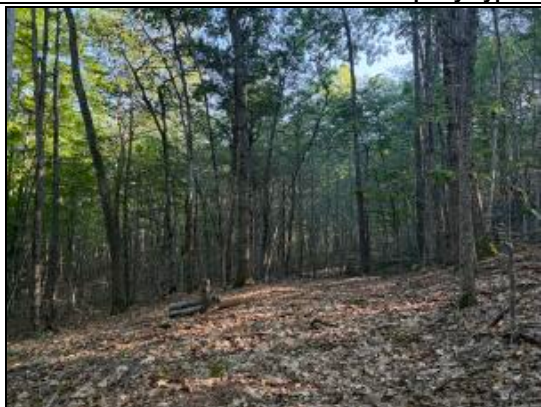


MLS #: 1676761
Status: Active

County: Waldo
Property Type: Land

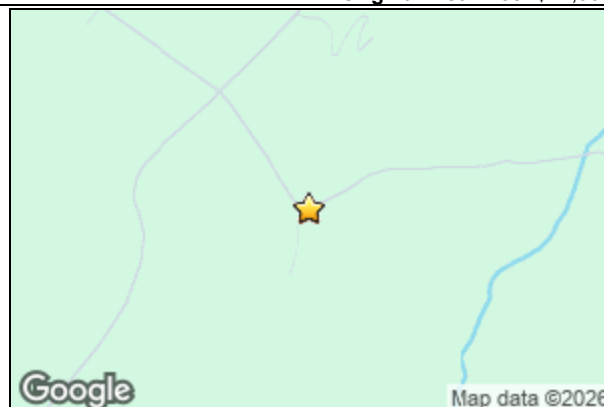
Seasonal: No

List Price: \$44,900
Original List Price: \$44,900



**7 Acres Belden Woods
Road
Palermo, ME 04354**

**List Price: \$44,900
MLS#: 1676761**



Land Information

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	351
Lot Size Acres +/-:	7.19	Water Views:	No	Source of Road Frontage:	Survey
Source of Acreage:	Survey			Zoning:	Rural
Mobile Homes Allowed:	Yes			Zoning Overlay:	No

Property Features

Driveway:	No Driveway	Electric:	Other Electric	Roads:	Gravel; Public
Parking:	No Parking	Gas:	No Gas	Site:	Harvestable Crops; Rolling/Sloping;
Location:	Rural	Water:	Well Needed on Site		Wooded
		Sewer:	Soil Test Available		

Tax/Deed Information

Book/Page/Deed:	5244/10/Partial	Full Tax Amt/Yr:	\$1/ 26	Map/Block/Lot:	7//38 (part of)
Deed/Conveyance Type	Quit Claim			Tax ID:	7AcresBeldenWoodsRoad
Offered:	w/Covenant				

Remarks

Remarks: Beautiful land in nice rural setting with rolling terrain and mature tree growth. Warm southerly exposure. Frontage of town maintained road with power. Great location under 30 minutes to Augusta or Belfast! Surveyed and soil tested. Possible owner financing. See it today!

LO: Swift River Properties

Listing provided courtesy of:

William {Brian} Rhea
Swift River Properties
26 Stewart Street
Newcastle, ME 04553
207-756-9079
brian.swiftriver@gmail.com

Prepared by William {Brian} Rhea on Wednesday, August 19, 2026 5:56 AM.

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 © 2026 and FBS.

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? n/a

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): n/a Size of tank(s): n/a

Location: n/a

What materials are, or were, stored in the tank(s): n/a

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

Comments: Seller has no knowledge of underground storage tanks

Source of information: Seller and previous disclosure

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: Seller has no knowledge of other hazardous materials

Source of information: Seller and previous disclosure

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

Buyer Initials _____ Page 1 of 4 Seller Initials _____

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: Covenants, Right of way to abutter over Saban Road, Book 3227 page 268

Source of information: Seller, survey

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? Town of Palermo maintains Belden Woods Road

Road Association Name (if known): n/a

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: n/a

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: n/a

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: n/a

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: n/a

Buyer Initials _____

Page 2 of 4

Seller Initials _____

PROPERTY LOCATED AT: 7 Acres, Belden Woods Road, Palermo, 04354

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: n/a

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?
n/a

Relevant Panel Number: 23027C0370E Year: 2015 (Attach a copy)

Comments: Zone X Area of Minimal Flood Risk

Source of Section III information: Seller and FEMA

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: n/a

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: Division

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: n/a

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: Seller member is a licensed Maine real estate agent.

Buyer Initials _____

Page 3 of 4

Seller Initials _____

PROPERTY LOCATED AT: 7 Acres, Belden Woods Road, Palermo, 04354

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	SELLER	DATE
Bucktail, LLC			

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.

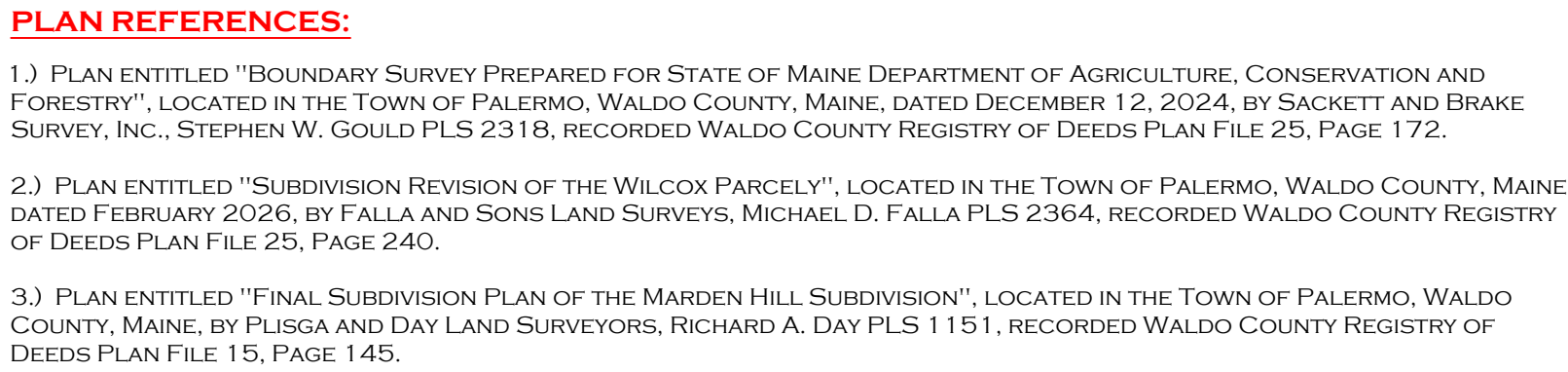
BUYER	DATE	BUYER	DATE

BUYER	DATE	BUYER	DATE

Protective Covenants

The premises shall be conveyed with the following protective covenants:

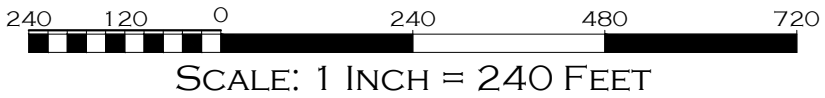
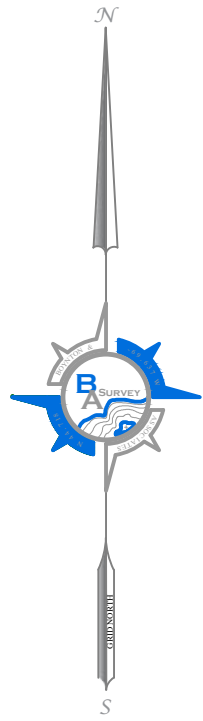
1. No single wide mobile homes shall be allowed on the premises.
2. No unregistered motor vehicles, junk, trash or debris shall be allowed to remain on the premises.



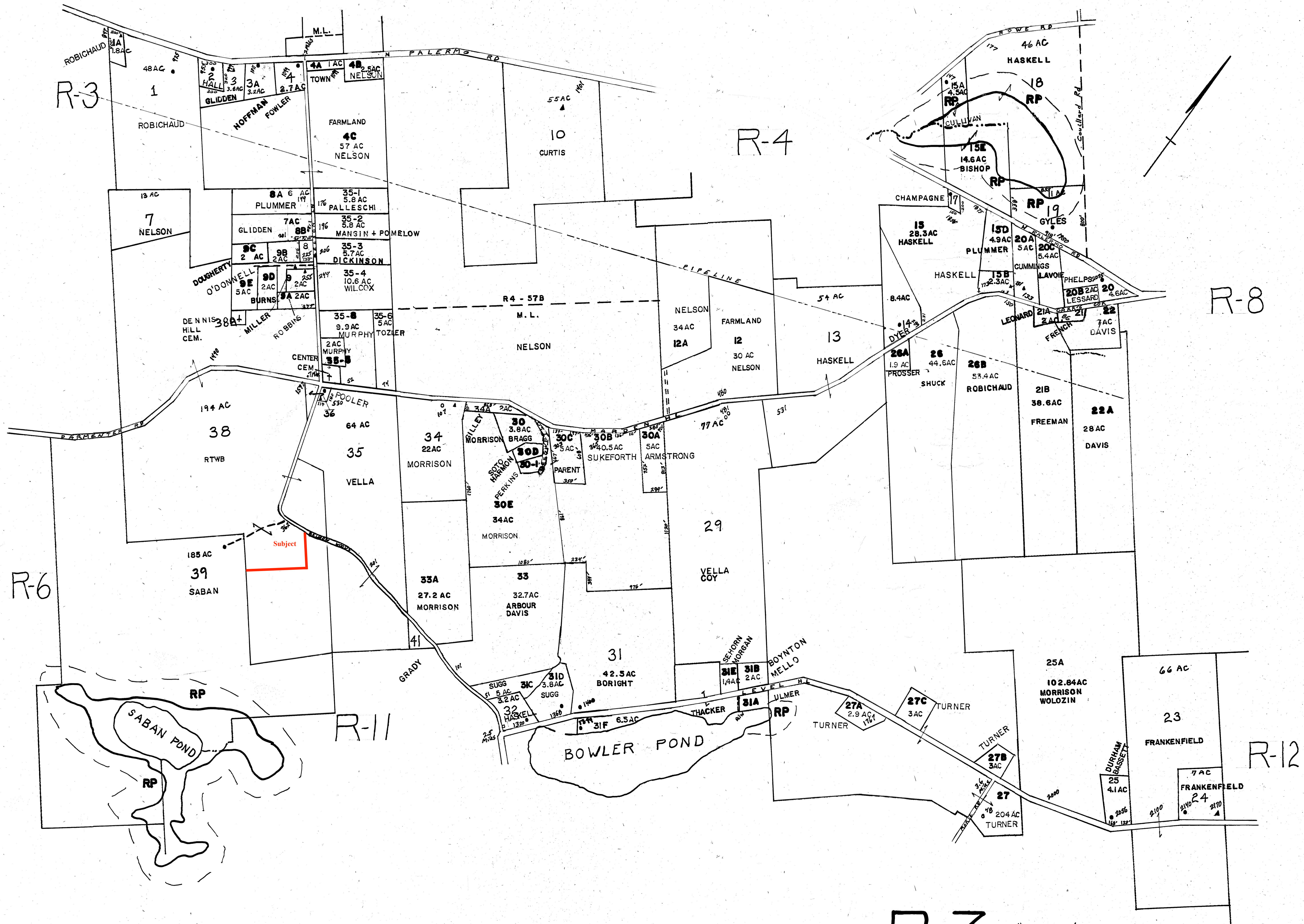
- 1.) ALL BOOK AND PAGE REFERENCES ARE TO THE WALDO COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- 2.) THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED USING TOPCON HIR AND VR GLOBAL NAVIGATION SATELLITE SYSTEM RECEIVERS AND/OR A TOPCON GT500 TOTAL STATION. BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE STATE PLANE COORDINATE SYSTEM, MAINE EAST, NAD83(2011). DISTANCES GIVEN ARE GRID.
- 3.) THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH ANY EXCEPTION THEREIN NOTED HEREON.
 - A.) NO SEPARATE WRITTEN REPORT PREPARED AT THIS TIME.
 - B.) NO NEW LEGAL DESCRIPTION PREPARED AT THIS TIME.
- 4.) IRON PINS SET ARE 5/8 REBAR, CAPPED AND SCRIBED "EDWARD M. LAWRENCE PLS # 2189."
- 5.) ALL WOODED PROPERTY LINES PAINTED & BLAZED BLUE, JUNE 2026.
- 6.) FOR ORIGINAL ROAD LAYOUT OF PARMENTER ROAD, SEE LINCOLN COUNTY COMMISSIONERS RECORDS, VOLUME 3, PAGE 259, DATED 1804, PARMENTER ROAD = 3 RODS = 49.5 FEET. NO ORIGINAL ROAD MONUMENTATION FOUND. ROAD LIMITS ESTABLISHED RELATIVE TO CENTER LINE OF EXISTING TRAVELED WAY / OR / STONE WALLS ALONG TRAVELED WAY FOUND.
- 7.) NO ORIGINAL ROAD LAYOUT OF NELSON LAKE FOUND. ROAD LIMITS SHOWN HEREON ESTABLISHED FROM CENTER LINE OF EXISTING TRAVELED WAY / OR / STONE WALLS ALONG TRAVELED WAY FOUND. ROAD WIDTH EQUALS 3 RODS (49.5 FEET) PER STATUTE 23 M.R.S.A. § 2103.
- 8.) NO ORIGINAL ROAD LAYOUT OF BELDEN WOODS ROAD FOUND. ROAD LIMITS SHOWN HEREON ESTABLISHED FROM CENTER LINE OF EXISTING TRAVELED WAY / OR / STONE WALLS ALONG TRAVELED WAY FOUND. ROAD WIDTH EQUALS 3 RODS (49.5 FEET) PER STATUTE 23 M.R.S.A. § 2103.
- 9.) SO-CALLED SABAN ROAD IS A PRIVATE ROAD PER TOWN OF PALERMO AND IS BELIEVED TO EXIST PRIOR TO SEPTEMBER 22, 1971. RIGHT OF WAY (NO STATED WIDTH GIVEN) GRANTED TO RALPH SABAN AND DOROTHY SABAN LIVING TRUST, SEE WALDO COUNTY REGISTRY OF DEEDS BOOK 3227, PAGE 268, DATED JUNE 5, 2008.

LINE	BEARING	DISTANCE
1	S 41° 48' 19" W	31.29
2	S 37° 23' 28" W	41.96
3	S 37° 23' 28" W	69.37
4	S 37° 23' 28" W	69.37
5	S 36° 06' 37" W	65.70
6	S 34° 06' 37" W	172.9
7	S 34° 06' 37" W	172.9
8	S 36° 33' 43" E	113.86
9	S 36° 33' 43" E	113.86
10	S 34° 15' 55" E	158.17
11	S 39° 45' 23" E	76.29
12	S 39° 45' 23" E	76.29
13	S 34° 55' 17" E	162.03
14	S 39° 22' 31" E	74.46
15	S 39° 22' 31" E	74.46
16	S 39° 22' 31" E	74.46
17	S 35° 07' 05" E	115.78
18	S 34° 38' 55" E	13.48
19	S 34° 38' 55" E	13.48
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100	S 35° 16' 09" W	242.29

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	155.85'	135.00'	66°08'37"	S 68°11'23" E	147.34'
C2	98.70'	85.50'	66°08'37"	N 68°11'23" W	93.31'



PLAN PREPARED BY: BOYNTON & ASSOCIATES L.L.C. PROFESSIONAL SURVEYORS  949 EAST RIVER ROAD SKOWHEGAN, MAINE 04976 PHONE: (207) 474-0016 EMAIL: INFO@BASURVEY.COM WWW.BASURVEY.COM		TITLE: DIVISION OF LAND FOR: BUCKTAIL, LLC		RECORD OWNER: BUCKTAIL, LLC		REVISION: UPDATE OWNER REVISED LOT C		DATE: 7/15/26 8/03/26		STATE OF MAINE WALDO SS. REGISTRY OF DEEDS RECEIVED _____ 20____	
				ADDRESS: 26 STEWART STREET NEWCASTLE, MAINE 04953				AT _____ M., AND IN PLAN FILE _____ PAGE _____		REGISTER _____	
JOB #: 26_074_RHEA_PALERMO		SCALE: 1" = 240'		DATE: JUNE 29, 2026				ATTEST: _____			



R-7 1" = 500' ±

Owner's Name
SWIFT RIVER PROPERTIES

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
10	SANDY LOAM	FRIABLE	YELLOW BROWN	
20				
30	REFUSAL IN LARGE ROCK OR BEDROCK			
40				
50				

Soil Classification

2 **AIII**

Profile Condition

Slope

____ %

Limiting Factor

30"

- ☐ Ground Water
- ☐ Restrictive Layer
- ☒ Bedrock
- ☐ Pit Depth

Test Pit #4 applies to 7 acres

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10	GRAVELLY SAND	FRIABLE TO LOOSE	BROWN	NONE EVIDENT
20				
30		SOMEWHAT FIRM		
40				
50				

Soil Classification

5

Profile

C

Condition

Slope

____ %

Limiting Factor

32"

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

ALBERT FRICK ASSOCIATES - LIMERICK, MAINE - (207) 839-5563

ERECORDED

VOL 5244 PG 10

07/07/2026 11:24:52 AM

4 Pages

Instr # 2026-5142

ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

DLN: 4004952**QUITCLAIM COVENANT DEED**

Real Estate Transfer Tax Paid

RTWB LLC, a Maine limited liability company, for consideration paid, hereby grants to **BUCKTAIL, LLC**, a Maine limited liability company with a mailing address of 26 Stewart Street, Newcastle, Maine 04553, with Quitclaim Covenant, that certain real property, together with any improvements thereon, situated in the Town of Palermo, Waldo County, Maine, more particularly described on the attached EXHIBIT A.

Being a portion of the premises conveyed in the Deed from Roy P. Allen II, Jeffrey Dow and Jason Allen, as Trustees of the George C. Allen Property Trust to RTWB LLC dated 07/08/2021 and recorded in the Waldo County Registry of Deeds in Book 4679 Page 61.

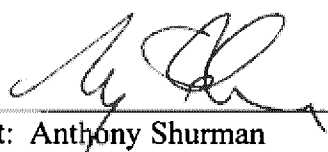
[Remainder of the page left blank. Signature page to follow.]

Executed under seal as of June 24, 2026.

WITNESS:

RTWB LLC

By: JASPER WYMAN & SON
Its: Sole Member

By: 
Print: Anthony Shurman
Its: Chief Executive Officer and President

STATE OF MAINE
COUNTY OF CUMBERLAND

June 24, 2026

Personally appeared the above-named Anthony Shurman, President of Jasper Wyman & Son, the sole Member of said RTWB LLC, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of RTWB LLC.

Before me,


~~Notary Public~~
Attorney at Law
Ian C. Hedges
Bar # 10795

EXHIBIT A
Strickland Lot, Palermo Tax Map R-7 Lot 38

Certain lots or parcels of land, with any buildings and improvements thereon, situated in the Town of Palermo, County of Waldo, State of Maine, bounded and described as follows:

FIRST: Beginning at the northeast corner of the burying ground in the north line of land formerly of Josiah Bradstreet; thence on said line southeast to the northeast corner of lot formerly of Josiah Bradstreet; thence southwest on the head of said Bradstreet lot to the southeast corner of said lot of Bradstreet, thence southeast on the north line of the Saban lot, so-called, to the southwest corner of lot formerly of Furber Young, thence northeast on said Young's line to the northwest corner of said Young's lot; thence southeast to the corner of the late Daniel Sylvester's land; thence northeast fifty-six (56) rods on the west line of land formerly of Daniel Sylvester to land owned by Hollis Foye, formerly; thence northwest on said Foye's south line to the corner of said Foye's field on the south of the road leading by said Foye's house; thence southwest on said Foye's east line to the burying ground; thence on the fence of the burying ground to the first mentioned bound, containing one hundred (100) acres, more or less, excepting two acres, formerly belonging to the late Hollis Foye, east of the County Road and southeast of the center school house.

SECOND: Beginning at the northeast corner of a piece of land sold by Daniel F. Hanson to Daniel L. Palmer; thence easterly on the land of George H. Harden, now or formerly, and land formerly of John Belden seventy-six (76) rods to the town road; thence south thirty-three (33) rods to stake and stones; thence westerly parallel with the first mentioned line seventy-one (71) rods to a stone wall; thence northerly on land formerly of Daniel L. Palmer to the first mentioned bound, containing fifteen (15) acres, more or less.

THIRD: Beginning at a stake standing in the wall on the west side of said land about thirty-three (33) rods from the south line of land now or formerly of G.W. Harden; thence following said wall southwest to the northerly line of land formerly of Caleb Hanson; thence southeasterly on said Hanson's line and on line now or formerly of Thomas Saban to land formerly of John Beldon, to a pine fence; thence northwest on said line fence to the house lot formerly of John Belden; thence northwesterly on said line fence to the house lot formerly of Hearse, following said Hearse House line round to the town road; thence following the easterly side of the road southwesterly, opposite the corner of a certain piece of land deeded by Hanson to said Belden in the fall of 1867; thence following the line of said piece of land northwesterly to the first mentioned bound, containing fifty (50) acres, more or less.

The three foregoing described lots of land comprised the farm on which John Belden formerly lived.

FOURTH: Beginning At the southwest corner of lot of land which John Belden, deceased, purchased of one Daniel P. Hansen; thence northerly on the westerly line of said lot about fifty-seven (57) rods to land now or formerly of Daniel G. Palmer; thence westerly on said Palmer's land about twenty-two (22) rods to a stone wall; thence southerly on said wall about fifty-seven (57) rods to land formerly of Caleb Hanson; thence easterly on said Hanson's line about twenty-

two (22) rods to the bound began at. Being the field of improved part of the lot of land which Erastus F. Nelson purchased of Daniel P. Hanson, deceased, containing eight (8) acres, more or less.

SUBJECT TO the rights of others to the use of the Parmenter Road as it crosses said premises.