

Hidden Acres

Expansion opportunity as this is licensed for 54 lots! 35 homes currently on site and situated on 28.10 acres. Private & paved road, public water and sewer. Close to all amenities and a great location.



\$2,035,000



**Maxim Street
Madison, Maine**

Location

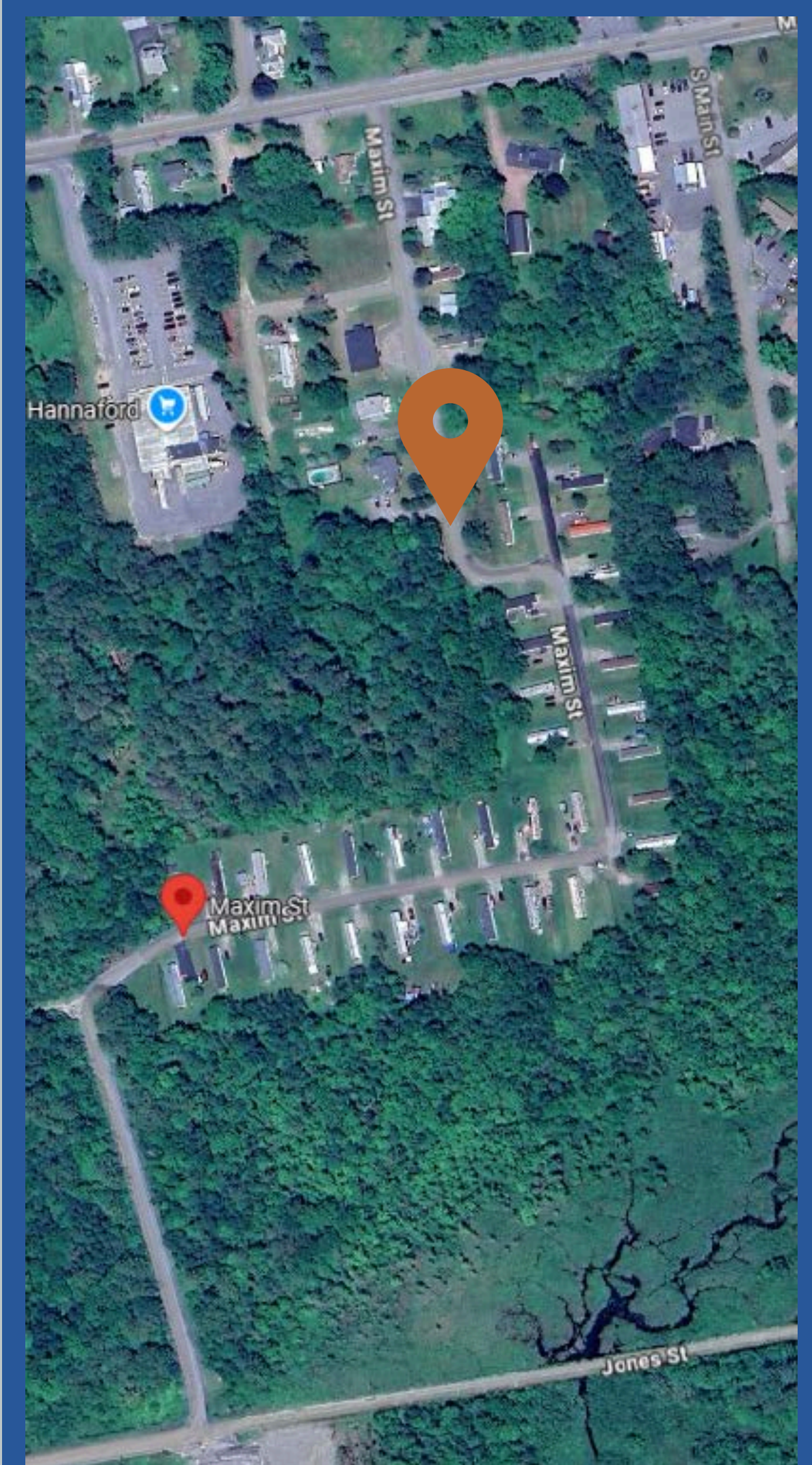
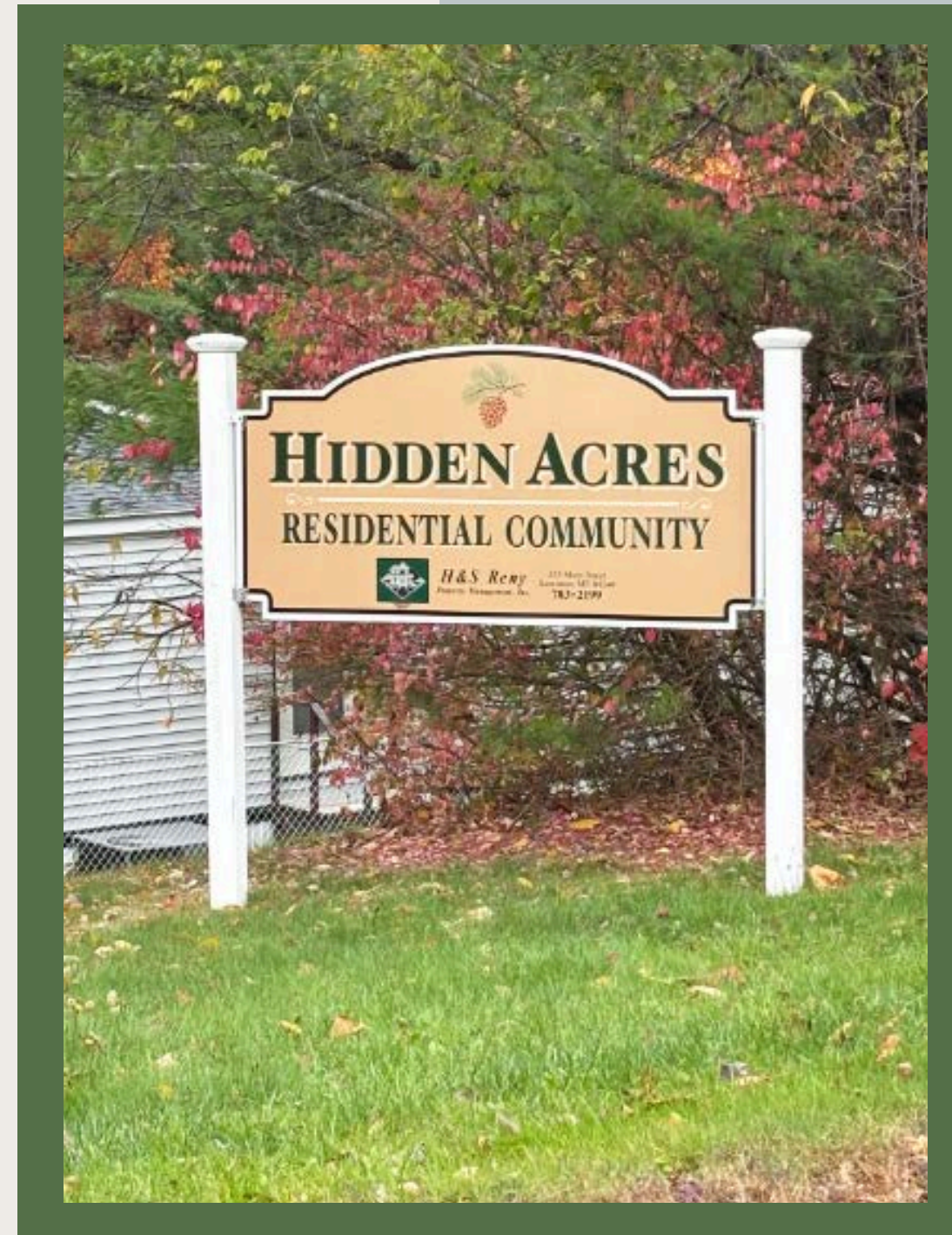
Hidden Acres

**Maxim Street to Jones
(Hidden Acres Drive)
Madison, Maine 04950**



GPS Compatible

Close to All Amenities



Summary Of Property

Sales Price: \$2,035,000

Deed: Bk 4611, Pg 315-316

Acreage: 28.10 Acres

Map: 18 Lot: 81

Property Taxes: \$9,001.43

Homes on Site: 35

Rent to Own Homes: 15

Road: Private, Paved

Public Water, Public Septic



About the Park

<u>Acreage of the Park:</u>	28.10
Is there additional land abutting this property that could supply potential park growth/expansion in the future?	There are 19 lots that can be added. Additional land for potential lots.
<u>Age of the Park:</u>	Unknown
How long have you owned the park?	2012
<u>PADS:</u>	
How many pads?	35, licensed for 54
How many homes on concrete pads?	35
<u>Water Type (Private or Public)</u>	Public
Type and size of supply lines?	3/4 CPS
<u>Sewer type: (Public or Private)</u>	Public
Sewer Line Material	PVC
Sewer Line Connections	Upgraded 2016
Pump Station?	Yes, dual pump station
<u>Roads: (Private, town approved, paved, gravel)</u>	Private, Paved 2022 & 2023
Unpaved Portion?	Resurfaced and Graded 2023
Are the roads in the park maintained by the park?	Yes
Are individual driveways maintained by the park?	Yes
Is snow plowing and sanding of the driveways the responsibility of the park owner?	No
<u>Electricity:</u>	
Who pays for the street lights in the park?	Park Owner
What type of electrical meters service each pad?	100-amp
How many are fuses?	None
Is there an existing long-term contract with CMP?	No
<u>Miscellaneous:</u>	
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, Then Corrected

Are there any buried oil tanks in the park?	None known
Does the current owner provide trash removal for each site?	Yes
How many vehicles are allowed to park on each site?	None specified
Are dogs allowed in this park?	Yes
Are there rules and regulations for this 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?	None known
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?	Park Approval Needed
How many of the mobile homes are owned by the Park owner?	14 - Rent to Own
<u>Driving directions to the park:</u>	Street. Follow until you enter Hidden Acres MHP. Maxim Street also connects to Jones Street in Madison.



Income & Expenses

Effective Gross Revenue	Annual
Lot Rents - Current	\$133,056.00
Tax & Insurance Payments - Current	\$19,270.00
Pet - Current	\$2,760.00
Note Payments - Current	\$43,993.00
Lot Rents - Potential	\$8,064.00
Tax & Insurance Payments - Potential	\$4,056.00
Note Payments - Potential	\$7,800.00
Annual Gross Revenue	\$218,999.00
Expenses	Current - Annual
Taxes	\$9,001.43
Electricity / Water / Sewer	\$871.13
Trash Removal	\$4,535.25
Lawn Care & Tree Work	\$4,750.00
Park Insurance	\$3,930.50
Plowing	\$5,950.00
5% Management Fee	\$10,949.95
Routine Maintenance	\$9,500.00
Park License & Water Testing	\$320.00
Gross Expenses	\$49,808.26
Net Cash Flow	\$169,190.74
Note: 20% downpayment from existing vacant units = \$8,000	



Rent Roll



Lot #	Address	Rent To	Move In	Current on	Lot	Pet	Tax &	Note	Assessed	Principal
		Own Home	Date	Rent	Rent	Fee	Ins Pymt	Pymt	Value	Amount
1	11 Hidden Acres	N	10/14/10	Y	\$336	\$0	\$0		\$22,400	N/A
2	14 Hidden Acres	N	9/29/10	Y	\$336	\$0	\$0		\$29,800	N/A
3	15 Hidden Acres	N	9/1/17	Y	\$336	\$25	\$0		\$23,200	N/A
4	18 Hidden Acres	N	4/19/11	Y	\$336	\$0	\$0		\$23,800	N/A
5	20 Hidden Acres	N	9/29/10	Y	\$336	\$0	\$0		\$11,100	N/A
6	21 Hidden Acres	N	9/1/23	Y	\$336	\$0	\$0		\$20,300	N/A
7	24 Hidden Acres	N	6/3/20	Y	\$336	\$25	\$0		\$21,000	\$0.00
8	25 Hidden Acres	N	1/9/13	Y	\$336	\$0	\$0		\$41,300	N/A
9	26 Hidden Acres	Y	3/17/22	Y	\$336	\$0	\$169	\$407	\$16,500	\$40,359.79
10	27 Hidden Acres	N	5/11/17	Y	\$336	\$0	\$0		\$20,300	N/A
11	30 Hidden Acres	Y	5/31/17	Y	\$336	\$25	\$61	\$269	\$17,300	\$12,327.73
12	31 Hidden Acres	N	12/30/14	Y	\$336	\$0	\$0		\$17,800	N/A
13	34 Hidden Acres	N	9/30/20	Y	\$336	\$0	\$0		\$18,200	N/A
14	36 Hidden Acres	N	4/13/16	Y	\$336	\$0	\$0		\$1,000	N/A
15	38 Hidden Acres	N	5/6/15	Y	\$336	\$0	\$0		\$11,000	N/A
16	40 Hidden Acres	N	9/26/10	Y	\$336	\$0	\$0		\$49,000	N/A
17	41 Hidden Acres	N	9/24/10	Y	\$336	\$0	\$0		\$13,900	N/A
18	42 Hidden Acres	Y	3/3/17	Y	\$336	\$0	\$65	\$260	\$17,300	\$5,210.94
19	43 Hidden Acres	Y							\$9,700	\$35,000.00
20	46 Hidden Acres	Y							\$5,000	\$5,000.00
21	47 Hidden Acres	N	9/3/20	Y	\$336	\$0	\$0		\$18,200	N/A
22	48 Hidden Acres	Y	3/4/20	Y	\$336	\$50	\$169	\$476	\$16,000	\$28,664.67
23	49 Hidden Acres	Y	3/30/23	Y	\$336	\$0	\$161	\$381	\$29,300	\$20,598.86
24	52 Hidden Acres	N	2/15/12	Y	\$336	\$25	\$0		\$17,300	N/A
25	53 Hidden Acres	Y	4/1/24	Y	\$336	\$0	\$146	\$59	\$10,700	\$944.45
26	54 Hidden Acres	N	7/1/06	Y	\$336	\$0	\$0		\$21,000	N/A
27	57 Hidden Acres	Y	4/22/24	Y	\$336	\$25	\$161	\$242	\$21,000	\$13,912.18
28	58 Hidden Acres	N	9/28/10	Y	\$336	\$0	\$0		\$12,500	N/A
29	59 Hidden Acres	Y	10/1/25	Y	\$336	\$25	\$161	\$392	\$17,300	\$25,419.75
30	60 Hidden Acres	Y	9/13/18	Y	\$336	\$0	\$58	\$245	\$10,700	\$13,565.32
31	63 Hidden Acres	N	8/31/23	Y	\$336	\$25	\$0		\$49,300	N/A
32	64 Hidden Acres	Y	8/17/23	Y	\$336	\$5	\$161	\$330	\$17,300	\$21,891.43
33	65 Hidden Acres	Y	4/1/24	Y	\$336	\$0	\$161	\$353	\$19,500	\$24,397.10
34	66 Hidden Acres	Y	10/1/20	Y	\$336	\$0	\$131	\$252	\$22,000	\$10,510.58
35	70 Hidden Acres	N	8/1/17	Y	\$336	\$0	\$0		\$21,500	N/A
				Totals:	\$11,088	\$230	\$1,606	\$3,666		\$257,802.80
		Annualized Totals (Current Actual):			\$133,056	\$2,760	\$19,270	\$43,993		
		Annualized Totals (Vacancies):			\$8,064		\$4,056	\$7,800		
			Total Potential:		\$141,120	\$2,760	\$23,326	\$51,793	npymt on sales	\$8,000

Rent to Own Homes

	Lot #	Make	Size	Age	Beds	Baths	Serial#	Assessed	Taxes	Monthly	Principal
								Value		Payment	Balance
1	24							\$21,000.00	\$300.30	\$238.78	\$7,808.87
2	26	Schultz	14 x 76	1990	3	2	9102	\$16,500.00	\$235.95	\$407.41	\$40,359.79
3	30		14 x 66					\$17,300.00	\$247.39	\$268.63	\$12,327.73
4	42	Skyline	14 x 66					\$17,300.00	\$247.39	\$259.92	\$5,210.94
5	43	Champion	14 x 66	2000	2	1	07-00-802-11827	\$14,700.00	\$210.21	\$239.99	\$35,000.00
6	46							\$5,000.00	\$71.50	\$56.49	\$5,000.00
7	48	Schultz	14 x 76					\$16,000.00	\$228.80	\$475.86	\$28,664.67
8	49	Keiser	14 x 76	1989	3	1	KME00312	\$29,300.00	\$418.99	\$380.76	\$20,598.86
9	53	Skyline	14 x 70		3	2		\$10,700.00	\$153.01	\$59.48	\$944.45
10	57	Skyline Hampshire	14 x 70	1989	3	1	2216-0355V	\$21,000.00	\$300.30	\$242.01	\$13,912.18
11	59	Skyline	14 x 66	1995	3	1	948	\$17,300.00	\$247.39	\$363.90	\$25,419.75
12	60		14 x 44					\$10,700.00	\$153.01	\$245.40	\$13,565.32
13	64	Liberty	14 x 66	1985	3	1		\$17,300.00	\$247.39	\$330.31	\$21,891.43
14	65	Redman New Moon	14 x 70	1993	3	1	122-25310	\$19,500.00	\$278.85	\$352.70	\$24,397.10
15	66		14 x 70					\$22,000.00	\$314.60	\$251.69	\$10,510.58

Deed

TRANSFER TAX PAID

Doc 16840 Bk 4611 Pg 315

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that AMES SOMERSET PARKS, LLC (f/k/a AMES SOMERSET PARKS, INC.) of Canaan, Somerset County, State of Maine (Mailing address: 131 Hinckley Road, Canaan, ME 04924) for consideration paid, grants to CJK REALTY HOLDINGS, LLC of Lewiston, Androscoggin County, State of Maine (Mailing address: 553 Main Street, Lewiston, ME 04240) with warranty covenants, certain lots or parcels of land in Madison, Somerset County, State of Maine, bounded and described as follows:

First Parcel: Beginning at Jones Street extension, as it formerly existed, at a point marking the southwest corner of the land now or formerly owned by Norris A. Preble; thence northerly by the west line of said Preble's land to other land now or formerly of Gary Roy; thence westerly by the southerly line of the land now or formerly of said Roy, the land formerly of Alice Lancaster and land formerly of Robert Hilton, to land formerly of Daniel Nichols; thence southerly by said Nichols' land to a corner; thence against westerly by said Nichols' southerly line to land formerly of C. A. Manzer; thence again southerly by said Manzer's eastern line, the east line of the gravel pit lot, nor or formerly owned by Harry E. Smith, and land formerly of C. A. Manzer to said Jones Street; thence easterly by said Jones Street and/or the extension thereof to the point of beginning, containing 25 acres, more or less.

Second Parcel: Beginning at the southeast corner of the land now or formerly of Robert J. Shibley and the west line of land now or formerly of Norris Preble; thence southerly by the west line of said Preble's land to a point opposite the southerly terminus of Maxim Street; thence westerly, parallel with the southerly line of said Shibley's land, a distance of two hundred sixty-two (262) feet to the extension of the easterly sideline of Maxim Street, if extended southerly in the same direction from its present southerly extremity; thence northerly by said street to the southwest corner of the land now or formerly of Daniel A. Bent, et al; thence easterly by said Bents' land, a distance of one hundred (100) feet, more or less, to Bents' southeast corner; thence again northerly, by the east line of said Bents' land and land now or formerly of Conrad Fortin and continuing in the same direction to the southerly line of Lot eight (8), according to Plan of Lots of Outlook Park, recorded in Plan Book 3, Page 26; thence easterly by the southerly line of said Lot eight (8) a distance thirty-two (32) feet, more or less, to land now or formerly of Robert Shibley; thence again southerly, by Robert Shibley's west line, a distance of one hundred fifty-one (151) feet more or less to a corner; thence again easterly by said Shibley's south line, a distance of one hundred thirty-two (132) feet, more or less, to the point of beginning.

Being the First Parcel and Third Parcel in a deed from G. & R. Roy's Enterprises, Inc. to the Stanley H. Ames and Timothy A. Ames, dated June 15, 1984 and recorded in the Somerset County Registry of Deeds in Book 1140, Page 217.

The above described land contains fifty-four (54) manufactured home sites, with the private access road thereto known as Joseph Street, and undeveloped land; as numbered, labeled and depicted on an approved and recorded survey plan entitled, "HIDDEN ACRES MOBILE HOME PARK", dated April 2, 1987, prepared by Central Maine Surveying of Canaan, Maine, Michael W. Demo, P.L.S. 417, and recorded in the Somerset County Registry of Deeds in Plan File B-88-037A.

Doc 16840 Bk 4611 Pg 316

Reference is also made to a Mortgage Inspection Sketch prepared by Sackett & Brake Survey, Inc. dated February 28, 2001 for additional information relating to the premises.

This conveyance includes all easements, rights, and appurtenances benefitting the premises, and is subject to all easements, restrictions and encumbrances burdening the premises.

Meaning and intending to convey the premises described in deed of Stanley H. Ames and Timothy A. Ames to Ames Somerset Parks, Inc. (n/k/a Ames Somerset Parks, LLC), dated March 7, 2001 and recorded in the Somerset County Registry of Deeds in Book 2771, Page 38.

The premises described herein are a mobile home park known as "Hidden Acres Mobile Home Park."

This conveyance is made subject to the following restrictive covenants which shall run with the land:

1. Grantee shall not use any part or all of the premises conveyed herein for any use other than as a mobile home park for a period of two (2) years from the date of the execution of this deed; and
2. Tenants now or hereafter in possession of any portion of these premises conveyed herein shall have the right to enforce such restrictive covenants against the Grantee pursuant to 10 M.R.S.A. § 9094-A(3).

WITNESS my hand this 20th day of December, 2012.

AMES SOMERSET PARKS, LLC
(f/k/a Ames Somerset Parks, Inc.)

By: Timothy A. Ames
Timothy A. Ames, its Manager

B. Bent
Witness

STATE OF MAINE
ANDROSCOGGIN, ss.

Then personally appeared the above named Timothy A. Ames and acknowledged the foregoing instrument to be his free act and deed, and his free act and deed in said capacity for Ames Somerset Parks, LLC f/k/a Ames Somerset Parks, Inc.

Before me,

Stephanie Green
Notary Public
Stephanie Green
Notary Public - Printed Name
My Commission Expires: Bar No. 2/711

Received
Recorded Register of Deeds
Dec 26, 2012 10:03A
Somerset County
Diane M Godin

Map/Lot 018-081
Book 2771
Page 38
Account 622
Location M.H. PARK, MAXIM TO JONES
Owner CJK REALTY HOLDINGS, LLC
553 MAIN STREET
LEWISTON ME 04240

Assessment

Land	378,600
Building	0
Taxable	378,600

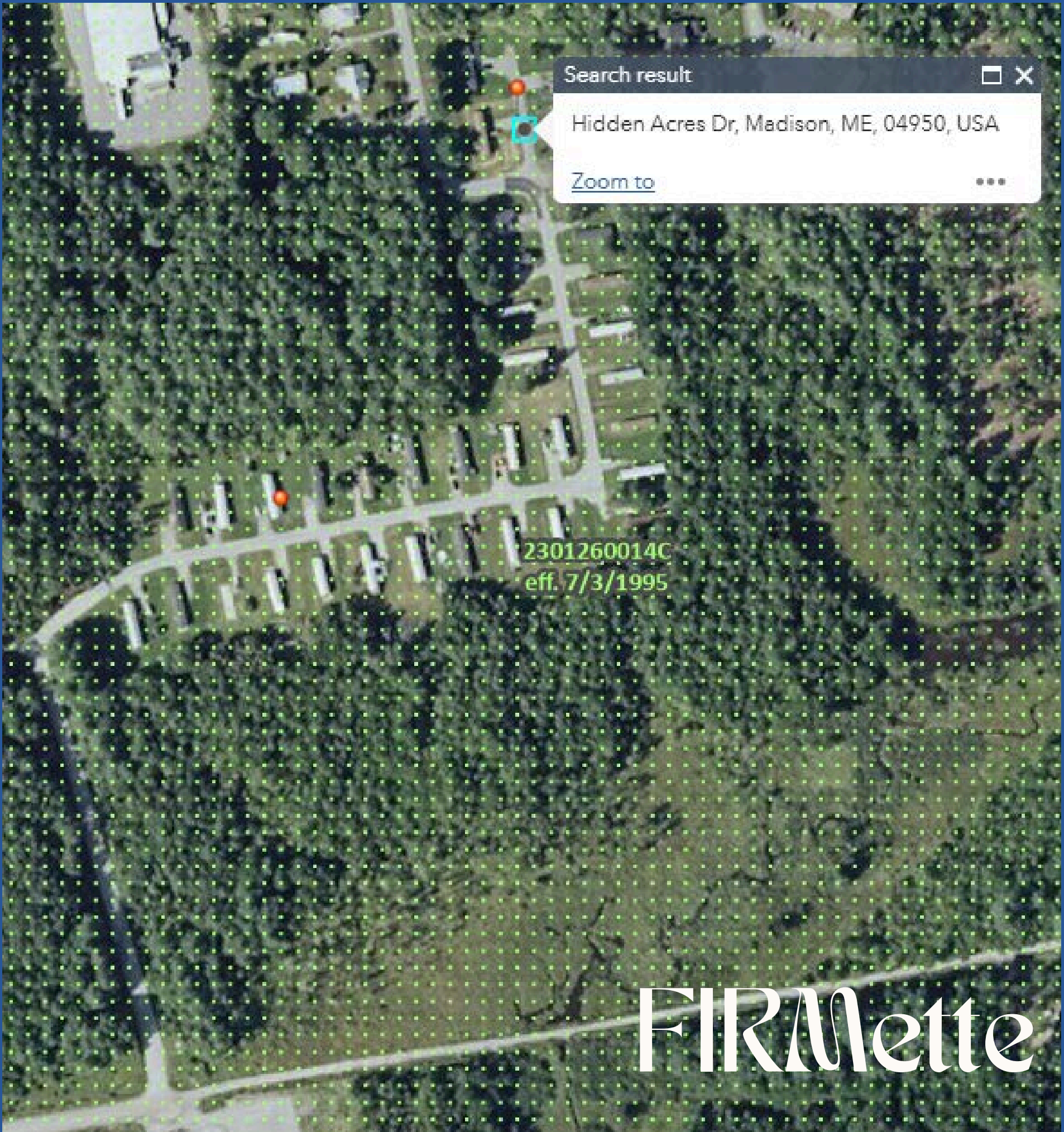
Town Info

Property Information

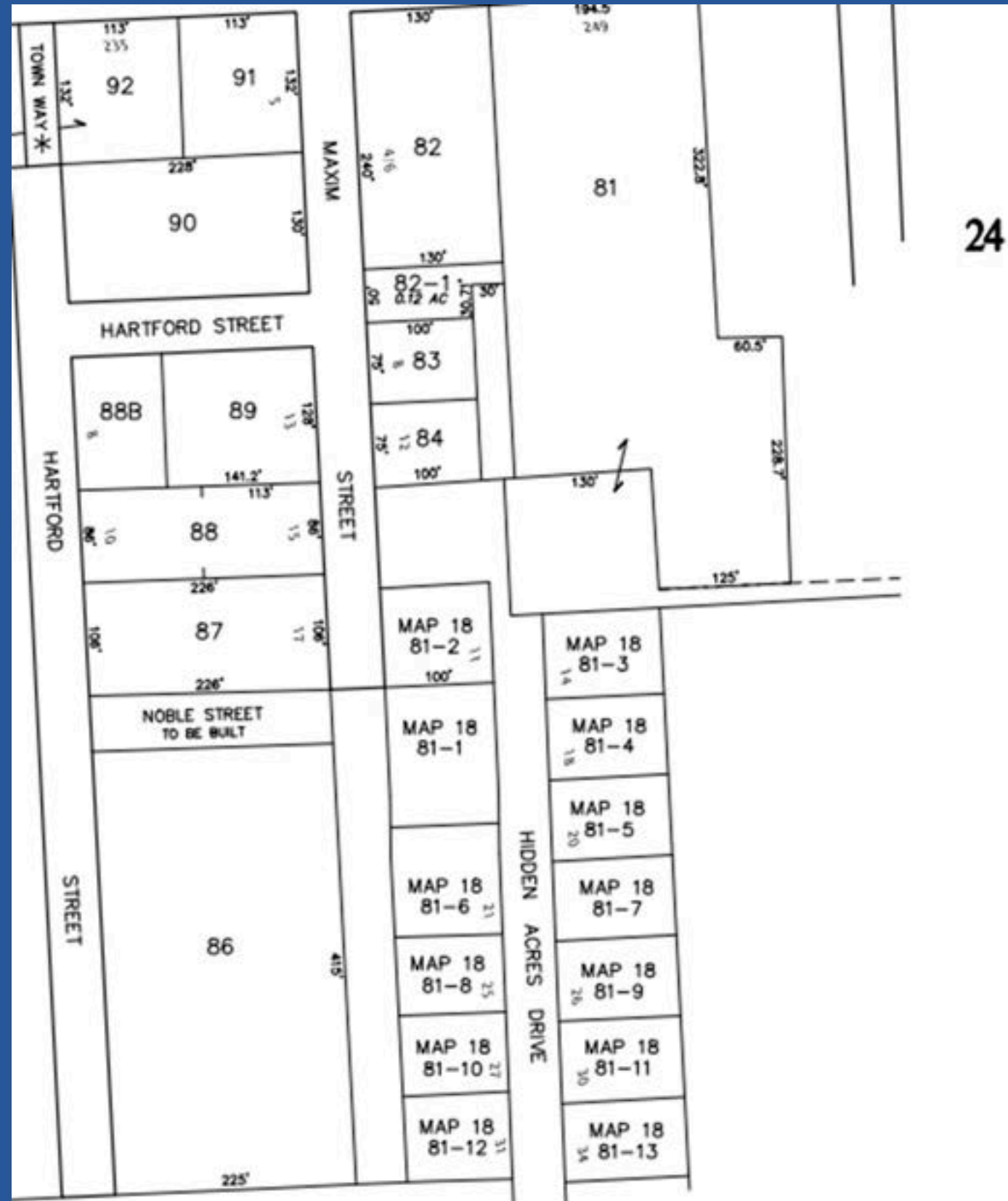
Type	Residential
Acreage	28.10
Zone	Res Intown
Neighborhood	Maxim St M/H Pk
Street Type	Gravel
Topography	Rolling
Utilities	All Public

Land

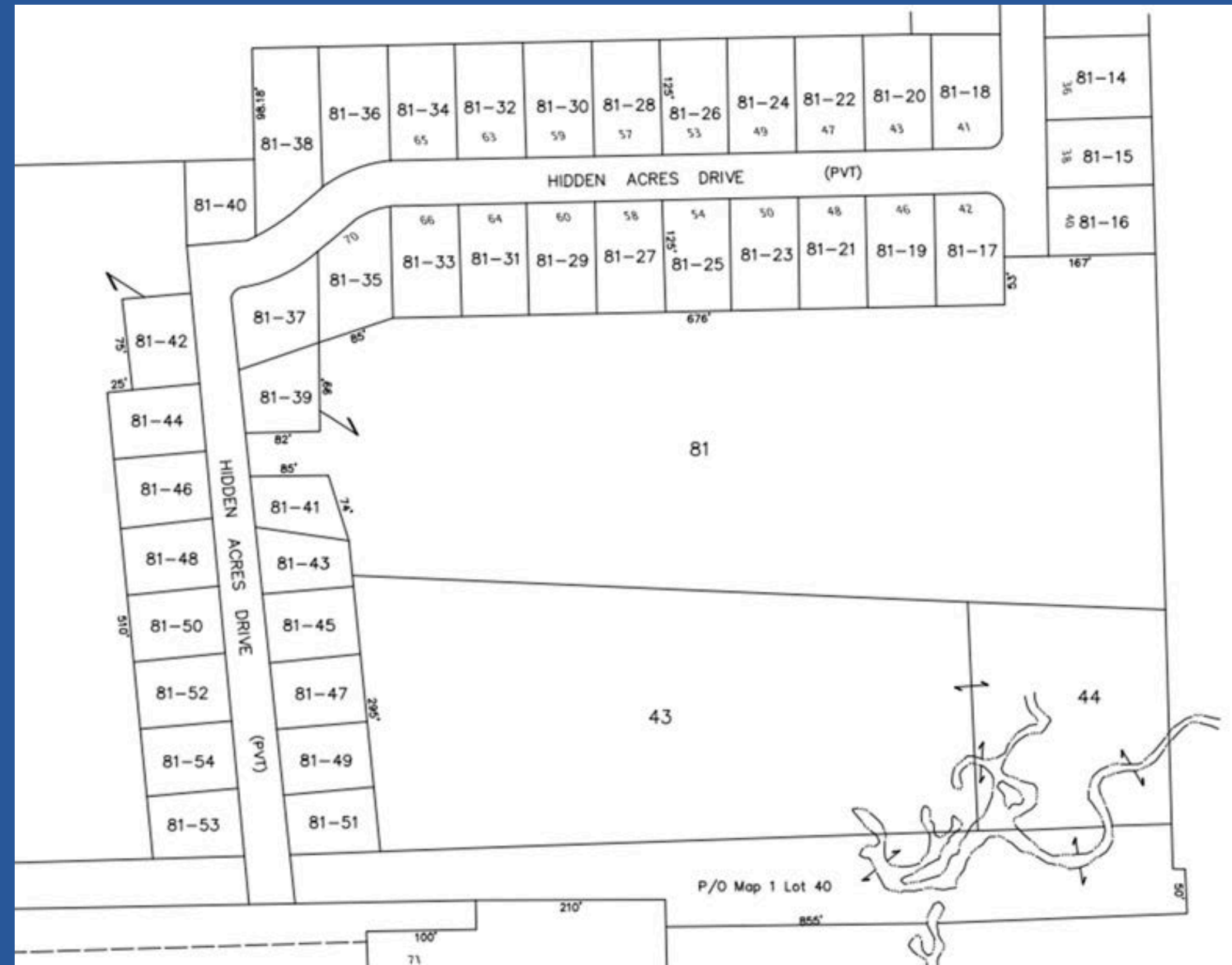
Description	Type	Units	Value
Baselot Imp (F)	Fractional Acreage	4.00	43,727
Rear Land (1-10)	Acres	10.00	11,700
Rear Land (11+)	Acres	14.10	13,748
MoHo Sites	Acres	34.00	309,400
		28.10	378,600



Town Map



PROPERTY MAP
TOWN OF MADISON
SOMERSET COUNTY MAINE
SCALE: 1" = 100' APRIL 1, 2024



PROPERTY DISCLOSURE (Non-Residential Properties)

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

PROPERTY LOCATED AT: Hidden Acres Drive, Madison, ME 04950

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

(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:

None

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____ Seller Initials CS

PROPERTY LOCATED AT: Hidden Acres Drive, Madison, ME 04950

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): Hidden Acres

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 CS

PROPERTY LOCATED AT: Hidden Acres Drive, Madison, ME 04950

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. Area of minimal flood hazard.

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.

Signature
Christopher Sirois 11/20/2025
Seller Date Seller Date
CJK REALTY HOLDINGS, LLC

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



Looking for More Information?

Contact Us!

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

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



Designated Broker



"Doing Business with the TEAM that cares"



Broker