

CWA & Lake St.

Real Estate

Property Information Package

207-794-2460

cwa@ctalakestreet.com
<http://www.ctalakestreet.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. Inactive licensees may not practice real estate brokerage.

MLS #: 1593740
Status: Active

County: Penobscot
Property Type: Land

Public Detail Report
Seasonal: Yes

List Price: \$49,900
Original List Price: \$49,900



tbd Pierce Webber Road
Lincoln, ME 04457

List Price: \$49,900
MLS#: 1593740



Land Information

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	447
Lot Size Acres +/-:	3.52	Water Views:	No	Source of Road Frontage:	Survey
Source of Acreage:	Survey			Zoning:	See Town of Lincoln
Mobile Homes Allowed:	Unknown			Zoning Overlay:	No

Property Features

Driveway:	Gravel	Electric:	Generator Hookup; Off Grid	Roads:	Association; Dead End; Gravel/Dirt; Private; Right of Way; Seasonal
Parking:	1 - 4 Spaces	Gas:	No Gas	Site:	Wooded
Location:	Rural	Water:	Private; Well Existing on Site	Other Structures:	Shed
View:	Trees/Woods	Sewer:	Private Sewer; Soil Test Available		

Tax/Deed Information

Book/Page	15022/153	Full Tax Amt/Yr:	\$296.75/ 2024	Map/Block/Lot:	41/1/15
				Tax ID:	tbdPierceWebberRoadLincoln04457

Remarks

Remarks: Rural. Quiet. Peaceful and less than a 1/4 mile from the landing to Upper Pond with a 12x16 shed, a drilled well, gray water bed for your camp, 11000 watt generator and easy & direct access to some of Maine's best recreational areas- this is a piece of God's Country that you should not pass up.

LO: CWA & Lake Street Real Estate

Listing provided courtesy of:

CWA & Lake Street Real Estate
CWA & Lake Street Real Estate
5 Lake Street
Lincoln, ME 04457
207-794-2460
207-794-2460
cwa@cwalakestreet.com
<http://cwalakestreet.com/>

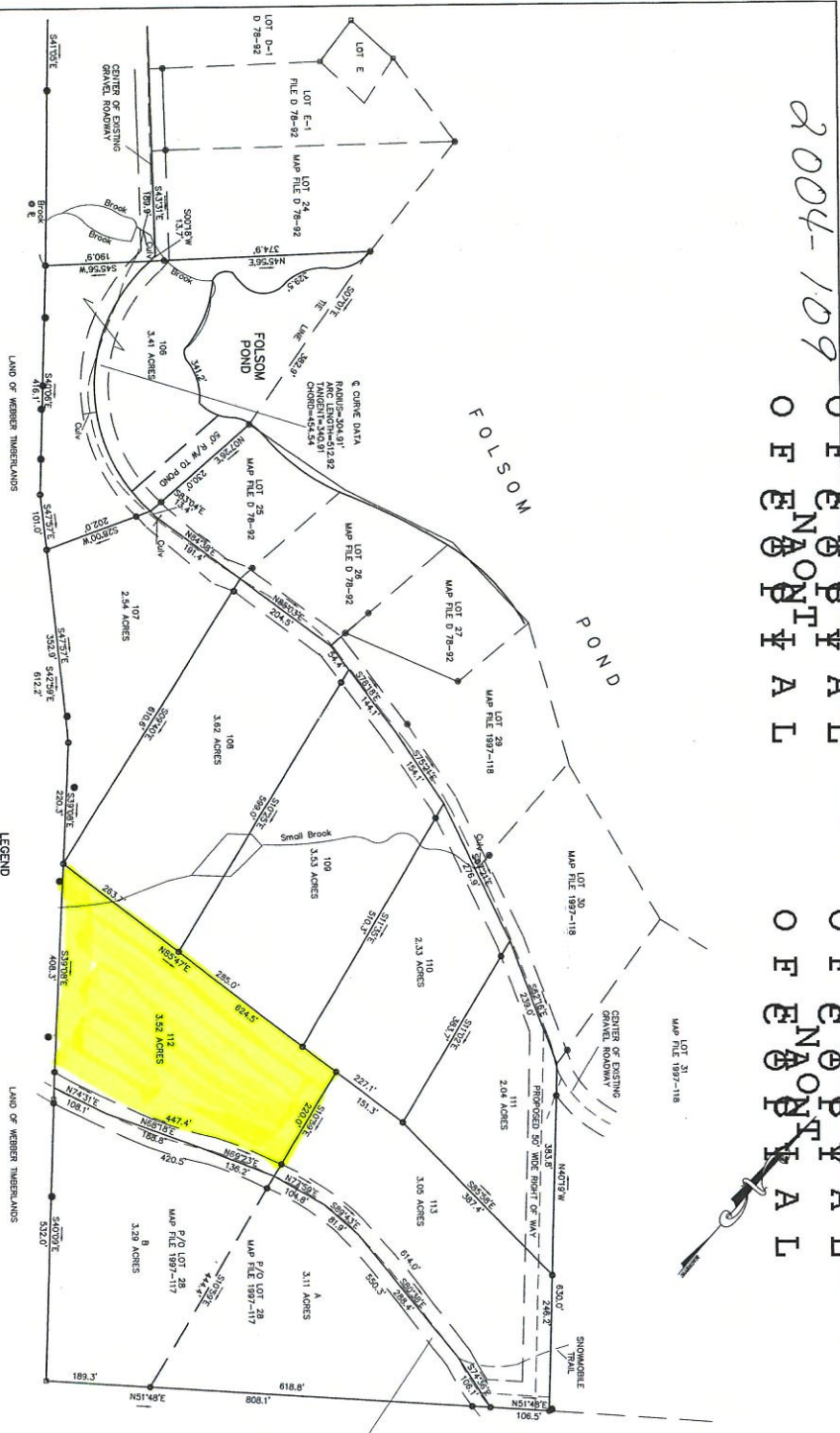
Prepared by CWA & Lake Street Real Estate on Thursday, June 27, 2024 4:01 PM.

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.



Left onto Main Street Lincoln for 1 mile to a Left onto Transalpine Ave for 2.4 miles to a Left onto Folsom Pond Road for 1.5 miles to a Right staying on Folsom Pond Road for 0.6 miles to a Right onto Pierce Webber Road for 1.3 miles. Property is on Left.

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- NOTES:
- 1) RECORD OWNER IS S.L.R. CORPORATION, 867 ALBANY STREET.
 - 2) CURRENT OWNER OF THE PROPERTY IS RISE.
 - 3) TOTAL ACRES TO BE DEVELOPED ON THIS SUBDIVISION IS 24.46 ACRES.
 - 4) THE PROPERTY IS BOUND BY THE RIGHTS OF WAY SHOWN HEREON AND PRIVATE WAYS TO BE MAINTAINED BY THE MAINTENANCE OF SAID RIGHTS OF WAY OR BE RELOCATED TO ASSURE OWNERSHIP.
 - 5) BY JOHN WHITNEY, SOILS ANALYST AS SET FORTH BY THE STATE OF MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS FOR A STANDARD BOUNDARY SURVEY CATEGORY 1 CONDITION II, WITH THE A PROPERTY DESCRIPTIONS HAVE NOT BEEN REVIEWED.
 - 6) THE LOTS SHOWN ARE NOT PART OF THIS SUBDIVISION, SIMPLY A SPLIT OF A PREVIOUSLY APPROVED LOT. IT IS INCLUDED ON THIS PLAN BECAUSE OF LOT 28 OF MAP FILE 1997-117 IS A FLOOD ZONE, BUT ONLY WHEN THE 8) LOT STRUCK BE IN THE 100 YEAR FLOOD ZONE.
 - 7) NO BUILDINGS OR STRUCTURES ALLOWED ON THIS LOT.
 - 8) ALL UTILITIES SHOWN ARE AS SHOWN ON THIS SITE, BUT NOT A PROBLEM.
 - 9) ALL UTILITIES ON THIS SITE ARE LESS THAN 18 IN.
 - 10) EXISTING STRINGS ARE INTERMITTENT AND NOT A BIODIVERSITY HAZARD.
 - 11) EXISTING STRINGS ARE INTERMITTENT AND NOT A BIODIVERSITY HAZARD.
 - 12) EXISTING STRINGS ARE INTERMITTENT AND NOT A BIODIVERSITY HAZARD.

PLANNING BOARD APPROVAL

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN IN THIS PLAN, THE BOARD HAS APPROVED THE SUBDIVISION SHOWN IN THIS PLAN AND HAS APPROVED THE SUBDIVISION SHOWN IN THIS PLAN AND HAS APPROVED THE SUBDIVISION SHOWN IN THIS PLAN.

TOWN OF LINCOLN PLANNING BOARD

CHURCHMAN
 JOHN B. BROWN 3/17/04
 SHARON B. BROWN 3/17/04
 DEBRA L. BROWN 3/17/04
 CLARENCE F. BROWN 3/17/04

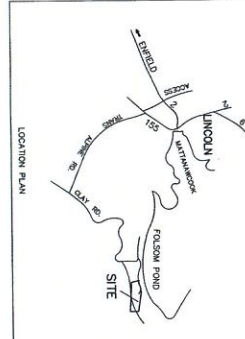
DATE: 7-17-04

STATE OF MAINE
 RECORDS DEPARTMENT
 RECEIVED July 21, 2004
 in Plan File 2004-109

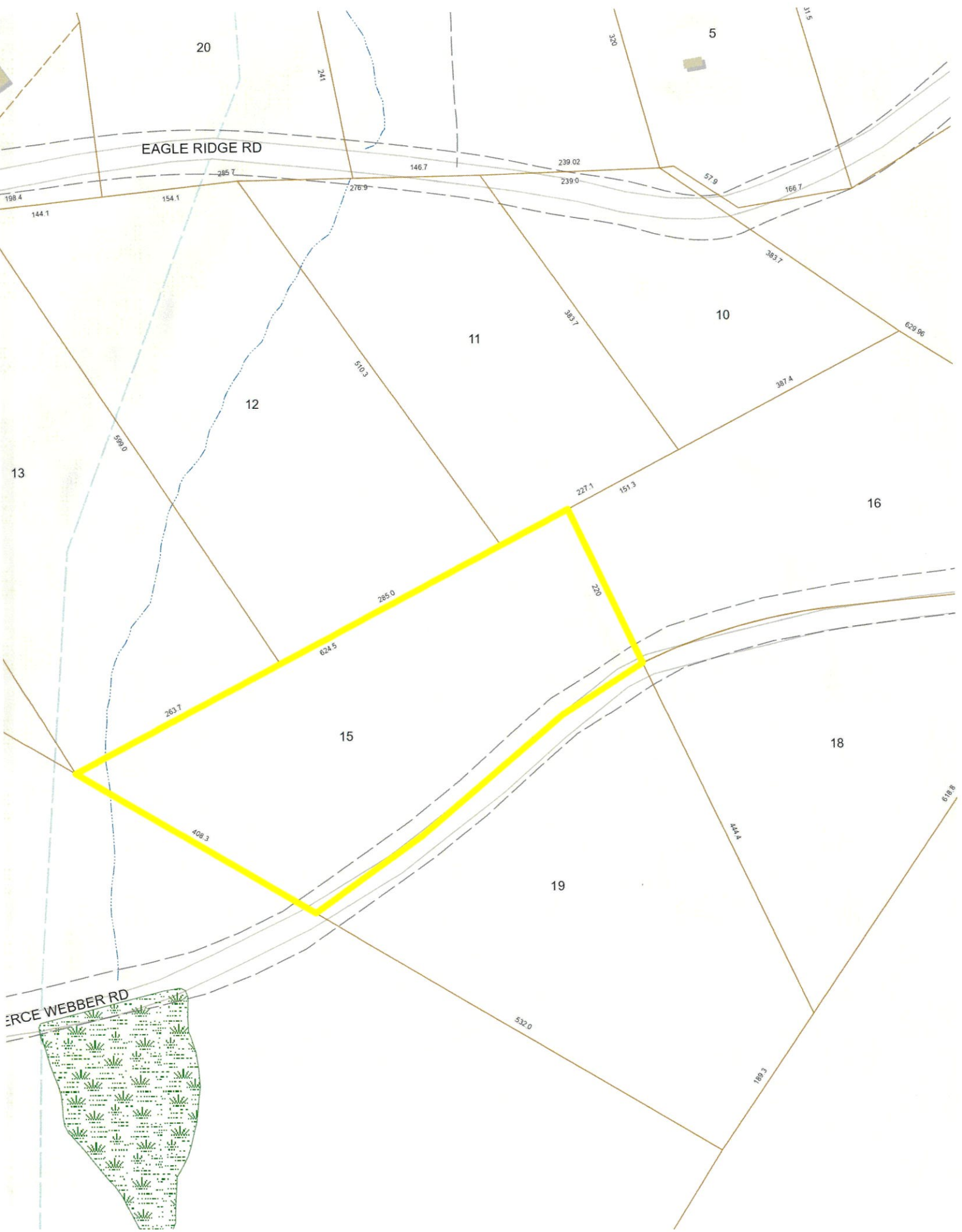
ATTEST:
 DEBRA L. BROWN
 CLERK



FINAL SUBDIVISION PLAN
 BACK LOT SUBDIVISION
 FOLSOM POND ROAD
 LINCOLN, MAINE
 S.L.R. CORPORATION (OWNER)
 867 ALBANY STREET, BOWDOIN, ME
 SCALE: 1" = 100'
 SHEET 2 OF 2 DATE: JUNE 2, 2004



2004-109



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., mineral reservation.**

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): **see additional information below.**

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 & Deeds**

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: **There is a road association for the Folsom Pond Rd which this lot owner says is voluntary.**

PROPERTY LOCATED AT: tbd Pierce Webber Road, Lincoln, ME 04457

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
Doug Shartzter

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

