

LAND FOR SALE

Power at Road

**M6L18-13 North Palermo
Rd, Freedom**

Wooded



\$49,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

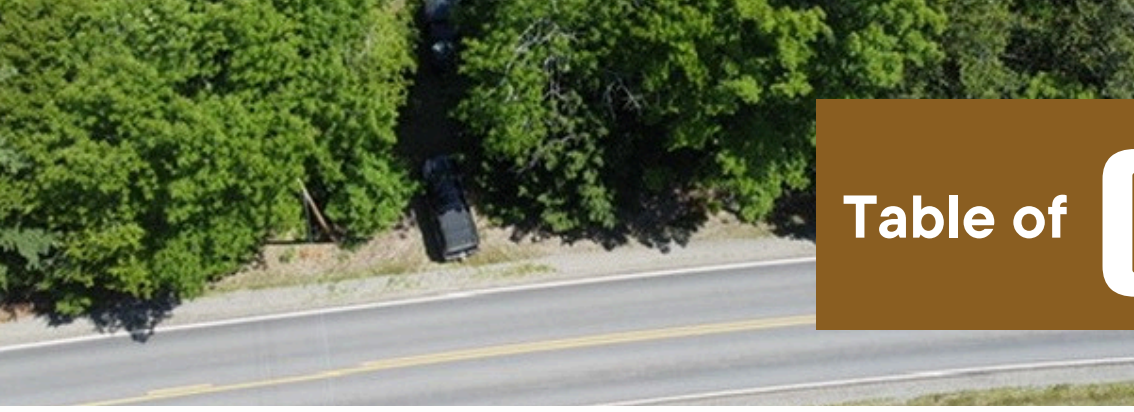


Table of

CONTENTS

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

MAPS

14

PROPERTY DISCLOSURE

17

DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Discover the possibilities with this attractive 3.66-acre wooded parcel located on North Palermo Road in Freedom. Whether you are looking to build your future home, create a private getaway, or secure a piece of Maine land for recreational use, this property offers a great combination of privacy, convenience, and location.

The property is surveyed and offers approximately 202 feet of road frontage, with power available at the road, making it a great opportunity for those looking to establish a home or camp in a peaceful rural setting. The wooded acreage provides privacy and a natural Maine backdrop, while still offering convenient access to nearby communities and amenities.

Located just minutes from Belfast, you'll have easy access to shopping, dining, services, and the beautiful Maine coast. The ocean is approximately 20 minutes away, providing plenty of opportunities for boating, fishing, kayaking, beach days, and enjoying the area's coastal attractions. Waldo County General Hospital and additional shopping in Belfast are approximately 14 miles away.

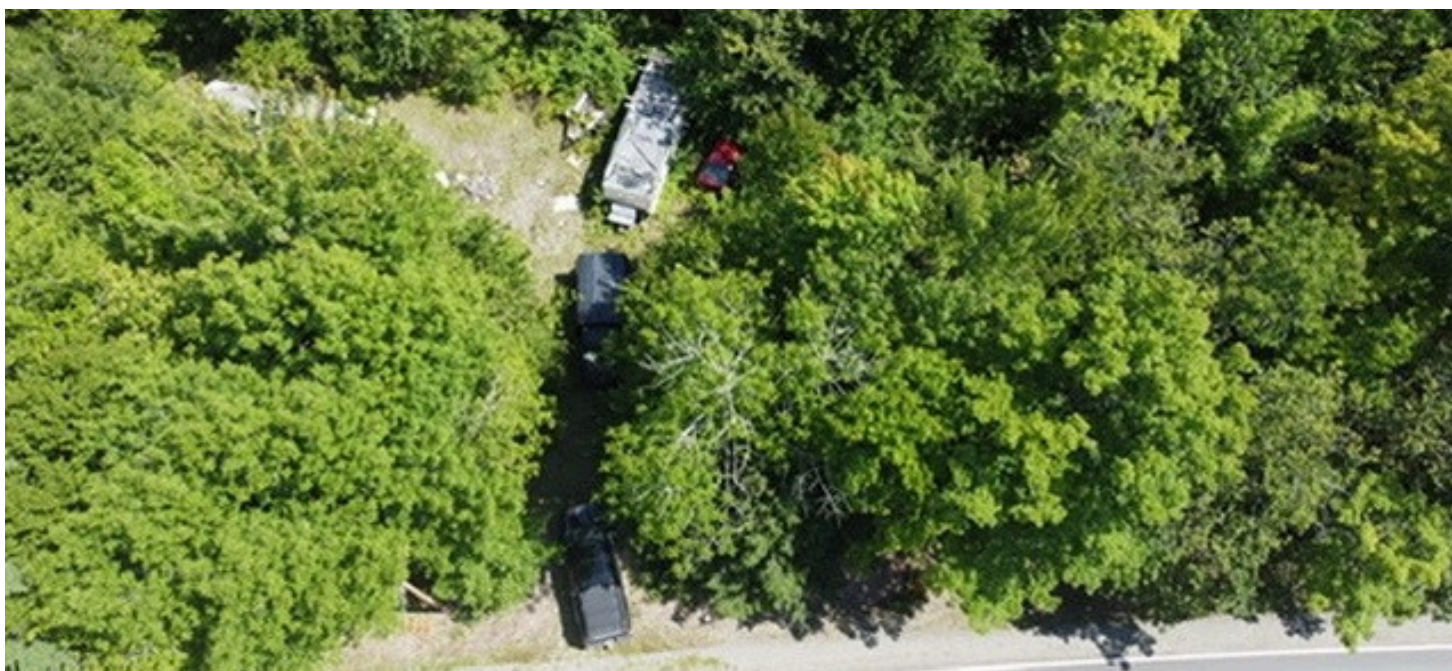


For those traveling farther, Bangor International Airport is approximately 50 minutes away, while Interstate 95 can be reached in approximately 24 miles. Boston is approximately 4 hours and 15 minutes away.

If you're looking for a wooded parcel with room to build, explore, and enjoy the Maine outdoors, this 3.66-acre property in Freedom is worth a look. Bring your plans and imagination and make this piece of Maine your own!



**Lifestyle
Properties
of Maine**





M6L18-13 NORTH PALERMO RD, FREEDOM

PRICE

\$49,900

TAXES

\$345/2025

3.66± ACRES

ROAD FRONTAGE 202FT

HOW FAR TO...



Shopping | Belfast, 14± miles



Hospital | Belfast, 14± miles



Airport | Bangor, 42± miles



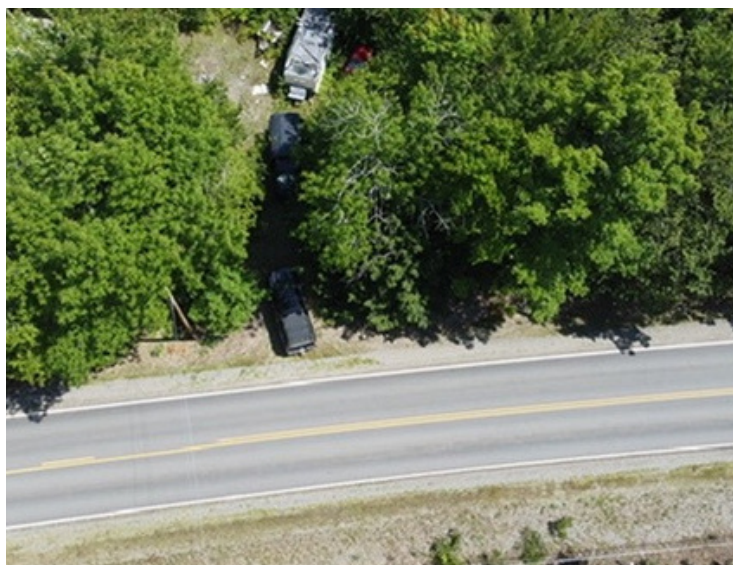
Interstate | Exit 157, 24± miles



City | Belfast, 14± Miles



Boston | 245± miles 4 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

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

Fire

Freedom Volunteer Fire Department
(207) 993-2602

Town Office

71 Pleasant Street Freedom, ME 04941
(207) 382-6177
freedomclerk@yahoo.com
Monday: 9:00 AM – 6:00 PM Tuesday–Thursday: 9:00 AM – 3:00 PM
First Saturday of each month: 9:00 AM – 12:00 PM

Tax Assessor

Town Assessing Office
(207) 382-6177

Code Enforcement

Cindy Abbott
(207) 382-6177



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

Remember!

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

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

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

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

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: M3L18-13 North Palermo Rd, Freedom, ME 04941**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 RK _____

PROPERTY LOCATED AT: M3L18-13 North Palermo Rd, Freedom, ME 04941**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: _____

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 _____

Page 2 of 4

Seller Initials RK

PROPERTY LOCATED AT: M3L18-13 North Palermo Rd, Freedom, ME 04941

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: 23027C0240E Year: 2015 (Attach a copy)

Comments: Area of minimal flood hazard

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: _____

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 RK

PROPERTY LOCATED AT: M3L18-13 North Palermo Rd, Freedom, ME 04941

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.

Ra Kpedi 08/05/2026
SELLER DATE
Cresta Capital Group

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



WARRANTY DEED

DLN: 1002140155995

Kenneth L. Shaw, of Oakland, Maine, for consideration paid, GRANTS to **Jacques J. Morin**, of 194 Water Street, Apartment 2, Waterville, Maine, with WARRANTY COVENANTS, a certain lot or parcel of land situated in Freedom, County of Waldo, and State of Maine, bounded and described as follows:

Being Lot 6 of the Irving-Richardson Subdivision dated August, 1998, recorded August 27, 1998, in the Waldo County Registry of Deeds in Plan Book 17, Page 224.

Subject to Declaration of Protective Covenants referenced on said Plan and attached to the deed from Steven E. Shaw to Kenneth L. Shaw dated September 29, 2001, recorded in Waldo County Registry of Deeds in Plan Book 17, Page 224.

Meaning and intending to convey a portion of the property conveyed to the herein Kenneth L. Shaw by deed of Steven E. Shaw dated September 29, 2001, and recorded in Waldo County Registry of Deeds in Book 2167, Page 196.

WITNESS my hand and seal this 30th day of July, 2021.


Kenneth L. Shaw

STATE OF MAINE
COUNTY OF KENNEBEC

July 30, 2021.

Personally appeared the above-named **Kenneth L. Shaw** and acknowledged the foregoing to be his free act and deed,

Before me,

Thomas B. McCowan
Notary Public, State of Maine
Commission Expires June 7, 2027


Notary Public

Real Estate Transfer Tax Paid

WARRANTY DEED

Know all Persons by these Presents, that I, Steven E. Shaw of Freedom, Waldo County, Maine, in consideration of one dollar and other valuable consideration paid by Kenneth L. Shaw of 401 South Harrison Street, Easton, MD, 21601, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Kenneth L. Shaw, his heirs and assigns forever, a certain lot or parcel of land with any buildings thereon, situated in the Town of Freedom, County of Waldo and State of Maine, and bounded and described as follows, to wit:

BEGINNING on the east side of the road leading from Turner's Corner to North Palermo, at the south bound of land formerly of Dexter Turner, now of Stephen Taylor; thence by said road south to land formerly of William Henry Blake, now of Melvin Bailey; thence east by said land of Bailey to land formerly of Bradstreet, now of Addison Chase; thence by said land of Chase northerly to the southerly bound of land of said Taylor; thence by said land of Taylor westerly to the point of beginning.

Meaning and intending to convey the same premises conveyed to Steven E. Shaw by deed of Myrtle Irving dated August 26, 1998 and recorded in the Waldo County Registry of Deeds in Book 1818, Page 217.

Subject to the attached Declaration of Protective Covenants.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Kenneth L. Shaw, his heirs and assigns, to his and their use and behoof forever.

And I do covenant with the said Grantee, his 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 I and my heirs shall and will warrant and defend, to the extent of consideration paid, the same to the said Grantee, heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Steven E. Shaw, as Grantor, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 29 day of September 2001.

Signed, Sealed & Delivered

in presence of

Joann C. Austin
Witness

State of Maine

Kennebec, ss.

Steven E. Shaw
Steven E. Shaw

Date: 9-29-01

Then personally appeared the above named Steven E. Shaw and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Joann C. Austin
Notary Public

Printed Name: JOANN C. AUSTIN

My Commission Expires: 10-25-2007

No Transfer Tax Paid

DECLARATION OF PROTECTIVE COVENANTS

THIS DECLARATION is made this 19 day of August, 1998 by Steven Shaw of Freedom, County of Kennebec, State of Maine (hereinafter referred to as "Shaw", which term shall include his heirs and assigns), with respect to that real property located in Freedom, County of Kennebec and State of Maine, which is more fully described as:

Approximately 30 acres on the North Palermo Road, so called, described in a deed from the heirs of Richardson to Myrtle Irving dated January 24, 1973 recorded in the Waldo County Registry of Deeds Book 724 Page 1006 and subsequently conveyed by Myrtle Irving to Steven Shaw by deed dated August 1998 to be recorded in said Registry. Known as Tax Map 3 lot 18-2 in the Freedom Town Tax Maps. Known as the IRVING-RICHARDSON SUBDIVISION.

and with respect to any other real property hereinafter made subject hereto by deed reference (all such property being hereinafter referred to as "said property").

This Declaration is executed in order that, to the extent possible, said property shall be maintained so as to preserve the rural character of the Town and to provide a pleasant and healthful environment.

For these reasons, Developer hereby declares that all of said property hereafter conveyed or leased subject to this Declaration shall at all times thereafter be subject to the covenants, restrictions, easements, charges and liens (hereinafter referred to as "Covenants and Restrictions") hereinafter set forth.

1. Each lot subject to this declaration shall provide for a forested buffer strip forty (40') feet deep from the road, within which the cutting of trees shall be restricted and no buildings shall be located. Notwithstanding this restriction, a driveway will be allowed no more than forty (40') feet wide. Light trimming for aesthetics or utility purposes will also be allowed.
2. On Lots 3, 4, 5, and 6 the construction of any buildings shall be placed to the east behind the wet land shown on the subdivision plan.

In Witness Whereof, the said Steven Shaw, has caused this instrument to be sealed and signed this 19 day of the month of August, 1998.

Signed, Sealed and Delivered
in presence of

Joann C. Austin Steven Shaw
Witness

STATE OF MAINE
COUNTY OF Waldo, ss. August 19, 1998

Then personally appeared the above-named Steven Shaw and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Joann C. Austin
Notary Public
Print Name: JOANN C. AUSTIN
My commission expires 12-25-2000

RECEIVED WALDO SS.
2001 OCT 25 PM 1:20

ATTEST: Deloris Page
REGISTER OF DEEDS