

Mountain View Land



M2L60 OFF OLD BROWNVILLE RD WILLIAMSBURG TWP , MAINE

- Recreational
- Off-grid
- Mountain views
- Hunting
- Hardwood forest
- Lakes & Rivers nearby
- ATV/Snowmobile Trails
- Owner Financing possible

\$64,000



100± acres of land set in the foothills of the Appalachian Mountains in central Piscataquis County for sale.

If you have been searching for a high and dry off grid 100 acres, this land should be on your list. Potential uses for this property are recreation, timber investment, off grid homestead, hunting land, syrup production or a combination of the above. This parcel's shape is nearly a perfect square. The property sits on the southeasterly slope of Perham Hill.

Elevations at this site vary from 490 to 650 FASL. The elevated site has good active and passive solar potential and is sheltered by the Perham Hill from winter winds out of the northwest. Views to the north side of the hill show off the Appalachian Mountain Range featuring the peak of White Cap Mountain.

The forest on this land is mostly early successional hardwoods with some middle to older aged white pine and hardwoods scattered about the lot. Soil mapping indicates various types of complex rocky soils best for forestry, wildlife, and grazing potential.

Hunters will find ruffed grouse and snowshoe hare abundant on this property along with whitetail deer. Motorsport recreation is also prime at this location with ITS 82 running through the property and a local ATV club trail is accessible from here.

Proximity

Shopping

Dover- Foxcroft, 14± miles

City

Bangor, 41± miles

Airport

Bangor International, 42± miles

Interstate

Exit 21 Howland, 25± miles

Boston, MA

253± miles/4.25± hours



Phil McPhail
REALTOR®
(207) 290-0372

phil2@lifestylepropertiesme.com



Williamsburg TWP, Maine

Local Government

Police

Piscataquis County Sheriff
(207) 564-3304

Tax Assessor

State of Maine
(207) 624-5600
Debra.Kaczowski@maine.gov

Code Enforcement

LUPC - Debra Kaczowski
(207) 731-4398
Debra.Kaczowski@maine.gov

School District

MSAD #41
(207) 943-7317

There is no waterfront on the property however, Sebec Lake, Sebec River, Schoodic Lake and too many to count ponds are all within a short drive of this location. The nearby Appalachian trail, Gulf Hagas trails, and Baxter State Park can all make for day trips from Williamsburg Township.

The Township is unorganized which means there are few public services here, but taxes are cheap. This land has a current tax bill of \$140 per year. Service towns of Dover-Foxcroft and Milo are both nearby and are accessible both by trail and by road. Both towns are less than a 25-minute drive.

If you are searching for a convenient homesite with lots of public service and easy access keep looking. If you want to be away from the crowds and busy roads, in a recreational rich location or you are looking for a scenic remote spot for a cabin build, this just might be your perfect spot. Call or email for more details.



HUNTING
PROPERTIES



Land Use

Easement

Access

Leases

None

Tree Growth Status

Yes

Forest Management Plan

No

Forester

Mark Brooks (207) 794-2303

Most Recent Harvest

5± years

Timber Type

Hardwood

Nearest Mill

Milo/Dover 13± miles



Public Client Synopsis Report

M2L60 Off Old Brownville Road, Williamsburg Twp, ME 04414

List Number: **1486165**

County: **Piscataquis**

Seasonal: **Yes**

List Price: **\$64,000**

Status: **Active**

Property Type: **Land**

Directions: From Sebec Village turn right onto Old Brownville Road, drive 2.9± miles to gravel road on left, drive straight for 7/10 mile to the property.



General Information

Surveyed: **No**
Road Frontage +/-: **3,800**
Mobile Homes Allowed: **Yes**

Water Information

Water Frontage: **No**
Water View: **No**

Lot Size

Acres **100**

+/-:

Source

of **Public Records**

Acreage:

Zoning: **P-WL 2&3, P-SL2**

Tax/Deed/Community Information

Book/

Page/ **2244/ 242/ All**

Deed:

Map/

Block/ **2/ 60**

Lot:

Full Tax

Amount/ **\$140/ 2020**

Year:

Tax ID: **M2L60OffOldBrownvilleRoadWilliamsburgTwp**

Interior Information

Property Features

Site: **Rolling/Sloping; Wooded**
Driveway: **Gravel**
Parking: **On Site**
Location: **Rural**
Restrictions: **No Restrictions**

Roads: **Private; Right of Way**
Electric: **No Electric**
Gas: **No Gas**
Sewer: **Septic Needed**
Water: **Well Needed on Site**
View: **Mountain(s)**

Remarks

Remarks: 100± acres of land set in the foothills of the Appalachian Mountains in central Piscataquis County for sale. If you have been searching for a high and dry off grid 100 acres, this land should be on your list. Potential uses for this property are recreation, timber investment, off grid homestead, hunting land, syrup production or a combination of the above. This parcel's shape is nearly a perfect square. The property sits on the southeasterly slope of Perham Hill. Elevations at this site vary from 490 to 650 FASL. The elevated site has good active and passive solar potential and is sheltered by the Perham Hill from winter winds out of the northwest. Views to the north side of the hill show off the Appalachian Mountain Range featuring the peak of White Cap Mountain. The forest on this land is mostly early successional hardwoods with some middle to older aged white pine and hardwoods scattered about the lot. Soil mapping indicates various types of complex rocky soils best for forestry, wildlife, and grazing potential. Hunters will find ruffed grouse and snowshoe hare abundant on this property along with whitetail deer. Motorsport recreation is also prime at this location with ITS 82 running through the property and a local ATV club trail is accessible from here. There is no waterfront on the property however, Sebec Lake, Sebec River, Schoodic Lake and too many to count ponds are all within a short drive of this location. The nearby Appalachian trail, Gulf Hagas trails, and Baxter State Park can all make for day trips from Williamsburg Township. The Township is unorganized which means there are few public services here, but taxes are cheap. This land has a current tax bill of \$140 per year. Service towns of Dover-Foxcroft and Milo are both nearby and are accessible both by trail and by road. Both towns are less than a 25-minute drive.

Listing/Agent/Office Information

Pending Date:

Listing Office: **United Country Lifestyle Properties of Maine 1299**

Listing provided courtesy of:

Morgan Espling

United Country Lifestyle Properties of Maine

113 West Broadway

Lincoln, ME 04457

207-794-6164

207-794-6164


morgan@lifestylepropertiesme.com

Prepared by Morgan Espling on Thursday, April 01, 2021 11:26 AM.

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 © 2021 and FBS.

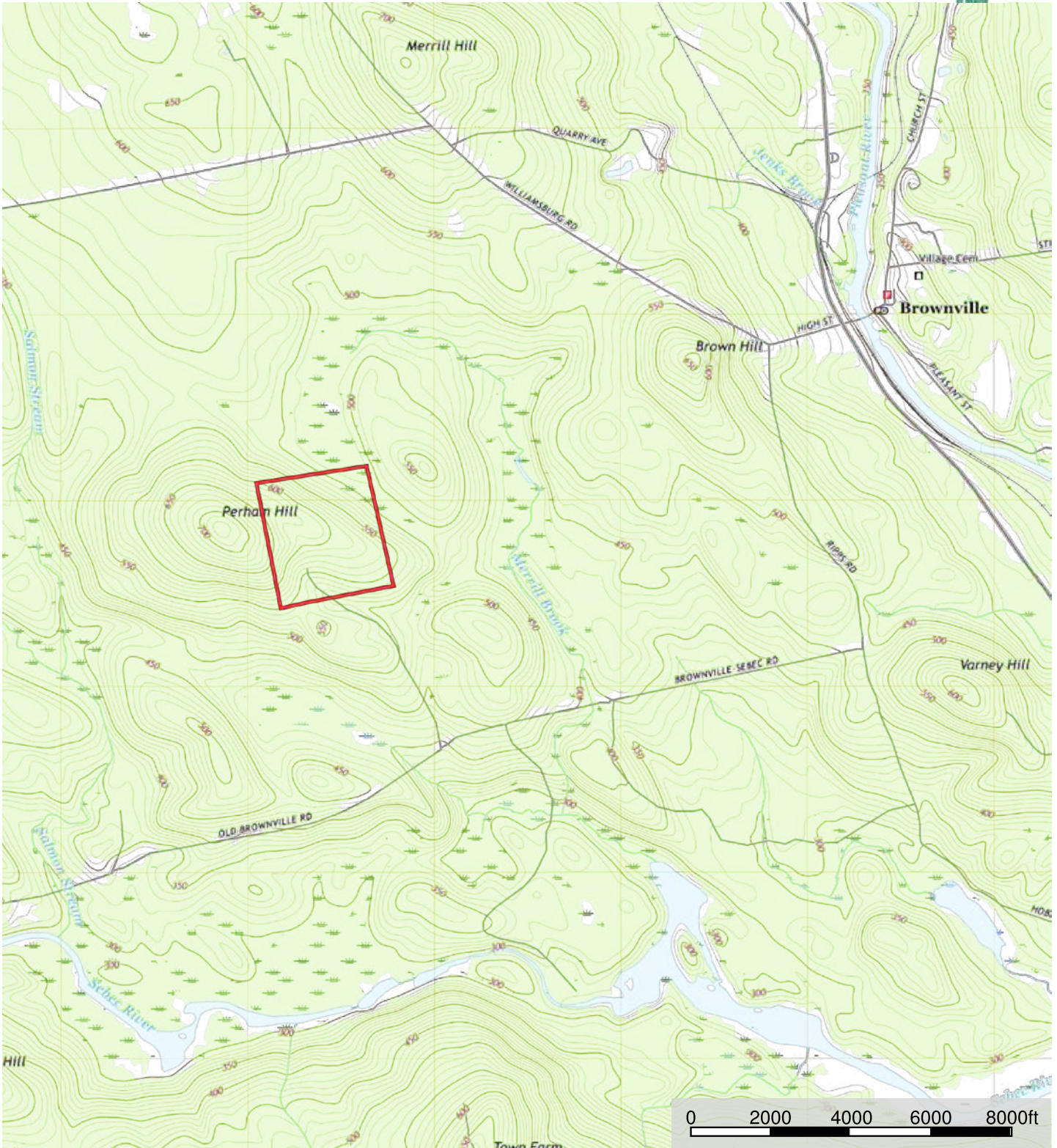
Williamsburg - 100 +/- acres
Piscataquis County, Maine, 100 AC +/-




 Boundary

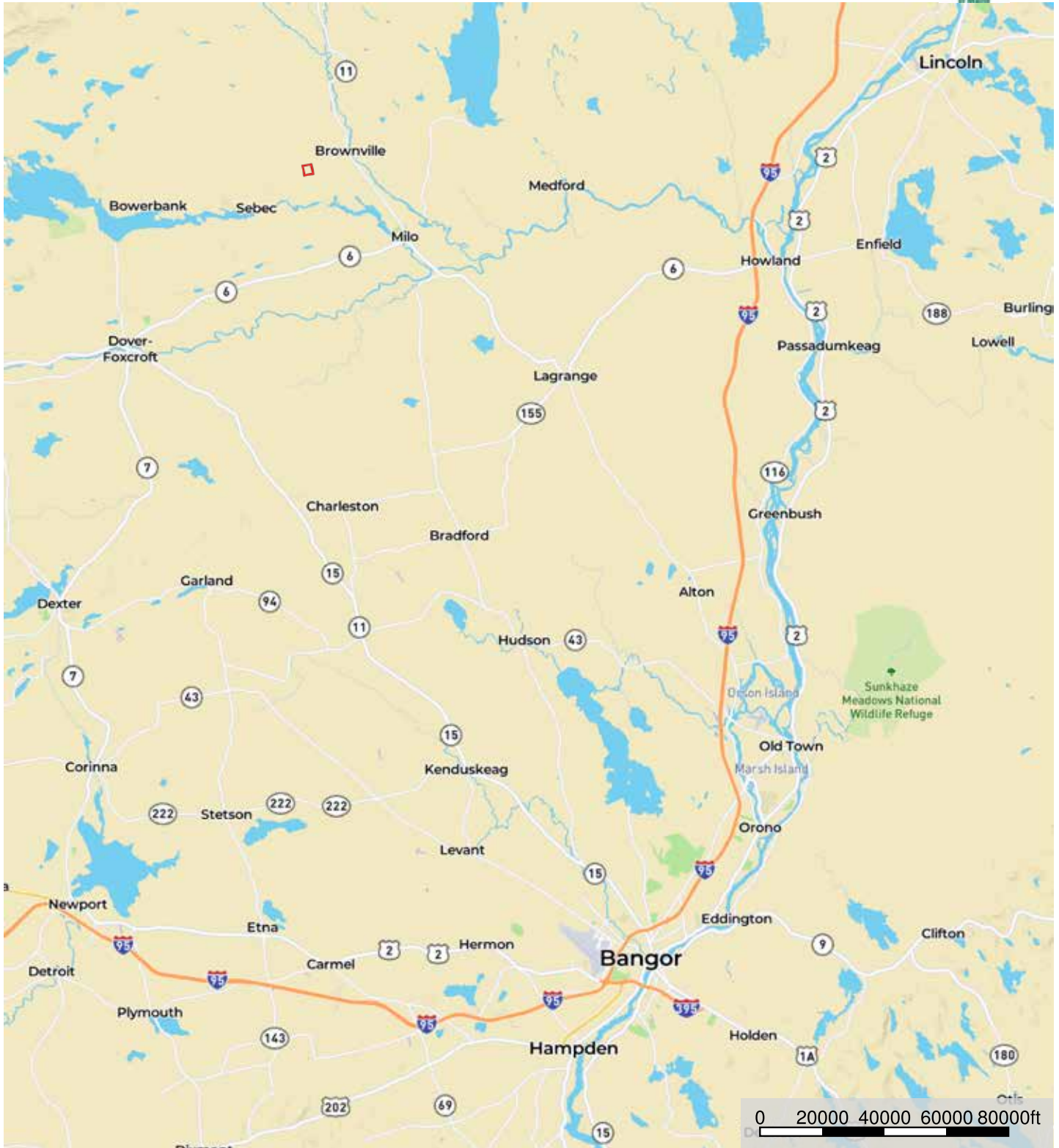


Williamsburg - 100 +/- acres
Piscataquis County, Maine, 100 AC +/-



 Boundary


Williamsburg - 100 +/- acres
Piscataquis County, Maine, 100 AC +/-



Boundary

Williamsburg - 100 +/- acres
Piscataquis County, Maine, 100 AC +/-



 Boundary



|  Boundary 100.6 ac

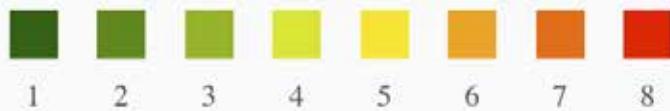
| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|---|-------|-------|-----|
| WB | Bucksport and Wonsqueak mucks, 0 to 2 percent slopes | 7.0 | 6.96 | 5w |
| BFC | Berkshire-Lyman association, strongly sloping, very stony | 66.4 | 66.04 | 6s |
| BP | Brayton-Peacham association, 0 to 8 percent slopes, extremely stony | 6.7 | 6.64 | 7s |
| PWD | Plaisted-Penquis-Howland association, 15 to 25 percent slopes, very stony | 20.5 | 20.36 | 6s |
| TOTALS | | 100.6 | 100% | 6.0 |

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



| | 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

QUIT-CLAIM DEED WITH COVENANT

AMES FAMILY LAND COMPANY, LLC, a Maine limited liability company, with an address of 629 Sebec Village Road, Sebec, Piscataquis County, Maine 04481, for consideration paid, grants to GARDNER LAND COMPANY, INC., a Maine corporation, with a mailing address of PO Box 189, Lincoln, Penobscot County, Maine, with quit-claim covenants, a certain lot or parcel of land, together with any improvements thereon, situated in Williamsburg, Pisacatquis County, Maine bounded and described as follows:

ME REAL ESTATE TRANSFER TAX PAID

SEE ATTACHED SCHEDULE A

Meaning and intending to convey all and the same premises contained in a deed dated December 14, 2012 to Grantor herein from Pamela J. Mallowes, as Successor Trustee of the Eldridge Allen Phillips Trust dated December 4, 1992 and recorded in the Piscataquis County Registry of Deeds in Book 2205, Page ~~281X~~ 301.

IN WITNESS WHEREOF Ames Family Land Company, LLC has caused this instrument to be executed by Silas C. Ames, Jr., its Member/Manger hereunto duly authorized this this 24 day of June, 2013.

Witness: [Signature]

AMES FAMILY LAND COMPANY, LLC
[Signature]
By: Silas C. Ames, Jr.,

STATE OF MAINE
PENOBSCOT, ss.

June 24, 2013

Then personally appeared the above named Silas C. Ames, Jr. and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

[Signature]
Notary Public
Print Name:

ANTHONY D. MOSCONE, JR.
NOTARY PUBLIC, STATE OF MAINE
My Commission Expires
March 19, 2016

4727/52 00020349

Gardner Land Co
P.O. Box 189
Lincoln 04457

SCHEDULE A

A certain lot or parcel of land (wild land) situate in **WILLIAMSBURG**, County of Piscataquis and State of Maine, more particularly bounded and described as follows, to wit:

Being fifty (50) acres in the east part of Lot Numbered 69 and fifty (50) acres in the east part of Lot Numbered 70.

Being the same premises described in a deed from Dufault Lumber Company to Eldridge Allen Phillips, Trustee of the Eldridge Allen Phillips Trust Dated December 4, 1992, said deed being dated November 19, 2003, and recorded in the Piscataquis County Registry of Deeds, Book 1516, Page 214.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

The premises hereinabove described are presently classified in tree growth. The Grantee shall be responsible for filing, in a timely manner, the necessary application and management plan to keep the property in tree growth, or, if it fails to do so, shall be responsible for the penalties for removing the property from tree growth.

Piscataquis County
Recorded
Jul 09, 2013 11:35:30A
Linda M. Smith
Register of Deeds

PROPERTY LOCATED AT: Off Old Brownville Sebec Road, Williamsburg Township, ME

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: N/A

Source of information: seller

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: N/A

Source of information: seller

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

Buyer Initials _____

Page 1 of 3

Seller Initials TG

PROPERTY LOCATED AT: Off Old Brownville Sebec Road, Williamsburg Township, ME

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: Right of ways for access

Source of information: Deeds Piscataquis County Registry 2329:226, 2756:303

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? Owners

Road Association Name (if known): None

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

If Yes, explain: P-WL2, P-WL3

Source of information: LUPC Parcel Viewer

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: Public Record.

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: Tree Growth

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: Seller/public records

Additional Information: none

Buyer Initials _____

Seller Initials TG

PROPERTY LOCATED AT: Off Old Brownville Sebec Road, Williamsburg Township, ME

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.

Tom Gardner 03-30-2021
SELLER DATE
Gardner Land Company Inc.

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





Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
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 interest, 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 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 prices 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 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.