

LAND FOR SALE

ACTIVE ADULT | RECREATIONAL PROPERTY | HUNTING

Private Driveway

140 East Madrid, Phillips

24.72± Surveyed acres



\$200,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Discover the perfect blend of privacy, recreation, and ready-to-build convenience at 140 East Madrid Road in Phillips, Maine. This surveyed 24.72± acre property offers over 1,600 feet of town-maintained road frontage and features a beautiful mix of open pasture, mature woods, rolling terrain, and a stream winding through the property.

A tremendous amount of work has already been completed for the next owner. The property includes an existing driveway, electric service, drilled well, septic system, and a 33' x 50' Alaskan slab foundation—giving you a substantial head start whether you're dreaming of building a year-round home, vacation retreat, or mountain getaway.

The current owner thoughtfully cleared a portion of the land to capture sweeping views of Mount Blue and the Sandy River Valley. With abundant privacy, standing timber, and ample frontage, buyers may also wish to explore the potential for multiple building sites or future subdivision, subject to local approvals.



Outdoor enthusiasts will appreciate the proximity to ATV and snowmobile trails, the Appalachian Trail just 8 miles away, Rangeley approximately 20 miles away, and Sugarloaf only about 30 miles from the property. Downtown Phillips, with groceries, gas, and everyday conveniences, is just 4 miles away.

Whether you're looking to build now or invest in a spectacular piece of western Maine, 140 East Madrid Road offers a rare combination of acreage, views, infrastructure, and opportunity.



**Lifestyle
Properties
of Maine**





140 EAST MADRID, PHILLIPS

PRICE

\$200,000

TAXES

\$1,200/2024

24.72± ACRES

ROAD FRONTAGE 1,625FT

HOW FAR TO...



Shopping | Phillips, 7± miles



Hospital | Pittsfield, 25± miles



Airport | Lindbergh Airport,
7± miles



Interstate | Exit 112, 65± miles



City | Farmington, 19± Miles



Boston | 180± miles 3 Hours
15 Minutes





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

Avon Town Police Department
(207) 639-5326

Fire

Phillips Fire Department
(207) 639-3473

Town Office

124 Main St Phillips, ME 04966
(207) 639-3561
phillipstownoffice@gmail.com
Mon- 11:00AM - 5:30PM
Tues - Friday: 8:30 AM - 4:00PM

Tax Assessor

124 Main St Phillips, ME 04966
(207) 639-3561
phillipstownoffice@gmail.com

Code Enforcement

Veronica Gilbert
(207) 639-3561
vjnic81@gmail.com

250.108 (cents total)
(quarters & dimes)

37.674 acres total

DATE JULY 20, 2012

PHILLIPS, FRANKLIN COUNTY

DATE JULY 20, 2012

Dr. A. Bantini MD PhD (former director)

100 PHILLIPS
CHILMOTT, RHODE IS

PROFESSIONAL FIRM
SOCIETY & INC.

Author's address: Department of Mathematics, University of California, San Diego, La Jolla, CA 92037, U.S.A.
E-mail: shrawan@ucsd.edu

PROPERTY LOCATED AT: R5 Lot 2a, Phillips, ME 04966

PROPERTY DISCLOSURE – LAND ONLY

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

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

SECTION I – HAZARDOUS MATERIAL

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

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

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

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

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

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

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

Location: _____

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

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

Comments: _____

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Seller

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

Buyer Initials _____ Page 1 of 4 Seller Initials YK _____

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

Source of information: Seller

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 _____

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Seller Initials ML

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: _____

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: _____

Source of information: Seller

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

If Yes, explain: _____

Source of information: _____

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

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

If Yes, explain: _____

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: _____

Buyer Initials _____

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Seller Initials ML

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.


SELLER _____ DATE _____
Michael Leman

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

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

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____



KNOW ALL PERSONS BY THESE PRESENTS THAT I, **NANCY L. MITCHELL** as I am Trustee of the IRRV Trust Agreement, 103 Pine Ledge Road, Greenville, Rhode Island 02828, for consideration paid, hereby grant to **MICHAEL LEMAN** of 54 Lenape Road, Andover, New Jersey 07821, with warranty covenants, land in Phillips, Franklin County, State of Maine, described as follows, to wit:-

Land together with any buildings thereon situated in Phillips, Franklin County, State of Maine, bounded and described as follows, to wit:-

Being real estate situated on the westerly side of the East Madrid Road, in Phillips, Maine, further depicted as "Parcel B-24.752 Acres" as depicted upon a "Boundary Survey Prepared for Muriel R. Mitchell, Nancy L. Mitchell and Roger Mitchell" dated July 20, 2011 by Sackett & Brake Survey, Inc. recorded among the plans of the Franklin County Registry of Deeds as P-5490, said premises being subject to the applicable portion of the 50-foot wide easement for all purposes including but not limited to ingress, egress and placement of maintenance of utilities that is set forth on said plan, the northerly line of the premises hereby conveyed being the same as the centerline of said right of way and easement.

These premises are a PART AND PART ONLY of the premises conveyed by deed of July 14, 2011 recorded at Book 3361, Page 44 Franklin County Registry of Deeds.

WITNESS my hand and seal this 17th day of February, 2016.

Nancy L. Mitchell, Trustee
Nancy L. Mitchell, Trustee

State of Rhode Island
Providence Providence

February 17th 2016

Personally appeared the above-named Nancy L. Mitchell in her said capacity as Trustee aforesaid and acknowledged the foregoing to be her free act and deed in her said capacity, before me,

Lauren Silva
Notary Public
Name: Lauren Silva
Comm. Expires: 9/10/18

SEAL

ca:\winword\DEEDS\MITCHELL MURIEL.WD

Received
Franklin County Registry of Deeds
Susan A Black, REGISTER

Maine Real Estate
Transfer Tax Paid

Mills



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.



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United Country Lifestyle Properties of Maine



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

lifestylepropertiesofmaine.com and 4 more links



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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