

MONTVILLE ACRES

ACTIVE ADULT | LAND FOR SALE

Drilled Well

**Lot 20.2 Off Route 3
Montville, Maine**

Surveyed Land



\$57,500

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

This 7.7± surveyed and pinned acre parcel offers the perfect blend of privacy, convenience, and natural beauty in the heart of rural Montville. With year-round access on State Highway 3, a drilled well already installed, and a completed soil test, the property is ready for a home, camp, RV setup, or a simple escape into nature.

The land rolls gently into the woods and opens toward a quiet beaver pond at the back of the property, where you can watch deer, ducks, and wildlife in every season. It has that peaceful, tucked-away feel while staying close to all the things people love about this part of Waldo County.

Outdoor recreation is right at your fingertips. Just a few minutes away is the West Appleton Country Club, a relaxed 9-hole course with beautiful scenery. St. George Lake is also close by, featuring a state park with swimming, boat access, and a campground — a perfect spot for summer days with family and friends. Head east and you're in Belfast and the Midcoast, with ocean access, restaurants, breweries, shops, and the harbor.



The surrounding area is known for a strong agricultural community with local farms, markets, Amish-built goods, fresh produce, and roadside stands. It's a place where you can buy your food from neighbors, know your community, and enjoy the quieter pace of country living.

Whether you're planning a new home, a homestead, a cabin getaway, or simply securing a beautiful piece of Maine land for the future, this parcel checks all the boxes — surveyed, pinned, drilled well, soil tested, road frontage, wildlife pond, and surrounded by farms and outdoor recreation. A truly peaceful spot in a scenic and desirable part of Waldo County.



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





LOT 20.2 OFF ROUTE 3, MONTVILLE

PRICE **\$57,500**

TAXES \$393.27/2025

ACREAGE 7.7± ROAD FRONTAGE 257'

HOW FAR TO...



Shopping | Belfast, 20± min



Hospital | Maine Health, 30± miles



Airport | Bangor, 1± Hrs



Interstate | 20± min



City | Waterville, 20± Min



Boston | 165± miles





Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating, to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Waldo County Sheriff's Office
(207) 338-2040
911

Fire

Montville Volunteer Fire Dept.
(207)382-3077
911

Town Office

414 Center Road
(207) 342-5544
M 11-7pm, W 7-12pm, F 8-4pm, 3rd Sat 9-1pm

Tax Assessor

Terry Fischer
(207) 804-8604

Code Enforcement

Cindy Abbott
(207) 505-0743

Montville Map 48 Lot 20.2

Maine, 7.5 AC +/-



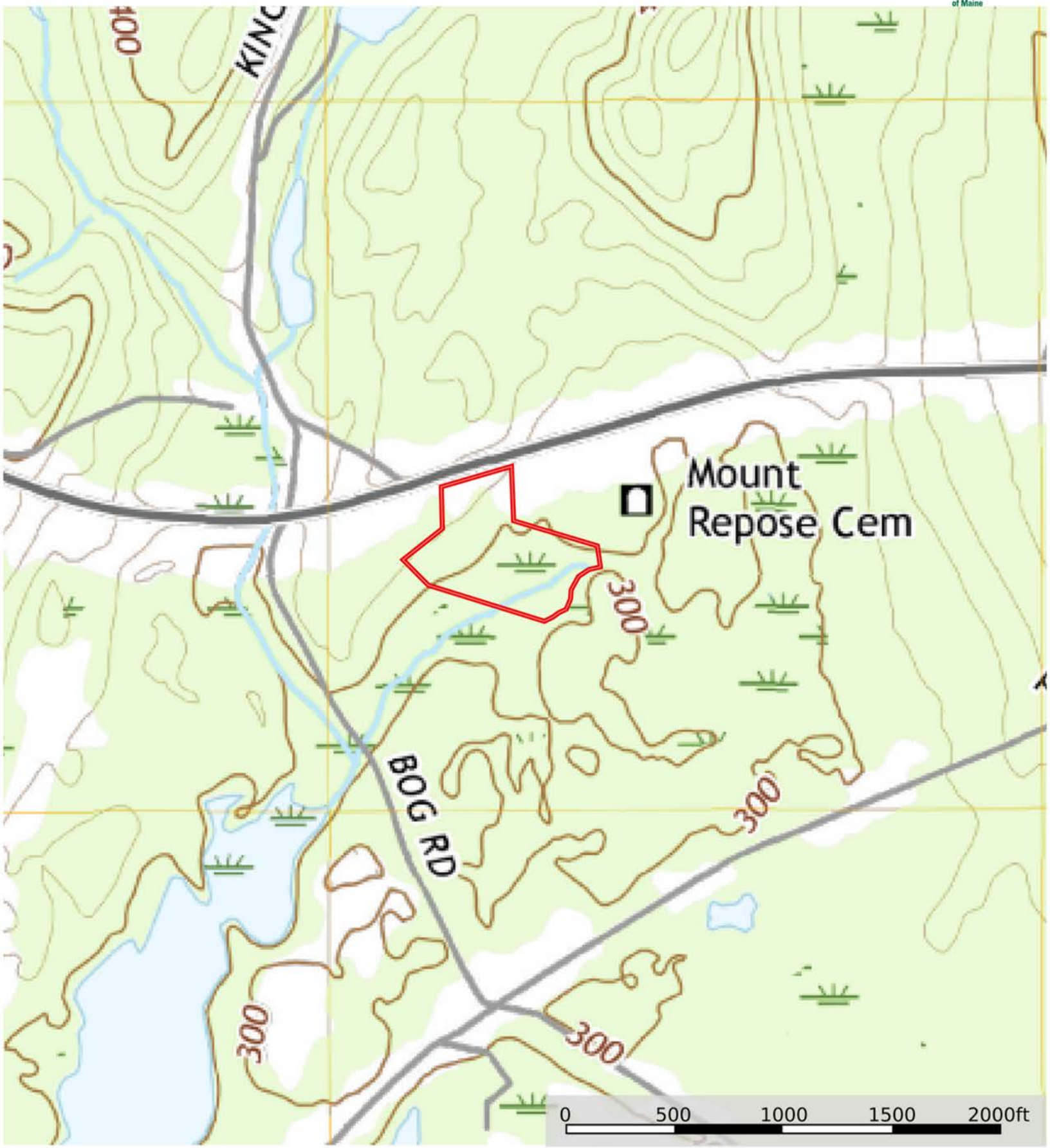
Boundary

Montville Map 48 Lot 20.2

Maine, 7.5 AC +/-



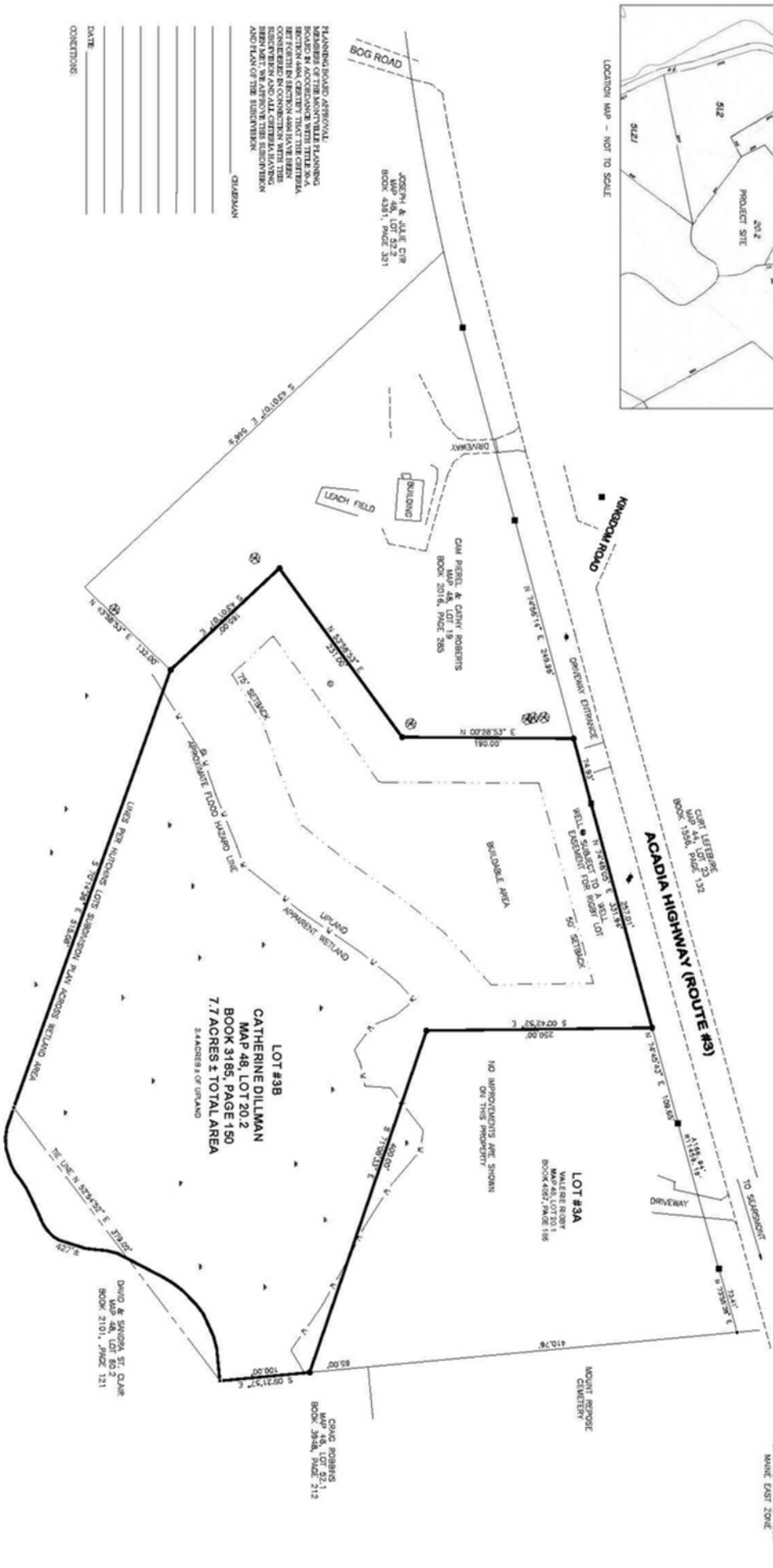
Boundary



 Boundary



STATE OF MAINE
 WALDO COUNTY, MA. REGISTRY OF DEEDS
 Received _____ M. and Recorded
 in Plan Book _____ PAGE _____
 Attest: _____ REGISTER



PLANNING BOARD APPROVAL
 MEMBERS OF THE MOUNTAIN VALLEY PLANNING BOARD HAVE REVIEWED THIS PLAN AND HAVE RECOMMENDED APPROVAL. THE BOARD HAS REVIEWED THE PLAN AND HAS RECOMMENDED APPROVAL. THE BOARD HAS REVIEWED THE PLAN AND HAS RECOMMENDED APPROVAL. THE BOARD HAS REVIEWED THE PLAN AND HAS RECOMMENDED APPROVAL.

DATE _____
 CONDITIONS _____

OWNER: CATHERINE DILLMAN
 1000 WINDY HOLLOW RD
 WINTERPORT, MAINE 04488
 PROJECT NO. 1713 WOOD

NOTES:
 SURVEY SHOWN HEREON IS OF AN ADJACENT TO LOT #3 OF THE HITCHINS LOTS SUBDIVISION ON FILE AT THE WALDO COUNTY REGISTRY OF DEEDS IN PLAN FILE 12. THE SURVEY SHOWN HEREON IS OF AN ADJACENT TO LOT #3 OF THE HITCHINS LOTS SUBDIVISION ON FILE AT THE WALDO COUNTY REGISTRY OF DEEDS IN PLAN FILE 12. THE SURVEY SHOWN HEREON IS OF AN ADJACENT TO LOT #3 OF THE HITCHINS LOTS SUBDIVISION ON FILE AT THE WALDO COUNTY REGISTRY OF DEEDS IN PLAN FILE 12.

LEGEND:
 ■ DENOTES A GRANITE HIGHWAY MONUMENT FOUND
 ○ DENOTES A PIPE FOUND
 ● DENOTES AN EXISTING UTILITY POLE
 ● DENOTES A 5/8 INCH REAR SET WITH A CAP STAMPED D. DINN P.S. #2347

OWNER: CATHERINE DILLMAN
 1000 WINDY HOLLOW RD
 WINTERPORT, MAINE 04488

FINAL PLAN OF
 AMENDMENT TO LOT #3
 HUTCHINS LOT SUBDIVISION
 ACADIA HIGHWAY
 JUNE 12, 2025

SCALE 1 INCH = 60 FEET

PROPERTY LOCATED AT: Map 3 Lot 20-2 off Route 3, Montville, ME

PROPERTY DISCLOSURE – LAND ONLY

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

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

SECTION I – HAZARDOUS MATERIAL

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

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

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

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

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

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

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

Location: _____

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

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

Comments: _____

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: _____

Source of information: **Seller**

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

Buyer Initials _____

Seller Initials SW

PROPERTY LOCATED AT: Map 3 Lot 20-2 off Route 3, Montville, ME

SECTION II – 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: ROW for well

Source of information: deed

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? _____

Road Association Name (if known): _____

Source of information: Seller

SECTION III – 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: _____

Buyer Initials _____

Seller Initials SW

PROPERTY LOCATED AT: Map 3 Lot 20-2 off Route 3, Montville, ME

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?

Zone A (Special Flood Hazard Area – 1% Annual Chance Flood)

Relevant Panel Number: 23027C0395E Year: 2015 (Attach a copy)

Comments: Portion of property lies within FEMA Zone A; buildable area is located outside the mapped floodplain

Source of Section III information: FEMA Mapping

SECTION IV – GENERAL INFORMATION

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

If Yes, explain: shoreland

Source of information: Observation

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: _____

Source of information: Seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: _____

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

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

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

Has the property ever been soil tested?..... Yes No Unknown

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

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of Section IV information: Seller

Additional Information: Drilled well on the property. Neighbor on lot 20.1 has deed rights to the well.

Broker owned

Buyer Initials _____

Seller Initials SW

PROPERTY LOCATED AT: Map 3 Lot 20-2 off Route 3, Montville, ME

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

<u>Spencer Wood</u>	<u>11/03/2025</u>	_____	_____
SELLER	DATE	SELLER	DATE
Spencer Wood			

_____	_____	_____	_____
SELLER	DATE	SELLER	DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

_____	_____	_____	_____
BUYER	DATE	BUYER	DATE

_____	_____	_____	_____
BUYER	DATE	BUYER	DATE

Instr # 2025-7674

ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

WARRANTY DEED
Statutory Short Form

DLN: 3106426

KNOW ALL BY THESE PRESENTS, That I, **Catherine P. Dillman**, whose mailing address is **102 Miller Court, Summerville, SC 29485**, for consideration paid, grants to **Acres of Maine Inc., a Maine Corporation**, whose mailing address is **10 River Run Road, Kingfield, ME 04947**, with Warranty Covenants, the real property in the Town of **Montville**, County of **Waldo** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land, together with all buildings thereon and all improvements thereto, situated in said Montville and being more particularly bounded described as follows, to wit:

Being Lot #3 on a survey plan entitled "Hutchins Lots Subdivision" for Stephen Brown by Central Maine Surveying, dated August, 1980, and recorded in the Waldo County Registry of Deeds in Plan Drawer 12, Map 35, containing 10.5 acres, more or less, and situate on the southerly side of State Highway #3.

EXCEPT AND RESERVE from the above-described parcel those premises conveyed to Jessica N. Martin by deed from the said Catherine P. Dillman, and from me, Byron P. Harriman, dated October 12, 2007, and to be recorded in the Waldo County Registry of Deeds in Book 31858, Page 147, in which deed the said excepted premises are more particularly bounded and described as follows, to wit:

"Beginning at the generally northwesterly corner of the Mt. Repose Cemetery on the generally southerly bound of State Highway #3, so-called, also known as the Acadia Highway; thence generally westerly along said Highway, a distance of three hundred fifty (350) feet, more or less, to a set iron stake, on or near, the southerly bound of said Highway; thence southwesterly on a line dividing the herein described premises from other land of ours, the Releasors, a distance of two hundred fifty (250) feet, more or less, to a set iron stake at a corner; thence generally southeasterly, still along our retained land, a distance of four hundred (400) feet, more or less, to a set iron stake for a corner; thence about North 15° 45' E, a distance of sixty-five (65) feet, more or less, to the southwesterly corner of the aforesaid cemetery; thence continuing same course of North 15° 45' East, along the generally westerly line of said Cemetery, a distance of four hundred twenty (420) feet, more or less, to the point of beginning.

The above parcel contains three (3) acres, more or less, and comprises the generally northeasterly portion of those premises described in a deed from Paula D. Brown to the said Elbridge T. Cunningham and Doris L. Cunningham, dated January 20, 1987 and recorded in the Waldo County Registry of Deeds in Book 943, Page 189. Doris L. Cunningham died on April 29, 1989, intestate, and Elbridge T. Cunningham died, on January 10, 1997, intestate. See also a deed from Lenora M. Martin and Tina Spears, to Thomas A. Cunningham, Pamela Harriman, and to me, the said Catherine Dillman, dated December 9, 1997, and recorded in the Waldo County Registry of Deeds in Book 1782, Page 061. See also deed from the said Thomas A. Cunningham to me, Catharine P. Dillman, dated April 9, 2007, and recorded in said Registry in Book 3073, Page 126.


Real Estate Transfer Tax Paid

INCLUDING a right of way, or easement, in common with us, Releasors, for purposes of taking water from a well situate upon our retained premises and situate a distance of one hundred (100) feet, more or less, generally southwesterly from the northwesterly corner of the above described parcel, together with the right to enter upon our said retained premises for the purposes of installing and maintaining all pipes, wires, and equipment of whatever source to be utilized in the removal of said water. The instant right of way, or easement shall exist for the benefit of the above described premises and shall run with the land. Promptly after each such entry, the user(s) shall restore the used premises to their pre-entry status."

Meaning and intending to convey and conveying the real property described in a deed to Catherine P. Dillman dated October 2, 2007 and recorded with the Waldo County Registry of Deeds in Book 3185, Page 150.

Witness my hand and seal this 28th day of August, 2025.

Witness:

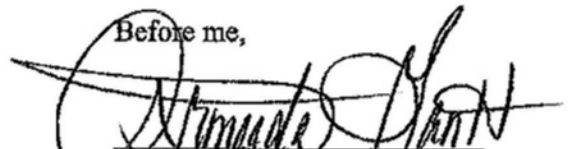

Armeeda Gantt
STATE OF South Carolina
COUNTY OF Dorchester

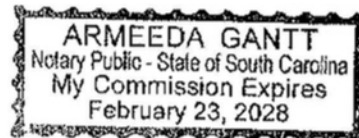

Catherine P. Dillman

August 28, 2025

Personally appeared on the above date, the above-named **Catherine P. Dillman** and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law
Print name: Armeeda Gantt
Exp: February 23, 2028





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.

Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine

@lifestyleproperties · 54.8K subscribers · 813 videos

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

lifestylepropertiesofmaine.com and 3 more links

🔔 Subscribed ▾



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*