

RIVERSIDE RANCH

Corner Lot

**66 Pleasant Street
Passadumkeag, Maine**

River Access



\$164,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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Scan to view the
full property details
and video!





Photography by Mayhem Media

Imagine living in a picturesque Maine village where small-town tranquility meets endless outdoor adventures. Welcome to 66 Pleasant Street in Passadumkeag, a well-kept ranch home perfectly positioned on a private corner lot, offering both comfort and convenience.

HOME The well maintained 3-bedroom, 1-bath home provides 1,096± square feet of bright and inviting living space. The spacious 14.5 x 19-foot living room is filled with natural light from multiple windows, creating an airy, welcoming atmosphere. The large 12 x 16 kitchen is perfect for preparing meals and gathering with family or friends, while first-floor laundry and freshly painted natural wood floors make everyday living effortless and allergy-friendly. Modern oil FHA heating ensures warmth and comfort year-round.

LOT The property sits on a .38± acre corner lot, providing privacy rarely found in-town. The paved driveway, nicely landscaped yard, and detached 1-car garage with breezeway add convenience and curb appeal. The backyard offers a serene space to relax, entertain, or enjoy a quiet morning coffee while soaking in the peaceful Maine surroundings.



NEARBY Outdoor enthusiasts will delight in the home's proximity to two beautiful rivers. Just 3/10 of a mile away, the Penobscot River—Maine's longest river—invites boating, canoeing, kayaking, fishing, and wildlife watching, with opportunities to spot bald eagles, osprey, and waterfowl. Only 1.7 miles away, the Passadumkeag River, a scenic tributary of the Penobscot, offers quiet paddling and exploration for those seeking a more intimate river experience. Additionally, Sunkhaze Meadows, just 21 miles away, provides miles of trails for hiking, birdwatching, and immersing yourself in Maine's natural beauty.

LOCATION Passadumkeag is a small, welcoming village with a rich history—the name comes from the Penobscot language, meaning “quick water” or “place of gravelly soil.” Despite its peaceful setting, the location provides easy access to nearby amenities. Lincoln is just 12 miles away for grocery shopping, healthcare, and dining, Old Town is 18 miles for city services, and Bangor is only 38 miles, offering cultural events, an international airport, quality restaurants, and the famous Cross Insurance Center. The University of Maine at Orono, just 22 miles away, offers top-tier academics, NCAA Division I athletics, arts and cultural events, and community programs, making this location ideal for students, faculty, or anyone who loves to stay connected.



**Lifestyle
Properties
of Maine**





MAKE YOUR MOVE Whether you're seeking a year-round home, a weekend retreat, or a peaceful retirement haven, 66 Pleasant Street combines comfort, privacy, and access to Maine's incredible rivers and recreational opportunities. This home truly offers the best of small-town living while keeping modern convenience within easy reach. Don't miss your chance to experience Maine's riverside lifestyle at its finest.



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to our monthly
newsletter





66 PLEASANT STREET, PASSADUMKEAG

PRICE **\$164,900**

TAXES \$2,171/2024

SQFT 1,190 BUILT IN 1940

HOW FAR TO...



Shopping | Lincoln, 12± miles



Hospital | PVH, 13± miles



Airport | Bangor, 40± miles



Interstate | Exit #217, 6± miles



City | Bangor, 38± Miles



Boston | 273± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Phil McPhail

Designated Broker/Owner | ALC | REALTOR®

 207.290.0372 cell

 207.794.6164 office

 phil2@lifestylepropertiesme.com

 113 W Broadway Lincoln, ME 04457

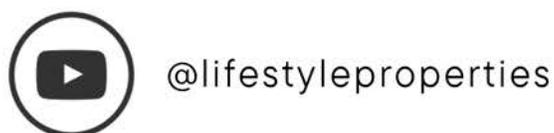
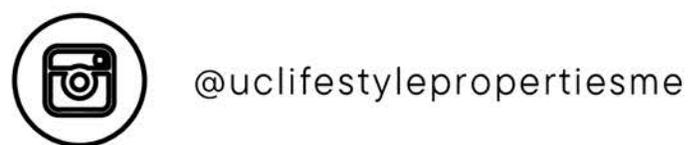
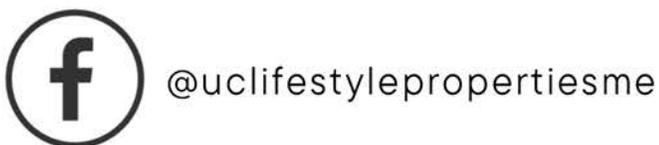
Scan to view Phil's
bio and other
listings



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 your realtor!'

Kelly Simmons



MUNICIPAL CONTACTS

Police

County Sheriff

(207) 947-4585
911 For Emergency

Fire

Volunteer FD

911

Town Office

23 Cross Street, Howland

(207) 732-5111
Tuesday & Thursday: 11AM – 7PM
2nd Saturday 9AM – 1PM

Tax Assessor

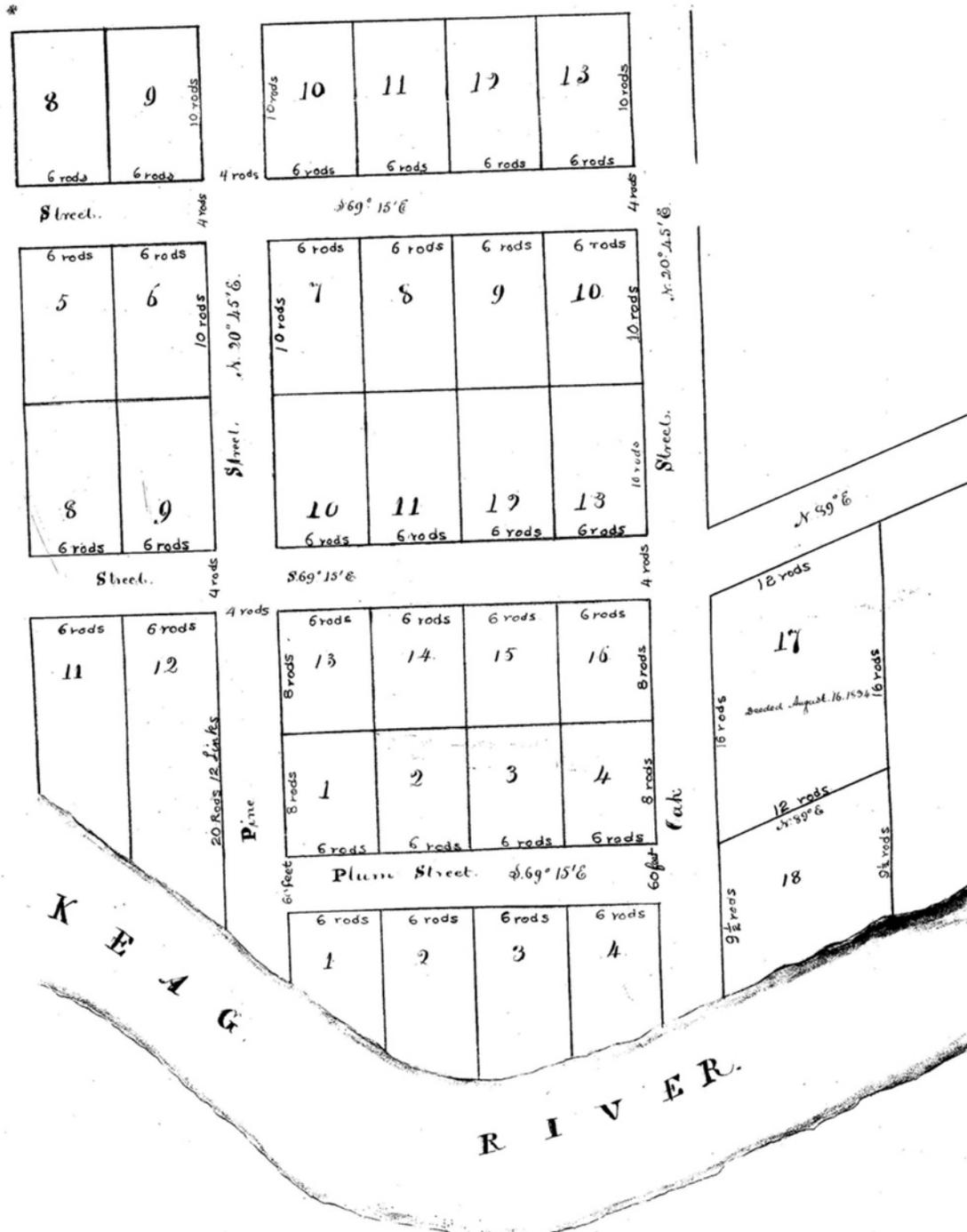
Selectmen

(207) 732-5111

Code Enforcement

Selectmen

(207) 732-5111



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Marianne A. Parker (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 66 Pleasant Street, Passadumkeag, ME 04475

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>Marianne Parker</u>	<u>09/07/2025</u>
		Seller Marianne A. Parker	Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Agent	_____ Date	<u>Phil McPhail</u>	<u>09/07/2025</u>
		Agent Philip McPhail	Date

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PROPERTY LOCATED AT: 66 Pleasant Street, Passadumkeag, ME 04475

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: southeast side of home
Installed by: Merle "Sam" Dunham
Date of Installation: Unknown
USE: Number of persons currently using system: None
Does system supply water for more than one household? Yes No Unknown
Comments: None

Source of Section I information: seller/visual inspection

Buyer Initials _____ Page 1 of 8 Seller Initials MP

PROPERTY LOCATED AT: 66 Pleasant Street, Passadumkeag, ME 04475

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: unknown

Tank Size: 500 Gallon 1000 Gallon Unknown Other: unknown

Tank Type: Concrete Metal Unknown Other: unknown

Location: north of home OR Unknown

Date installed: Unknown Date last pumped: Unknown Name of pumping company: Unknown

Have you experienced any malfunctions? Yes No

~~If Yes, give the date and describe the problem: _____~~

Date of last servicing of tank: Unknown Name of company servicing tank: Unknown

Leach Field: Yes No Unknown

~~If Yes, Location: _____~~

Date of installation of leach field: Unknown Installed by: Unknown

Date of last servicing of leach field: Unknown Company servicing leach field: Unknown

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 the system was designed for? Yes No

~~If Yes, are they available? Yes No~~

Is System located in a Shoreland Zone? Yes No Unknown

Comments: N/A

Source of Section II information: seller

Buyer Initials _____

Seller Initials MP

PROPERTY LOCATED AT: 66 Pleasant Street, Passadumkeag, ME 04475

~~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 Unknown
- In the ceilings? Yes No Unknown
- In the siding? Yes No Unknown
- In the roofing shingles? Yes No Unknown
- In flooring tiles? Yes No Unknown
- Other: _____ Yes No Unknown

Comments: **None**

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 Unknown~~

~~Are test results available? Yes No~~

Results/Comments: **N/A**

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 Unknown~~

~~Are test results available? Yes No~~

~~Results/Comments:~~ _____

Source of information: **seller**

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: **N/A**

Source of information: **seller**

Buyer Initials _____

Seller Initials MP

PROPERTY LOCATED AT: 66 Pleasant Street, Passadumkeag, ME 04475

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: N/A

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 No

Comments: none

Source of information: seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: no others

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: seller/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?~~ _____

~~Road Association Name (if known):~~ _____

Source of information: public record

Buyer Initials _____

Seller Initials MP

PROPERTY LOCATED AT: 66 Pleasant Street, Passadumkeag, ME 04475

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: 2301140005A Year: 1988 (Attach a copy)

Comments: N/A

Source of Section VI information: seller/FEMA Website

Buyer Initials _____ Page 6 of 8 Seller Initials MP

PROPERTY LOCATED AT: 66 Pleasant Street, Passadumkeag, ME 04475

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: N/A

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: none

Year Principal Structure Built: unknown What year did Seller acquire property? 2025

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: none known

Comments: N/A

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: sump pump in basement

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

~~If Yes, are test results available? Yes No~~

Comments: none

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 known

Comments: N/A

Source of Section VII information: seller

Buyer Initials _____

Seller Initials MP

MUNICIPAL QUITCLAIM DEED

DLN# 2847019

THE TOWN OF PASSADUMKEAG, with a mailing address of P.O. Box 75, Passadumkeag, Maine 04475, for consideration paid, **RELEASES** to **MARIANNE A. PARKER** with a mailing address of 2173 Sunset Circle, Largo, Florida 33774, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Passadumkeag, County of Penobscot, and State of Maine, bounded and described, as follows:

The land in Passadumkeag, County of Penobscot, State of Maine:

A certain parcel of land part of village lot #13 in said Passadumkeag, north of Pleasant Street, it being bounded and described as follows:

Beginning at the southwest corner of lot #13 according to village plan; thence northerly 110' on west line of lot #13; thence easterly to Oak Street on the south line of land formerly of Bernice P. Edes; thence southerly along Oak Street to Pleasant Street 110'; thence westerly along the north side of Pleasant Street to place of beginning.

Also conveying all rights, easements, privileges and appurtenances belonging to the premises herein described.

Being all and the same premises as described in a deed from Marina A. Mann, Personal Representative of the Estate of Dennis Lewis Mann, to Warren G. Mann, dated May 7, 2021 and recorded in Book 16055, Page 239, in the Penobscot County Registry of Deeds. The said Town of Passadumkeag having acquired its interest in said parcel of land through automatic foreclosure of the following liens dated and recorded in the Penobscot County Registry of Deeds:

Book 16902, Page 213

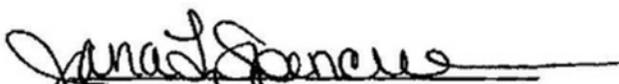
The said Town of Passadumkeag has caused this instrument to be signed on its behalf by Jana Spencer, Chairperson of the Select Board of the Town of Passadumkeag, duly authorized.

WITNESS our hands and seals this 27 day of June, 2025.

TOWN OF PASSADUMKEAG



Witness



JANA SPENCER
Chairperson of the Select Board

STATE OF MAINE
COUNTY OF PENOBSCOT, ss

June 27 2025.

Personally appeared the above named Jana Spencer, Chairperson of the Select Board of the Town of Passadumkeag, who acknowledged the foregoing instrument to be her free act and deed in said capacity of Chairperson of the Select Board.

Before me,



Notary Public

(Print Name and Affix Seal)

KORTNEY AIKEN THERIAULT
Notary Public, State Of Maine
My Commission Expires July 31, 2029



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.

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 3 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*