENT OR STONE
 - FOUND REBAR
 - FOUND IRON PIPE UNLESS OTHERWISE NOTED
 - UTILITY POLE
 - BOUNDARY LINE
 - DEED/PANEL LINE OR PLAN LINE
 - PROBABLE BOUNDARY LINE (CONDUCTING DESCRIPTIONS AND/OR EVIDENCE)
 - STONE WALL
 - CENTER OF ROAD RIGHT OF WAY LINE
 - CENTER OF ROAD RIGHT OF WAY LINE
 - TREE LINE
 - OVERHEAD WIRES
 - TELEPHONE RISER OR BOX
 - () RECORD DEED INFORMATION

STATE OF MAINE

RECEIVED _____ COUNTY SS REGISTRY OF DEEDS

AT _____ M. AND RECORDED IN PLAN BOOK _____ PAGE _____ REGISTER

PLAN ATTEST _____ REGISTER

FILE NO.	DATE	STATUS
8 BEL 3-17-2016	SPLIT BALDWIN RD. PARCEL, WINDY ADDRESS	
9 BEL 3-18-2016	LINE ALONG STATE, WINDY CHANGES, NOTES	
1 BEL 3-18-2016	PARCEL LINES, CHANGING STATE - WINDY LINE	
3 BEL 08-7-2014	PROPOSED AGREEMENT LINE WITH PAUL, MARION LINE	
1 BEL 10-30-2014	DETAILED GENERAL CHANGES	
1 BEL 09-30-2014	PROGRESS PRINT	

DRAWN BY: _____

CHECKED BY: _____

DATE: 09-03-2014

SCALE: 1"=20'

PRODUCT NO: 2014-18

FILENAME: 2014-18

SHEET 1 OF 1

BOUNDARY SURVEY

ROUTE 25 (OSSIPÉE TRAIL WEST + OSSIPÉE TRAIL) 820 ROAD AND MANCHESTER ROAD, STANDISH, CUMBERLAND COUNTY, STATE OF MAINE

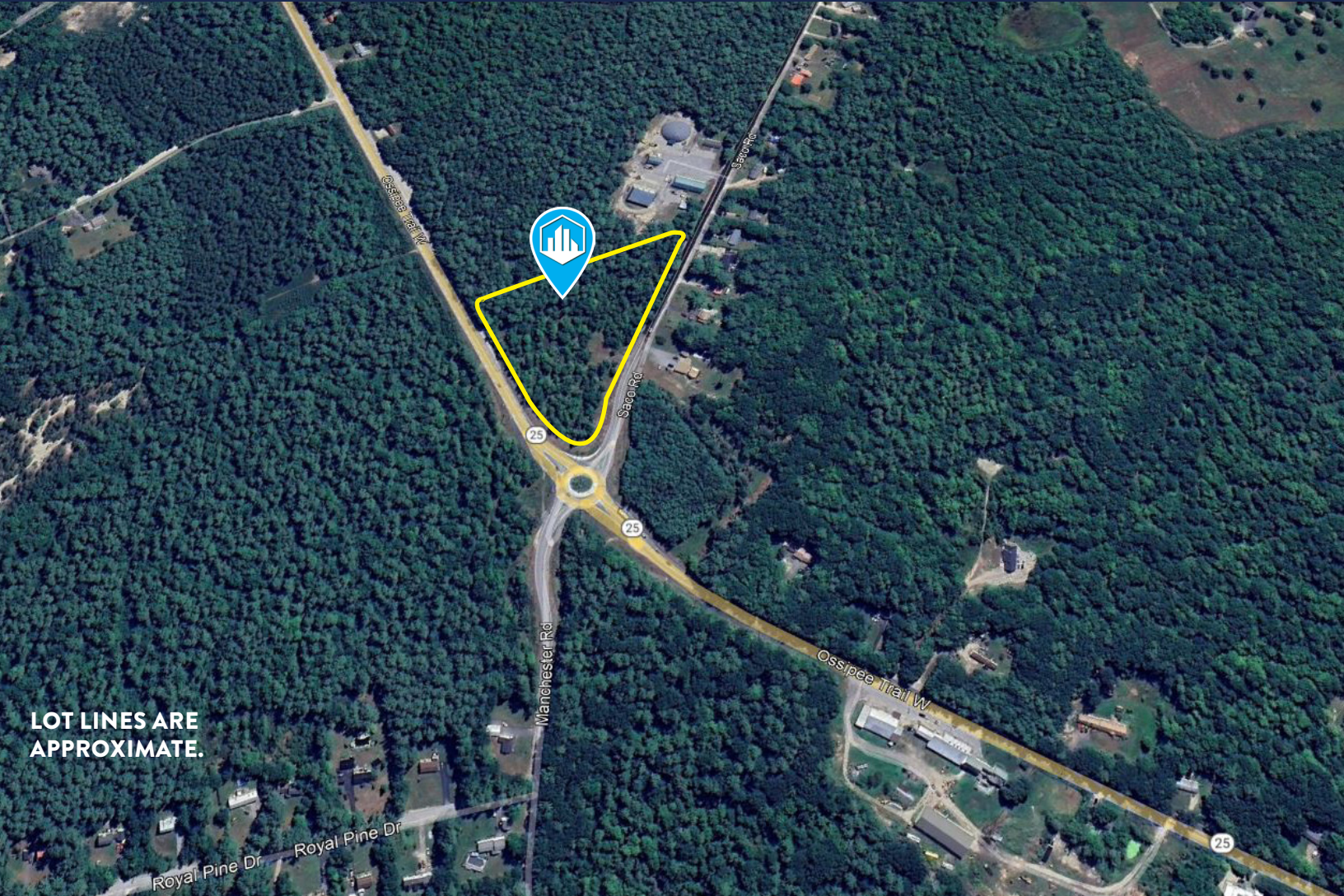
ESTATE OF MARION POLLOCK

S/O Donna Morris New Haven, CT 06111

***SURVEY COMPLETED PRIOR TO THE ROUNDABOUT**

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LOT LINES ARE APPROXIMATE.

CONTACT US



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