

# CWA & Lake St.

## Real Estate

### Property Information Package

207-794-2460

[cwa@cwalakestreet.com](mailto:cwa@cwalakestreet.com)  
<http://www.cwalakestreet.com>

#### **NOTICE TO POTENTIAL BUYERS AND BROKERS**

This information contained in this property information package is subject to errors, omissions, prior sales, changes or withdrawals without notice.

*If you intend to use this information in conjunction with an offer to purchase, it is your responsibility to check with the listing agent to insure that you have the most up-to-date and accurate information available. Thank you.*



## 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 interests 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 for 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 price 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

# CWA & Lake St.

REAL ESTATE

5 Lake St. • P.O. Box 66 • Lincoln, ME 04457 • (207) 794-2460 • 1-800-675-2460 • www.cwalakestreet.com

**Location:** Old Steamboat Road, Lee

**Water Body:** N/A

**Subdivision:** Lot 1 of MapFile C15-92

**Property Owner:** Kirk & Carrie Ritchie

**Price:** \$37,500

**Original Price:**

**Listing Agent:** Kirk Ritchie

**Lot Size:** 11 acres

**Access:** ROW

**Flood Plain:** No

**Financing Avail.:** Possibly to qualified buyers

**Tax Map:** 4

**Lot:** 24-3

**Road Frontage:** 200'+/-

**Tree Growth:** No

**Improvements:** wooded

**Deed Book:** P/o 10597

**Water Frontage:** N/A

**Soil Test:** N/A

**Taxes:** \$292.13 ('20)

**Page:** 326

**Water:** N/A

**Septic:** N/A

**Electric:** Available at road

## Additional Information:

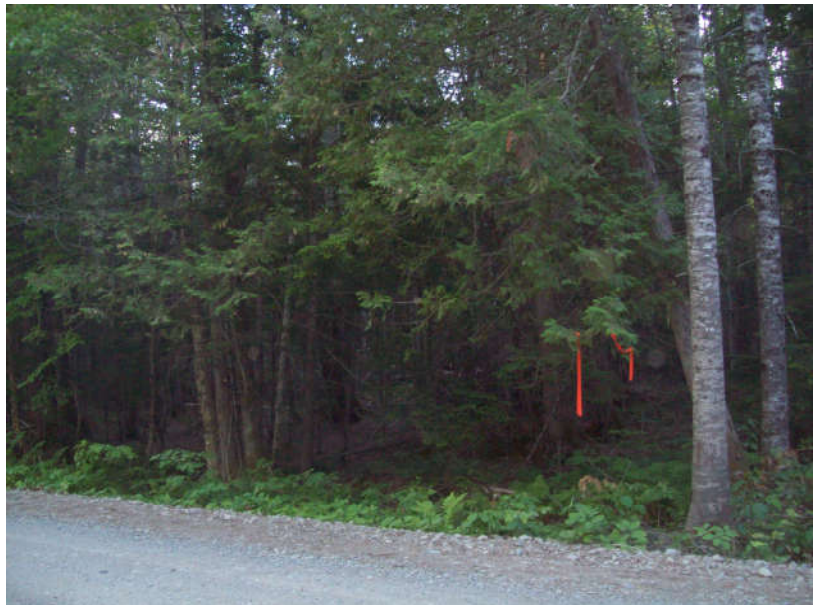
There is possible owner financing with 25% down at 10% Interest for up to ten years.

## Directions to Property:

Right onto Main St Lincoln for 0.1 mile to a Right onto Rte 6 east for 9.5 miles to a Right onto Old Steamboat Rd for 0.3 miles. Lot is on the Right.

## Remarks:

Looking for some privacy but still need year round access and electricity? This lot is well wooded, fairly level and ready for you to take a peek at. Positioned nicely between the ammenities of Lincoln (10 miles) and the lakes in Lakeville (15 miles)- it could be the property you have been looking for.



Sold Date:

Sold Price:

DOM:

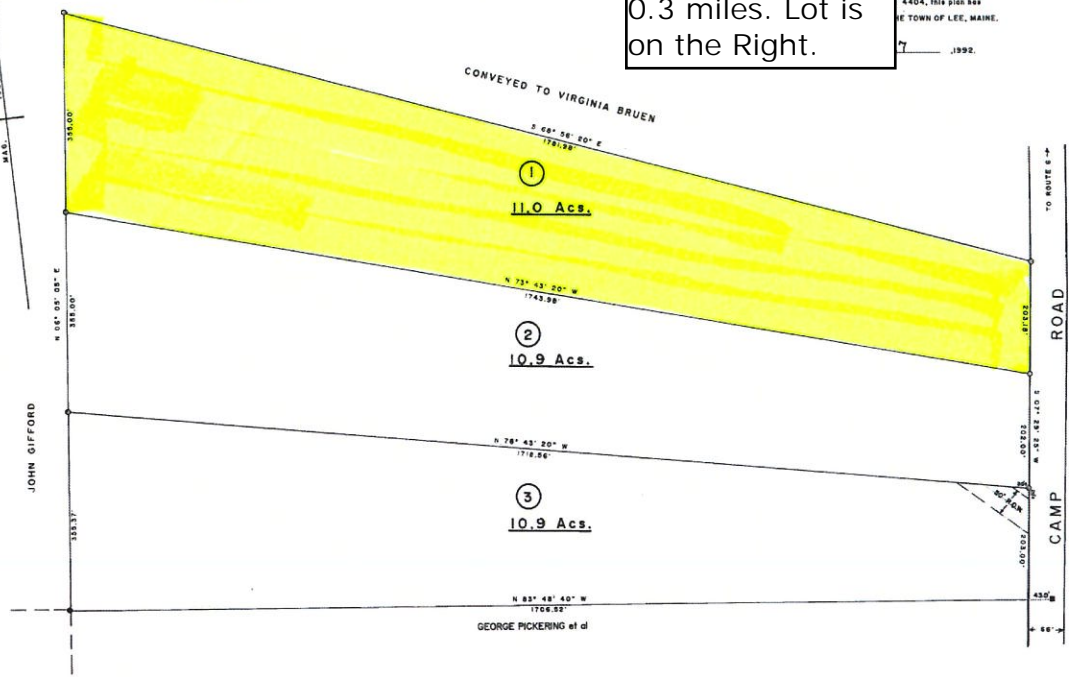
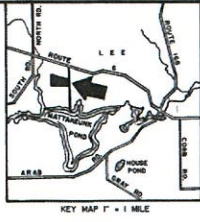
Sold Terms/Conc.:

Selling Agency:

Right onto Main St Lincoln for 0.1 mile to a Right onto Rte 6 east for 9.5 miles to a Right onto Old Steamboat Rd for 0.3 miles. Lot is on the Right.

C15-92

TOWN OF LEE  
 4404, this plan book  
 OF THE TOWN OF LEE, MAINE.  
 1992



- LEGEND**
- FOUND WOODEN POST
  - FOUND IRON ROD
  - SET 7/8\"

FINAL SUBDIVISION PLAN  
 of  
**OGDEN ACRES**  
 for  
**DIANE D. CLIFFORD  
 LEE**  
 PENOBSCOT COUNTY, MAINE

E. H. TURNER & ASSOC., Inc. 22 Main St.  
 JANUARY 23, 1992 Lincoln, Maine  
 SCALE: 1\"

**NOTES:**  
 DEED REFER. VOL. 4373, PAGE 4,  
 TOTAL AREA OF LOTS 1-3 32.8 ACES.  
 LOT 3 HAS A RIGHT OF WAY ACROSS THE SOUTHWEST CORNER  
 AND IS DESCRIBED IN VOL. 4608, PAGE 381.  
 ALONG WESTERN BOUNDARY OF THIS SUBDIVISION THERE IS AN  
 EXISTING MEADOWS GRASS AND RED PAINTED LINE. IRON RODS  
 SET AT THE CORNERS OF THESE LOTS WERE SET ON A  
 CALCULATED STRAIGHT LINE.  
 IN ACCORDANCE WITH MAINE LAND SURVEYOR STANDARDS,  
 CONDITION III, EXCEPT NO DESCRIPTION OR REPORT.  
 OWNER'S RESTRICTIVE COVENANTS: NO MOBILE HOMES ON  
 SUBDIVISION LOTS.

STATE OF MAINE  
 PENOBSCOT CO.  
 RECEIVED AND FILED  
 February 4 1992  
 2 10 P M  
 Anne Cynthia Hollister Register



DIANE D. CLIFFORD  
 12 LAKEVIEW STREET  
 LINCOLN, MAINE 04457



C15-92

C15-92

PROPERTY LOCATED AT: Old Steamboat Road, Lee,

### 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: Owner

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: Owner

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

Buyer Initials \_\_\_\_\_

Page 1 of 3

Seller Initials \_\_\_\_\_

**SECTION II – GENERAL INFORMATION**

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: R.O.W.

Source of information: Owner

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? Individual landowners

Road Association Name (if known): N/A

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

If Yes, explain: \_\_\_\_\_

Source of information: Owner

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: Owner

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 information: Owner

Additional Information: Seller is a Maine Licensed Real Estate Broker.

PROPERTY LOCATED AT: Old Steamboat Road, Lee,

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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.

\_\_\_\_\_  
SELLER DATE  
**Kirk Ritchie**

\_\_\_\_\_  
SELLER DATE  
**Carrie Ritchie**

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

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

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

