

LOG CABIN

FARM | HUNTING | OFF GRID

Solar Power

208 Field Lane
Blaine, Maine

Field & Forest



\$350,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

If you have been dreaming of an off-grid escape with vast open space, fertile fields, mature forest, and direct frontage on a trout stream, you won't want to miss this opportunity! With 40 acres of land, a charming log cabin, two garages, a pavilion, barn, and additional outbuildings, this property has everything you need for a secluded retreat or a self-sufficient homestead. We are excited to share this incredible property located on the eastern border of Aroostook County, Maine's largest county.

LOCATION This property is situated in Eastern Aroostook County, a region known for its agricultural richness and expansive forests. Covering 6,828 square miles but home to just over 67,000 residents, this area offers unmatched privacy and space. The location, 208 Field Lane in Blaine, Maine, places you within easy reach of local conveniences while maintaining the peace and quiet of country living.

Despite its remote feel, this property is conveniently located just 3.5 miles from Mars Hill for shopping, dining, and services. It's 17 miles from Presque Isle, home to the University of Maine at Presque Isle, hospital and a commercial airport. Bangor, the largest city in Northern Maine, is just over two hours away, and Fredericton, the historic capital of New Brunswick, Canada, is an easy 1-hour, 45-minute drive—perfect for day trips across the border.



POINTS OF INTEREST For outdoor enthusiasts, the area offers endless recreational opportunities. Big Rock Ski Area, just 4.7 miles away, features 29 trails catering to all skill levels. ITS 83, a major snowmobile and ATV trail, is accessible from the property, allowing you to ride directly from your land.

If you're looking for even more wilderness, the North Maine Woods is about 40 miles west, providing millions of acres open to the public for hunting, fishing, camping, and hiking.

The Francis Malcolm Science Center in nearby Easton offers a planetarium and nature trails, adding an educational component to the area's natural beauty.



**Lifestyle
Properties
of Maine**

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GREAT LAND The land itself is a perfect mix of open fields and forest. Of the 40.7 acres, approximately 24 acres are fertile fields, while 16 acres are covered in mature woodland. The soil, per NRCS mapping, consist mostly of Caribou gravelly loam and Mapleton shaly silt loams. These are well-suited for farming. The property has been used for hay production without chemical treatments for nearly 40 years, making it ideal for organic farming. With elevations ranging from 380 to 490 feet above sea level, the land offers scenic views of nearby Mars Hill Mountain and good natural drainage.



TROUT STREAM One of the property's many outstanding features is its 645 feet of frontage on Prestile Stream. This spring-fed limestone creek is a haven for brook trout, making it a fantastic spot for fly fishing. The stream runs from Easton to the Canadian border.

CABIN GARAGES & OUTBUILDINGS Now, let's talk about the buildings on this property. The 20x24 Ward log cabin, built in 1995, is a cozy and rustic retreat. A 10x20 sunroom and a 16x20 wood shed, added in 2020, provide extra space and convenience. For storage and workspace, you'll find two large garages—a 24x24 two-story garage built in 2015 has carports on both sides, and a 28x28 two-story garage built in 2012 includes a finished second floor. Additional structures include a 12x20 barn/chicken coop (built in 2013), a 22x24 pavilion that doubles as a fenced dog kennel, a well house, and a laundry building.





208 FIELD LANE, BLAINE

PRICE

\$350,000

TAXES

\$4011/2024

SQFT

800

BUILT IN

1995

HOW FAR TO...



Shopping | Mars Hill, 3.5± miles



Hospital | Presque Isle, 17± miles



Airport | Presque Isle, 17± miles



Interstate | Exit #302, 27± miles



City | Presque Isle, 17± miles



Boston | 378± miles



KITCHEN



LIVING ROOM



BED ROOM



GARAGE



Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country Lifestyle Properties of Maine your realtor!'

Kelly Simmons



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
911

Fire

Mars Hill
911

Town Office

52 Military Road
(207) 425-2611
townofblaine@pwless.net

Tax Assessor

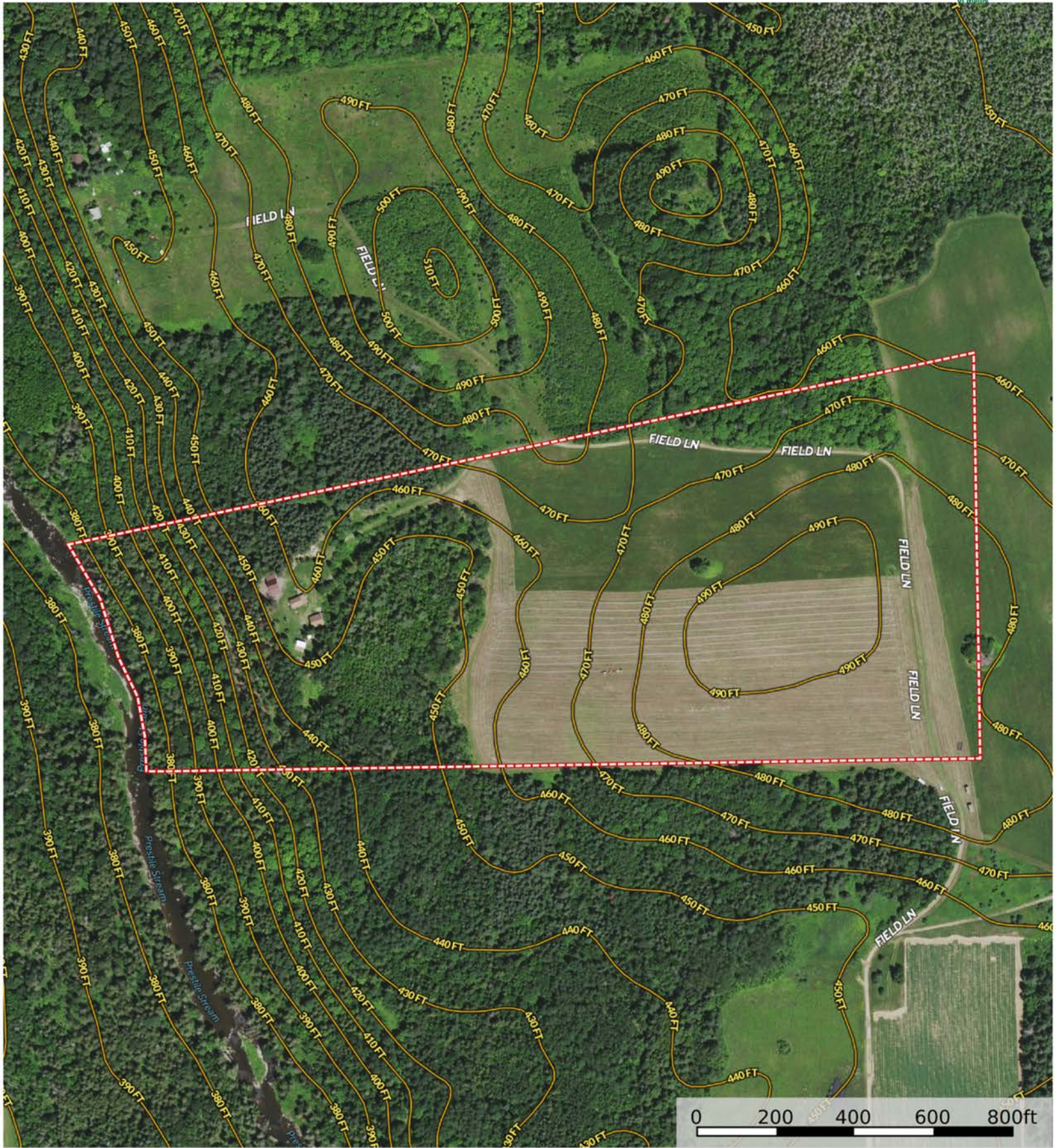
Steven “Joe” Salley
(207) 425-2611

Code Enforcement

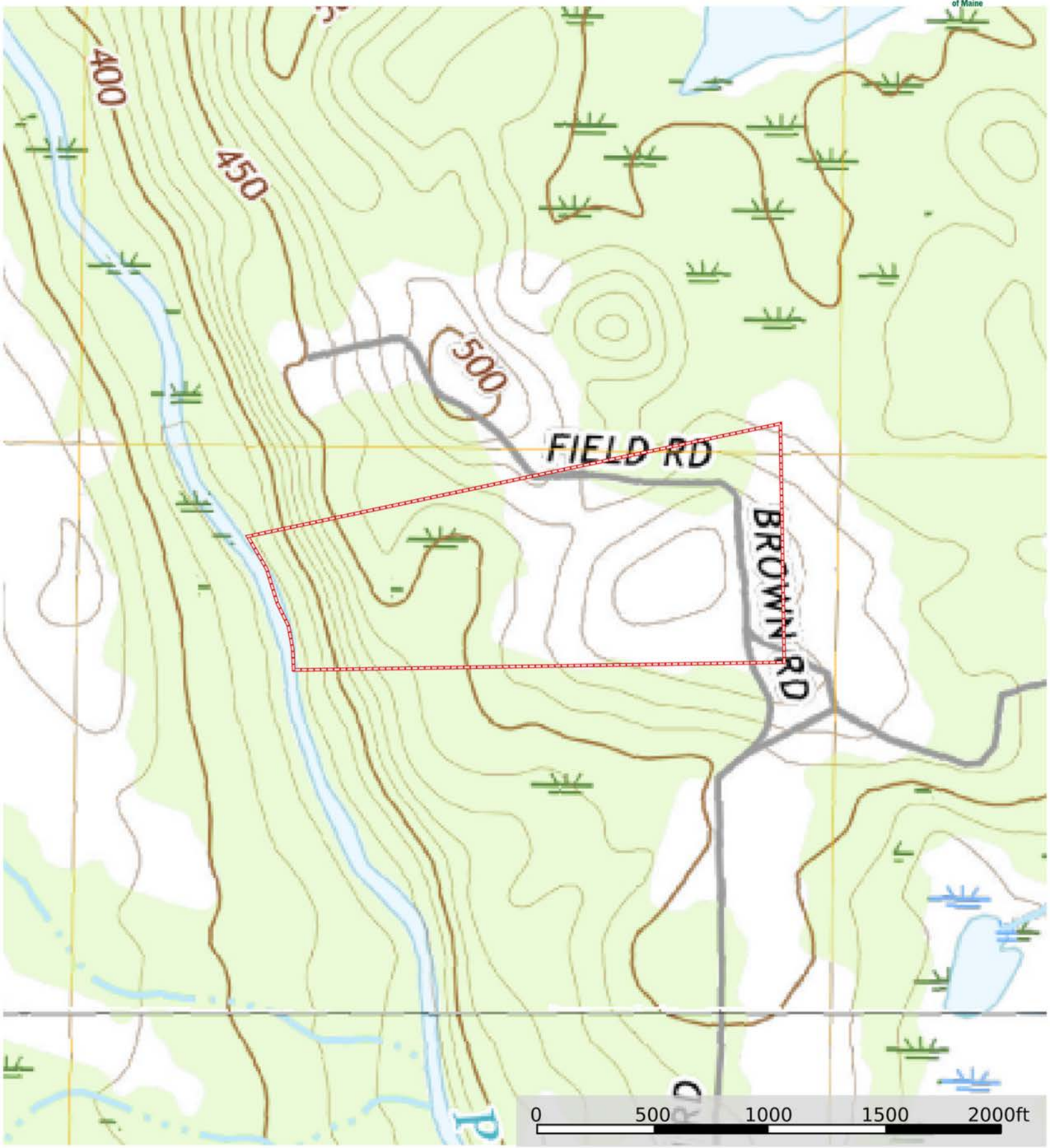
Bruce Hussey
(207) 554-9051
hussey.bruce@hotmail.com

Blaine - 208 Field Lane 40.7 acres +/-

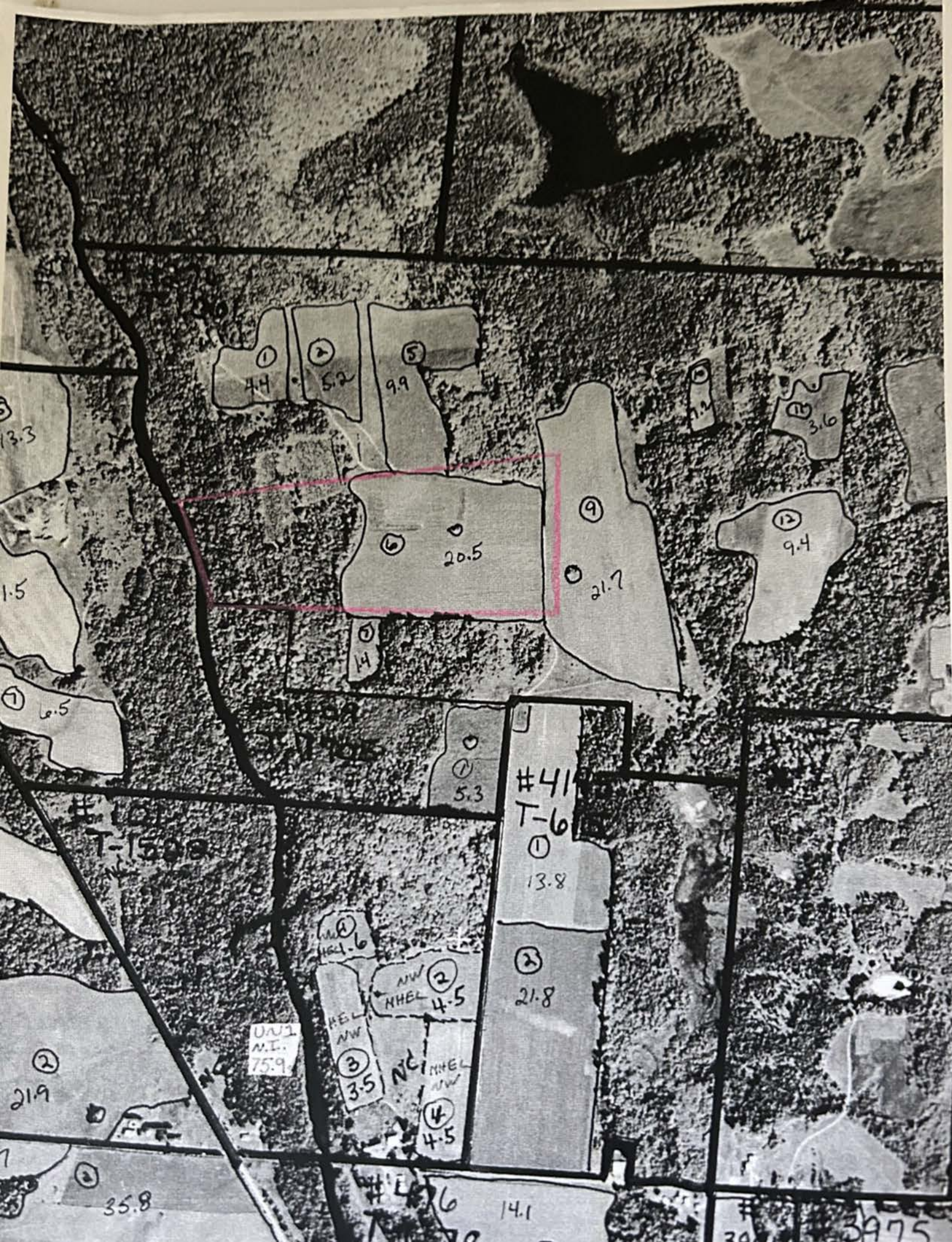
Maine, 40.7 AC +/-



Blaine - 208 Field Lane 40.7 acres +/-
Maine, 40.7 AC +/-



Boundary



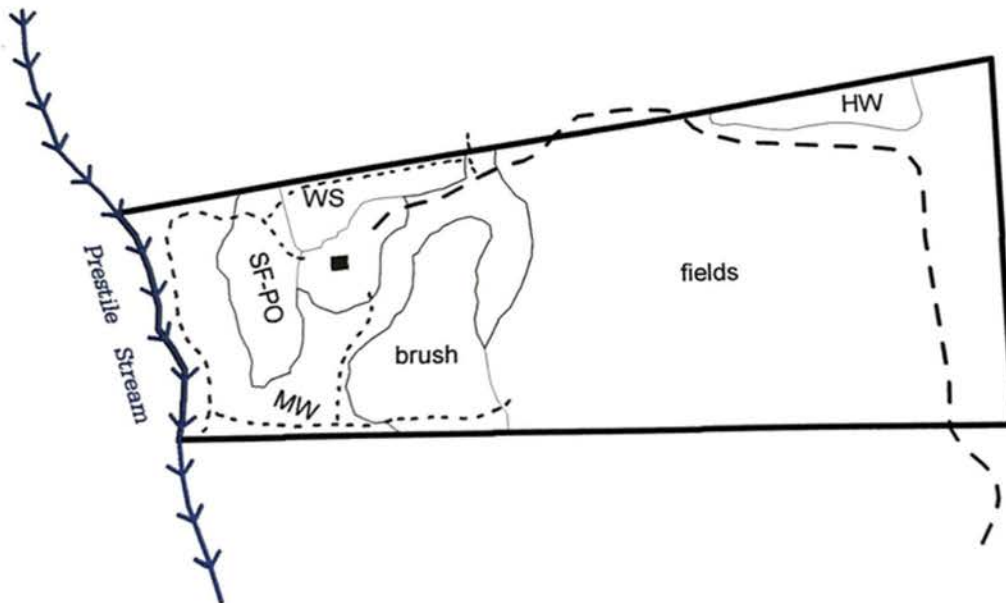
DAVID & DENISE PELLETIER

Blaine Township

Tax Map 5, Lot 56-3



Land Type	Acres
Fields, openland	25
Camp Lot	1
Wh. Spruce Plantation (WS)	1
Mature Spr-Fir-Poplar (SF-PO)	2
Mixedwood (MW)	7
Hardwood poletimber (HW)	1
Brush & wetlands	3
Total	40

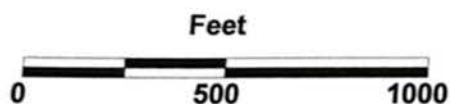
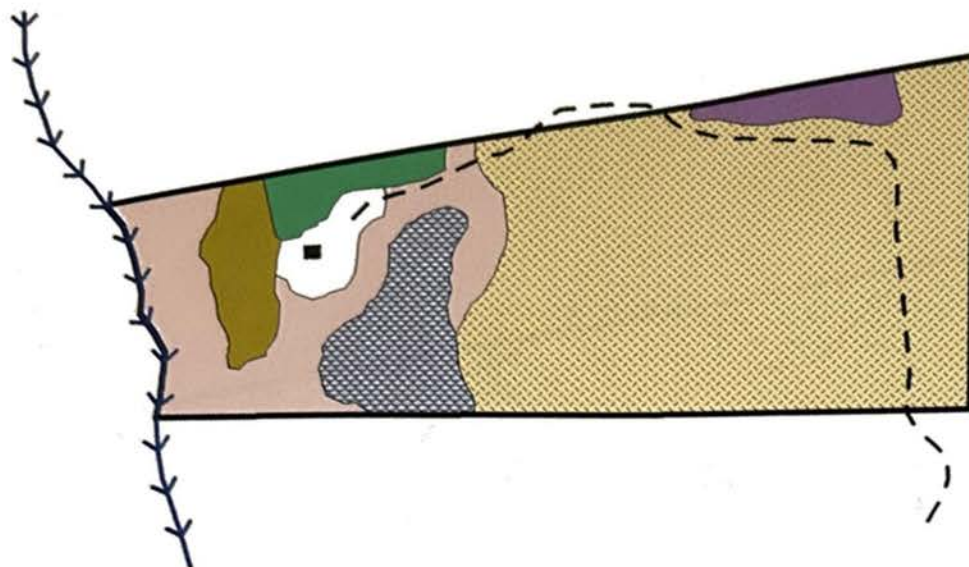


----- field roads
..... rec. trails, suggested

BRUCE WILKINS, ACF
Lic. Forester # 778
Oct. 1999

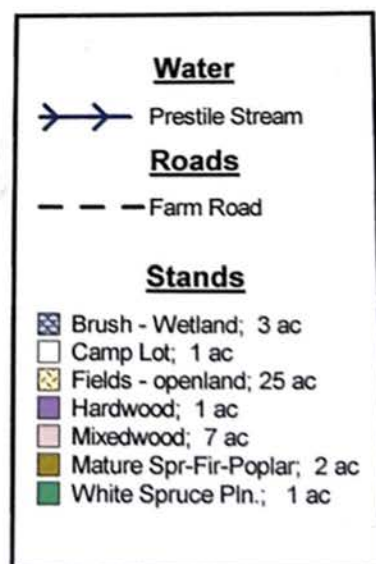
Scale: 1 in = 500 ft ±
(Not A Legal Survey)

DAVID & DENISE PELLETIER
Blaine Township
Tax Map 5, Lot 56-3



(Not A Legal Survey)

BRUCE WILKINS,
LPF # 778
Oct. 1999





USDA United States Department of Agriculture
Farm Service Agency

Farm#: 4276

Tract#: 1061

Operator: Nathan Hotham

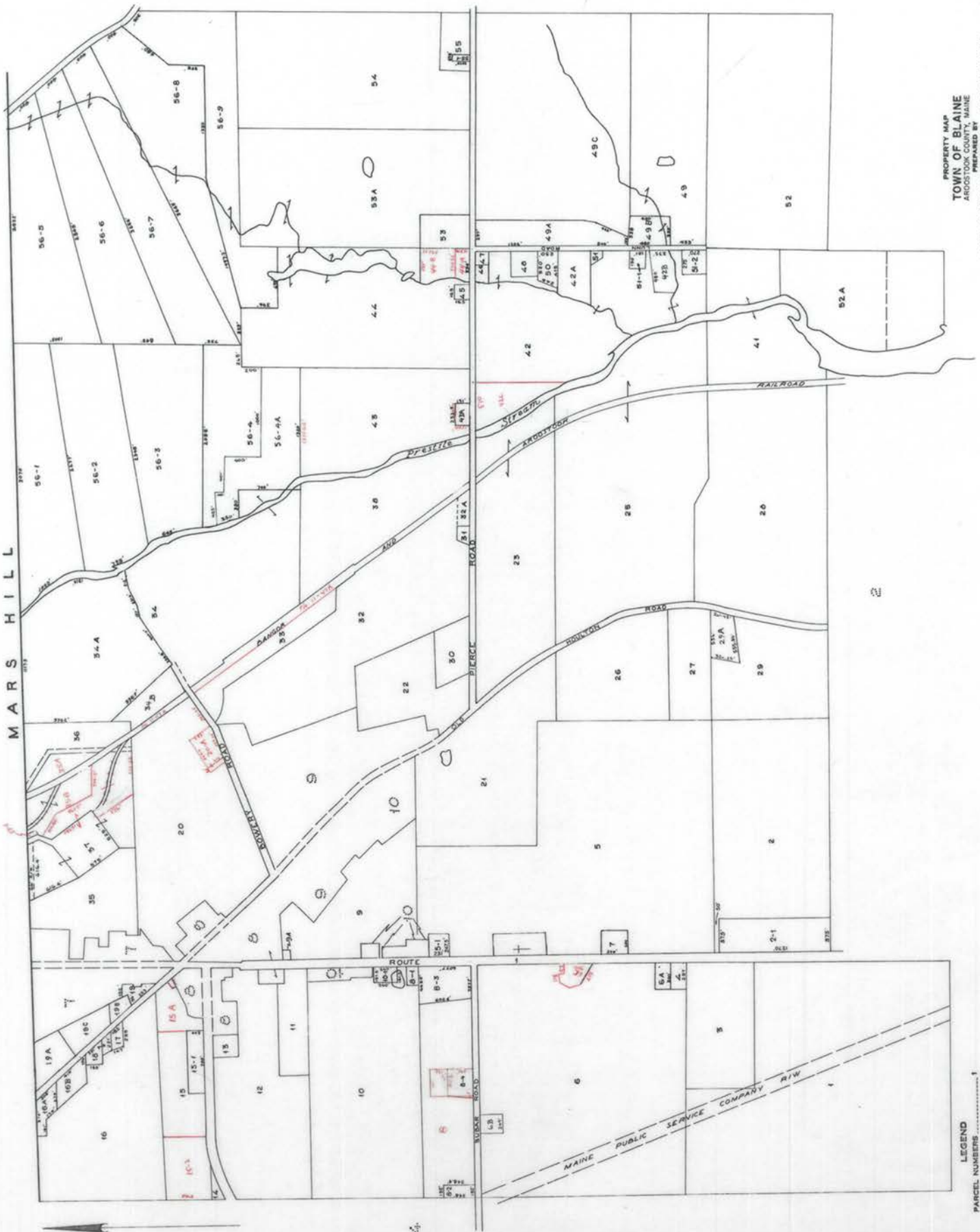
Owner: ME Realty Trust, D. & D. Pelletier, C Luginbuhl, H. & A. Welge,
N. & S. Burnham, J. Stanton, J. & E. Stanton

Aroostook County

December 30, 2005

Digital Orthophotography
Not to Scale

MARS HILL



PROPERTY MAP
TOWN OF BLAINE
ARISTOCH COUNTY, MAINE

JAMES W. SEWALL COMPANY OLD TOWN, MAINE
SCALE 1 INCH = 500 FEET

LEGEND

PARCEL NUMBERS 1
ADJACENT MAPS 2
MATCH LINE 3

For Assessment Purposes
Not to be used for Conveyances

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PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734**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: 06/28/2021 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: south side of cabin in well house

Installed by: Watson Wells

Date of Installation: 08/08/1990

USE: Number of persons currently using system: 0

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

Comments: None

Source of Section I information: seller

Buyer Initials _____

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Seller Initials DLP BJP

PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734**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: PrivyTank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: adjacent to kitchen window approximately 8 feet from the house OR ☐ UnknownDate installed: 06/06/2013 Date last pumped: N/A 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: N/ADate of installation of leach field: N/A Installed by: N/ADate 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: Septic tank is not in use. Privy is primary system.Source of Section II information: seller

Buyer Initials _____

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Seller Initials DLP ASP

PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734**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	Woodstove	Gas		
Age of system(s) or source(s)	1996	1996		
TYPE(S) of Fuel	wood	LP Gas		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	5 +/- cord	500 +/- gallons		
Name of company that services system(s) or source(s)	N/A	Dead River Co.		
Date of most recent service call	N/A	N/A		
Malfunctions per system(s) or source(s) within past 2 years	N/A	N/A		
Other pertinent information	N/A	N/A		

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☒ Yes ☐ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/A

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ UnknownIf Yes, date: N/AComments: **when seller lived at home chimney was cleaned twice per year.**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 ☐ UnknownIf Yes, are tanks in current use? ☐ Yes ☒ No ☐ UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ UnknownAge of tank(s): N/A Size of tank(s): N/ALocation: N/A

Buyer Initials _____

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Seller Initials DLP BJP

PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734What materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ☐ Yes ☐ No ☐ UnknownComments: 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 DLP SH

PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734**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: Field Lane is a private deeded right of waySource of information: deedIs 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? sellerRoad Association Name (if known): noneSource of information: seller

Buyer Initials _____

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Seller Initials DLPAP

PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734**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 ☐ UnknownIf 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: FEMA Website

Buyer Initials _____

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Seller Initials DLPSLP

PROPERTY LOCATED AT: **208 Field Lane, Blaine, ME 04734****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 ☐ UnknownIf Yes, explain: **N/A**Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **Propane tank**Year Principal Structure Built: **1995** What year did Seller acquire property? **1986**Roof: Year Shingles/Other Installed: **2013 +/-**Water, moisture or leakage: **none known**Comments: **N/A**

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: **N/A**Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: **N/A**Electrical: ☐ Fuses ☐ Circuit Breaker ☒ Other: **Solar PV** ☐ UnknownComments: **Solar charged battery system. 2 batteries in the home, 1 in garage and 1 in coop**Has all or a portion of the property been surveyed? ☐ Yes ☐ No ☒ UnknownIf Yes, is the survey available? ☐ Yes ☐ No ☒ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: **home is a Ward log cabin**KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **none known**Comments: **N/A**Source of Section VII information: **seller**

Buyer Initials _____

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Seller Initials **DL** **SL**

PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734**SECTION VIII - ADDITIONAL INFORMATION****Garages built in 2012 & 2015. Barn/chicken coop built in 2013. Wood shed built in 2020. Pavilion/dog kennel built 2020.**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.

David L. Pelletier02/04/2025

SELLER

DATE

David L. PelletierDenise H. Pelletier02/04/2025

SELLER

DATE

Denise H. Pelletier

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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Page 8 of 8



Know all Men by these Presents,

That MARY B. GREGOR, of Littleton, County of Aroostook and State of
Maine

in consideration of One Dollar (\$1.00) and other valuable consideration

paid by DAVID L. PELLETIER and DENISE H. PELLETIER, Husband and Wife,
as Joint Tenants

whose mailing address is
Salem, New Hampshire

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said David L. Pelletier and Denias H. Pelletier

their heirs and assigns forever,

The following described real estate in Blaine, County of Aroostook and
State of Maine, to wit:

Commencing at the northeast corner of that parcel of land conveyed to
Robert Z. Welge, Elaine L. Welge, and Harry H. Welge dated July 17, 1986
and recorded in the Southern Aroostook Registry of Deeds in Volume 1907,
Page 146, at a point on the west side of the East Blaine Road lying on
the town line between Blaine and Mars Hill;

Thence N 69° 55' W Two Thousand Five Hundred Twenty-two and five tenths
Feet (2,522.5) to the northwest corner of said Welge parcel of land;

Thence S 20° 5' W One Thousand One Hundred Ten Feet (1,110') to the
point or place of beginning of the parcel hereby conveyed;

Thence S 20° 5' W One Thousand Thirty-six and two tenths Feet (1,036.2')
to a point;

Thence N 69° 55' W Two Thousand Fifty-five Feet (2,055'), more or less,
to the thread of the Prestile Stream;

Thence northerly along the thread of said Prestile Stream Six Hundred
Forty-five Feet (645') to a point;

Thence S 81° 3' E Two Thousand Three Hundred Forty-five Feet (2,345'),
more or less, to the point or place of beginning of the parcel hereby
conveyed.

The parcel hereby conveyed contains 40.7 acres, more or less.

Excepting and reserving to the Grantor, her heirs and assigns, a right
of way by all means of transportation over all existing field roads on
the so-called Tom York Farm, as ever conveyed by the Aroostook County
Production Credit Association to the grantor, as is necessary to reach
any other part or parts of said farm.

There is further conveyed to the Grantees, their heirs and assigns, a
right of way over by all means of transportation over all existing field
roads on the so-called Tom York Farm, as is necessary to reach any and
all parts of the parcel herein conveyed.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said David L. Pelletier and Denise H. Pelletier

their heirs and assigns, to their and their use and behoof forever.

And I do warrant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that me and my heirs shall and will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Mary B. Gregor

and Francis Gregor

husband/wife of the said Mary B. Gregor

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 21st day of the month of August, A.D. 1986.

Signed, Sealed and Delivered
in presence of

Makes Real Estate Transfer Tax Paid

.....
.....
.....
.....

State of Maine, County of Arcoostook ss: August 21, 1986.

Then personally appeared the above named Mary B. Gregor

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Richard L. Rhoda

RICHARD L. RHODA

Notary Public
Attorney at Law

Printed Name, *RICHARD L. RHODA*

ARCOOSTOOK ss Received: August 22, 1986 at 1h 25m P. M.



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

services required of all licensees listed above:

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

Remember!

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

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

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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



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Allen LeBrun, Previous Client