

TIMBER PROPERTY

FOREST | WATERFRONT | RECREATIONAL

Homestead Location

**M7 L4 Blaine Avenue
Guildford, Maine**

Howard Brook



\$225,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Welcome to Blaine Avenue in Guilford, Maine, situated on the southwestern slope of Guilford Mountain. This 242-acre timber property has year round access, utilities roadside, water frontage, good soils and varied terrain. It's competitive pricing makes it the best priced property in this size class available in Maine.

LOCATION

Located in Piscataquis County, Maine's second-largest and least populated county, this property offers privacy and tranquility. The property is only four miles from the center of Guilford, which offers groceries and essential services, it is also just 11 miles from Dover-Foxcroft, the Piscataquis County Seat, home to Mayo Hospital and various services and supplies. Bangor, with its international airport, summer concerts, casino, and dining options, is 48 miles away. Portland, Maine's largest city, renowned for its restaurants and coastal attractions, is 132 miles away, just over a two-hour drive. Boston is 238 miles away, less than a four-hour drive.



NEARBY POINTS OF INTEREST

Nearby attractions include Moosehead Lake, just 21 miles away, providing opportunities for boating, fishing, and seaplane activities on Maine's largest lake. The Appalachian Trail is 10.5 miles away, with access to the 100-mile wilderness section that begins in Monson. Sebec Lake, 12 miles away, is a cold-water lake ideal for boating, skiing, and fishing. The Piscataquis River, a major tributary of the Penobscot River, adds to the region's rich water resources.

THE PROPERTY

This diverse parcel of land offers everything necessary for a multi-purpose property. Spanning approximately 242 acres, this property has year-round access via a public-maintained road, complete with grid power and communication lines roadside. A significant highlight is the nearly one mile of water frontage along Howard Brook, which includes a ponded area. This water feature is a tributary to the nearby Piscataquis River and supports a tremendous amount of wildlife species from waterfowl to big game.



**Lifestyle
Properties
of Maine**





The land is characterized by its quality soil, ideal for forest production, potential farming uses, and supporting wildlife. The property's varied elevation, ranging from approximately 460 to 630 feet above sea level, provides a picturesque setting. The mixture of hardwood and softwood trees adds to the land's natural beauty.

A gravel access road that extends about 500 feet from Blaine Avenue to a high knoll at approximately 590 feet above sea level. It has about 1,400 feet of paved road frontage on Blaine Avenue.

This land's potential uses are vast, making it suitable for a home or cabin building site, a homestead, a recreational retreat property, or a combination of these. The competitive pricing at less than \$1,000 per acre further enhances its appeal.

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to our monthly
newsletter





M7 L4 BLAINE AVE, GUILFORD

PRICE **\$225,000**

TAXES \$738.82/2024

ACREAGE 242± ROAD 1400'
FRONTAGE

HOW FAR TO...



Shopping | Guilford, 4± miles



Hospital | Dover Foxcroft, 11± miles



Airport | Bangor, 47± miles



Interstate | 30± miles



City | Bangor, 47± Miles



Boston | 234± miles





Phil McPhail, ALC

DESIGNATED BROKER | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country LifeStyle Properties of Maine is your realtor!'

Kelly Simmons



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
(207) 564-3304

Fire

Guilford Fire Dept
911

Town Office

3 Park Street
(207) 876-2202

Tax Assessor

Lean Sally
lasassessing@gmail.com
(207) 876-2202

Code Enforcement

Keith Doore
(207) 876-2202

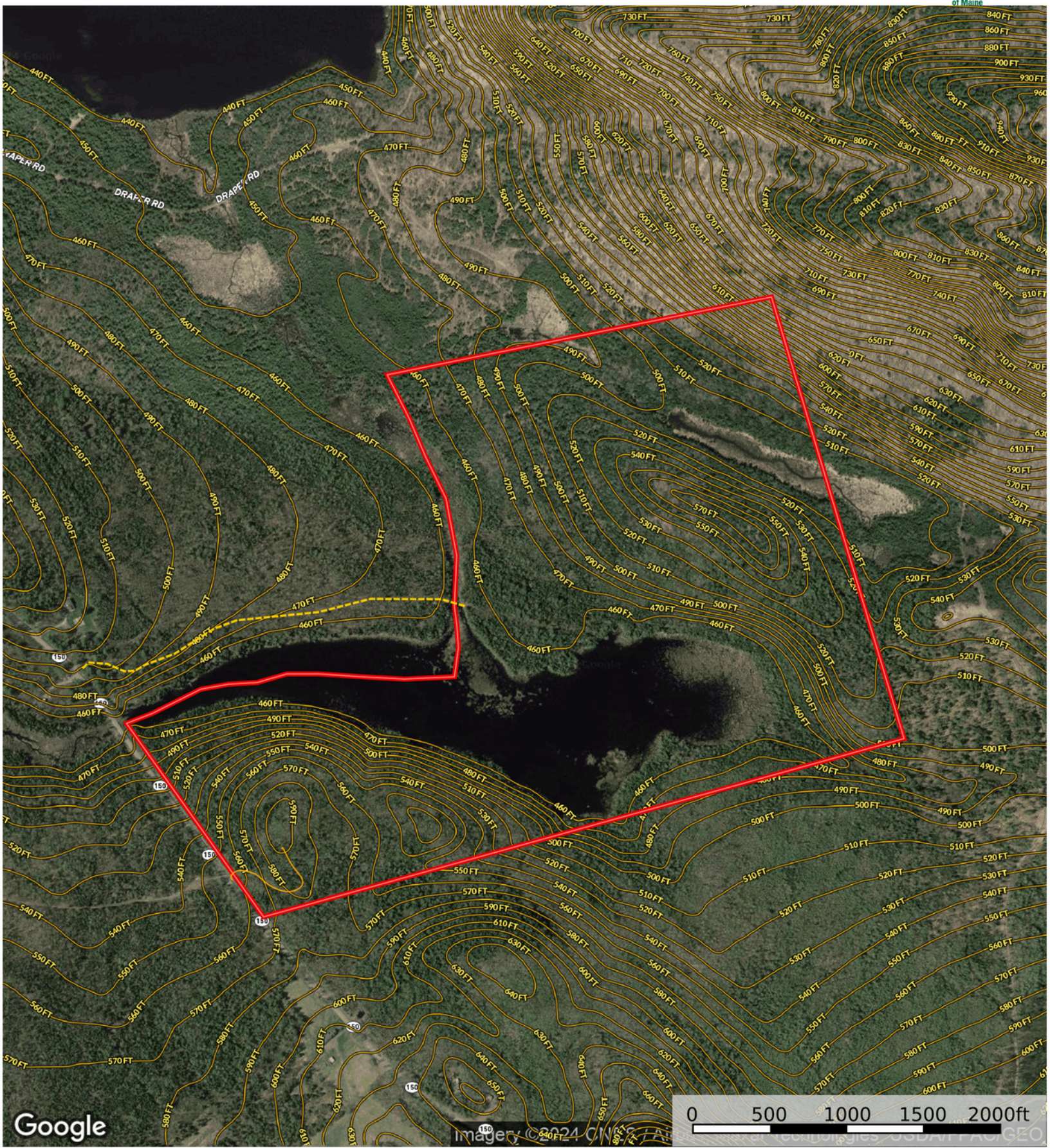
Guilford - Blaine Avenue 242 +/- acres

Piscataquis County, Maine, 242 AC +/-



--- 50 Foot R / W & Utility Easement — Track □ Boundary

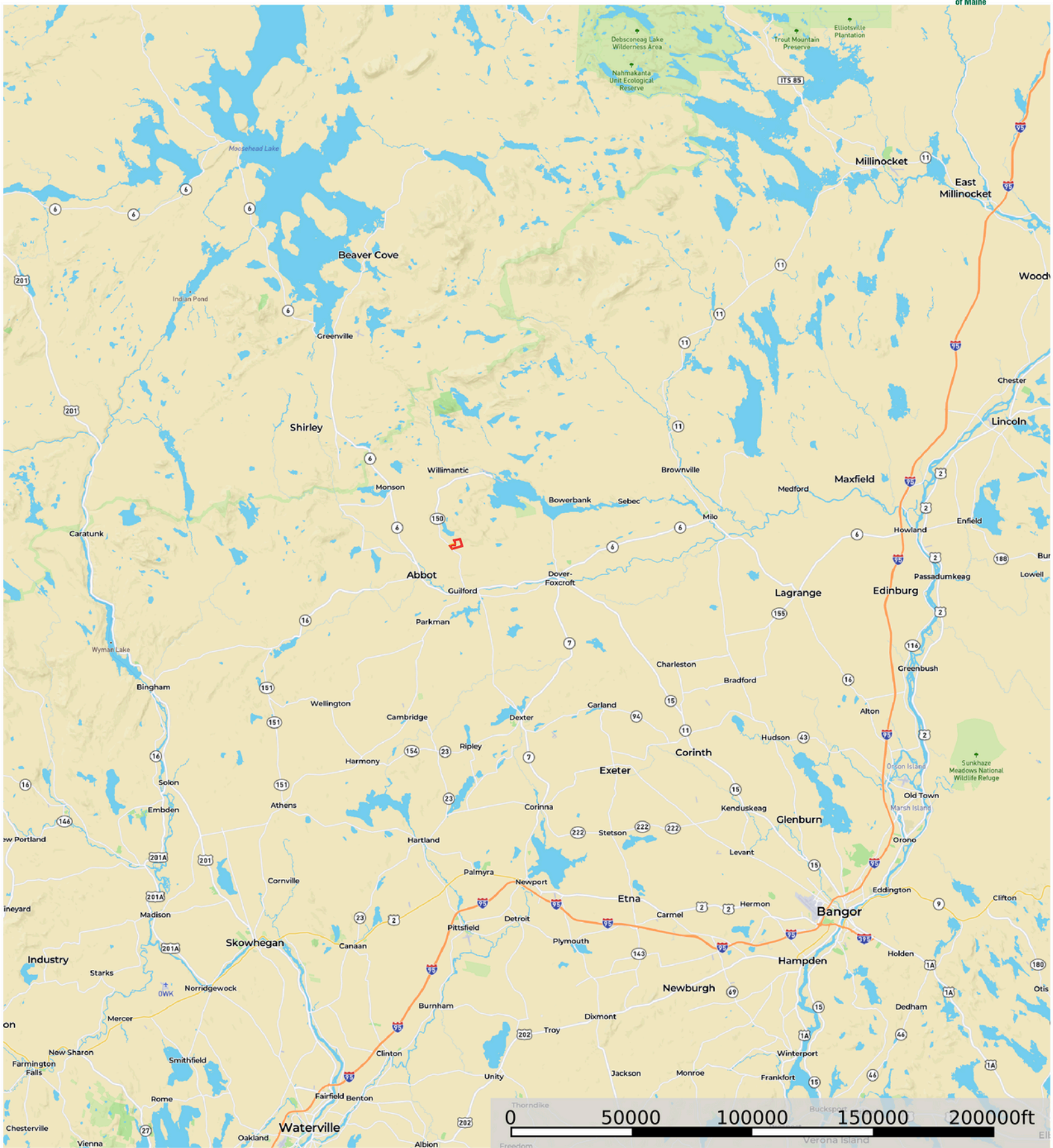
Guilford - Blaine Avenue 242 +/- acres Piscataquis County, Maine, 242 AC +/-



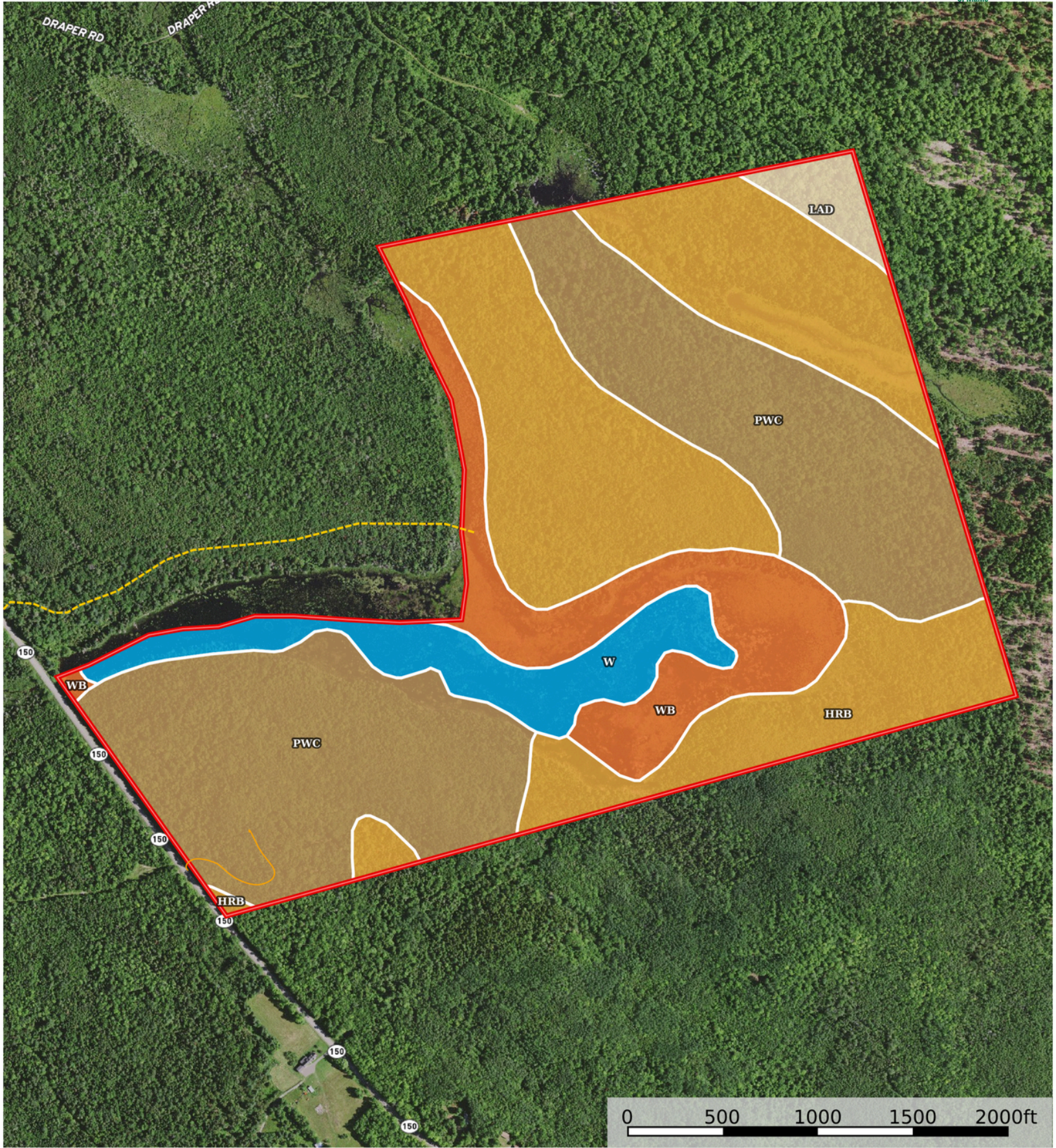
--- 50 Foot R / W & Utility Easement — Track ▭ Boundary

Guilford - Blaine Avenue 242 +/- acres

Piscataquis County, Maine, 242 AC +/-



50 Foot R / W & Utility Easement Track Boundary



--- 50 Foot R / W Utility Easement
 --- Track
 --- Boundary

 Boundary 243.16 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PWC	Plaisted-Howland-Penquis association, 3 to 15 percent slopes, very stony	96.86	39.84	0	35	6s
HRB	Howland-Monarda association, 0 to 8 percent slopes, very stony	92.48	38.04	0	28	6s
WB	Bucksport and Wonsqueak mucks, 0 to 2 percent slopes	30.35	12.48	0	17	5w
W	Water bodies	18.84	7.75	0	-	-
LAD	Lyman-Abram complex, moderately steep, very stony	4.63	1.9	0	17	7s
TOTALS		243.16(*)	100%	-	27.04	5.89

(*) 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.

Capability Legend

Increased Limitations and Hazards
Decreased Adaptability and Freedom of Choice Users

Land, Capability

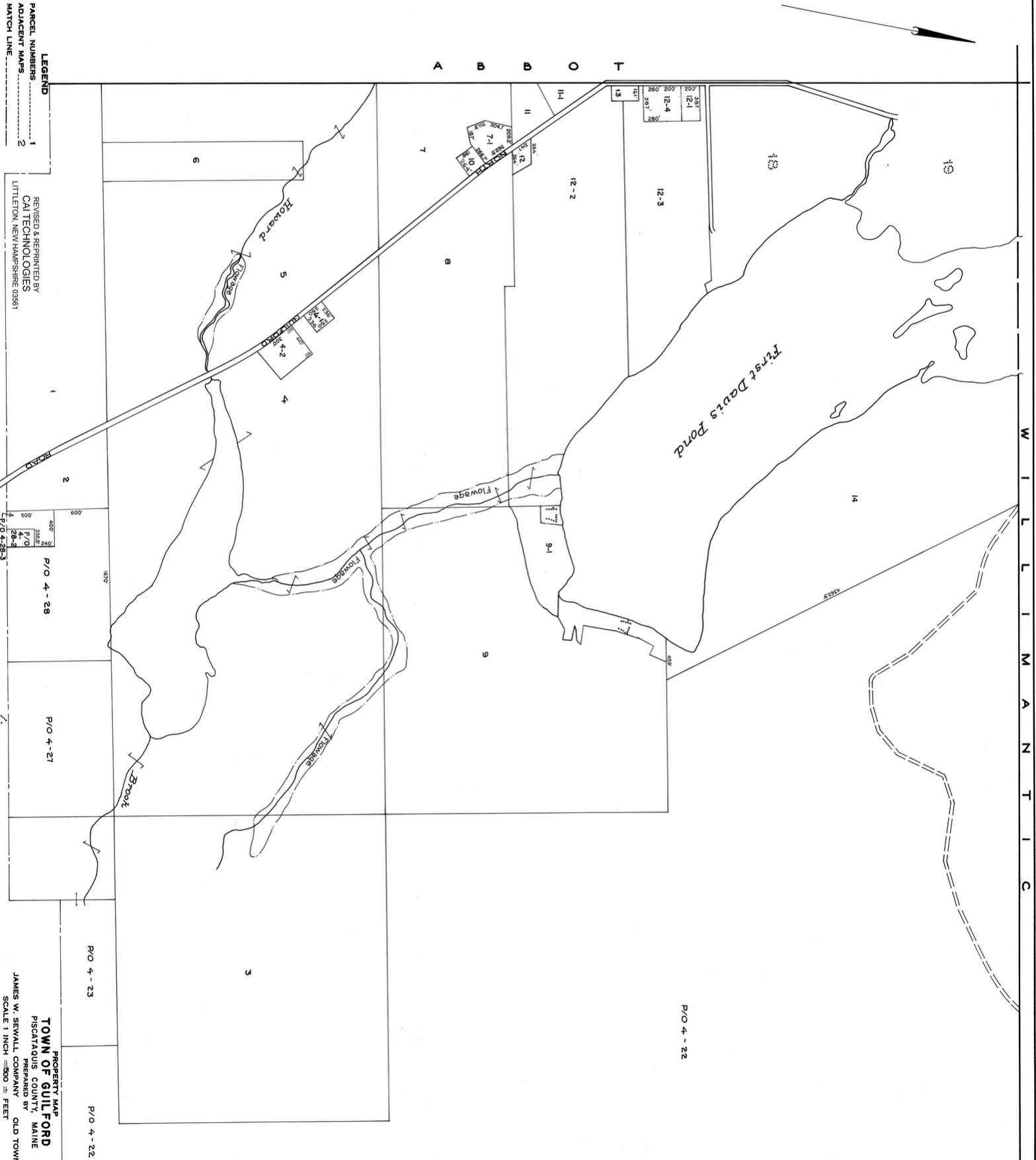
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water



A B B O T



LEGEND
PARCEL NUMBERS 1
ADJACENT MAPS 2
MATCH LINE 3

REVISED & REPRINTED BY
CAI TECHNOLOGIES
LITTLETON, NEW HAMPSHIRE 03561

145' 2
238' 2
P/O
4-28-3
P/O 4-28-3

161' 0
P/O 4-27

101' 0
P/O 4-23

101' 0
P/O 4-22

P/O 4-22

PROPERTY MAP
TOWN OF GUILFORD
PISCATAQUIS COUNTY, MAINE
PREPARED BY
JAMES W. SEWALL, COMPTON
SCALE 1 INCH = 500 FEET

PROPERTY LOCATED AT: M7L4 Blaine Road, Guilford, ME 04443

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 TG

PROPERTY LOCATED AT: M7L4 Blaine Road, Guilford, ME 04443

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 and deeds**

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: **shoreland zoning along Howard Brook**

Source of information: **public record**

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: **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: **property is in tree growth tax program.**

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 being sold is that portion of the property described in Book 2806 Page 176 of the Piscataquis County Registry of Deeds located on the East side of Blaine Road.**

Buyer Initials _____

Seller Initials TG

PROPERTY LOCATED AT: M7L4 Blaine Road, Guilford, ME 04443

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>Thomas Gardner</u>	<u>07/15/2024</u>	SELLER	DATE
SELLER	DATE	SELLER	DATE
Gardner Land Company Inc.			

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
-------	------	-------	------

ME REAL ESTATE TRANSFER
TAX PAID

WARRANTY DEED

Paul Draper and Elaine Draper of Guilford, State of Maine, for consideration paid, grant(s) to **Gardner Land Company, Inc.**, a Maine corporation, having a mailing address of P.O. Box 189, Lincoln, ME 04457, with WARRANTY COVENANTS, the land with any buildings thereon, situated at Route 150, Guilford, County of Piscataquis and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey a portion of premises conveyed to Paul R. Draper and Elaine T. Draper by virtue of a deed from Vivian W. Bartlett and Neota W. Draper dated February 13, 1986 and recorded in the Piscataquis County Registry of Deeds in Book 596, Page 72.

Witness my/our hand(s) and seal(s) this 13th day of October, 2021.

Witness

Paul R. Draper

Paul Draper
Elaine T. Draper

Elaine Draper

State of Maine
County of Penobscot

October 13, 2021

Then personally appeared before me the above named **Paul Draper and Elaine Draper** who acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,
Betty J. Jordan

Notary Public / Attorney at Law
Printed Name: _____
My Comm. Exp: _____

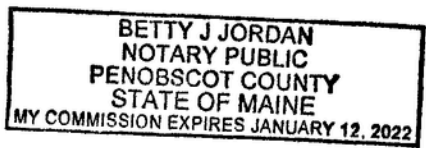


EXHIBIT A

A certain lot or parcel of land situated on both sides of the Blaine Road, also known as Route 150, in the Town of Guilford, County of Piscataquis, State of Maine, and being that portion of Lot 9 Range 8 and Lot 8 Range 8 that is southerly of the center of Howard Brook; and that portion of Lot 8 Range 8 that is northerly of the center of Howard Brook and easterly of the center of the flowage that runs between Howard Brook and the southerly end of First Davis Pond.

Except a 15 acre parcel of land in Lot 9 Range 8 now owned by Mountainside Farm, LLC conveyed by a deed from Elvira M. Davis to Sarah H. Huff dated March 7, 1894 and recorded in Book 115, Page 460 of the Piscataquis County Registry of Deeds.

Subject to the rights of the public in the Blaine Road and easements conveyed to the State of Maine in 1967 and 1968 for drainage and road relocation.

Also, a 50 foot wide right of way and utility easement, across land to be retained by the Grantor, from the Blaine Road to the above conveyed premises, bounded and described as follows:

Beginning at a Point on the northeasterly sideline of the Blaine Road in the center of an existing gravel entrance, said Point being a distance of 33 feet from the center of said road and being 487 feet northwesterly of the center of a 5 foot diameter corrugated culvert Howard Brook flows through, said Point also being at a Maine Coordinate System of 2000 NAD83(2011) Central Zone coordinate of N:627905.78sft, E:1567899.42sft;

thence N 42°45'46" E a distance of 46.07 feet;

thence S 85°54'01" E a distance of 123.03 feet;

thence S 66°17'54" E a distance of 120.44 feet;

thence N 88°16'57" E a distance of 67.40 feet;

thence N 59°21'35" E a distance of 76.44 feet;

thence N 69°14'25" E a distance of 207.01 feet;

thence N 57°21'18" E a distance of 303.53 feet;

thence N 69°40'26" E a distance of 157.31 feet;

thence N 84°13'02" E a distance of 534.07 feet;

thence N 75°37'12" E a distance of 347.53 feet;

thence S 89°43'42" E a distance of 458.53 feet;

thence S 73°28'47" E a distance of 159.46 feet to the center of the flowage on the westerly side of the above conveyed premises at a coordinate of said system of N:628307.71sft, E:1570372.81sft.

The above bearings and distances are along existing flags for the road to be constructed by the Grantee herein.

Bearings are oriented to Maine Coordinate System of 2000 NAD83(2011) Central Zone. Distances are at ground. Ground to grid combined scale factor is 0.999966.

Grantee acknowledges that the land conveyed herein is taxed under the provisions of the Tree Growth Tax Law pursuant to Title 36, M.R.S.A. §571 et seq. Grantee, as part consideration of this conveyance, by acceptance of this deed, covenants and agrees to take all necessary actions to qualify the property for tree growth tax status or to pay any and all penalties imposed by the taxing authority upon withdrawal of any portion of the property from tree growth tax status said payment to be made to the taxing authority before or at the time of withdrawal.

PISCATAQUIS COUNTY
RECORDED
10/15/2021 09:15:27 AM
LINDA M. SMITH
REGISTER OF DEEDS



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:

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. Inactive licensees may not practice real estate brokerage.



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United Country Lifestyle Properties of Maine



@lifestyleproperties · 54.8K subscribers · 813 videos

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lifestylepropertiesofmaine.com and 3 more links

Subscribed



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Testimonial

“We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm.”

Allen LeBrun, *Previous Client*