COUNTRY RANCH

Full Basement | **167 John Tarr Rd, Bowdoin** | Enclosed Porch



$325,000

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United Country Real Estate | Lifestyle Properties of Maine

Scan to view the full property details and video!



Photography by Mayhem Media



Located at 167 John Tarr Road in Bowdoin, this 2-acre surveyed property offers the peace and privacy of a country setting while remaining within commuting distance of Brunswick, Augusta, Lewiston and Portland. Whether you're looking for a primary residence, a place to settle down in the country, or simply want more space and privacy without being isolated, this property offers an appealing combination of location and lifestyle.



The ranch-style home offers two bedrooms and one full bath along with a full basement, oil-fired forced-air heat, and a mix of hardwood and pine flooring.The enclosed porch adds three season living space and a large living room and kitchen round out the floor plan. The property also includes two detached garages, providing plenty of room for vehicles, storage, hobbies, workshop space or recreational equipment. Outside, the grounds are nicely landscaped and the 2-acre lot provides room to enjoy the outdoors.

The property has a drilled well and private septic system. A surveyed boundary provides clearly defined acreage.

Outdoor recreation is close at hand. The 154-acre Purinton Homestead Conservation Area features a scenic 1.2-mile loop trail, while the approximately 500-acre Caesar Pond Wildlife Management Area provides opportunities for bird and wildlife viewing and enjoying Maine's natural surroundings. Nearby lakes and ponds in Litchfield, the rail trail in Gardiner for hiking and biking, and the scenic trails and stream at Vaughn Woods in Hallowell provide additional opportunities to get outside.









UTILITIES

TRASH REMOVAL
STICKER SYSTEM T & TH 9 TO 1, SA 8 TO 1

ELECTRIC COMPANY
CENTRAL MAINE POWER (CMP)

HEATING COMPANY
MAIN STREET FUELS

WATER
PRIVATE; WELL

SEWER
SEPTIC TANK

INTERNET PROVIDER
FIDIUM FIBER AVAILABLE

For everyday needs, the location is equally convenient. Brunswick is approximately 17 miles away, Lewiston about 18 miles, Augusta approximately 20 miles, and Portland about 42 miles. This puts employment centers, shopping, healthcare, restaurants, schools and other services within a reasonable drive while allowing you to come home to a quieter rural setting.

If you've been searching for a home that combines country living, outdoor recreation and convenient access to employment and services, 167 John Tarr Road is worth a look.

Like what you see?
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to our monthly
newsletter



167 JOHN TARR RD, BOWDOIN

PRICE	**$325,000**
TAXES	$4,052/2025
2± ACRES	**BUILT IN 1955**
888± SQFT	**STYLE RANCH**













HOW FAR TO...

- Shopping | Brunswick, 17± miles
- Hospital | Augusta, 22± miles
- Airport | Portland, 44± miles
- Interstate | Exit 37, 2.4± miles
- City | Augusta, 20± Miles
- Boston | 147± miles 2 Hours 25 Minutes



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

@uclifestylepropertiesme

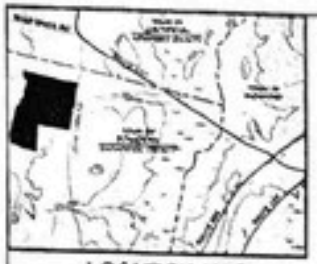
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MUNICIPAL CONTACTS

Police	Sagadahoc Sheriffs Office 207-443-8201
Fire	Bowdoin FD 207-353-8508
Town Office	25 Cornish Dr M 9-12. T 9-2, Th 9-12 & 4:30-7:30 F 9-2, Sa 8-10
Tax Assessor	Ed Hodgins (207)690-7710/ ed.hodgins@bowdoinmaine.gov
Code Enforcement	Dennis Douglass (207) 250-2399 (207) 751-6778 dennis@bowdoinmaine.gov



LOCATION MAP

NOT TO SCALE

PLAN REFERENCES:

A) "BOUNDARY PLAN OF STANDARD BOUNDARY SURVEY AND SUBDIVISION OF PROPERTY FOR GEORGE N. DILTUNG" DATED MAY 10, 1991 BY CORNERSTONE PROFESSIONAL LAND SURVEYING INC. JOHN E. BOWSHER, P.L.S. #1941. RECORDED IN PLAN BOOK 33 PAGE 93 OF THE SCRD

B) "BOUNDARY SURVEY OF THE CONSTANCE T. NOYE PARCEL" DATED JULY 9, 2004 BY KNOX ASSOCIATES, JOHN T. KNOX, P.L.S. #1551. UNRECORDED

C) "SURVEY PLAN OF LAND OF DAVID A. & KAREN A. LAVOIE" DATED DECEMBER 2, 2015 BY STEPHEN P. CLARK, P.L.S. #2442. RECORDED IN PLAN BOOK 2015 PAGE 34 OF THE SCRD

D) "BOUNDARY SURVEY AND PROPOSED DIVISION OF THE MARGARET E. HILTON - PARCEL" DATED APRIL 21, 2022, BY WHEELER SURVEYING, REUBEN J. WHEELER, P.L.S. #3211, JOB #2220

NOTES:

1) THE DEED LINE OF THE JOHN TARR ROAD, FORMERLY KNOWN AS STATE AID ROAD AS SHOWN HEREON IS BASED ON THE LOCATION OF MONUMENTATION FOUND FOR CURRENTLY TRAVELED WAY AND IS ASSUMED 3 RODS WIDTH PER 23 M.R.S.A. 3025.

2) THE COMMON LINE BETWEEN LAND AND BASE LINE THE SURVEYED PARCEL WAS ESTABLISHED AS RUNNING NORTH NORTHEASTERLY OR AT GENERAL RIGHT ANGLES TO THE ORIGINAL BASE LINES IN THE AREA. THE REMAINDER OF THE SIDE LINE/LINES BEARINGS VALUE SHOWN HEREON WERE DETERMINED TO HAVE THIS COMMON LINE FOR A 1° EAST OR WEST. FURTHER ADJUSTMENT OF THIS LINE MAY BE NECESSARY IF THERE IS ANY DEVELOPMENT ADJACENT TO THIS LINE.

3) PLAN REFERENCE C HEREON HAS BEEN HELD TO DIMENSIONS SHOWN TO INDICATE THE LOCATION OF THE WIRE FENCE REMAINS FOUND ALONG THIS LINE.

4) ALL BEARINGS AND PAGE REFERENCES AS SHOWN HEREON ARE FROM THE SAGADAHOC COUNTY REGISTRY OF DEEDS (SCRD), UNLESS NOTED OTHERWISE.

5) THE RECORD OWNERS OF THE SURVEYED PARCEL ARE: JOHN H. RUNDIN & PRISCILLA A. RUNDIN, MARCH 31, 2015, RECORDED IN BOOK 3816 OF PAGE 330 OF THE SCRD

6) THE BEARINGS AS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE COORDINATES, NAD 83, MAINE WEST ZONE.

7) TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE EFFECTIVE APRIL 1, 2001, WITH THE FOLLOWING EXCEPTION:
A) LOT CHANGES EASTERLY OF THE JOHN TARR ROAD NOT SHOWN

STATE of MAINE, County of Sagadahoc, ss.
REGISTRY of DEEDS

RECEIVED _____

AT _____ O'CLOCK _____ M. AND RECORDED

IN PLAN BOOK _____ PAGE _____

ATTEST _____
REGISTER

LEGEND:







REUBEN J. WHEELER, P.L.S. #3211

BOUNDARY SURVEY AND PROPOSED DIVISION OF THE RUNDIN - PARCEL

JOHN TARR ROAD - BOWDOIN, MAINE

RECORD OWNERS: JOHN H. RUNDIN & PRISCILLA A. RUNDIN

LOCATION: JOHN TARR ROAD
TOWN OF BOWDOIN
SAGADAHOC COUNTY
STATE OF MAINE

FOR: JOHN RUNDIN &
PRISCILLA RUNDIN
147 JOHN TARR ROAD
BOWDOIN, ME 04287

SCALE: 1" = 100'

DATE: DECEMBER 9, 2022







BY: WHEELER SURVEYING
693 WEST ROAD
BOWDOIN, MAINE 04287
PHONE (207) 309-4849
REUBEN J. WHEELER, PLS 3211

JOB NO. 2206

WHEELER SURVEYING - Reuben J. Wheeler, P.L.S.
Professional Land Surveying Services - Since 1998
693 West Road - Bowdoin, Maine 04287
Ph#: (207)353-9447 - E-mail: wheelersurveying@comcast.net

Proposed Legal Description
of
Lot A – Parcel to be Offered For Sale
John Tarr Road - Bowdoin, Maine
(Record Owners: John H. Rundin & Priscilla A. Rundin)
December 9, 2025
Job No: 2542

A CERTAIN lot or parcel of land, with the buildings and improvements thereon, located on the westerly side of the John Tarr Road in the Town of Bowdoin, Sagadahoc County, State of Maine, being further bounded and described as follows:

BEGINNING at a 5/8" diameter iron rod set on the westerly side of the John Tarr Road and further located N5°-42'-30"E of, and 300.0' from a 5/8" diameter iron rod set at the easterly end of a stonewall and the most southeasterly corner of the remaining land of the grantors herein as described in Book 2015R Page 2327 at the Sagadahoc County Registry of Deeds;

THENCE N11°-37'-40"E 320.0' along the westerly side of the John Tarr Road to a 5/8" diameter iron rod set;

THENCE S83°-17'-50"W 313.3' along remaining land of the grantors to a 5/8" diameter iron rod set;

THENCE S13°-08'-10"W 263.9' along remaining land of the grantors to a 5/8" diameter iron rod set;

THENCE S86°-17'-05"E 307.3' along remaining land of the grantors to the point of beginning herein.

Containing 2.0 Acres.

The bearings noted herein are referenced to Grid North, Maine State Plane Coordinates, NAD83, Maine West Zone. All 5/8" diameter iron rods set are set with a yellow plastic cap marked "R. J. Wheeler, PLS 2277".

MEANING AND INTENDING to describe a portion of the parcel described in the deed from Charlotte Fraser to John H. Rundin & Priscilla A. Rundin, said deed dated March 31, 2015, and recorded in Book 2015R Page 2327 at the Sagadahoc County Registry of Deeds. Being further shown as **"Lot A – Parcel to be Offered For Sale"** on the plan entitled **"Boundary Survey and Proposed Division of the Rundin – Parcel"**, dated December 9, 2025, or as later revised, by Wheeler Surveying, Reuben J. Wheeler, P.L.S. #2277.

Reuben J. Wheeler
P.L.S. #2277

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 · 100K subscribers · 1.1K videos

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

lifestylepropertiesofmaine.com and 4 more links

SUBSCRIBE

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*

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PROPERTY LOCATED AT: **167 John Tarr Road, Bowdoin, ME 04287**

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:

a) Been reported as unsatisfactory or satisfactory with notation? ..... ☐ Yes ☐ No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☐ No

If Yes to (a) and/or (b) above, are test results available? ..... ☐ Yes ☐ No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **right hand side rear corner of house**
Installed by: **unknown**
Date of Installation: **unknown**

USE: Number of persons currently using system: **2**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **none**

Source of Section I information: **sellers**

Buyer Initials _____ _____ _____ _____ Seller Initials JR PR _____ _____

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PROPERTY LOCATED AT: **167 John Tarr Road, Bowdoin, ME 04287**

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: **left side rear of home - under clothesline** OR ☐ Unknown

Date installed: **unknown** Date last pumped: **2015** Name of pumping company: **unknown**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: **n/a**

Date of last servicing of tank: **unknown** Name of company servicing tank: **unknown**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **behind tank**

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: **n/a**

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: **seller has no records for the septic system**

Source of Section II information: **sellers**

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PROPERTY LOCATED AT: **167 John Tarr Road, Bowdoin, ME 04287**

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	**FHA**	**heat pump**	**wood stove**	
Age of system(s) or source(s)	**unknown**	**2021 +/-**	**2019+/-**	
TYPE(S) of Fuel	**oil**	**electric**	**wood**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Main Street Fuel minimal use**	**not metered separately**	**2-3 cord main source of heat**	
Name of company that services system(s) or source(s)	**Main Street Fuel**	**Valley services**	**owner**	
Date of most recent service call	**2025**	**spring 2026**	**spring 2026**	
Malfunctions per system(s) or source(s) within past 2 years	**none**	**none**	**none**	
Other pertinent information	**none**	**none**	**none**	

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [X] No [ ] Unknown

Are all sleeved? ..... [ ] Yes [ ] No [ ] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [ ] Yes [ ] No [X] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown

Has chimney(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown

If Yes, date: **2019**

Date chimney(s) last cleaned: **Spring 2026**

Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown

If Yes, date: _____

Comments: **metalbestos chimney for woodstove**

Source of Section III information: **sellers**

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 [X] 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: _____

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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: **sellers**

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 known**

Source of information: **sellers**

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: _____

Source of information: **sellers**

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: **sellers**

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

Comments: **none**

Source of information: **sellers**

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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: **n/a**

Are you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ No

Comments: **none known**

Source of information: **sellers**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☒ No	☐ Unknown
LAND FILL:	☐ Yes	☒ No	☐ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☒ No	☐ Unknown

Other: **none known**

Source of information: **sellers**

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: **deed, survey**

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? **n/a**

Road Association Name (if known): **n/a**

Source of information: **n/a**

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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: _____ Year: _____ (Attach a copy)

Comments: **not on FEMA map**

Source of Section VI information: **Sellers, FEMA maps**

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DigiSign Verified - 43c1cdca-6d8b-494e-a3f0-e90dbbb9bcfe

PROPERTY LOCATED AT: **167 John Tarr Road, Bowdoin, ME 04287**

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?..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **homestead**

Is a Forest Management and Harvest Plan available?..... [ ] Yes [X] 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, solar panels, wind turbines): Type: **propane tank**

From Whom: **Main Street Fuel**

Year Principal Structure Built: **1954** What year did Seller acquire property? **2015**

Roof: Year Shingles/Other Installed: **2015 new shingles on garage and home**

Water, moisture or leakage: **none**

Comments: **none**

Foundation/Basement:

Is there a Sump Pump? ..... [X] Yes [ ] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [X] Yes [ ] No [ ] Unknown

Prior water, moisture or leakage? ..... [ ] Yes [X] No [ ] Unknown

Comments: **severe driving rain only - sump takes care of it - some seepage between rocks**

Mold: Has the property ever been tested for mold? ..... [ ] Yes [X] No [ ] Unknown

If Yes, are test results available? ..... [ ] Yes [ ] No

Comments: **none**

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: _____ [ ] Unknown

Comments: **none**

Has all or a portion of the property been surveyed? ..... [X] Yes [ ] No [ ] Unknown

If Yes, is the survey available? ..... [X] Yes [ ] No [ ] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular ..... [ ] Yes [X] No [ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [X] No [ ] Unknown

Comments: **none**

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DigiSign Verified - 43c1cdca-6d8b-494e-a3f0-e90dbbb9bcfe

PROPERTY LOCATED AT: **167 John Tarr Road, Bowdoin, ME 04287**

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: **none**

Source of Section VII information: **sellers**

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.

John Rundin	09/22/2026	*Priscilla Rundin*	09/22/2026
SELLER	DATE	SELLER	DATE
John Rundin		**Priscilla Rundin**	
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

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2015R-02327
TRANSFER TAX PAID
RECEIVED
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
RECORDED ON
04/09/2015 3:27 PM
PAGES: 2

Return to:
John H. Rundin and Priscilla A. Rundin
13 Stagecoach Rd
Falmouth ME 04105

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **Charlotte Fraser**, of 585 Hill Road, Robesonia, PA 19551, for consideration paid, grant to **John H. Rundin and Priscilla A. Rundin**, of 13 Stage Coach Road, Falmouth, ME 04105, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain lot or parcel of land, with the buildings thereon, situated in the **Town of Bowdoin, County of Sagadahoc and State of Maine**, bounded and described as follows:

On the north	by land formerly of Sidney Buker and land formerly owned by Melvin Douglass;
On the east	by the Bog Stream, so-called;
On the south	by land formerly of A. G. Buker and land formerly of E. O. Tarr;
On the west	by land formerly of Joseph Ward and a brook.

Excepting and reserving therefrom two parcels of land as set forth in the following deeds:

1) Deed from Roy C. Fraser and Margaret W. Fraser to Barnette W. Brown and Elizabeth H. Brown dated March 27, 1980 and recorded at the Sagadahoc County Registry of Deeds in Book 544, Page 20.

2) Deed from Roy C. Fraser to Barnette W. Brown and Elizabeth H. Brown dated April 19, 1996 and recorded at the Sagadahoc County Registry of Deeds in Book 1411, Page 307.

MEANING and INTENDING to describe and convey the same premises conveyed to Roy C. Fraser and Charlotte Fraser by deed of Roy C. Fraser dated 2/7/2003 and recorded at Book 2135, Page 6 in the Sagadahoc County Registry of Deeds. Roy C. Frazer died June 12, 2009 leaving Charlotte Fraser as the surviving joint tenant.

*** NOT A TRUE COPY *** NOT A TRUE COPY NOT A TRUE COPY

Executed this 31st day of March, 2015

Charlotte Fraser by Mary E. Speicher, Attorney in Fact
Charlotte Fraser by Mary E. Speicher, Attorney in Fact

State of Maine
County of Cumberland

March 31, 2015

Then personally appeared before me the said Charlotte Fraser by Mary E. Speicher as Attorney in Fact and acknowledged the foregoing to be her voluntary act and deed.

Betsy S. E. Meredith
Notary Public/Attorney at Law
Commission expiration:

BETSY S. E. MEREDITH
MY COMMISSION EXPIRES JAN. 9, 2022
NOTARY PUBLIC
MAINE

*** NOT A TRUE COPY *** NOT A TRUE COPY *** NOT A TRUE COPY ***