

RAW LAND

TIMBERLAND | RECREATIONAL | SURVEYED

8.6± ACRES

**Lot 5 Riverbend Road
Carthage, Maine**

AGRICULTURAL LAND



\$69,500

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the full property details and video!





Photography by Mayhem Media

Discover the natural charm of Lot 5 on Riverbend Drive in Carthage, Maine—a surveyed 8.63-acre parcel that promises serenity and privacy. With approximately 882 feet of frontage along the picturesque Webb River, this off-grid property offers a unique connection to Maine's great outdoors. The lot is easily accessible via a seasonal gravel road and boasts 478.42 feet of frontage on Riverbend Drive. Its level topography, sitting at around 620 feet above sea level, creates an ideal foundation for a secluded retreat.

Heavily wooded and awaiting your vision, Lot 5 is well-suited for those seeking a private woodland escape. Although off-grid with no current well or septic, it provides a wonderful opportunity for eco-friendly living and self-sufficient design.

Carthage, a small town in Franklin County with a population just over 500, is known for its unspoiled landscapes and proximity to outdoor attractions. The stunning Webb Lake and the expansive Mount Blue State Park are both nearby, offering year-round recreation. Embrace the tranquility and potential of Lot 5 Riverbend Drive—an ideal slice of Maine's natural beauty.





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newsletter



**Lifestyle
Properties
of Maine**





LOT 5 RIVERBEND ROAD, CARTHAGE

PRICE **\$69,500**

TAXES \$300/2024

ACREAGE 8.63 ROAD FRONTAGE 478

HOW FAR TO...



Shopping | Rumford, 8± miles



Hospital | Rumford, 8± miles



Airport | Portland, 75± miles



Interstate | Exit #80, 43± miles



City | Farmington, 28± Miles



Boston | 177± miles





Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Franklin County Sheriff
(207) 778-2680

Fire

Carthage Fire Dept
(207) 562-7790

Town Office

Carthage Town Office
(207) 562-8874

Tax Assessor

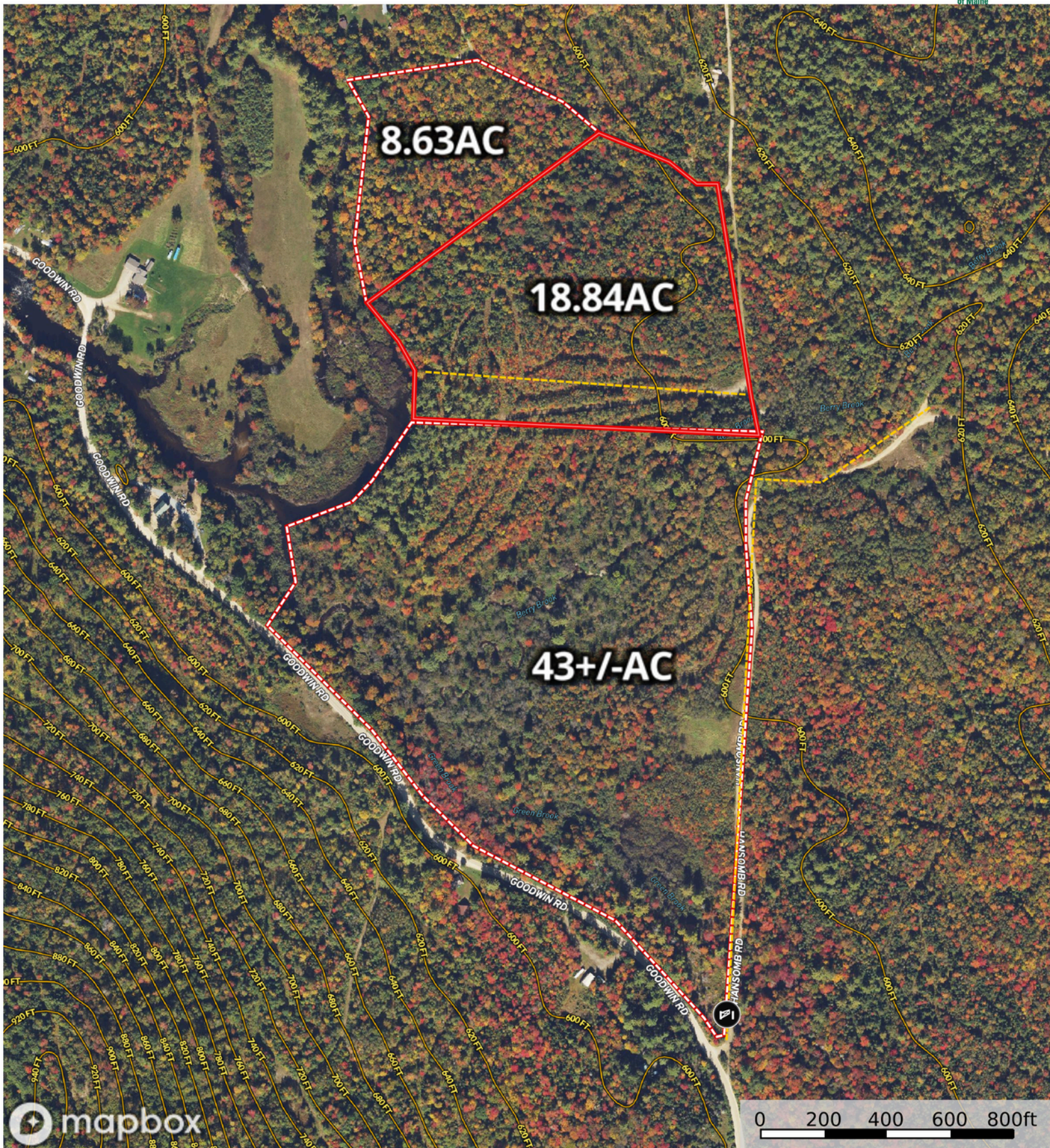
Joyce
carthage@myfairpoint.net

Code Enforcement

Donald Whitamore
(207) 562-8874

Carthage three subdivision lots-copy-copy

Maine, AC +/-



mapbox

0 200 400 600 800ft

Gate Road / Trail Boundary Boundary

Carthage three subdivision lots-copy-copy

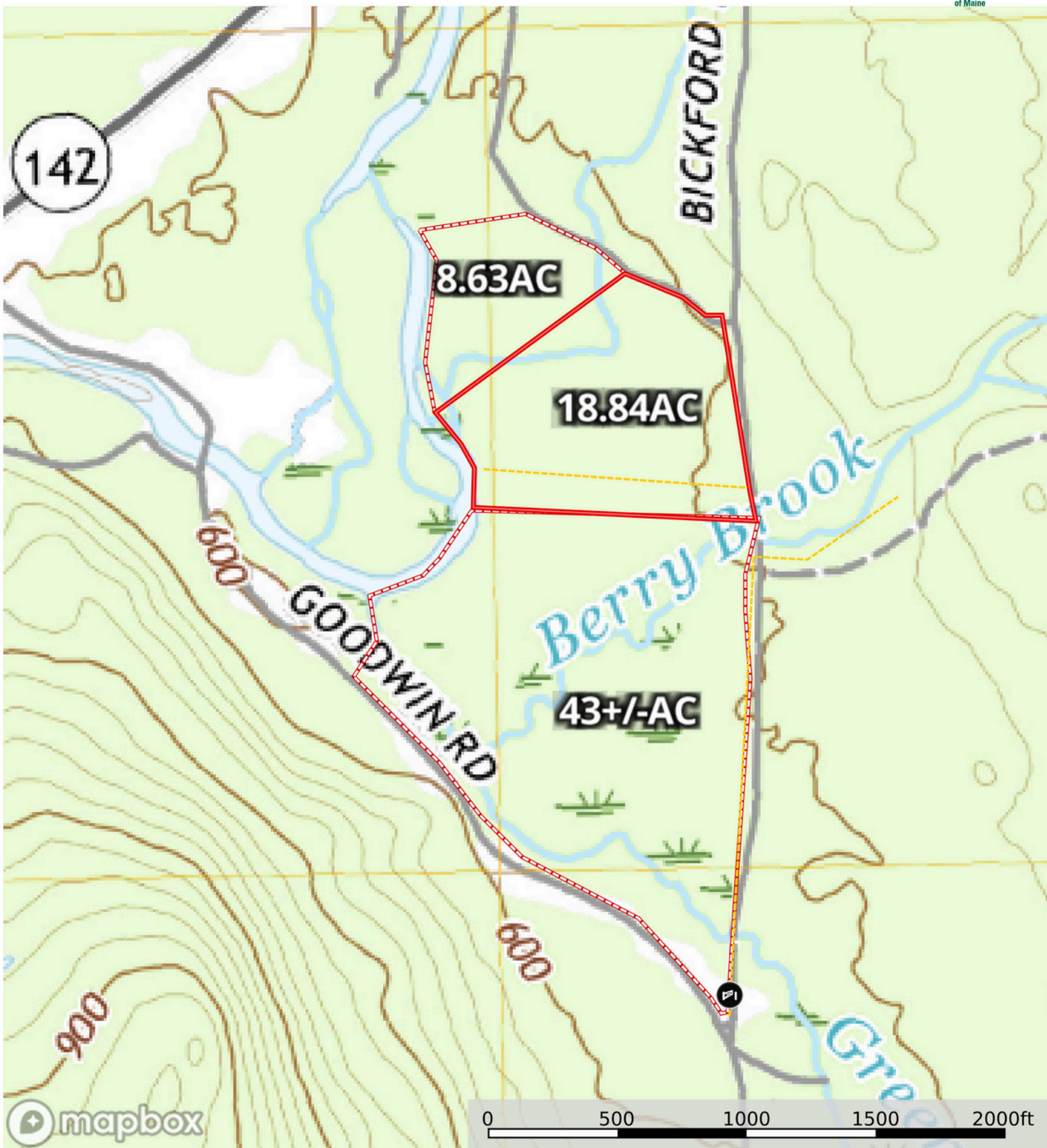
Maine, AC +/-



--- Road / Trail □ Boundary □ Boundary

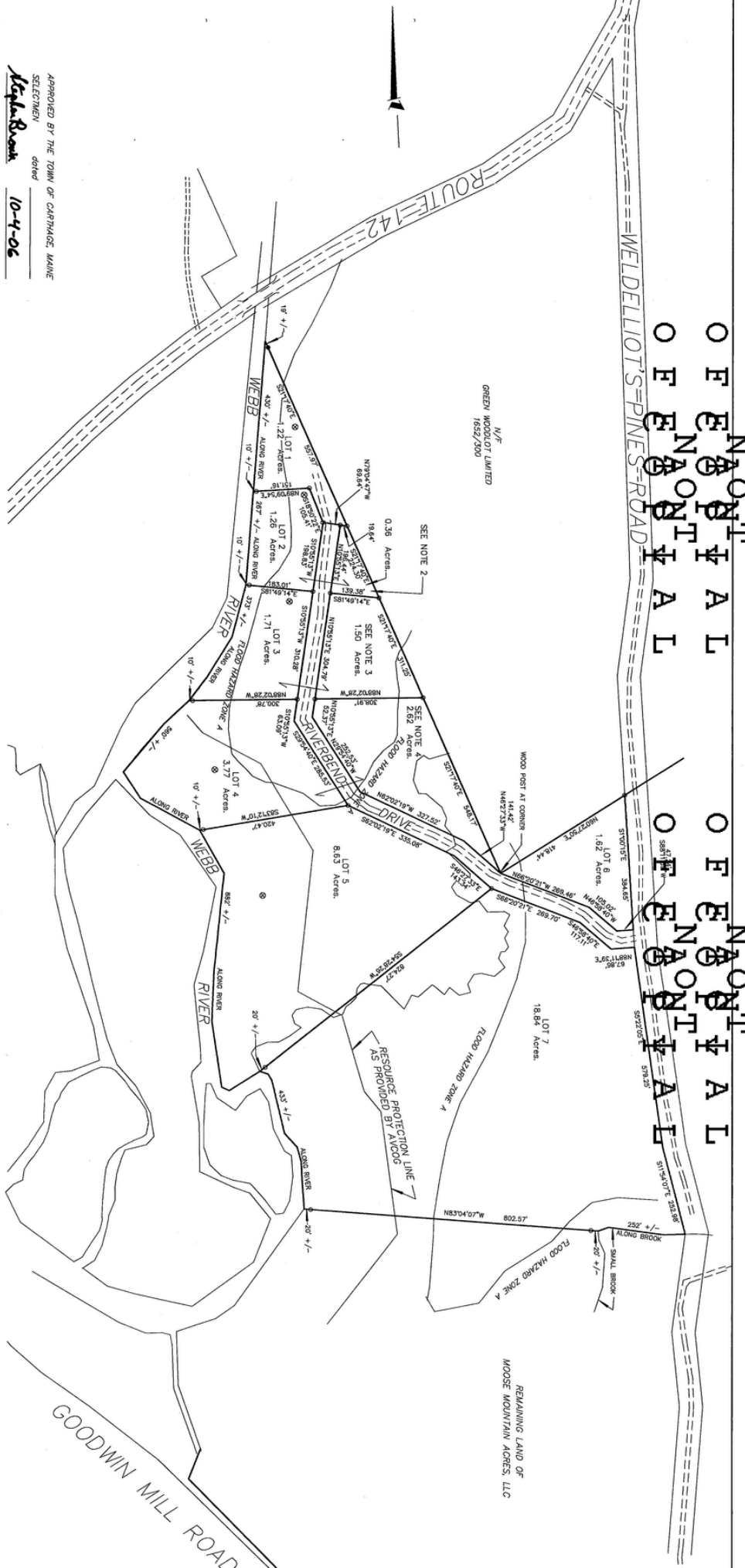
Carthage three subdivision lots-copy-copy

Maine, AC +/-

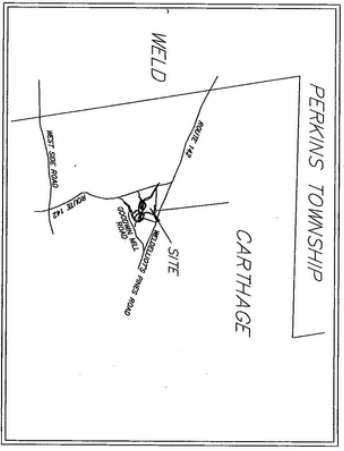


Gate Road / Trail Boundary Boundary

NON-TAXABLE
 OF ENANTIAL
 OF ENANTIAL
 OF ENANTIAL
 OF ENANTIAL



APPROVED BY THE TOWN OF CARTHAGE, MAINE
 SELECTMEN
 dated 10-4-06
Kevin Brown
10-4-06



OWNER OF RECORD
 MOOSE MOUNTAIN ACRES, LLC
 2945/97

NOTES

- 1) BEARINGS REFERENCED TO GRID NORTH.
- 2) 0.36 ACRES EAST OF RIVERBEND DRIVE IS A PART OF LOT 2 AND SHALL NOT BE SOLD AS A SEPARATE LOT.
- 3) 1.50 ACRES EAST OF RIVERBEND DRIVE IS A PART OF LOT 3 AND SHALL NOT BE SOLD AS A SEPARATE LOT.
- 4) 2.82 ACRES EAST OF RIVERBEND DRIVE IS A PART OF LOT 4 AND SHALL NOT BE SOLD AS A SEPARATE LOT.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- MONUMENT FOUND
- UTILITY POLE
- EDGE OF PAVEMENT
- TB-1 TEST BORING
- N/F NOW OR FORMERLY

KEVIN W. CULLENBERG PLS 1278



1 INCH = 150'

REF. 1 ADDED FLOOD HAZARD ZONE A & B

RIVERBEND SUBDIVISION
 ON WEBB RIVER

WELDELIOTT'S PINES ROAD
 MADE FOR
 ED BERRY

CULLENBERG LAND
 892 OLD DANVILLE
 AUBURN, MAINE
 (207) 777-1111

FRANKLIN CO. REGISTRY OF DEEDS
 RECEIVED Oct 12 2006
 PLAN No. 1778
 ATTEST: Kevin W. Cullenberg

Kevin W. Cullenberg

PROPERTY LOCATED AT: Lot 7 Riverbend Rd, Carthage,

PROPERTY DISCLOSURE – LAND ONLY (With Improvements)

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 None 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? _____

Has the water been tested for radon?..... Yes No

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 well on property.**

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: _____

Source of Section I information: **Seller**

Buyer Initials _____ Page 1 of 5 Seller Initials *OB*

Land Brothers, 57 Elm Bangor ME 03268 Phone: (603)568-2475 Fax: _____ Riverbend Drive

Spencer Wood Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

PROPERTY LOCATED AT: Lot 7 Riverbend Rd, Carthage,

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public None 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 malfunction?..... Yes No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: Raw land.

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 system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone?..... Yes No Unknown

Comments: _____

Source of Section II information: Seller

Buyer Initials _____

Seller Initials LB

PROPERTY LOCATED AT: Lot 7 Riverbend Rd, Carthage ,

SECTION III – 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 the 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.

SECTION IV – ACCESS TO THE PROPERTY

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: 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? Owner

Road Association Name (if known): mpme

Source of information: Seller

Buyer Initials _____

Seller Initials DB

PROPERTY LOCATED AT: Lot 7 Riverbend Rd, Carthage ,

SECTION V – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section V information: **Seller**

Buyer Initials _____

Seller Initials *JB*

PROPERTY LOCATED AT: Lot 7 Riverbend Rd, Carthage ,

SECTION VI – GENERAL INFORMATION

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

If Yes, explain: Shoreland, resource protection

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: _____

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 Section VI information: Seller

Additional information: _____

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.

Donna Berry 09/25/2024
SELLER DATE

Donna Berry

SELLER DATE

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



WARRANTY DEED
Joint Tenancy

Moose Mountain Acres LLC, a Maine Limited Liability Company, having a mailing address of 139 River Road, Carthage, Maine 04224, for consideration paid, grants to **Edmond R. Berry, Sr. and Donna B. Berry**, both having a mailing address of 139 River Road, Carthage, Maine 04224, with **WARRANTY COVENANTS**, as joint tenants, certain lots or parcels of land, together with any buildings thereon, situated in the Town of **Carthage**, Franklin County, State of Maine, more particularly bounded and described as follows:

PARCEL ONE:

A certain lot or parcel of land situated in the Town of **CARTHAGE** County of **FRANKLIN**, State of Maine, southerly of Route 142, but not adjacent thereto, and being **LOT 5**, as shown on a plan entitled, "**RIVERBEND SUBDIVISION ON WEBB RIVER, Weldelliot's Pines Road Carthage, Maine made for Ed Berry**", July 26, 2006, by Cullenberg Land Surveying, and recorded in the Franklin County Registry of Deeds on October 12, 2006, Plan File 4722.

Said lot **LOT 5** is located southwesterly of Riverbend Drive, and contains 8.63 acres, all as shown on the aforesaid plan.

This Conveyance **INCLUDES** and is **SUBJECT** to all rights, easements, privileges and appurtenances belonging to the premises hereinabove described, **INCLUDING** a right of way, for all legal purposes, including utilities, over Riverbend Drive from the southerly sideline of Route Weldelliot's Pines Road to and along the above described **LOT 5**.

It is a condition of this conveyance that the owners of the lots within the Riverbend Subdivision on Webb River shall together comprise a Road Association and shall be jointly responsible for maintenance of Riverbend Drive as shown on the aforesaid plan.

PARCEL TWO:

Being southerly of Route 142, but not adjacent thereto, and being **LOT 6**, as shown on a plan entitled, "**RIVERBEND SUBDIVISION ON WEBB RIVER, Weldelliot's Pines Road Carthage, Maine made for Ed Berry**", July 26, 2006, by Cullenberg Land Surveying, and recorded in the Franklin County Registry of Deeds on October 12, 2006, Plan File 4722.

Said lot **LOT 6** is located northeasterly of Riverbend Drive and westerly of Weldelliot's Pines Road, and contains 1.63 acres, all as shown on the aforesaid plan.

This Conveyance **INCLUDES** and is **SUBJECT** to all rights, easements, privileges and appurtenances belonging to the premises hereinabove described, **INCLUDING** a right of way, for all

Maine Real Estate
Transfer Tax Not Necessary

legal purposes, including utilities, over Riverbend Drive from the southerly sideline of Route Weldelliot's Pines Road to and along the above described LOT 5.

It is a condition of this conveyance that the owners of the lots within the Riverbend Subdivision on Webb River shall together comprise a Road Association and shall be jointly responsible for maintenance of Riverbend Drive as shown on the aforesaid plan.

PARCEL THREE:

Being southerly of Route 142, but not adjacent thereto, and being LOT 7, as shown on a plan entitled, "RIVERBEND SUBDIVISION ON WEBB RIVER, Weldelliot's Pines Road Carthage, Maine made for Ed Berry", July 26, 2006, by Cullenberg Land Surveying, and recorded in the Franklin County Registry of Deeds on October 12, 2006, Plan File 4722.

Said lot LOT 7 is located southwesterly of Riverbend Drive and westerly of Weldelliot's Pines Road and contains 18.84 acres, all as shown on the aforesaid plan.

This Conveyance INCLUDES and is SUBJECT to all rights, easements, privileges and appurtenances belonging to the premises hereinabove described, INCLUDING a right of way, for all legal purposes, including utilities, over Riverbend Drive from the southerly sideline of Route Weldelliot's Pines Road to and along the above described LOT 5.

It is a condition of this conveyance that the owners of the lots within the Riverbend Subdivision on Webb River shall together comprise a Road Association and shall be jointly responsible for maintenance of Riverbend Drive as shown on the aforesaid plan.

For all three parcels reference is made to a deed from Les Bois Carthage Inc., f/k/a 9110-2814 Quebec, Inc. to Moose Mountain Acres LLC by its Quitclaim deed, with covenant, dated December 13, 2004, and recorded in the Franklin County Registry of Deeds on December 20, 2004 in Book 2545, at Pages 97. Reference is also made to a Corrective Deed from Les Bois Carthage, Inc. to Moose Mountain Acres LLC dated January 24, 2013 and recorded in the Franklin County Registry of Deeds in Book 3518, Page 269.

WITNESS our hands and seals this 20th day of October, 2016

MOOSE MOUNTAIN ACRES LLC By

Edmond R. Berry Sr.
EDMOND R. BERRY, SR., Member

Scott B Berry
SCOTT B. BERRY, Member

Edmond R Berry Jr
EDMOND R. BERRY, Jr. Member

STATE OF MAINE
COUNTY OF Franklin

October 20, 2016

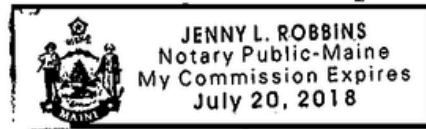
Then personally appeared before me the above-named ~~Edmond R. Berry, Sr., Scott B. Berry and~~ Edmond R. Berry, Jr. and acknowledged the foregoing instrument to be ~~his~~ their free act and deed, and the free act and deed of said Company,

Before me,

Jenny L Robbins
Notary Public/Attorney at Law

SEAL

Realestate/Lot5-6-7Riverbend/deed



Received
Franklin County Registry of Deeds
Susan A Black, REGISTER

Jenny L Robbins



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



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

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