

LAND FOR SALE

Power is established on
the property

**L52B 52C Off Gammon Rd,
Limington**

Private Road/Driveway



\$97,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

5.5± wooded acres in Limington consisting of two adjoining parcels: Tax Map R2, Lots 52B and 52C. The property features stone walls and frontage on publicly maintained Gammon Road.

Power poles are located along the private road, providing options for extending electrical service to different areas of the property.



Because the property consists of two separate tax parcels, a buyer may be able to retain one lot and sell the other separately, subject to town approval and verification of access, frontage, soils, and development requirements.

Sleeper's Supermarket and Ace Hardware are approximately 10 minutes away, Sanford is about 30–35 minutes away, and Portland and the Portland International Jetport are approximately 45–50 minutes away.



**Lifestyle
Properties
of Maine**





L52B 52C OFF GAMMON RD, LIMINGTON

PRICE

\$97,000

TAXES

\$1,772/2026

5.5± ACRES

ROAD FRONTAGE 260FT

HOW FAR TO...



Shopping | Sanford, 22± miles



Hospital | Sanford, 22± miles



Airport | Portland, 33± miles



Interstate | Exit 42, 29± miles



City | Sanford, 22± Miles



Boston | 112± miles 2 Hours
20 Minutes





Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating, to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Maine state police
207-624-9204

Fire

Limington Fire Department
207-637-2171

Town Office

425 Sokokis Avenue, Limington, ME 04049
207-637-2171
info@limingtonmaine.gov
Mon.–Wed. and Fri. 9–5; Thu. 6–8

Tax Assessor

Limington Assessor's Office
207-637-2171
info@limingtonmaine.gov

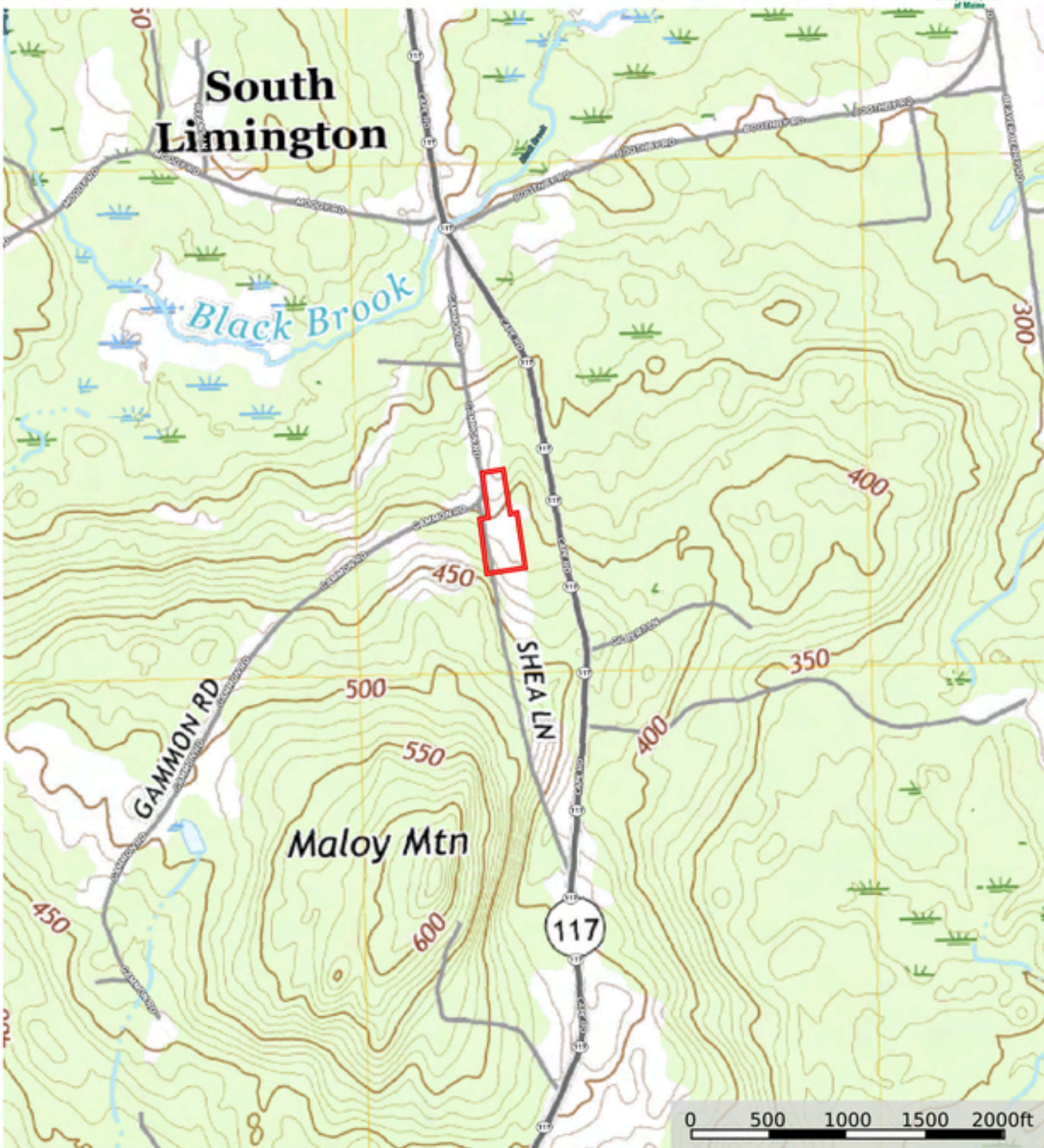
Code Enforcement

Craig Galarneau
207-637-5209
cell 207-423-2689
ceo@limingtonmaine.gov



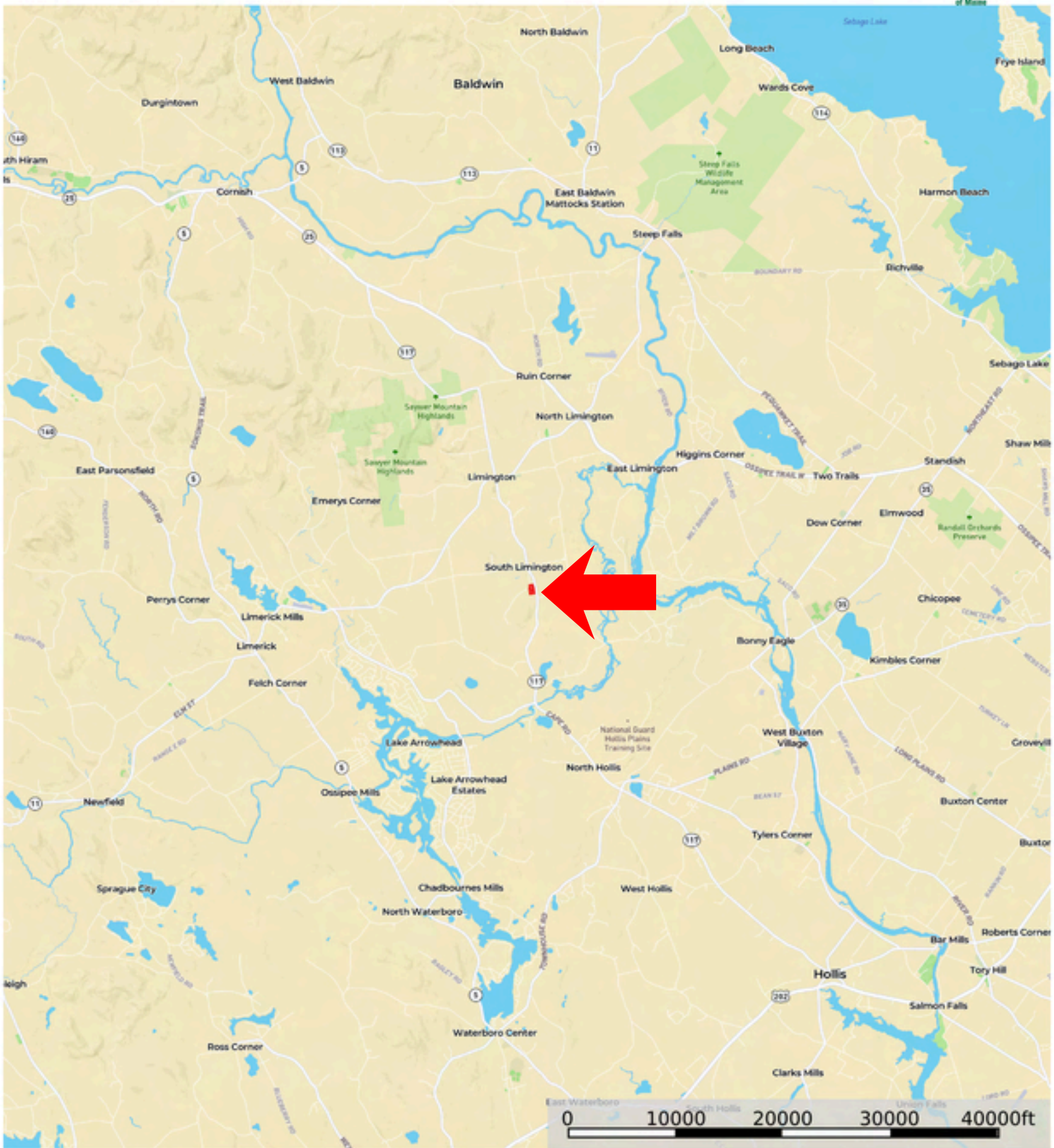
Boundary

6 Sheas Ln, Limington, - gammon st
Maine, AC +/-



Boundary

6 Sheas Ln, Limington, - gammon st
Maine, AC +/-



Boundary



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 _____
Licensee's Name

on behalf of _____
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.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting. ...more

lifestylepropertiesofmaine.com and 4 more links



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, Previous Client

PROPERTY LOCATED AT: 6 Shea's lane & 0 Back Rd, Limington, ME**PROPERTY DISCLOSURE – LAND ONLY**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☐ No ☒ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☒ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☒ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☒ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____ Page 1 of 4 Seller Initials RB _____

PROPERTY LOCATED AT: 6 Shea's lane & 0 Back Rd, Limington, ME

SECTION II – ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: ROW

Source of information: Seller & Deed

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: Seller

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Buyer Initials _____

Page 2 of 4

Seller Initials RB

PROPERTY LOCATED AT: 6 Shea's lane & 0 Back Rd, Limington, ME

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section III information: **FEMA Mapping**

SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: _____

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☐ Yes ☒ No ☐ Unknown

If Yes, is the survey available?..... ☐ Yes ☒ No ☐ Unknown

Has the property ever been soil tested?..... ☐ Yes ☒ No ☐ Unknown

If Yes, are the results available?..... ☐ Yes ☒ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: **Seller**

Additional Information: _____

Buyer Initials _____

Page 3 of 4

Seller Initials **RB**

PROPERTY LOCATED AT: 6 Shea's lane & 0 Back Rd, Limington, ME

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

<u>Roland Benoit</u>	<u>08/06/2026</u>		
SELLER	DATE	SELLER	DATE
Roland Benoit			

_____ SELLER	_____ DATE	_____ SELLER	_____ DATE
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I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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BK 4353 PG 106

NO. R.L. TRANSFER TAX PAID

THE CONSIDERATION FOR THIS DEED IS SUCH THAT NO REVENUE STAMPS ARE REQUIRED.

30175

QUITCLAIM DEED

That I, MARGUERITE BENOIT, a/k/a MARGARET E. BENOIT, of the Town of Cumberland, County of Providence, State of Rhode Island, for consideration paid, grant to myself, MARGARET E. BENOIT, and my grandson, ROLAND J. BENOIT, III, of the City of West Warwick, County of Kent, State of Rhode Island, as Joint Tenants and not as Tenants in Common,

with QUITCLAIM COVENANTS:

All my right, title and interest in and to:

A certain lot or parcel of land situated on the Easterly side of the road leading from Post Office to homestead formerly of Herbert Shea in the Town of Limington and County of York, State of Maine, bounded and described as follows, viz: Commencing on the Easterly side of aforesaid road at a stone wall at land of Charles Miller; thence Easterly by land of said Miller by a stone wall approximately 160 feet to a stone wall running Southerly at land of Louth Limington Cemetery; thence Northerly by stone wall by land of said cemetery to a point marking the Northeast corner of other land of said Roland Benoit, Jr.; thence Westerly by land of said Benoit Jr. to an aforesaid road; thence Northerly by aforesaid road approximately 260 feet to the point of beginning.

Being the same premises conveyed to myself, my late husband, Roland Benoit, and my son, Roland Benoit, Jr., by Deed from Charles L. Gammon, dated September 16, 1976.

WITNESS my hand and seal this 25th day of JUNE 1987.

[Signature]
WITNESS

Marguerite Benoit
MARGUERITE BENOIT a/k/a
MARGARET E. BENOIT

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Pawtucket on this 25th day of JUNE 1987, before me personally appeared MARGUERITE BENOIT a/k/a MARGARET E. BENOIT, to me known and known by me to be the party executing the foregoing instrument, and she acknowledged said instrument, by her executed, to be her free act and deed.

RECEIVED YORK. SS.

1987 JUN 29 PM 2:53

RECORDED REGISTRY OF DEEDS

NOTARY PUBLIC
COMMISSION EXPIRES

[Signature]
JUL 19 1987

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
(TESTATE)
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

That Patricia D. Connor, of Buxton, County of York, State of Maine, the duly appointed and acting Personal Representative of the Estate of Roland J. Benoit, Jr., Deceased, whose Will was duly admitted to probate in the Probate Court for York County, State of Maine, Docket No. 1996-0895, by the power conferred by law, and every other power, in distribution of the Estate grants to Roland J. Benoit, III, whose mailing address is 47 Parker Street, W. Warwick, Rhode Island 02893, being the person entitled to distribution, the real property in the Town of Limington, County of York, State of Maine, which is described as follows:

A certain parcel of land situated in said Limington on the Easterly side of the Buxton Road, so called, commencing at the corner of the Shea wall on the South East side of said road, running Easterly along said wall to another wall thence Northerly by said wall to the wall bounding the South Limington Cemetery, thence westerly by said Cemetery wall and continuation of same to the aforesaid Buxton Road, so called, thence Southerly by said Buxton Road to place of beginning. Containing two acres more or less.

Being the same premises conveyed by Quit Claim Deed of Charles Everett Gammon to Roland Benoit, Deceased, dated January 15, 1996, and recorded in the York County Registry of Deeds at Book 1540, Page 374.

WITNESS my hand and seal this 29th day of April, 1997.

Signed, Sealed and Delivered
in presence of

Anthony Holt
Witness

Patricia D. Connor
PATRICIA D. CONNOR
Personal Representative
Estate of Roland J. Benoit, Jr.

STATE OF MAINE
York, ss.

April 29, 1997

Then personally appeared the above-named PATRICIA D. CONNOR in her said capacity and acknowledged the foregoing instrument to be her free act and deed and her free act and deed in said capacity.

Before me,

Anthony Holt
Notary Public/Attorney at Law
ANTHONY HOLT

RECEIVED YORK S.S.
97 APR 29 AM 10:08

ATTEST: Louis M. Quinn
REGISTER OF DEEDS

NO R.E. TRANSFER TAX PAID

109-3 Ronald Garoff PO Box 1815 Standish ME 04084