

BIRCHWOOD COTTAGES

WATERFRONT | RECREATIONAL | INVESTMENT

Jackson Brook Lake

50 Picnic Point Road,
Brookton ME

Rental Cabins



\$475,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Welcome to Birchwood Cottages on Jackson Brook Lake—a rare opportunity to own a turn-key lakeside retreat with endless possibilities. Set on 5.4± wooded acres with 510± feet of frontage, this seasonal property is perfectly suited as a family compound or an established rental business.

Currently operated from May through November, the property includes: Owner's Cabin - A spacious 2-3 bedroom residence with its own laundry area and a flexible bonus room currently used for storage and a coffee nook. Three Guest Cabins - Each with a full kitchen and bathroom. Cabins 1 & 2 comfortably sleep up to 6 guests and feature covered porches overlooking the lake, while Cabin 3 is smaller but brimming with charm and water views. Guide Cabin - A cozy one-room cabin located across the street.



Laundry Building - Convenient space to serve guests. Four RV Sites - All equipped with power hookups. Everything you need to continue running Birchwood Cottages is included-furnishings, supplies, and the charm that draws guests back year after year. About Jackson Brook Lake: At 731 acres with a max depth of 20 feet, this lake is ideal for boating, swimming, and fishing. Anglers will find chain pickerel, white perch, and smallmouth bass. The lake also connects to Drake Lake for even more opportunities, while Baskahegan Lake (6,944 acres) is just minutes away, offering additional fishing, recreation, and exploration. Whether you're looking for an income-generating business, a seasonal getaway, or a legacy property for generations to come



**Lifestyle
Properties
of Maine**

COME SEE IT 50 Picnic Point Road is a rare chance to own a piece of classic Maine lakefront living.





Summary 50 Picnic Point Road, Brookton is a rare, turnkey waterfront compound on 5.4± acres with about 510 feet of frontage on Jackson Brook Lake. It includes a main owners' cabin (2-3 bedrooms with its own laundry/coffee nook), three fully equipped guest cabins, a separate one-room guide cabin, a laundry building, and four RV sites with power. Each cabin has its own kitchen and bathroom, covered porches overlook the water, and the property comes furnished with everything needed to keep running as Birchwood Cottages or to convert into a private family compound.

Jackson Brook Lake is 731 acres (connected to Drake Lake and near Baskahegan Lake), making it a prime spot for fishing, boating, and recreation.

Like what you see?
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to our monthly
newsletter





50 PICNIC POINT RD, BROOKTON

PRICE **\$475,000**

TAXES \$3000/YEAR

ACREAGE 5.4± WATER 510 FT
FRONTAGE

HOW FAR TO...



Shopping | Danforth, 12.6± miles



Hospital | Lincoln, 50.5± miles



Airport | BGR, 99.8± miles



Interstate | Lincoln, 54.5± miles



City | Bangor, 98± Miles



Boston | 332± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Morgan Espling

Broker | Auctioneer | REALTOR®



207.403.4328 cell



207.794.6164 office



uc.rogueteam@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view
Morgan's bio and
other listings



Rebecca McKay

Associate Broker | REALTOR®



207.290.3181 cell



207.794.6164 office



uc.rogueteam@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view
Rebecca's bio and
other listings



@uc.rogueteam



@uc.rogueteam



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Washington County Sheriff
(207) 255-4422

Fire

Danforth FD
(207) 448-2255

Town Office

LUPC | Downeast Region
(207) 592-4448 | Savannah Phillips

Tax Assessor & Code Enforcement

LUPC

Post Office

14 Forest City Road, Brookton
(877) 854-6849

DISCLAIMER - The statements, information, data, figures and maps (collectively the "Material") contained herein were obtained by United Country Lifestyle Properties of Maine (Broker) from the seller and other sources. While the Material is considered reliable, neither the Broker nor seller make any guarantee, warranty or representation as to the correctness or accuracy of any of the Material. In particular, tax maps and other sketches of the property, which are not based on standard boundary surveys, should not be considered accurate representations of property boundary lines. All warranties are disclaimed with respect to subdivision issues, development potential, timber volumes, property tax issues, improvements located on the property, the location and/or boundaries of the property, title to the property, environmental compliance and compliance with applicable zoning or land use regulations, laws or ordinances. All Material is subject to change and should be independently verified in consultation with legal counsel, land use and environmental consultants, accountants and/or investment advisors. Neither Broker nor seller shall be responsible for any typographical errors, misinformation or misprints. All properties are subject to prior sale, change or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller.

Brookton- 50 Picnic Point Road, 6.4± Acres Maine, AC +/-

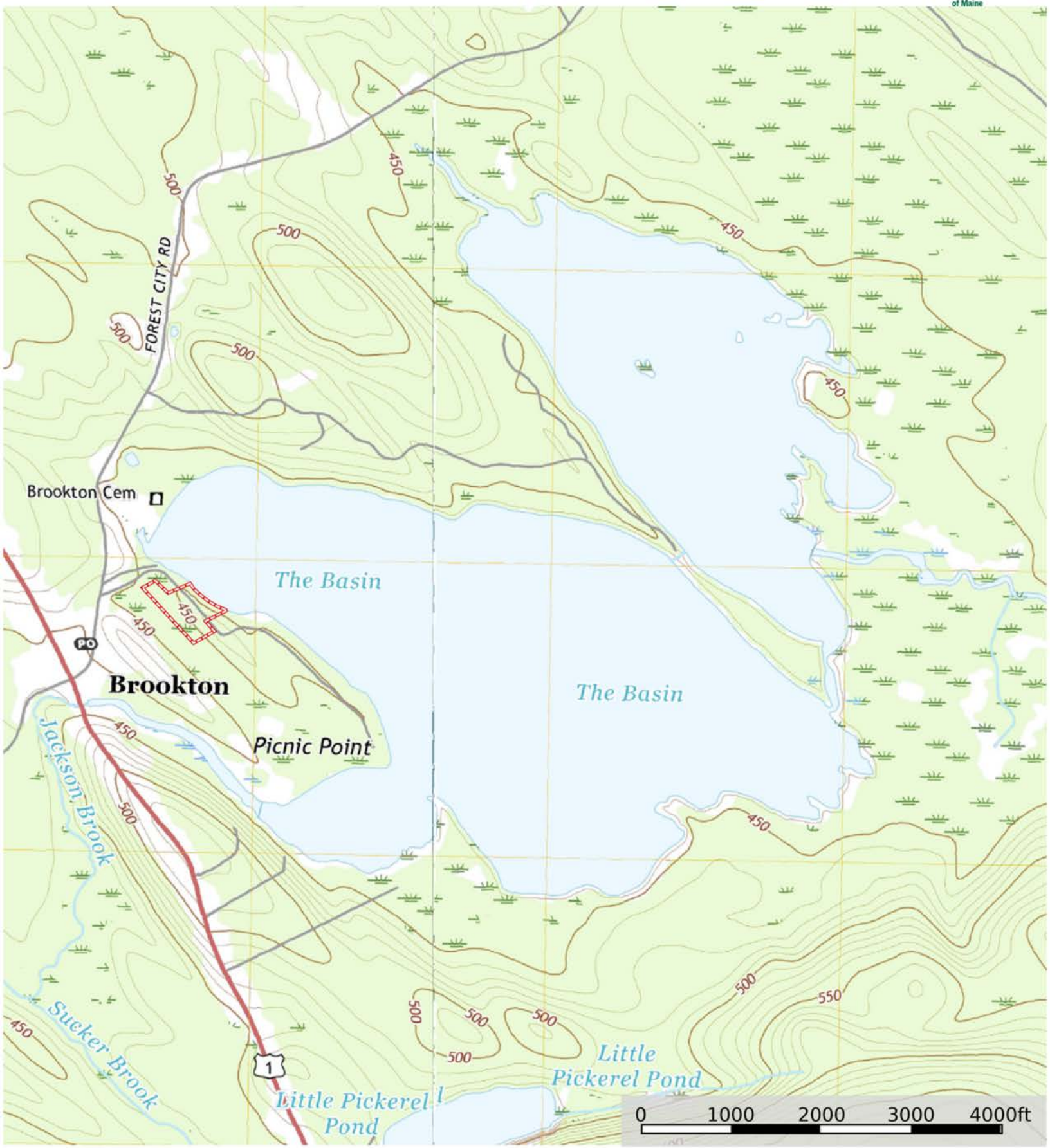


Boundary



Brookton- 50 Picnic Point Road, 6.4± Acres

Maine, AC +/-



Boundary

Brookton- 50 Picnic Point Road, 6.4± Acres

Maine, AC +/-



PROPERTY LOCATED AT: 50 Picnic Point Road, Brookton, ME

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 Well located on neighboring property, shared.

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: 12+ years 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: North (on property Bretzke)
Installed by: Unknown
Date of Installation: Unknown
USE: Number of persons currently using system: Varies by season
Does system supply water for more than one household? Yes No Unknown
Comments: Shared well. Has never run dry during their ownership.

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 8 Seller Initials SH RH

PROPERTY LOCATED AT: 50 Picnic Point Road, Brookton, ME

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: 2 750 gallon tanks
Tank Type: Concrete Metal Unknown Other: _____

Location: West of laundry, south of camper lots, west of tool shed (green) OR Unknown

Date installed: unknown Date last pumped: fall 2024 Name of pumping company: Donnie Cox

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: NA

Leach Field: Yes No Unknown

If Yes, Location: unknown

Date of installation of leach field: NA Installed by: Not Needed

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

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: Tanks pumped every two years, have never needed any work done

Source of Section II information: Seller

Buyer Initials _____

Seller Initials SH RH _____

PROPERTY LOCATED AT: 50 Picnic Point Road, Brookton, ME

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	Gas Heaters			
Age of system(s) or source(s)	Varius			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Varies depending on renetals			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	unkown			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information	some direct vent, some ventless			

Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No
 * * * * *
 * * * * * If Yes, are they lined? Yes No Unknown
 * * * * * Is more than one heat source vented through one flue? Yes No Unknown
 * * * * * Had a chimney fire? Yes No Unknown
 * * * * * Has chimney(s) been inspected? Yes No Unknown
 * * * * * If Yes, date: _____
 * * * * * Date chimney(s) last cleaned: _____
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: _____

Comments: **Direct vent gas heaters in cabins, ventless in 'Guide Cabin'**

Source of Section III information: **Seller/Agent Observation**

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 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: * * * * *

Buyer Initials _____ Page 3 of 8 Seller Initials SH RH

PROPERTY LOCATED AT: 50 Picnic Point Road, Brookton, ME

What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: Yes No Unknown

Comments: Seller has no knowledge of any underground storage tanks

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: Seller has no knowledge of any aspestos

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: None

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: None

Source of information: Seller

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

Comments: None

Source of information: Seller

Buyer Initials _____

Seller Initials SH RH

PROPERTY LOCATED AT: 50 Picnic Point Road, Brookton, ME

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 No

Comments: Sellers have kept up with maintenance as needed through the years

Source of information: Seller/Observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: Seller has no knowledge of hazardous materials on the property

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: Shared well, Easement over Camp road

Source of information: Deed/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? Association

Road Association Name (if known): Picnic Point Road Association. \$150/year - Jodi Furge

Source of information: Seller/Road association roster

Buyer Initials _____

Seller Initials SH SH

PROPERTY LOCATED AT: 50 Picnic Point Road, Brookton, ME

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: 23029C0170E Year: 2017 (Attach a copy)

Comments: No flood zone noted

Source of Section VI information: FEMA Mapping Software

Buyer Initials _____ Page 6 of 8 Seller Initials SH RH

PROPERTY LOCATED AT: 50 Picnic Point Road, Brookton, ME

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: None

Year Principal Structure Built: 1950± What year did Seller acquire property? 1999

Roof: Year Shingles/Other Installed: Varius

Water, moisture or leakage: None Known

Comments: All have been fixed as needed over the years

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 basement, cabins on blocks, laundey on cement slab

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: None

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: None

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

Comments: Family run camp rentals & RV hookup lots

Source of Section VII information: Seller

Buyer Initials _____ Page 7 of 8 Seller Initials SH RH

PROPERTY LOCATED AT: 50 Picnic Point Road, Brookton, ME

SECTION VIII - ADDITIONAL INFORMATION

Property selling in 'as is' condition. Cabins coming fully furnished, docks, grills, tables and more to convey with sale.

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.

Sally Hescock 09/11/2025
SELLER DATE
Sally Hescock

Sally Hescock 09/11/2025
SELLER DATE
Richard Hescock

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

10201

WARRANTY DEED

TRANSFER TAX PAID

BK2369PG139

RICHARD MCDONALD and MARGARET E. MCDONALD of 21 Hemlock Drive, Millbury, County of Worcester, Commonwealth of Massachusetts, for consideration paid, grant to RICHARD HESCOCK and SALLY HESCOCK of Brookton, Washington County, State of Maine, husband and wife, with Warranty Covenants, as joint tenants, the land in Brookton Plantation, Washington County, State of Maine, more particularly described as follows:

A certain lot or parcel of land situated in Brookton Plantation, County of Washington, State of Maine on the westerly shore of Jackson Brook Lake and commencing at a point on the southeast corner of property described in a deed to Bretzke at Book 1276, Page 283; thence westerly by the Bretzke southern line two hundred fifty-five feet (255'), more or less, to a corner and land now or formerly of Vurnyer Craig; thence southerly or southwesterly by the east line of the Craig property to a point two hundred feet (200') northerly of land of Kevin Grass as measured perpendicular to said north line; thence easterly on a course parallel to the Kevin Grass line and two hundred feet (200') northerly therefrom to the waters of Jackson Brook Lake; thence northerly by the waters of Jackson Brook Lake five hundred sixteen feet (516') to the place of beginning.

Together with the right to use the well located on the Bretzke premises.

Also subject to the right to maintain a line from the Bretzke premises to a common septic tank on land above, as set out in the deed to Bretzke above referenced.

Subject to the easement over the Camp Road, so-called, leading to property of others, which road is used in common. Grantees and others using the road shall each pay a proportional share for the maintenance of such road.

For title reference see deed of record in the Washington County Registry of Deeds, Book 1343, Page 156.

Witness our hands and seals this 13th day of August, 1999

Sally Hescok

Richard McDonald
Richard McDonald

Sally Hescok

Margaret E. McDonald
Margaret E. McDonald

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

August 13, 1999

Then personally appeared the above named Richard McDonald and acknowledged the foregoing instrument to be his free act and deed,

Before me,


Notary Public
Barbara Howe King

SEAL

My Commission Expires: August 26, 2005

c:\deeds\mcdon2\cc

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received **AUG 27 1999**
at 10 H 37 M A M recorded
in Book _____ Page _____
Attest:

Registrar



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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lifestylepropertiesofmaine.com and 3 more links

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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*