

# *South of Call Road*

EXETER, ME



*\$123,000*



**THE LAND BROTHERS™**  
YOUR MAINE LAND EXPERTS

**PROPERTY INFORMATION PACKET**



# LOT 39 SOUTH CALL ROAD

*Exeter, Maine*

246± acres of land located just 16 miles west of Bangor, Maine. The property consists of rolling timberland with a mixture of hardwood and softwood. Elevations on the site range from about 350 to 480 feet. The property has a series of gentle ridges with most running in an east/west orientation separated by shallow intermittent creeks. The evidence of the parcels past farming use appears in pine plantations on the property. NRCS soil mapping shows a majority of rocky and silty loams mostly great for growing trees and locations suitable for crops and more intensive farming. The property has recently had a thinning timber harvest leaving a well-spaced forest. The thinning has opened up trails and new roads giving better foot and vehicle access. The potential uses for the property are home sites, hunting, and other recreation uses, and timber management to name a few.



DISCLAIMER: WILDLIFE PHOTOS NOT TAKEN ON PROPERTY



## *Property Highlights*

246± acres

Owner financing available

Recently thinned timber harvest

Trails and new roads

Hunting, home sites, and more opportunities



**Phil McPhail** *Designated Broker, ALC*

Cell: 207.290.0372

Office: 207.794.6164

Email: [phil2@lifestylepropertiesme.com](mailto:phil2@lifestylepropertiesme.com)

## **PROPERTY CONTACTS**

Code Enforcement Officer: Phil Stevens 774.276.0854

Tax Assessor: Rick Thibodeau 207.478.8799

School Districts: AOS 94 175 Fern Street #1, Dexter, ME 04930 207.924.7660

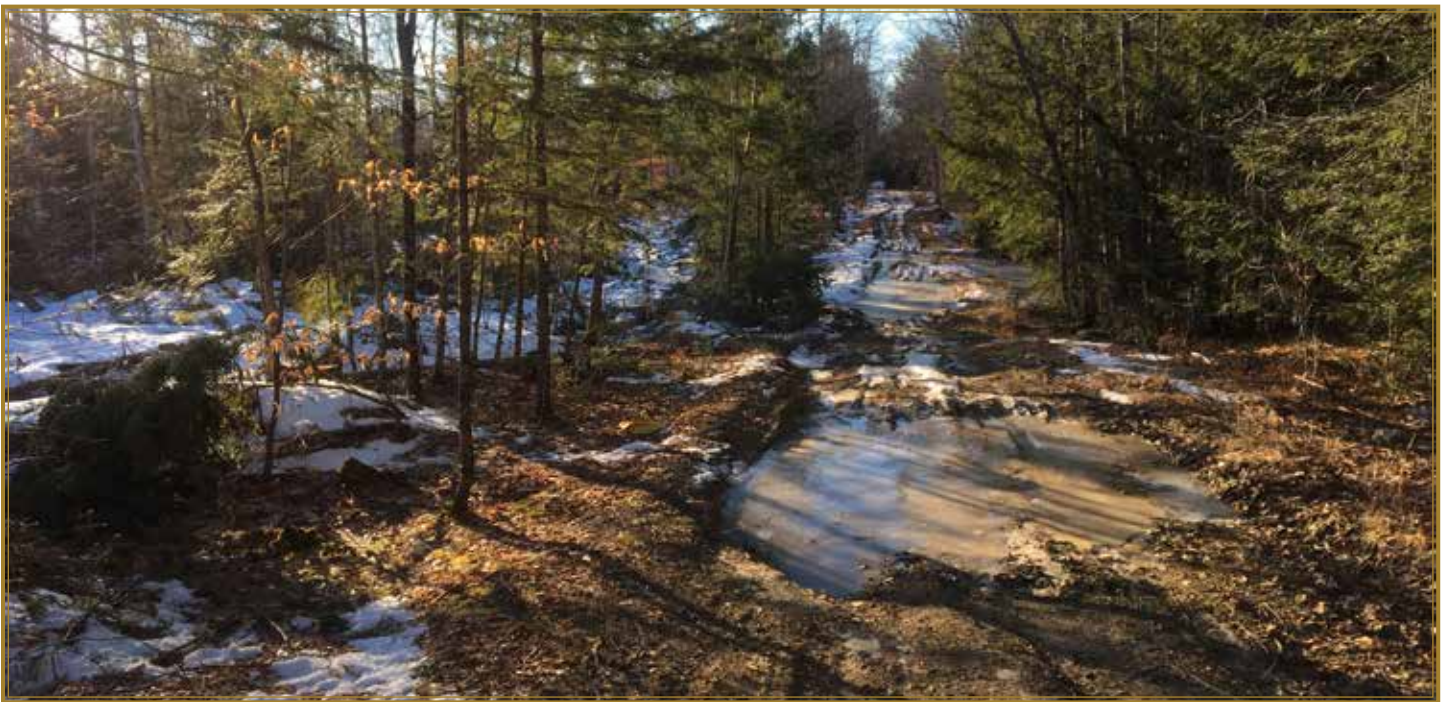
Local Town Office: 1220 Stetson Road, Exeter, ME 04435 207.379.2191





# Recreational Opportunities

Outdoor recreation is a highlight of this location. The local snowmobile and ATV clubs maintain a trail system with dozens of miles of trails. The large lakes of Sebec, Pushaw, and Pleasant offer different boating and fishing opportunities all within a short drive of Call Road. The terrain of the property and its proximity to agricultural fields make it a no-brainer for any hunting enthusiast. This is a good quality parcel with terrific natural features that should be on your list if you are looking for a mid-sized tract of Maine land. The owner will finance the sale for qualified buyer. Call today for more details and to schedule an appointment to see it.



## LAND INFO

**TAXES** \$1565.50

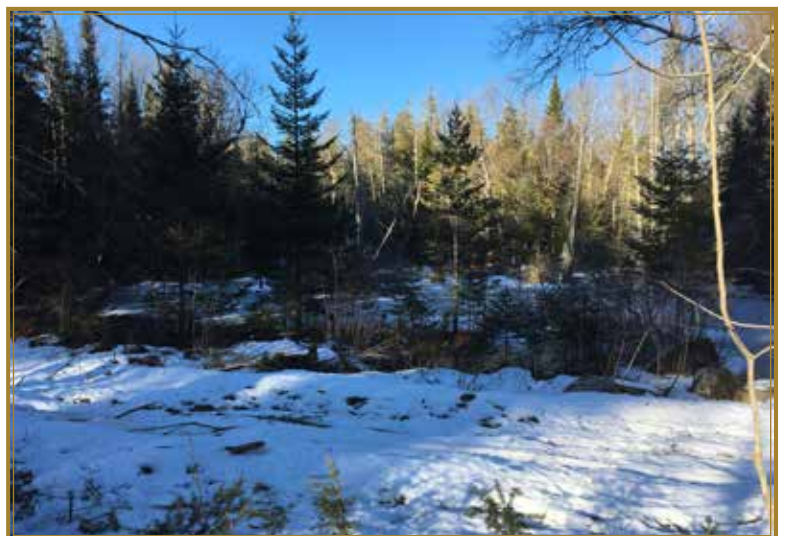
**TAX YEAR** 2018

**TAX MAP/LOT NUMBER** Map 3 Lots 1 & 39

**TREE GROWTH TAX STATUS** Partial

**MOST RECENT HARVEST** 2018

**NEAREST MILLS** Pittsfield, Dover-Foxcroft





# Water Features

The small creeks on the property make up the headwaters of both Berry and Call Brook. These creeks emerge from springs and natural runoff on the property then flow south and east toward Pleasant Lake in Stetson.



## WATER AND LAND USE

**ZONING** Rural

**PERMITTED USES** Hunting, residential

**LEASES** None

**EASEMENTS** Access easements in deed

**SOIL TESTED** No

**SURVEYED** No







The property is located at the end of Call Road in Exeter which is a very quiet and rural location. Electric power is adjacent to the property. From the lot it is approximately 16 miles to Bangor International Airport and 20 miles to two major hospitals, large retail stores, restaurants, casino, and more. The University of Maine in Orono is 26± miles from the land. The local area is mostly small farms and undeveloped forest land.



## NEARBY

**POLICE & FIRE** County Sheriff/Volunteer Fire

**NEAREST SHOPPING** Bangor 14± miles

**NEAREST CITY** Bangor 14± miles

**NEAREST AIRPORT** BGR 16.5± miles

**DISTANCE FROM INTERSTATE** 17± miles

**DISTANCE TO BOSTON, MA** 227± 3 hr 35 min



# Exeter - 304 +/- acres

Penobscot County, Maine, 304 AC +/-



— Primary Road  Boundary - Not a survey

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway



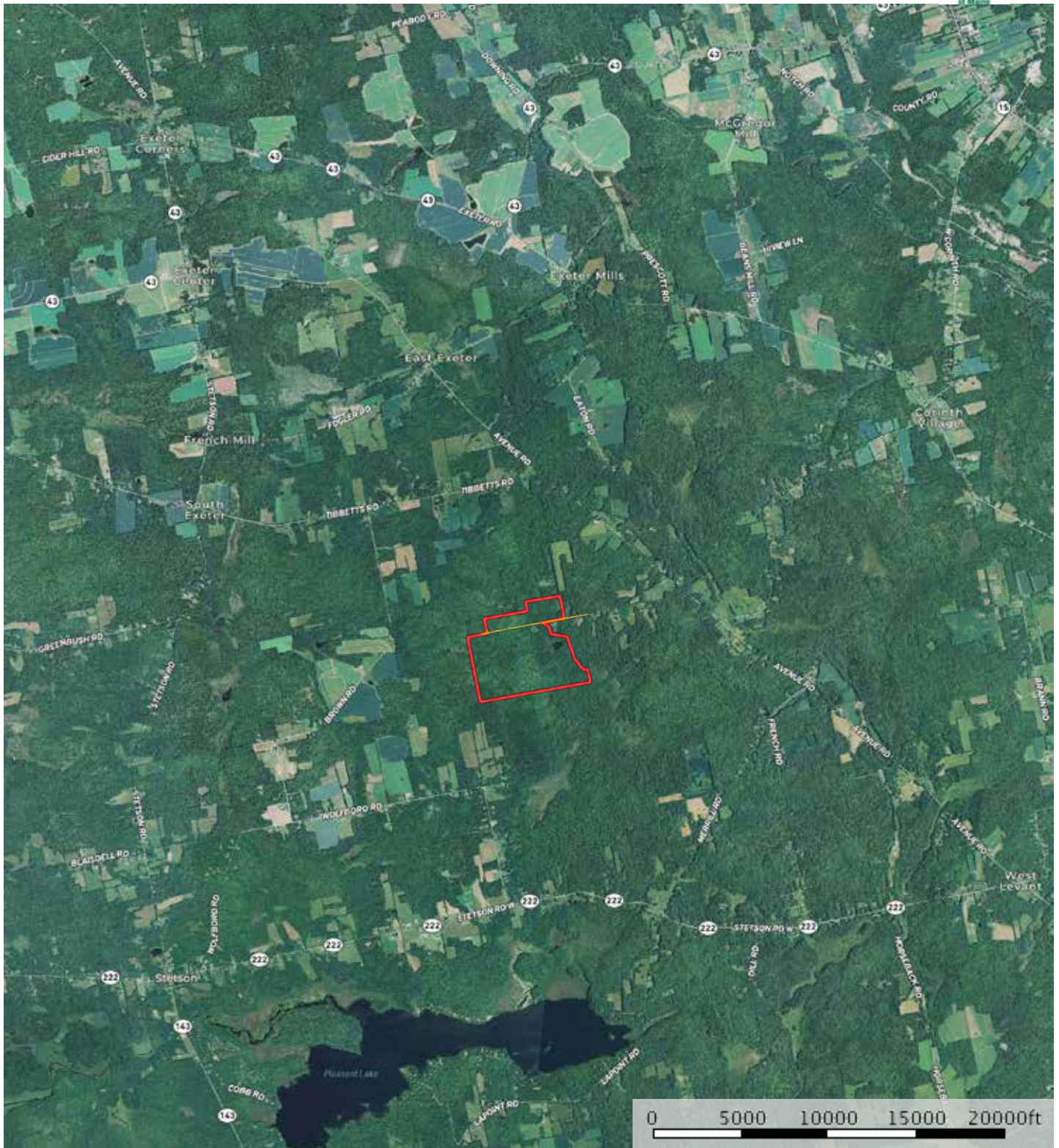
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

[WWW.LANDBROTHERS.COM](http://WWW.LANDBROTHERS.COM)



# Exeter - 304 +/- acres

Penobscot County, Maine, 304 AC +/-



— Primary Road    ▭ Boundary - Not a survey

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway



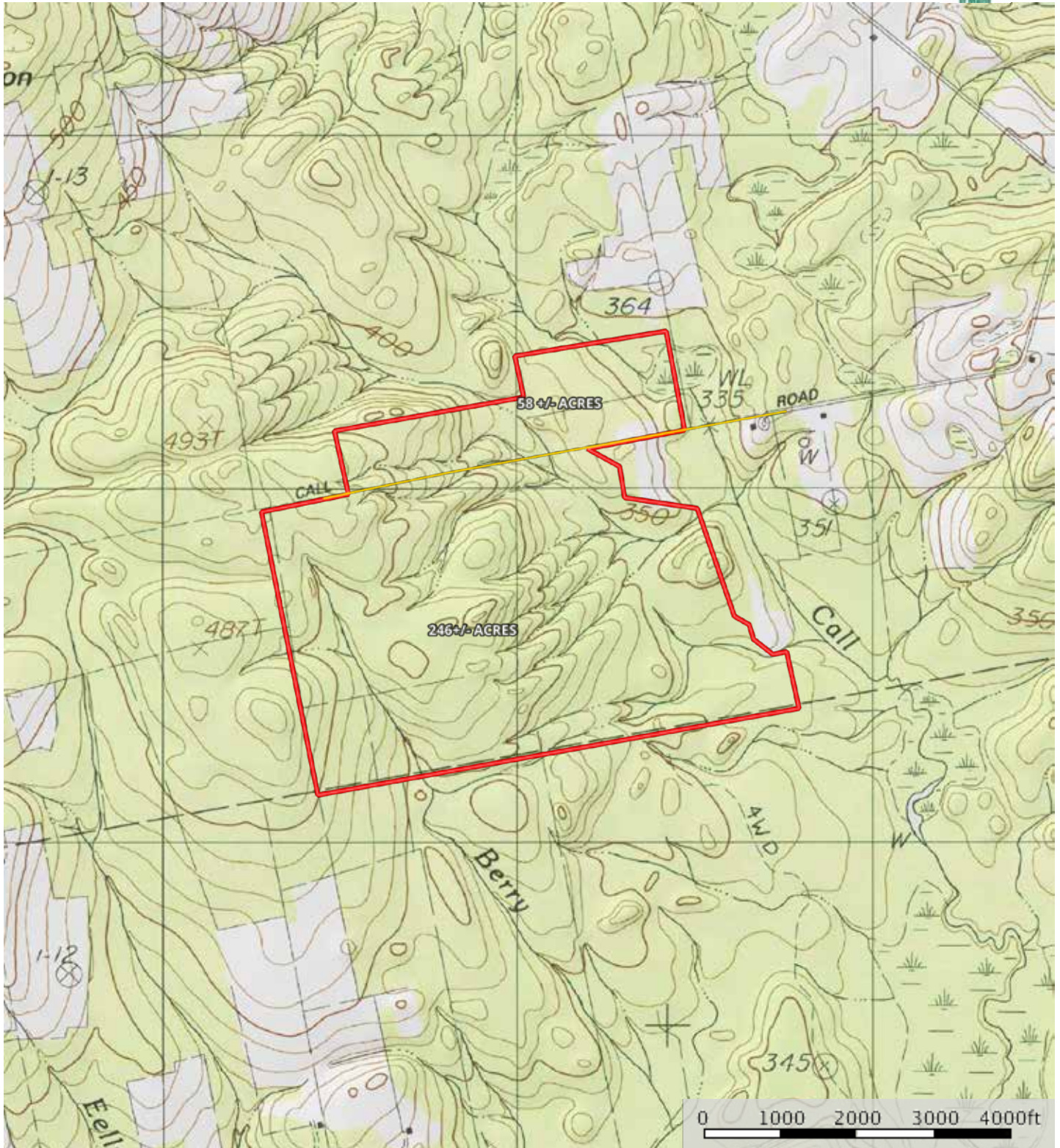
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



# Exeter - 304 +/- acres

Penobscot County, Maine, 304 AC +/-



— Primary Road    □ Boundary - Not a survey

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway

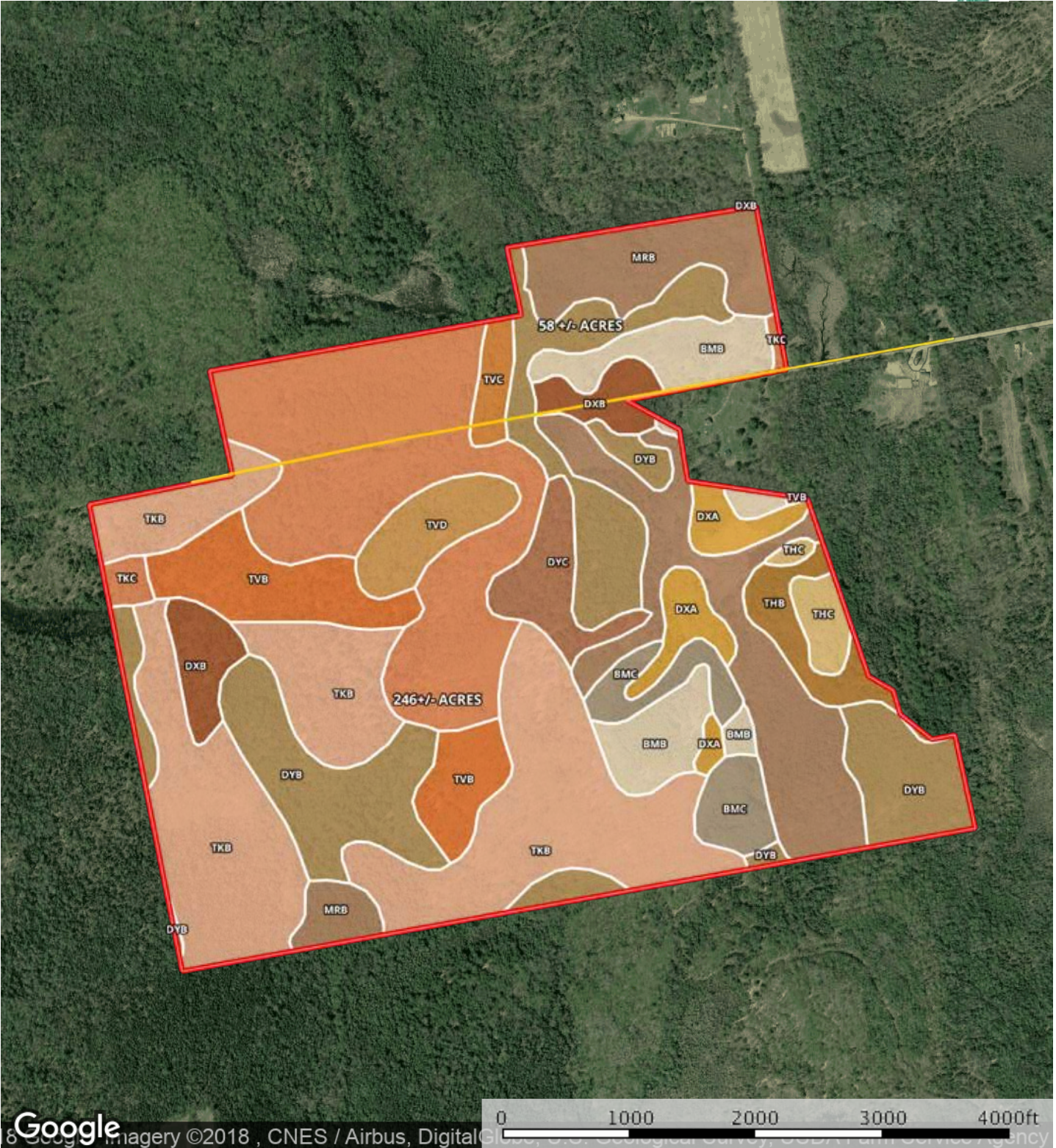


The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.




# Exeter - 304 +/- acres

Penobscot County, Maine, 304 AC +/-



— Primary Road    ▬ Boundary - Not a survey

United Country Lifestyle Properties of Maine  
P: 800-286-6164    <https://www.lifestylepropertiesofmaine.com/>    113 West Broadway

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



Boundary - Not a survey 302.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
DyB	Dixmont very stony silt loam, 2 to 8 percent slopes	48.5	16.01	6s
TvB	Thorndike very stony silt loam, 2 to 8 percent slopes	18.2	6.01	6s
BmB	Bangor silt loam, moderately deep, 2 to 8 percent slopes	16.4	5.4	2e
DxA	Dixmont silt loam, 0 to 2 percent slopes	8.0	2.65	2w
DxB	Dixmont silt loam, 2 to 8 percent slopes	9.1	3.01	2w
BmC	Bangor silt loam, moderately deep, 8 to 15 percent slopes	9.2	3.04	3e
TkB	Thorndike very rocky silt loam, 2 to 8 percent slopes	73.9	24.4	6s
TkC	Thorndike very rocky silt loam, 8 to 15 percent slopes	49.6	16.39	6s
ThC	Thorndike shaly silt loam, 8 to 15 percent slopes	3.7	1.22	3e
ThB	Thorndike shaly silt loam, 2 to 8 percent slopes	6.1	2.02	2s
DyC	Dixmont very stony silt loam, 8 to 15 percent slopes	7.5	2.46	6s
TvC	Thorndike very stony silt loam, 8 to 15 percent slopes	3.0	0.99	6s
TvD	Thorndike very stony silt loam, 15 to 35 percent slopes	7.6	2.5	7s
MrB	Monarda and Burnham very stony silt loams, 0 to 8 percent slopes	42.1	13.89	7s
TOTALS		302.8	100%	5.51

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability Class(non-irrigated)	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion  
 (s) soil limitations within the rooting zone (w) excess of water



**DEED OF SALE**  
**By Personal Representative**  
**(Testate)**

KNOW ALL MEN BY THESE PRESENTS, that I, **ROBERT J. FOGLER** of Exeter, County of Penobscot, State of Maine, duly appointed and acting Personal Representative of the **ESTATE OF JOHN P. FOGLER**, deceased (testate), as shown by the probate records for the County of Penobscot, State of Maine (Docket No. 2017-163), by the power conferred by the Probate Code, and every other power, grant to **GARDNER LAND COMPANY**, a Maine corporation with a mailing address of P. O. Box 189, Lincoln, Maine 04457, for consideration paid, the following described real estate situated in the Town of Exeter, County of Penobscot, and State of Maine:

A certain lot or parcel of land with the buildings thereon situated in said EXETER, in the County of Penobscot and State of Maine and bounded and described as follows:

Commencing on the south side of the South Road, so-called, at the northeast corner of land now or formerly of Fred Goodwin Heirs; thence southerly on the east side of the Fred Goodwin's Heirs lot to land now or formerly of Frank Langley Heirs; thence easterly on Frank Langley Heirs' north line to their northeast corner; thence southerly on said Langley's east line to the town line of Stetson; thence easterly on the Stetson Town line to land of Fred Jipson; thence northerly on said Jipson's westerly line and the northerly and westerly lines of Chester Sawyer to the said South Road; thence across said South Road and following the Cross Road which leads past the Furniss Place to the State Road, to land of Leslie Shaw, formerly the Furniss Place; thence westerly on said Shaw's southerly line to land of Raymond Fogler; thence southerly on said Fogler's line



to his southeast corner; thence westerly on the southerly line and the southerly line of land of Orin Eaton to land of George Perkins; thence southerly on said Perkins easterly line to said South Road; thence westerly on said South Road to the place of beginning.

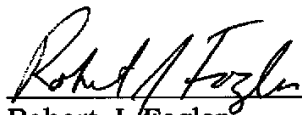
For Grantor's source of title reference is made to the deed from Elaine P. Fogler to Elaine P. Fogler and Myron Lee Fogler dated July 4, 1988, and recorded in the Penobscot County Registry of Deeds at Book 4271, Page 149.

This conveyance is SUBJECT TO the easement rights granted by Myron Lee Fogler and Robert J. Fogler, Personal Representative of the Estate of John P. Fogler to John T. Eastman and Erica L. Eastman by instrument dated August 13, 2018, and recorded in the Penobscot County Registry of Deeds at Book 14910, Page 91.

This conveyance is further SUBJECT TO the easement rights granted by Myron Lee Fogler and John P. Fogler to Stonyvale, Inc. by instrument dated May 16, 2001, and recorded in the Penobscot County Registry of Deeds at Book 7709, Page 70, and subsequently amended by instrument from Myron Lee Fogler and Robert J. Fogler, Personal Representative of the Estate of John P. Fogler to Stonyvale, Inc. dated August 13, 2018, and recorded in the Penobscot County Registry of Deeds at Book 14910, Page 93.

WITNESS my hand this 20 day of August, 2018.

ESTATE OF JOHN P. FOGLER



Robert J. Fogler  
Personal Representative

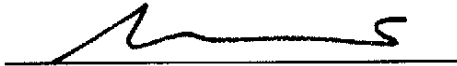


STATE OF MAINE  
PENOBSCOT, ss.

August 20, 2018

Personally appeared the above named **Robert J. Fogler**, in his said capacity as Personal Representative of the **Estate of John P. Fogler**, and acknowledged the foregoing instrument to be his free act and deed and free act and deed of said estate.

Before me,

  
\_\_\_\_\_  
Notary Public

**GERALD S. NESSMANN**  
Notary Public, Maine  
Comm. Exp.: 3/2/2024

Maine Real Estate Transfer Tax Paid  
SUSAN F. BULAY, REGISTER  
PENOBSCOT COUNTY MAINE E-RECORDED



# PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: South Side Call Road, Exeter, ME

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 the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

## SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

**A. UNDERGROUND STORAGE TANKS - Current or previously existing:**

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 above: How long have tank(s) been out of service? N/A

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

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

Location: N/A

Have you experienced any problems such as leakage? N/A

Are tanks registered with the Dept. of Environmental Protection?  Yes  No  Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.?  Yes  No  Unknown

Comments: N/A

Source of information: N/A

**B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):**

N/A  Yes  No  Unknown

Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials?  Yes  No

Source of information: seller

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

## 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 way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: Easements referred to in deeds.

Is access by means of a non-public way?  Yes  No  Unknown If YES, who is responsible for maintenance? N/A

Source of information: deeds

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

IF YES: Explain: N/A

Source of information: Town office

Is the subject property the result of a division of property within the last five years (for example, subdivision)?  Yes  No  Unknown

IF YES: Explain: N/A

Source of information: Seller

Are you receiving a tax exemption or reduction 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: Tree Growth Forest Management and Harvest Plan available?  Yes  No  Unknown

Has 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

Has all or a portion of the property been surveyed?  Yes  No  Unknown If YES, are the results available?  Yes  No

ATTACHMENTS  Yes  No

Source of information: Public Record.

Additional Information: N/A

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

*Tom Gardner*

12-22-2018

SELLER

DATE

SELLER

DATE

Gardner Land Company

I/We have read and received a copy of this disclosure and understand that I/we should seek information form qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE

Maine Association of REALTORS®/Copyright © 2018.

All Rights Reserved. Revised 2018.

United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 04457  
Philip McPhail

Phone: 207.794.6164

Fax: 207.794.6666

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

GLC - Call Rd





**PROPERTY DISCLOSURE ADDENDUM  
(Roads/Road Maintenance)**

**PROPERTY LOCATED AT:** South Side Call Road, Exeter, ME

If the subject property is NOT a one-to-four unit residential property:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on or abutting the property?  Yes  No  Unknown

If Yes, describe: Discontinued town road - road commissioner indicated public easement still intact.

If Yes, who is responsible for maintenance (including road association, if any): Owners

<i>Tom Gardner</i>	12-22-2018		
Seller	Date	Seller	Date
<b>Gardner Land Company</b>			
Seller	Date	Seller	Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer	Date	Buyer	Date
Buyer	Date	Buyer	Date

(NOTE: "Public easement" is defined as an easement held by a municipality for purposes of public access to land or water not otherwise connected to a public way, and includes all rights enjoyed by the public with respect to private ways created by statute prior to July 29, 1976.)

