

WOODLAND RETREAT

WATERFRONT | RECREATIONAL | PRIVATE

Abbee Pond

**286 Abbee Pond Road
Brownville, Maine**

175± Acres



\$280,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Discover the unparalleled beauty and tranquility of this expansive 175-acre woodland retreat, featuring a serene pond nestled within the property. This vast expanse of natural beauty offers the perfect setting for a private escape, recreational activities, or potential development. With abundant wildlife, lush woodlands, and the opportunity to build your dream home or cabin on the banks of Abbee Pond, this property is a true nature lover's paradise.

There is mature wood on the property that could be cut, milled, and used to build a camp or home. The soils on this property are ideal for woodland and pasture.

Abbee Pond is a shallow pond, with a maximum depth of 7 feet and a total surface area of 20 acres, is perfect for fishing pickerel and white sucker, as well as canoeing or kayaking.



Brownville, Maine, is just a short distance from the Appalachian Trail, which begins at Mt. Katahdin ends at Springer Mountain in Georgia, providing excellent hiking opportunities and scenic views.

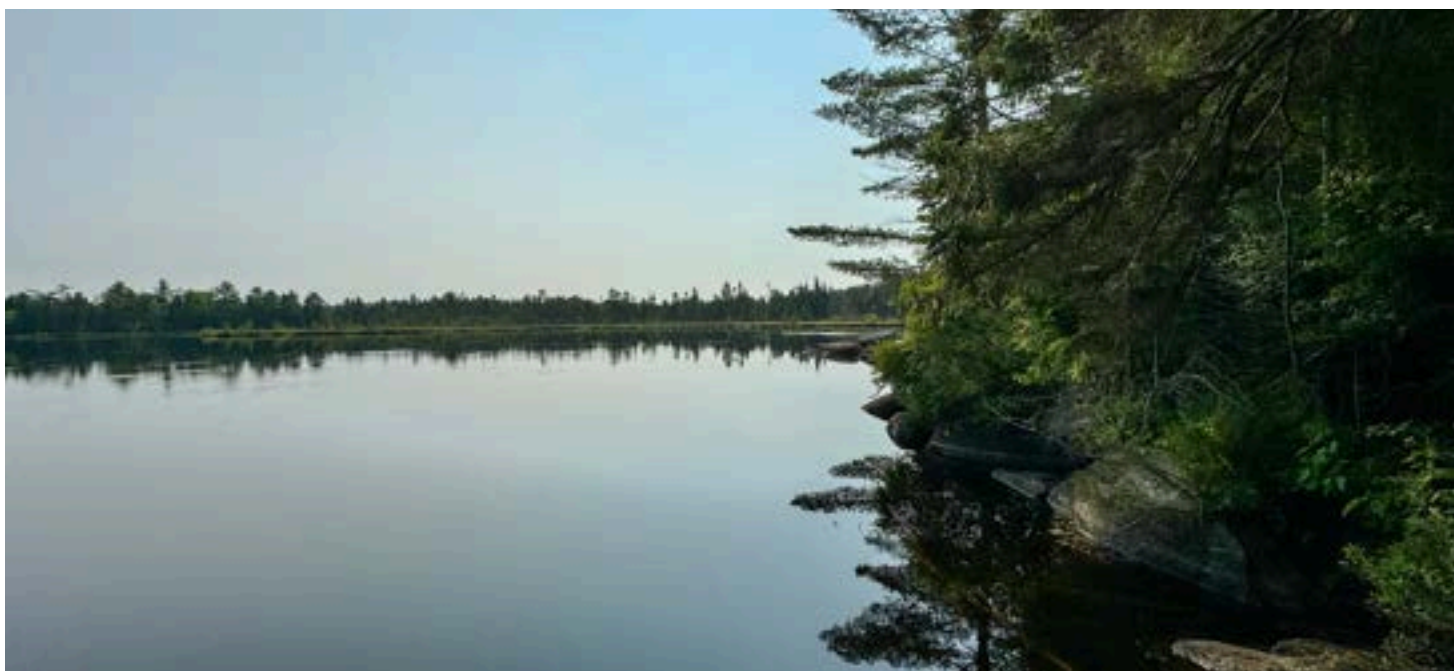
The town of Brownville is 15 minutes from Milo with its grocery store, Walgreens, and hardware stores. The next big city is Bangor, 55 minutes away. In Bangor you will find entertainment and an International Airport.

Your peaceful woodland paradise awaits!



**Lifestyle
Properties
of Maine**

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to our monthly
newsletter





286 ABBEE POND ROAD, BROWNVILLE

PRICE **\$280,000**

TAXES \$805.20/2024

ACREAGE 175± ROAD FRONTAGE 2144'

HOW FAR TO...



Shopping | Milo, 7± miles



Hospital | Brownville, 16± miles



Airport | Bangor, 43± miles



Interstate | Exit #217, 17± miles



City | Bangor, 43± Miles



Boston | 260± miles





Emily Pond

ASSOCIATE BROKER | ALC | REALTOR®



207.794.4152 cell



207.794.6164 office



emily@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Emily's
bio and other
listings



Testimonial:

My realtor, Emily, was very helpful. We met when she was showing a home I was making an offer on. I lost that one, but she helped me find my cabin on a lake. I was looking for property while I was living in Maryland, so she would drive to the properties and take videos, helped with the home inspection and more. Always responds to texts and phone calls. So refreshing to find a professional.

Thank you!

Janelle Vane



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Piscataquis Sheriff Dept
(207) 564-3304

Fire

Village Fire Dept
(207) 564-3304

Tax Assessor

Lorna Thompson
(207) 965-2561

Code Enforcement

Shawn Mitchell
(207) 965-2561

Town Office

586 Main Rd
(207) 965-2561
Monday - Thursday 8am-4pm
Friday 8am-3pm

Brownville- 286 Abbee Pond Road, 175.5± Acres
Piscataquis County, Maine, 175.5 AC +/-



Boundary

Brownville- 286 Abbee Pond Road, 175.5± Acres

Piscataquis County, Maine, 175.5 AC +/-



Boundary

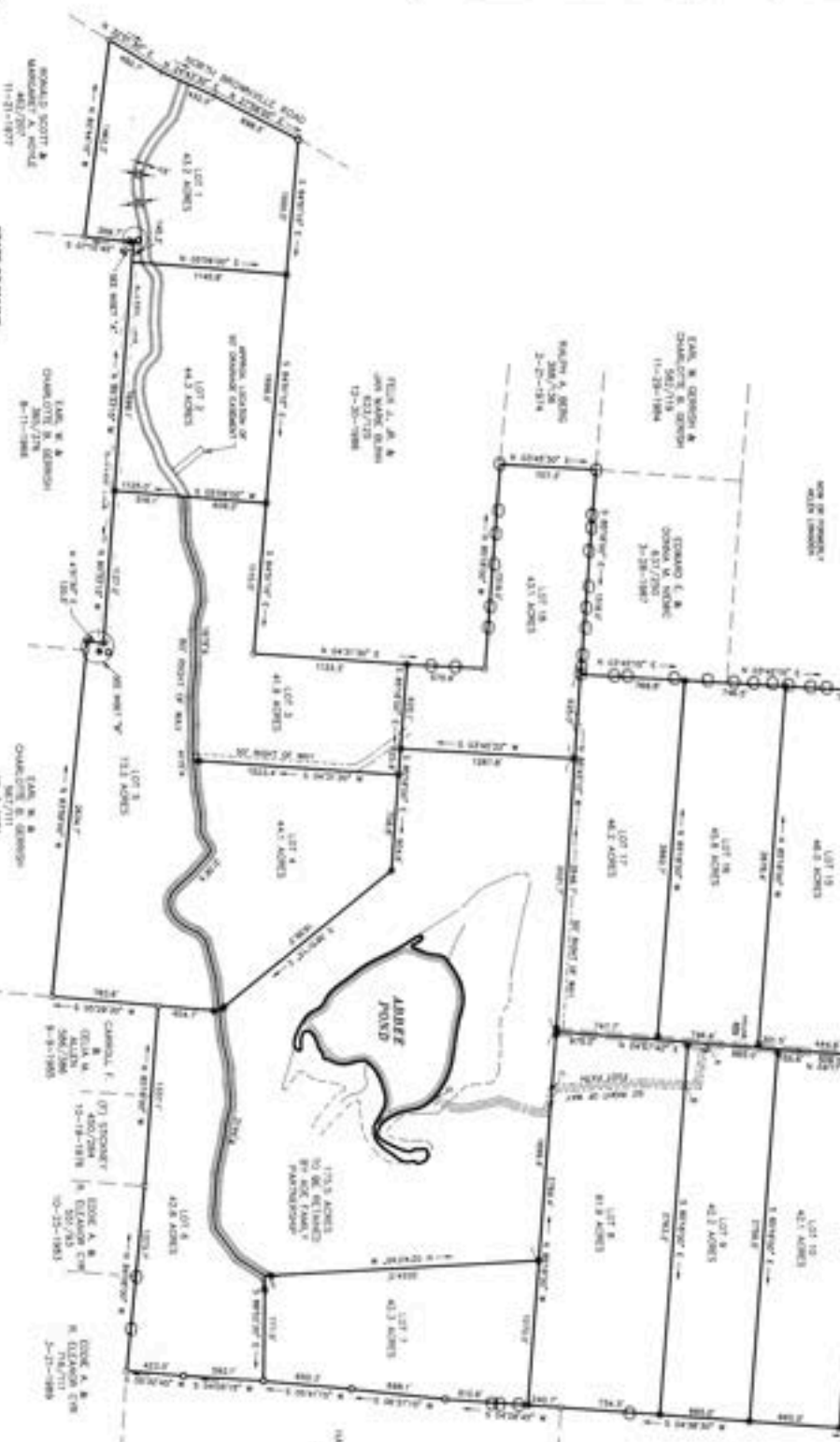


Original image created by
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Brownsville, TX
5500 Main Ave
Brownsville, TX
(201) 965-29



- ☐ 2005 PMS (PROB. CATHED)
- ☒ 2005 PMS (NET)
- ☐ 2005 WASHINGTON
- ☐ 2005 TELL



A DIVISION OF LAND
OF
E POND DEVELOPMENT
NORTH BROWNVILLE ROAD &
SCHLOSSER LAKE ROAD
BROWNVILLE, MISSISSIPPI
SEPTEMBER 26, 1990
SCALE: 1"=200'



50 FOOT HEIGHT OF WALL FROM
OVER LOTS B, 9 AND THE AD-
JACENT LOTS OF PARTNERSHIP LAND

[illegible]

PROPERTY LOCATED AT: 286 Abbee Pond, Brownville, ME 04414**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 _____

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Seller Initials 2DM

PROPERTY LOCATED AT: 286 Abbee Pond, Brownville, ME 04414

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: ROW

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? Land owners

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: deed

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: Treegrowth

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: _____

Buyer Initials _____

Page 2 of 3

Seller Initials RDM

PROPERTY LOCATED AT: 286 Abbee Pond, Brownville, ME 04414ATTACHMENTS 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>Robert D Moulton</u>	<u>07/19/2024</u>		
SELLER	DATE	SELLER	DATE
Robert D Moulton			

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

BUYER	DATE	BUYER	DATE
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**QUITCLAIM DEED
WITH COVENANT
(13-06397L)**

GARDNER LAND COMPANY, INC., a duly organized Maine corporation with a mailing address of P.O. Box 189, Lincoln, Maine 04457, for consideration paid, **GRANTS to ROBERT MOULTON**, of 56 Royal Coachman Way, Shapleigh, Maine 04075, with **QUITCLAIM COVENANT**, a certain lot or parcel of land, situated in Brownville, County of Piscataquis and State of Maine, bounded and described as follows:

Beginning at a point marked by an iron pin set, said pin marking the northwesterly corner of Lot 7, as depicted on a Plan titled, "A Division of Land For Abbee Pond Development", recorded in the Piscataquis County Registry of Deeds in Plan Cabinet J, #52, said point also being the northeasterly corner of the premises herein described;

Thence North 85° 18' 00 West, 1699.4 feet, along the division line of the premises herein described and Lot 8 on said plan to an iron pin set, said being the southwesterly corner of Lot 8 as shown on said plan;

Thence North 85° 45' 15" West, 2021.7 feet, along the division line between the premises herein described and Lot 17 on said plan, to an iron pin set, said pin marking the northwesterly corner of the premises herein described;

Thence South 03° 45' 22" West, 1287.8 feet along the division line between the premises here described and Lot 18 on said plan to an iron pin set, said pin marking the southwesterly corner of the premises herein described and the southeasterly corner of Lot 18 on said Plan;

Thence South 85° 75' 00 East, 904. 6 feet, along the division line between the premises herein described and Lot 4 on said plan, to an iron pin set;

Thence South 36° 51' 15" East, 1638.3 feet, along the division line between the premises herein conveyed and Lot 4 on said plan to an iron pin set, said pin marking the most southerly corner of the premises herein described, said pin also marking the northwesterly corner of Lot 6 on said plan;

Thence following the division line of between the herein described premises and Lot 6 on said plan, said division line also being the centerline of a 50 foot right of way shown on said plan, 2144 feet more or less to an iron rod set, said rod marking the southeasterly corner of the premises herein described and the southwesterly corner of Lot 7 on said plan;

Thence North 02° 43' 45" West 2028 feet to the point or place of beginning.

Said premises are also depicted as "175.5 Acres to be retained by Ade Family Partnership" on said Plan.

ME REAL ESTATE TRANSFER
TAX PAID

- Robert Moulton
56 Royal Coachman Way
Shapleigh, ME 04076

Being a portion of the same lands and premises conveyed to the Gardner Land Company by deed of Mark Anthony, dated June 10, 2010 and recorded in the Piscataquis County Registry of Deeds in Book 2053, Page 204.

Grantee acknowledges that the land conveyed herein is taxed under the provisions of the Maine Tree Growth Tax Law pursuant to Title 36, M.R.S.A. § 571 et seq. Grantee, as part consideration for this conveyance, by acceptance of this deed, covenants and agrees to take all necessary steps 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.

IN WITNESS WHEREOF, Gardner Land Company, Inc. has caused this instrument to be signed in its corporate name by Thomas W. Gardner, its Vice President, duly authorized, this 9th day of Sept, 2013.

Signed, Sealed and Delivered
In the Presence Of

[Signature]

GARDNER LAND COMPANY, INC.

By: [Signature]

Thomas W. Gardner

Its Vice President, Duly Authorized

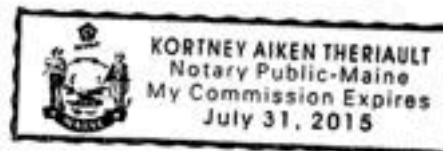
STATE OF MAINE
PENOBSCOT, ss

September 5, 2013

Personally appeared before me, the above named Thomas W. Gardner, in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Gardner Land Company, Inc.

[Signature]

Notary Public



Piscataquis County
Recorded
Sep 06, 2013 11:43:09A
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:

- ✓ 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

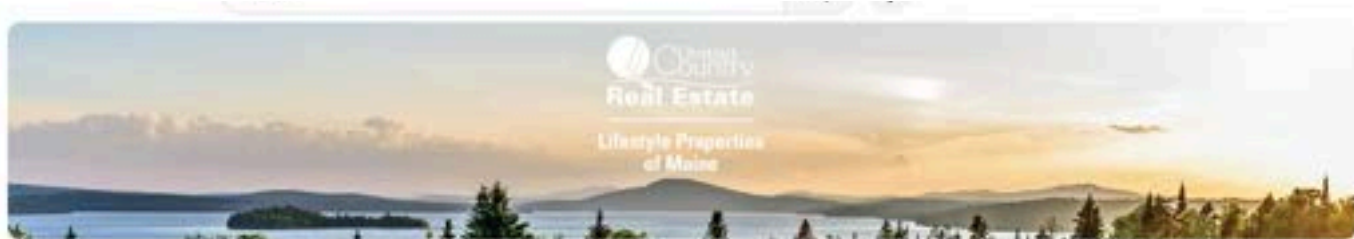
on behalf of _____
Company/Agency

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.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine

@lifestyleproperties · 54.8K subscribers · 813 videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa... >

lifestylepropertiesofmaine.com and 2 more links

Subscribed



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

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