

Secluded Land for Sale



** Not on property

M5 L83 TIMBERLAND PASS | DIXFIELD, MAINE

- Cabin in the Woods
- Off Grid
- Camp
- Private
- Quiet
- Get-Away
- Bug Out
- Scenic

\$125,000



A haven for outdoor enthusiasts, this secluded property offers a unique blend of privacy and adventure, making it an ideal retreat for those seeking a break from the hustle and bustle of city life.

Embrace the natural beauty that surrounds you on this gently sloping, wooded terrain. The property spans 42 acres, offering a canvas for your outdoor adventures, whether it's hiking, hunting, or simply immersing yourself in the soothing sounds of nature.

Enjoy the luxury of privacy with almost 900 ft of road frontage on a private gated road. Revel in the seclusion of your retreat.

Discover the charm of a cozy 400 sq ft cabin complete with a loft and polyurethane pine throughout providing both comfort and rustic appeal. Enjoy the warmth of a wood burning stove as you unwind after a day of exploring the vast wooded landscape. Too tired to haul wood? No problem, just fire up the propane heat instead.

Experience off-grid living with some modern comforts. Electric power is supplied through a generator and inverter stored in the 20 ft camper. While there's no well or septic on the property, embrace the simplicity of off-grid living with an outhouse, connecting you to the essentials of life surrounded by the unspoiled beauty of nature.



Lifestyle Properties of Maine



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



Dixfield, Maine

Local Government

Police

Dixfield Police
207-562-4517

Fire

Dixfield Fire Dept
207-562-7629

Town Office

46 Main Street
207-562-8151
M-F: 8am-4pm

Tax Assessor

Alicia M. Conn
207-562-8151

Code Enforcement

Ryan Glover
207-562-8151

A 20 ft shipping container provides ample space to store all your outdoor gear and toys, keeping them secure and ready for your next adventure.

Located just 30 minutes from Sunday River or in the other direction Mount Blue State Park/Webb Lake, and within an hour's drive to Rangeley Lakes and Saddleback Mountain, this property is a gateway to a multitude of recreational activities, from skiing and hiking to fishing and boating.

Enjoy the peaceful serenity of nature and the convenience of being only 15 minutes away from town. This property is a perfect blend of solitude and accessibility.

Escape the ordinary and embrace a lifestyle where the beauty of nature is your constant companion. Explore, relax, and make this enchanting retreat your own slice of paradise. Schedule a showing today and let the adventure begin!



M5 L83 TIMBERLAND PASS | DIXFIELD

Shopping

10± miles

City

Portland, 82± miles

Airport

Portland, 82± miles

Interstate

Exit #80, 40± miles

Hospital

Rumford, 22± miles

Boston, MA

179± miles (3± hours)

LISTING PRICE

Acres 42± \$125,000 Taxes \$563.30



Forester

Brian Milligan

Most Recent Harvest

N/A

Timber Type

Mixed

Nearest Mill

N/A

Easement

N/A

Leases

N/A

Tree Growth Status

Yes

Tree Growth Plan

Yes

View

Scenic

Zoning

Unknown

Road Frontage


Yes | 898'

Water Frontage

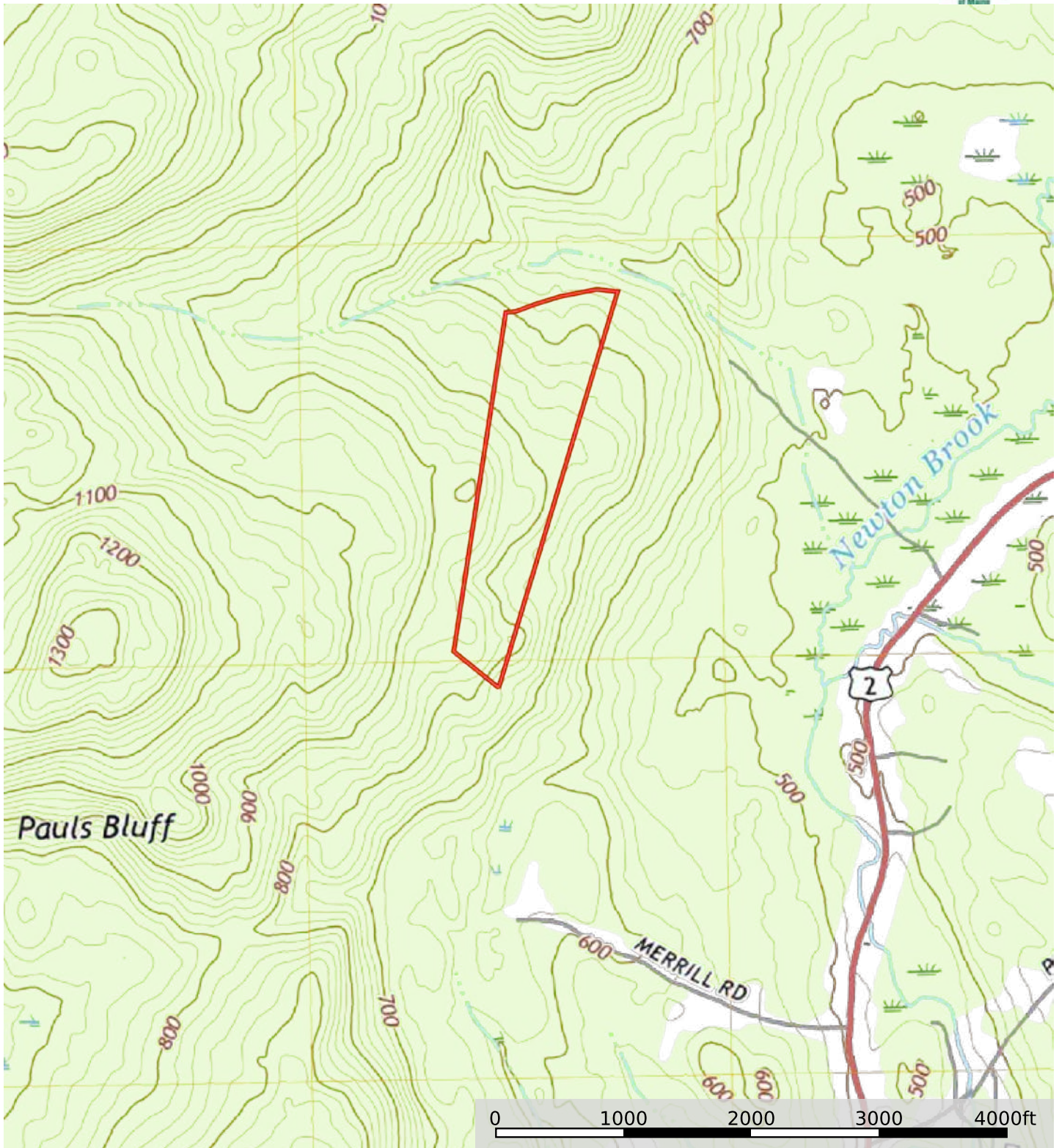
N/A

M5 L 83 Timberland Pass Dixfield, ME 04966- 42± Acres
Oxford County, Maine, 42 AC +/-



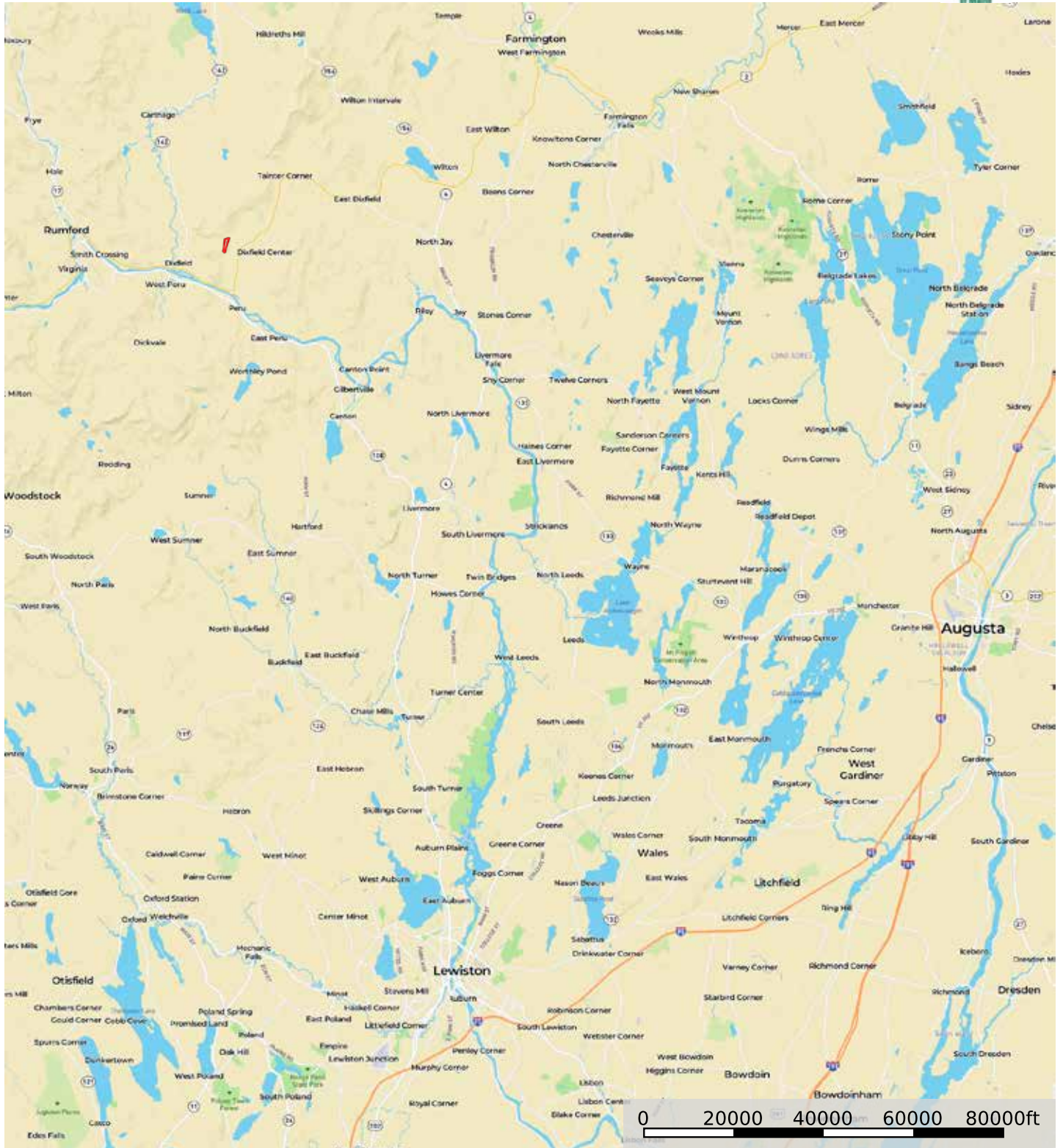
 Boundary


M5 L 83 Timberland Pass Dixfield, ME 04966- 42± Acres
Oxford County, Maine, 42 AC +/-



Boundary

M5 L 83 Timberland Pass Dixfield, ME 04966- 42± Acres
Oxford County, Maine, 42 AC +/-



 Boundary

United Country Lifestyle Properties of Maine

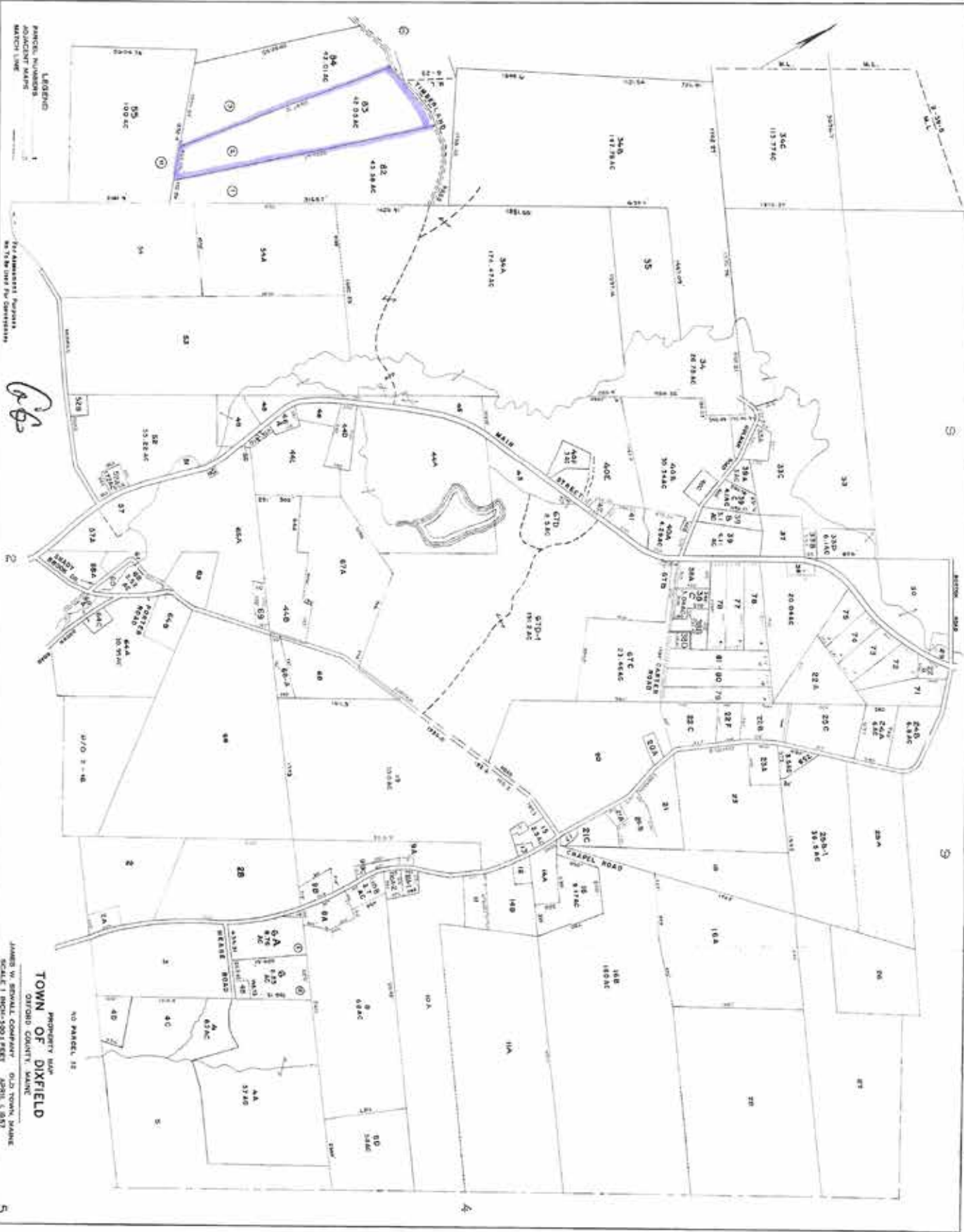
P: 800-286-6164

<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.



LEGEND
 PARCEL NUMBERS
 ADJACENT MAPS
 MATCH LINE

PROPERTY MAP
 TOWN OF DIXFIELD
 DEERING COUNTY, MAINE
 JAMES W. SEWELL COMPANY, 612 1/2 TOWN SQUARE
 SCALE 1 INCH=500 FEET APRIL 1, 1957

2

3

4

5

8

9

10

11

PROPERTY LOCATED AT: M5 L 83 Timberland Pass, Dixfield, ME

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: _____ 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? _____

~~IF PRIVATE:~~ (Strike Section if Not Applicable):

~~INSTALLATION:~~ Location: _____
 ~~Installed by:~~ _____
 ~~Date of Installation:~~ _____
~~USE:~~ Number of persons currently using system: _____
 ~~Does system supply water for more than one household?~~ ~~Yes~~ ~~No~~ ~~Unknown~~

Comments: No Well on site

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 7 Seller Initials RG

PROPERTY LOCATED AT: M5 L 83 Timberland Pass, Dixfield, ME

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: _____ OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: _____

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

Date of last servicing of leach field: _____ Company servicing leach field: _____

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 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: Outhouse, Property was soil tested

Source of Section II information: Seller

Buyer Initials _____

Page 2 of 7

Seller Initials JK _____

PROPERTY LOCATED AT: M5 L 83 Timberland Pass, Dixfield, ME

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Woodstove	Propane wall heater		
Age of system(s) or source(s)	unknown	1 year		
Name of company that services system(s) or source(s)	NA	None needed		
Date of most recent service call	NA	01/10/2024 JPS		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	0.5 Cord	100 #		
Malfunction per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	installed 1.5 years ago	Installed 1 year ago Empire Furnace		

JG

- 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: NA
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: NA

Comments: **Chimney less than 2 years old**

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 *JG*

PROPERTY LOCATED AT: M5 L 83 Timberland Pass, Dixfield, ME

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 storage tanks on the property

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: None Yes No Unknown

Comments: Seller has no knowledge of asbestos

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

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: No water on property to test

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

Comments: None Yes No Unknown

Source of information: Seller

Buyer Initials _____

Seller Initials GG

PROPERTY LOCATED AT: M5 L 83 Timberland Pass, Dixfield, ME

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: NA

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

Comments: None

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: None

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: See Deed

Source of information: Seller and 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? Landowners

Road Association Name (if known): None

Buyer Initials _____

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Seller Initials JG _____

PROPERTY LOCATED AT: M5 L 83 Timberland Pass, Dixfield, ME

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: Tree Growth

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: None

Year Principal Structure Built: 2022

What year did Seller acquire property? 2015

Roof: Year Shingles/Other Installed: 2022

Water, moisture or leakage: None

Comments: Metal Gambrel 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: No Basement

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

If Yes, are test results available? Yes No

Comments: None

Electrical: Fuses Circuit Breaker Other: Inverters/Generator Unknown

Comments: Gas generator and electrical components stored in camper- will convey with the property

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: Tiny house built by a shed company, interior finished by seller

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: None

Comments: Seller has no knowledge of any material defects

Source of Section V information: Seller

Buyer Initials _____

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Seller Initials

EG

**QUITCLAIM DEED
(With Covenant)**

Ronald P. Saxon, Jr. and Mary C. Saxon both of Hamden, New Haven County, State of Connecticut, for consideration paid, grant to Gerard O. Gagnon of Auburn, Androscoggin County, State of Maine, with QUITCLAIM COVENANT, a certain lot or parcel of land situated in Dixfield, Oxford County, State of Maine bounded and described as follows:

A certain lot or parcel of land situated in the Town of Dixfield, County of Oxford and State of Maine being Lot #2 as shown on a Plan entitled "G.P.S. Survey Plan for Dixfield Realty Trust" prepared by Acme Engineering & Design, Inc. and recorded in the County Registry of Deeds as File #3384. Further reference is made to an Amended Plan which is recorded in said Registry of Deeds as File #3415.

Lot #2 is more particularly bounded and described as follows:

Beginning at a 5/8" rebar set on the southerly sideline of a Fifty (50) foot wide right of way which marks the boundary line between Lot #2 and Lot #1 as shown on said Plan;

Thence South 16° 35' 22" West along the westerly line of Lot #1, a distance of 3220.67 feet to a 5/8" rebar which marks the southeasterly corner of Lot #2;

Thence North 50° 56' 07" West, along line of other land of Dixfield Realty Trust, a distance of 452.06 feet to a 5/8" rebar which marks the southwesterly corner of Lot #2;

Thence North 8° 39' 32" East, along the easterly line of Lot #3 as shown on said Plan, a distance of 2667.12 feet to a 5/8" rebar set on the southerly sideline of said right of way;

Thence continuing North 8° 39' 32" East, a distance of 28.64 feet to the centerline of said Fifty (50) foot wide right of way;

Thence along the following courses marking the centerline of said right of way:

North 85° 48' 55" East, a distance of 77.90 feet to a point;

North 69° 14' 21" East, a distance of 163.62 feet to a point;

North 72° 48' 25" East, a distance of 203.07 feet to a point;

North 78° 48' 25" East, a distance of 288.49 feet to a point; and

MAINE REAL ESTATE
TRANSFER TAX PAID

South 84° 05' 38" East, a distance of 165.61 feet to a point for a total distance along said right of way of 898.69 feet.

Thence from the centerline of said right of way South 16° 35' 22" West, a distance of 27.09 feet to a 5/8" rebar set on the southerly sideline of said right of way and point of beginning.

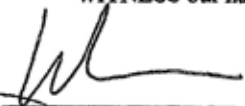
The property herein conveyed is subject to the rights of others to cross over that portion of the common right of way that runs along the northerly boundary line as shown on said Plan.


Also conveyed herewith is a right of way or easement 50 feet wide, for all purposes, including the provision of utility services, over and across the roadway as shown on said plan for access to the premises herein conveyed.

Also conveyed herein is a right of way or easement 50 feet in width, being 25 feet on each side of the centerline of the existing logging road as now used, for all purposes, including the provision of utility services leading northwesterly from U.S. Route 2, so-called, running 500 feet, more or less, across line of land of Wendell E. Palmer and M. Ellen Palmer to and across line of land William C. Porter, Jr., for a further distance of 2000 feet, more or less, to line of land conveyed by Thomas R. Dillon to Sara S. Carson and Lorraine C. Nash, Trustees of the Dixfield Realty Trust. Further reference is made to an Easement Deed from Wendell E. Palmer and M. Ellen Palmer to Thomas R. Dillon dated May 16, 2001, recorded in the Oxford County Registry of Deeds in Book 2944, Page 85 and Easement Deed from William C. Porter, Jr. to Thomas R. Dillon dated May 18, 2001, and recorded in said Registry in Book 2944, Page 86.

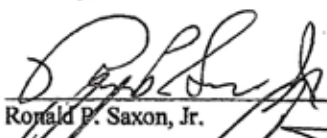
Being a portion of the premises conveyed to Grantors by virtue of the deed from Paul J. Moriarty and Michelle Moriarty dated September 9, 2009 and recorded in the Oxford County Registry of Deeds in Book 4496, Page 241, described as Parcel One thereof.

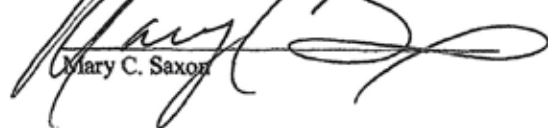
WITNESS our hands and seal this 20 day of January, 2015.



Witness


Witness



Ronald P. Saxon, Jr.


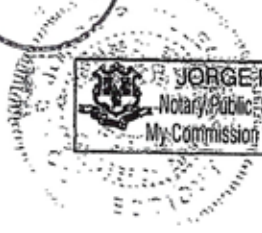
Mary C. Saxon

STATE OF CONNECTICUT
New Haven, County

January 20, 2015



Personally appeared the above-named Ronald P. Saxon, Jr. and Mary C. Saxon and
acknowledged the foregoing instrument to be their free act and deed



Before me,

Jorge Villegas

Print Name:

Notary Public/Attorney-at-Law

My Commission Expires: October 31, 2016

dr: PASTW\Clients\Saxon, Ronald Paul, Jr. & Mary Catherine 38549\Deed.doc

Recorded: Oxford East County 1/29/2015 12:19:51 PM
Patricia A Shearman Register of Deeds

FF



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 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.