

# LAND FOR SALE

Wooded

**385 Johnson Flat Rd,  
Pittsfield**

58± Acres



**\$149,900**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



# Table of **CONTENTS**

**03**

**PROPERTY DETAILS & DESCRIPTION**

**06**

**MEET YOUR AGENT**

**07**

**MUNICIPAL CONTACTS**

**08**

**MAPS**

**11**

**PROPERTY DISCLOSURE**

**15**

**DEED**

Scan to view the  
full property details  
and video!



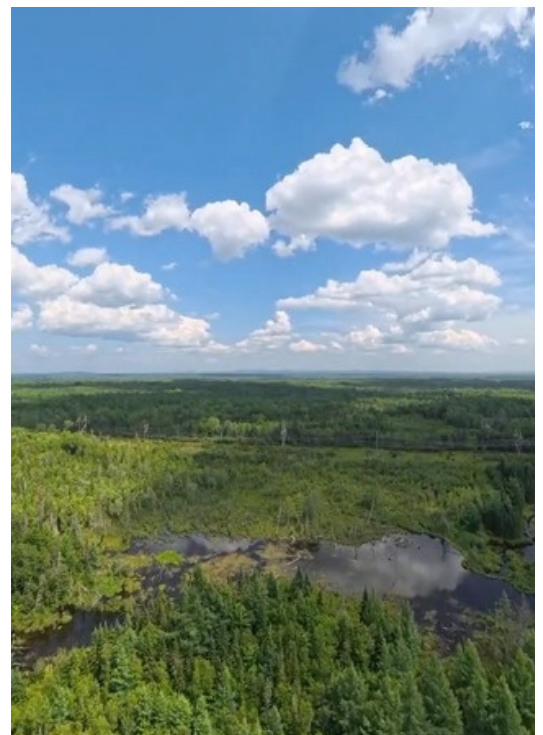


*Photography by Mayhem Media*

58.8± acres of level, wooded land on Johnson Flat Road in Pittsfield with an established access road, an open landing, and a pond of approximately two acres.

The access road leads well into the property and back toward the pond, where an open landing provides a natural destination for a camp, food plot, or recreational area. The pond and surrounding woods create excellent wildlife habitat and add something special to an already substantial piece of land.

With nearly 60 acres, there is plenty of room for hunting, hiking, snowshoeing, trail riding, or building a private home or camp, subject to town approval. The property also borders CMP land near the local snowmobile trail system, offering potential trail access that should be confirmed with the local club.



The setting feels private while remaining only minutes from downtown Pittsfield and Interstate 95. Waterville is approximately 30 minutes away, while Bangor and Bangor International Airport are about 40–45 minutes away.

An established road, a clearing toward the back, and your own pond make this more than just another wooded parcel. Whether you're looking for a hunting property, recreational getaway, future homesite, or long-term land investment, this property offers plenty of possibilities in a convenient Central Maine location.



**Lifestyle  
Properties  
of Maine**





# 385 JOHNSON FLAT RD, PITTSFIELD

PRICE

**\$149,900**

TAXES

\$175/2026

58± ACRES

## HOW FAR TO...



Shopping | Pittsfield, 1± miles



Hospital | Pittsfield, 1± miles



Airport | Bangor, 38± miles



Interstate | Exit 150, 2± miles



City | Waterville, 20± Miles



Boston | 235± miles 3 Hours  
45 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**

Pittsfield Police Department  
(207) 487-3104

## **Fire**

Pittsfield Fire Department  
(207) 487-3136

## **Town Office**

112 Somerset Avenue Pittsfield, ME 04967  
Phone: (207) 487-3136  
Email: [townmanager@pittsfield.org](mailto:townmanager@pittsfield.org)  
Hours: Monday–Friday, 8:00 AM–5:00 PM

## **Tax Assessor**

Pittsfield Assessing Department  
Phone: (207) 487-3136  
Email: [assessing@pittsfield.org](mailto:assessing@pittsfield.org)

## **Code Enforcement**

Code Enforcement Officer  
Phone: (207) 487-3136  
Email: [code@pittsfield.org](mailto:code@pittsfield.org)

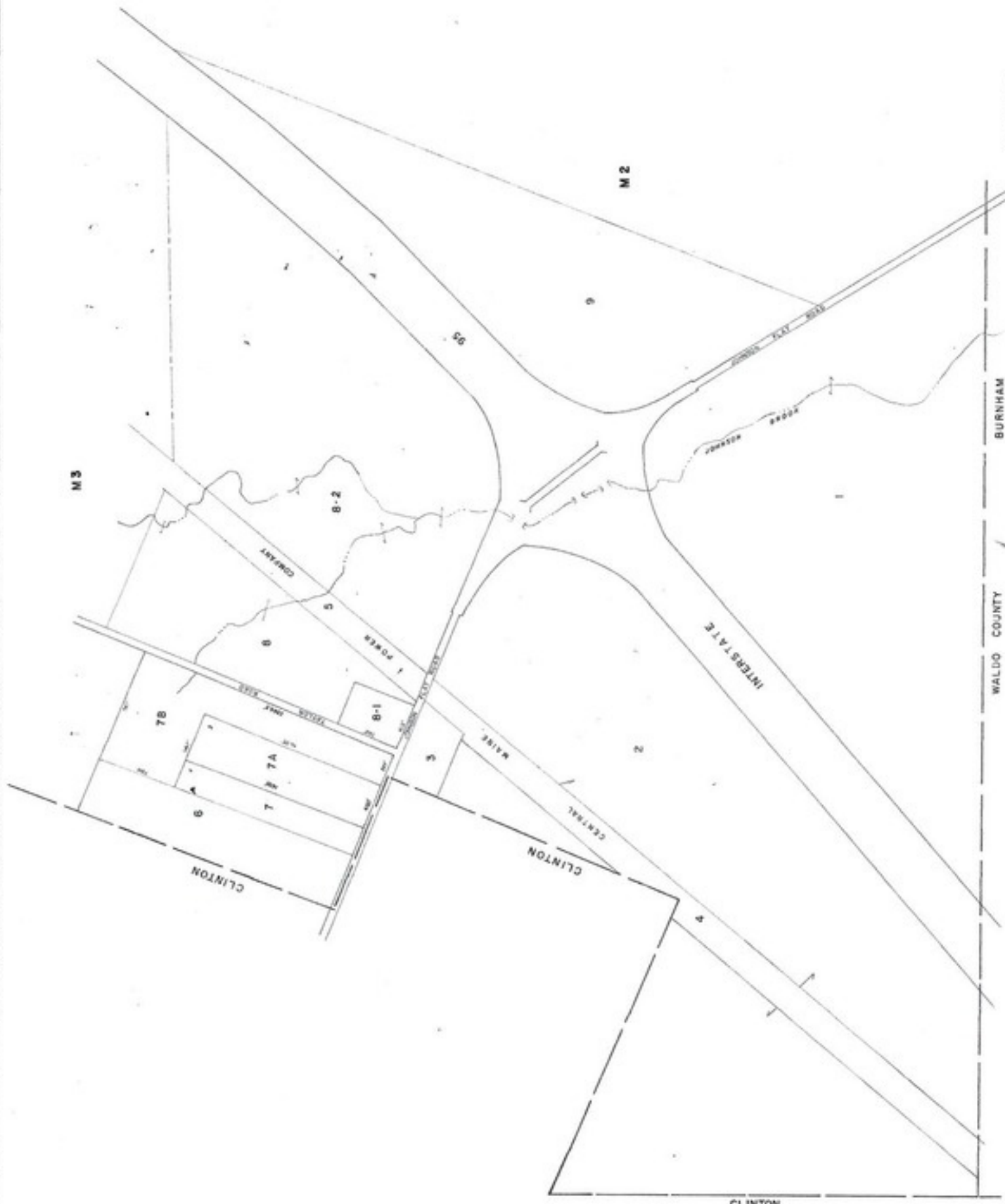
BURNHAM

WALDO COUNTY

CLINTON

M 2

M 3





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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*



# Maine's #1 YouTube Channel



## United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

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

[lifestylepropertiesofmaine.com](http://lifestylepropertiesofmaine.com) and 4 more links



## 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

PROPERTY LOCATED AT: 385 Johnson Flat Rd, Pittsfield, ME 04967**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 AA EA \_\_\_\_\_

PROPERTY LOCATED AT: 385 Johnson Flat Rd, Pittsfield, ME 04967**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: Access and Electric Easement

Source of information: Deed, 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? owner

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 \_\_\_\_\_

Page 2 of 4

Seller Initials AA EA

PROPERTY LOCATED AT: 385 Johnson Flat Rd, Pittsfield, ME 04967

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: 2301270015C Year: 1996 (Attach a copy)

Comments: No Digital Data Available

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: 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: Tree Growth

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 \_\_\_\_\_

Page 3 of 4

Seller Initials AA EA

PROPERTY LOCATED AT: 385 Johnson Flat Rd, Pittsfield, ME 04967

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.

Anderson Adams 07/21/2026  
SELLER DATE  
Anderson Adams

Emily Adams 07/27/2026  
SELLER DATE  
Emily Adams

\_\_\_\_\_  
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



TRANSFER TAX PAID

**QUITCLAIM DEED  
WITH COVENANT  
DLN#1002340226283**

**ROBERT S. DEELSNYDER AND SUSAN M. DEELSNYDER**, of Pittsfield, County of Somerset, and State of Maine, for consideration paid, GRANT to **ANDERSON S. ADAMS AND EMILY W. ADAMS**, both of Norcross, County of Gwinnett, and State of Georgia, with **QUITCLAIM COVENANT**, as Joint Tenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Pittsfield, County of Somerset, and State of Maine, bounded and described as follows, to wit:

Parcel I

A certain lot or parcel of land situated at the junctions of the Call Road, so called, and the Johnson Flat Road, so called, in the Town of Pittsfield, County of Somerset, State of Maine and being more particularly bounded and described as follows:

Beginning at the intersection of the center of the Call Road, so called, and the northerly line of the Johnson Flat Road, so called, which said last road leads westerly from Burnham through Pittsfield to Canaan; thence northerly along the center of the Call Road which follows a course of N 28° 49' 36" E a distance of five hundred sixty one and seventy one hundredths (561.71) feet, more or less, to a point; thence S 61° 58' 56" E a distance of twenty four and seventy five hundredths (24.75) feet, more or less, to a pin set; thence continuing on the same course a distance of three hundred eighty and fifty seven hundredths (380.57) feet, more or less, to a pin set marking the northeasterly corner of herein described lot; thence S 29° 07' 10" W a distance of five hundred seventy and eighty two hundredths (570.82) feet, more or less, to a pin set on or near the northerly sideline of aforementioned Johnson Flat Road; thence N 60° 43' 12" W following a line twenty four and seventy five hundredths (24.75) feet, more or less, northerly of and parallel to the apparent center of the Johnson Flat Road a distance of four hundred two and thirty seven hundredths (402.37) feet, more or less, to the point to beginning.

All pins are further described as being one half (1/2) inch rebar topped with a red plastic cap inscribed PLS 2008. Bearings are magnetic based on hand compass observation between traverse points.

The lot herein described being situated on the northerly sideline of the Johnson Flat Road, said road being assumed a width of three rods for the purpose of this survey. The lot herein described runs to and along the apparent center of the Call Road as conveyed in previous deeds. Excepting and reserving any rights the public may have in the Johnson

previous deeds. Excepting and reserving any rights the public may have in the Johnson Flat Road.

This description is based on a boundary survey of a portion of land conveyed to Marc A. Day by above noted deed. Research was limited to above deed per written contract between the said Day and Heart of Maine Surveying. No further research was accomplished to confirm actual location or width of the Call Road or Johnson Flat Road per noted written contract. Reference is made to a survey plan entitled "Survey of a lot to be mortgaged by Marc A. Day dated April 26, 2001.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

#### Parcel II

A certain lot or parcel of land situated easterly of the Johnson Flat Road, northerly of Central Maine Power Company (herein after referred to as CMP) and southerly of the Call Road in the Town of Pittsfield, County of Somerset in the State of Maine and being more particularly bounded and described as follows:

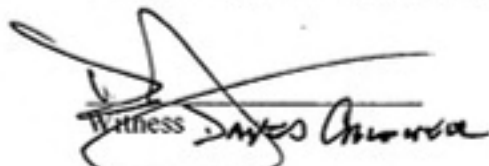
Being all that land situated adjacent to and northerly of land of CMP, which land is a strip of land situated northerly of and more or less parallel with Interstate 95, bounded on the west by the Johnson Flat Road, Northerly by the centerline of the Call Road and easterly by land now or formerly of E. D. Bessey Development Co.

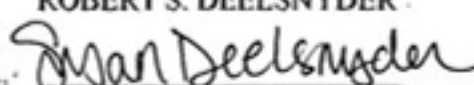
EXCEPTING any rights previously conveyed or reserved in prior deeds, which includes but is not limited to an easement deed given by Marc A. Day to CMP dated June 10, 2016 recorded in Book 4284 Page 25 of the Somerset County Registry of Deeds.

ALSO EXCEPTING the above described Parcel I, being a five and twenty five hundredths (5.25) acre parcel of land described in a deed from Marc A. Day to Marc A. Day and Jennifer W. Day on May 30, 2008 recorded on June 13, 2008 in Book 4010 Page 62 in the Somerset County Registry of Deeds.

Being all and the same premises as described in a deed from Marc A. Day and Jennifer W. Day to Robert S. Deelsnyder and Susan M. Deelsnyder, dated May 17, 2019 and recorded in the Somerset County Registry of Deeds, Book 5409, Page 314.

WITNESS my hand and seal this 07 day of February, 2023.

  
Witness  
Witness

  
ROBERT S. DEELSNYDER  
  
SUSAN M. DEELSNYDER

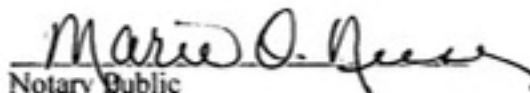
STATE OF Georgia  
COUNTY OF Bartow ss

February 07 2023

Personally appeared the above named Robert S. Deelsnyder and Susan M. Deelsnyder and acknowledged the foregoing instrument to be their free act and deed.

Before me,



  
Notary Public

Marie O. Neese  
(Print Name and Affix Seal)