

16 Round Pond Thruway

LEE, MAINE



\$299,900



THE LAND BROTHERS™
YOUR MAINE LAND EXPERTS

LOG CABIN | HUNTING | TIMBERLAND

16 Round Pond Thruway

LEE, MAINE

Introduction:

In residential real estate it is rare to find a property for sale that fronts a wild pond. To find one that fronts two, that is a new definition of scarcity. On Weir and Round Ponds in the woods of Lee, Maine, there is an off grid property like no other. The two bedroom one bath cottage lives on a bridge of land that separates the two ponds. The owners designed it for year round use as a primary residence or a vacation home. This comfortable cabin has the quintessential wrap around porch with views of both ponds. A low maintenance exterior is finished with long lasting cedar shingle and roofed in metal to shed winter snows.



Property Highlights:

43+/- Acres

Frontage on 2 Pond

2 Bedrooms

1.5 Bathrooms

Hunting Land

Granite Counters

Private



Property Contacts:

Code Enforcement Officer: Dwight Tilton (207)738-2134

School Department: MSAD 30- 31 Winn Road (207)738-2665

Local Town Office: 29 Winn Road (207)738-2134

Tax Assessor: Philip Drew (207)745-9214

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Location:

The property is located near the southeast corner of Lee. The abutting towns of Number 3 Township, Springfield and Lakeville share this corner. This is a semi-remote spot yet only 25 minutes by car to Lincoln, Maine. Call today to schedule a showing of this rare opportunity.

Taxes:

\$1,0733/ 2016

Maps:

Map 3 Lot 36A

Latitude/Longitude:

45.337327/-68.231084





Acreage & Land Use:

43 +/- acres of mature red and white pine and ancient hemlocks growing in a near parklike setting surround the cabin and keep it hidden from view. The home sets on an elevated site with a natural slope to the frontage on each pond. Near the cabin is a gravel bottom swimming hole on the Weir Pond side and room for a dock on the Round Pond side.

County Registry Deed:

Book 6487 Page 120

Access:

Over Weir Pond Road

Tree Growth Status:

Partial



Round & Weir Ponds:

Round Pond is spring fed 10 acre brook trout pond with depths up to 29 feet. Only one other cabin is on this pond. Weir Pond is a 45 acre pond with depths up to 25 feet. This is the headwaters of the Passadumkeag River and is an underutilized resource for wilderness paddling enthusiasts.



Survey:

Yes

Soil Test:

Yes

Road Frontage:

Gravel Road

Water Features:

Round Pond & Weir Pond 795+/-' total

Square Footage

720+/-

Roofing:

Metal

Siding:

Wood- Cedar



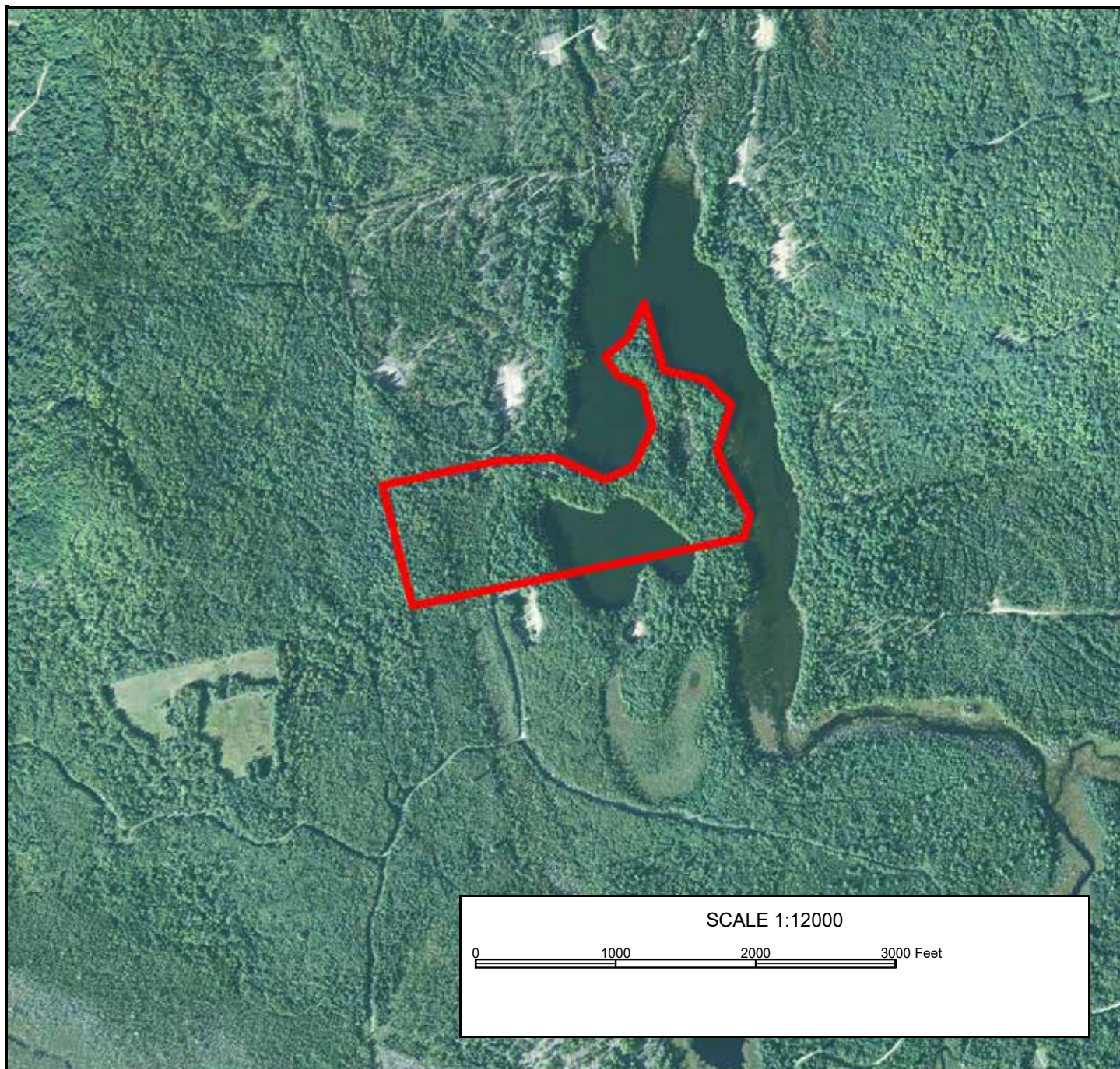
Cabin:

When you enter the home the first thing you notice is the beautiful wood interior finish. There is a pleasant contrast between the hardwood flooring and the matched pine walls. Custom windows bring in natural light that warms the wood cathedral ceiling above an open kitchen, dining, and living room space. Next you are amazed at the kitchen finish in an off grid setting. A quality gas range and refrigerator are connected by gorgeous granite counters with pink and blue highlights. The living area is completed with a first floor bedroom adjacent to the full bath and an upstairs master bedroom with its own half bath.

The mechanicals of this home are top notch. An efficient diesel power generator is muffled in its own building keeping sound to a minimum. Heating is done with an LP gas stove, which requires no electricity, and a modern heat pump for both heating and cooling. The home sets on a full concrete footer and has a drilled well and modern septic system.



43 +/- Acres
Weir & Round Ponds
Lee, Maine

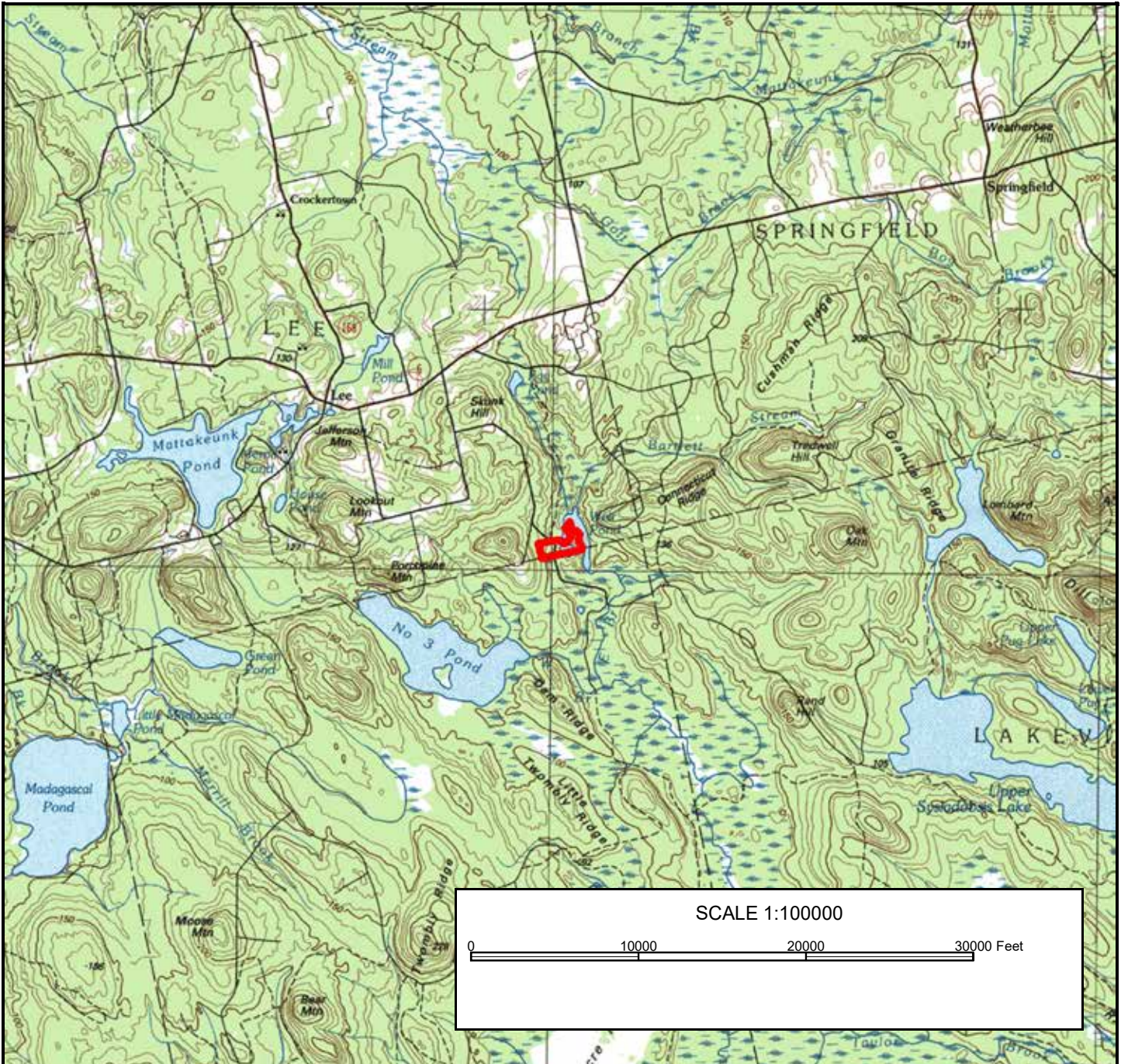


SCALE 1:12000

0 1000 2000 3000 Feet

DISCLAIMER - The statements, information, data, figures and maps (collectively the "Material") contained herein were obtained by United Country Life Style Properties of Maine (Broker) from the seller and other sources. While the Material is considered reliable, neither the Broker nor seller make any guarantee, warranty or representation as to the correctness or accuracy of any of the Material. In particular, tax maps and other sketches of the property, which are not based on standard boundary surveys, should not be considered accurate representations of property boundary lines. All warranties are disclaimed with respect to subdivision issues, development potential, timber volumes, property tax issues, improvements located on the property, the location and/or boundaries of the property, title to the property, environmental compliance and compliance with applicable zoning or land use regulations, laws or ordinances. All Material is subject to change and should be independently verified in consultation with legal counsel, land use and environmental consultants, accountants and/or investment advisors. Neither Broker nor seller shall be responsible for any typographical errors, misinformation or misprints. All properties are subject to prior sale, change or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller.

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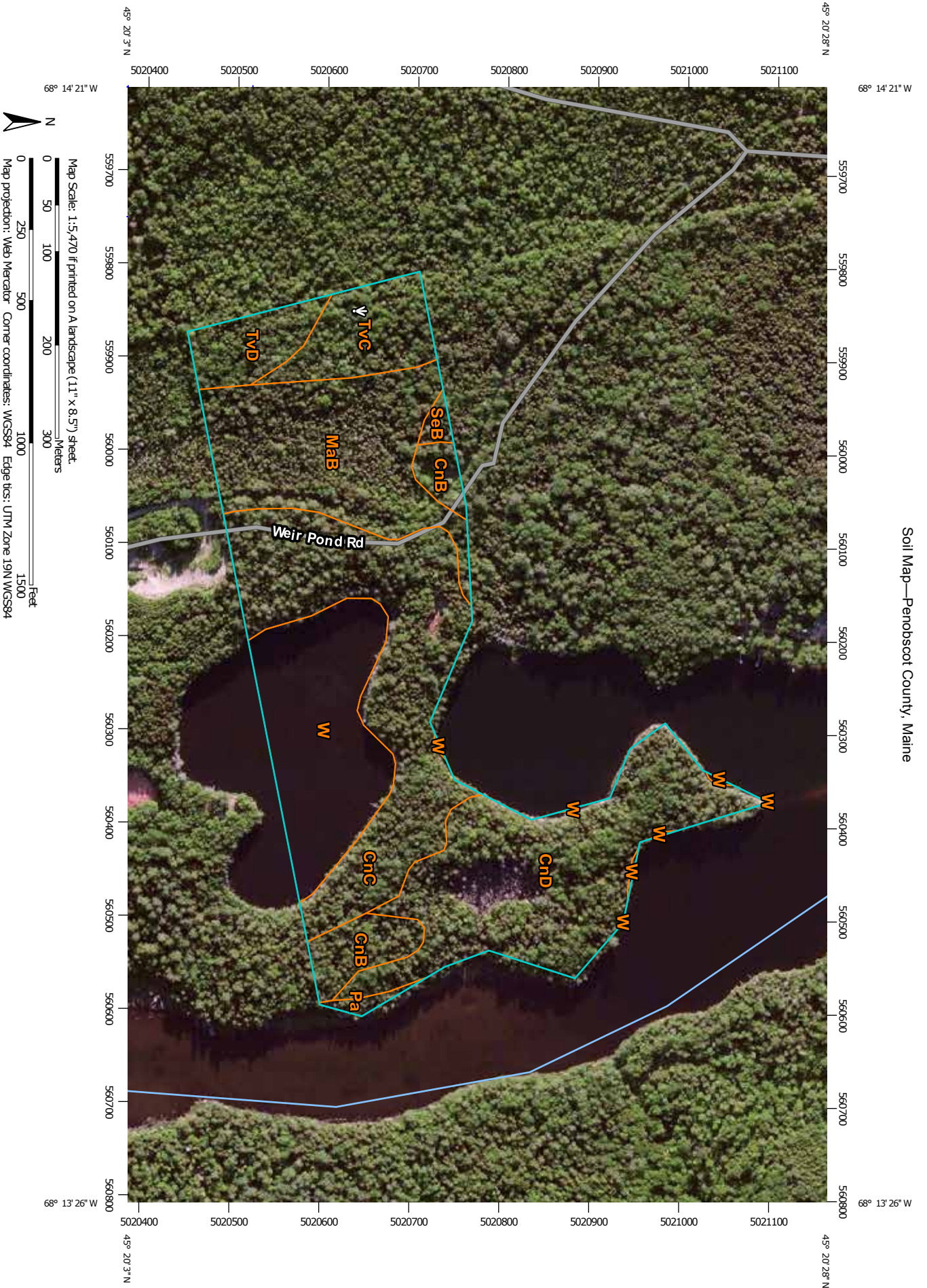


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Map Unit Legend

Penobscot County, Maine (ME614)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CnB	Colton gravelly sandy loam, dark materials, 2 to 8 percent slopes	2.5	4.8%
CnC	Colton gravelly sandy loam, dark materials, 8 to 15 percent slopes	13.2	25.1%
CnD	Colton gravelly sandy loam, dark materials 15 to 25 percent slopes	12.8	24.4%
MaB	Machias fine sandy loam, 0 to 8 percent slopes	9.5	18.1%
Pa	Peat and Muck	0.3	0.5%
SeB	Stetson fine sandy loam, 2 to 8 percent slopes	0.3	0.6%
TvC	Thorndike very stony silt loam, 8 to 15 percent slopes	3.4	6.4%
TvD	Thorndike very stony silt loam, 15 to 35 percent slopes	2.2	4.2%
W	Water bodies	8.3	15.9%
Totals for Area of Interest		52.4	100.0%







































Soil Map—Penobscot County, Maine



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

	Area of Interest (AOI)		Spill Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features			
	Blowout	Water Features	
	Borrow Pit		Streams and Canals
	Clay Spot	Transportation	
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp	Background	
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Penobscot County, Maine
 Survey Area Data: Version 14, Sep 14, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 7, 2011—Jun 22, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

