

Private Detail Report

MLS #: 1637272
Status: Active

County: Waldo
Property Type: Land

Seasonal: No

List Price: \$189,000
Original List Price: \$189,000



**Lot A Ward Hill Road
Troy, ME 04987**

**List Price: \$189,000
MLS#: 1637272**



Land Information

Surveyed:	Yes	Waterfront:	Yes	Waterfront Amount:	1,500	Road Frontage +/-:	964
Lot Size Acres +/-:	75.29	Srcce of Wtrfrt:	Waterfront Other	Water Frontage Owned:	1,500	Source of Road	Survey
Source of Acreage:	Survey		Source: Estimate	Waterfront Shared +/-:	0	Frontage:	
Mobile Homes Allowed:	Yes	Waterfront	Estimate from	Water Body:	Meadow	Zoning:	Rural/Shoreland
		Other Source:	survey	Water Body Type:	Brook	Zoning Overlay:	No
		Water Views:	Yes			Bank Owned REO:	No

Property Features

Driveway: No Driveway	Electric: No Electric	Roads: Paved; Public
Parking: 1 - 4 Spaces	Gas: No Gas	Site: Wooded
Location: Rural	Water: Well Needed on Site	
View: Scenic; Trees/Woods	Sewer: Soil Test Available	

Tax/Deed Information

Book/Page/Deed:	5120/106/Partial	Full Tax Amt/Yr: \$1/ 2025	Map/Block/Lot: 12//30 (partial)
Deed/Conveyance Type	Warranty		Tax ID: LotAWardHillRoad
Offered:			
Deed Restrictions:	Unknown		

Remarks

Remarks:	Large acreage with many attractive features! Explore the diverse forest stands and abundant wildlife habitat highlighted by a free flowing brook and large open-water meadow. Discover many stone walls and apple trees dotted throughout. The property is a hunter's and nature lover's paradise. Great opportunity for those seeking privacy, a family compound or rural development. Located on a quiet town paved road with power. Fantastic location equidistant from Bangor, Belfast, Bucksport and Waterville. Fully surveyed, multiple soil tests and warranty deed. Possible owner financing. Check it out today!
Showing Instructions:	Call Listing Broker; Email Listing Broker; Show Without Notice; Sign on Property; Text Listing Agent
Internal	Broker interest. Recent division from a larger parcel so taxes to be determined.
Remarks/Contingency:	

Listing/Agent/Office Information

Internal List #:		List Date:	09/11/2025	Expiration Date:	12/31/2025
Listing		Withdrawal Date:		Pending Date:	
Agreement:	Exclusive Right To			Terminated Date:	
Days On	Sell				
Market:	0				
Name		Primary		Cell	Fax
LA:	William {Brian} Rhea (019771)	207-756-9079			E-mail
LO:	Swift River Properties (1738)	207-329-9728			brian.swiftriver@gmail.com

Prepared by William {Brian} Rhea on Thursday, September 11, 2025 9:30 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 © 2025 and FBS.



LOCATION MAP "NOT TO SCALE"

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 84° 47' 44" E	95.95'
L2	N 82° 17' 16" E	90.44'
L3	S 70° 00' 08" E	86.65'

LEGEND

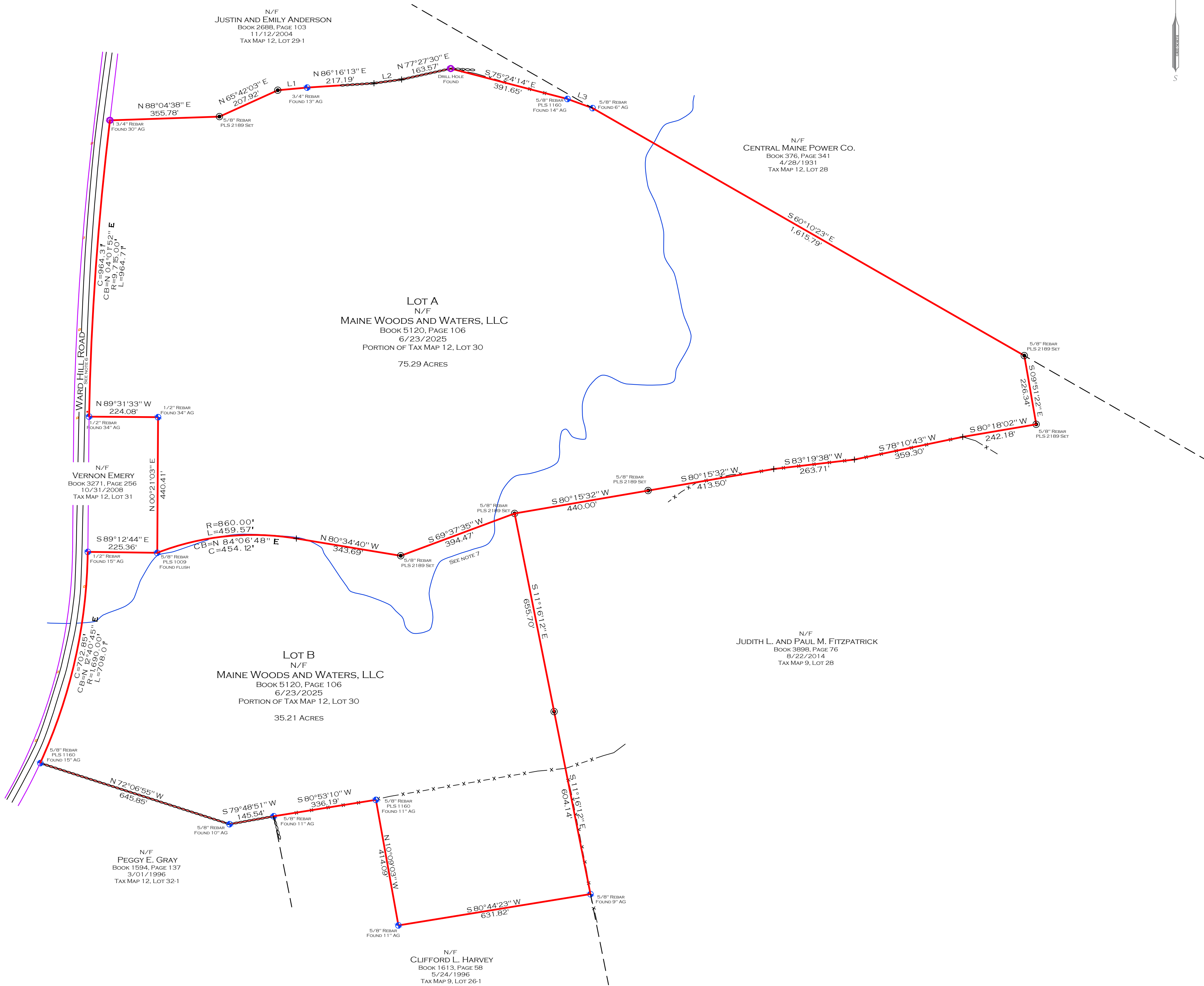
	PROPERTY LINE
	TRAVELED WAY
	ABUTTERS LINE
	4 ROD ROAD
	REMAINS OF WIRE FENCE
	STONE WALL
	DRILL HOLE FOUND
	IRON PIPE FOUND
	5/8" REBAR PLS #2189 SET
	REBAR (AS NOTED)
	POWER POLE
	ANGLE POINT
	ABOVE OR BELOW GRADE

PLAN REFERENCES:

- 1.) PLAN ENTITLED "PROPERTY TO BE CONVEYED BY ALFRED L. GABRIEL", LOCATED IN THE TOWN OF TROY, WALDO COUNTY, MAINE, DATED SEPTEMBER, 1969, BY ARTHUR H. STARBIRD PLS 370, RECORDED WALDO COUNTY REGISTRY OF DEEDS PLAN BOOK 7, PAGE 81.
- 2.) PLAN ENTITLED "GREEN MEADOWS FOR PATTEN CORPORATION OF MAINE", LOCATED IN THE TOWN OF TROY, WALDO COUNTY, MAINE, DATED MARCH 9, 1988, BY ACME ENGINEERING AND DESIGN, INC., RANDY C. COLLINS PLS 1160, RECORDED WALDO COUNTY REGISTRY OF DEEDS PLAN BOOK 14, PAGE 140.
- 3.) PLAN ENTITLED "LITTLE ACRES FOR PATTEN CORPORATION OF MAINE", LOCATED IN THE TOWN OF TROY, WALDO COUNTY, MAINE, DATED MARCH 10, 1988, BY ACME ENGINEERING AND DESIGN, INC., RANDY C. COLLINS PLS 1160, RECORDED WALDO COUNTY REGISTRY OF DEEDS PLAN BOOK 14, PAGE 151.
- 4.) PLAN ENTITLED "HOMESTEAD ACRES FOR PATTEN CORPORATION OF MAINE", LOCATED IN THE TOWN OF TROY, WALDO COUNTY, MAINE, DATED MARCH 12, 1988, BY ACME ENGINEERING AND DESIGN, INC., RANDY C. COLLINS PLS 1160, RECORDED WALDO COUNTY REGISTRY OF DEEDS PLAN BOOK 14, PAGE 152.

SURVEYOR NOTES:

- 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 HR 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 THERETO 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, 2025.
- 6.) FOR ORIGINAL ROAD LAYOUT OF WARD HILL ROAD, SEE WALDO COUNTY COMMISSIONERS RECORDS, VOLUME 8, PAGE 41, DATED 1911. WARD HILL ROAD = 3 RODS = 49.5 FEET. NO ORIGINAL ROAD MONUMENTATION FOUND. ROAD LIMITS ESTABLISHED RELATIVE TO EXISTING TRAVEL WAY AND LOCAL MONUMENTATION .
- 7.) STREAM LOCATION FROM AERIAL PHOTOGRAPHS ONLY AND HAS NOT BEEN FIELD VERIFIED.



STATE OF MAINE	
WALDO SS. REGISTRY OF DEEDS	
RECEIVED _____, 20____	
AT _____, M., AND	REGISTER
RECORDED _____, PAGE _____	
IN PLAN FILE _____	
ATTEST: _____	
DATE: 06/20/2025	FILED: 06/20/2025
DATE: 7/02/2025	FILED: 7/02/2025
REVISION: DIVIDED PARCEL	
RECORD OWNER: MAINE WOODS AND WATERS, LLC	
TITLE: DIVISION OF LAND FOR: MAINE WOODS AND WATERS, LLC	
SITE LOCATION: 26 STEWART STREET, TROY, WALDO COUNTY, MAINE	
SCALE: 1" = 200'	
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	
JOB #:	25_093_RHEA_TROY
EDWARD M. LAWRENCE PLS # 2189 MAINE SURVEYOR	
All Written & Graphical Work is Copyright Protected	

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): 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: **Seller has no knowledge of underground storage tanks.**

Source of information: **Seller Observation**

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 hazardous materials**

Source of information: **Seller Observation**

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: na

Source of information: Deed & 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 Troy

Road Association Name (if known): None

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: na

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

If Yes, explain: na

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

If Yes, explain: na

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: na

Buyer Initials _____

Page 2 of 4

Seller Initials _____

PROPERTY LOCATED AT: 75 Acres Ward Hill Road, Troy, ME 04987

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: na

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?

Zone X

Relevant Panel Number: 23027c0125E Year: 2015 (Attach a copy)

Comments: None

Source of Section III information: Seller

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: Stream Protection/Shoreland Zone

Source of information: State and Municipal zoning

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: _____

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: None

Buyer Initials _____

Page 3 of 4

Seller Initials _____

PROPERTY LOCATED AT: 75 Acres Ward Hill Road, Troy, ME 04987

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
Maine Woods and Waters, LLC			

SELLER	DATE	SELLER	DATE
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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.

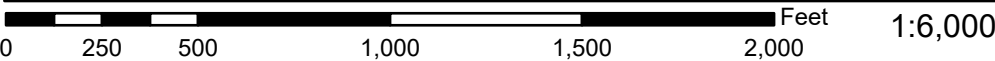
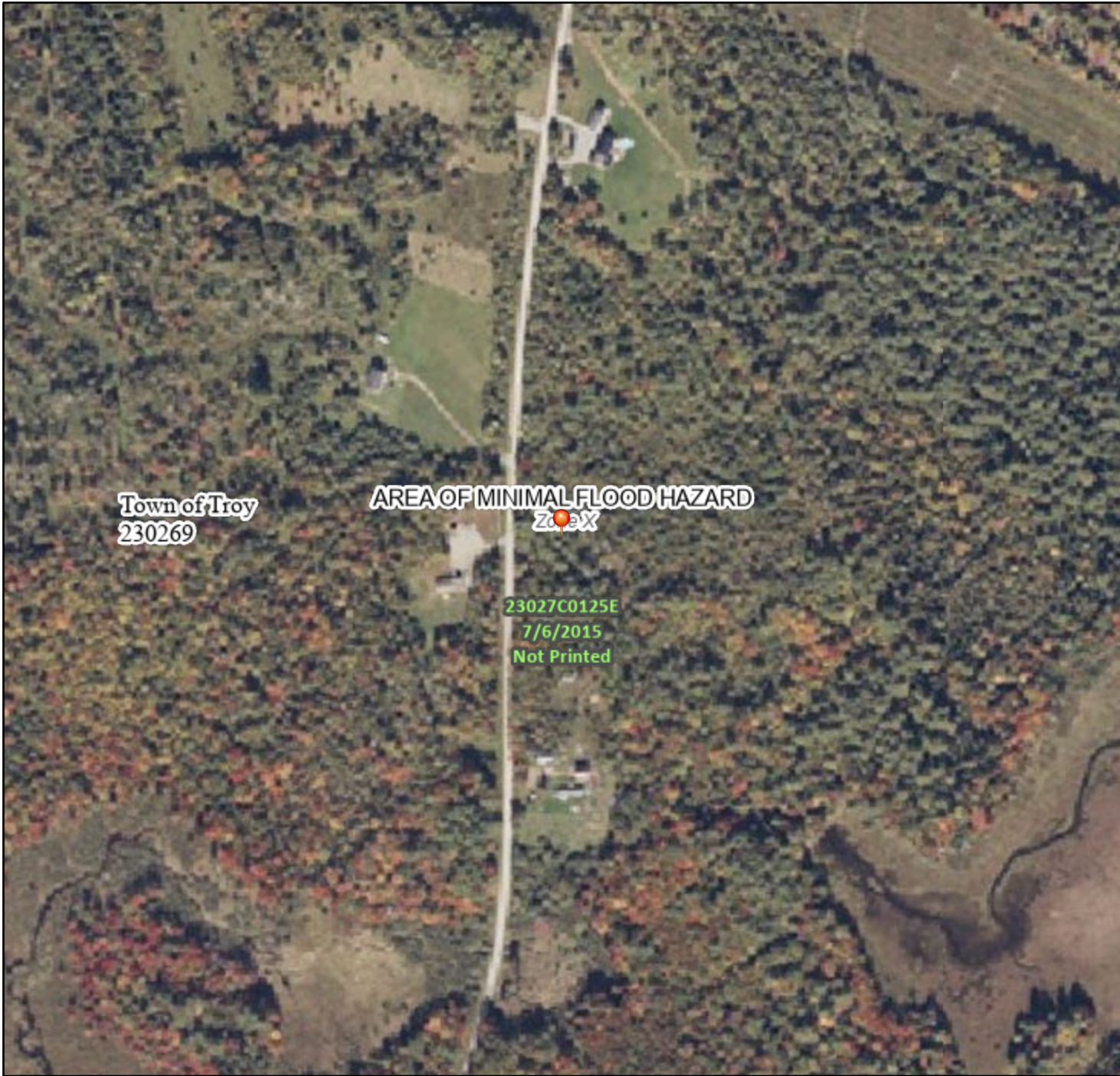
BUYER	DATE	BUYER	DATE
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BUYER	DATE	BUYER	DATE
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National Flood Hazard Layer FIRMette



69°14'21"W 44°42'47"N



69°13'43"W 44°42'22"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/11/2025 at 12:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

May 31, 2025

Brian Rhea

26 Stewart Street

Newcastle, ME 04553

RE: Preliminary soils investigation-Ward Hill Road-Troy

Dear Brian:

On 5/27/2025, I performed a preliminary soils investigation on a lot in Troy, Maine. We were looking to establish 4 lots.

At that time, I used a hand auger to check soils for a subsurface wastewater design. I determined that the soils were acceptable for the installation of subsurface wastewater disposal systems in multiple areas. The test pit logs and GPS readings of the passing soil areas are included. I would expect to find many more passing areas on this lot.

If I can be of any further assistance, feel free to contact me at 299-6665.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth E. Libbey, Jr." with a stylized flourish at the end.

Kenneth E. Libbey, Jr

SE#271

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

TROY

Street, Road, Subdivision

WARD HILL RD.

Owner's Name

BRIAN RHEA

SITE PLAN

Scale 1" = _____ ft. or as shown

SITE LOCATION PLAN
(map from Maine Atlas
recommended)

GPS READING

N 44° 42' 40"

W 69° 14' 00"

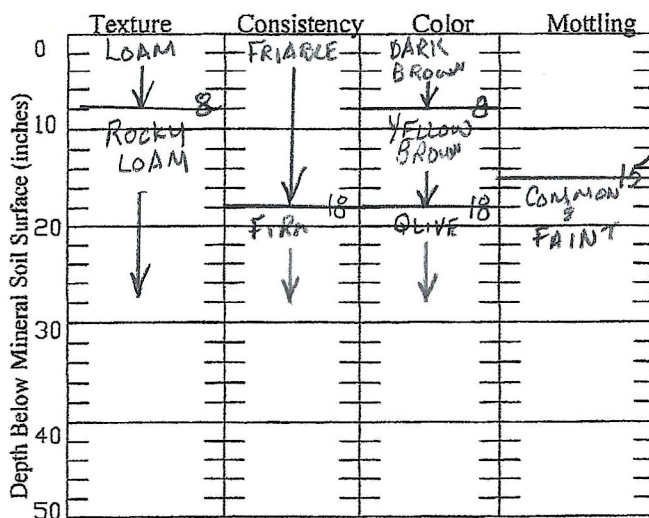
GPS READING

N 44° 42' 38"

W 69° 14' 01"

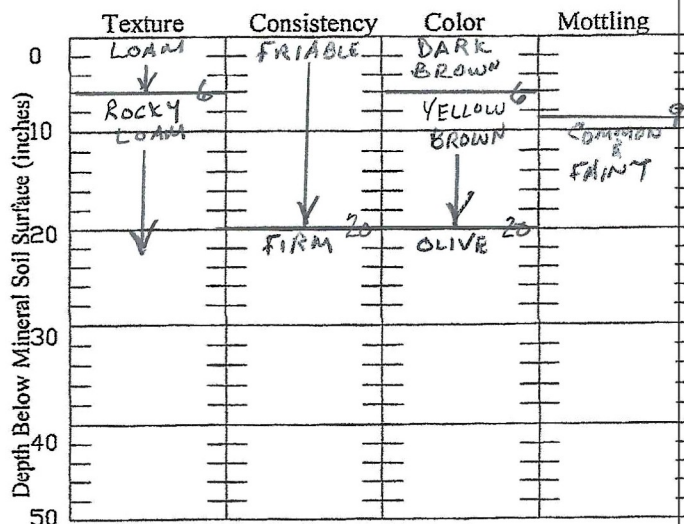
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TB-1 ☐ Test Pit ☒ Boring
_____ " Depth of Organic Horizon Above Mineral Soil



Soil Classification <u>3</u> <u>C</u> Profile Condition	Slope <u>2</u> %	Limiting Factor <u>15</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	---------------------	--------------------------------	--

Observation Hole TB-2 ☐ Test Pit ☒ Boring
_____ " Depth of Organic Horizon Above Mineral Soil



Soil Classification <u>3</u> <u>D</u> Profile Condition	Slope <u>4</u> %	Limiting Factor <u>9</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Kenn E. Lally Jr
Site Evaluator Signature

271

SE #

5/31/25

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

TROY

Street, Road, Subdivision

WARD HILL RD

Owner's Name

BRIAN RHEA

SITE PLAN

Scale 1" =

ft. or as shown

SITE LOCATION PLAN
(map from Maine Atlas
recommended)

GPS READING

N 44° 42' 36"

W 69° 14' 03"

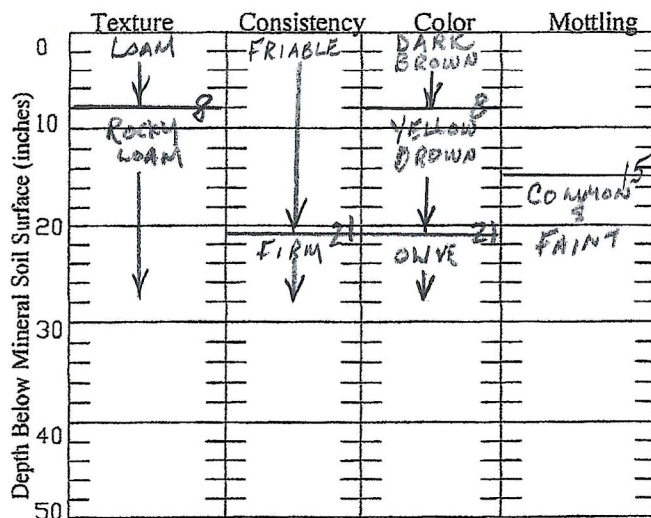
GPS READING

N 44° 42' 34"

W 69° 14' 02"

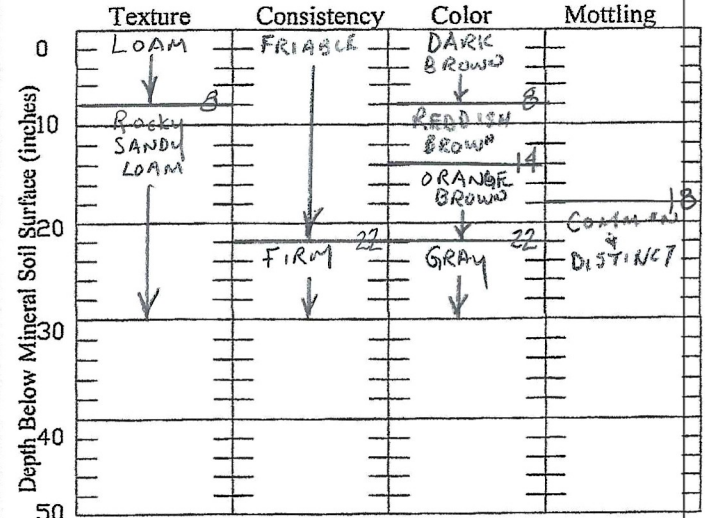
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TB-3 ☐ Test Pit ☒ Boring
2 " Depth of Organic Horizon Above Mineral Soil



Soil Classification <u>3</u> <u>C</u> Profile Condition	Slope <u>4</u> %	Limiting Factor <u>15</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	---------------------	--------------------------------	--

Observation Hole TB-4 ☐ Test Pit ☒ Boring
2 " Depth of Organic Horizon Above Mineral Soil



Soil Classification <u>3</u> <u>C</u> Profile Condition	Slope <u>6</u> %	Limiting Factor <u>18</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	---------------------	--------------------------------	--

Kent E. Luby
Site Evaluator Signature

271

SE #

5/31/25

Date