

# 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.*



Dept. of Professional & Financial Regulation  
Office of Licensing & Registration  
**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 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

MREC Form#3 Revised 07/06

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maineprofessionalreg.org](http://www.maineprofessionalreg.org). Inactive licensees may not practice real estate brokerage.

# 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:** off Engstrom Road, T3R1

**Water Body:** \*

**Subdivision:** lot 16 of Plan Book 2009 Page 25

**Property Owner:** Kirk A. Ritchie

**Price:** \$24,900

**Original Price:**

**Listing Agent:** Kirk Ritchie

**Lot Size:** 1.85 acres

**Access:** R.O.W.

**Flood Plain:** No

**Financing Avail.:** To qualified buyer

**Tax Map:** Map PE001 Plan2 **Lot:** 16

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

**Tree Growth:** No

**Improvements:** wooded & first half of driveway is in place.

**Deed Book:** P/o 11995

**Water Frontage:** \*

**Soil Test:** Yes- needs to be updated.

**Taxes:** \$55.00+/- ('23)

**Page:** 160

**Water:** N/A

**Septic:** N/A

**Electric:** N/A

## Additional Information:

\*Deeded access to Bill Green Pond- see map.

## Directions to Property:

Right onto Main St Lincoln for 0.1 mile to a Right onto Rte 6 east for 5.5 miles to a Right onto Half Township Rd for 6.0 miles to a Right onto Engstrom Rd for 1.7 miles to a Right onto an unnamed dirt road for 1.1 miles. Lot is on Right. Sign is up about 75' into the driveway.

## Remarks:

Remote. Private. Wooded and beautiful. With deeded access to Bill Green Pond, this would be a wonderful place to build your seasonal cabin. POSSIBLE OWNER FINANCING. The driveway is shared with lot 17 and is partially installed.



Sold Date:

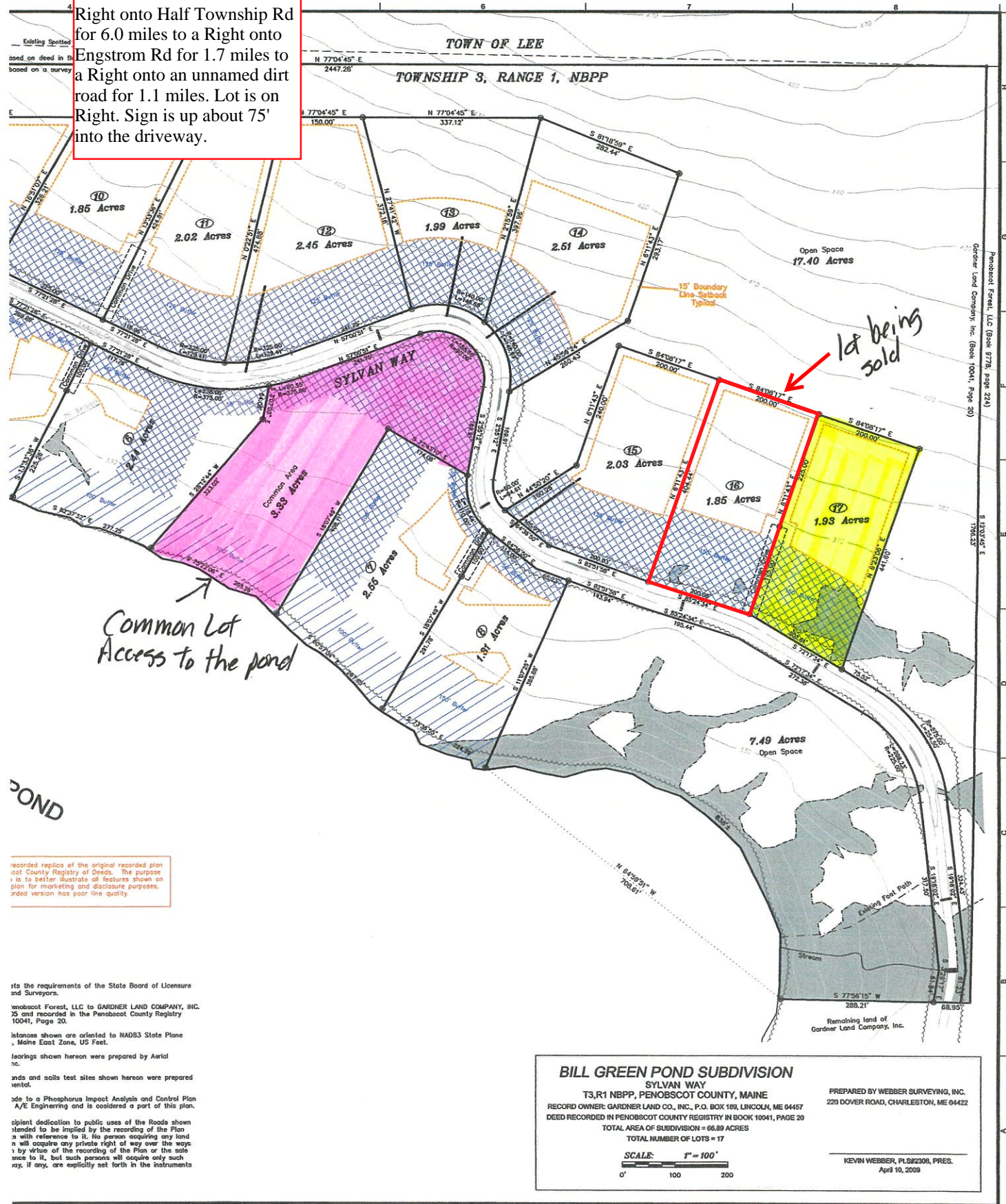
Sold Price:

DOM:

Sold Terms/Conc.:

Selling Agency:

Right onto Main St Lincoln for 0.1 mile to a Right onto Rte 6 east for 5.5 miles to a Right onto Half Township Rd for 6.0 miles to a Right onto Engstrom Rd for 1.7 miles to a Right onto an unnamed dirt road for 1.1 miles. Lot is on Right. Sign is up about 75' into the driveway.



**Bill Green Pond Subdivision**  
(Record Owner: Gardner Land Company, Inc., P.O. Box 189, Lincoln, ME 04457)

**BILL GREEN POND SUBDIVISION  
EXHIBIT E-2  
SUBDIVISION PLAN**

REV.	DATE	DESCRIPTION
KW	5/2/09	Added 75' setbacks on Lots 1, 2, & 6

**WEBBER SURVEYING, Inc.**  
220 DOVER ROAD, CHARLESTON, MAINE 04428 TEL: 288-7460

DATE: April 10, 2009

**E-2**

recorded replica of the original recorded plan not County Registry of Deeds. The purpose is to better illustrate all features shown on plan for marketing and disclosure purposes. Printed version has poor line quality.

meets the requirements of the State Board of Licensure and Surveyors.  
penobscot Forest, LLC to GARDNER LAND COMPANY, INC. was recorded in the Penobscot County Registry 10041, Page 20.  
Distances shown are oriented to NAD83 State Plane - Maine East Zone, US Feet.  
Bearings shown hereon were prepared by Aerial Photogrammetry.  
Boundaries and soils test sites shown hereon were prepared by field notes.  
Reference to a Phosphorus Impact Analysis and Control Plan A/E Engineering and is considered a part of this plan.  
No implied dedication to public uses of the Roads shown hereon is intended to be implied by the recording of the Plan with reference to it. No person acquiring any land hereon will acquire any private right of way over the roads shown hereon by virtue of the recording of the Plan or the sale hereon to it, but such persons will acquire only such rights as are explicitly set forth in the Instruments.

**BILL GREEN POND SUBDIVISION**  
SYLVAN WAY  
T3,R1 NBPP, PENOBSCOT COUNTY, MAINE  
RECORD OWNER: GARDNER LAND CO., INC., P.O. BOX 189, LINCOLN, ME 04457  
DEED RECORDED IN PENOBSCOT COUNTY REGISTRY IN BOOK 10041, PAGE 20  
TOTAL AREA OF SUBDIVISION = 66.89 ACRES  
TOTAL NUMBER OF LOTS = 17  
SCALE: 1" = 100'  
0' 100 200  
PREPARED BY WEBBER SURVEYING, INC.  
220 DOVER ROAD, CHARLESTON, ME 04422  
KEVIN WEBBER, PLS#2308, PRES.  
April 10, 2009

PROPERTY LOCATED AT: off Engstrom Road in Lee- lot 16, T3 R1 NBPP,

**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., Covenants & Restrictions. The driveway is a shared ROW access with lot 17.**

Source of information: **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? **Individual lot owners**

Road Association Name (if known): \_\_\_\_\_

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

If Yes, explain: **The common area access lot is in the shoreland zone.**

Source of information: **Map**

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: **Deed**

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: **Deed**

Additional Information: **There are restrictions in place for these lots. See Deed. The seller is a Maine**

**Licensed Real Estate Broker.**

PROPERTY LOCATED AT: off Engstrom Road in Lee- lot 16, T3 R1 NBPP,

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 A. 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

