

Recreational Wooded Land

Sustainable/Off-Grid | Recreational | Hunting

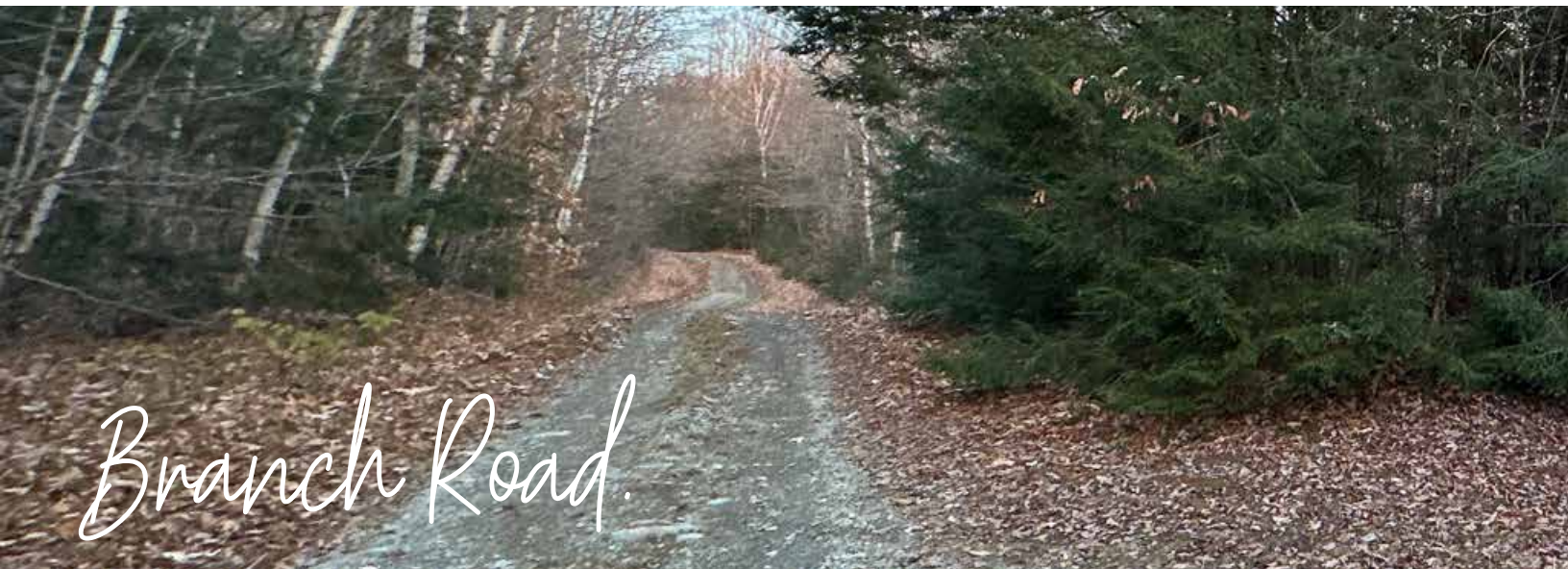


** Not on property

35 BRANCH ROAD | WINN, MAINE

- Maine Land for Sale
- Timberland
- Hunting
- ATV Trails
- Private road front
- Nearby Conservation Lands
- Penobscot County
- Snowmobile Trails

\$29,900



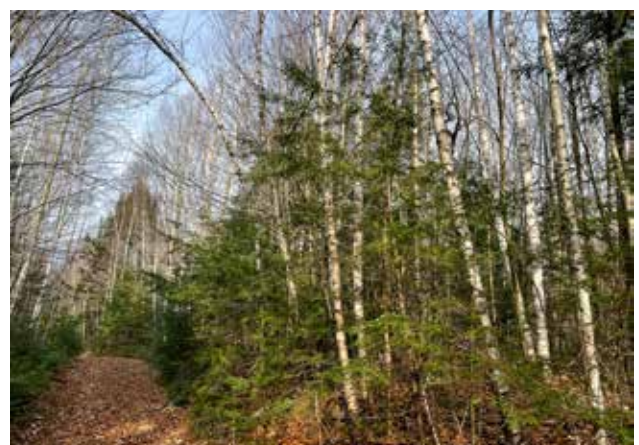
Branch Road.

Welcome to 35 Branch Road in Winn, Maine – an 11.9± acre parcel of land offering an affordable off-grid retreat with a myriad of recreational opportunities. This property invites outdoor enthusiasts to embrace the Maine wilderness while enjoying activities such as ATV and snowmobile trail riding, hunting, wildlife photography, hiking, and more.

Land – This parcel boasts 11.9± surveyed acres of predominantly hardwood timber, featuring beech, yellow and white birch, red maple, as well as some hemlock and balsam fir. The well-drained rocky soils, identified as Thorndike/Winnecook Complex by the NRCS, are ideal for growing trees and can potentially be cleared for cultivated crops and pasture. With elevations ranging from 380 to 420 feet above sea level, the gently rolling terrain provides a picturesque backdrop for your off-grid living or recreational dreams.



**Lifestyle Properties
of Maine**



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



Winn, Maine

Local Government

Police

Penobscot County Sheriff
(207) 947-4585

Fire

Mattawamkeag Fire
207-736-2931

Town Office

59 Route 168, Winn
(207) 736-7111
winnclerk@gmail.com
Tues & Thurs 1:30 - 5:30PM, Wed 1 - 6PM, Fri 1-5 PM

Tax Assessor

Hamlin Associates
Josh Morin
hamlinassociatesinc@gmail.com
(207) 863-3300

Code Enforcement

Jerry Davis

Location – Situated in the town of Winn, with a population just over 400, this location offers a remote escape while still being within reach of essential amenities. The nearest larger town, Lincoln, is approximately 18 miles away and provides access to hospital, grocery stores, building supplies, and various services. For those seeking a city experience, Bangor is approximately 62 miles away.

Potential Uses – Whether you envision building a secluded cabin, creating an RV camping site, utilizing the land for hunting, embracing off-grid living, or investing in a small timber plot for firewood, the possibilities are as vast as the Maine landscape.

Nearby Points of Interest – Nature lovers will appreciate the proximity to the Dwinall Pond Wildlife Management area, a sprawling 2,500-acre conservation tract just 1 ½ miles away. The Mattawamkeag and Penobscot Rivers are within 10± miles, offering additional opportunities for outdoor exploration. The property itself features direct access to snowmobile and ATV trails, ensuring that adventure is right at your doorstep. For winter sports enthusiasts, the Mt Jefferson Ski Area is a mere 8± miles away.

Come enjoy the Maine wilderness and create your own retreat on this versatile and picturesque parcel at 35 Branch Road in Winn



35 BRANCH ROAD | WINN



LISTING PRICE

Acres 11.9± \$29,900 Taxes \$263

Shopping

Lincoln, 18± miles

City

Bangor, 66± miles

Airport

BGR, 67± miles

View

Trees / Woods

Zoning

None

Road Frontage

Yes | 1478.9 ft

Water Frontage

None

Interstate

Exit # 227, 22± miles

Hospital

PVH, 19± miles

Boston, MA

5± hrs, 300± miles

Winn - 35 Branch Road 11.9 +/- acres
Penobscot County, Maine, 11.9 AC +/-



— Primary Road □ Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

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

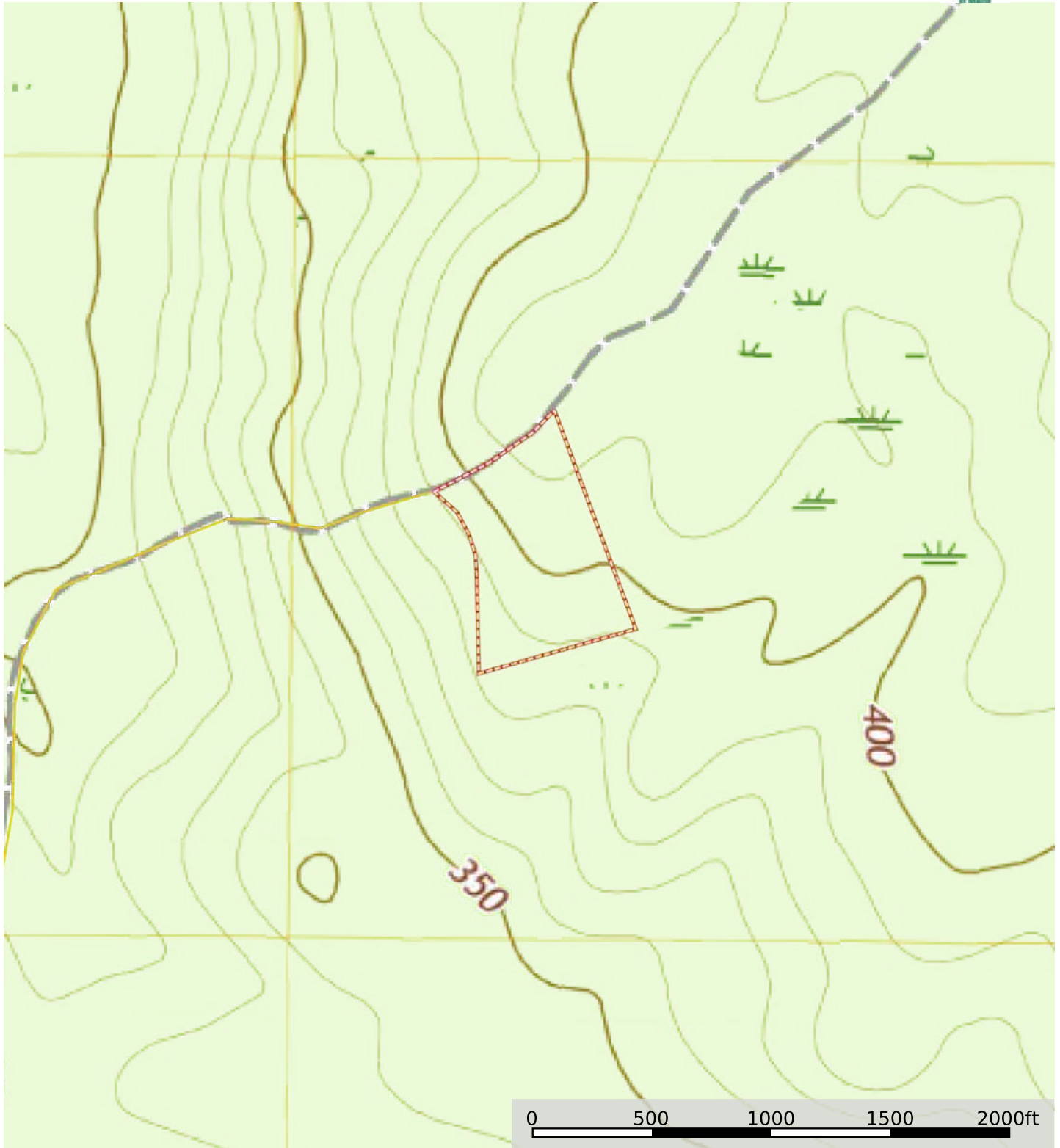
113 West Broadway



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 - 35 Branch Road 11.9 +/- acres

Penobscot County, Maine, 11.9 AC +/-



Primary Road Boundary

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113 West Broadway



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Winn - 35 Branch Road 11.9 +/- acres

Penobscot County, Maine, 11.9 AC +/-



Primary Road Boundary

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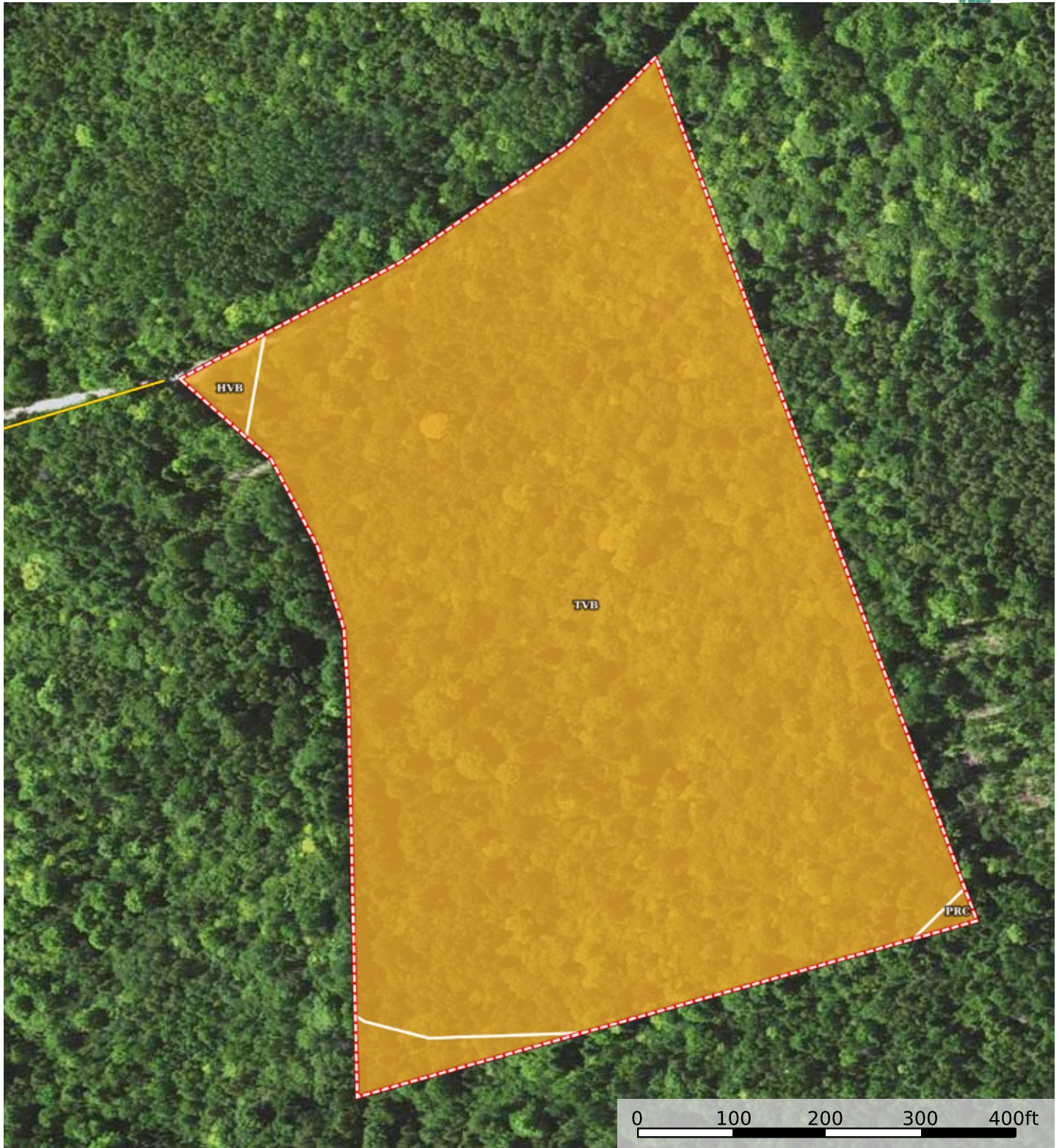
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113 West Broadway



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Winn - 35 Branch Road 11.9 +/- acres
Penobscot County, Maine, 11.9 AC +/-



— Primary Road Boundary

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|  Boundary 11.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TvB	Thorndike-Winnecook complex, 3 to 8 percent slopes, rocky	11.14	97.21	0	26	6s
PrC	Plaisted loam, 8 to 15 percent slopes, very stony	0.22	1.92	0	37	6s
HvB	Howland loam, 0 to 8 percent slopes, very stony	0.1	0.87	0	38	6s
TOTALS		11.46(*)	100%	-	26.32	6.0

(*) 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.



PROPERTY LOCATED AT: 35 Branch Road, Winn, ME 04495

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: N/A

Source of information: seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: N/A

Source of information: seller

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

Buyer Initials _____ Page 1 of 3 Seller Initials ASP RMP

PROPERTY LOCATED AT: **35 Branch Road, Winn, ME 04495**

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: **benefitting and encumbering rights off way for access**

Source of information: **deed and survey plan**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? **owners**

Road Association Name (if known): **unknown**

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

If Yes, explain: _____

Source of information: **Public 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: **Public Record.**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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: **See deed recorded in Penobscot County Registry of Deeds in Book 6224 Page 163 and survey plan recorded in Plan File 1996-82 for additional information.**

Buyer Initials _____

Page 2 of 3

Seller Initials **ASP**

RMP

PROPERTY LOCATED AT: **35 Branch Road, Winn, ME 04495**

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.

Antero S. Paiva 11/17/2023
SELLER DATE
Antero S. Paiva

Rosa M. Paiva 11/17/2023
SELLER DATE
Rosa M. Paiva

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



031865

TRUSTEE'S DEED

MARY B. GREGOR, of Amity, County of Aroostook and State of Maine, TRUSTEE OF MEADOWS AND MOUNTAINS TRUST, created by declaration dated April 14, 1993, by the powers conferred by law, and by Article EIGHTH of said trust declaration, and every other power

for consideration paid

grants to ANTERO S. PAIVA and ROSA M. PAIVA, both of 44 Evergreen Drive, Seekonk, Massachusetts, husband and wife, as JOINT TENANTS, a LIFE ESTATE for the remainder of their lives and for the life of the survivor or them, and thereafter the REMAINDER INTEREST to STEPHEN PAIVA, LINDA PAIVA and KEVIN PAIVA, all of said Seekonk, as TENANTS IN COMMON

A certain piece or parcel of land situated in Winn, County of Penobscot and State of Maine, which is described in Schedule A attached hereto as a part hereof.

Being a part of the premises conveyed to grantor by Quitclaim Deed of Herbert C. Haynes, Jr., et als, dated August 26, 1996, and recorded in the Penobscot County Registry of Deeds in Vol. 6210, Page 14.

WITNESS my hand and seal this 13th day of September, 1996.

Signed, Sealed & Delivered
in the Presence of

MEADOWS AND MOUNTAINS TRUST

Forrest W. Barnes
Witness

By: Mary B. Gregor
Mary B. Gregor, Trustee

STATE OF MAINE
AROOSTOOK, ss.

September 13, 1996

Then personally appeared the above-named Mary B. Gregor, Trustee of Meadows and Mountains Trust, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me, Forrest W. Barnes
Forrest W. Barnes
Notary Public

SCHEDULE A

Lot #2A according to plan and survey by John B. Cahoon PLS #324, entitled "A DIVISION OF LAND FOR MEADOWS AND MOUNTAINS TRUST MARY B. GREGOR, TRUSTEE BEING ORIGINAL LOTS 6 Range 14, 7 Range 14 & 8 Range 14 TOWN OF WINN PENOBSCOT COUNTY STATE OF MAINE JUNE 1, 1996", said plan being recorded in the Penobscot County Registry of Deeds in Plan File 1996-82.

Also hereby conveying all those certain easements or rights-of-way for travel on foot and with vehicles and for utilities, in common with grantor and others, described in the deed from Herbert C. Haynes, Jr., et als to grantor dated August 26, 1996, and recorded in said Registry in Vol. 6210, Page 19.

Also hereby conveying a further easement or right-of-way for travel on foot and with vehicles over a sixty-six (66) foot right-of-way leading from the westerly sideline of said parcel so conveyed by Herbert C. Haynes, Jr., et al, to grantor, all as shown on said plan, the centerline thereof being the division line between Lot #4E and Lot #1B, and between lot #2C and Lot #1B and between Lot #3D and Lot #1B to the northwesterly corner of Lot #2A, and along both branches of said sixty-six (66) foot right-of-way running along the westerly and northerly bounds of said Lot #2A, all as shown on said plan.

Excepting and reserving to grantors, their successors and assigns, in common with grantee, her successors and assigns, a similar easement or right-of-way over so much of said sixty-six (66) foot right-of-way as is located within the boundaries of the premises herein conveyed.

The herein conveyed premises are now subject to taxation under the provisions of the Tree Growth Tax Law (36 M.R.S.A. Section 571, et seq.), and said premises are conveyed subject to such tax classification. Grantees shall be liable for the payment of any penalty assessed for the withdrawal of any of the herein conveyed premises from taxation under the Tree Growth Tax Law on or after the date hereof.

By purchasing a lot or lots shown on this plat, the grantee(s), heirs and assigns, expressly covenant with the grantor, her heirs and assigns, that they shall not take any action that would jeopardize this division of land or create a subdivision under Title 30-A, M.R.S.A., Section 4401(4) or subsequent amendment and Title 38, M.R.S.A., Section 482(5) or subsequent amendment. This covenant shall be null and void 1) 5 years after plat recording date or 2) upon proper approval of a plan of subdivision by appropriate authorities that recognize this lot and other lots previously shown on an approved plan of subdivision.

m. d. b.

"Maine Real Estate
Transfer Tax Paid"

PENOBSCOT, ss RECEIVED

1996 SEP 16 A 9:24

Susan F. Bubay
REGISTER

Forrest Barnes



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 United Country Lifestyle Properties of Maine
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.