

fountains

MOOSE HORN CAMP

A vintage 1920s cedar log cabin, surrounded by over 500 private acres, overlooks Upper Shaw Pond, providing an idyllic deep woods recreational retreat in the heart of Maine's Flagstaff Lake Region.



564 Acres
T3 R4 BKP WKR - Spring Lake Township
Somerset County, Maine

Price: \$849,000

PROFILE

Moose Horn Camp represents a rare opportunity to acquire a classic sporting lodge with modern conveniences in a spectacular north woods setting overlooking a serene 42-acre pond. The 564-acre tract encompasses nearly the entire shoreline of the pond, with the exception of 200' in the southeast corner. A vast private forest surrounds the property, ensuring exceptional privacy where commercial forestry and back-country recreation serve as the economic mainstays of the local small communities.

LOCATION

The forest is located in Spring Lake Township (T3 R4 BKP WKR) in the remote northwestern corner of Maine, home to some of Maine's highest mountain peaks and two major lake systems: Rangeley Lakes, less than 30 miles to the south, and nearby Flagstaff Lake, a sprawling 20,000-acre water body created by the impounding of the Dead River in 1949. Upper Shaw Pond and Lower Shaw Pond are connected by a small stream, with the outlet flowing southward into the Dead River. This watershed is characterized by hundreds of brooks, secluded ponds, and small lakes, many of which support a renowned native trout and land-locked salmon fishery favored by anglers for generations.

Stratton Village is the nearest population center, part of the organized town of Eustis, and located about 15 miles south on State Route 27, by the western cove of Flagstaff Lake. Stratton offers a few motels and restaurants, a small grocery store, and an outdoor sporting supply shop. Maine's largest city with an airport is Portland, about three hours to the south. Boston, Massachusetts is roughly a 4½-hour drive.

ACCESS

Access is provided by Big Eddy Road, a private gravel road that begins just off Route 27. The road is part of a large gravel road network maintained by a few major landowners for the purposes of commercial timber hauling. While Moose Horn Camp has a deeded, all-purpose right-of-way to travel over Big Eddy Road, forest products trucks have the *physical* right-of-way and care should be taken to stay alert and to the right while driving the main road leading into the property.

To visit the property, travel on Route 27 north of Stratton Village for about eight miles and turn right onto King and Bartlett Road. Just after the bridge over the North Branch of the Dead River, take a sharp right onto Big Eddy Road. From here, continue for about eight miles before taking a left onto Upper Shaw Pond Road. The property boundary begins near the gated entrance about 1.3 miles from the last turn. The lodge and pond are about ½ mile from the gate. For access through the gate or to schedule a private showing, please contact Patrick Hackley at (603) 435-7428.



The lodge as viewed from a small knoll on the opposite side of Upper Shaw Pond.



A private gated road leads into the property.

THE LODGE

Moose Horn Camp is a unique woodland getaway. While surrounded by the vast forests of western Maine, the lodge is well-appointed to provide its guests with all the conveniences of home. Whether the outdoor activity is hunting, fishing, hiking or boating, the lodge offers an excellent base from which to explore the area's abundant mountains, forests and waterways.

Built in 1928 and dubbed "Moose Horn Camp," the lodge and guest cottage are constructed of native cedar logs with portions of the interior walls and ceilings lined with pine bead board. All of the floors are made from fine-grained, cherry-stained douglas fir, adding to the rustic warmth throughout the lodge. Five skylights brighten the interior and plentiful windows offer pond and forest views.



The central great room with a dining table, seating, corner study and fieldstone fireplace. The pond is visible through the large window.



A soapstone stove and a writing desk (left) occupy one end of the great room, while a fieldstone fireplace (right) graces the main area. Cedar logs, pine bead board and fir flooring create a warm, rustic interior.



Two of the four bedrooms. The one on the left features a fireplace; both offer pond views. With two additional bedrooms available, the lodge can comfortably accommodate up to eight people.

THE LODGE (continued)

The lodge has four bedrooms, three bathrooms (two full and one half) and can accommodate up to eight people. With four well-located, fieldstone fireplaces, the lodge can be as comfortable in the dead of winter as it is in the summer. The kitchen is simple but has the basic appliances and ample storage/pantry space.

Electricity is provided by a diesel-powered generator located in a separate shed and conveniently hard-wired to a switch inside the lodge. Water is provided by an on-site drilled well.

A family compound, corporate retreat, or simply a place to gather with friends, Moose Horn Camp inspires an immediately comfortable and relaxing atmosphere for any group to enjoy.



The kitchen is equipped with a modern refrigerator, stove, double sink and ample red oak cabinetry.



Left: The east wing features another bedroom with a fieldstone fireplace, sitting area, bunk bed rack and generous closet space for the entire party. Right: Another small but cozy bedroom near the full bathroom.



Left: The north wall of the great room has windows facing Upper Shaw Pond. Right: The great room skylight is one of five in the lodge which offer natural sunlight to brighten the rooms during the day.

GUEST COTTAGE and OUTBUILDINGS

A short distance from the main lodge is a guest cottage of similar vintage cedar log construction. The interior consists of two large rooms, one functioning as a modestly equipped kitchen and the other as a living room with two bunks and a full bathroom.

The cottage was originally constructed as two separate buildings but was later joined in the middle by a sauna room with a hot tub. Due to the harsh winter conditions, the concrete foundation piers will require some realignment. However, the cottage appears structurally sound and the roof has recently been re-shingled.

In addition to the generator shed, the property hosts two other utility buildings. A small barn located near the main lodge offers convenient storage for recreational watercraft, vehicles, maintenance equipment, and firewood. The spacious upstairs loft could be retrofitted to provide additional guest bunks.

A maintenance garage located near the property entrance is sized to accommodate a 10-wheel dump truck or other heavy equipment used periodically to maintain the roads.

The guest cottage and additional buildings offer added value for expanding its potential as sportsman's retreat or family compound.



Steps away from the main lodge is the guest cottage with a full bath, kitchen area and two large rooms.



The barn is located close to the main lodge and is perfect for storing boats, equipment and firewood.



A utility garage located near the main entrance to the property is large enough to store a 10-wheel truck.

SITE DESCRIPTION

The lodge sits at the top of a gentle slope on the southern shore of Upper Shaw Pond. Despite the northern exposure, the open expanse of the pond and low tree line on the opposing shore allows for ample sunshine on the lodge grounds during the spring, summer and early fall months.



A well-kept lawn carpets the landscape from the back porch right down to the pond shoreline, providing an outstanding site for family gatherings, watching the loons, and amazing star gazing in the evening.

The Pond:

Upper Shaw Pond is approximately 42 acres in size with a maximum depth of about 12 feet. The property nearly encompasses the entire shoreline, save approximately 200' of shoreline in the southeast corner which is owned by an adjacent landowner. The major inlet enters from the west end of the pond and its outlet flows east into nearby Lower Shaw Pond. Upper Shaw's bottom is relatively weed-free and, with the installation of a new dock (the old one was removed) extending into deeper water, swimming can be enjoyed. Fishing is also good here with a warm water fishery of small-mouth bass, yellow perch and chain pickerel.

The gradual slope and long frontage of the lawn offers ease to slide canoes and kayaks into the water. A small motor boat is also an option, although there is no boat ramp for trailer loading.



A stone bench provides a quiet place to relax and enjoy the sunrise at the east end of the pond.



An Adirondack-style gazebo on a rocky knoll opposite the lodge offers another relaxing spot.

SITE DESCRIPTION (continued)

Topography:

The property boundaries encompass a small basin that tips down towards Upper Shaw Pond. A small plateau exists near the center of the tract between the bog and the pond, but otherwise the terrain is moderately sloping. Views from the plateau frame the Bigelow Mountains to the south. Outside of the bog and riparian areas, the land's sloping terrain offers well-drained soils.

Roads:

Approximately 1.5 miles of 3-season gravel roads and a half mile of unimproved gravel road wind through the parcel, providing excellent interior access to the forest and north side of the pond. In addition, there are several logging trails that connect to the roads, offering further opportunity for recreational access via snowmobile, ATV, mountain bike or cross-country skis. Two small gravel pits off the main access road provide material for routine road maintenance and repair.



The interior road near the property center offers views of the Bigelow Mountains to the south.

FOREST RESOURCES

The forest surrounding Upper Shaw Pond supports a predominantly northern hardwood mix of sugar and red maple, yellow birch, beech, poplar and white birch. The softwoods are concentrated in three areas: a small stand along the western boundary, another area around the pond and feeder streams, and a third area around a small bog just north of the pond (the headwaters). Softwood species consist mostly of red spruce, balsam fir, white pine and hemlock.

The forest was harvested approximately seven years ago, leaving a sparse overstory of mature hardwoods that have contributed to a thick understory of saplings throughout. Some patches, dominated by saplings and pole-sized trees, offer excellent habitat for young, forest-dwelling songbirds, snowshoe hare and ruffed grouse.

A 2006 Forest Management Plan recommends no commercial harvesting for the next 20 years; however, there is ample opportunity to improve the stand quality via weeding and releasing to select commercial tree species for retention, and thinning later to maximize their growth. The latter practice is also a great way to generate firewood for use in the lodge.



The forest is comprised of a mix of northern hardwood species — maple, birch and beech.



Softwoods are prominent surrounding the pond.

TAXES, ACREAGE AND TITLE

A 2012 boundary survey by Boynton & Pickett indicates 564.1 acres. Property boundaries are noted in the field as red tree blazes. Town tax records for Tax Map SO008 Plan 01 Lot 2 indicate a total of 556 acres with deed acres reporting "500 more or less." The property is enrolled in Maine's Tree Growth Tax Program. Municipal property taxes in 2014 for the land and lodge were \$2,818.38.

Maine's Tree Growth Tax Program is a municipal tax that is based on the land's capacity to grow timber rather than the fair market value. The Tree Growth Tax rate is calculated for each county from tree growth rates measured by the U.S. Forest Service. This makes for a much lower property tax (in most cases). If the land has little potential for any use besides timber, the tax savings may be very small or not at all. The higher the property values in the town, the greater the savings. For more information, contact the Maine Forest Service at (207) 287-2791.

The property is owned by Shaw Pond Enterprises, LLC whose deed is recorded in Book 3379, Page 313 of the Somerset County Registry of Deeds. A copy of the deed, title policy, tax bills, tax maps and other related documents are available upon request from Fountains.



An aerial view of Upper Shaw Pond. The red roof at the Y intersection is the utility garage located near the property's southern boundary. The right-hand fork leads to a clearing on the shore where Moose Horn Camp is located.

The gazebo sits almost directly across from the lodge on the opposing shore. A portion of Lower Shaw Pond is off to the right.

Right: A mother loon keeps track of her chick. Loons are a common site on this and neighboring ponds.

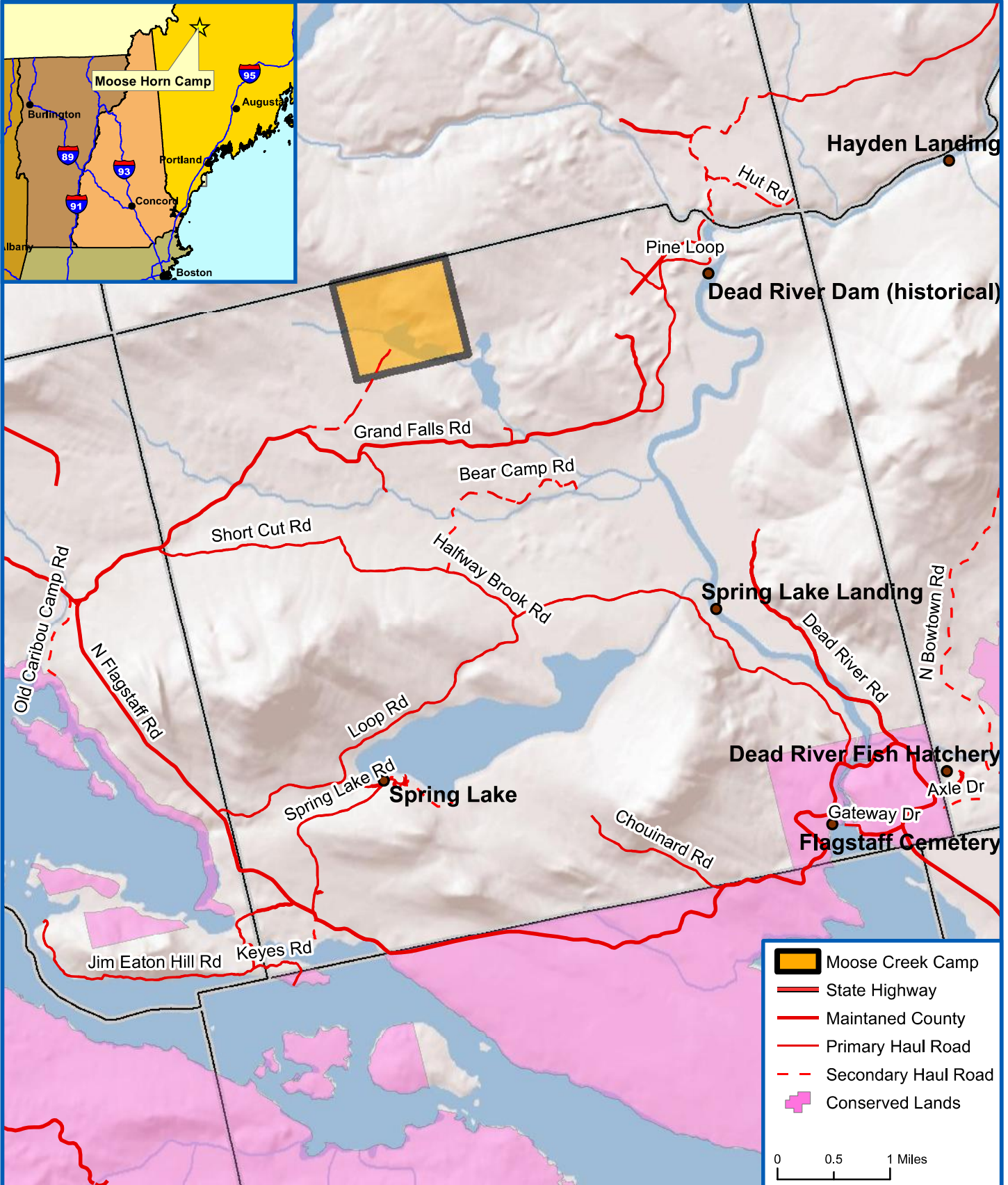


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Locus Map Moose Horn Camp

564 Acres

T3 R4 BKP WKR, Somerset County, Maine



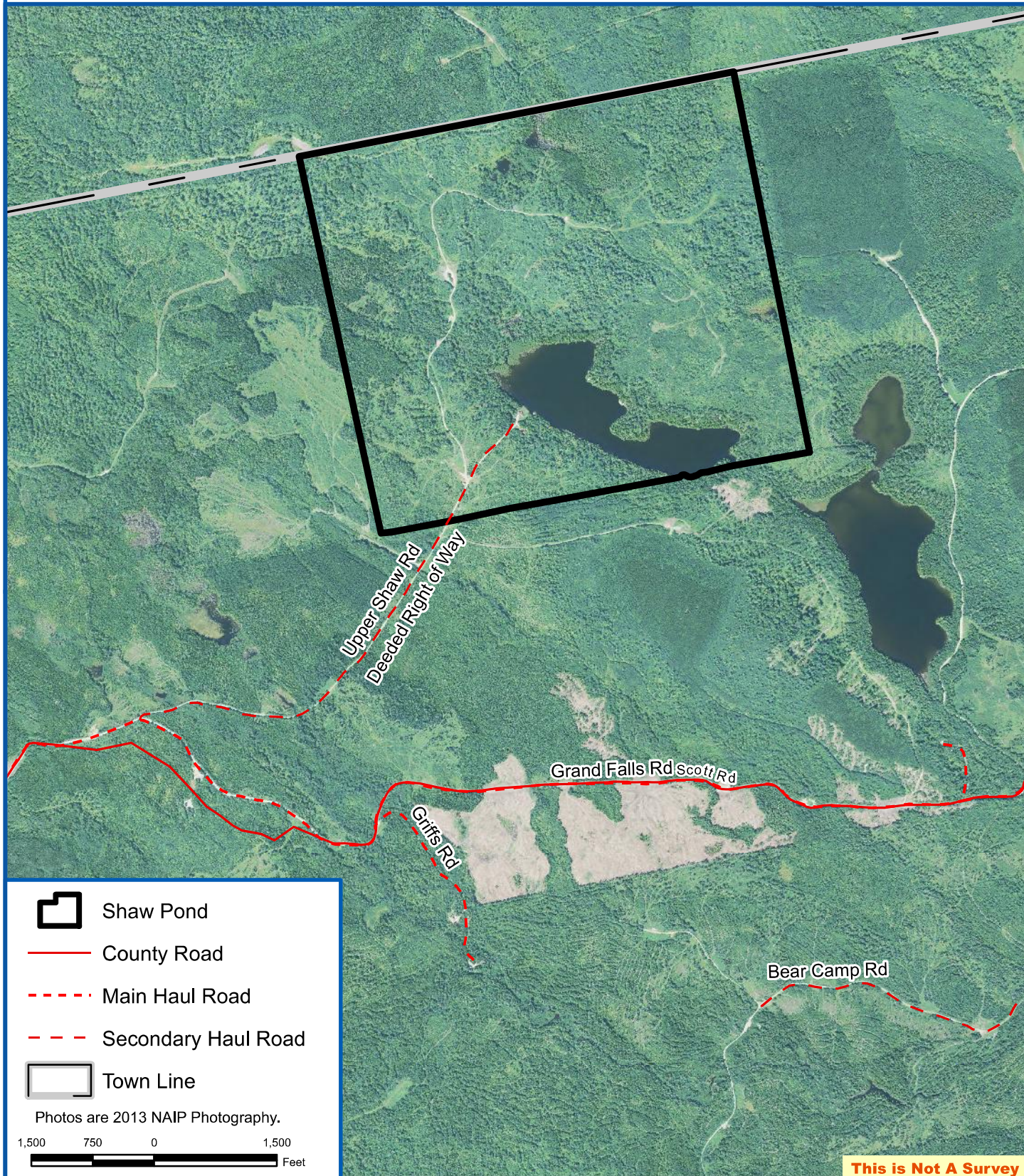


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T3 R4 BKP WKR, Somerset County, Maine



Map produced from information supplied by Seller, aerial photography and reference information obtained from ME GIS.
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



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 may not act as 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"**); or
- ✓ 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**. The possibilities and consequences of dual agency representation must be explained to you by the licensee. *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. Also, a dual agent may not be the advocate for either party and cannot negotiate for nor advise as to the price or terms of the transaction.

THIS IS NOT A CONTRACT

Remember!

Unless you enter into a written agreement for agency representation, a licensee is not allowed to represent you!

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 Patrick Hackley
Licensee's Name

on behalf of Fountains Land Inc.
Company/Agency