

# 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

MLS #: 1591182  
Status: Active

County: Penobscot  
Property Type: Land

Public Detail Report  
Seasonal: No

List Price: \$209,000  
Original List Price: \$209,000



tbd Sucker Brook Road  
T5 R7 WELS, ME 04765

List Price: \$209,000  
MLS#: 1591182



**Land Information**

|                                  |                              |                                    |  |
|----------------------------------|------------------------------|------------------------------------|--|
| <b>Surveyed:</b> Yes             | <b>Waterfront:</b> Yes       | <b>Waterfront Amount:</b> 210      | <b>Road Frontage +/-:</b> 215          |
| <b>Lot Size Acres +/-:</b> 1.4   | <b>Src of Wtrfrt:</b> Survey | <b>Water Frontage:</b> 210         | <b>Source of Road Frontage:</b> Survey |
| <b>Source of Acreage:</b> Survey | <b>Water Views:</b> Yes      | <b>Owned:</b>                      | <b>Zoning:</b> Shoreland               |
| <b>Mobile Homes Allowed:</b> No  |                              | <b>Waterfront Shared +/-:</b> 0    | <b>Zoning Overlay:</b> Yes             |
|                                  |                              | <b>Water Body:</b> Lower Shin Pond |  |
|                                  |                              | <b>Water Body Type:</b> Pond       |  |

**Property Features**

|   |   |  |
|---|---|--|
| <b>Driveway:</b> No Driveway                  | <b>Electric:</b> No Electric  | <b>Roads:</b> Dead End; Gravel/Dirt; Private; Right of Way |
| <b>Parking:</b> No Parking                    | <b>Gas:</b> No Gas  | <b>Site:</b> Wooded  |
| <b>Location:</b> Rural                        | <b>Water:</b> None  |  |
| <b>Recreational:</b> Lake/Fresh Water         | <b>Sewer:</b> Septic Design Available; Septic Needed; Soil Test Available |  |
| <b>Water:</b>                                 |   |  |
| <b>View:</b> Mountain(s); Scenic; Trees/Woods |   |  |

**Tax/Deed Information**

|                            |  |  |
|----------------------------|--|--|
| <b>Book/Page</b> 17083/294 | <b>Full Tax Amt/Yr:</b> \$2,400.11/ 2022 | <b>Map/Block/Lot:</b> PE017 Plan1//P/o 12.3    |
|                            |  | <b>Tax ID:</b> tbdSuckerBrookRoadT5R7WELS04765 |

**Remarks**

**Remarks:** A wonderful cold water lake with views across the entire body of water and of Mt. Katahdin. Nice frontage and year round access (privately plowed). Katahdin Woods & Waters National Monument abuts this lot on the south and ATV & snowmobile trails are nearby. You are also very near the North entrance to Baxter State Park. A better location will be hard to find.

**LO:** CWA & Lake Street Real Estate

**Listing provided courtesy of:**

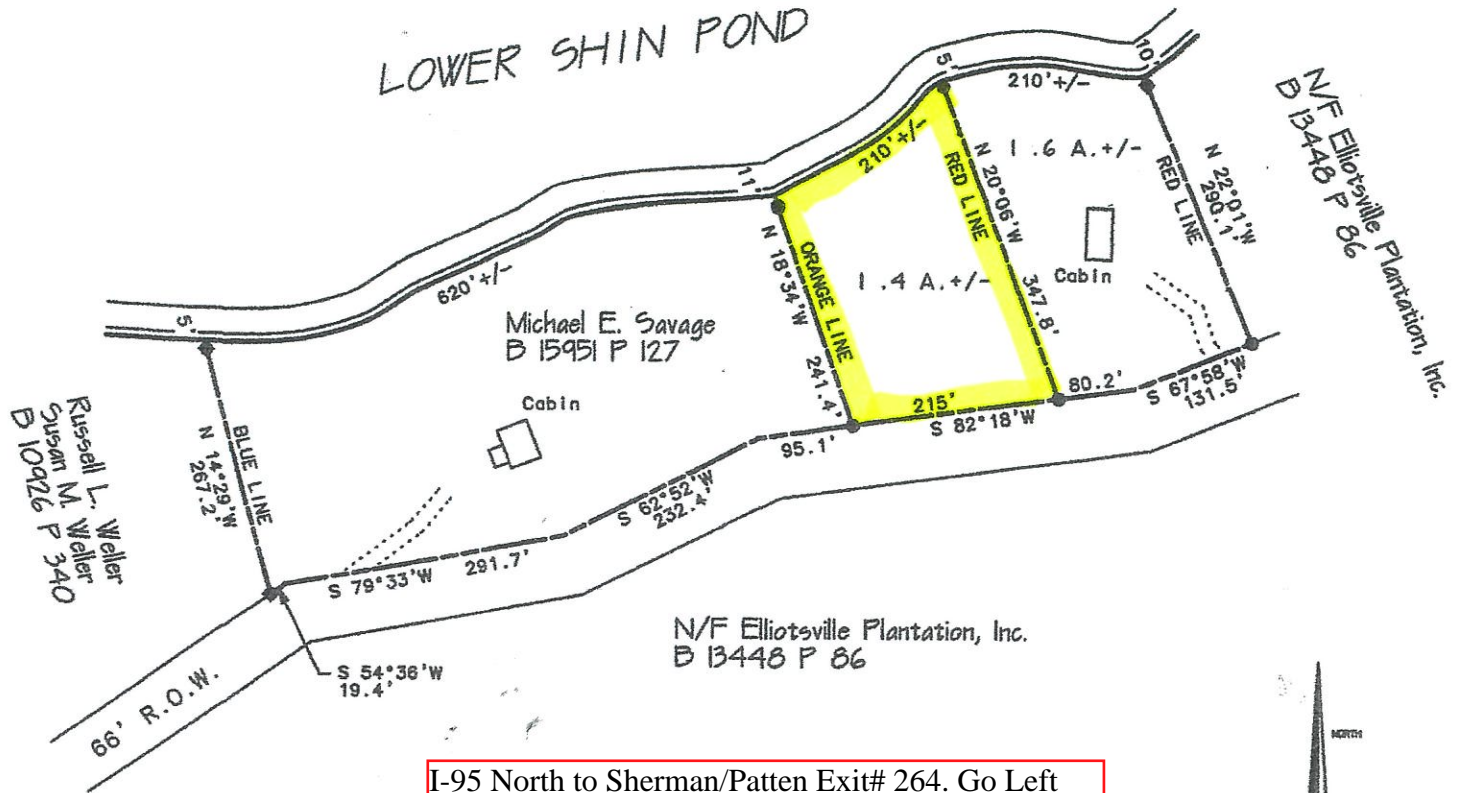
**CWA & Lake Street Real Estate**  
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Prepared by CWA & Lake Street Real Estate on Thursday, June 13, 2024 2:30 PM.

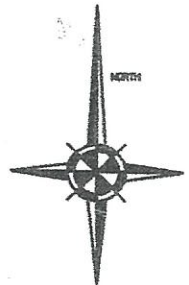
The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2024 and FBS.



LOWER SHIN POND



I-95 North to Sherman/Patten Exit# 264. Go Left off the exit for 0.2 mile where you move onto Rte 11 north for 9+/- miles to a Left onto the Shin Pond Road/Rte 159 for 1.4 miles to a Left, at "Peavey Corner" onto Waters Road for 2.4 miles. Go straight at the top of the hill onto the American Thread Road for 3.0 miles to a "Y". Go Right at "Y" for 0.9 miles to a "Y". Go Right at the "Y" for 2.5 miles to a Right onto the Grondin Road for 0.3 miles to a Left onto Sucker Brook Road for 2.8 miles. Property is on the Left.



LEGEND

● IRON ROD

SURVEY PLAN

FOR  
**SCOTT SAVAGE**  
 IN  
**T5 R7 W.E.L.S.**

PENOBSCOT COUNTY, ME

June 25, 2021  
 CLS FILE 9521 S

NOTES

1. This survey was done according to an agreement with Scott Savage.
2. This plan is not authentic unless embossed and signed by Roger J. Coolong, PLS 1276 or Terri R. Coolong, PLS 2259.
3. Bearings are based on grid north. State of Maine coordinates. East Zone.
4. Deed reference: Scott J. Savage, P.C.R.D., Book 15951 Page 129.





### 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 \_\_\_\_\_

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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: Deed & 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 Lot Owners

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: Shoreland Zoning

Source of information: Town

Is the property the result of a division within the last 5 years (i.e. subdivision)?  Yes  No  Unknown

If Yes, explain: The original lot was split in 2024

Source of information: Deed & 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: \_\_\_\_\_



PROPERTY LOCATED AT: **tbd Sucker Brook Road, T5 R7 WELS, ME 04765**

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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  
**Kim Savage**

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

\_\_\_\_\_  
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