

# Four Season Riverfront

Hunting - Land For Sale - River-front- Recreational



\*\* Not on property

## 10 OLIVER ROAD | CARY, MAINE

- Maine river-front
- Hiking
- Hunting
- Waterfront
- Low taxes
- Canoe and kayak access
- Abutts public land
- Brook trout fishing

\$49,950



# Meduxnekeag River.

Located in the low taxed community of Cary, Maine is a 4 +/- acre river front lot. The property is accessible year-round off of paved town-maintained roads. Located along the Meduxnekeag River, you can find both brown and brook trout within the deep pools accessed from the property. A driveway provides access to the river side clearing off of Oliver Road. Utility power is available at the street if you want it for a waterfront cabin or home.

The lot has a grass and wildflower covered clearing that overlooks the Meduxnekeag River of about one quarter acre already in place. This makes it an ideal location to park a camper for the summer or pitch a stream side tent.



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



*Cary, Maine*

## Local Government

### Police

Aroostook County Sheriff  
(207) 532-3471

### Fire

Hodgdon Fire Dept.  
(207) 532-4535

### Town Office

LUPC Office  
East Millinocket  
(207) 485-8354

### Tax Assessor

Maine Revenue Services  
207-624-5600

### Code Enforcement

LUPC  
(207) 485-8354

Power at the street provides access to utility power which lends it self to making this a viable location for a waterfront home on trout water in Maine. The tree lined clearing sits back off of the town maintained road, and is a nice private setting for your river side cabin or home.

The Meduxnekeag River flows through southern Aroostook County and into New Brunswick, Canada. The river is a great water for canoeing or kayaking in pursuit of trout, or viewing wildlife. Surrounding the property are farms, large tracts of timberland and the 6200-acre Lt Gordon Manuel Wildlife Management Area. The 6200 acres of public land encompasses most of the land just off the property. The public land is open to hiking, hunting, snowmobiling and other outdoor activities. Large numbers of waterfowl and wading birds use the wetlands forming the Meduxnekeag River as nesting grounds. Rarely do we offer parcels that abut large tracts of public land.

Here is an opportunity to purchase such a property. If you are looking for a riverfront home site or just a place to park an RV or pitch a tent, this is a great property. Call today!



**Rick Theriault**  
REALTOR®

(207) 731-9902

[rick@lifestylepropertiesme.com](mailto:rick@lifestylepropertiesme.com)

# 10 OLIVER ROAD | CARY

LISTING PRICE

**Acres 4.0± \$49,950 Taxes \$52.65**



## Shopping

Houlton, 9.4± miles

## City

Houlton, 9.4± miles

## Airport

Bangor International

130± miles

## Interstate

Exit # 302, 10± miles

## Hospital

Houlton Regional Hospital  
10± miles

## Boston, MA

367± miles, 5hr, 37± min

## View

Fields | Scenic  
Trees/Woods

## Zoning

M-GN, D-RS, P-SL2  
P-WL1, P-WL2

## Road Frontage

Yes | 459± ft

## Water Frontage

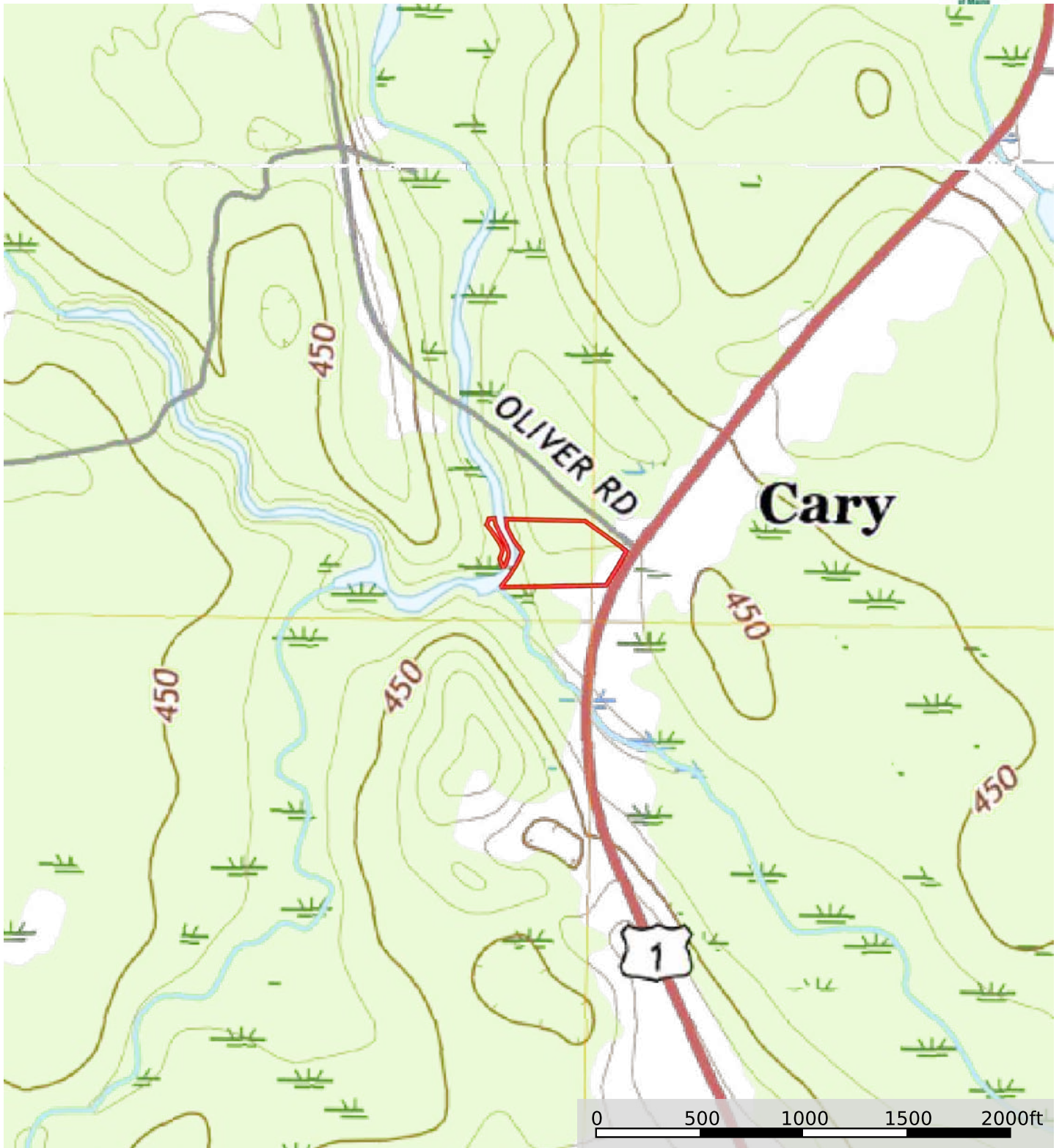
386± ft | Meduxnekeag River

Cary Plantation-10 Oliver Road  
Maine, AC +/-



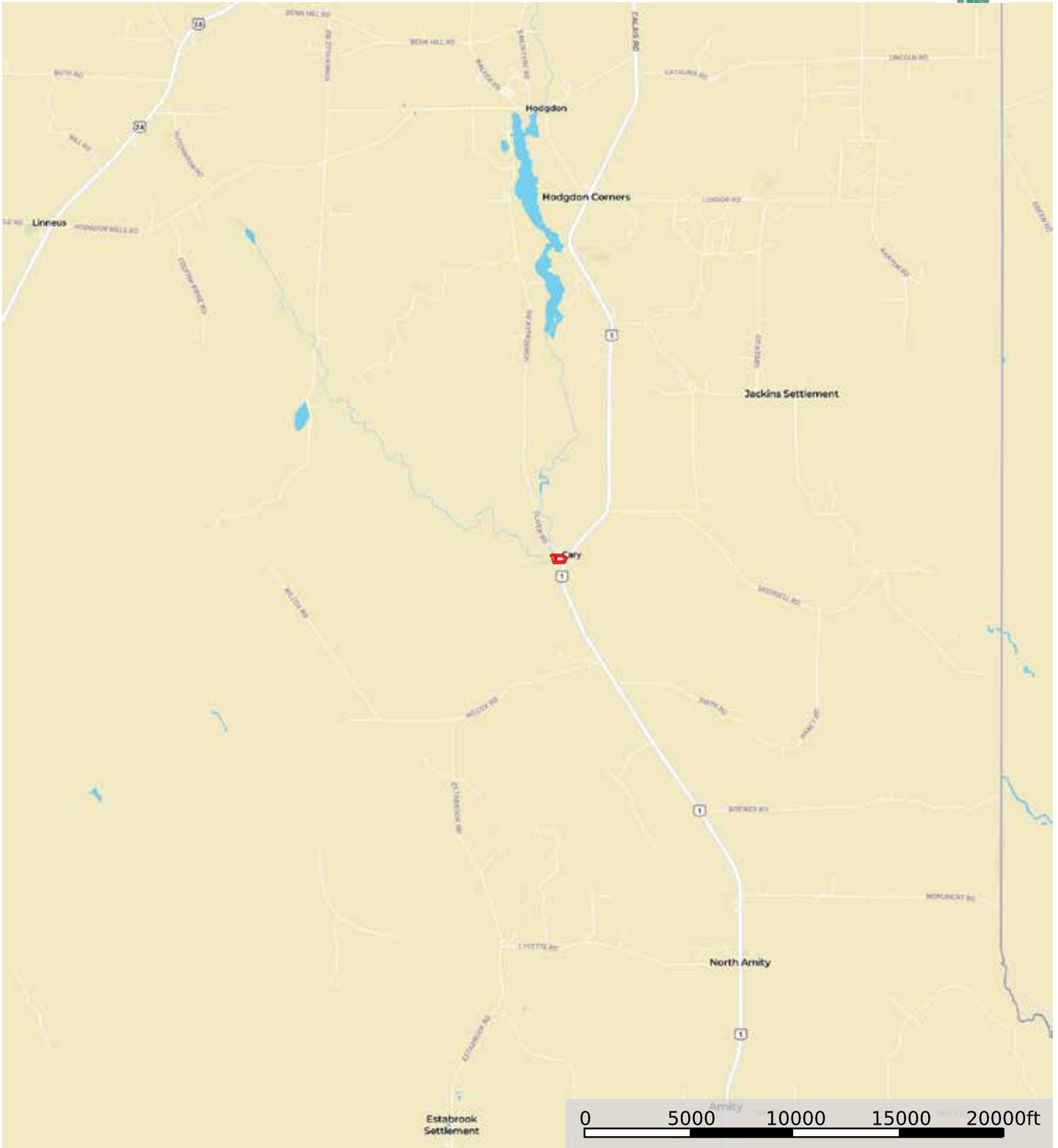
 Boundary

Cary Plantation-10 Oliver Road  
Maine, AC +/-



 Boundary

Cary Plantation-10 Oliver Road  
Maine, AC +/-



Boundary



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoB	Howland gravelly loam, 3 to 8 percent slopes	1.85	53.16	0	42	2w
MoA	Monarda-Burnham complex, 0 to 3 percent slopes	1.6	45.98	0	26	7s
Pa	Peat and Muck	0.02	0.57	0	28	7w
W	Water bodies	0.02	0.57	0	-	-
HoA	Howland gravelly loam, 0 to 3 percent slopes	0.01	0.29	0	38	2w
TOTALS		3.48(*)	100%	-	34.55	4.33

(\*) 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: 10 Oliver Road, Cary, ME 04471

**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? n/a

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): n/a Size of tank(s): n/a

Location: n/a

What materials are, or were, stored in the tank(s): n/a

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

Comments: no known tanks

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: no known toxic material

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 JK

PROPERTY LOCATED AT: 10 Oliver Road, Cary, ME 04471

**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: n/a

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? n/a

Road Association Name (if known): n/a

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

If Yes, explain: shoreland zoning and resource protected areas

Source of information: LUPC zoning map

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

If Yes, explain: n/a

Source of information: deed and 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: LUPC zoning maps

Additional Information: none

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

Seller Initials JK

PROPERTY LOCATED AT: **10 Oliver Road, Cary, ME 04471**

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.

<u>Jennifer Kinch</u>	<u>05/15/2024</u>	SELLER	DATE
<b>Jennifer Kinch</b>		SELLER	DATE

SELLER	DATE	SELLER	DATE
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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
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BUYER	DATE	BUYER	DATE
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BOOK 6349 PG 270 # 2022007798  
07/22/2022 03:19:16 PM  
MELISSA L. RICHARDSON, REGISTER  
AROOSTOOK COUNTY, ME SOUTH  
E-RECORDED  
Maine Real Estate Transfer Tax Paid

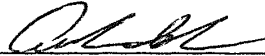

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, THAT **Joseph S. Kaminski** and **Nancy Donovan** of Worcester, State of Massachusetts, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby grants unto **Jennifer Kinch**, having a mailing address of 2798 Cold Springs Road, Baldwinsville, NY 13027, with WARRANTY COVENANTS, the land with any buildings thereon, situated in Cary Plantation, County of Aroostook and State of Maine, described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A"  
ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to convey the same premises conveyed to Joseph S. Kaminski and Nancy Donovan by virtue of a deed from Frank E. Punderson, Jr., as Trustee of the Frank E. Punderson, Jr. Retirement Trust dated November 20, 2014 and recorded in the Aroostook County Registry of Deeds in Book 5376, Page 5.

Witness our hands and seals this 18<sup>th</sup> day of July, 2022.

  
\_\_\_\_\_  
Witness  
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Joseph S. Kaminski  
  
\_\_\_\_\_  
Nancy Donovan

Commonwealth of Massachusetts  
County of Worcester

July 18, 2022

Personally appeared before me the above-named **Joseph S. Kaminski** and **Nancy Donovan** and acknowledged the foregoing instrument to be their free act and deed.

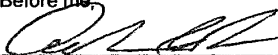
Before me,  
  
\_\_\_\_\_  
Notary Public / Attorney at Law  
Printed Name: Andrew Sorabjan  
My Comm. Exp: Jan 25, 2024

EXHIBIT A

A certain piece or parcel of real estate situated in the Town of Cary Plantation, County of Aroostook and State of Maine, bounded and described as follows, to wit:

The following described parcel of land with buildings thereon, known as the Mill Lot, with buildings known as the Mill, bounded as follows, on the north by land of Alston Oliver; on the south by land of Florence Anderson; on the east by the Houlton and Calais Road, so-called, and land of J. C. Pollard; on the west by land of Alston Oliver. · Being part of Town Lot numbered Five (5) in Cary Plantation, Maine and containing five (5) acres, more or less.

Any and all rights, easements, privileges and appurtenances belonging to the within granted estate are hereby conveyed.



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.