

Improved Land for Sale

Recreational | Year Round | Building Site



** Not on property

22 ROUTE 168 | WINN, MAINE

- Improved Building Site
- Park your RV
- Well
- Septic
- Electric
- Year Round Access
- Nearby the River
- Maine Land for Sale

\$30,000



Welcome to 22 Rte 168 in Winn, Maine! This remarkable property presents an excellent opportunity to enjoy the abundant outdoor recreation options right at your doorstep. Situated on a surveyed lot of just over 6/10 of an acre, this land comes equipped with a well and septic, offering the foundation for a comfortable and convenient living experience.

Property Features:

- Surveyed:** The lot has been professionally surveyed, providing clear boundaries and peace of mind for potential buyers.
- Dug Well:** A well is already in place, currently utilized by the seller for various purposes such as washing and other water-related needs.
- Septic System:** The septic system has been established and has been functioning efficiently.
- Hookups:** Convenient hookups to the well and septic are readily available, making it easier for you to set up your dream home.



**Lifestyle Properties
of Maine**



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



Winn, Maine

Local Government

Police

County Sheriff
(207) 947-4585

Fire

Mattawamkeag Fire Dept
(207) 736-2931

Town Office

PO Box 98
(207) 736-7111

Tax Assessor

Assessors Agent
Hamlin Associates
hamlinassociatesinc@gmail.com
(207) 876-3300

Code Enforcement

Jerry Davis

Amenities & Outdoor Recreation:

For nature enthusiasts and outdoor lovers, Winn offers a plethora of exciting options:

- ATV Trail Head: Easily access ATV trails from the property, providing endless adventures and opportunities for exploring the picturesque landscape.
- Dwinal Pond 4 Seasons ATV/Snowmobile Club: Just 6 miles away, this club welcomes all-season outdoor enthusiasts for thrilling rides and activities.
- Penobscot River Boat Landing: Approximately 1.6 miles away, providing a perfect spot for boating and water-based activities.
- Mattawamkeag River: At a distance of 2.8 miles, this river offers opportunities for fishing and other water-related pursuits.
- Mattawamkeag Wilderness Park: A mere 10.7 miles away, this beautiful park boasts whitewater rafting, fishing, and exceptionally clean water.
- Baxter State Park & Entry to NMW: Within 40 miles, you can find yourself at the entrance of Baxter State Park and the Northern Maine Woods, a true paradise for nature lovers and adventurers.
- For hunting enthusiasts, the property's vicinity features thousands of acres of nearby commercial timberland, with much of it open for hunting. You can expect good numbers of whitetail deer and ruffed grouse, making this an attractive destination for hunters.



Phil McPhail
REALTOR®
(207) 290-0372
phil2@lifestylepropertiesme.com

22 ROUTE 168 | WINN

Shopping

Lincoln, 11± miles

City

Bangor, 58± miles

Airport

Bangor International, 60± miles

Interstate

Exit #244, 14± miles

Hospital

Penobscot Valley, 12± miles

Boston, MA

293± miles (4.5± hours)

Acres 0.61± \$30,000 Taxes \$180

Location

Located in the town of Winn, settled in 1820 during Maine’s statehood, this property is surrounded by a rich historical background. Major nearby cities include Lincoln, just 11 miles away, Bangor at 58 miles (approximately 57 minutes), Portland at 187 miles (about 2 hours and 45 minutes), and Boston at 293 miles (around 4 ½ hours).



View

Trees

Zoning

Rural

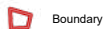
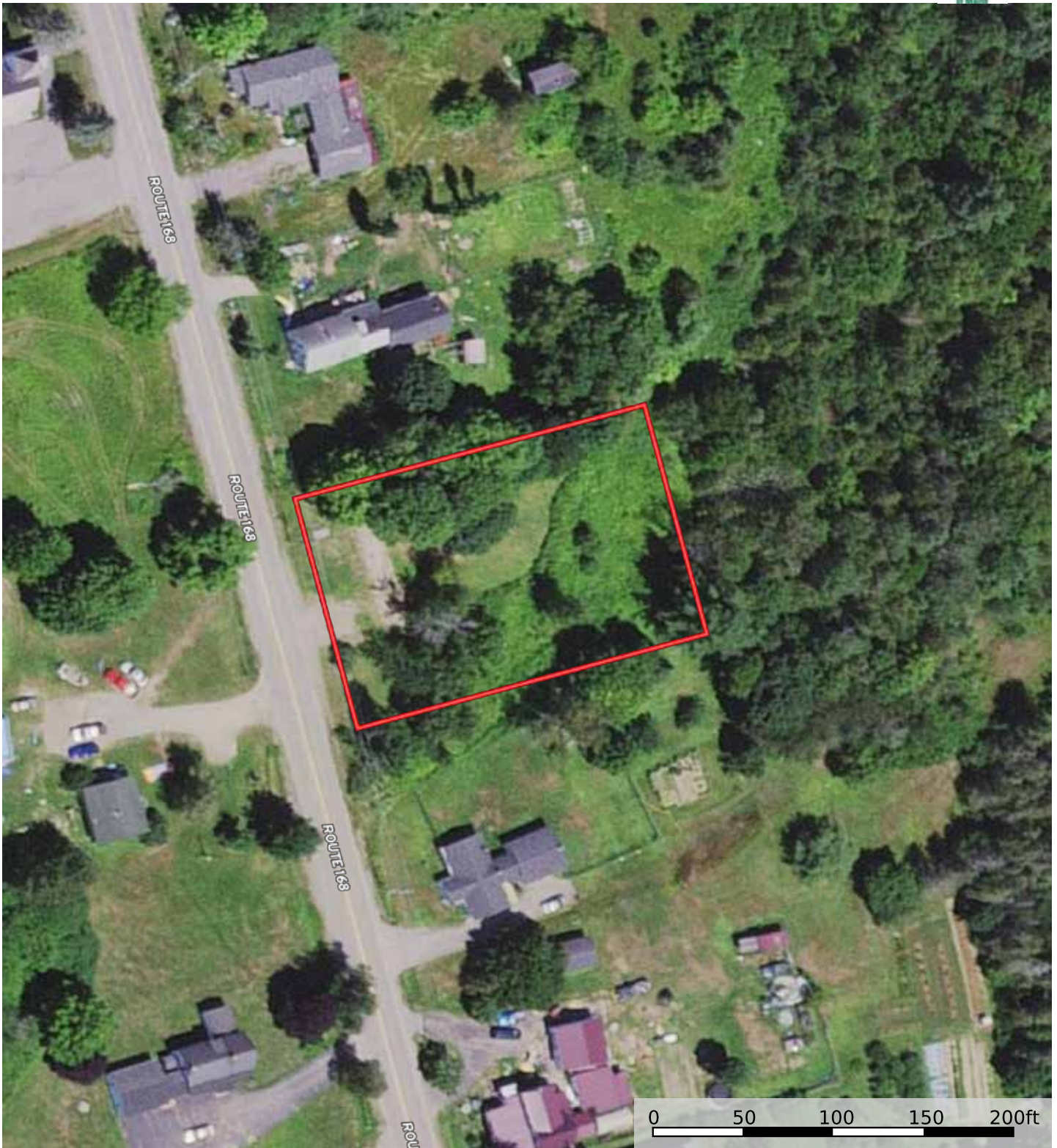
Road Frontage

Yes | 150’

Water Frontage

N/A

Winn - 22 Rte 128 .61 acres
Maine, 0.61 AC +/-



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

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

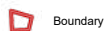
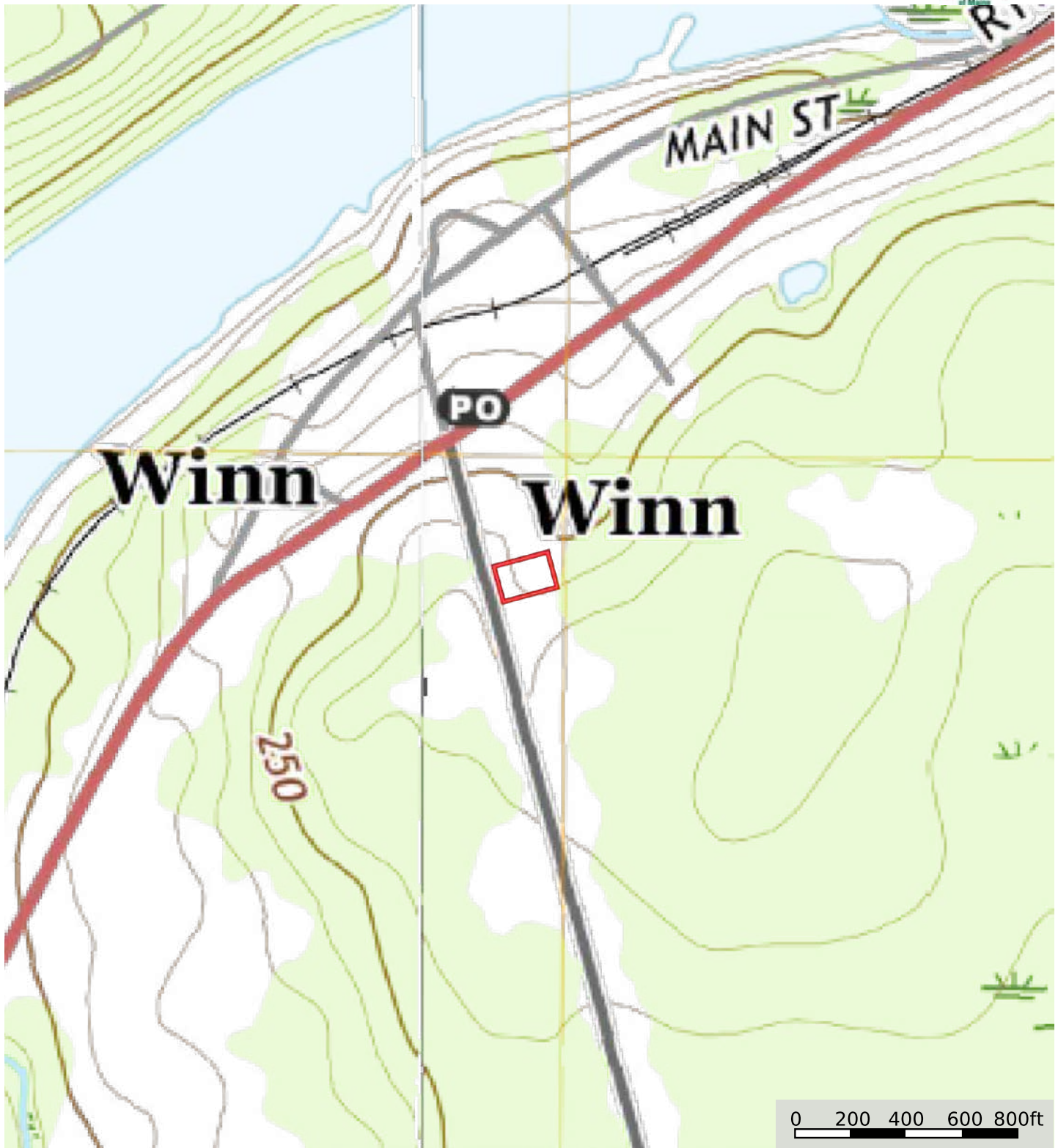
113 West Broadway



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.

Winn - 22 Rte 128 .61 acres

Maine, 0.61 AC +/-



United Country Lifestyle Properties of Maine

P: 800-286-6164

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

113 West Broadway



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PROPERTY LOCATED AT: 22 Route 168, Winn, ME 04495

PROPERTY DISCLOSURE – LAND ONLY
(With Improvements)

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: _____ 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? _____

Has the water been tested for radon? _____ ☐ Yes ☒ No

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: _____

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: EAST SIDE OF land

Installed by: UNKNOWN

Date of Installation: UNKNOWN

USE: Number of persons currently using system: 2

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

Comments: _____

Source of Section I information: Seller

Buyer Initials AH M.A. Page 1 of 4 Seller Initials _____

United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 04457 Phone: 207.794.6164 Fax: 207.794.6666 Hurd-22 Route
Philip McPhail Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwof.com

PROPERTY LOCATED AT: 22 Route 168, Winn, ME 04495

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 malfunction?..... ☐ 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: South side of land OR ☐ Unknown

Date Installed: unknown Date last pumped: 2019+/- Name of pumping company: CALS

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

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 2019+/- Name of company servicing tank: CALS

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: South side

Date of installation of leach field: unknown Installed by: unknown

Date of last servicing of leach field: unknown 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: _____

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

If Yes, are they available? ☐ Yes ☐ No

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

Comments: seller pumps tank every 3 years

Source of Section II information: seller

Buyer Initials AM M.H.

Page 2 of 4

Seller Initials _____

SECTION III — 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 the 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: _____

Source of information: _____

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: _____

Source of information: Seller

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

SECTION IV — 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: _____

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? _____

Road Association Name (if known): _____

Buyer Initials AM MA

Page 3 of 4

Seller Initials _____

PROPERTY LOCATED AT: 22 Route 168, Winn, ME 04495

Are there any shoreland zoning, resource protection or other overlay zone

requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: _____

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

If Yes, explain: _____

Source of 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, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

Additional information: N/A

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.

SELLER _____ DATE _____

Anthony Hurd

SELLER _____ DATE _____

Mary Hurd
SELLER _____ DATE _____

Mary Hurd

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 _____



BK5498 PG074

WARRANTY DEED

040378

KNOW ALL MEN BY THESE PRESENTS, That I, PAULINE HURD, of the Town of Winn, County of Penobscot, State of Maine,

in consideration of one dollar (\$1.00) and other valuable consideration,

paid by ANTHONY W. HURD and MARY L. HURD, husband and wife, both of Stafford Springs, County of Tolland, State of Connecticut, as joint tenants and not as tenants in common,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ANTHONY W. HURD and MARY L. HURD, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever.

Two (2) certain lots or parcels of land situate in the Town of Winn, County of Penobscot, State of Maine, bounded and described as follows:

FIRST PARCEL:

A certain lot or parcel of land together with the buildings thereon, situated in the Town of Winn Village, being a part of Lot 81, according to a plan made by F.H. Coombs. Meaning and intending to convey the same premises conveyed to Frederick F. Hurd by John A. Poor and S.A. Stimpson, and being the same premises deeded by Frederick F. Hurd to Bert C. Hurd by his deed dated July 6, 1932 and recorded in the Penobscot County Maine Registry of Deeds in Book 1055, Page 353, also being the same premises deeded by deed of Bert C. Hurd to Frederick Hurd, by deed dated November 16, 1960 and recorded in the Penobscot County Maine Registry of Deeds in Book 1757, Page 20.

SECOND PARCEL:

A certain lot or parcel of land together with the buildings thereon, situated in the Town of Winn, County of Penobscot and State of Maine, and being Lot No. 80 on the Village Plan of said Town of Winn. Being the same property described in a deed from the Inhabitants of the Town of Winn to Frederick Hurd, which deed is dated April 5, 1971 and recorded in the Penobscot County Maine Registry of Deeds in Book 2212, Page 375.

Being the same premises described in a deed from Anthony Wayne Hurd to Frederick Hurd and Pauline Hurd by deed dated February 12, 1983, and recorded in Book 3308, Page 57 of the Penobscot County Registry of Deeds.

Be it known that Frederick Hurd died on October 26, 1993 and the Grantor herein is the surviving joint tenant.

PATRICIA R. LOCKE
ATTORNEY AND
COUNSELOR AT LAW
LINCOLN, MAINE
04457-0088

Together with all the privileges and appurtenances thereof, to the said ANTHONY W. HURD and MARY L. HURD, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said, PAULINE HURD, have hereunto set my hand and seal this 15th day of November in the year of our Lord one thousand nine hundred and ninety-three.

SIGNED, SEALED AND DELIVERED
in presence of

Kimberly A. Pinkham
Witness

Pauline Hurd
PAULINE HURD

OATH

STATE OF MAINE
Penobscot, ss.

November 15, 1993.

Personally appeared the above named PAULINE HURD and acknowledged the foregoing instrument to be her free act and deed.

No Transfer Tax Necessary.

Before me,

Kimberly A. Pinkham
NOTARY PUBLIC

Kimberly A. Pinkham

November 7, 2000

(Please print name)
My commission expires:

PENOBSCOT, SS REC'D

93 NOV 30 AM 9:00

ATTEST:

Cynthia Hallowell Shaw
REGISTER

Ret
PATRICIA R. LOCKE
ATTORNEY AND
COUNSELOR AT LAW
LINCOLN, MAINE
604870088



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.