

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.

Public Detail Report

MLS #: 1595454

County: Hancock

Seasonal: No

List Price: \$125,000

Status: Active

Property Type: Land

Original List Price: \$125,000

Directions: From Burlington, Take Rte. #188 Through Grand Falls to where it turns to gravel and becomes Nicatous Rd. Continue on Nicatous Rd. until you get to Kneeland Way on the right just before the landing on Nicatous Lake. Use the plot plan from here.



02-17/19 County Road
T3 ND, ME 04417

List Price: \$125,000
MLS#: 1595454



Land Information

Surveyed:	Yes	Waterfront:	Yes	Waterfront Amount:	114	Road Frontage +/-:	755
Lot Size Acres +/-:	1	Src of Wtrfrt:	Deed	Water Frontage:	114	Source of Road Frontage:	Deed
Source of Acreage:	Deed	Water Views:	Yes	Owned:		Zoning:	D-RS
Mobile Homes Allowed:	No			Waterfront Shared +/-:	0	Zoning Overlay:	Unknown
				Water Body:	Nicatous Lake		
				Water Body Type:	Lake		

Property Features

Driveway:	No Driveway	Electric:	No Electric	Roads:	Gravel/Dirt; Private; Public
Parking:	Other Parking	Gas:	No Gas	Site:	Right of Way; Rolling/Sloping; Wooded
Location:	Abuts Conservation; Rural	Water:	None		
Recreational Water:	Lake/Fresh Water	Sewer:	Septic Needed		
View:	Trees/Woods				

Tax/Deed Information

Book/Page/Deed:	7246/290/All	Full Tax Amt/Yr:	\$169/ 2023	Map/Block/Lot:	02//17/19
Deed/Conveyance Type Offered:	Warranty			Tax ID:	02-17/19NicatouseRoadT3ND04417

Remarks

Remarks: Come check out what might be one of the last available undeveloped lots on Nicatous Lake. This large lake has been a destination for outdoorsman for decades. Miles of undeveloped shoreline are in conservation destined to be forever wild. With direct access to the county road and only a few feet from the public boat launch this is a rare find for a deep wilderness lakefront lot with year around access. Come take a look today.

LO: CWA & Lake Street Real Estate

Listing provided courtesy of:

Edmund {Tate} Aylward
CWA & Lake Street Real Estate
5 Lake Street
Lincoln, ME 04457
207-794-4208
207-794-2460
tate@cwalakestreet.com
<http://cwalakestreet.com/>

Prepared by Edmund {Tate} Aylward on Monday, July 01, 2024 8:13 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.

● PLS 1297 pin & post

COUNTY ROAD

Nicatous Lake

Penelope Lovejoy
2800 / 490

John & Susan Starrett
2629 / 241

P. Kneeland
Lot 4
2694 / 11

Charles & Jane Simmers
Lot 5
1342 / 305

Prairie Bacon Merriam
Lot 6
1342 / 305

P. Kneeland
Lots 7 & 8
3271 / 171

Lisa Becker
Lot 9
3271 / 171

P. Kneeland
Lot 10
3271 / 171

Scott Curtis ET ALS
2916 / 251

OLD WEST LAKE TOTE ROAD



Prairie Bacon Merriam
1342 / 305

Penelope Kneeland
4668 / 238-241



Out Lot

SHOARES ROAD

Robbins Lumber Inc.
2552 / 25

Peter & Nancy
Shoares
2016 / 349

Sketch
of a partial lot
Penelope L.
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PROPERTY LOCATED AT: TBD Kneeland Way, T3 ND, ME 04417

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? N/A

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): N/A Size of tank(s): N/A

Location: N/A

What materials are, or were, stored in the tank(s): N/A

Have you experienced any problems such as leakage: Yes No Unknown

Comments: None

Source of information: Owners

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: None

Source of information: Owners

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

Buyer Initials _____

Seller Initials JWK Sin K

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: There are rights of way for the out lots contained within the lot.

Source of information: Deed and Survey.

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? N/A

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: LUPC Website

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

If Yes, explain: N/A

Source of information: Owners

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: N/A

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: Owners

Additional Information: The property is accessed by Nicatous Road which is a county Road. Kneeland way and Shoares Road are private and maintained by the people that use it.

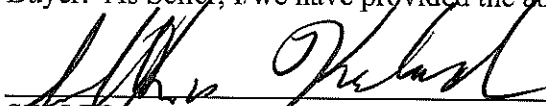
Buyer Initials _____

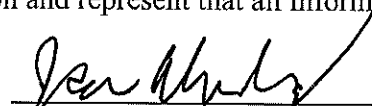
Seller Initials JWK SAK

PROPERTY LOCATED AT: TBD Kneeland Way, T3 ND, ME 04417

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 _____
Stephen W. Kneeland


SELLER _____ DATE _____
James W. Kneeland

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 _____



NICATOUS LAKE

T3 ND, T40 MD, and T41 MD, Hancock Co.
U.S.G.S. Spring Lake, ME (7½'),
West Lake, ME (7½'), and
Gassabias Lake, ME (7½')

FISHES

Landlocked salmon	Blacknose dace
Brook trout	Creek chub
Rainbow smelt	Fallfish
Smallmouth bass	White sucker
White perch	Brown bullhead
Yellow perch	Banded killifish
Chain pickerel	Redbreast sunfish
Minnows	American eel
Golden shiner	

Physical characteristics

Area - 5165 acres

North basin

Maximum depth -	Temperatures
38 feet	Surface - 72°F.
	38 feet - 51°F.

Central basin

Maximum depth -	Temperatures
40 feet	Surface - 72°F.
	38 feet - 56°F.

South basin

Maximum depth -	Temperatures
56 feet	Surface - 72°F.
	45 feet - 58°F.

Principal fisheries: Landlocked salmon, smallmouth bass, white perch, chain pickerel

Nicatus Lake is a very long, (over 8 miles), narrow lake at the head of Nicatus Stream, tributary to the Passadumkeag River. The lake is surrounded by spruce and fir forest with some hardwoods and pine. Many islands are scattered throughout the lake, and many of these have a camp or a summer home located on them. For many years there was a dam on the

outlet that held a water level that was 4-5 feet higher than the current level. This high level eroded most of the soil along what is the present shoreline resulting in its extremely rocky appearance. There are numerous rocky points and shoals throughout the lake. There is a mostly sandy bottom below the rocks and there are several sandy beaches around the lake. Mud bottom and emergent vegetation can be found in many of the coves. The water has a very brown tint caused by the many years of high water levels eroding organic material into the lake. The lake is generally shallow and although there is some cool water near the bottom it is very low in oxygen.

Salmon are stocked each year and provide a fishery. Salmon spawn in several of the tributaries and outlet, but the young apparently cannot survive the competition and predation of the large warmwater fish population. A fishway should be maintained in the outlet dam to allow adult fish to return to the lake after spawning. The lake is well known for its bass, perch, and pickerel fisheries. It is very possible that brown trout could provide a good fishery if they were introduced into the lake.

There are two areas of development on the lake. There have been several camps and sporting lodges on the north end for many years and recently there has been a large area of camp development along the east shore of the south basin. There are one public and two private boat launch sites on the north end of the lake. The public site is unimproved and difficult to use. There is also an improved site located in the developed area in the south basin.

Surveyed - August, 1952

(Revised - 1996)

Maine Department of Inland Fisheries and Wildlife
Funded in part by the Federal Aid in Restoration Act
under Federal Project F-28-P
L4766F



OUTLET

Approximate location
of property.

NICATOUS LAKE

T3 ND, T40 MD, T41 MD, HANCOCK CO, MAINE

AREA 5165 ACRES

