

# TIMELESS HAVEN

IN-TOWN | COUNTRY HOME | HISTORIC

0.3± Acres

**96 Houlton Road  
Island Falls, Maine**

Trail Access



**\$275,000**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



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**DEED**

Scan to view the  
full property details  
and video!







*Photography by Mayhem Media*

Beautiful 4-bedroom 1.5 bath home close to ATV trails. If you've been looking for a really nice home in a rural area close to ATV trails and several bodies of recreational water this is the place for you.

The garage has been completely renovated with a new roof, floor planks and siding. The home has new siding and many really well done interior upgrades. There is a nice yard with an area they currently grow a garden in. The home still has some of the original hardwood floors adding character to this really nice Federal.

The home is within a few miles of Pleasant Lake, Upper Mattawamkeag Lake and Mattawamkeag Lake. Pleasant Lake with an area of 1817 acres and a max depth of 63 ft is great for water sports and fishing Landlocked Salmon, Brook Trout, Smallmouth Bass, and Perch.





Island Falls is a small town that is 30 minutes from Houlton, the next big town that has bigger grocery stores, restaurants and other amenities. There are also medical facilities in Houlton. It is 1 hour 20 minutes from Bangor with its International airport, 3 hours from Portland with its big travel hub and 4.5 hours from Boston.

Come take a look at this great home today!



**COME SEE IT** Don't miss the chance to own a piece of Island Falls, Maine—call for more information or to schedule a showing.



**Lifestyle  
Properties  
of Maine**







# 96 HOULTON RD, ISLAND FALLS

PRICE

**\$275,000**

TAXES

\$2,067.75/2024

SQFT

1,600'±

BUILT IN

1896

## HOW FAR TO...



Shopping | Houlton, 27± miles



Hospital | Houlton Regional, 27± miles



Airport | Bangor, 94± miles



Interstate | Exit #276, 1.2± miles



City | Bangor, 92± Miles



Boston | 327± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM





# Emily Pond

ASSOCIATE BROKER | 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:

'I was fortunate enough to have the opportunity to work with Emily Pond on two different properties. She was incredible to work with! She took the time to explain the process and was extremely knowledgeable on all areas pertaining to listing, selling, and closing both properties. I would highly recommend her as your realtor, and will turn to her again in the future, if I ever need to list a property. Don't waste your time searching around, go straight to United Country Lifestyle Properties of Maine! They offer a more than fair price given the amount of work and effort they put into listing and selling your property.'

**Dan Reed**



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

# MUNICIPAL CONTACTS

## Police

Maine State Police  
911

## Fire

Island Falls Fire Dept  
(207) 463-2221  
911

## Town Office

68 Houlton Rd  
(207) 463-2246  
M-F 8-4  
Except Wed 8-12

## Tax Assessor

Cheryl Gormley  
(207) 463-2246

## Code Enforcement

Bruce Hussey  
(207) 462-2246





0 20 40 60 80ft



Boundary



Island Falls- 96 Houlton Road, 0.3± Acres  
Maine, AC +/-







 Boundary



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CnB	Colton gravelly sandy loam, 3 to 8 percent slopes	0.19	65.52	0	32	3s
HoB	Howland gravelly loam, 3 to 8 percent slopes	0.1	34.48	0	39	2w
TOTALS		0.29(*)	100%	-	34.41	2.66

(\*) 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





**LEAD PAINT DISCLOSURE/ADDENDUM**AGREEMENT BETWEEN **Wayne Dyer, Holly Dyer**\_\_\_\_\_  
(hereinafter "Seller")

AND \_\_\_\_\_

\_\_\_\_\_  
(hereinafter "Buyer")FOR PROPERTY LOCATED AT **96 Houlton Rd, Island Falls, ME 04747**

Said contract is further subject to the following terms:

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):\_\_\_\_\_  
Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.(b) Records and reports available to the Seller (**check one below**):\_\_\_\_\_  
Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.**Buyer's Acknowledgment**

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):\_\_\_\_\_  
Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or\_\_\_\_\_  
Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.**Agent's Acknowledgment**

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	<u>Wayne Dyer</u>	<u>04/24/2025</u>
		Seller <u>Wayne Dyer</u>	Date
Buyer	Date	<u>Holly Dyer</u>	<u>04/24/2025</u>
		Seller <u>Holly Dyer</u>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
		<u>Emily Pond</u>	<u>04/24/2025</u>
Agent	Date	Agent <u>Emily Pond</u>	Date



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United Country Lifestyle Prope, 113 West Broadway Lincoln ME 04457  
Emily Pond

(207)794-6164



96 Houlton RD



PROPERTY LOCATED AT: 96 Houlton Rd, Island Falls, ME 04747**PROPERTY DISCLOSURE**

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 \_\_\_\_\_ | ☐ 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? \_\_\_\_\_

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: \_\_\_\_\_

Installed by: N/A

Date of Installation: \_\_\_\_\_

USE: Number of persons currently using system: 4

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of Section I information: seller, previous disclosure

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

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Seller Initials HD WD

PROPERTY LOCATED AT: 96 Houlton Rd, Island Falls, ME 04747**SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public \_\_\_\_\_ ☐ 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 malfunctions? ..... ☐ Yes ☐ No

What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: \_\_\_\_\_Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: \_\_\_\_\_Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_Location: in back to the left OR ☐ UnknownDate installed: UK Date last pumped: 2018 Name of pumping company: UKHave you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: 2018 Name of company servicing tank: UKLeach Field: ..... ☒ Yes ☐ No ☐ UnknownIf Yes, Location: In back yardDate of installation of leach field: UK Installed by: UKDate of last servicing of leach field: UK Company servicing leach field: UKHave 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 the system was designed for? ☐ Yes ☒ NoIf Yes, are they available? ..... ☐ Yes ☐ NoIs System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of Section II information: seller, previous disclosure

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

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Seller Initials HD WD



PROPERTY LOCATED AT: 96 Houlton Rd, Island Falls, ME 04747**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	<b>HWBB</b>	<b>Wood Stove</b>		
Age of system(s) or source(s)	<b>rebuilt in 2020</b>	<b>2021</b>		
TYPE(S) of Fuel	<b>oil</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	<b>Bates fuel</b>			
Date of most recent service call	<b>04/24/2025</b>			
Malfunctions per system(s) or source(s) within past 2 years	<b>none</b>	<b>none</b>		
Other pertinent information				

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ UnknownAre any buried? ..... ☐ Yes ☒ No ☐ UnknownAre all sleeved? ..... ☒ Yes ☐ No ☐ UnknownChimney(s): ..... ☒ Yes ☐ NoIf Yes, are they lined: ..... ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ..... ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, date: Unsure of date done before purchased

Date chimney(s) last cleaned: \_\_\_\_\_

Direct/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, date: \_\_\_\_\_

Comments: **Bates Fuel redid furnace, new components except firebox prior to seller purchase**Source of Section III information: **seller, previous disclosure****SECTION IV - 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 ☐ UnknownIf 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 ☐ UnknownAre tanks registered with DEP? ..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

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

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Seller Initials HD WD

PROPERTY LOCATED AT: 96 Houlton Rd, Island Falls, ME 04747

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. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ..... ☐ Yes ☐ No ☒ UnknownIn the ceilings? ..... ☐ Yes ☒ No ☐ UnknownIn the siding? ..... ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ..... ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ..... ☐ Yes ☒ No ☐ UnknownOther: ..... ☐ Yes ☐ No ☐ Unknown

Comments: \_\_\_\_\_

Source of information: **Seller****C. RADON/AIR** - Current or previously existing:Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ UnknownAre test results available? ..... ☐ Yes ☐ No

Results/Comments: \_\_\_\_\_

Source of information: **seller****D. RADON/WATER** - Current or previously existing:Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ UnknownAre test results available? ..... ☐ Yes ☐ No

Results/Comments: \_\_\_\_\_

Source of information: **seller****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of information: **seller**

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

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Seller Initials HD WD



PROPERTY LOCATED AT: 96 Houlton Rd, Island Falls, ME 04747**F. LEAD-BASED PAINT/PAINT HAZARDS** - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....

..... Yes ☐ No ☒ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: \_\_\_\_\_

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint? ..... ☒ Yes ☐ NoComments: few small spots on back of houseSource of information: seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownLAND FILL: ..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

Other: \_\_\_\_\_

Source of information: seller**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V - 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: \_\_\_\_\_

Source of information: sellerIs 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): \_\_\_\_\_

Source of information: seller

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

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Seller Initials HD WD

PROPERTY LOCATED AT: 96 Houlton Rd, Island Falls, ME 04747**SECTION VI – 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: 2300220010A Year: 5/2/1991 (Attach a copy)

Comments: \_\_\_\_\_

Source of Section VI information: Fema map

Buyer Initials \_\_\_\_\_ Page 6 of 8 Seller Initials \_\_\_\_\_



PROPERTY LOCATED AT: 96 Houlton Rd, Island Falls, ME 04747**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:  
 Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....  
 ..... ☐ Yes ☒ No ☐ Unknown

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

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance  
 including those that are imposed by the state or municipality? ..... ☐ Yes ☒ No ☐ Unknown

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

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water  
 filtration system, photovoltaics, wind turbines): Type: \_\_\_\_\_

Year Principal Structure Built: 1894 What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: Estimated 2015, new shingles on garage 1 year ago

Water, moisture or leakage: no

Comments: \_\_\_\_\_

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ..... ☐ Yes ☐ No ☐ Unknown

Prior water, moisture or leakage? ..... ☐ Yes ☐ No ☐ Unknown

Comments: no moistue noticed, there is flooring laid on part and it has not been wet

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ..... ☐ Yes ☐ No

Comments: \_\_\_\_\_

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

Comments: \_\_\_\_\_

Has all or a portion of the property been surveyed? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available? ..... ☐ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure  
 ..... ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may  
 have an adverse impact on health/safety: none

Comments: \_\_\_\_\_

Source of Section VII information: seller, previous disclosure

Buyer Initials \_\_\_\_\_ Page 7 of 8 Seller Initials HD WD

PROPERTY LOCATED AT: 96 Houlton Rd, Island Falls, ME 04747

**SECTION VIII - ADDITIONAL INFORMATION**

**Current seller replaced siding on house and garage, new shingles on garage, new planks on floor of garage, many upgrades to interior of house since purchased**

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Wayne Dyer 04/24/2025  
SELLER DATE  
Wayne Dyer

Holly Dyer 04/24/2025  
SELLER DATE  
Holly Dyer

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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**  
DLN# 1002140164456

**Sylva Jo Horn, fka Sylva Jo Gallagher, of Island Falls, County of Aroostook and State of Maine, for consideration paid, GRANTS to Wayne Dyer and Holly M. Dyer, with a mailing address of 13 Nicholson Avenue, Bucksport, Maine, 04416, with Warranty Covenants, as joint tenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Island Falls, County of Aroostook and State of Maine, more particularly bounded and described as follows:**

Those premises, according to a survey drafted by Kilburn B. Swallow, Professional Land Surveyor, dated October 19, 1999, and recorded in Plan Book 39, Page 108-A, at the Southern Aroostook County Registry of Deeds in Houlton, Maine.

Said parcel of land contains .32 acres, and is part of Lot #28 according to the 1877 Roe and Colby Atlas of said town.

Being all and the same premises as described in a deed from Jane M. Fox and Mary Ann Gardner to Sylva Jo Gallagher, nka Sylva Jo Horn, dated January 21, 2005 and recorded in Book 4102, Page 36 in the Aroostook County Registry of Deeds.

Witness my/our hand(s) and seal(s) this 24 day of September 2021.

Margaret K. Williams  
Witness

Sylva Jo Horn  
Sylva Jo Horn

STATE OF Maine  
COUNTY OF Penobscot, ss.

9-24 2021.

Personally appeared the above named **Sylva Jo Horn** and acknowledged the foregoing instrument to be her free act and deed.

Before me,  
Margaret K. Williams  
Notary Public  
MARGARET K. WILLIAMS  
Print Name my comm expires  
10-22-25



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  
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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.





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"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*