

OFF-GRID LIVING

TIMBERLAND | HUNTING | RECREATIONAL PROPERTY

325± acre lot

M9L20-1 Valley Rd,
Plymouth

Well Wooded



\$299,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!





Discover the ultimate hunting and off-grid living opportunity with this expansive 325± acre lot located off Valley Road in picturesque Plymouth, Maine. This property offers a unique blend of dense woodland and open fields, creating an ideal setting for outdoor enthusiasts, deer hunters, and those seeking a self-sufficient homestead. The land features 30± acres of fields interspersed with mature hardwoods and evergreens, making it perfect for those who appreciate the thrill of hunting and the tranquility of nature.

The vast acreage provides ample space for deer hunting and wildlife observation, with a combination of dense forest and open fields offering diverse hunting opportunities and excellent game habitat. Additionally, this land is an exceptional habitat for wild turkeys, making it a prime location for turkey enthusiasts seeking a rewarding hunting experience. Beyond hunting, the property is also ideal for an off-grid homestead. Its expansive and secluded location allows for the creation of a self-sustaining lifestyle surrounded by natural beauty. The open fields are well-suited for agriculture or livestock, while the dense woods offer opportunities for timber and firewood.



(800) 286-6164

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The property's versatile use extends to a range of outdoor activities, whether you're interested in hiking, birdwatching, or simply enjoying a peaceful campfire under the stars. The nearest hospital, Sebec Valley Hospital in Pittsfield, Maine, is approximately a 20-minute drive (11 miles) from the property, ensuring access to essential healthcare services while enjoying the solitude of your rural retreat. For travel convenience, Bangor International Airport, your gateway to both domestic and international destinations, is about a 32-minute drive (30 miles) away. This makes it easy to fly in for a weekend of hunting or head out for longer trips. Additionally, Boston is around a 3.5-hour drive (219 miles) from Plymouth, offering a peaceful retreat that remains within reasonable reach of one of the Northeast's major urban centers.



This 325± acre lot off Valley Road in Plymouth, Maine, is a rare find for the avid deer hunter, wild turkey enthusiast, outdoor lover, or aspiring off-grid homesteader. The property's rich hunting grounds, exceptional wildlife habitat, and versatile use make it a truly exceptional opportunity. Don't miss the chance to own this remarkable piece of Maine wilderness—schedule a visit today to experience all that this property has to offer.



**Lifestyle
Properties
of Maine**





M9L20-1 VALLEY RD, PLYMOUTH

PRICE

\$299,900

TAXES

\$4,215/2025

325.8± ACRES

ROAD FRONTAGE 66FT

HOW FAR TO...



Shopping | Newport, 7± miles



Hospital | Pittsfield, 11± miles



Airport | , BGR± 27 miles



Interstate | Exit 161, 2.5± miles



City | Newport, 7± Miles



Boston | 219± miles 3
hours 22 minutes





Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



154 Maine Ave, Suite 7, Bangor, ME

04401

Scan to view Peter's
bio and other
listings



Testimonial:

'We were blessed to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in a "made to order" home sale experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for those looking for results in the Maine realty market.

Stephen Grant



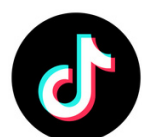
@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Penobscot County Sherriff
207-947-4585

Fire

Tyler Dean
207-257-4646

Town Office

2004 Moosehead Trail
207-257-4646
M 11-6 Tues & Wed 11-5, Fri 7-noon

Tax Assessor

Garnett Robinson
207-257-4646

Code Enforcement

Randy Hall
207-257-4646

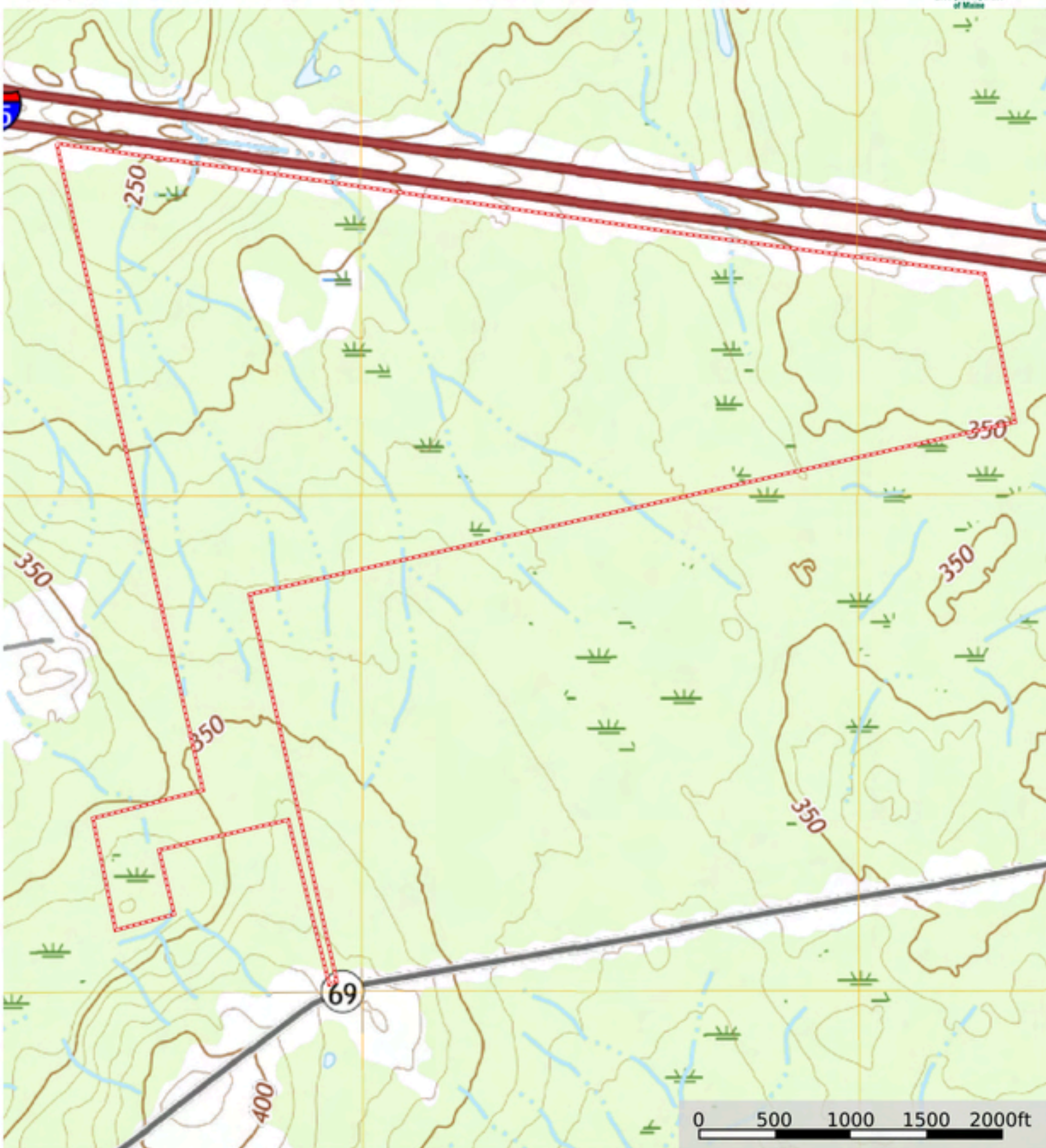
Plymouth and Etna - Valley Rd Maine, AC +/-



Boundary

Plymouth and Etna - Valley Rd

Maine, AC +/-

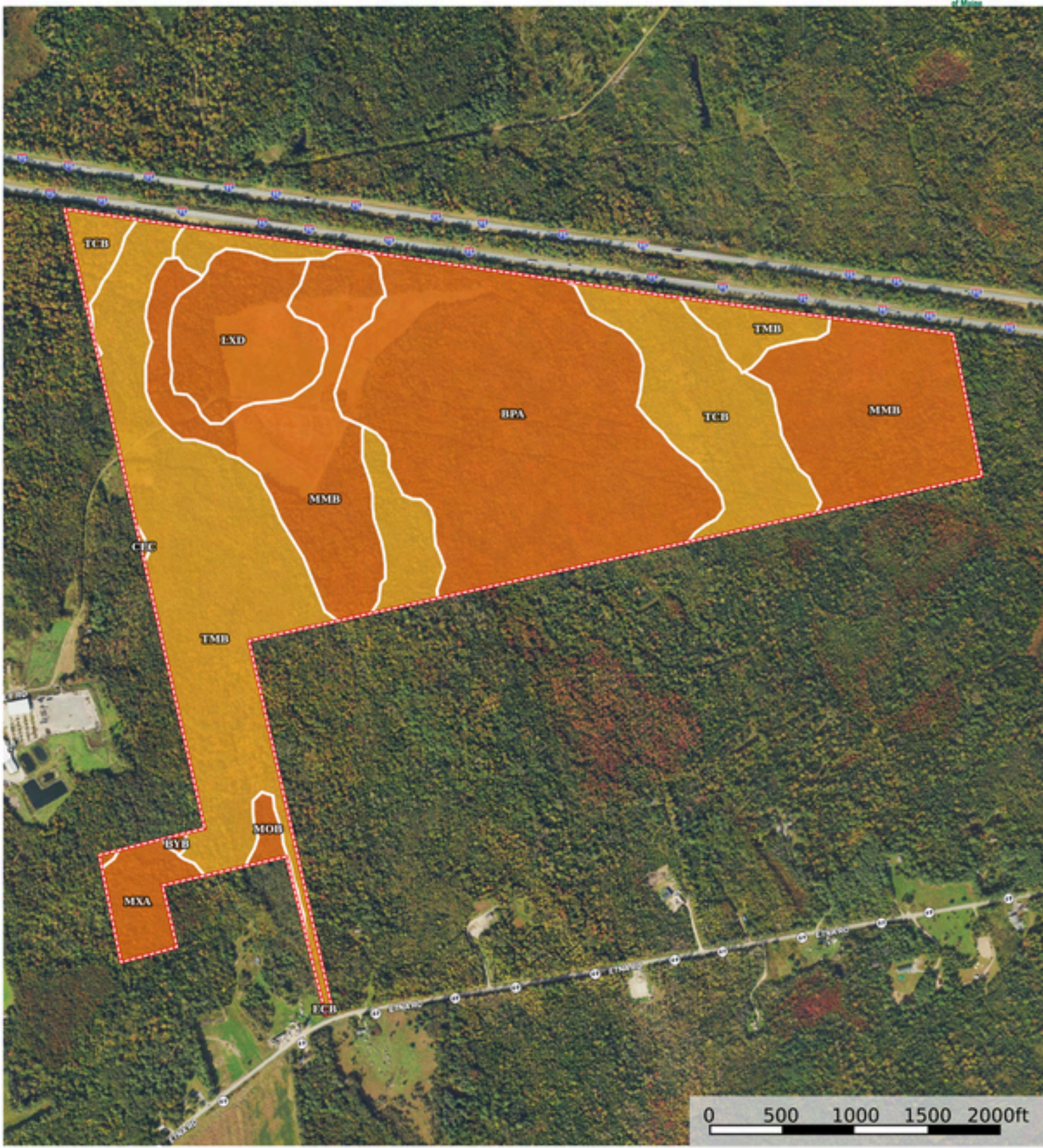


Boundary

Plymouth and Etna - Valley Rd

Maine, AC +/-





Boundary

 Boundary 307.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BPA	Brayton-Peacham complex, 0 to 3 percent slopes, extremely stony	89.78	29.16	0	26	7s
TmB	Monarda-Telos complex, 0 to 8 percent slopes, very stony	79.43	25.8	0	27	6s
MMB	Monarda-Monson-Telos association, 0 to 8 percent slopes, rocky	71.34	23.17	0	24	7s
TcB	Telos-Chesuncook complex, 0 to 8 percent slopes, very stony	31.44	10.21	0	32	6s
LXD	Lyman-Abram-Tunbridge complex, 8 to 30 percent slopes, very rocky	21.33	6.93	0	15	7s
MXA	Monarda-Burnham complex, 0 to 3 percent slopes, very stony	7.82	2.54	0	27	7s
CEC	Chesuncook-Elliottsville-Telos association, 3 to 15 percent slopes, very stony	4.15	1.35	0	36	6s
MOB	Monarda-Telos complex, 0 to 8 percent slopes, very stony	2.1	0.68	0	26	7s
BYB	Brayton-Colonel-Lyman complex, 0 to 8 percent slopes, rocky	0.51	0.17	0	24	7s
EcB	Elliottsville-Chesuncook association, 3 to 8 percent slopes	0.01	0.0	0	51	2e
TOTALS		307.91(*)	100%	-	25.8	6.63

(*) 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

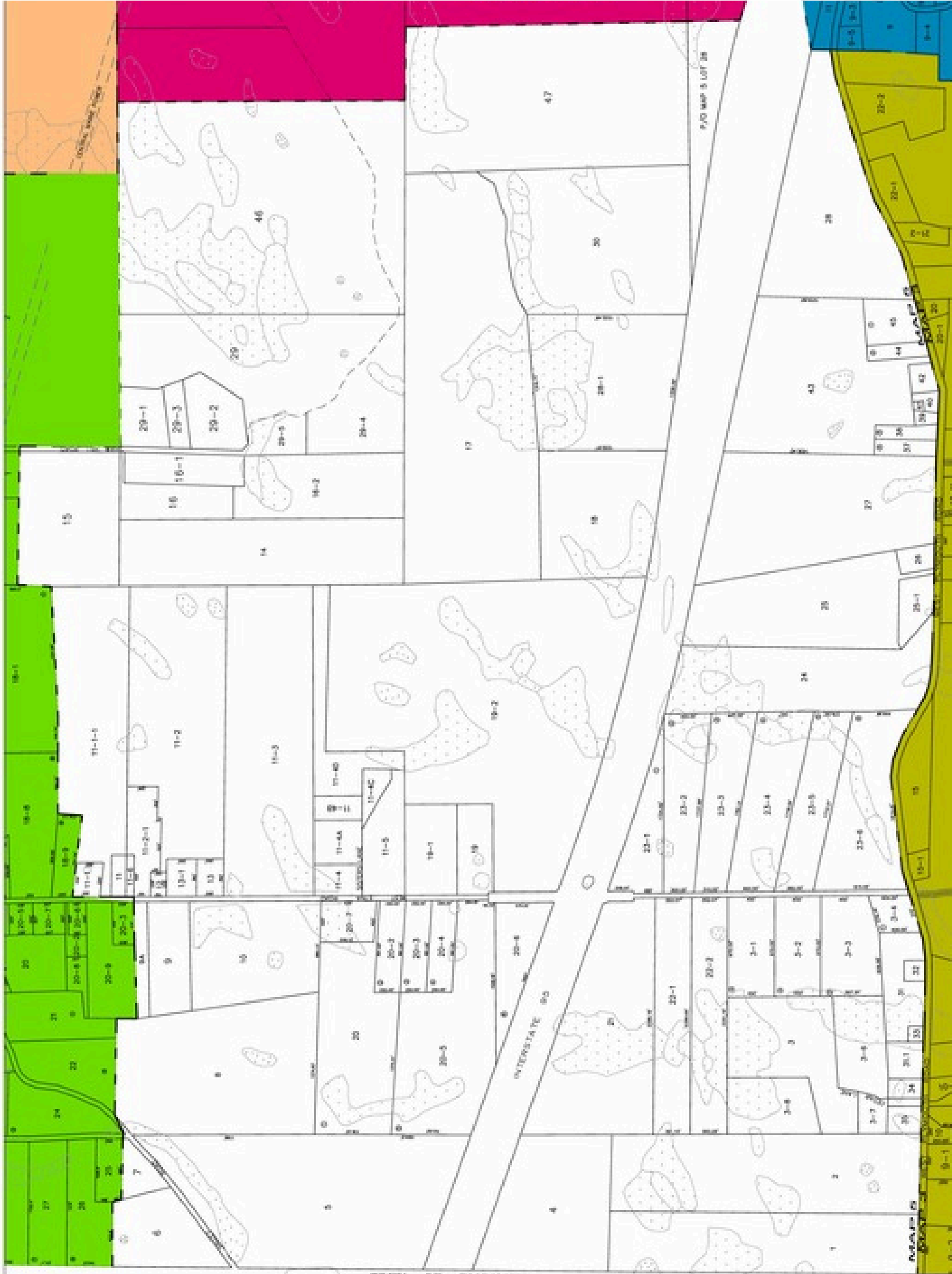
Land, Capability

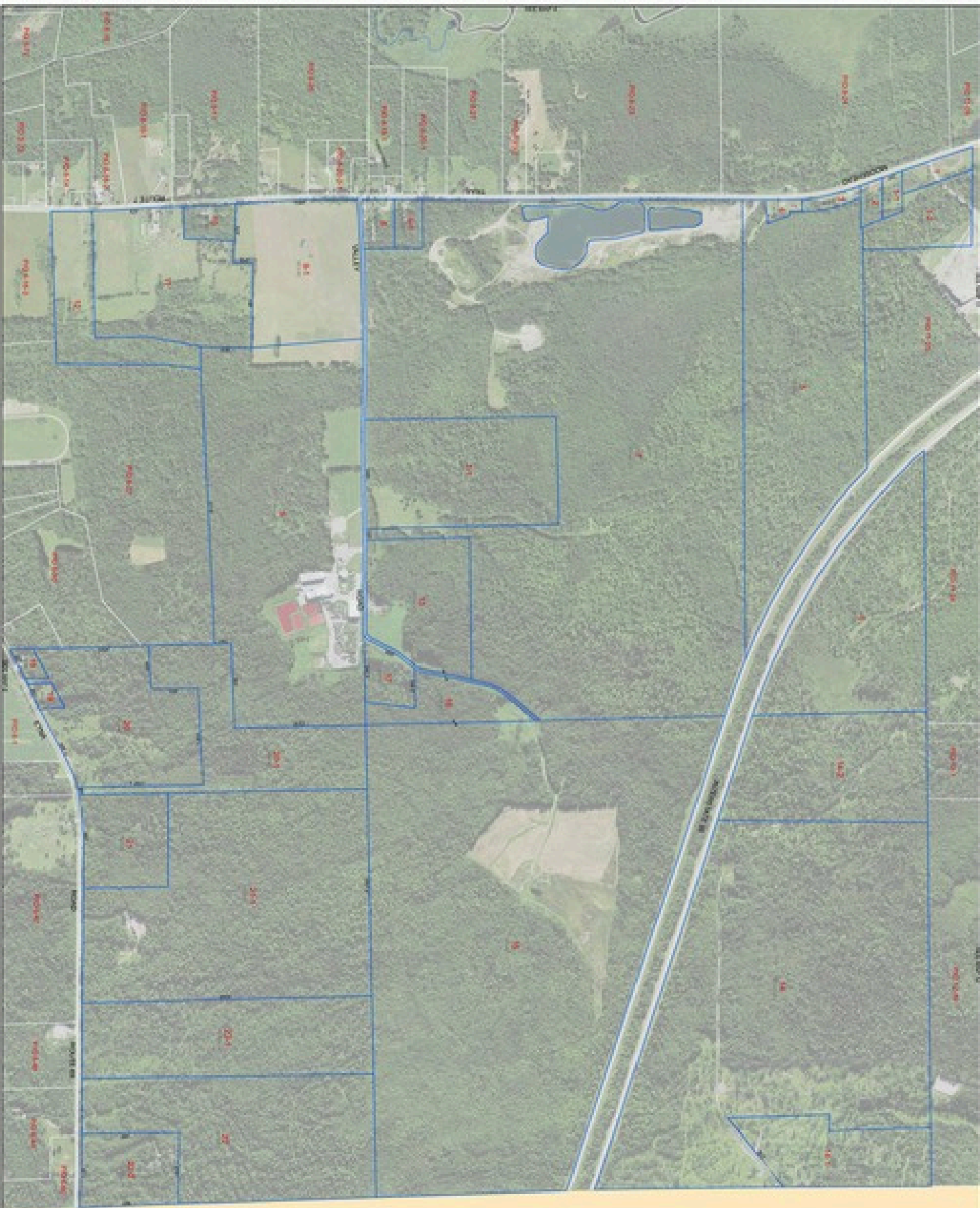
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water





PROPERTY LOCATED AT: Off Valley Road, Plymouth & Etna, ME**PROPERTY DISCLOSURE – LAND ONLY**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☐ No ☒ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service?

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

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

Location:

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

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

Comments:

Source of information: seller.

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments:

Source of information: seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____ Page 1 of 3 Seller Initials WPG/CL

PROPERTY LOCATED AT: Off Valley Road, Plymouth & Etna, ME

SECTION II — GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Source of information: _____

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? purchaser.

Road Association Name (if known): none

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

If Yes, explain: _____

Source of information: _____

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: _____

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: tree growth

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

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

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

Has the property ever been soil tested? ☐ Yes ☐ No ☒ Unknown

If Yes, are the results available? ☐ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed? ☐ Yes ☐ No ☒ Unknown

Are modular homes allowed? ☒ Yes ☐ No ☐ Unknown

Source of information: seller

Additional Information: 10-15 years ago, Class A BioSolid Agricultural Lime used to fertilize the field.

Buyer Initials _____

Page 2 of 3

Seller Initials _____

PROPERTY LOCATED AT: Off Valley Road, Plymouth & Etna, ME

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.

Wes Gregory F F and G LLC

04/07/2026

SELLER _____ DATE _____
F, F & G LLC

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 _____



STATE OF MAINE
PENOBSCOT, SS.

DISTRICT COURT
LOCATION: NEWPORT
DOCKET NO. NEWDC-RE-2018-70

BARBARA N. FISHER of,
St. Albans, County of Somerset,
State of Maine,

Plaintiff,

v.

F. F. & G., LLC, Maine Limited
Liability Company having a
principal place of business in
Plymouth, County of Penobscot and
State of Maine,

Defendant.

CLERK'S CERTIFICATE OF FORECLOSURE

Street Address of Mortgaged Property:
222 Etna Road, Plymouth, Maine 04969

Mortgage Recorded in Penobscot County
Registry of Deeds at Book 14294 Page 162
(Title to Real Estate is Involved)

This is to certify that on this day a Complaint for Foreclosure of a mortgage on real estate located at 222 Etna Road, Plymouth, Penobscot County, Maine 04969 given by F.F.&G., LLC to BARBARA N. FISHER dated September 30, 2016 and recorded in the Penobscot County Registry of Deeds at Book 14294 Page 162 was filed in the Maine District Court, located at Newport, Penobscot County and State of Maine pursuant to the provisions of Title 14 M.R.S. §6321.

The description of the real estate secured by the mortgage which BARBARA N. FISHER seeks to foreclose is:

A certain lot or parcel of land situated in said town of Plymouth, containing eighty-five (85) acres, more or less, and therein bounded and described as follows, viz:

Beginning on the northerly line of the County Road leading from Plymouth Mills, so-called, to Town of Etna, at the southwest corner of land formerly owned by J. J. Hopkins, now or formerly owned by George Harold Hopkins; thence westerly on said road line to land formerly owned by E.N. Brigham, now or formerly owned by Hollis and Lottie Catland; thence northerly by land of said Catlands and land formerly owned by Thomas J. Condon and Dennison Ferguson, later owned by George J. Payne, to land formerly owned by E.J. Peavey, later owned by George J. Payne; thence easterly on said Payne's south line to the southeast corner of said Payne's land; thence northerly on said Payne's east line to land formerly owned by

Samuel B. Avery, now or formerly owned by heirs of Bert A. Bennett; thence easterly on said Bennett line to land of said Hopkins' west line, to place of beginning; being parts of lot numbered five, one hundred sixty-four and one hundred sixty-five.

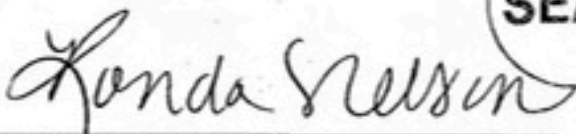
Excepting and reserving a lot or parcel of land conveyed by Heslin R. Trask and Lois L. Trask to Ronald T. Trask and Cassilena Trask, by Warranty Deed dated January 21, 1977, and recorded January 25, 1977 in Penobscot County Registry of Deeds, Vol. 2718, Page 26.

Also excepting and reserving a lot or parcel of land conveyed by Heslin R. Trask and Lois L. Trask to Robert C. Trask and Margaret F. Trask by Warranty Deed dated June 30, 1977, and recorded in said Registry in Vol. 2771, Page 176.

Reference is made to the deed from Lois L. Trask to Robert C. Trask, dated August 19, 1986, and recorded in said Registry in Vol. 3878, Page 222, wherein Lois L. Trask reserved a life estate in the property herein conveyed. The said Lois L. Trask died on September 28, 2007.

Being the property known as Map 9 Lot 20 as shown on the Assessor's map in the Town Office of Plymouth, Maine, and being the same premises acquired by F.F. & G., LLC by Quitclaim Deed with Covenant from BARBARA N. FISHER dated September 30, 2016 and recorded on September 30, 2016 in the Penobscot County Registry of Deeds at Book 14294 Page 160.

DATED: November 7, 2018


 Clerk, Maine District Court
 Newport, Maine

SEAL

Susan F. Bulay, Register
 Penobscot County, Maine

QUITCLAIM DEED WITH COVENANT

MAINE FORESTLANDS INCORPORATED, a Maine corporation, and **McCRILLIS TIMBERLAND, LLC**, a Delaware limited liability company, survivor by merger with McCrillis Corporation, both having a mailing address of P.O. Box 637, Bangor, Maine 04402-0637, for consideration paid, grant to **F, F & G, LLC**, a Maine limited liability company having a mailing address of P.O. Box 158, Plymouth, Maine 04969-0158, with Quitclaim Covenant, the land together with any improvements thereon in Etna and Plymouth, Penobscot County, State of Maine, described as follows:

PARCEL NO. 1 (Plymouth): Beginning at an iron pin set on the North side of Valley Road, Plymouth, Maine at land now or formerly of James Smith as described in a deed recorded in Book 2072, Page 361 of the Penobscot County Registry of Deeds; thence North four degrees and forty-seven minutes East (N 04° 47' E) nine hundred forty one and one tenth (941.1) feet, more or less, by and along said land now or formerly of Smith to an iron pin set; thence South sixty-four degrees forty-nine minutes East (S 64° 49' E) seven hundred ninety-eight and three tenths (798.3) feet, more or less, along a fence and said land of Smith to an iron pin set near a stone wall on the westerly side of an old road; thence South seventeen degrees twenty-nine minutes West (S 17° 29' W) seven hundred thirteen and two tenths (713.2) feet, more or less, by and along said old stone wall on the westerly side of said old road to an iron pin set; thence North eighty-two degrees two minutes West (N 82° 02' W) by and along Valley Road five hundred ninety-two and three tenths (592.3) feet, more or less, to the point of beginning.

Containing 12.7 acres, more or less.

PARCEL NO. 2 (Plymouth and Etna): Beginning at an iron pin set in the southwesterly right-of-way line of Interstate 95 and being south sixty-three degrees thirty minutes east (S 63° 30' E) four hundred four and nine tenths (404.9) feet from a granite highway monument marking station 2740 + 62.16 north bound; thence South sixty-three degrees thirty minutes East (S 63° 30' E) by and along the said southwesterly right-of-way line of Interstate 95 and crossing the town line of Plymouth into Etna five thousand nine hundred thirty-seven and five tenths (5,937.5) feet, more or less, to an iron pin set at land now or formerly of Arthur Elbthal as described in a deed recorded in Book 1280, Page 408 of the Penobscot County Registry of Deeds; thence South six degrees forty-three minutes West (S 06° 43' W), at times following a stone wall, by and along the westerly line now or formerly of Arthur Elbthal one thousand two hundred thirty-four and six tenths (1,234.6) feet, more or less, to an iron pin set at the northeasterly corner of land now or formerly of Robert Mackenzie as described in a deed recorded in Book 2109, Page 322; thence North eighty-

two degrees twenty-seven minutes West (N 82° 27' W) by and along a generally northerly line of several lots owned now or formerly by:

Robert MacKenzie as described in Book 2109, Page 322;
 Albert Gray as described in Book 2176, Page 883;
 Thomas Hicks as described in Book 2216, Page 556;
 William Fenton as described in Book 3444, Page 318;
 Paul Houston as described in Book 3252, Page 348;
 H. Trask as described in Book 1412, Page 285; and
 Robert Tenney as described in Book 3585, Page 323

a total distance of five thousand nine hundred sixty-five and zero tenths (5,965.0) feet, more or less, to an iron pin set at land now or formerly of J. Tardy as described in a deed recorded in Book 3575, Page 1; thence North seventeen degrees thirty minutes East (N 17° 30' E) by and along the easterly line now or formerly of said J. Tardy four hundred ninety-five (495) feet, more or less, to an iron pin set at Tardy's northeasterly corner; thence North eighty-two degrees zero minutes West (N 82° 00' W) by and along the northerly line now or formerly of J. Tardy three hundred forty-six and five tenths (346.5) feet, more or less, to an iron pin set on the Easterly side of an old road (being the same old road referred to in the description to Parcel No. 1 above); thence North fourteen degrees fifty-one minutes East (N 14° 51' E) two hundred sixty-seven and four tenths (267.4) feet to a point on the centerline of said old road; thence by and along the centerline of said old road the following bearings and distances:

N 19° 15' E	200 feet
N 22° 00' E	100 feet
N 26° 45' E	199.8 feet
N 40° 15' E	199.8 feet
N 45° 15' E	200 feet
N 49° 15' E	200 feet
N 48° 40' E	299.9 feet;

thence North seven degrees twenty-nine minutes West (N 07° 29' W) twenty-six and zero tenths (26.0) feet to an iron pin set at land now or formerly of James Smith, as described in Book 2072, Page 361; thence North one degree thirty-one minutes East (N 01° 31' E) by and along said land now or formerly of James Smith, as described in Book 2072, Page 261, one thousand two hundred six and four tenths (1,206.4) feet, more or less, to the point of beginning.

Containing 296 acres, more or less, and being partly in the town of Plymouth and partly in the town of Etna.

Also conveying, all right, title, and interest of the Grantors in and to those portions of Valley Road and the aforesaid old road, contiguous to the above-described parcels No. 1 and No. 2.

SUBJECT, as applicable to:

1. Rights acquired by the State of Maine by Notice of Layout and Taking, recorded June 27, 1961, in Book 1789, Page 233, and Receipt and Confirmation of Taking recorded November 14, 1961 in Book 1811, Page 234.

2. Exception and reservation of "...one half of a certain spring of living water which is situated about four (4) rods from the easterly line of the eight (8) acres named in the first reservation" of parcel 4 ... together with a piece of land twenty (20) feet wide from said spring of water to said easterly line of the said eight (8) acre piece of land", as set forth in the description to Parcel IV in the deed of George Lapidus to Grantors.

Hereby conveying all of the land located southwesterly of Interstate 95 as described in a deed from George Lapidus to Maine Forestlands and McCrillis Corporation dated November 7, 1985 and recorded in Penobscot County Registry of Deeds Book 3749, Page 33. McCrillis Corporation merged into McCrillis Timberland, LLC on December 30, 1998 (see the Certificate of Merger recorded in Book 6937, Page 300).

Reference is hereby made to two right-of-way maps of State Highway "95" dated June 1961 and recorded in Penobscot County Registry of Deeds Plan Book 25, Pages 2 and 3. Bearings and distances herein are based on an April 6, 1987 survey plan for Maine Forestlands and McCrillis Corp. prepared by Gilbert S. Viitala, R.L.S.

IN WITNESS WHEREOF, Maine Forestlands Incorporated has caused this instrument to be signed in its corporate name as an instrument under seal by

DONALD P. WHITE, its PRESIDENT, hereunto duly authorized, and McCrillis Timberland, LLC has caused this instrument to be signed in its corporate name

as an instrument under seal by DAVID M. CARLISLE, its VICE President, hereunto duly authorized, this 30th day of May, 2001.

WITNESS:

Wdh 7/7/01

MAINE FORESTLANDS INCORPORATED

By: Donald P. White

Name: DONALD P. WHITE

Capacity: PRESIDENT

Hereunto Duly Authorized

MCCRILLIS TIMBERLAND, LLC

By: David M. Carlisle

Name: DAVID M. CARLISLE

Capacity: VICE PRESIDENT

Hereunto Duly Authorized

Wdh 7/7/01



STATE OF MAINE
PENOBSCOT COUNTY

May 31, 2001

Then personally appeared the above-named Donald P. White in his aforesaid capacity and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Maine Forestlands Incorporated.

Before me,

Douglas M. Flagg
Notary Public/Attorney at Law

Print or type name as signed

DOUGLAS M. FLAGG
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES MAY 15 2005

151142-1



*Maine Real Estate
Transfer Tax Paid*

PENOBSCOT COUNTY, MAINE

Susan F. Bulay
Register of Deeds



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to the basic services** required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
*Unless you enter into a written agreement
for agency representation, you are
a customer—not a client.*

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

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

lifestylepropertiesofmaine.com and 4 more links



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