

MILO LOG HOME

HUNTING | RECREATIONAL | LOG HOME

48.72± Acres

**291 River Rd
Milo, Maine**

Trails & Wildlife



\$560,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

MAPS

13

PROPERTY DISCLOSURE

21

DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

If you've been dreaming of a peaceful retreat where you can live close to nature without sacrificing comfort, this 1670 square-foot log home on 48± acres in Milo, Maine may be exactly what you've been searching for. Tucked away in a quiet, private setting surrounded by fields, forest, and trails, this beautiful property offers the perfect blend of ****Maine wilderness living**** and year-round accessibility.

Built in 2001, the log home features three bedrooms, one full bath, and a spacious open-concept floor plan that welcomes you with warmth and rustic charm. The large living room includes a cozy hearth and gas heater, while the eat-in kitchen has plenty of space for family gatherings. Wood flooring throughout adds to the home's inviting cabin feel. Additional features include FHA oil heat and an on-demand water heater for modern comfort and efficiency.

Step outside and you'll find a property designed for self-sufficiency and outdoor enjoyment. The crusher dust driveway, established well and septic system, and attractive landscaping make the home move-in ready. A garden plot and raised beds are already in place for your vegetables and flowers, while several sheds and a greenhouse offer space for storage, equipment, or small livestock projects.



The 48± acres are a diverse mix of open pasture and wooded areas — much of which was former farmland. The soil NRCS report identifies Swanville-Wonsquek association soils, suitable for limited farming or pasture. Trails meander through the property, leading to a brook and a beaver pond, where the owner has often spotted wood ducks and other Maine wildlife including moose, deer, bear, and turkey. Whether you're a hunter, nature watcher, or simply love the outdoors, this land provides endless opportunities.

Recreation abounds in every direction. The ITS snowmobile trail runs nearby, and within 15 minutes you can launch your boat on Sebec Lake or Schoodic Lake for excellent fishing and boating. Milo—known as the Town of Three Rivers—sits at the junction of the Piscataquis, Pleasant, and Sebec Rivers, offering countless opportunities for paddling, kayaking, and wildlife viewing.

Conveniently located just 3 miles from Milo's business district, 14 miles to Dover-Foxcroft, and 38 miles to Bangor, this property provides the peace of rural living with easy access to modern amenities. If you've been looking for a Maine log home with acreage, a private homestead site, or a recreational retreat, 291 River Road deserves your attention.



**Lifestyle
Properties
of Maine**





**291 RIVER RD,
MILO**

PRICE

\$560,000

TAXES

\$6580/2026

SQFT

1,670

BUILT IN

2001

HOW FAR TO...



Shopping | Milo, 3± miles



Hospital | Mayo Regional, 14± miles



Airport | Bangor, 38± miles



Interstate | Exit #199, 26± miles



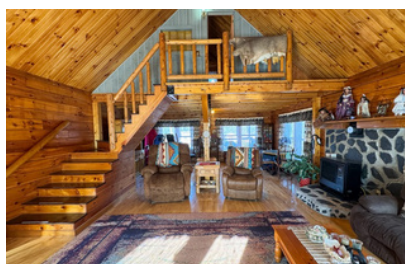
City | Bangor, 38± Miles



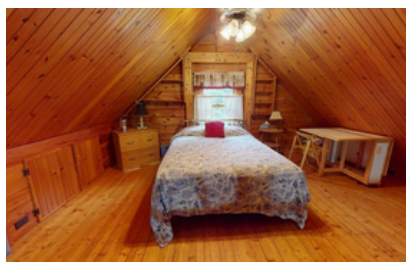
Boston | 249± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country Lifestyle Properties of Maine your realtor!'

Kelly Simmons



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Milo PD
207-943-2522
911

Fire

Milo FD
911

Town Office

6 Pleasant Street
(207) 943-2202

Tax Assessor

Maine Assessment & Appraisal
Services
(207) 234-2822
P.O BOX 82 Dixmont, ME 04932

Code Enforcement

Steven Quist
1-774-535-1041



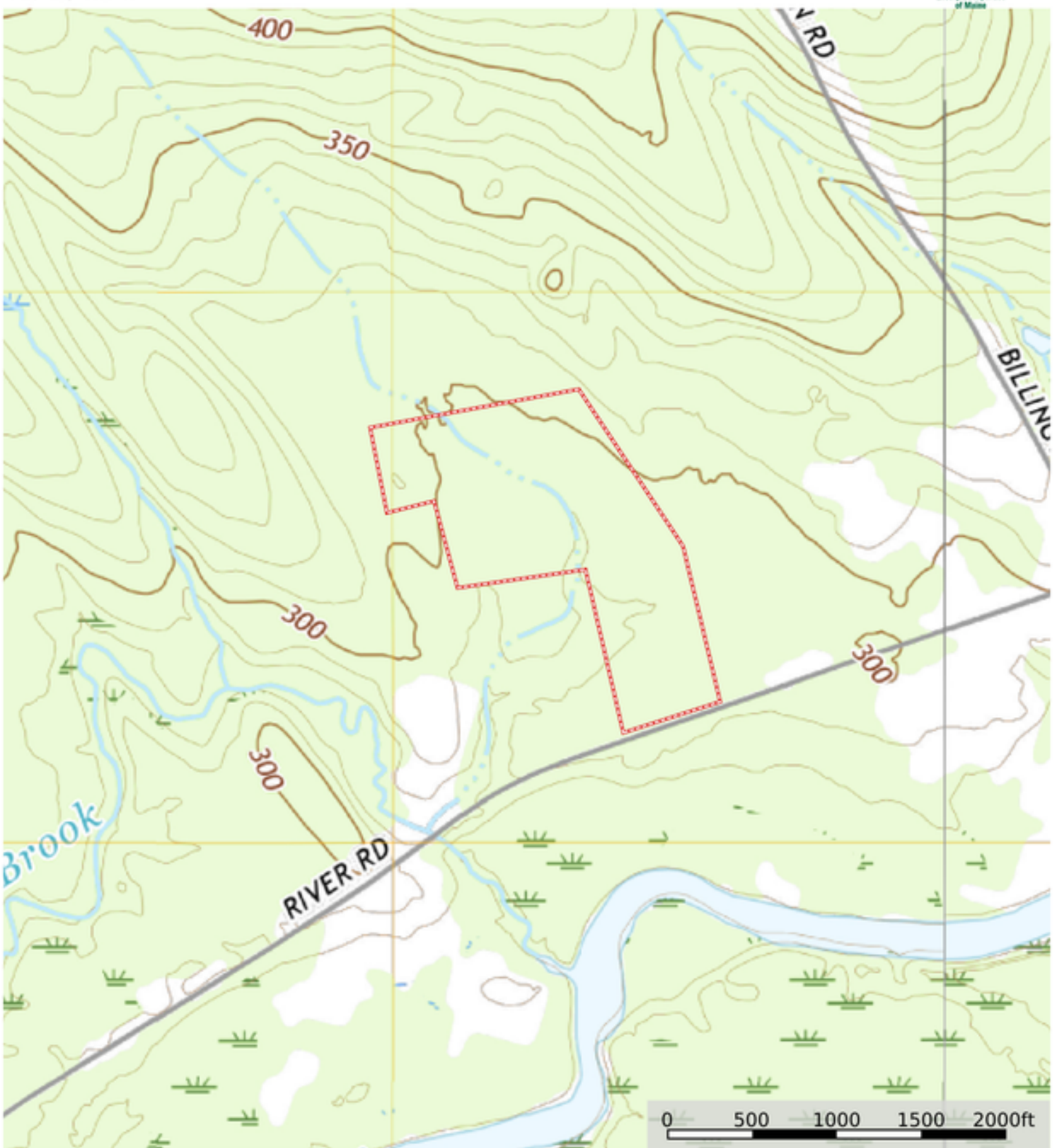
Milo - 291 River Rd

Maine, AC +/-

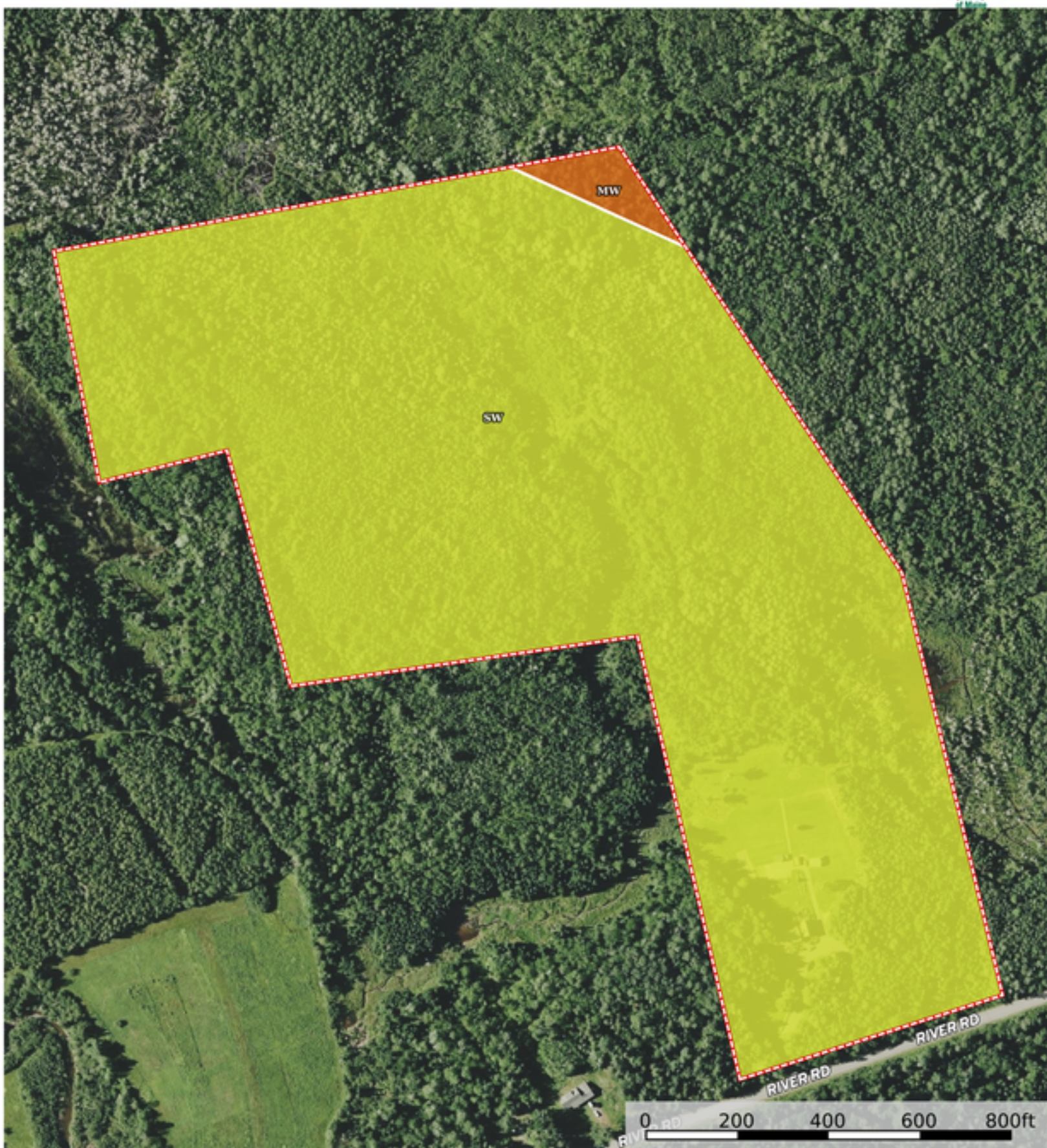


Milo - 291 River Rd

Maine, AC +/-



Boundary



Boundary

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SW	Swanville-Wonsqueak association	44.38	98.49	0	64	4w
MW	Monarda-Burnham complex, 0 to 3 percent slopes, very stony	0.68	1.51	0	20	7s
TOTALS		45.06(*)	100%	-	63.34	4.05

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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

PROPERTY DISCLOSURE

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 - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
(public/private/other) water system?

Pump (if any): _____ ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: _____ ☐ Yes ☒ No ☐ Unknown

Quality: _____ ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? _____ ☒ Yes ☐ No

If Yes, Date of most recent test: 11/21/202 Are test results available? .. ☐ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory
or satisfactory with notation? _____ ☐ Yes ☒ No

If Yes, are test results available? _____ ☒ Yes ☐ No

What steps were taken to remedy the problem? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: inside shed that is closest to River Road

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: 1

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: N/A

Source of Section I information: seller

Buyer Initials _____ Page 1 of 8 Seller Initials _____

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☐ Yes ☐ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: west side of home OR ☐ Unknown

Date installed: 2001 Date last pumped: 4+/- years Name of pumping company: Goya

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: 11/24/2025 Name of company servicing tank: _____

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: west side of home

Date of installation of leach field: Unknown Installed by: Gerrish

Date of last servicing of leach field: N/A Company servicing leach field: None

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ No

If Yes, are they available? ☐ Yes ☒ No

Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: N/A

Source of Section II information: seller

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Oil FHA	Direct vent	Pellet Stove	
Age of system(s) or source(s)	2001	2019	2010	
TYPE(S) of Fuel	Oil	Oil	Wood Pellet	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	130 gallons*	*Included	5+/- tons	
Name of company that services system(s) or source(s)	McKusick	McKusick	N/A	
Date of most recent service call	2025	2025	None	
Malfunctions per system(s) or source(s) within past 2 years	none	none	None	
Other pertinent information	N/A	N/A	N/A	

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect/Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/AComments: **None**Source of Section III information: **seller****SECTION IV - 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 the 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: _____~~

Buyer Initials _____

Page 3 of 8

Seller Initials _____

~~What materials are, or were, stored in the tank(s)?~~ _____

~~Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown~~

Comments: **N/A**

Source of information: **Seller**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ☐ Yes ☒ No ☐ Unknown

Comments: **N/A**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

~~If Yes: Date: _____ By: _____~~

~~Results: _____~~

~~If applicable, what remedial steps were taken? _____~~

~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~

~~Are test results available? ☐ Yes ☐ No~~

~~Results/Comments: _____~~

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

~~If Yes: Date: _____ By: _____~~

~~Results: _____~~

~~If applicable, what remedial steps were taken? _____~~

~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~

~~Are test results available? ☐ Yes ☐ No~~

~~Results/Comments: _____~~

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: **N/A**

Source of information: **Seller**

Buyer Initials _____

Page 4 of 8

Seller Initials _____

PROPERTY LOCATED AT: 291 River Road, Milo, ME 04463

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

~~If Yes, describe location and basis for determination:~~ _____

~~Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:~~ ☐ Yes ☐ No

~~If Yes, describe:~~ _____

~~Are you aware of any cracking, peeling or flaking paint?~~ ☐ Yes ☐ No

Comments: N/A

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: N/A

Source of information: Seller

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

SECTION V - ACCESS TO THE PROPERTY

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:~~ _____

Source of information: Seller

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?~~ _____

~~Read Association Name (if known):~~ _____

Source of information: Seller & Deed

Buyer Initials _____

Page 5 of 8

Seller Initials _____

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

N/A

Relevant Panel Number: **N/A** Year: **N/A** (Attach a copy)

Comments: **None**

Source of Section VI information: **Seller and FEMA Website**

Buyer Initials _____ Page 6 of 8 Seller Initials _____

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to:
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Homestead

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance
including those that are imposed by the state or municipality? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water
filtration system, photovoltaics, wind turbines): Type: Propane tank - Dead River

Year Principal Structure Built: 2001 What year did Seller acquire property? 2000

Roof: Year Shingles/Other Installed: 2001

Water, moisture or leakage: none known

Comments: N/A

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ Unknown

Prior water, moisture or leakage? ☒ Yes ☐ No ☐ Unknown

Comments: Drain pipe in back yard froze up and water backed up - twice in 24 years

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown

~~If Yes, are test results available? ☐ Yes ☐ No~~

Comments: N/A

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: 200 AMP

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☐ Yes ☒ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... ☐ Yes ☒ No ☐ Unknown

Comments: N/A

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: Noneknown

Comments: N/A

Source of Section VII information: Seller

Buyer Initials _____ Page 7 of 8 Seller Initials _____

SECTION VIII - ADDITIONAL INFORMATION

Water softener installed 2012+/- Central Vacuum 5+/- years old.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: _____ ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

SELLER	DATE	SELLER	DATE
James Barton			

SELLER	DATE	SELLER	DATE
--------	------	--------	------

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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
-------	------	-------	------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **NORTHERN WOODLANDS**, a Maine corporation with a place of business in Greenville, County of Piscataquis and State of Maine, for consideration paid, grants to **JAMES T. BARTON** and **SANDRA G. BARTON**, both of Cataumet, County of Barnstable and Commonwealth of Massachusetts, with **WARRANTY COVENANTS**, as joint tenants, certain real estate, located in Milo, County of Piscataquis and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, with all buildings and improvements located thereon, situated in Milo in the County of Piscataquis and State of Maine, bounded and described as follows:

Beginning on the northerly sideline of the River Road, so-called, leading from Derby to Sebec, at an iron pin marking the southwest corner of land now or formerly of Dennis Sarofeen et ux., formerly of Barbara Dorval, et al.; thence N 02° W, along the west bound of Sarofeen one hundred thirty-two (132) feet to an iron pin marking the southwest corner of Patten; thence N 08° E, along the westerly bound of Patten eight hundred forty-nine and one-half (849.5) feet to a cedar post set at an angle in the land of Patten; thence N 21° W four hundred forty-eight (448) feet to an iron pin set at the southwest corner of land retained by the grantor; thence N 08° E five hundred forty (540) feet, more or less, to an iron pin set in the southerly bound of land of Prentiss and Carlisle Co., Inc.; thence N 82° W, along the southerly bound of land of Prentiss and Carlisle, two thousand two hundred sixty-five (2,265) feet, more or less, to a cedar post set in the west line of Town Lot #25; thence S 08° W, along the west line of Lot #25 four hundred ninety-eight (498) feet, more or less, to another post; thence S 82° E three hundred six (306) feet, more or less, to a cedar post; thence S 08° W five hundred thirty-eight (538) feet to a cedar post set in the northerly bound of land now or formerly of Robert E. and Lynn E. Ricker; thence S 82° E, along the northerly bound of Ricker eight hundred one (801) feet to a cedar post set at the northeast corner of Robert and Lynn Ricker; thence S 08° W, along the easterly bound of Robert and Lynn Ricker one thousand sixty-nine (1,069) feet, more or less, to an iron pin set in the northerly sideline of the River Road; thence N 88° E, along the northerly sideline of the River Road, one thousand three hundred eighty-five (1,385) feet, more or less, to the point of beginning.

EXCEPTING AND RESERVING a certain lot or parcel of land described in the deed from Northern Woodlands to Rosemary Snow and Albert Snow dated October 22, 1996 and recorded in Book 1055, Page 161, bounded and described as follows:

A certain lot or parcel of land, with all buildings and improvements located thereon, situated in MILO in the County of Piscataquis and State of Maine,

ME REAL ESTATE TRANSFER
TAX PAID

TRE. C. 14
D. 14

bounded and described as follows:

Beginning on the northerly sideline of the River Road, so-called, leading from Derby to Sebec at an iron pin marking the southwest corner of land now or formerly of Dennis Sarofeen et ux. formerly of Barbara Dorval et al.; thence N 02° W along the west bound of Sarofeen one hundred thirty-two (132) feet to an iron pin marking the southwest corner of Patten; thence N 08° E along the westerly bound of Patten eight hundred forty-nine and one half (849.5) feet to a cedar post set at an angle in the land of Patten; thence N 21° W four hundred forty-eight (448) feet to an iron pin set at the southwest corner of another parcel of land; thence N 08° E five hundred forty (540) feet, more or less to an iron pin set in the southerly bound of land of Prentiss and Carlisle Co., Inc.; thence N 82° W along the southerly bound of land of Prentiss and Carlisle one thousand (1,000) feet to a point; thence S 27° E one thousand eighty (1,080) feet to a point; thence S 6° E nine hundred seventy (970) feet, more or less, to a point on the northerly sideline of the River Road; thence N 88° E along the northerly sideline of the River Road to the point of beginning.

Being a portion of premises as described in the Warranty Deed from Fawn Orten to Northern Woodlands dated May 8, 1995 and recorded in Book 986, Page 223, Piscataquis County Registry of Deeds.

IN WITNESS WHEREOF, the said Northern Woodlands has caused this

instrument to be sealed with its corporate seal and signed in its corporate name by Leanna

B. Aucoin, its President, thereunto duly authorized, this 3 day of July, 2000.

Signed, Sealed and Delivered
in Presence of:

NORTHERN WOODLANDS

Sandra Doe Robinson
Witness

By Leanna B. Aucoin
Leanna B. Aucoin, President

STATE OF MAINE
Piscataquis, ss.

July 3, 2000

Then personally appeared the above-named Leanna B. Aucoin, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said corporation.

Before me,

PISCATAQUIS, SS. REC'D

2000 JUL -3 AM 10:25

ATTEST

Linda M. Smith
REGISTER OF DEEDS

Sandra Doe Robinson
Attorney at Law/Notary Public

Sandra Doe Robinson
Type or Print Name

N.P.
SEAL



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.

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"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, Previous Client