

# Pristine Land



\*\* Not on property

## R6 L30 OFF PEARY MOUNTAIN ROAD | BROWNFIELD, MAINE

- Wooded 34 acre Parcel
- Land with Power Available
- Public Road Front
- Brownfield Maine
- Vacant Land for Sale
- Timber Property
- Recreational Land in ME
- Maine Land for Sale

**\$315,000**



Located in the picturesque town of Brownfield, Maine, this stunning property offers 34 acres of pristine land for you to build your dream home or getaway retreat. The property can be sold as two separate 17 acre lots or as one large parcel for ultimate privacy and space.

With 1490 feet of road frontage on Off Peary Mountain Road, you'll have easy access to this peaceful oasis. Power is already on site, making it convenient for building. While there is no current well or septic in place, the possibilities are endless for creating your own custom home.



**Lifestyle Properties  
of Maine**



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



# Brownfield, Maine

## Local Government

### Police

County Sheriff  
(207) 539-4414

### Fire

Volunteer  
(207) 935-2885  
brownfieldfire@fairpoint.net

### Town Office

82 Main Street  
(207) 935-2007

### Tax Assessor

Robert Konczal  
(207) 935-2007 ext 200

### Code Enforcement

Michael Vane  
(207) 935-2007 ext 207

The property features inside skid trails from a previous logging operation, perfect for hiking, snowshoeing, or exploring the natural beauty that surrounds you. Benefit from low taxes thanks to the tree growth program, making this investment even more appealing.

Situated just 16 miles from Bridgton, you'll have access to a hospital and all the amenities you need. Traveling is a breeze with Portland International Airport just 47 miles away and Interstate 95 only 40 minutes from your doorstep. For those looking to escape the city, Boston is a short 2.5-hour drive away.

Don't miss out on this incredible opportunity to own a piece of Maine's stunning landscape. Whether you're looking for a peaceful retreat or a place to build your forever home, this property has it all. Schedule a showing today and start envisioning the possibilities!



# R6 L30 OFF PEARY MOUNTAIN ROAD | BROWNFIELD

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## Shopping

Bridgton, 16± miles

## City

Portland, 47± miles

## Airport

Portland International, 41± miles

## View

Trees

## Zoning

Rural

## Interstate

Gray, 40± miles

## Hospital

Bridgton Hospital, 16± miles

## Boston, MA

135± miles (2.5± hours)

## Water Frontage

N/A

## Road Frontage

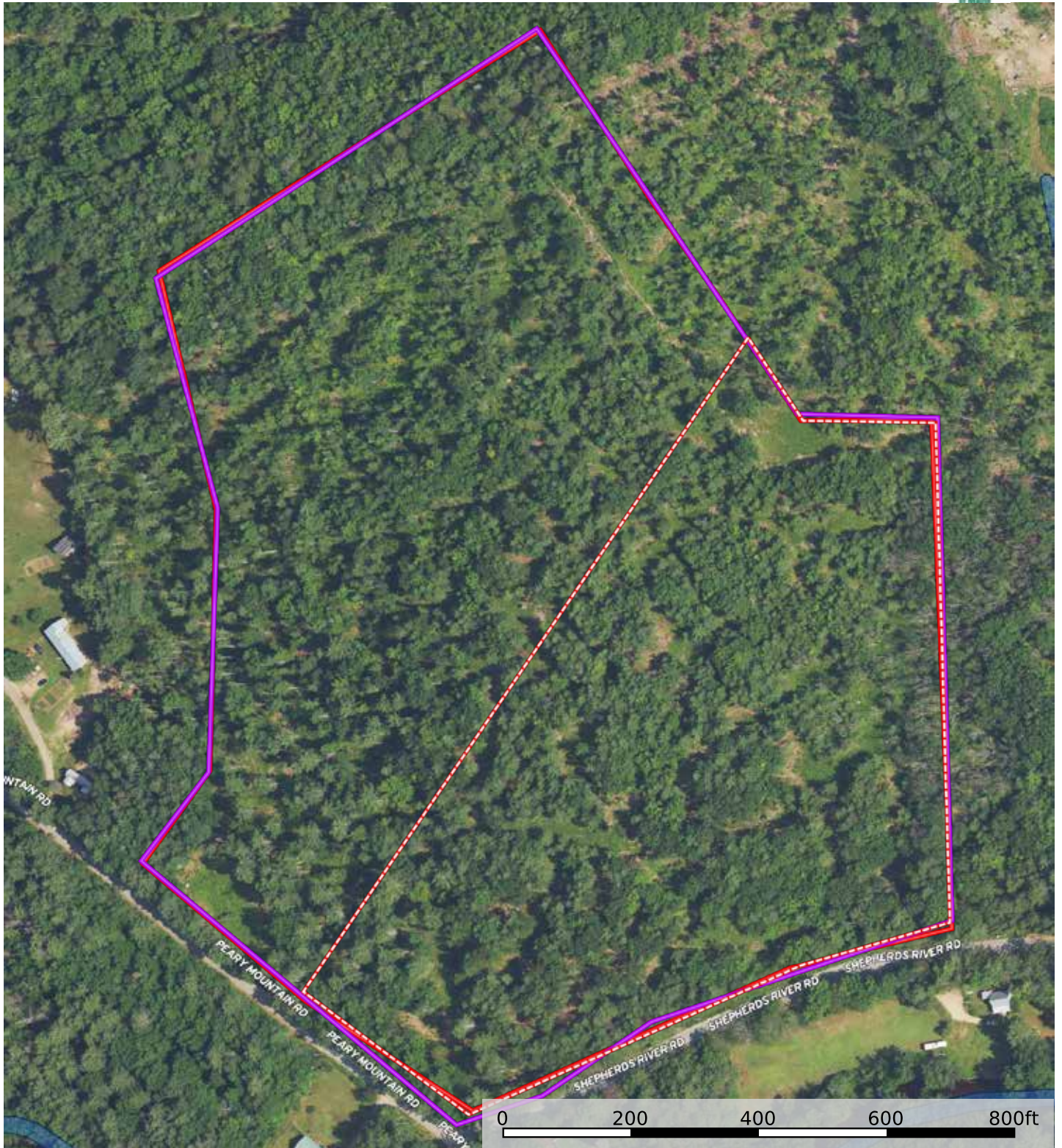
Yes | 1490'

LISTING PRICE

**Acres 34± \$315,000 Taxes \$145.88**

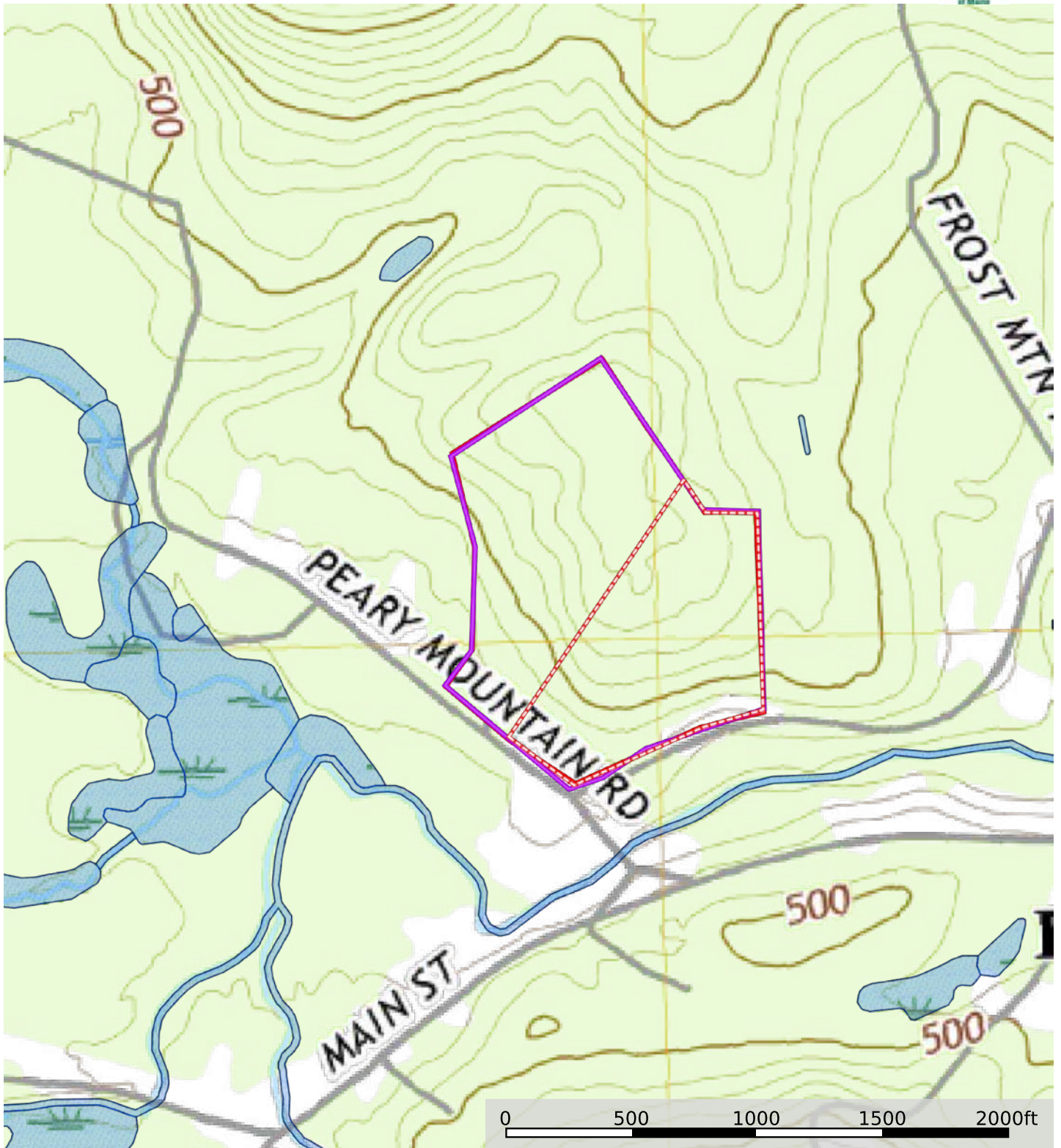


Brownfield range 6 lot 30. - 34 acres  
Maine, AC +/-



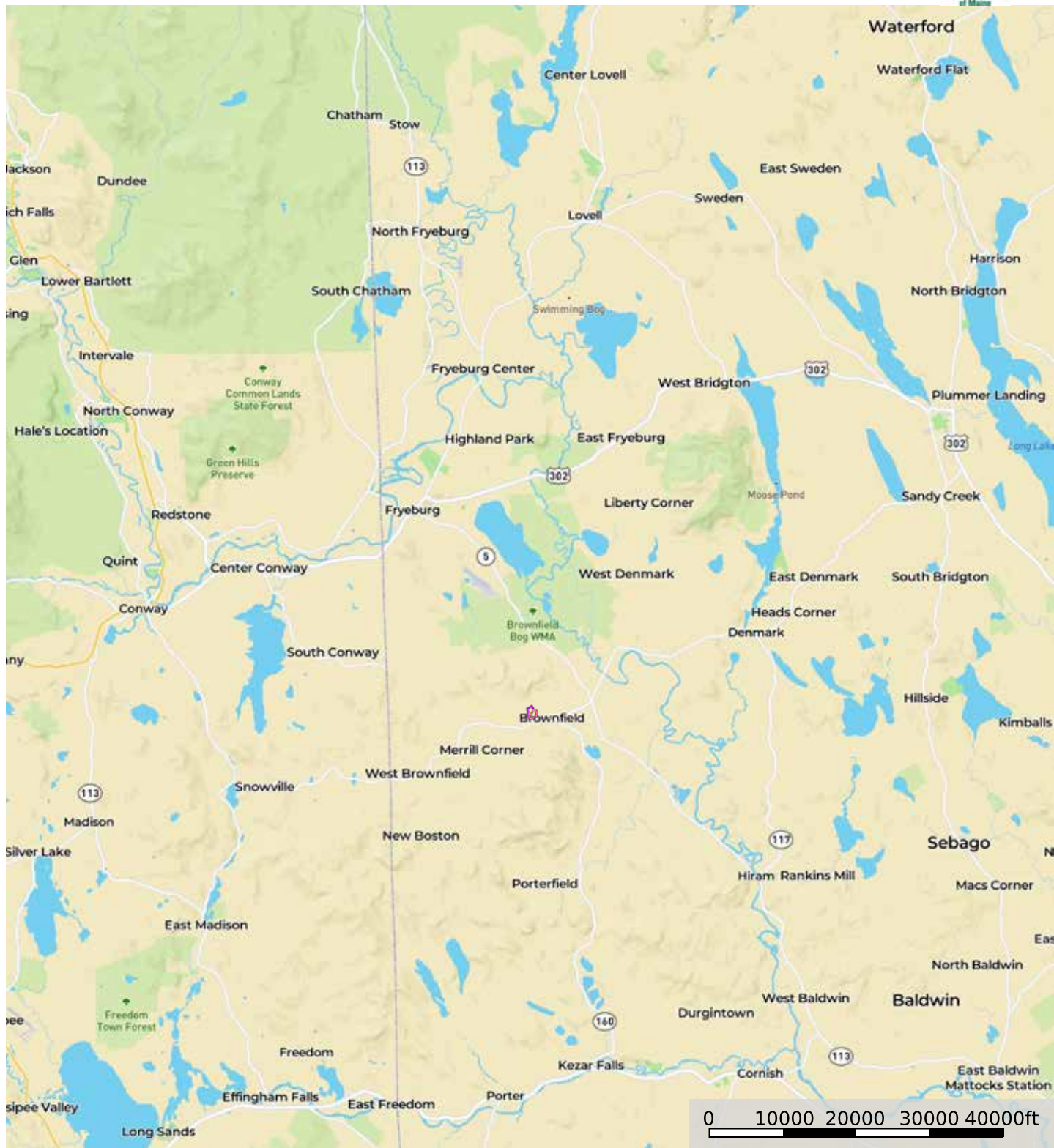
- Boundary
- Boundary 1
- Boundary
- Wetlands
- Riparian

Brownfield range 6 lot 30. - 34 acres  
Maine, AC +/-



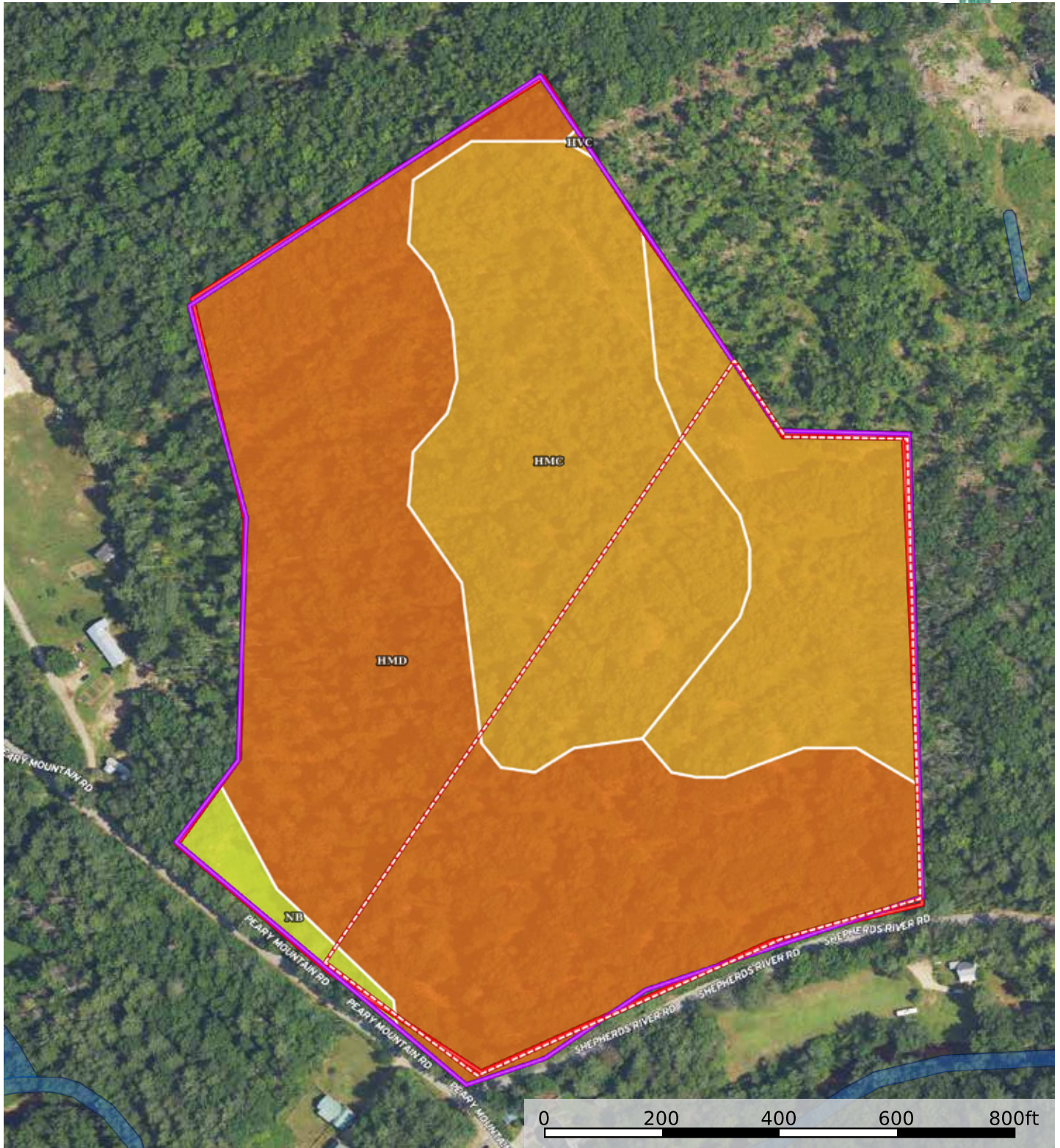
- Boundary
- Boundary 1
- Boundary
- Wetlands
- Riparian

# Brownfield range 6 lot 30. - 34 acres Maine, AC +/-



- Boundary
- Boundary 1
- Boundary
- Wetlands
- Riparian

Brownfield range 6 lot 30. - 34 acres  
Maine, AC +/-



- Boundary
- Boundary 1
- Boundary
- Wetlands
- Riparian



Boundary 1 33.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HmD	Hermon sandy loam, 15 to 35 percent slopes, very stony	18.09	53.86	0	8	7s
HmC	Hermon sandy loam, 8 to 15 percent slopes, very stony	9.57	28.49	0	34	6s
HVC	Hermon-Skerry association, 0 to 15 percent slopes, very stony	5.31	15.81	0	37	6s
Nb	Naumburg loamy sand	0.63	1.88	0	32	4w
TOTALS		33.6(*)	100%	-	20.44	6.5

(\*) 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.



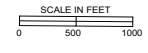
PROPERTY MAP  
**BROWNFIELD**  
 MAINE



REVISÉ TO APRIL 1, 2023  
 FOR ASSESSMENT PURPOSES ONLY  
 NOT FOR PROPERTY CONVEYANCES

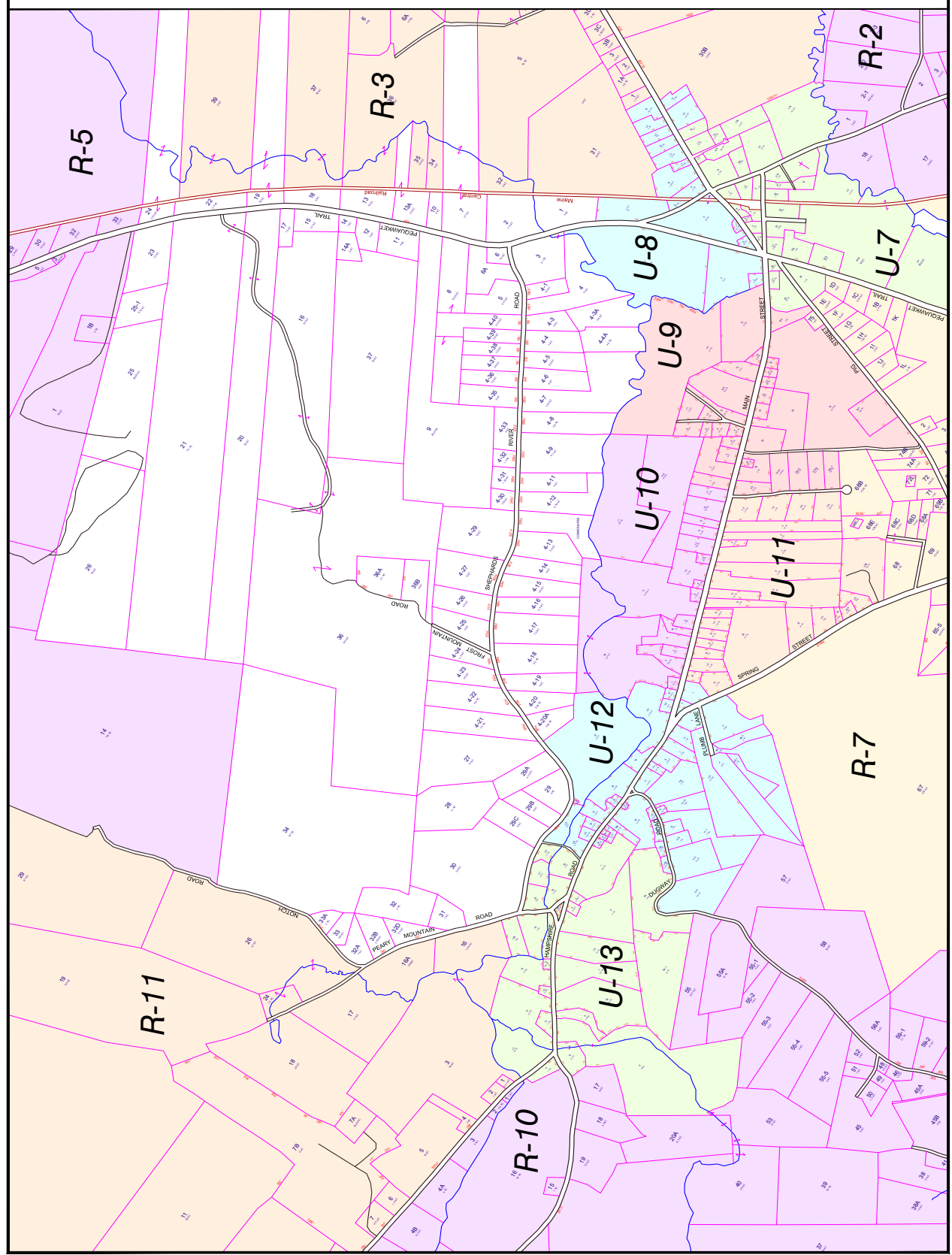
**LEGEND**

ABUTTING MAP NO. <b>R11</b>	LOT DIMENSION
PARCEL NUMBER <b>74</b>	PROPERTY BOUNDARY
SUBDIVISION LOT NO. <b>4</b>	RIGHT OF WAY
STREET ADDRESS NO. <b>70</b>	EASEMENT



John E. O'Donnell & Associates  
 632 Bald Hill Road  
 New Gloucester, Maine 04260  
 (207) 926-4044  
 john@jeodonnell.com  
 www.jeodonnell.com

**R-6**



PROPERTY LOCATED AT: R6 Lot 30 Off Peary Mtn Rd, Brownfield, ME 04010

### 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: \_\_\_\_\_

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: \_\_\_\_\_

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 CW AS HT

**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: \_\_\_\_\_

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): \_\_\_\_\_

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

If Yes, explain: \_\_\_\_\_

Source of information: Seller

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: 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: Tree growth

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: Property can be sold as one 34 acre lot or two 17ac lots for \$157,500 each.

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

Seller Initials CS AS AS

PROPERTY LOCATED AT: R6 Lot 30 Off Peary Mtn Rd, Brownfield, ME 04010

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.

Cynthia Willets 17 May 24  
SELLER DATE

Sandra Szadaj  
SELLER DATE  
Sandra Szadaj

Patricia Heth 17 May 24  
SELLER DATE  
Patricia Heth

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



REGISTRY

55 APR -2 PM 1:52

*John Willets*

**DEED OF DISTRIBUTION  
BY PERSONAL REPRESENTATIVE**

000864  
CYNTHIA T. WILLETS of Albany, Carroll County, New Hampshire, duly appointed and acting Personal Representative of the Estate of Barbara T. Willets, deceased, whose Will was duly admitted to probate in the Probate Court for Oxford County, Maine, by the power conferred by law, and every other power, (in distribution of the estate) grants to CYNTHIA T. WILLETS, of said Albany, whose mailing address is Post Office Box 348, Conway, New Hampshire 03818, and SANDRA L. SZADAJ of New Bern, Craven County, North Carolina, having a mailing address of 3713 Elvenden Road, New Bern, North Carolina 28562 the real property in Brownfield, Oxford County, Maine described as follows:

A certain lot or parcel of land together with the buildings thereon located in the Town of Brownfield, County of Oxford, State of Maine, being more particularly bounded and described as follows:

Commencing at the northerly edge of Shepards River at the intersection of said river with the easterly edge of a road known as the Notch Road, also known as Perry Mt. Road; thence running in a northerly direction along the easterly edge of said Notch Road to the intersection of said Notch Road with a road leading to the east known as Back River Road; thence running in an easterly direction along the southerly line of said Back River Road to the northwesterly corner of land now or formerly of Lois Johnson; thence running in a southerly direction along said land now or formerly of Lois Johnson to the northerly edge of Shepards River; thence turning and running in a westerly direction along the northerly edge of said river to the point begun at.

Meaning and intending to convey a portion of the homestead premises of the late Elmer P. Thompson, which premises were acquired by Robert T. and Barbara T. Willets, as joint tenants, under deed of Barbara T. Willets and Elmer P. Thompson, Jr., dated June 16, 1975 and recorded in the Oxford County Western District Registry of Deeds at Book 219, Page 41. The said Robert T. Willets died August 16, 1983, a resident of said Brownfield. See Certificate of Discharge of Inheritance Tax Lien dated June 7, 1984, and recorded in said Registry of Deeds at Book 262, Page 620. For descriptive purposes only see that parcel reserved from the first parcel of land described in deed of Barbara T. and Robert T. Willets to Patricia W. Heth, Cynthia Willets and Sandra W. Szadaj dated August 2, 1983 and recorded in said Registry of Deeds at Book 258, Page 701.

Also conveyed hereby as an appurtenance to the above described premises are those common water rights and pipeline rights as are described in the following deeds: 1.) Deed of Harrison A. Brooks to Bella Jane Thompson dated November 22, 1915 and recorded in said Registry at Book 105, Page 409; 2.) Deed of Richard Rounds to Bella Jane Thompson dated November 27, 1915 and recorded in said Registry at Book 105, Page 414; 3.) Deed of Anne S. Lynch to Elmer E. Thompson dated September 21, 1915 and recorded at said Registry at Book 129, Page 443; 4.) Deed of Ernest W. Larkin et als to Elmer E. Thompson dated October 13, 1949 and recorded in said Registry at Book 152, Page 77; 5.) Deed of Stephen Warren to Elmer P. Thompson dated October 13, 1949 and recorded in said Registry at Book 152, Page 73; 6.) Deed of the Town of Brownfield to Elmer P. Thompson dated October 13, 1949 and recorded in said Registry at Book 152, Page 74; 7.) Deed of George W. Lewis et al to Elmer P. Thompson dated October 13, 1949 and recorded in said Registry at Book 152, Page 76; 8.) Deed of Barbara T. Willets et al to Elmer P. Thompson dated October 13, 1949 and recorded in and Registry at Book 155, Page 484.

Cynthia T. Willets, individually, Sandra L. Szadaj and Patricia W. Heth join in this deed to indicate their assent to this distribution.

BK 361 PG 481

WITNESS our hands this 31<sup>st</sup> day of October, 1995.

ESTATE OF BARBARA T. WILLETS  
By:

[Signature]  
Witness

[Signature]  
Cynthia T. Willets, Personal Representative

[Signature]  
Witness

[Signature]  
Cynthia T. Willets, Individually

[Signature]  
Witness

[Signature]  
Sandra L. Szadaj

[Signature]  
Witness

[Signature]  
Patricia W. Heth

STATE OF Maine  
COUNTY OF Oxford, SS.

October 31, 1995

Then personally appeared the above-named Cynthia T. Willets in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]  
Notary Public ATTORNEY  
ANNE HASTINGS

Print or Type Name of Notary Public:

My Commission Expires:



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*