

WHITTEN PARRITT FOREST

A coastal Maine forest with Route 1 frontage, long-term timber potential, a brook and a pond, and a short drive to Acadia National Park Region.



455 Acres
Stueben, Washington County, Maine

Price: \$254,000

LOCATION

The parcel is located in the small coastal town of Steuben, Maine, known for its iconic rocky coastline in the form of two peninsulas, Dyer Neck and Petit Manan Point. The jagged coast forms a number of small bays and coves, dotted with colorful lobster buoys and clusters of working lobster boats.

Steuben has just over 1,000 year-round residents, some of whom are multi-generational shellfishermen, innkeepers, independent contractors, or who work in the tourism/hospitality industry that thrives due to the proximity of Acadia National Park, less than one hour from town.

US Route 1 provides convenient access to a host of regional forest product markets for those seeking to continue long-term forestry on the property.

Maine's fabled Downeast Region begins here in Washington County and stretches east via Route 1 through a number of small towns with their own rugged coastline. Heading west on Route 1 will bring you to Ellsworth, the gateway town to Acadia National Park, which is just minutes away via Route 3 south onto Mount Desert Island. Bangor, Maine, the state's second largest city is approximately one and a half hour drive north, while Boston is about four and a half hours away.



Steuben's classic Maine coastline - spruce-lined banks above a rocky shore offering an abundance of coves, bays and islands to explore.

ACCESS/BOUNDARIES

Access is provided by 572' of frontage on US Route 1. A gravel road commences from the highway to provide complete interior access.

The frontage lot was acquired by the previous owner, along with a 60'-long, 50'-wide all-purpose right-of-way across an adjacent owner to facilitate access to the larger acreage lot.

The internal road is nearly two miles in length and bisects the parcel center. Two short spurs branch off the central artery near the beaver pond.

A non-contiguous 11.5-acre parcel is located about 600' north of the main parcel. The small tract sits along the county line and appears to be land-locked with no vehicular access available and no deeded right-of-way known.

Parcel boundaries exist in the form of red or yellow-painted tree blazes, historical stone walls or barbed wire. A 2009 survey conducted by Plisga & Day depicts the parcel boundaries, a copy of which is available upon request.



The forest has a well-established internal road system. The lack of management activity will require some roadside brush clearing.

SITE DESCRIPTION

The topography and soil types are typical of Maine's Downeast coastal forests with near flat to gently rolling terrain and well-drained, gravelly soils throughout the majority of the tract. There are a few isolated exceptions where the water table is high—the central pond, created by a dam on a small tributary to the Whitten Parritt Stream, and two small, black spruce bogs near the boundary in the southeast corner.

The forest has a slight south/southwest aspect with a modest elevation of 160' above sea level (ASL) at its highest point. High enough to provide some visual relief but not quite enough to catch a glimpse of Joy Bay on the coast only about a half mile as the crow flies.

Whitten Parritt stream, a winding fresh water stream named after two of the Steuben's early landowners, flows from north to south along the western boundary (also the town and county lines), with two bends cutting into the forest to provide direct water access. The width and depth of the stream on the upper reaches appears navigable with a canoe or kayak. The stream is known to support brook trout and possibly salmon.

The small pond at parcel center is the creation of an active beaver population. A section of the main road will require repair, as the beaver dam has flooded a portion of the road making it impassable. Various beaver-proof culvert designs are available that will allow water to pass under the road to prevent future damage from flooding.

A 1995 gravel resource evaluation indicates a notable amount of gravel on site, ample for internal road maintenance and repair but deemed insufficient in quantity for commercial sales.

Overall, the forest exhibits good aesthetics and is very walk-able, given the main road and network of trails have remained largely open since the last timber harvest over 20 years ago. The road and trail network offer excellent mobility for a host of recreational activities including hunting, trail-riding and cross-country skiing.



Young, well-stocked spruce-fir occupy the site.



A fast-growing, 25-year old balsam fir stand.



Whitten Parritt stream has wide margins in places.

FOREST RESOURCES

The forest supports a mixed species composition of balsam fir and red spruce, followed by white pine and northern hardwoods (white birch, poplar and red maple). A timber harvest conducted over 20 years ago left a predominantly pole-sized diameter class (6 to 9" diameters.) with relatively even distribution across the parcel. A scattered white pine overstory in the small to medium-sized sawlog size classes exists in some areas. The forest has good potential for long-term timber management.

MUNICIPAL ZONING

The town of Steuben has a planning board, building ordinances, but no formal zoning districts other than the adopted state shoreland protection act. Minimum building lot sizes are 1 acre. In view of current development patterns along Route 1, it appears residential and commercial uses are permissible. To confirm building/development regulations, contact the Steuben town office at (207) 546-7209 or visit their website at www.steubenme.com.

TAXES, ACREAGE AND TITLE

Municipal property taxes in 2015 for Map/Lot 014-016 (31 acres on US Route 1) were \$603.19. For Map/Lot 017-005 (422.5 acres, including the 11.5 acre landlocked parcel) were \$1,076.71. Total 2015 tax bill was \$1,679.90.

Tax maps indicate a total of 453.5 acres. Deeded reference to total acreage is incomplete. GIS map data indicates a total of 462 acres. A 2009 registered boundary survey by Plisga & Day references 455 acres. For marketing purposes, the survey serves as the primary reference. Maps in this report reflect current total acreage.

The property is recorded in a Warranty Deed at the Washington County Registry of Deeds: Robert Erik Esselstyn to C & C Timber, LLC in Book 4017, Page 89-96 dated December 2, 2013.

Copies of the deed, boundary survey, tax bills, tax maps, and other related documents are available upon request.



White pine in the small sawlog (10" to 14") size class is scattered throughout the forest.



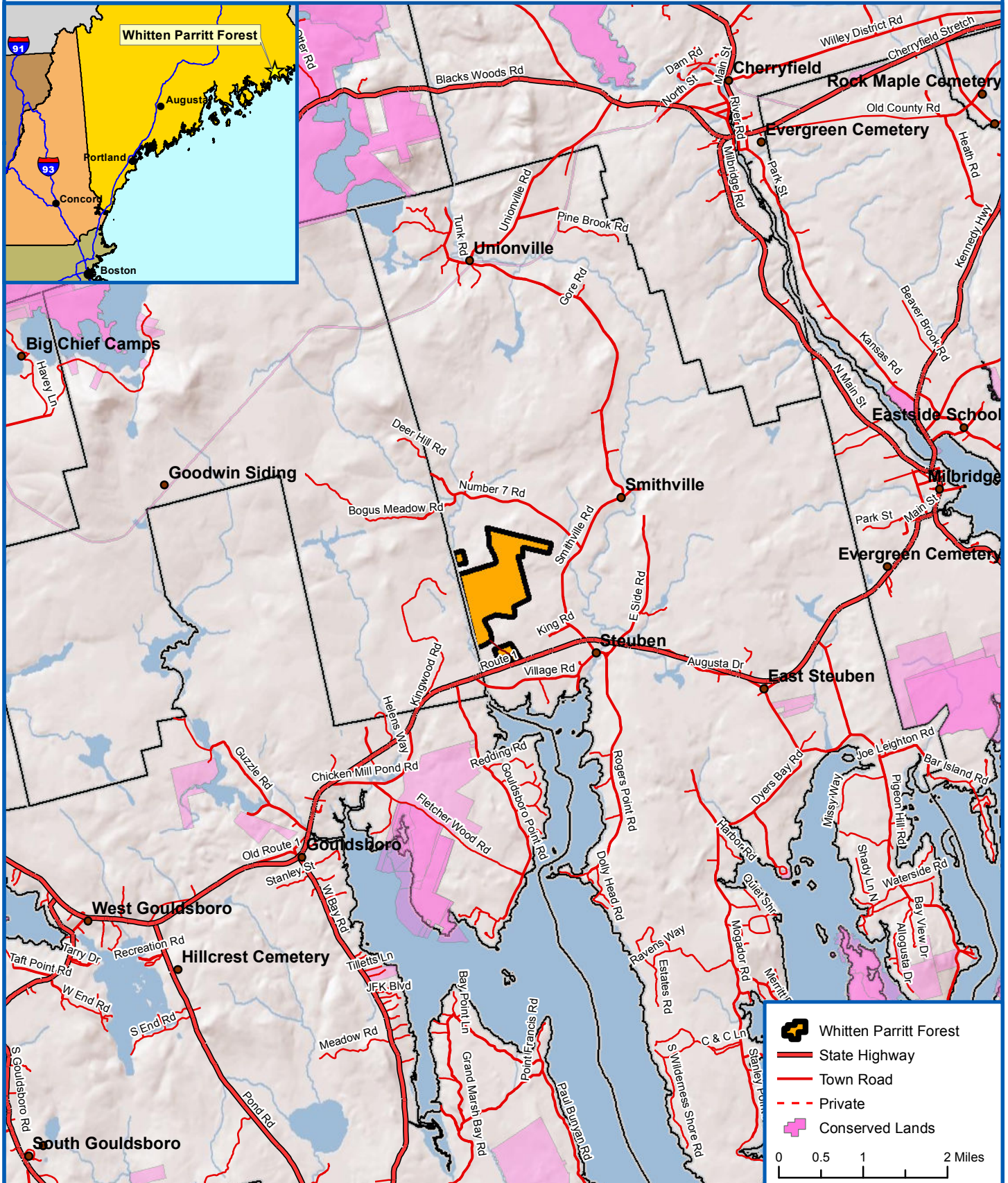
The entrance to the forest off of US Route 1 with 572' of frontage; power and utilities available roadside.

Fountains Land 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
Whitten Parritt Forest
455 Acres
Steuben, Maine

fountains



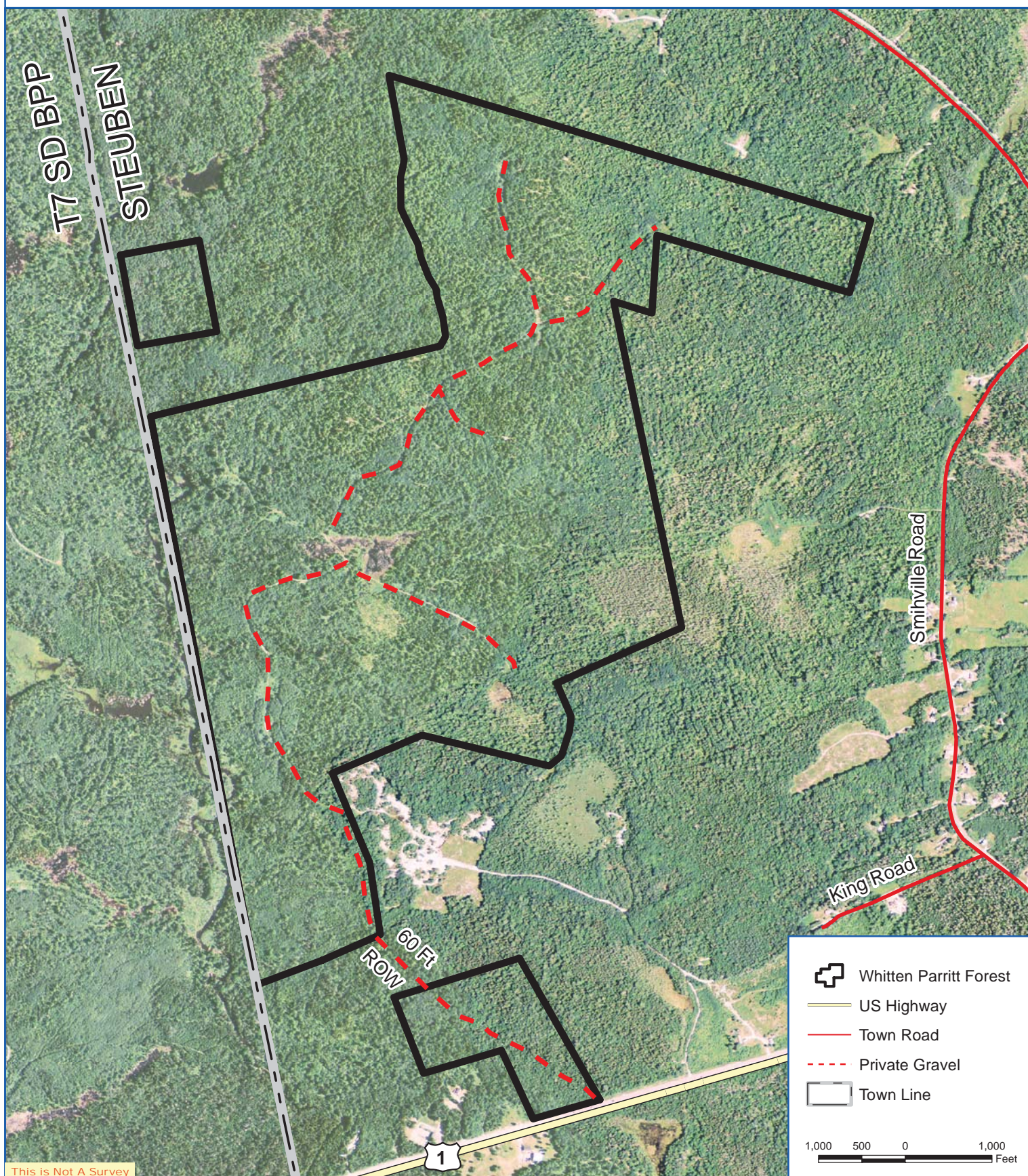


Whitten Parritt Forest

455 Acres

Steuben, Washington County, Maine

fountains



Map produced from information including a 2009 boundary survey by Plisga & Day Land Surveyors, 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