

\$1,875,000

Village Green MHP

344 Main Street, Corinth, ME 04427

Licensed for 40 sites and situated on 40.38 lovely acres. Maintenance garage on site. Private road, well, and septic system. 5 park owned homes and 5 rent to own homes.

Road and water line improvements throughout & a new well. Fantastic opportunity for you!





Summary of the Park

Sales Price

\$1,875,000

Property Tax

\$8,486.10

Deed

Book 15080, Page 311

Road

Gravel Road

Acreage

40.38

Electricity

Versant

Map / Lot

Map 08 / Lot 03

Water/Sewer

Private Well & Septic









"The Dot Fernald Team" Mobile Home Park Questionnaire

Park Name:	Village Green MHP
Park Address:	344 Main Street
	Corinth, Maine 04427
Acreage of the Park:	40.38
Is there additional land abutting this property that could supply potential park growth/expansion in the future?	Existing acreage could possibly be expanded. If abutter wanted to sell, could have more potential land to expand on.
Age of the Park:	45 +/- years
How long have you owned the park?	2019
PADS:	
How many pads?	Licensed for 42 - 1 Garage and 39 Sites
How many homes on concrete pads?	None
How many homes on gravel pads?	39
How many pads currently vacant?	1
Water Type (Private or Public)	Private, Drilled Well
Type and size of supply lines?	PVC, 3/4 Inch
Age of well?	Well #1 - Unknown / Well #2 - 2 years
Have you ever run out of water or have a bad water test?	Never ran out of water. Had one bad water test and corrected. No issues since.
Sewer type: (Public or Private)	Private
Metal or Concrete Tanks?	Concrete
How many tanks throughout the park?	Unknown but believed to be 1 per lot
Any problems with the tanks?	None
What is the location of the tanks?	Around Each Lot
How many leach fields in the park?	Unknown but believed to be 1 per lot
Any problems with the leach field?	None Known
Who installed the system?	Unknown
Roads: (Private, town approved, paved, gravel)	Private / Gravel
Are the roads in the park maintained by the park?	Yes
Are individual driveways maintained by the park?	No
Is snow plowing and sanding of the driveways the responsibility of the park owner?	No

"The Dot Fernald Team" Mobile Home Park Questionnaire

Electricity:	
Who pays for the street lights in the park?	Park Owner
What type of electrical meters service each pad?	Versant
How many are fuses?	None
How many are circuit breakers?	All
Is there an existing long-term contract with CMP?	No
Miscellaneous:	
Has the Maine Manufacturing Housing Board cited the MHP for any violations as a result of their annual inspection and/or complaints from park tenants?	Violation Found 2025, Then Corrected.
Are there any buried oil tanks in the park?	None known
How many sites have oil, propane, or K1 tanks?	All
Does the current owner provide trash removal for each site?	Yes
How many vehicles are allowed to park on each site?	2
Are dogs allowed in this park?	Yes
Are there rules and regulations for this park?	Yes
Can you provide a copy of the bylaws of the park?	Yes
Can you provide rent roll inclusive of the name of the tenant and length of occupancy?	Yes
Are there any litigations currently pending?	No
To your knowledge are there environmental issues factored into the relative value of the park?	No
Are copies of the submitted IRS Schedule E statements available for the last 3 years?	Yes
Is there an age limit to the admission to the park?	No
Are older mobile homes allowed to enter this park?	Depends on Condition
	5 POH / 4 RTO
How many of the mobile homes are owned by the Park owner?	
What has been the occupancy rate of this park?	1 Vacant lot

Village Green Income & Expense Summary

The Dot Fernald Team

Effective Gross Income	Current - Annual
Pad Rental Income 1 @ 350	\$4,200.00
Pad Rental Income 2 @ 375	\$9,000.00
Pad Rental Income 34 @ 425	\$173,400.00
Park Owned Homes Rental Income	\$38,400.00
Current/Rented Annual Gross Income	\$225,000.00
Expenses	Current - Annual
Property Taxes (Park and Owned Homes)	\$9,598.00
Electricity	\$5,600.00
Lawn Care and Plowing	\$3,000.00
Water / Sewer Testing	\$4,800.00
Trash Removal	\$5,940.00
Insurance (Park and Owned Homes)	\$6,107.00
General Park Maintenance	\$7,600.00
5% Management Fee	\$11,250.00
Park License	\$450.00
Gross Expenses	\$54,345.00
Net Operating Income	\$170,655.00

* New Well Installed *

* Maintenance Garage Installed *

* Road and Water Line Improvements *

Village Green Rent Roll

207-240-0052

DotFernaldTeam@gmail.com

Lot #	Lot Rent Amount	Park Owned or Tenant Owned	Current on Rent	Assessed Value
1	\$350.00	Tenant Owned	Y	\$2,500.00
2	\$425.00	Tenant Owned	Y	\$28,100.00
3	\$375.00	Tenant Owned	Y	\$22,100.00
5	\$425.00	Tenant Owned	Y	\$13,400.00
7	\$425.00	Tenant Owned	Y	\$16,200.00
8	\$425.00	Tenant Owned	Y	\$21,300.00
9	\$425.00	Tenant Owned	Y	\$13,200.00
10	\$586.00	Rent To Own	Y	\$15,800.00
11	\$725.00	Park Owned	Y	\$10,500.00
12	\$425.00	Tenant Owned	Y	\$0.00
13	\$425.00	Tenant Owned	Y	\$11,000.00
14	\$0.00	Garage	Y	\$0.00
15	\$425.00	Tenant Owned	Y	\$0.00
16	\$425.00	Tenant Owned	Y	\$14,400.00
17	\$425.00	Tenant Owned	Y	\$0.00
18	\$0.00	Manager	Y	\$14,400.00
19	\$425.00	Tenant Owned	Y	\$16,200.00
20	\$425.00	Tenant Owned	Y	\$13,300.00
21	\$892.00	Rent To Own	Y	\$10,600.00
22	\$0.00	Vacant	Y	\$11,100.00
23	\$425.00	Tenant Owned	Y	\$17,000.00
24	\$1,150.00	Park Owned	Y	\$15,800.00
25	\$375.00	Tenant Owned	Y	\$20,700.00
26	\$425.00	Tenant Owned	Y	\$30,500.00
27	\$425.00	Tenant Owned	Y	\$25,100.00
28	\$425.00	Tenant Owned	Y	\$26,300.00
29	\$770.00	Rent To Own	Y	\$11,700.00
30	\$425.00	Tenant Owned	Y	\$14,300.00
31	\$425.00	Park Owned	Y	\$10,600.00
32	\$1,150.00	Tenant Owned	Y	\$3,500.00
33	\$425.00	Tenant Owned	Y	\$24,600.00
34	\$670.00	Rent To Own	Y	\$17,000.00
35	\$425.00	Tenant Owned	Y	\$26,100.00
36	\$425.00	Tenant Owned	Y	\$17,400.00
37	\$425.00	Tenant Owned	Y	\$11,700.00
38	\$1,300.00	Park Owned	Y	\$8,500.00
39	\$525.00	Rent To Own	Y	\$21,400.00
40	\$425.00	Tenant Owned	Y	\$17,200.00
41	\$525.00	Tenant Owned	Y	\$12,000.00
42	\$1,000.00	Park Owned	Y	\$6,300.00



207-240-0052 | DotFernaldTeam@gmail.com

Park Owned Homes



207-240-0052 | DotFernaldTeam@gmail.com

Rent to Own Homes



PROPERTY DISCLOSURE (Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 344 Main Street, Corinth, ME 04427

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- ☒ No underground storage facility for the storage of oil or petroleum products exists on the premises.
- ☐ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility ☐ has ☐ has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

Seller is not aware of underground storage or hazardous materials on site.

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

Seller is not aware of material defects on site. Some homes within the park are currently being renovated.

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____

Seller Initials

FS

DS

PROPERTY LOCATED AT: 344 Main Street, Corinth, ME 04427**SECTION IV. ACCESS TO THE PROPERTY**

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? Park Owner

Road Association Name (if known): Village Green

Source of information: Seller

SECTION V. 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: _____

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: _____

Page 2 of 3 Buyer Initials _____

Seller Initials

FS

DS

PROPERTY LOCATED AT: 344 Main Street, Corinth, ME 04427

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: **Seller is not aware of any flood claims.**

Source of Section V information: **Seller and FEMA**

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Authorizes
Frederick Schneider 08/10/2026
Seller Date
Frederick Schneider

Authorizes
Denise Schneider 08/10/2026
Seller Date
Denise Schneider

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date

Buyer Date

Buyer Date

Buyer Date



Corinth

2:51 PM

Real Estate Tax Commitment Book - 13.500

07/17/2026

Page 248

Account Name & Address	Land	Building	Exemption	Assessment	Tax
1119 SCHNEIDER, FREDERICK & DENISE JT	607,700	20,900	0	628,600	8,486.10

PO BOX 715 Acres 40.38

BRISTOL NH 03222 0715

344 MAIN STREET

08-003

B15080P311 03/01/2019

National Flood Hazard Layer FIRMette



Legend

SEE THE REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL (LARGE)



SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE): Zone A, X, Y, Z
- With BFE on Depth: Zone AE, AH, AO, AR, AV, AX
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 1)
- Future Conditions 1% Annual Chance Flood Hazard (Zone 2)
- Area with Reduced Flood Risk due to Levee, Sea Wall, etc. (Zone 3)
- Area with Flood Risk due to Levee (Zone 4)

OTHER AREAS

- Area of Minimal Flood Hazard (Zone 5)
- Effective 100%RA
- Area of Unflooded Flood Hazard (Zone 6)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dam, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- General Elevation
- State Flood Elevation Line (SFE)
- Land of Study
- Subdivision Boundary
- Coastal Flooding Boundary
- Profile Boundary
- Hydrographic Features

MAP PANELS

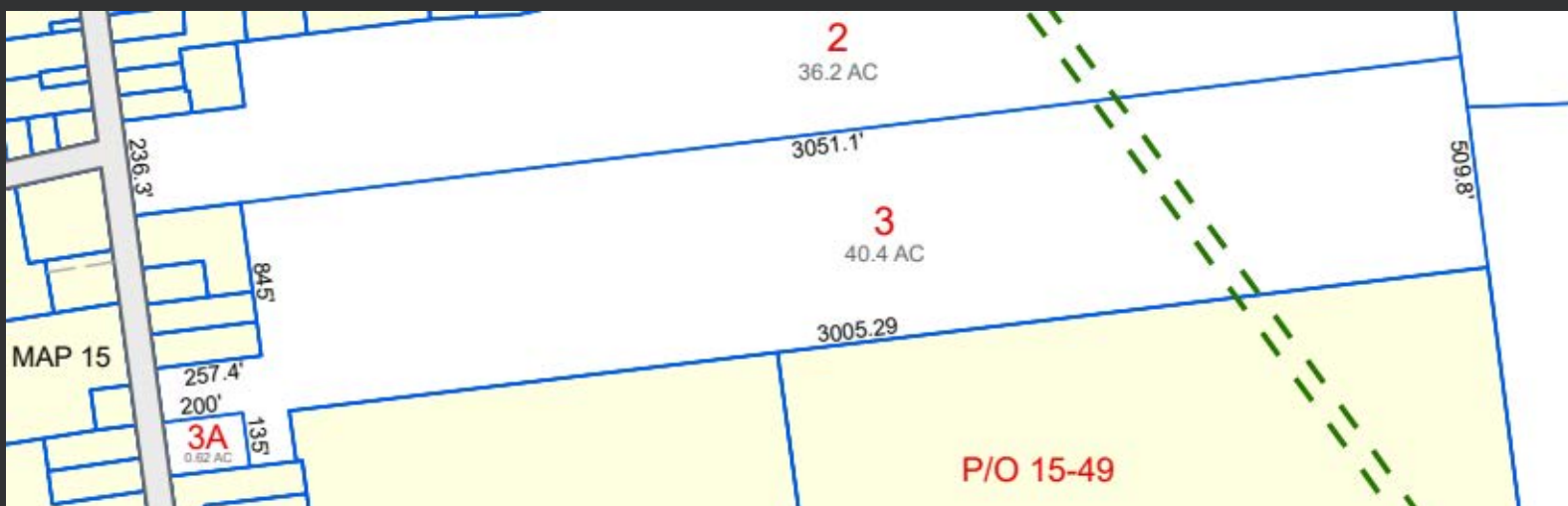
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not yet as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL with services provided by FEMA. This map was reported on 6/5/2020 at 1:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the use or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



Bk 15080 Pg311 #4666
03-01-2019 @ 10:12a

NOT AN OFFICIAL NOT AN OFFICIAL
QUITCLAIM DEED WITH COVENANT

Maine Statutory Short Form

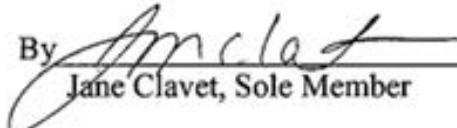
NOT AN NOT AN
 AN AN

KNOW ALL PERSONS BY THESE PRESENTS THAT **EJ INVESTMENTS, LLC**, a Maine limited liability company with a place of business in Harpswell, County of Cumberland, State of Maine, for consideration paid, grants to **FREDERICK SCHNEIDER** and **DENISE SCHNEIDER**, individuals, both of Bristol, County of Grafton, State of New Hampshire, whose mailing address is P.O. Box 715, Bristol, New Hampshire 03222, with **QUITCLAIM COVENANT, as joint tenants and not as tenants in common**, the land, together with any improvements thereon, situated in the Town of Corinth, County of Penobscot, and State of Maine more particularly described in **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said EJ INVESTMENTS, LLC has caused this instrument to be signed and sealed this 28 day of February, 2019.

WITNESS:

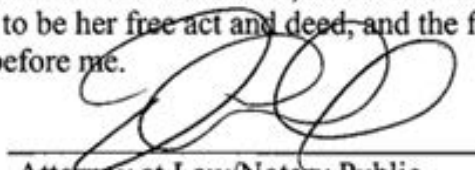
EJ INVESTMENTS, LLC

By 
 Jane Clavet, Sole Member

STATE OF MAINE
 COUNTY OF ANDROSCOGGIN

February 28, 2019

Then personally appeared the above named Jane Clavet, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed, and the free act and deed of said limited liability company, before me.


 Attorney at Law/Notary Public

Printed Name

DANIEL S. CARROLL
 NOTARY PUBLIC, MAINE
 MY COMMISSION EXPIRES
 NOVEMBER 2, 2023

OFFICIAL OFFICIAL

NOT NOT

northwest corner of George F. Hill's home

northerly eight (8) rods; thence easterly

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about one hundred eighty-four (184) rods.

mostead lot; thence southerly on the east l

by the late Timothy McDonald about two

erly on said McDonald's south line to the

Bk 15080 Pg313 #4666

hundred (200) feet to the point of beginning, containing zero and sixty-two hundredths (0.62) acres.

A N A N
O F F I C I A L O F F I C I A L

TOGETHER with a right-of-way for ingress and egress by and along the existing private road to the trailer park now or formerly known as Craig Estates, said right-of-way to extend from Main Street to the existing driveway that accesses the northerly side of the apartment house on the parcel of land excepted above, and thence southerly along said driveway to its intersection with the northerly line of said parcel of land excepted above, along with the right to maintain and repair said driveway and remove snow therefrom.

ALSO TOGETHER with an easement for the existing utility lines that are located on the above described land and service said apartment on the parcel of land excepted above, along with the right to maintain and repair said utility lines.

Also, hereby conveying all rights, easements, privileges and appurtenances belong to the parcel.

Pursuant to the provisions of 10 M.R.S.A., Section 9094-A, the above-described property is currently operated as a mobile home park and the Grantee is prohibited from changing the use of the above-described property from a mobile home park for a period of two (2) years after the date of this transfer.

Meaning and intending to convey and hereby conveying the same premises in the Quitclaim Deed With Covenant from Northwoods Agency, LLC to EJ Investments, LLC, dated September 27, 2017 and recorded in said Registry of Deeds in Book 14630, Page 261.

CLVT014/1269307



Maine Real Estate
Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine

207-240-0052 | DotFernaldTeam@gmail.com

Looking for More Information?



Contact Our Team Today!

Designated Broker



Scott Robert
207-576-3361
scottdrobert@gmail.com

Broker



Erika Robert
207-330-5290
erikadrobert@gmail.com