



# Classic Farmhouse

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\$125,000

16 Mile Square Road  
Phillips, Maine  
04966

 United  
Country  
Real Estate

Lifestyle  
Properties  
of Maine



**Rachel Cohn**  
REALTOR®  
(207) 578-4273  
rachel@lifestylepropertiesme.

You'll feel like you've traveled back in time when you visit this vintage farmhouse. With all the charming features you look for in this type of property. The classic big farmhouse kitchen looking out the back yard and a large dining room for family dinners and holiday gatherings. Over 1900 sq ft, 4 bedrooms and 2 bathrooms', closets galore. There's even a bonus room and a pantry. Choose between sitting on the front porch or the back. If you've got stuff this house has storage! Did I mention the 3-story barn, bring the sleds and atvs, or maybe you're looking for a small plot to grow food- there's ample room for great gardens. There's already a raspberry patch on the side of the house, along with a small pond in the backyard. Need to bring your job or business- No problem, high speed internet available with Spectrum Broadband service.



**SCAN THE  
QR CODE  
TO VIEW  
THE FULL  
PROPERTY  
DETAILS &  
VIDEO!**

[www.lifestylepropertiesofmaine.com](http://www.lifestylepropertiesofmaine.com)

## Local Contacts

### Police

Franklin County Sheriff  
(207) 778-2680

### Fire

138 B Park Street  
(207) 639-3473

### Town Office

124 Main Street  
(207) 639-3561  
info@phillipsmaine.com

### Tax Assessor

Town Manager  
(207) 639-3561 ext 221

### Code Enforcement

Tom Marcotte  
(207) 639-3561 ext 224  
Wednesdays 9am-12pm

### School District

MSAD 58  
(207) 639-2086



## Proximity

### Shopping

Farmington, 20± miles

### City

Farmington, 20± miles

### Airport

Portland International, 100± miles

### Interstate

Exit 109A, 56± miles

### Hospital

Franklin Memorial, 20± miles

### Boston, MA

200± miles (3.5± hours)

If you hang around town, you'll hear stories of when there was an ice cream parlor in the lower barn- and how the boys would chase the girls around town and end up at the ice cream parlor the original soapstone sink is still here.

Located at the edge of the village with easy year-round public road access. A large gravel driveway with plenty of parking. You'll have approximately 2.7 acres to call your own, with easy access to ITS 89. Swimming in the Sandy River, just down the road at what the locals call Salmon Hole. University of Maine at Farmington is just a 30-minute drive. About 2 hours to Portland and 3 hours to Boston.

Phillips is steeped in rich history, once a booming town, You can still find the remnant of the Diamond Match Company factory that used to make close pins and toothpicks here in town. Once a stop on the Narrow-Gauge Sandy River and Rangeley Lakes Railroad, this railroad used to run out of Farmington up to Sugarloaf and Saddleback making stops in towns along the way. They still run a small track in town so everyone can enjoy the nostalgia. Phillips is also the home of Fly Rod Crosby - She was Maine's first registered guide.

While many updates have been done, there is still a lot of work to be done. The home needs general repair and updates. Your imagination and tool belt will be needed. Property is being sold "as is, where is" and will not be broom swept at closing.





# 16 Mile Square Road, Phillips

## Year Built

1900±

## Square Foot

1900±

## Bedrooms

Four

## Bathrooms

Two

## Flooring

Wood

## Garage

N/A

LISTING PRICE

Acres 2.7± \$125,000 Taxes \$1063.43

## Water

Private

## Sewer

Private

## Roof

Metal

## Heating

Forced Hot Air

## Cooling

None

## View

Scenic | Trees | Woods

## Zoning

Residential

## Road Frontage

Yes | 511'

## Water Frontage

Small Private Pond

PROPERTY LOCATED AT: 16 Mile Square Rd, Phillips, ME 04966

### 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: NA 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? NA

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Side Lawn- by the driveway

Installed by: Goodwins drilling

Date of Installation: estimated 1998

USE: Number of persons currently using system: 0

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

Comments: Water has a Sulphur smell, system has had just 1 person using since

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials BP \_\_\_\_\_

PROPERTY LOCATED AT: 16 Mile Square Rd, Phillips, ME 04966

**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: **Rear of the house** OR  Unknown

Date installed: **unknown** Date last pumped: **2019** Name of pumping company: **Brackets**

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: **New pump installed about 5 years ago**

Date of last servicing of tank: **NA** Name of company servicing tank: **unknown**

Leach Field: .....  Yes  No  Unknown

If Yes, Location: **Rear of the house**

Date of installation of leach field: **1995** Installed by: **Thorndike**

Date of last servicing of leach field: **NA** Company servicing leach field: **NA**

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem and what steps were taken to remedy: **NA**

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: **HHE 200 design is for 4 bedrooms**

Source of Section II information: **Seller and HHE 200**

Buyer Initials \_\_\_\_\_

Seller Initials **BP**

PROPERTY LOCATED AT: 16 Mile Square Rd, Phillips, ME 04966

<b>SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)</b>				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<b>FHA</b>			
Age of system(s) or source(s)	<b>20 + years</b>			
Name of company that services system(s) or source(s)	<b>Caldwell Heating</b>			
Date of most recent service call	<b>07/08/2022</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>600 gallons</b>			
Malfunction per system(s) or source(s) within past 2 years	<b>None</b>			
Other pertinent information	<b>Cleaned by Caldwell heating 7/8/2022</b>			

Are there fuel supply lines? .....  Yes  No  Unknown  
 Are any buried? .....  Yes  No  Unknown  
 Are all sleeved? .....  Yes  No  Unknown  
 Chimney(s): .....  Yes  No  
     If Yes, are they lined: .....  Yes  No  Unknown  
 Is more than one heat source vented through one flue? .....  Yes  No  Unknown  
 Had a chimney fire: .....  Yes  No  Unknown  
 Has chimney(s) been inspected? .....  Yes  No  Unknown  
     If Yes, date: NA  
 Date chimney(s) last cleaned: Unknown  
 Direct/Power Vent(s): .....  Yes  No  Unknown  
 Has vent(s) been inspected? .....  Yes  No  Unknown  
     If Yes, date: \_\_\_\_\_

Comments: **FHA - single heat source**

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 \_\_\_\_\_

Seller Initials BP

PROPERTY LOCATED AT: 16 Mile Square Rd, Phillips, ME 04966

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

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

Comments: **Seller has no knowledge of any underground storage tanks**

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: **Seller has no knowledge of asbestos Current or previously existing**

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: **Seller has no knowledge of Radon/Air Current or previously existing**

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: **Seller has no knowledge of Radon/Water Current or previously existing**

Source of information: \_\_\_\_\_

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

Comments: **Seller has no knowledge of methamphetamine Current or previously existing**

Source of information: **Seller**

Buyer Initials \_\_\_\_\_

Seller Initials BP



PROPERTY LOCATED AT: 16 Mile Square Rd, Phillips, ME 04966

**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: NA

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

If Yes, describe: NA

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

Comments: Seller has no knowledge of lead based paint but is possible d/t age, cracking and peeling paint visible on both interior and exterior

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: Seller has no knowledge of hazardous materials Current or previously existing

Source of information: Seller

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

**SECTION V — 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: water pipe line from Strong rd - parallel to Mile Sq Rd - see deed

Source of information: Deed

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? NA

Road Association Name (if known): NA

Buyer Initials \_\_\_\_\_

Seller Initials BP

PROPERTY LOCATED AT: 16 Mile Square Rd, Phillips, ME 04966

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~~

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

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- amerigas

Year Principal Structure Built: 1910

What year did Seller acquire property? 2017

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: Front porch area roof , ice dam where the house and barn meet

Comments: Seller has rubber over the metal roof so there is no active leaking on porch roof

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: previous owner remedied by raising basement floor and placing a drain

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

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

Comments: Seller has no knowledge of any mold

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: 200 amp service

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: Seller has no knowledge of insect or animal infestation

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

Comments: None

Source of Section V information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials BP







Together with all our interest, right and title in and to the water pipe line extending from the South Strong Road, also called, along said Mile Square Road to the buildings on the land above described.

OFFICIAL COPY OFFICIAL COPY

Parcel Three being the premises described in a deed from Julia E. Hood and Malcolm Hood to Larry R. Pinkham and Jewel M. Pinkham dated October 18, 1995, recorded in said Registry of Deeds in Book 1553, Page 287.

Witness our hands and seals this 13<sup>th</sup> day of September, 2017.

Sheri L. Lopez  
Witness

Larry R. Pinkham  
Larry R. Pinkham

to both  
Witness

Jewel M. Pinkham  
Jewel M. Pinkham

STATE OF MAINE  
Franklin, ss.

September 13<sup>th</sup>, 2017

Personally appeared the above named Larry R. Pinkham and Jewel M. Pinkham and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Sheri L. Lopez  
Notary Public & Attorney at Law

Name: SHERI LOPEZ  
NOTARY PUBLIC, STATE OF MAINE  
My Commission Expires April 23, 2020

SEAL

Received  
Franklin County Registry of Deeds  
Susan A Black, REGISTER

Larry R. Pinkham



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.