

Private Detail Report

MLS #: 1492995
Status: Active

County: Lincoln
Property Type: Land

Association Fee: \$100/ Annually
Seasonal: No

List Price: \$35,900
Original List Price: \$35,900



1 Will Bulter Lane
Bremen, ME 04551

List Price: \$35,900
MLS#: 1492995



Land Information

Surveyed:	Yes	Waterfront:	Yes	Waterfront Amount	50	Road Frontage +/-:	667
Lot Size Acres +/-:	1.9	Src of Wtrfrt:	Survey	+		Source of Road	Survey
Source of Acreage:	Survey	Water Views:	No	Water Frontage	0	Frontage:	
Mobile Homes Allowed:	No			Owned:		Zoning:	Rural
				Waterfront Shared +/-	50	Zoning Overlay:	Unknown
				:			
		Water Body:	Webber				
			Pond				
		Water Body Type:	Lake				

Property Features

Driveway:	No Driveway	Electric:	Other Electric	Roads:	Association; Gravel/Dirt; Paved; Public
Location:	Rural	Gas:	No Gas	Site:	Corner Lot; Level; Wooded
Recreational	Deeded; Lake/Fresh Water;	Water:	Well Needed on Site		
Water:	ROW to Water	Sewer:	Soil Test Available		

Tax/Deed Information

Book/Page	5454/178	Full Tax Amt/Yr:	\$101.7/ 2021	Map/Block/Lot:	4//69-1
				Tax ID:	Lot1WillButlerLaneBremen

Remarks

Remarks: Midcoast Land Bargain! 2 plus/minus acres with deeded access to Webber Pond and only minutes to the ocean! Just 20 minutes to restaurants/shops in the picturesque village Damariscotta! Private setting and a great location.

Showing Instructions: Show Without Notice

Listing/Agent/Office Information

Internal List #:	Variable Rate Comm:	No	Pending Date:	Buyer Agency:	3%
Listing	Exclusive Right To	List Date:	05/23/2021	Terminated Date:	Sub Agency:
Agreement:	Sell	Withdrawal Date:		Transaction Broker:	
Days On Market:	0				
LA:	Name	Primary	Cell	Fax	E-mail
LO:	Rick Rhea (005377)	207-329-9728	207-329-9728		rick.swiftriver@gmail.com
	Swift River Properties (1738)	207-329-9728			

Prepared by Brian Rhea on Monday, May 24, 2021 2:17 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2021 and FBS.

Receipt # 31038



Bk 5454 PG 178
11/07/2019 12:48:49 PM
Pages 2
DEEDS

Instr # 55709

Rebecca S. Wolton Lincoln County Registry of Deeds

WARRANTY DEED

Maine Woods And Waters, LLC, a Maine limited liability company, having its principal office in Freeport, Maine, for consideration paid, grants to John H. Sprague, whose mailing address is 15 South Road, Damariscotta, ME 04543, with warranty covenants, the following land:

A certain lot or parcel of land on the northeasterly side of Will Butler Lane in the Town of Bremen, Lincoln County, Maine, bounded and being Lot numbered 1 as shown on the Survey and Plan of Muscongus Lots for Nelson W. and Helen E. Webber, Lincoln County, Bremen, Maine, January 1969 by Elroy H. Gross, Waldoboro, Maine, and recorded in the Lincoln County Registry of Deeds in Plan Book 17, Page 10.

The above Lot is subject to the protective covenants described in Declaration of Protective Covenants dated June 21, 2019 and recorded in the Lincoln County Registry of Deeds in Book 5405, Page 37, and to the terms of a Declaration of Road Maintenance Covenants dated August 28, 2019 and recorded in the Lincoln County Registry of Deeds in Book 5428, Page 130, and to an Easement to Central Maine Power Company and Tidewater Telecommunications, Inc. dated September 25, 2019, and recorded in the Lincoln County Registry of Deeds in Book 5438, Page 120.

The above Lot is conveyed SUBJECT TO the further restriction set forth in the deed from A. Knight Coolidge to Maine Woods And Waters, LLC dated January 25, 2019, and recorded in the Lincoln County Registry of Deeds in Book 5349, Page 303, that no buildings or improvements shall be located, no harvesting or development shall be conducted within one hundred feet (100') of the Shore Road, said Shore Road being the southeasterly bound of said Lot 1; this one hundred foot (100') deep buffer area along Shore Road shall remain in its current natural, wild and undeveloped state. Grantee, its successors and/or assigns, shall have the right to trim trees as required to install and maintain above-ground utility lines. This restriction is permanent and for the benefit of other lands in the area in which A. Knight Coolidge has an ownership interest.

The above Lot is conveyed together with AN EASEMENT FOR PASSAGE BY FOOT over the existing pathway located on the southwesterly side of the Will Butler Lane, so called, in the Town of Bremen, County of Lincoln and State of Maine passing over a portion of Lot Number 12 of the Muscongus Lots Subdivision dated January, 1969 and recorded in the Lincoln County Registry of Deeds in Plan Book 17, Page 10, being more particularly described as follows:

BEGINNING at a point on the southwesterly side of the Will Butler Lane on the northeasterly line of Lot 12 of the Muscongus Lots Subdivision, said point being located N 38°15'00" W a distance of 21.51 feet from the northernmost corner of Lot 13;

MAINE REAL ESTATE
TRANSFER TAX PAID

1. THENCE RUNNING N 38°15'00" W along the southwesterly side of the Will Butler Lane a distance of 122.97 feet to a point;
2. THENCE, S 24°02'59" W a distance of 71.07 feet to a point;
3. THENCE, S 45°16'21" E a distance of 58.16 feet to a point;
4. THENCE, N 81°44'44" E a distance of 64.44 feet to the POINT OF BEGINNING, containing an area of 5365 square feet.

FOR FURTHER REFERENCE, see "Proposed Easement Plan – Muscongus Lots Subdivision" dated March 5, 2019 prepared by Michael J. Cummons, P.L.S., Lincolnville, Maine.

Being a portion of the premises conveyed to Maine Woods And Waters, LLC by deed of W. R. Rhea Associates, Inc. dated October 17, 2019, and recorded in the Lincoln County Registry of Deeds in Book 5446, Page 154.

In witness whereof, Maine Woods And Waters, LLC has caused this instrument to be executed by William R. Rhea, its Member, this 1st day of November, 2019.

Maine Woods And Waters, LLC

By: William R. Rhea
William R. Rhea, Member

State of Maine
Cumberland County, ss.

November 1st, 2019

Personally appeared before me the above named William R. Rhea, Member of Maine Woods And Waters, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Darcy M. Coslet
Notary Public

Print name:

DARCY M. COSLET
Notary Public, Maine
My Commission Expires August 17, 2022

SCHEDULE A
Protective Covenants

1. There shall be no further subdivision of the lots depicted on the Plan.
2. Each lot shall be used solely for residential purposes. Commercial activity is prohibited.
3. No building shall be constructed or located within thirty (30) feet from Will Butler Lane, being the "Private Way" shown on the Plan.
4. No building shall be constructed or located within thirty (30) feet from the sidelines of a lot shown on the Plan, except this restriction shall not apply to the lot line between two lots in common ownership that are merged as a single building lot.
5. Metal storage containers shall not be allowed to remain on the premises for longer than 30 consecutive days.
6. No more than one single-family dwelling shall be permitted on each lot, provided that a garage and accessory outbuildings, such as sheds, shall be permitted together with such dwelling. Mobile homes shall not be placed or permitted on any lot.
7. Each dwelling shall contain at least 500 square feet of enclosed living area on the first floor.
8. All buildings must be completed with quality exterior finish. No paper, asphalt, asbestos or similar exterior finish shall be permitted.
9. No building shall exceed three stories in height from grade level to peak of roof.
10. Each lot owner shall have the right, in common with others, to use the entire "Private Way" shown on the Plan.
11. Litter and garbage shall not be deposited on the Private Way. The Private Way shall be kept neat and clean and shall not be used in any manner that detrimental to the use and enjoyment thereof by persons to whom the right to use the same may be granted.
12. The Private Way shall be maintained on a pro-rata share by each lot owner.
13. The speed limit on the Private Way will be 15 miles per hour.

JENSEN BAIRD GARDNER & HENRY
11 Main Street, Suite 4
Kennebunk, ME 04043

Receipt # 28269



Bk 5405 PG 45
07/11/2019 12:42:13 PM
Pages 3
EASEMENT

Instr # 51432
Rebecca S. Wotton Lincoln County Registry of Deeds

EASEMENT DEED

W. R. Rhea Associates, Inc., a Maine corporation having its office in Freeport, Maine, for consideration paid, grants to Maine Woods And Waters, LLC, a Maine limited liability company having a mailing address of 99 Bow Street, Freeport, Maine; and William S. Basile, whose mailing address is 24 Latourette Avenue, South Bound Brook, NJ 08880; and Caleb W. Pusey, whose mailing address is 289 Shore Road, Bremen, ME 04551; and Stanton J. Sante, whose mailing address is 4 Main Street, Friendship, ME 04547; and A. Knight Coolidge, whose mailing address is 276 Shore Road, Bremen, ME 04551; and Robert B. Coolidge, whose mailing address is 460 Francis Drive, Whiteville, TN 38075, together with the Grantor being all of the owners of Lots 1 through 22, inclusive, as depicted on a plan entitled "Survey and Plan of Muscongus Lots for Nelson W. & Helen E. Webber" located in the Town of Bremen, in the County of Lincoln and State of Maine, said plan, approved by the Selectmen of the Town of Bremen, and recorded in Lincoln County Registry of Deeds, Plan Book 17, Page 10, the following easement:

AN EASEMENT FOR PASSAGE BY FOOT over the existing pathway located on the southwesterly side of the Will Butler Lane, so called, in the Town of Bremen, County of Lincoln and State of Maine passing over a portion of Lot Number 12 of the Muscongus Lots Subdivision dated January, 1969 and recorded in the Lincoln County Registry of Deeds in Plan Book 17, Page 10, being more particularly described as follows:

BEGINNING at a point on the southwesterly side of the Will Butler Lane on the northeasterly line of Lot 12 of the Muscongus Lots Subdivision, said point being located N 38°15'00" W a distance of 21.51 feet from the northernmost corner of Lot 13;

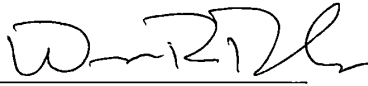
1. THENCE RUNNING N 38°15'00" W along the southwesterly side of the Will Butler Lane a distance of 122.97 feet to a point;
2. THENCE, S 24°02'59" W a distance of 71.07 feet to a point;
3. THENCE, S 45°16'21" E a distance of 58.16 feet to a point;
4. THENCE, N 81°44'44" E a distance of 64.44 feet to the POINT OF BEGINNING, containing an area of 5365 square feet.

FOR FURTHER REFERENCE, see "Proposed Easement Plan – Muscongus Lots Subdivision" dated March 5, 2019 prepared by Michael J. Cummons, P.L.S., Lincolnville, Maine.

This easement shall run with the land as an appurtenance to the lots depicted on the said Plan of Muscongus Lots Subdivision.

IN WITNESS WHEREOF, W. R. Rhea Associates, Inc. has caused this instrument to be executed by William R. Rhea, its President, this 11th day of June, 2019.


W. R. Rhea Associates, Inc.

By: 
William R. Rhea, its President

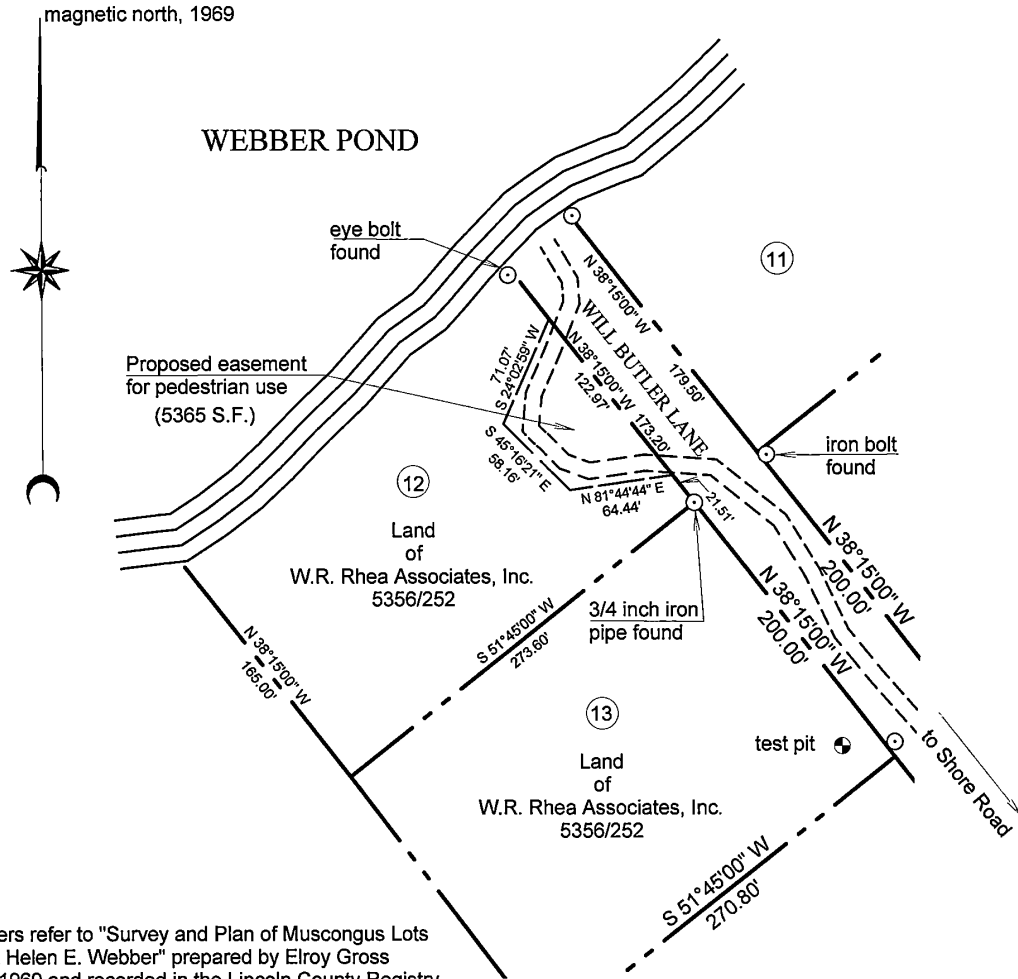
State of Maine
for Cumberland, ss.

June 21, 2019

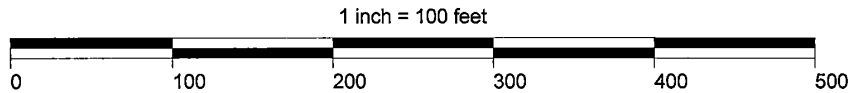
Personally appeared before me the above named William R. Rhea, President of W. R. Rhea Associates, Inc., and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said corporation.


~~Notary Public~~
DAVID J. JONES
ATTORNEY AT LAW
MAINE BAR NO. 710

MICHAEL J. CUMMONS, P.L.S.
 305 HOPE ROAD
 LINCOLNVILLE, MAINE 04849
 (207) 763-2728



Note: Lot numbers refer to "Survey and Plan of Muscongus Lots for Nelson W. & Helen E. Webber" prepared by Elroy Gross dated January, 1969 and recorded in the Lincoln County Registry of Deeds in Plan Book 17, Page 10.



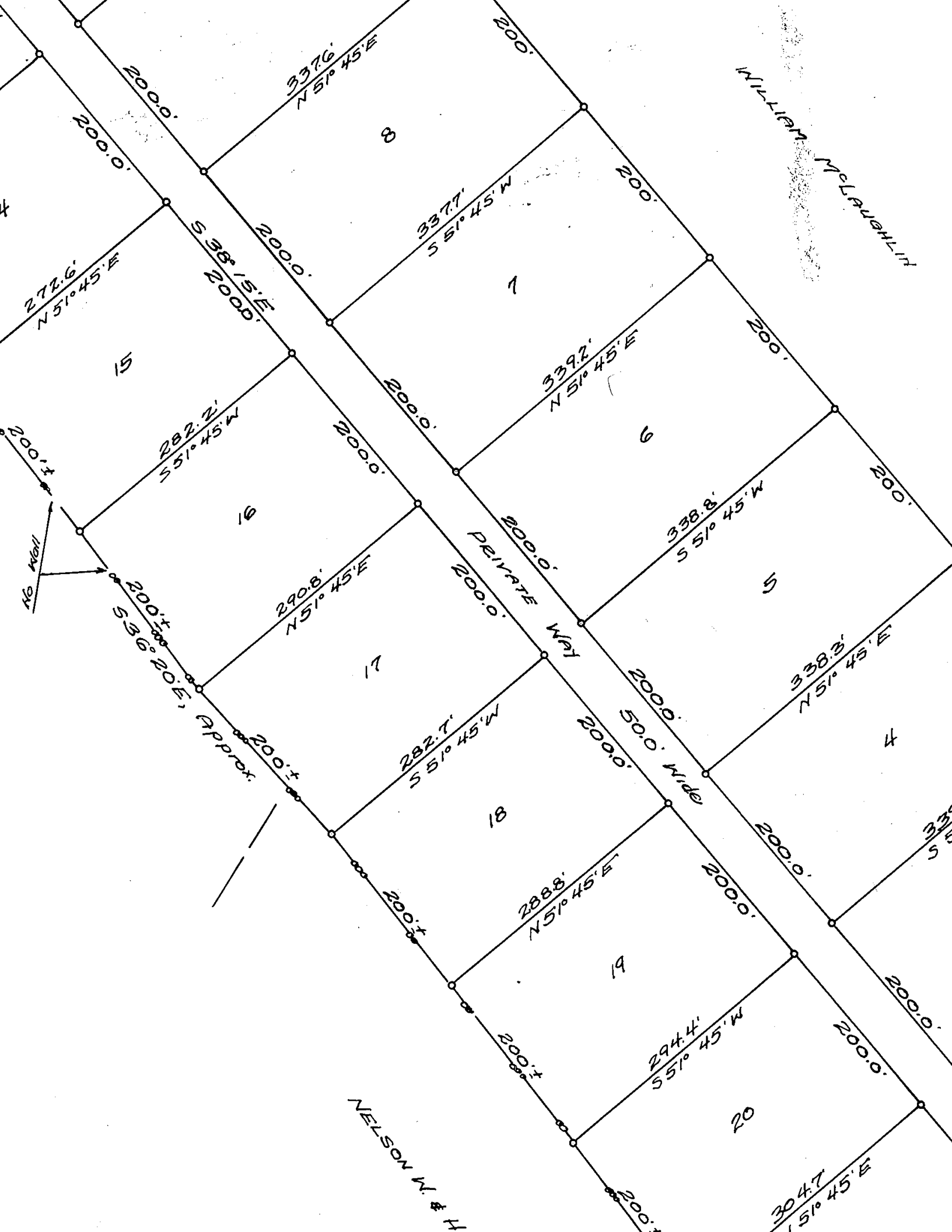
PROPOSED EASEMENT PLAN
 MUSCONGUS LOTS SUBDIVISION
 SHORE ROAD TOWN OF BREMEN LINCOLN COUNTY MAINE

March 5, 2019
 2019156s2

SCHEDULE A

ROAD MAINTENANCE COVENANTS

1. The owners from time to time of the lots covered by this Declaration are referred to herein as Participants. The initial purchaser of a Lot from either of the Declarants shall contribute \$100 to be held by Maine Woods And Waters, LLC until election of a Road Agent. Participants shall meet annually to discuss, decide and vote upon road maintenance issues and to elect a Road Agent. Only Participants who have paid their current annual fee shall have voting rights at annual meetings.
2. The Road Agent shall be responsible for monitoring the condition of the road and initiating maintenance activities as needed to maintain and repair the road. The Road Agent will establish and maintain a non-interest bearing bank checking account for the purpose of depositing and expending funds. The Road Agent will also provide an annual report of finances, a current list of names and addresses for landowners serviced by Will Butler Lane, and a summary of road maintenance and repairs. The Road Agent will distribute the report to all Participants.
3. The initial annual road maintenance fee for Will Butler Lane shall be set at \$100 per year per lot whether vacant or improved. The amount of the annual contribution may be adjusted by a majority vote of the voting participants in the Declaration. Provided, however, if an owner owns more than one numbered lot, the maintenance fee for each vacant lot after the first lot will be half of the per lot fee. This discount will apply only to vacant lots. If a double lot is combined for use as a single building lot, one of the lots will be treated as a vacant lot.
4. All maintenance and upkeep will be done on the basis of competitive bids and only as required and only on demand of one or more of the voting participants. No work will be undertaken where the projected cost will exceed \$1,000 until the consent of 75% of the Participants entitled to vote is obtained. The upkeep and maintenance of the road will be limited to that required by virtue of erosion and ordinary wear to the road unless otherwise agreed to by 100% of the Participants entitled to vote. If necessary to collect additional fees from participants in the event of large scale damage due to natural causes, the need will be discussed and agreed upon by the majority of the Participants entitled to vote on a case by case basis. In the event that a Lot owner, or its agent, contractor or invitee, causes damage to the road, other than ordinary wear and tear, then said Lot owner shall repair such damage and bear the cost thereof exclusively.
5. Attendance by at least three of the Participants entitled to vote shall constitute a quorum for purposes of conducting business and electing a Road Agent.
6. Snow removal shall not be considered part of this maintenance agreement until such time as agreed upon by a vote of the majority of the Participants entitled to vote. Otherwise, individual Lot owners shall bear the cost of snow removal.



WILLIAM McLAUGHLIN

NELSON W. & H.

PRIVATE Way

50.0' Wide

15

8

7

6

16

5

17

4

18

19

20

272.6'
N 51° 45' E

337.6'
N 51° 45' E

337.7'
S 51° 45' W

339.2'
N 51° 45' E

282.2'
S 51° 45' W

290.8'
N 51° 45' E

338.8'
S 51° 45' W

282.7'
S 51° 45' W

338.3'
N 51° 45' E

288.8'
N 51° 45' E

294.4'
S 51° 45' W

304.7'
N 51° 45' E

46 West

Approx.

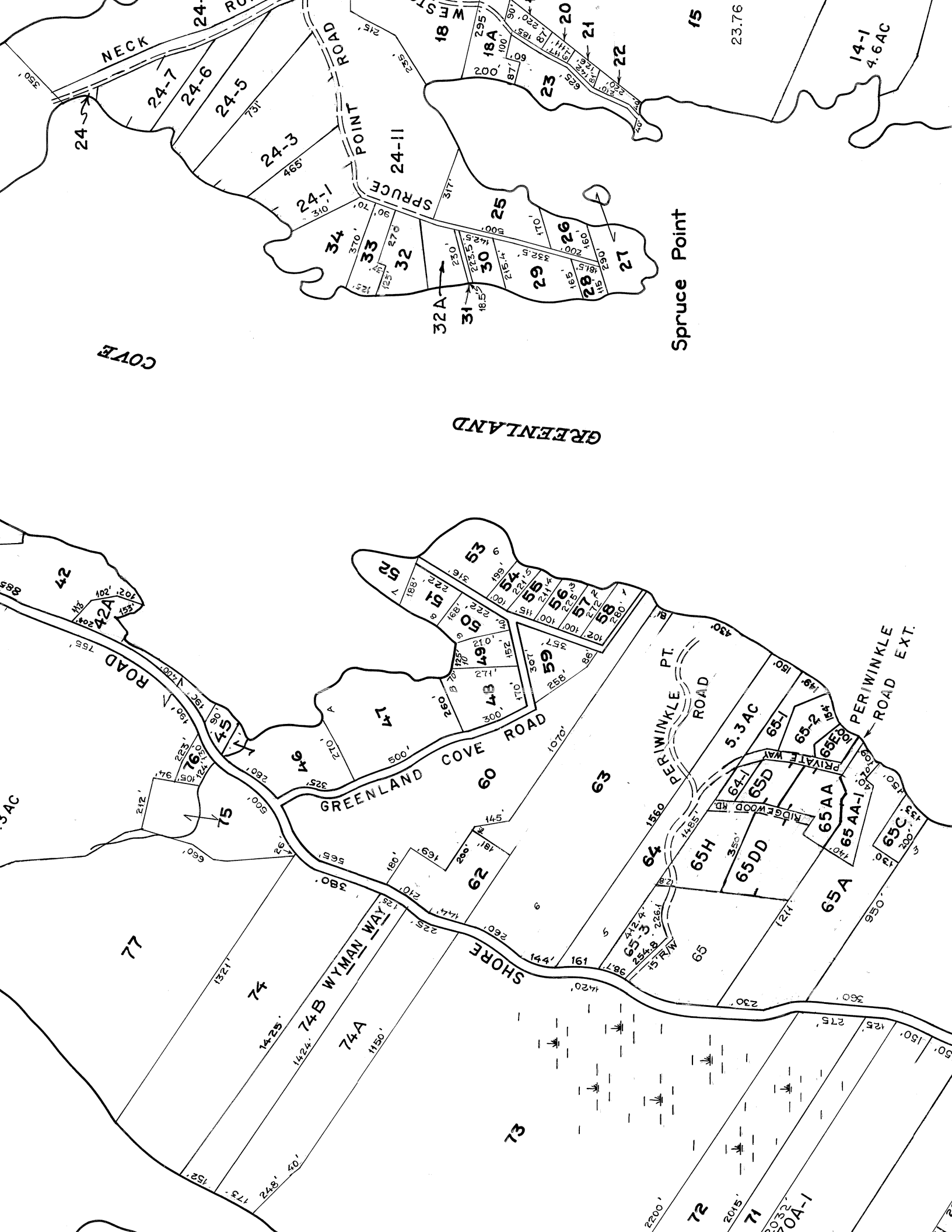
4

5

4

5

4



COVE

GREENLAND

Spruce Point

NECK

POINT ROAD

SPRUCE ROAD

GREENLAND COVE ROAD

PERIWINKLE ROAD

SHORE ROAD

WYMAN WAY

PERIWINKLE ROAD EXT.

24-7
24-6
24-5

24-3
24-1

24-11

34
33
32

32A
31

25
29
28
27

26
20
21
22

15

23.76

14-1
4.6 AC

42

52

51

50

49

48

47

46

45

44

43

60

62

63

64

65

65A

65AA

65AA-I

65C

65D

65DD

65E

65F

65G

65H

65I

65J

65K

65L

65M

65N

65O

65P

65Q

65R

65S

65T

65U

65V

65W

65X

65Y

65Z

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

72

71

70A-1

77

74

74A

73

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

PROPERTY LOCATED AT: LOT 1 Will Butler Lane Bremen

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? NA

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

Are tanks registered with DEP? NA Yes No Unknown

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

Location: NA

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

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

Comments: NA

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: NA

Source of information: seller

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

Buyer Initials _____

Seller Initials JS

PROPERTY LOCATED AT: _____

SECTION II – GENERAL INFORMATION

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: PROTECTIVE COVENANTS, LAKE ACCESS EASEMENT, PRIVATE RD, UTILITIES
Source of information: EASEMENT + BUFFER ALONG SHORE RD

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? SHORE ROAD - TOWN
Road Association Name (if known): WILL BUTLER LAKE - PRIVATE ASSOC.

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

If Yes, explain: NA
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: NA
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: NA
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 information: SELLER

Additional Information: *SURVEY CONSISTS OF SUBDIVISION PLAN DATED 1969

Buyer Initials _____ Page 2 of 3 Seller Initials JS

PROPERTY LOCATED AT: Lot 1 Will Butler Lane

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.

John Sprague 5/15/21
SELLER DATE 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