



**UPPER KENNEBEC PROPERTIES**

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**LISTING # 00060**

**PRICE: \$ 35,000**



Municipality: FARMINGTON

County : FRANKLIN

Address: 568 LUCY KNOWLES ROAD

Style/Type: RANCH

Construction: WOOD

Number of Rooms: 5

Bedrooms 3

Baths: 2

Floors: 1

Heat: HWBB

Hot Water : OFF FURNACE

Fireplace: NO

Wood Stove: NO

Water Source: SPRING FED DUG WELL

Waste Disposal: SEPTIC

Electrical Amps: CB 100 AMP

Appliances: NONE

Antenna/Cable/Dish: AVAILABLE

Type of Siding: WOOD

Color of Siding: BLUE

Roof Material: METAL

Porch (es): NONE

Garage(s): YES

Other Out Buildings: NO

Driveway: GRAVEL

Foundation Type: FULL

Size: 1326+/- square footage

Book: 521 Page : 289 / Book: 3197 Page: 350

Deed Type: WARRANTY

Time of Possession: AT CLOSING

Acreage/Lot Size: 2 +/--ACRE

Survey available: NO

Road Frontage: 350+/- feet

Topo: LEVEL

Views: TYPICAL

Zoning: POTENTIAL BUYER IS ADVISED TO CHECK WITH TOWN REGARDING ZONING RULES

Taxes: \$813.35

Tax Year: 2009 / 2010

Map: R - 3 Lot: 35

Call First: Go For It!!

**MOTIVATED  
SELLER!!**

**SAYS, "MAKE ME AN OFFER I  
CAN'T REFUSE!"**

On state maintained road, long road frontage, nice setting, has shed that could be finished for storage, has attached garage, needs lots of TLC. Great investment for someone as a home or rental property. Being sold **"As Is — Where Is"**



**Directions:** From office take Route 201 South to Skowhegan, pick up Route 2 West to Farmington, take Route 156 about 4 to 5 miles, house on left, SEE SIGN

Both Agency and Seller shall agree to offer this property without regard to race, color, religion, sex, handicap, disability, familial status, or national or regional origin. **DISCLAIMER:** United Country-Upper Kennebec Properties is a seller agency and has been hired by the Seller to market their property. Any information pertaining to the sale of this property given to the Agency or its' agents will be given to the seller.

**"NO ONE KNOWS THE COUNTRY LIKE WE DO"**