

Lady Slipper Lane, Waldoboro

East Ridge MHP is licensed for 40 sites. 32 Units on site with 2 vacancies. Private, paved road and private utilities. Owner financing may be an option! Eviction protection program in place to help owner.

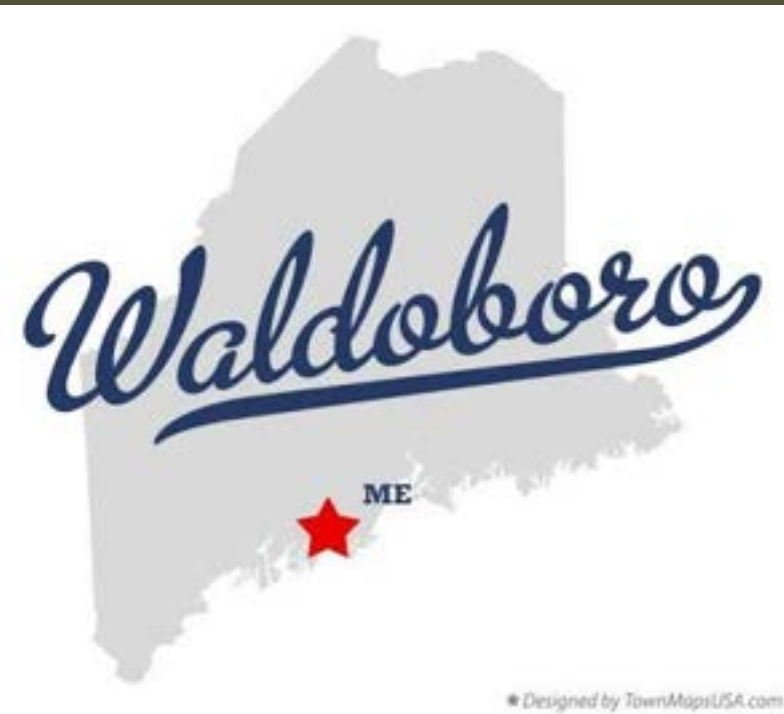
East Ridge

MOBILE HOME PARK

\$2,000,000



East Ridge MHP



32 Units on Site



Paved Road



Garage on Site



Private Well



Private Septic



East Ridge Mobile Home Park

Income & Expense Summary

The Dot Fernald Team

Effective Gross Income	Current - Annual
Pad Rental Income	\$139,200.00
Current/Rented Annual Gross Income	\$139,200.00
Expenses	Current - Annual
Property Taxes	\$10,996.40
Utilities	\$5,100.00
Water / Sewer / Trash / Plowing	\$7,860.00
Lawn Care	\$3,282.53
Park Insurance	\$2,500.00
10% Management Fee	\$13,920.00
Routine Maintenance	\$2,500.00
Park License	\$250.00
Gross Expenses	\$46,408.93
Net Operating Income	\$92,791.07





207-240-0052
DotFernaldTeam@gmail.com
Residential - Land - Commercial

Dot FERNALD Team
Real Estate

"Doing Business with the TEAM that cares"

East Ridge MHP Photos



East Ridge MHP Photos Continued



East Ridge MHP Property Disclosure

PROPERTY DISCLOSURE (Non-Residential Properties)

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

PROPERTY LOCATED AT: Lady Slipper Lane, Waldoboro, ME 04572

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:

None known

(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:

Road paved in 2006 - in need of some repair

(attach additional sheets as necessary)

PROPERTY LOCATED AT: Lady Slipper Lane, Waldoboro, ME 04572

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? Pro rata share of all on road

Road Association Name (if known): _____

Source of information: see deeds

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: _____

PROPERTY LOCATED AT: Lady Slipper Lane, Waldoboro, ME 04572

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 V information: Seller

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

Frederick A Bess 5/7/26
Seller Date Seller Date
Frederick Bess

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

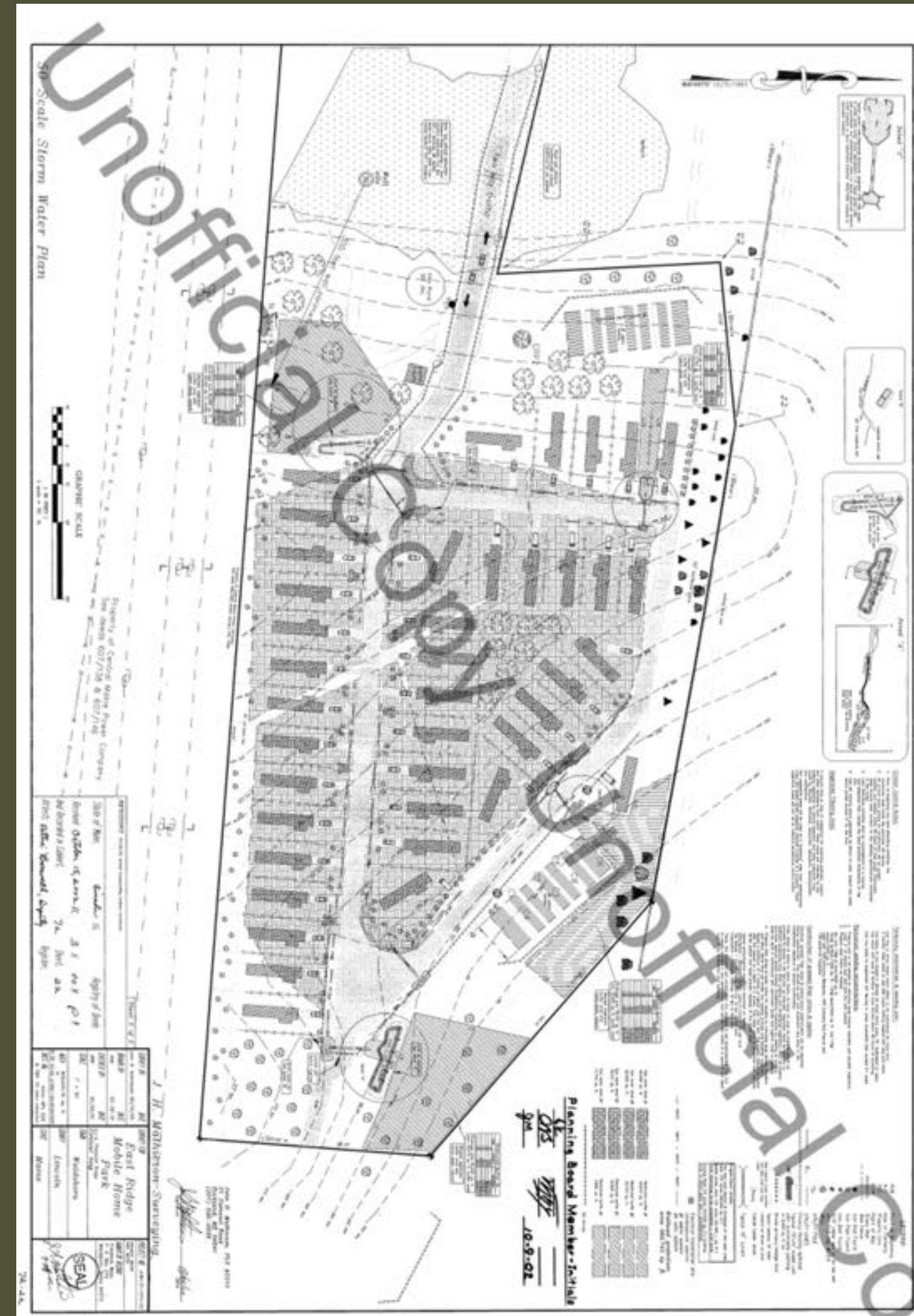
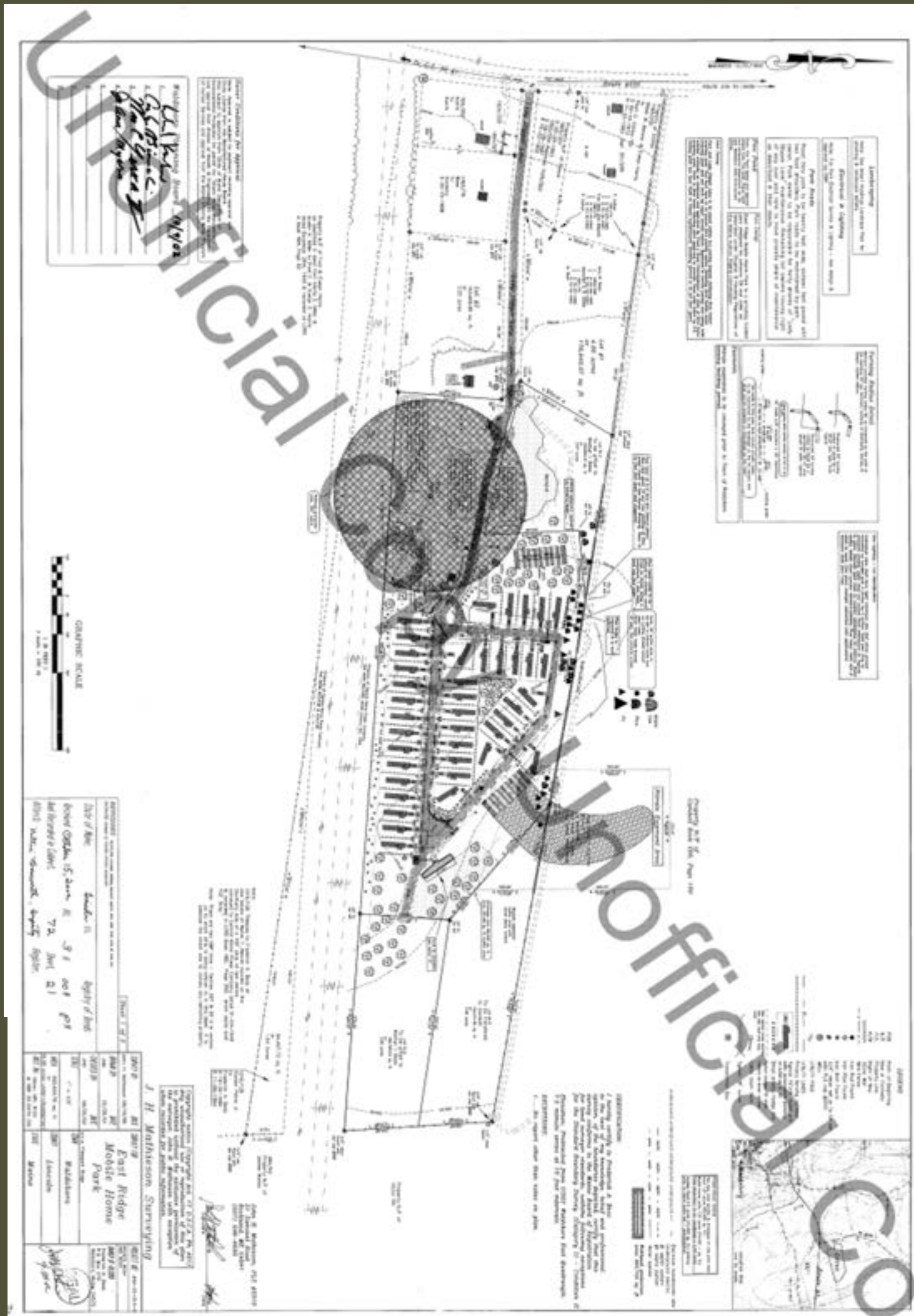
Page 1 of 3 Buyer Initials _____ Seller Initials FAB

Page 2 of 3 Buyer Initials _____ Seller Initials FAB

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East Ridge MHP Survey Map



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DotFernaldTeam@gmail.com
Residential - Land - Commercial

Dot FERNALD Team
Real Estate

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East Ridge MHP FEMA Map and Tax Bill

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - 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 X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
 - OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - 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 void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/22/2026 at 10:18 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 void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



TOWN OF WALDOBORO
PO BOX J
WALDOBORO, ME 04572-0911

Town of Waldoboro / RSU 40 / Lincoln County

2026 Real Estate Tax Bill

CURRENT BILLING INFORMATION

LAND VALUE	\$710,000.00
BUILDING VALUE	\$33,000.00
TOTAL: LAND & BLDG	\$743,000.00
FURNITURE/FIXTURES 10	\$0.00
MACHINERY/EQUIP 10	\$0.00
MANUFACTURING 10	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$743,000.00
TOTAL TAX	\$10,996.40
LESS PAID TO DATE	\$0.00
TOTAL DUE	\$10,996.40



THIS IS THE ONLY BILL
YOU WILL RECEIVE

For the fiscal year July 1, 2025 to June 30, 2026

OFFICE HOURS

Monday, Wednesday & Thursday: 9:00 AM TO 5:00 PM
Tuesday: 8:00 AM to 6:00 PM
Telephone: (207) 832-5369 | Fax: (207) 832-6061
Website: www.waldoboromaine.org

S383235 PO - 1st - M9

BESS, FREDERICK A
739 UNION RD
WALDOBORO, ME 04572-5868

ACCOUNT: 000167 RE

ACREAGE: 19.46

MIL RATE: \$14.80

MAP/LOT: R 6 8E

LOCATION: 170 LADY SLIPPER LN

FIRST HALF DUE: \$5,498.20 11/15/2025

BOOK/PAGE: B488BP40 05/18/2015 B1216P126 10/30/1984

SECOND HALF DUE: \$5,498.20 5/15/2026

TAXPAYER'S NOTICE

TAX RATE: 14.80 PER \$1000 OF VALUATION.

INTEREST AT 7.5% PER ANNUM CHARGED AFTER 11/15/2025 AND 05/15/2026

REVENUE SHARING, AID FOR EDUCATION, HOMESTEAD AND BETE EXEMPTION HAVE LOWERED YOUR BILL BY 37.16%.

THE OUTSTANDING INDEBTEDNESS AS OF APRIL 1, 2025 IS \$1,516,387.58.

TAX BILL AND TAX CLUB PAYMENT QUESTIONS CALL: 207-832-5369 x 1 OR EMAIL:
TAXCOLLECTOR@WALDOBOROMAINE.ORG

TAX CLUB PAYMENTS MAY BE PAID ONLINE AT WWW.WALDOBOROMAINE.ORG

ADDRESS CHANGE OR VALUATION QUESTIONS CALL: 207-832-5369 x 2

PLEASE SEE THE INSERT FOR IMPORTANT INFORMATION

CURRENT BILLING DISTRIBUTION

School	\$7,475.35	67.98%
Town	\$2,709.51	24.64%
County	\$811.53	7.38%
TOTAL	\$10,996.40	100.00%

REMITTANCE INSTRUCTIONS

Taxes may be paid by mail or you can drop them in our red drop box. Please make check or money order in U.S. Funds Only (Include your account number on the check) payable to:

TOWN OF WALDOBORO
PO BOX J
WALDOBORO, ME 04572-0911

By signing below I hereby authorize the Town of Waldoboro to charge my card in the amount indicated PLUS service fees of 2.5% of any amount.

2026 Real Estate Tax Bill

ACCOUNT: 000167 RE

NAME: BESS, FREDERICK A

MAP/LOT: R 6 8E

LOCATION: 170 LADY SLIPPER LN

ACREAGE: 19.46

TOWN OF WALDOBORO, PO BOX J, WALDOBORO, ME 04572-0911

Payment by:

☐ Visa ☐ MasterCard ☐ Discover ☐ AMEX

Card #

Expiration date: / CVV:

Signature:

Phone Number:



INTEREST BEGINS ON 05/16/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
05/15/2026	\$5,498.20	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

2026 Real Estate Tax Bill

ACCOUNT: 000167 RE

NAME: BESS, FREDERICK A

MAP/LOT: R 6 8E

LOCATION: 170 LADY SLIPPER LN

ACREAGE: 19.46

TOWN OF WALDOBORO, PO BOX J, WALDOBORO, ME 04572-0911

Payment by:

☐ Visa ☐ MasterCard ☐ Discover ☐ AMEX

Card #

Expiration date: / CVV:

Signature:

Phone Number:



INTEREST BEGINS ON 11/16/2025

DUE DATE	AMOUNT DUE	AMOUNT PAID
11/15/2025	\$5,498.20	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

207-240-0052
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Residential - Land - Commercial

“Doing Business with the TEAM that cares”

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

License Number MP16748

Be it known that

EAST RIDGE MOBILE HOME PARK

owned or operated by **FREDERICK A. BESS**

has qualified as required by Title 10 MRS Chapter 951 and is
licensed as:

MANUFACTURED HOUSING COMMUNITY

located in **WALDOBORO** with **40 sites**

ISSUE DATE

January 30, 2026



Joan F. Cohen, Commissioner

EXPIRATION DATE

March 31, 2027

Please make note of your license number and reference this number in any future correspondence with the MANUFACTURED HOUSING BOARD. Should you require further information, please call **(207) 624-8603**.

Your online access code is 355413. This number along with your license number will be needed to log into the online system (<http://www.maine.gov/professionallicensing>) to perform available online activities such as renewing your license.

STATE OF MAINE

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
MANUFACTURED HOUSING BOARD

License Number MP16748

EAST RIDGE MOBILE HOME PARK
MANUFACTURED HOUSING COMMUNITY



Looking for More Information?

Contact Us!

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erikadrobert@gmail.com



Designated Broker



Broker