

Penobscot River Land



** Not on property

00 PATTAGUMPUS ROAD | MEDWAY, MAINE

- River-front
- Live Water
- Private
- Recreational
- Timberland
- Penobscot River
- Rural
- 9.8± Acres

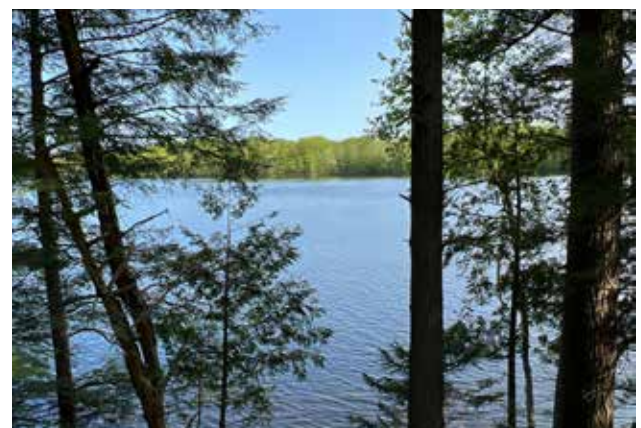
\$129,000



Penobscot River surveyed lot for sale in Medway, Maine. The 9.8 surveyed acre tract of Penobscot River land for sale has nearly 820 feet of frontage along the Penobscot River. The property has a gravel access road from route 116 to the land that fronts on the Penobscot River. The lot is heavily wooded with mature hemlock, pine, cedar and some very impressive oak trees. The land is rolling and is elevated above the river. Several large level areas would be ideal locations to build a riverfront cabin, home or perhaps a yurt site for a glamping location. The property would make a great private home site along the river or perhaps a set of rental cabins that could provide ongoing rental income from fisherman and vacationers visiting the Katahdin region.



**Lifestyle Properties
of Maine**



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



Medway, Maine

Local Government

Police

East Millinocket Police Dept
(207) 746-3555

Fire

Medway Fire Dept
(207) 746-9618

Town Office

4 School Street
(207) 746-9531

Tax Assessor

Board of Assessors
(207) 746-9531

Code Enforcement

Dwight Tilton
(207) 794-4434

The property lies on the southern shore of the Penobscot River, one mile below the confluence of the east and west branches of the Penobscot River. This section of the Penobscot River lies above Weldon dam in Molunkus township, and below the Medway dam. The impoundment formed between these two dams extends for nearly eight miles of largely placid water. This is a great area for boating and fishing for small mouth bass. Navigating downstream from the property you will come to Salmon Stream which flows into the Penobscot from the north and Pattagumpus Stream which joins the Penobscot from the south. Both of these streams are great fisheries that are lightly fished. Downstream from the Medway dam, you will find a pretty good flow of highly oxygenated water, and the fishing can be quite good here at times.

The town of Medway is a community of 1200 residents. Located right off of I-95, Medway is conveniently located. The nearby towns of East Millinocket and Millinocket have hardware stores, grocery stores and a critical access hospital. You can find about everything you need right here in the Katahdin region. Baxter State Park and the North Maine Woods are just up the road. This is the gateway community to the 3 and ½ million-acre region of Maine called the North Maine Woods.



00 PATTAGUMPUS ROAD | MEDWAY

Shopping

Ellis Family Market, 4± miles

City

Bangor, 64± miles

Airport

Bangor International, 62± miles

Interstate

Exit #244, 3± miles

Hospital

Millinocket Regional, 13± miles

Boston, MA

303± miles (5± hours)

LISTING PRICE

Acres 9.8± \$129,000 Taxes 182.95



Forester

N/A

Most Recent Harvest

N/A

Timber Type

Mixed

Nearest Mill

N/A

Easement

ROW | Utility

Leases

None

Tree Growth Status

No

Tree Growth Plan

N/A

View

Scenic | Trees

Zoning

Shoreland

Road Frontage

Yes | 50'

Water Frontage

819.9' | Penobscot River

If you have been looking for river front land to build your dream home you will want to check out the 9.8-acre tract on the Penobscot River. The property has year-round access, utility power available, is high and dry and offers a high degree of privacy. You could land a float plane here on this section of river to shorten the travel time to your Penobscot River property from wherever you call home. This is an exceptional parcel of land that you have an opportunity to own. Call today!



Medway-TBD Pattagumpus Road
Penobscot County, Maine, 9.8 AC +/-



— Shared Driveway with — 50 foot deeded ROW for all □ Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

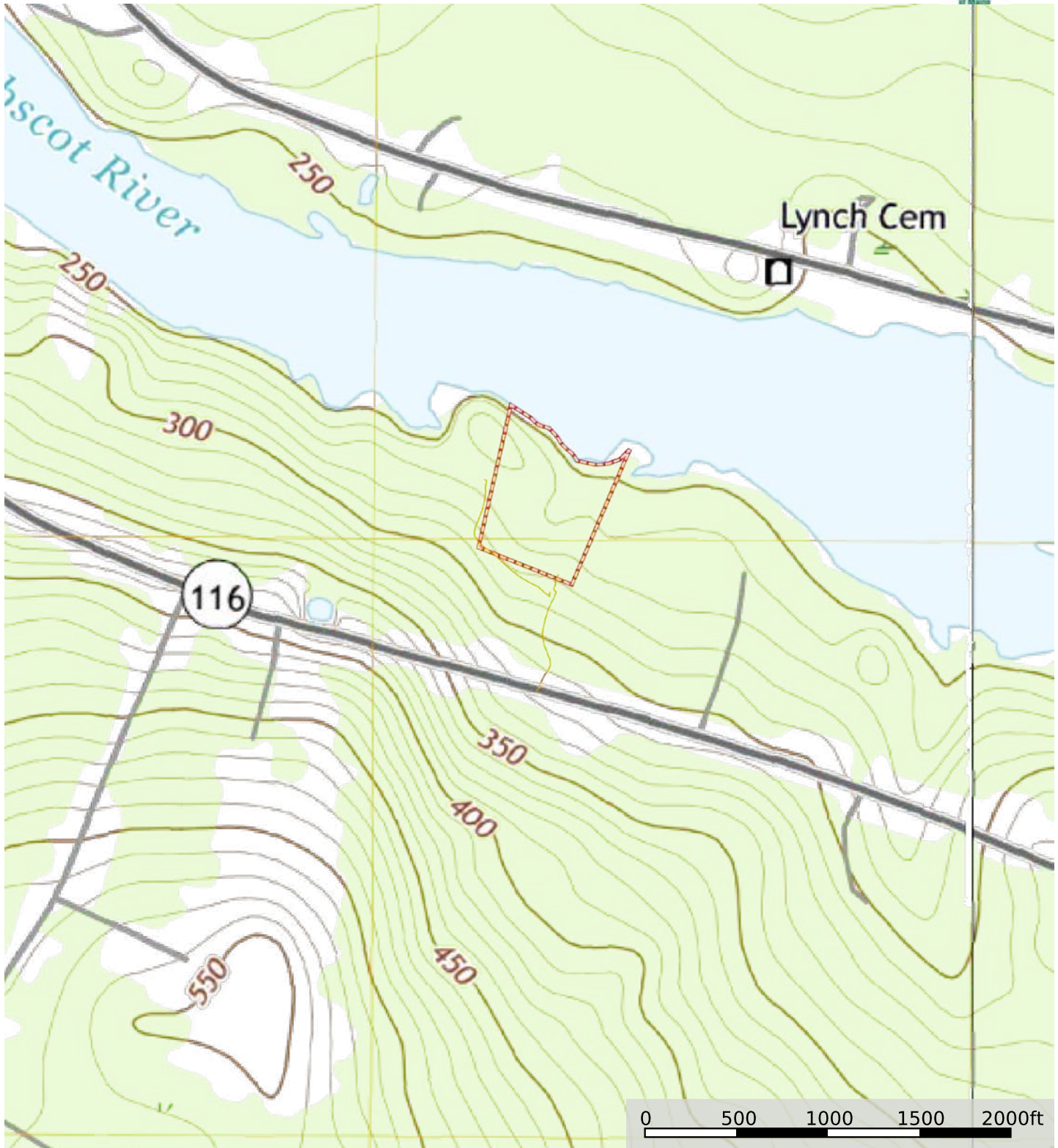
<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway



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

Medway-TBD Pattagumpus Road
Penobscot County, Maine, 9.8 AC +/-



— Shared Driveway with — 50 foot deeded ROW for all □ Boundary

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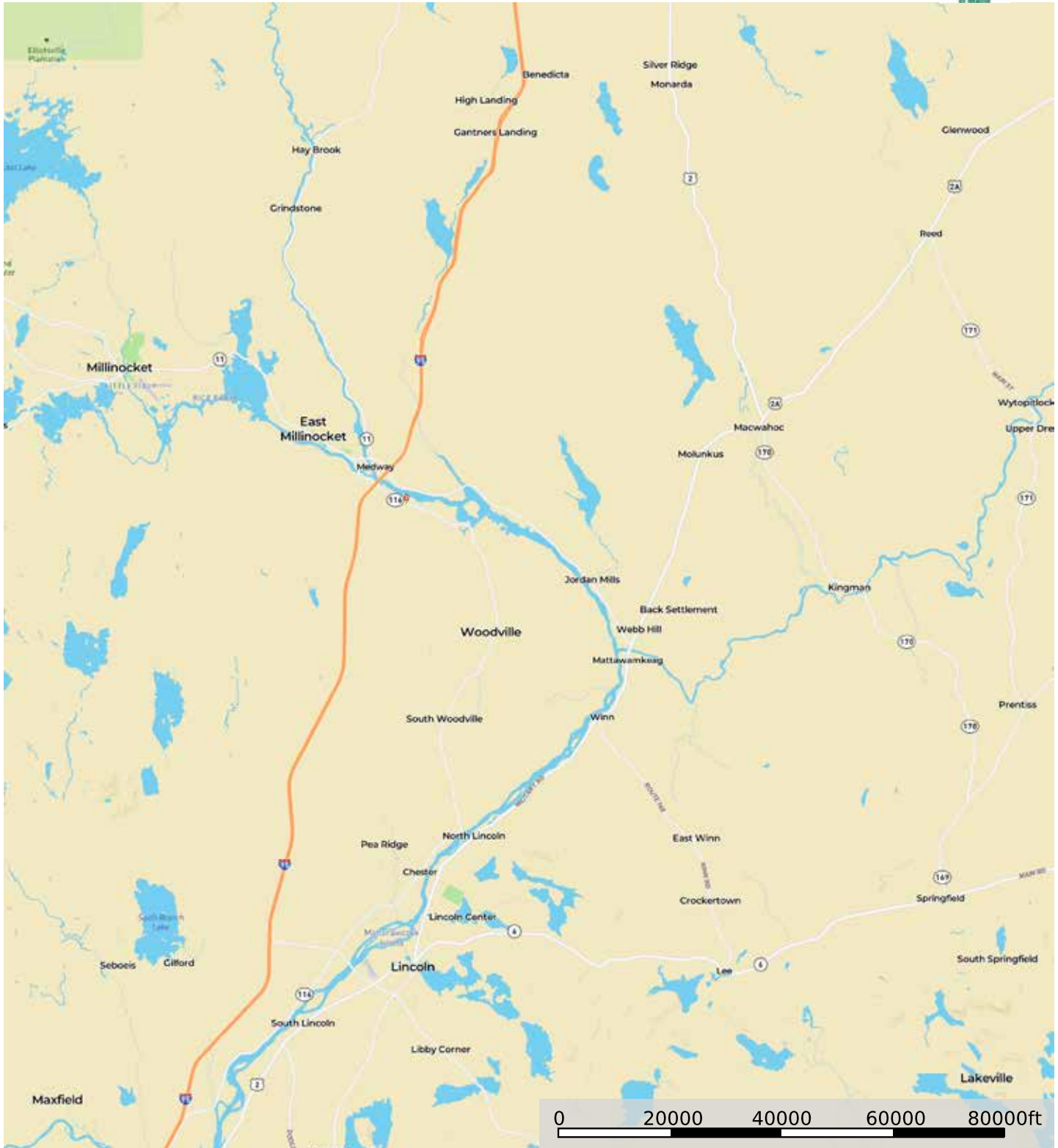
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Medway-TBD Pattagumpus Road

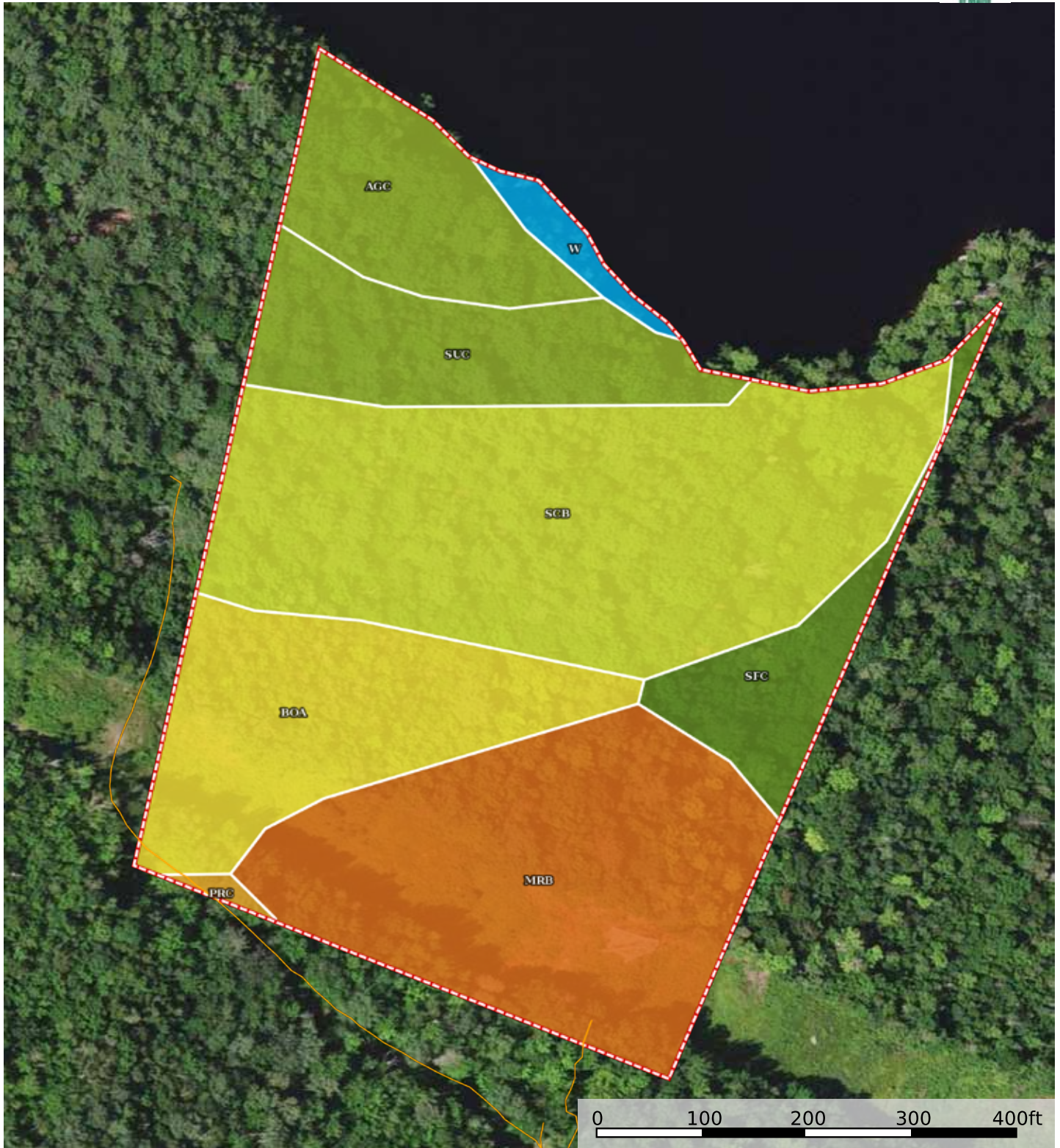
Penobscot County, Maine, 9.8 AC +/-



— Shared Driveway with — 50 foot deeded ROW for all — Boundary



Medway-TBD Pattagumpus Road
Penobscot County, Maine, 9.8 AC +/-



Shared Driveway with 50 foot deeded ROW for all Boundary

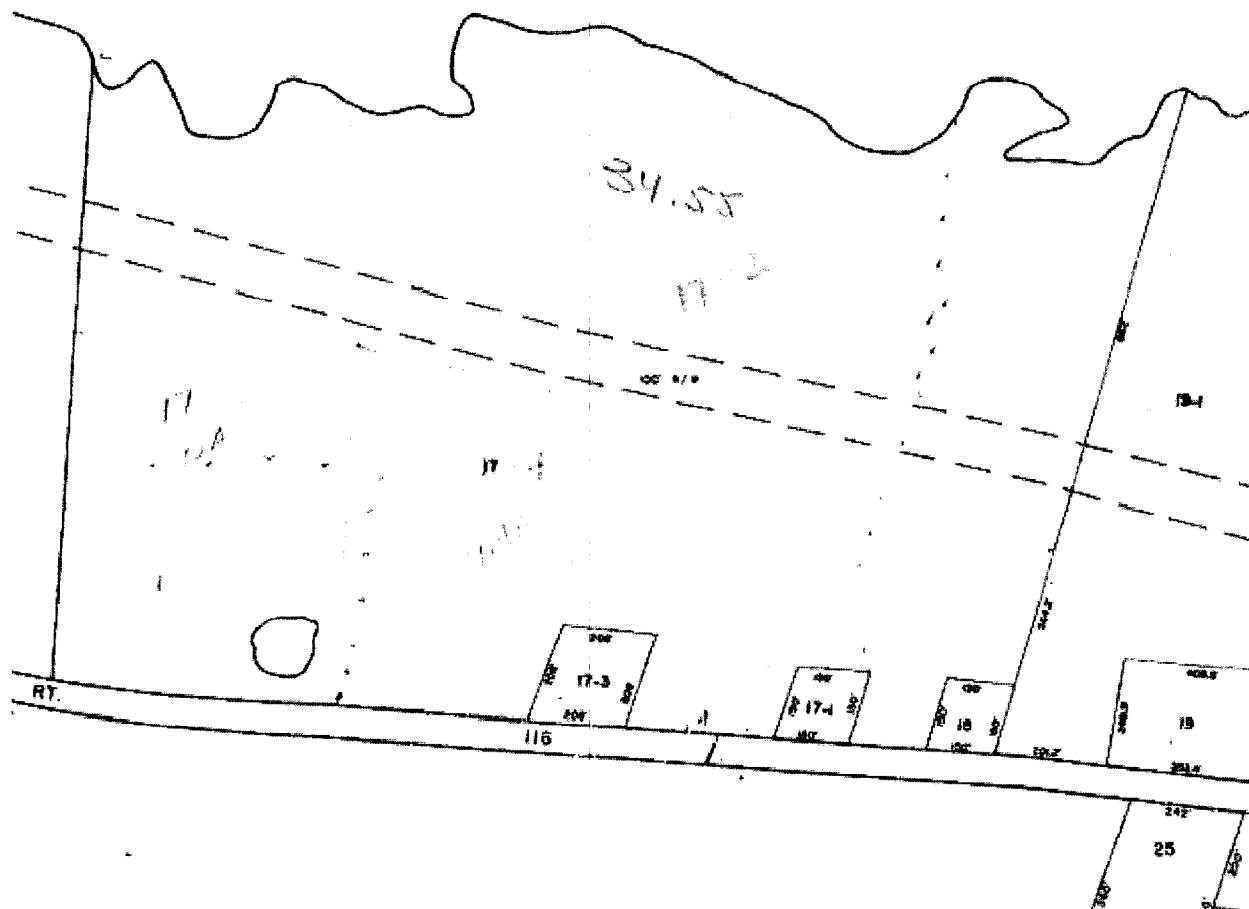
|  Boundary 10.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ScB	Scantic silt loam, 0 to 8 percent slopes	3.43	33.99	0	62	4w
MrB	Monarda-Burnham complex, 0 to 3 percent slopes, very stony	2.49	24.68	0	21	7s
BoA	Biddeford mucky peat, 0 to 3 percent slopes	1.5	14.87	0	38	5w
SuC	Suffield silt loam, 8 to 15 percent slopes	1.04	10.31	0	62	3e
AgC	Allagash fine sandy loam, 8 to 15 percent slopes	0.86	8.52	0	49	3e
SfC	Stetson-Suffield complex, 0 to 15 percent slopes	0.58	5.75	0	53	2s
W	Water bodies	0.15	1.49	0	-	-
PrC	Plaisted loam, 8 to 15 percent slopes, very stony	0.04	0.4	0	35	6s
TOTALS		10.09(*)	100%	-	45.66	4.6

(*) 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.



River



PROPERTY LOCATED AT: 00 Pattagumpus Road, Medway, ME 04460**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? _____

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: _____

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

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

Comments: none

Source of information: seller/observation

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: none

Source of information: seller/observation

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

Buyer Initials _____

Page 1 of 3

Seller Initials AS

PROPERTY LOCATED AT: 00 Pattagumpus Road, Medway, ME 04460

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: **ROW for all purposes, power line easement**

Source of information: **deed and survey**

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? **n/a**

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: **shoreland zoning**

Source of information: **observation**

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **portion of a lot owned by the seller**

Source of information: **seller**

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: **n/a**

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: **deed and prior owner**

Additional Information: **Property consists of 9.8+- surveyed acres with a ROW for all purposes including utilities.**

Buyer Initials _____

Page 2 of 3

Seller Initials **AS**

PROPERTY LOCATED AT: **00 Pattagumpus Road, Medway, ME 04460**

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.

Alexis Snider

05/26/2023

SELLER

DATE

SELLER

DATE

Alexis Snider

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



**QUITCLAIM DEED
WITH COVENANT**

1002240221016

DLN NO.: _____

David A. Goode and Teena L. Goode, both of 341 Happy Corner Road, Patten, ME 04765, FOR CONSIDERATION PAID, grant to Alexis Suzanne Snider of 180 Overlook Avenue, Hackensack, NJ 07601, with QUITCLAIM COVENANT, the following described real property located in the City of Medway, County of Penobscot, State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land, together with any improvements thereon, situated in MEDWAY, Penobscot County, State of Maine, and being more particularly described as follows, to wit:

Commencing at a cedar post on the northerly side of the County Road, so called, in said Medway said point also being the southeasterly corner of land formerly owned by Henry E. LaPoint, and also being the southwesterly corner of land now or formerly owned by Kenneth McLaughlin; thence, running N 50° E, a distance of 85 rods, more or less, along the line of land now or formerly owned by Kenneth McLaughlin to a cedar post on the south bank of the Penobscot River; thence, westerly along the bank of the Penobscot River, a distance of 136 rods, more or less, to another cedar post on the south bank of said Penobscot River; thence S 50° W along a line fence, said fence marking the line of land formerly owned by Henry E. LaPoint, and now or formerly owned by Kenneth McLaughlin, a distance of 79 rods, more or less, to a stone on the northerly side of said County Road; thence easterly along the northerly side of said County Road, a distance of 120 rods, more or less, to the point of beginning.

ALSO, HEREBY CONVEYING, certain water rights in accordance with the terms of an Agreement with Vaughn L. York and Henry E. LaPoint, dated June 5, 1954, and recorded in Penobscot County Registry of Deeds in Book 1447, Page 273.

ALSO, HEREBY CONVEYING, to the Grantees herein, their successors and assigns an easement appurtenant, said easement being a strip of land more particularly described as follows:

Beginning on the north side of Route 116 at the southeasterly corner of a parcel of land now or formerly owned by Wayne Dempsey and Sharon Dempsey by deed dated June 1, 1994, recorded

in the Penobscot County Registry of Deeds on October 10, 2001 in Book 7900, Page 34, to which deed reference is hereby made for a more particular description thereof;thence northeasterly along Dempsey's easterly line a distance of 150 feet, more or less, to the northeasterly corner of said Dempsey parcel; thence turning northwesterly along land of Dempsey and parallel with Route 116 a distance of 116 feet, more or less, to a point said point also being Grantor's westerly line as excepted and described herein above; thence northeasterly along Grantor's westerly line as excepted and described herein above to the transmission line formerly owned by Great Northern Paper; meaning and intending to convey and conveying herein a strip of land for an access easement which is situated 75 feet in width southeasterly from the first described line herein; 75 feet in width northeasterly from the second described line herein and 50 feet in width southeasterly from the third described line herein. Said easement is to be used for all purposes of a way, including but not limited to: ingress and egress by foot or vehicular traffic, the right to construct and maintain a roadway, and the right to place and maintain utility poles, anchors and overhanging lines with the necessary support and fixtures thereto.

EXCEPTING, HOWEVER, from the above described premises, that portion of the same which was conveyed by Roland and Barnette Lyford to Carlton M. and Phyllis P. Fortin by deed dated July 1, 1976, and recorded in said Registry of Deeds in Book 2663, Page 44, to which deed reference is hereby made for a more particular description thereof.

EXCEPTING, HOWEVER, from the above described premises, those premises conveyed by the said Peter W. Kalloch to Galen P. Kimball, Jr. and Sandra J. Kimball, by deed dated October 19, 1992, and recorded in said Registry of Deeds in Book 5188, Page 354, and by corrective deed from Peter W. Kalloch to Galen P. Kimball, Jr. and Sandra J. Kimball, dated May 31, 1994 and recorded in said Registry of Deeds in Book 5709, Page 199, to which deed reference is hereby made for a more particular description thereof.

EXCEPTING, HOWEVER, from the above described premises, those premises conveyed by Peter W. Kalloch and April W. Kalloch to Wayne Dempsey and Sharon Dempsey by deed dated June 1, 1994, recorded in said Registry of Deeds on October 10, 2001 in Book 7900, Page 34, to which deed reference is hereby made for a more particular description thereof.

EXCEPTING, HOWEVER, from the above described premises, those premises conveyed in the Mortgage Deed from John H. Merrill Cindy L. Merrill to SLM Financial Corporation, d/b/a Sallie Mae Home Loans, dated June 24, 2004, recorded in said Registry of Deeds in Book 9404, Page 121, to wit:

Beginning at the most westerly corner of the land of Peter W. Kalloch and April W. Kalloch as described in a deed recorded in Book 5709, Page 203 of the Penobscot County Registry of Deeds

at the end of a fence on the northerly side of Route 116, thence northeasterly along the fence as a boundary line 726 feet, thence southeasterly and generally parallel with Route 116, 600 feet, thence southwesterly and parallel with said fence line 726 feet, thence northwesterly along Route 116, 600 feet to the point of beginning.

EXCEPTING, HOWEVER, from the above described premises, those premises conveyed in the deed from Richard B. LeVasseur, Debra L. LeVasseur, Bion Tolman and Lisa Tolman to Jerry L. Potvin and Gerald L. Potvin, dated July 30, 2010, recorded in said Registry of Deeds in Book 12208, Page 333.

EXCEPTING AND RESERVING, HOWEVER, from the above described premises, the following parcel conveyed to grantors herein by deed dated November 28, 2016, from Peter W. Kalloch and April W. Kalloch, recorded in said Registry of Deeds in Book 14357, Page 109:

Beginning at the most easterly corner of the land now or formerly of Carlton Fortin as described in a deed recorded in Book 2663, Page 44, of the Penobscot County Registry of Deeds, on the north line of the land of Kenneth McLaughlin said point being N 43° 10' E, 150 feet from Route 116 along the McLaughlin Line;

thence N 43° 10' E along the northwesterly line of the land of McLaughlin 1,226.90 feet, more or less, to a post set at the bank of the Penobscot River;

thence northwesterly and upstream along the river 423.3 feet, more or less, to an iron pin set;

thence S 43° 10' W, parallel with the McLaughlin Line, 1,261.60 feet, more or less, to an iron pin set at the land now or formerly of Wayne Dempsey as described in a deed recorded at the Penobscot Registry of Deeds in Book 7900, Page 34;

thence S 57° 06' E, parallel with Route 116, to an iron pin set at the corner said Dempsey;

thence S 43° 10' W, along said Dempsey 150 feet to Route 116 and an iron pin set;

thence southeasterly along Route 116, 150 feet, more or less, to the land of Fortin;

thence northeasterly along Fortin's line 150 feet, more or less,

thence southeasterly and parallel with Route 116, 150 feet to the point of beginning.

SUBJECT TO, pole line easement from Peter W. Kalloch and Mary L. Kalloch to Bangor

Hydro-Electric Company, dated July 31, 1984, recorded in the Penobscot Registry of Deeds in Book 3565, Page 162.

SUBJECT TO, pole line easement from Henry E. LaPoint to Great Northern Paper Company, dated April 23, 1938, recorded in the said Registry of Deeds in Book 1131, Page 113.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being the same premises as described in the deed from Richard B Levasseur, Debra L. Levasseur, Bion Tolman and Lisa Tolman to David A. Goode and Teena L. Goode dated April 29, 2021 and recorded in Book 16001, Page 121, Penobscot County Registry of Deeds.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

David A. Goode
David A. Goode

Teena L. Goode
Teena L. Goode

State of Maine
County of Penobscot, ss

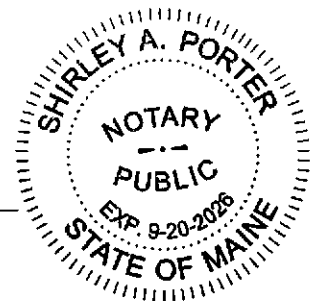
December
~~November~~ 9, 2022

Personally appeared the above named David A. Goode and Teena L. Goode and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Shirley D. Porter
Notary Public

Print Name





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 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.