

OFF GRID CABIN

RECREATIONAL PROPERTY | HUNTING
| SUSTAINABLE/OFF-GRID

46 acres Maine
Timberland

11 Bartlett Rd, Springfield

ATV Trails



\$239,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Escape to the Maine woods with this well-equipped off-grid cabin retreat set on 46.2± surveyed acres in the quiet town of Springfield. Located just 2.6 miles from Route 6 on a private gravel road, this property offers exceptional privacy while remaining within easy reach of modern conveniences. Lincoln is only 20 miles away for shopping, dining, and services, while Bangor is approximately 71 miles and Portland about three hours by car.

The fully furnished cabin features three bedrooms, one bath, a welcoming sunporch, and a loft sleeping area, providing comfortable accommodations for family and friends. Front and rear pressure-treated decks offer the perfect places to relax, enjoy wildlife sightings, or take in the peaceful forest surroundings. The property is serviced by a drilled well and septic system and is powered by a 5-kilowatt LP gas generator supplemented by solar photovoltaic panels, allowing you to enjoy the benefits of off-grid living without sacrificing comfort.



A major feature of the property is the detached two-plus-car garage with second-floor storage that may offer potential for additional living space, workshop use, or recreational storage. The garage houses the generator and includes a large diamond-plated workbench. An attached carport provides additional covered space for boats, ATVs, snowmobiles, trailers, or other equipment. Additional improvements include a wood shed, two storage buildings, and an outhouse.

Outdoor enthusiasts will appreciate the property's direct access to locally maintained ATV and snowmobile trail systems. Numerous recreational opportunities are nearby, including the Bottle Lake and Sysladobsis Lake boat landings in Lakeville, approximately 12 miles away. The renowned Down East Lakes region and extensive conservation lands totaling hundreds of thousands of acres are also nearby, offering exceptional opportunities for hunting, fishing, hiking, paddling, wildlife observation, and exploring Maine's North Woods. The Canadian border is just 35 minutes away.



**Lifestyle
Properties
of Maine**



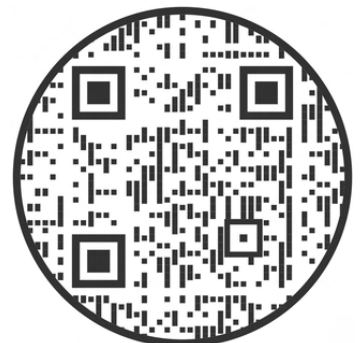


The land itself is diverse and attractive, consisting of approximately 13 acres of softwood forest, 14 acres of mixed wood, 17 acres of hardwoods, plus building site and road areas. Relatively level terrain with elevations ranging from approximately 580 to 600 feet above sea level creates a highly usable parcel with long-term recreational and timber value.

Interested? Call today to see this opportunity to own a turnkey Maine wilderness retreat ready for immediate enjoyment.



Like what you see?
Scan to subscribe
to our monthly
newsletter





11 BARTLETT RD, SPRINGFIELD

PRICE

\$239,000

TAXES

\$2,223/2025

46.2± ACRES

BUILT IN 2006

1,200± SQFT

ROAD FRONTAGE 1,400FT

HOW FAR TO...



Shopping | Lincoln, 20± miles



Hospital | Lincoln, 20± miles



Airport | Bangor, 72± miles



Interstate | Exit 227, 27± miles



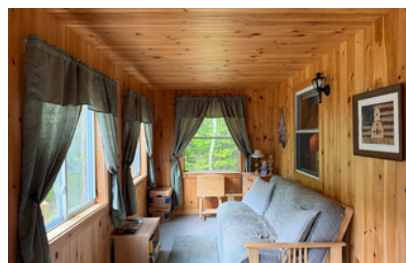
City | Bangor, 71± Miles



Boston | 306± miles 5 Hours



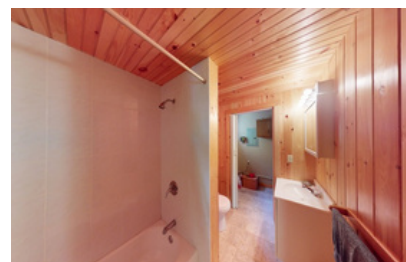
KITCHEN



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:

'I just want to say the McPhail team had my property sold in 4 days and I received over asking price. Their knowledge and professional process makes it breeze to be a client. They walk you through all processes and make sure you understand everything before you leave the office. I highly recommend thier services and will use them in the future.'

Keith Lilly



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Penobscot County Sheriff
911

Fire

Springfield Volunteer FD
911

Town Office

13 Park St Springfield
(207) 738-2176

Tax Assessor

Town of Springfield
(207) 738-2176

Code Enforcement

Town of Springfield
(207) 738-2176

United Country
Real Estate
Lifestyle Properties
of Maine

A topographic map of a forested area. A red boundary outlines a specific region. Yellow contour lines are labeled with elevations: 580 FT, 600 FT, and 620 FT. A scale bar at the bottom right indicates distances from 0 to 800 feet. A small building is visible within the red boundary.

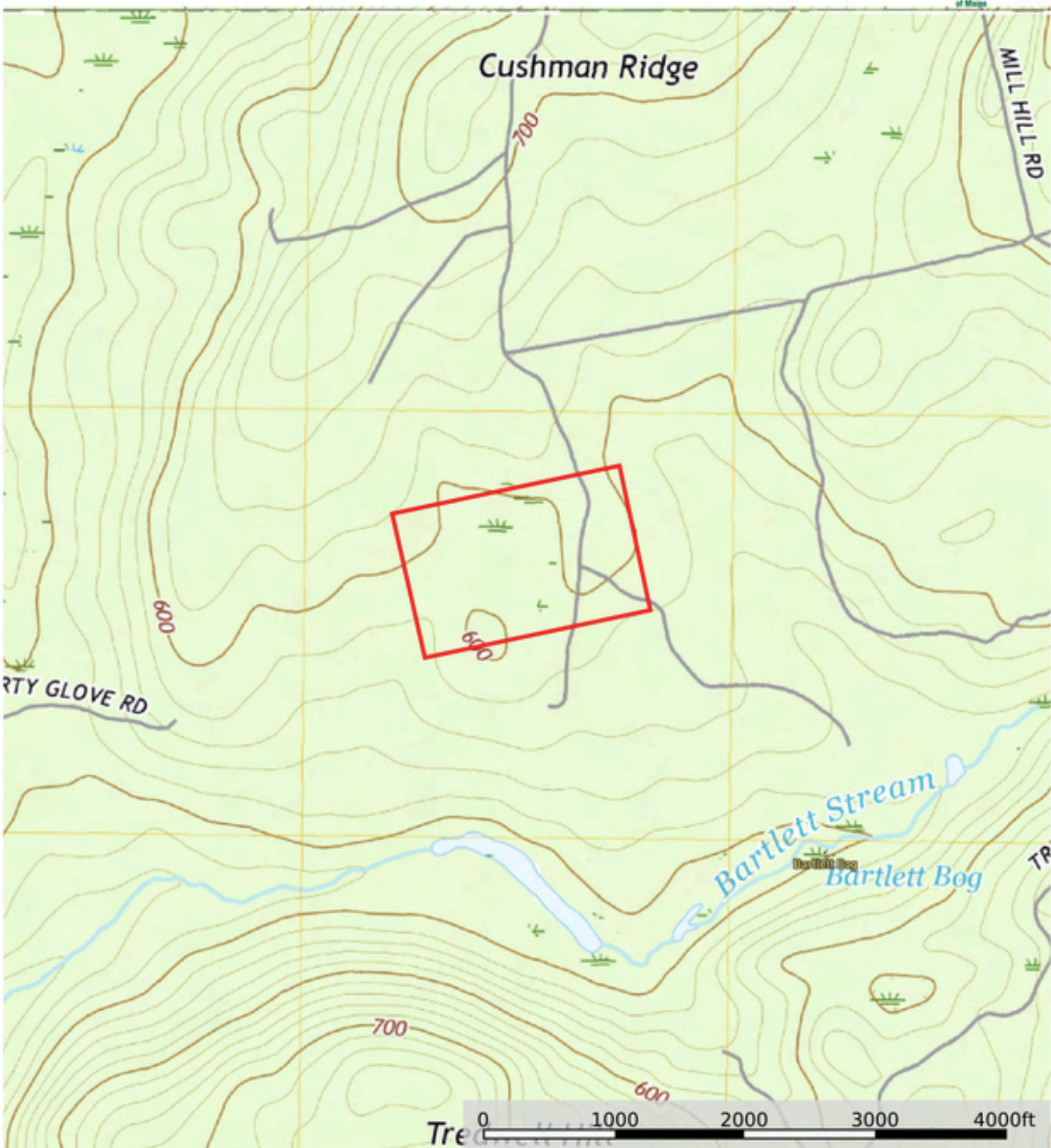


Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land ID® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Springfield - Lot 11 Bartlett Brook Estates

Maine, AC +/-



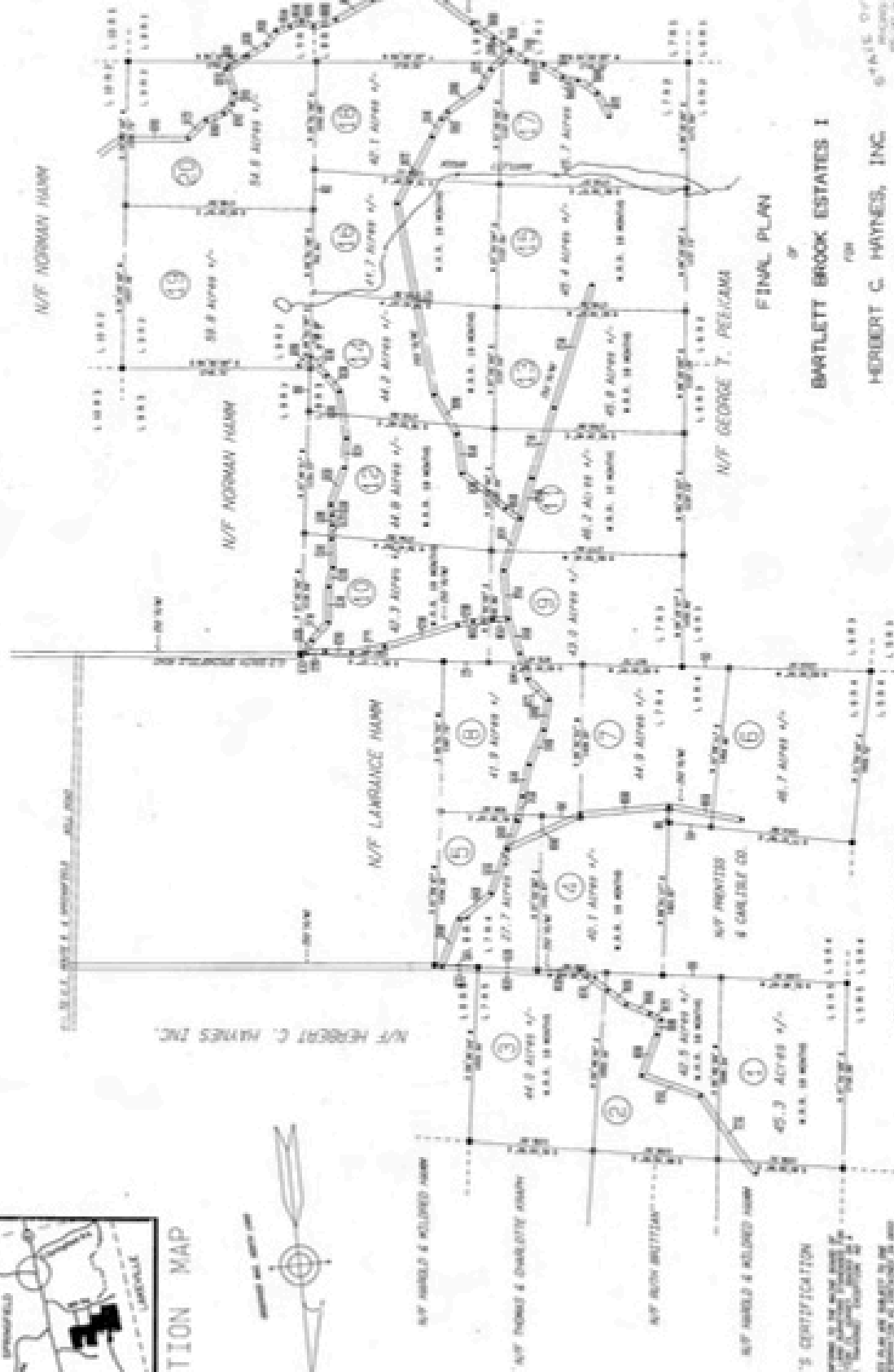
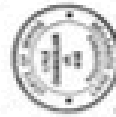
Springfield - Lot 11 Bartlett Brook Estates

Maine, AC +/-



Boundary

LOCATION MAP

[illegible][illegible]


 Türkiye Cumhuriyeti
 Millî Eğitim Bakanlığı

22-23-0

DATE OF BIRTH _____
 ADDRESS _____
 CITY _____
 STATE _____
 ZIP _____
 PHONE _____

SPRINGFIELD

COUNTY OF PENOBSCOT
STATE OF MAINE

[illegible]

BARTLETT BROOK ESTATES I
FOR
HERBERT C. HAYNES, INC.

11/11/2014

NAT GEORGE T. PULLMAN

N/A MEMBER C. ADAMS INC.

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U.S. Chamber of Commerce
1015 North Dearborn Street
Chicago, IL 60610
Tel: 312.541.2000
Fax: 312.541.2001
www.uschamber.com

PROPERTY LOCATED AT: 11 Bartlett Rd, Springfield, Me 04487**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: spring 2021 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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: west of cabin

Installed by: Lawrence Lord and Sons Inc

Date of Installation: November 17, 2020

USE: Number of persons currently using system: 2

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

Comments: N/A

Source of Section I information: seller and well water database

Buyer Initials _____

Page 1 of 8

Seller Initials RTW

TEW

PROPERTY LOCATED AT: 11 Bartlett Rd, Springfield, Me 04487**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: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: south side of cabin OR ☐ UnknownDate installed: 2006 Date last pumped: unknown Name of pumping company: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: N/ADate of last servicing of tank: N/A Name of company servicing tank: N/ALeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: south side of cabinDate of installation of leach field: 2006 Installed by: unknownDate of last servicing of leach field: N/A Company servicing leach field: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: N/ADo 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 ☐ UnknownComments: N/ASource of Section II information: seller

Buyer Initials _____

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Seller Initials RTWTLW

PROPERTY LOCATED AT: 11 Bartlett Rd, Springfield, Me 04487

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	Wood Stove			
Age of system(s) or source(s)	unknown			
TYPE(S) of Fuel	wood			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	N/A			
Name of company that services system(s) or source(s)	none			
Date of most recent service call	N/A			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information	N/A			

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: N/A

Date chimney(s) last cleaned: Unknown

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: N/A

Comments: N/A

Source of Section III information: seller

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? ☐ Yes ☒ No ☐ Unknown

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 RTW TEW

PROPERTY LOCATED AT: 11 Bartlett Rd, Springfield, Me 04487

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

Have you experienced any problems such as leakage? Yes ☐ No ☒ Unknown ☐Comments: N/ASource 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 ☐ UnknownComments: N/ASource of information: seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: N/ASource of information: seller**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: N/ASource of information: seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: N/ASource of information: seller

Buyer Initials _____

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Seller Initials RTWTZW

PROPERTY LOCATED AT: 11 Bartlett Rd, Springfield, Me 04487**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/ADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: N/AAre you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: N/ASource of information: seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: N/ASource 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 ☐ UnknownIf Yes, explain: rights of way both benefitting and encumbering, royalty interestSource of information: deed Bk 14538 Pg 273Is 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 ☐ UnknownIf No, who is responsible for maintenance? ownersRoad Association Name (if known): noneSource of information: seller

Buyer Initials _____

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Seller Initials RTWTLW

PROPERTY LOCATED AT: 11 Bartlett Rd, Springfield, Me 04487**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 ☐ UnknownIf Yes, explain: N/AHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: N/AHas 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 ☐ UnknownIf Yes, indicate the date of each payment: N/AIs 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?

N/ARelevant Panel Number: N/A Year: N/A (Attach a copy)Comments: N/ASource of Section VI information: seller and FEMA website

Buyer Initials _____

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Seller Initials RTWTZW

PROPERTY LOCATED AT: 11 Bartlett Rd, Springfield, Me 04487**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: tree growth

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation
 issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment;
 or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

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

Year Principal Structure Built: 2006 What year did Seller acquire property? 2017

Roof: Year Shingles/Other Installed: 2006 camp, 2017 garage and other outbuildings

Water, moisture or leakage: none

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: N/A

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

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

Comments: N/A

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: N/A ☐ Unknown

Comments: LP generator

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: N/A

Buyer Initials _____

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Seller Initials RTW TZW

PROPERTY LOCATED AT: 11 Bartlett Rd, Springfield, Me 04487

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Crack in kitchen window.

Comments: N/A

Source of Section VII information: seller

SECTION VIII - ADDITIONAL INFORMATION

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.

Richard T. Wilshire 06/01/2026
SELLER DATE
Richard T. Wilshire

Terry L. Wilshire 06/01/2026
SELLER DATE
Terry L. Wilshire

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
(TME17000881L)**

CLEMENT F. LABONTE, of 131 Wade Road, Augusta, Maine, for consideration paid, **GRANTS** to **RICHARD T. WILSHIRE** and **TERRY L. WILSHIRE**, both of 617 Carroll Road, Warren, Maine 04864-4125, with **WARRANTY COVENANTS**, as **joint tenants**, the land, together with any buildings or improvements thereon, situate in Springfield, Penobscot County, Maine, bounded and described as follows, to wit:

Being Lot #11 as shown on Final Plan for Herbert C. Haynes, Inc. entitled Bartlett Brook Estates I, recorded in the Penobscot County Registry of Deeds in Map File D-8-89. Containing 46.2 acres, more or less.

Also hereby conveying, in common with H.C. Haynes, Inc., and its assigns, a fifty (50) foot right of way, for all purposes of a way, including the right to install and maintain utility services, from the Mill Road and over the Old South Springfield Road and other gravel roads as shown on said Plan to the above described lot.

Excepting and reserving, in common with H.C. Haynes, Inc., its assigns and others, a fifty (50) foot right of way, for all purposes of a way, including the right to install and maintain utility services over the existing gravel road which passes through the above-described lot to remaining land of H.C. Haynes, Inc., its successors, assigns, and others, as shown on the above-described Plan.

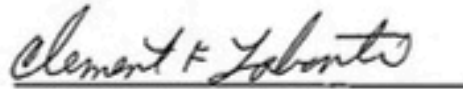
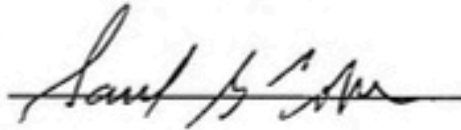
This conveyance is subject to one certain reservation as contained in the deed from the Penobscot Indian Nation to H.C. Haynes, Inc. dated February 4, 1986, recorded in Vol. 3783, Page 72 of the Penobscot County Registry of Deeds as follows:

Excepting and reserving, therefrom, unto the Penobscot Indian Nation, its successors and assigns forever, a Thirty-five Percent (35%) undivided interest in and to the minerals within the lands conveyed herein. Penobscot Indian Nation shall not by virtue of this reservation have the right to enter upon part of such lands to prospect, explore or carry away any of said minerals. The term minerals used herein, shall mean all naturally occurring inorganic materials within said lands conveyed, excepting therefrom, all surficial non-bedrock materials such as sands, gravels, clays, soils, water, peat, miscellaneous road material, and other unconsolidated mineral debris.

Being the same premises described in the deed from Scott G.A. Jordan to Clement F. Labonte dated September 29, 2005, recorded in Book 10118, Page 63 at Penobscot County Registry of Deeds.

WITNESS my hand and seal this 28th day of June, 2017.

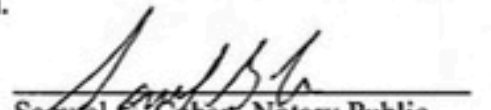
Signed, Sealed and Delivered
In the Presence Of


Clement F. Labonte

STATE OF MAINE
LINCOLN COUNTY, ss.

June 28, 2017

Personally appeared before me, the above named Clement F. Labonte and acknowledged the foregoing instrument to be his free act and deed.


Samuel G. Cohen, Notary Public
My commission expires: 01/10/2022

Samuel G. Cohen
Notary Public - Maine
Commission Expires 1/10/2022

***TITLE TO THE ABOVE PREMISES WAS NOT SEARCHED RELATIVE TO THE
PREPARATION OF THIS DEED.***

**Maine Real Estate
Transfer Tax Paid**

Susan F. Bulay, Register
Penobscot County, Maine



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

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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. Inactive licensees may not practice real estate brokerage.



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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