

## McLAUGHLIN FARM AND FOREST

*A western Maine parcel featuring gently rolling terrain, productive forests and fields, and town road frontage enabling a variety of potential uses—all located within one hour of Augusta and the Carrabassett Valley.*



**121 Acres**  
**Wilton, Franklin County, Maine**

**Price: \$150,000**

## LOCATION

McLaughlin Farm and Forest is located in Wilton, Maine, one of several towns located along the east-west U.S. Route 2 corridor that runs from coastal Canada through to the White Mountains in New Hampshire. The property is located within a one-hour drive of the state capitol in Augusta, Maine, as well as the Mount Blue State Park and Sugarloaf Mountain in the Carrabassett Valley. Route 2 is located less than one mile south of the parcel and the village of Wilton is under two miles away.

Historic Wilton is a former mill town that is a recreation area today. Founded in 1803 by a former resident of Wilton, NH, the town boasts being the location of the first cotton mill in the state, started in 1810. In 1876, George Henry Bass founded GH Bass & Company. The world renowned Bass shoes were made in Wilton for over a century until 1998.

For those seeking to visit Maine's largest city, Portland is just over an hour away, while Boston, Massachusetts is just over three hours to the southwest via Interstate 95.



**The view of Spruce Mountain in Jay, Maine looking south across the western field.**

## ACCESS/BOUNDARIES

The property has two points of legal access. The first access is from the south via McLaughlin Road, a town-maintained, paved road in excellent condition that starts from Main Street. The 600+ feet of road frontage provides access (and power) to the property from the southwest.

The second access is from the south as well but through the abutter's farm property along a right-of-way shared with the Wilton Water Company. This central access from the south is the primary access point to the property for haying and forest management activities.

Additional internal access could be developed onto the property off McLaughlin Road, should development activities be of interest.



**Forestry and recreation trail in the north-central portion of the property.**

Due to farming and forestry activities over time, the property has well established internal forestry trails for management and recreational activities.

Parcel boundaries are evident in varying forms as painted tree blazes, stone walls and barbed wire.



## SITE DESCRIPTION

The property is comprised of two lots. The first is listed at the town office as Lot 001A on tax map 34 and is 116.8 acres. The second is listed as Lot 007 on the same tax map and is 4.25 acres. Lot 007 is immediately adjacent to lot 001A and is essentially a field with access only from the larger lot.

The topography is gently rolling with slopes of generally less than 10%. Soils are comprised of fine sandy loams ranging from somewhat poorly drained in the west to well drained in the east. The Franklin County Soil Survey characterized the soils as Dixfield-Colonel-Marlow fine sandy loam soils - "found on ridges and in valleys".

Despite the well-drained soils over much of the property, there are a few areas of poorly drained soils in the northwestern portion of the lot. There are a few small intermittent streams that flow along the far eastern and western portions of the property during the spring runoff period, but these areas tend to dry up for much of the rest of the year.

Of the 121 acres offered, 71 acres are forested, while 50 acres are currently utilized as hay fields that provide a modest annual income through a rental agreement with a local farmer.

The property is not enrolled in any of Maine's tax abatement programs, such as Tree Growth or Open Space. Therefore, while hay production is an option, there are other possible opportunities for additional revenue generated from the property, such as other crops including corn, potatoes, soybeans, etc. Further, as this region is sought after for its proximity to recreational opportunities such as skiing, hiking, white water rafting, camping, fishing, etc., there is opportunity for small-scale residential development.

**Views across the eastern field to the southeast, south and southwest.**





## FOREST RESOURCES

The forest supports a mixed species composition of northern hardwoods (maple and birch) and white pine/mixed softwood. The forested portions of the property have been managed for decades as a working forest. The property has been in the current family for generations and the management philosophy of thinning over time has not waived. There have been six thinnings over the past 25 years with portions of the forest in a condition for additional merchantable timber available at the current time.

A 2016 timber inventory conducted by a private consultant indicates an average of 13.15 cords/acre (plus biomass) and a capital timber value of \$644/acre on the forested acres. The last harvest conducted on a portion of the property was in 2013. A copy of the management history over time is available upon request.

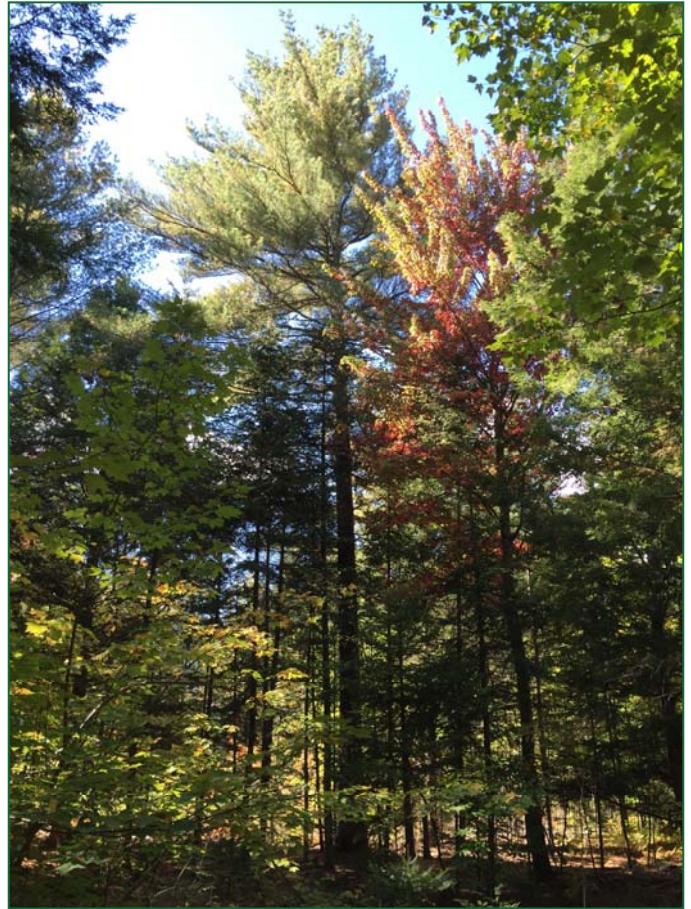
## MUNICIPAL ZONING

The property is located within the Town of Wilton Farm and Forest Zone. This zone “comprises the majority of the generally unbuilt areas of the town, primarily woodland and farm land”. For a zoning map and more details, please contact the Town of Wilton at [www.wiltonmaine.org](http://www.wiltonmaine.org) or (207) 645-4961.

## TAXES, ACREAGE AND TITLE

Municipal property taxes in 2016 for the McLaughlin Farm and Forest parcels were \$1,704.24 in total; \$1,616.48 for Lot 001A and \$87.76 for Lot 007. Tax records indicate a total of 121.05 acres.

The property is recorded in several deeds in the Franklin County Registry of Deeds. The primary properties are registered in Book 1569, Page 155 and Book 1828, Page 106. Copies of the deeds, survey, tax bills, tax maps, and other related documents are available upon request.



**White pine is the dominant commercial softwood species of the forest.**



**A Red Pine plantation is also featured in the northern portion of the property.**

Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



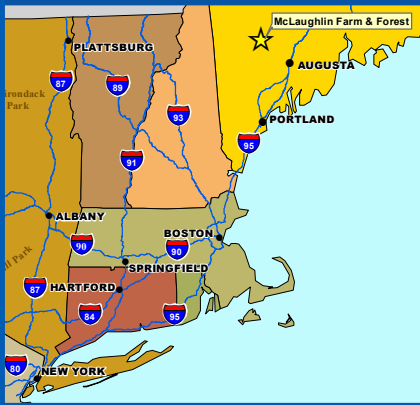
# Locus Map

## McLaughlin Farm & Forest

121 Acres

### Wilton, Franklin County, ME

fountains



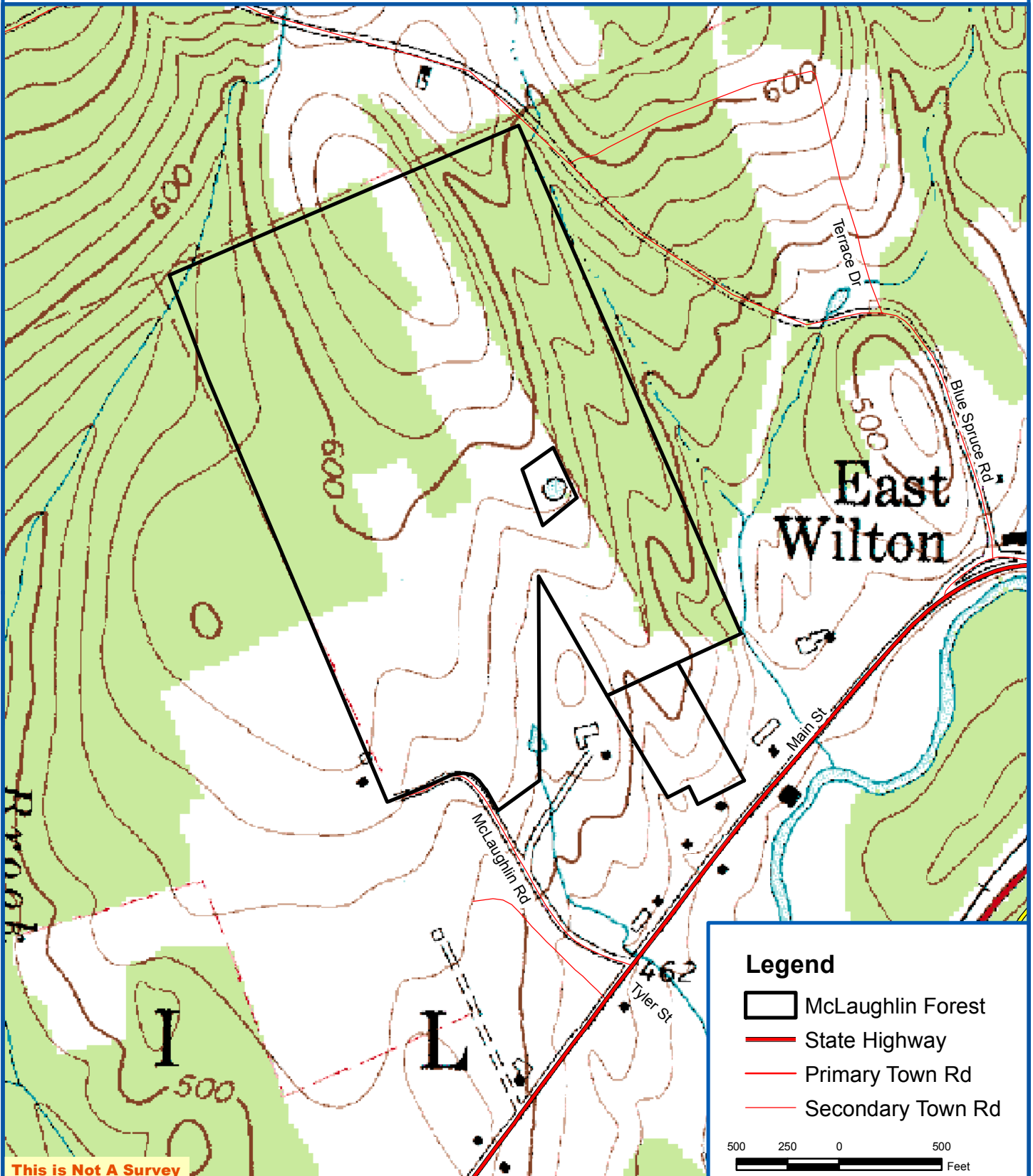




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Wilton, Franklin County, ME



Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from ME GIS, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

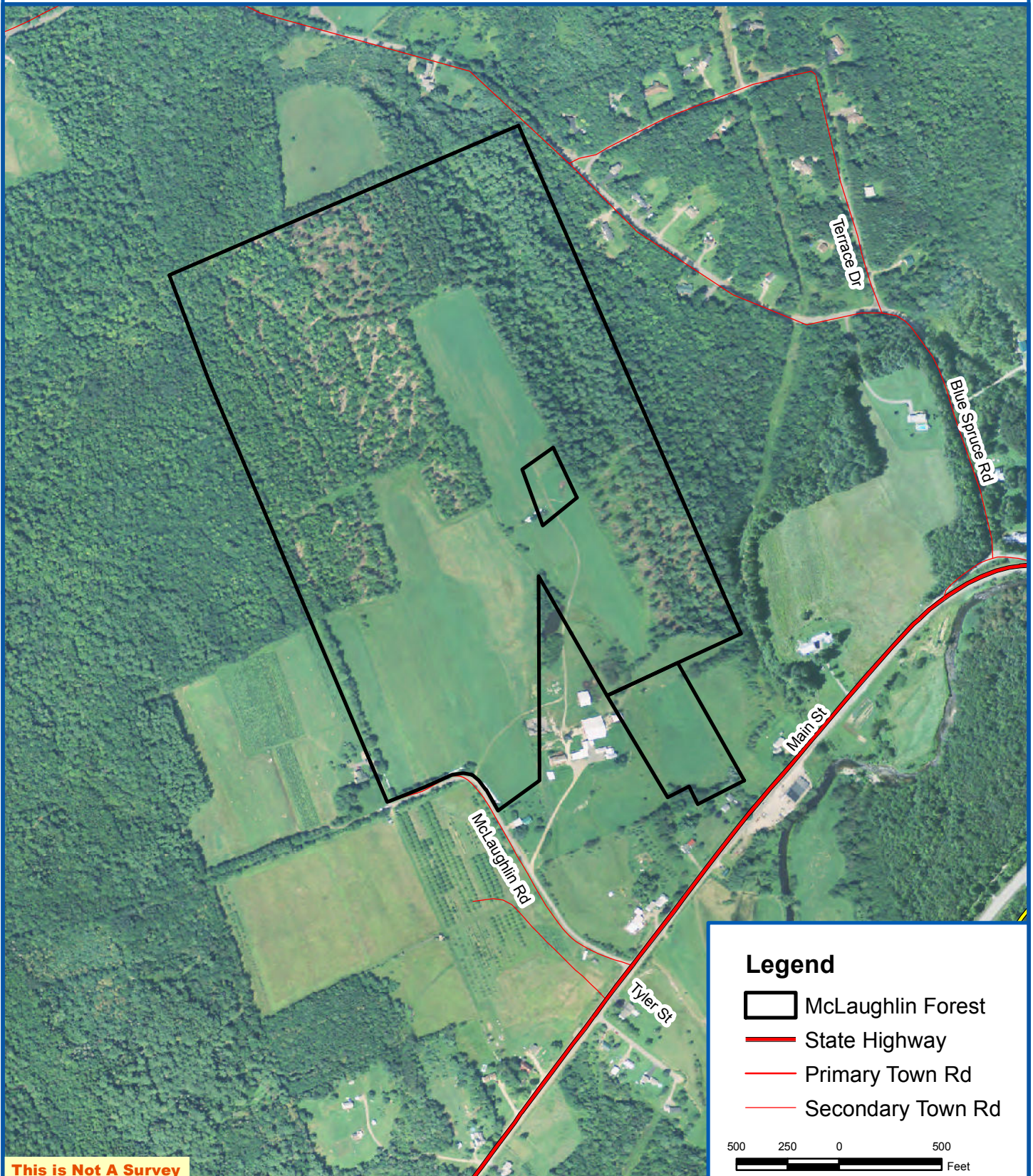




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Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

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 Mark Rabon  
Licensee's Name

on behalf of Fountains Land  
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.