

Moxie Gore Outfitters

469 Lake Moxie Road • Moxie Gore, Maine 04985

A Rare Maine Sporting, Recreational & Hospitality Investment

Experience the opportunity to own an established sporting and recreational camp nestled on 30± private acres in the heart of Maine's outdoor recreation country. Ideally situated near Lake Moxie, the Kennebec River, and the Dead River, C. Moxie Gore Outfitters is surrounded by some of Maine's premier destinations for white-water rafting, canoeing, hunting, fishing, hiking, ATV riding, snowmobiling, and year-round outdoor adventure.

With direct access to Maine's extensive ATV and snowmobile trail network, this property offers exceptional appeal to outdoor enthusiasts while providing multiple income streams and significant opportunities for future expansion.

Adding to its unique location, the renowned Moxie Falls—one of New England's tallest waterfalls—is within walking distance, giving guests convenient access to one of Maine's most spectacular natural attractions.

Whether you're looking to continue operating a successful sporting camp, expand into a destination resort, or create your own private recreational retreat, this property offers the flexibility and infrastructure to support a wide variety of business and investment opportunities.

Property Features

Main Lodge

- Two-bedroom owner's residence
- Full bathroom
- Spacious farmer's porch
- Attached two-car garage
- Ideal for owner occupancy or on-site management

Rental Cabins

Five individual rental cabins, each thoughtfully designed to comfortably accommodate guests.

Each 512-square-foot cabin features:

- Full kitchen
- Full bathroom
- Living room
- Dining area
- Two bedrooms
- Loft sleeping area
- Dedicated 1,000-gallon septic tank
- Individual leach field (*Cabins #4 and #5 share one engineered leach field.*)

Water Infrastructure

- Two drilled wells
 - One dedicated to the main lodge
 - One dedicated to the five cabins
- Water system engineered to accommodate 39+ guests for multiple consecutive days, providing ample capacity for full occupancy.

Campground Expansion Potential

Several former campsites remain on the property and, while currently overgrown, present an excellent opportunity for restoration. Reestablishing these sites could substantially increase seasonal occupancy and create an additional revenue source.

Bathhouse

Designed to support campground operations, the bathhouse includes:

- Separate men's and women's facilities
 - Two toilets and two showers in each section
 - Dedicated 1,000-gallon septic tank and leach field
 - Existing water line that is currently disconnected at the well house and can be reconnected for future operation
-

Current Cabin Rental Rates

Nightly Rates

Friday & Saturday

- \$240 per night (up to four guests)

Sunday–Thursday

- \$220 per night (up to four guests)

Additional Guests

- \$50 per person, per night

Weekly

- \$1,000

Monthly

- \$2,200

Seasonal

- \$6,600
- Three-month snowmobile season

Investment Highlights

- Established sporting and recreational camp with existing rental income
 - Five income-producing cabins
 - Owner's lodge with attached two-car garage
 - 30± private acres with room for future growth
 - Direct ATV and snowmobile trail access
 - Walking distance to the iconic Moxie Falls
 - Individual septic systems serving each cabin
 - Commercial-capacity water system designed for high occupancy
 - Existing campground with expansion potential
 - Bathhouse ready to support future campground operations
 - Prime location in one of Maine's premier four-season recreation destinations
 - Excellent opportunity for hospitality, outfitting, vacation rentals, guided adventure business, corporate retreats, weddings, family compound, or destination resort
-

Endless Outdoor Recreation

Located in the heart of Maine's North Woods, guests enjoy immediate access to some of the finest outdoor recreation the Northeast has to offer, including:

- Lake Moxie
- The Kennebec River
- The Dead River
- Class III–V white-water rafting
- Canoeing & kayaking
- World-class hunting
- Exceptional fishing
- Direct snowmobile trail access
- Direct ATV trail access
- Hiking
- Wildlife viewing
- Fall foliage tours
- Ice fishing
- Four-season outdoor adventures

Whether visitors are seeking a weekend getaway or an extended wilderness vacation, C. Moxie Gore Outfitters delivers the authentic Maine experience that keeps guests returning year after year.

More Than a Property—A Destination

Opportunity. Recreation. Income. Expansion.

Properties that combine 30 private acres, established lodging, direct trail access, campground expansion potential, and close proximity to Lake Moxie, the Kennebec and Dead Rivers, and the spectacular Moxie Falls are exceptionally rare.

C. Moxie Gore Outfitters is more than real estate—it's an opportunity to own a destination and invest in one of Maine's most sought-after outdoor recreation regions.

Location & Nearby Attractions

Perfectly positioned in the heart of Maine's North Woods, C. Moxie Gore Outfitters offers convenient access to some of New England's finest outdoor recreation while remaining within a reasonable drive of major metropolitan areas.

Nearby Attractions

- Moxie Falls – Approximately 0.8 miles (walking or biking distance)
- Lake Moxie Public Boat Launch – Approximately 5 minutes
- The Forks Village – Approximately 5 minutes
- Kennebec River Whitewater Rafting – Approximately 5 minutes
- Dead River Whitewater Rafting – Approximately 15 minutes
- Appalachian Trail Crossing (Caratunk) – Approximately 20 minutes
- Wyman Lake – Approximately 20 minutes
- Moosehead Lake / Greenville – Approximately 45 minutes
- Sugarloaf Mountain Resort – Approximately 1 hour
- Jackman – Approximately 50 minutes
- Augusta – Approximately 1 hour 40 minutes
- Portland, Maine – Approximately 2 hours 45 minutes
- Boston, Massachusetts – Approximately 5 hours 15 minutes

Whether your guests are traveling from Southern Maine, New England, or beyond, C. Moxie Gore Outfitters offers the perfect combination of remote wilderness, modern accommodations, and easy access to Maine's most sought-after outdoor adventures.

TRANSFER TAX PAID

QUIT-CLAIM DEED WITH COVENANT

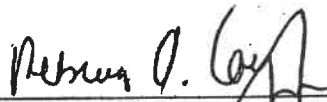
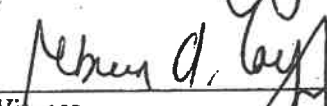
We, **KENNETH L. CHRISTOPHER and PAMELA S. CHRISTOPHER**, both of Moxie Gore, Maine (Mailing address: P.O. Box 40, West Forks, Maine 04985), for consideration paid, grant to **JOSEPH GOODWIN and KERRI GOODWIN**, both of 454 Franklin Street, Duxbury, Massachusetts 02331, with quit-claim covenants, as joint tenants, the following:

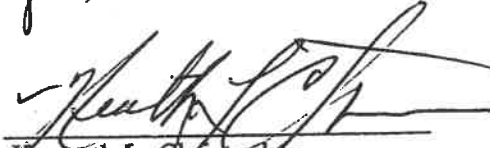
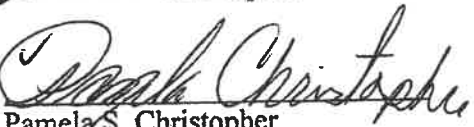
A certain lot or parcel of land, together with the buildings thereon, situated in Township 1, Range 5, Bingham's Kennebec Purchase East of the Kennebec River (T1, R5, BKP, EKR - Moxie Gore), County of Somerset and State of Maine, and bounded and described as follows, to wit: Beginning at the easterly line of the Moxie Lake Road at the northwesterly corner of the public lot in Moxie Gore; thence easterly along the northerly line of the said public lot to the town line between Moxie Gore and The Forks; thence northerly along the town line to the southeasterly corner of the "Crotto" lot; thence westerly along the southerly line of said "Crotto" lot to the easterly line of said Road; thence southerly along the easterly line of said road to the point of beginning; containing 100 acres, more or less.

Excepting and Reserving two lots or parcels of land conveyed by Kenneth L. Christopher and Pamela S. Christopher to Michael P. Guglietta and Suzanne G. Guglietta by two deeds, the first November 25, 2006, and recorded in the Somerset County Registry of Deeds in Book 3786, Page 113, and the second January 22, 2019, recorded in said Registry of Deeds in Book 5393, Page 174.

Being a portion of those premises conveyed by T-M Corporation to Kenneth L. Christopher and Pamela S. Christopher by Quit-Claim Deed with Covenants dated December 31, 1999, recorded in said Registry of Deeds in Book 2643, Page 257.

WITNESS our hands and seals this ^{4th} day of May, 2022.


Witness

Witness


Kenneth L. Christopher

Pamela S. Christopher

STATE OF MAINE
Somerset, ss.

May 4th, 2022

Personally appeared the above named Kenneth L. Christopher and Pamela S. Christopher and acknowledged the foregoing to be their free act and deed.

Before me,

Rebecca A. Gifford

Name:

Notary Public

My commission expires:

Attorney At Law

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health Engineering
Bureau of Health Engineering
(207) 293-2674 Fax (207) 293-4572

PROPERTY LOCATION

>>Caution: Permit Required-Attach in Space Below<<

City, Town or Plantation **MOXIE GORE TWP**
Street or Road **MOXIE FALLS ROAD**
Subdivision Lot #

PROPERTY OWNER'S NAME
Last **CHRISTOPHER** First **KENNETH**

Applicant's Name
Mailing Address of Owner **P O BOX 40
WEST FORKS, ME 04985**

Daytime Tel #

LURC 526 PERMIT # 15 STATE COPY
Date Permit Issued: **10/18/00** \$ **110.00** FEE
Brian Turner Local Plumbing Inspector Signature
105 Municipal Tax Map # Lot #

Owner Statement

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is subject to the Department and/or Local Plumbing Inspector to deny a permit.

Kenneth Christopher 9/13/00
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules and Application.

Local Plumbing Inspector Signature
1st Date Approved
2nd Date Approved

PERMIT INFORMATION

TYPE OF APPLICATION:

- ☒ First Time System
- ☐ Replacement System
Type Replaced
Year Installed **19**
- ☐ Expanded System
a. one time exempted
b. non exempted
- ☐ Experimental System
- ☐ Seasonal Conversion

SIZE OF PROPERTY

121+/- ACRES

SHORELAND ZONING

☐ Yes ☒ No

THIS APPLICATION REQUIRES

- ☒ No Rule Variance
- ☐ First Time Variance
a. Local Plumbing Inspector Approval
b. State & Local Plumbing Inspector Approval
- ☐ Replacement System Variance
a. Local Plumbing Inspector Approval
b. State & Local Plumbing Inspector Approval
- ☐ Minimum Lot Size Variance
- ☐ Seasonal Conversion Approval

DISPOSAL SYSTEM TO SERVE

- ☒ Single Family Dwelling Unit
- ☐ Multiple Family Dwelling Unit
- Units
☐ Other

DISPOSAL SYSTEM COMPONENTS

- ☒ Non-engineered System
- ☐ Primitive System (graywater & Air Toilets)
- ☐ Alternative Toilet
- ☐ Non-engineered Treatment Tank
- ☐ Holding Tank _____ gallons
- ☐ Non-engineered Disposal Area (only)
- ☐ Separated Laundry System
- ☐ Engineered System (>2000 Gpd)
- ☐ Engineered Treatment Tank (only)
- ☐ Engineered Disposal Area (only)
- ☐ Pretreatment
- ☐ Miscellaneous Components

TYPE OF WATER SUPPLY

PROPOSED DRILLED WELL

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 2)

TREATMENT TANK

- ☒ Concrete
a. Regular
b. Low Profile (see Note)
 - ☐ Plastic
 - ☐ Other _____
- Capacity _____ Gallons

DISPOSAL AREA TYPE/SIZE

- ☒ Bed **750** sq. Ft.
Proprietary Device _____ sq. Ft.
- ☐ Cluster ☐ Linear
☐ Regular ☐ H-20
- ☐ Trench
- ☐ Other _____

GARBAGE DISPOSAL UNIT

- ☒ No ☐ Maybe
- ☐ Yes
- ☐ Multi-compartment Tank
- ☐ Tank in Series
- ☐ Increase Tank Capacity
- ☐ Filter On Tank Outlet

DESIGN FLOW

180 GPD (gallons per day)

Based On

- ☒ Table 501.1 (dwelling unit/s)
- ☐ Table 502.2 (other facilities)

SHOW CALCULATIONS
for other facilities.

2 BEDROOM

SOIL DATA & DESIGN CLASS

PROFILE CONDITION DESIGN
1 / C/A III / 1

at Observation Hole # **TP 1**
DEPTH **20"** ELEVATION **-61"**
OF MOST LIMITING SOIL FACTOR

DISPOSAL AREA SIZING

- ☐ Small - 2.00
- ☐ Medium - 2.60
- ☐ Medium-Large - 3.30
- ☒ Large - 4.10
- ☐ Extra-Large - 5.20

PUMPING

- ☐ Not Required
- ☒ May Be Required
- ☐ Required

DOSE **T.B.D.** Gallons

- ☐ Section 503.0 (meter readings)
- ATTACH WATER-METER DATA

SITE EVALUATOR'S STATEMENT

I certify that on **8/26/2000** (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241)

John Archard
Site Evaluator's Signature

John Archard
Site Evaluator's Name Printed

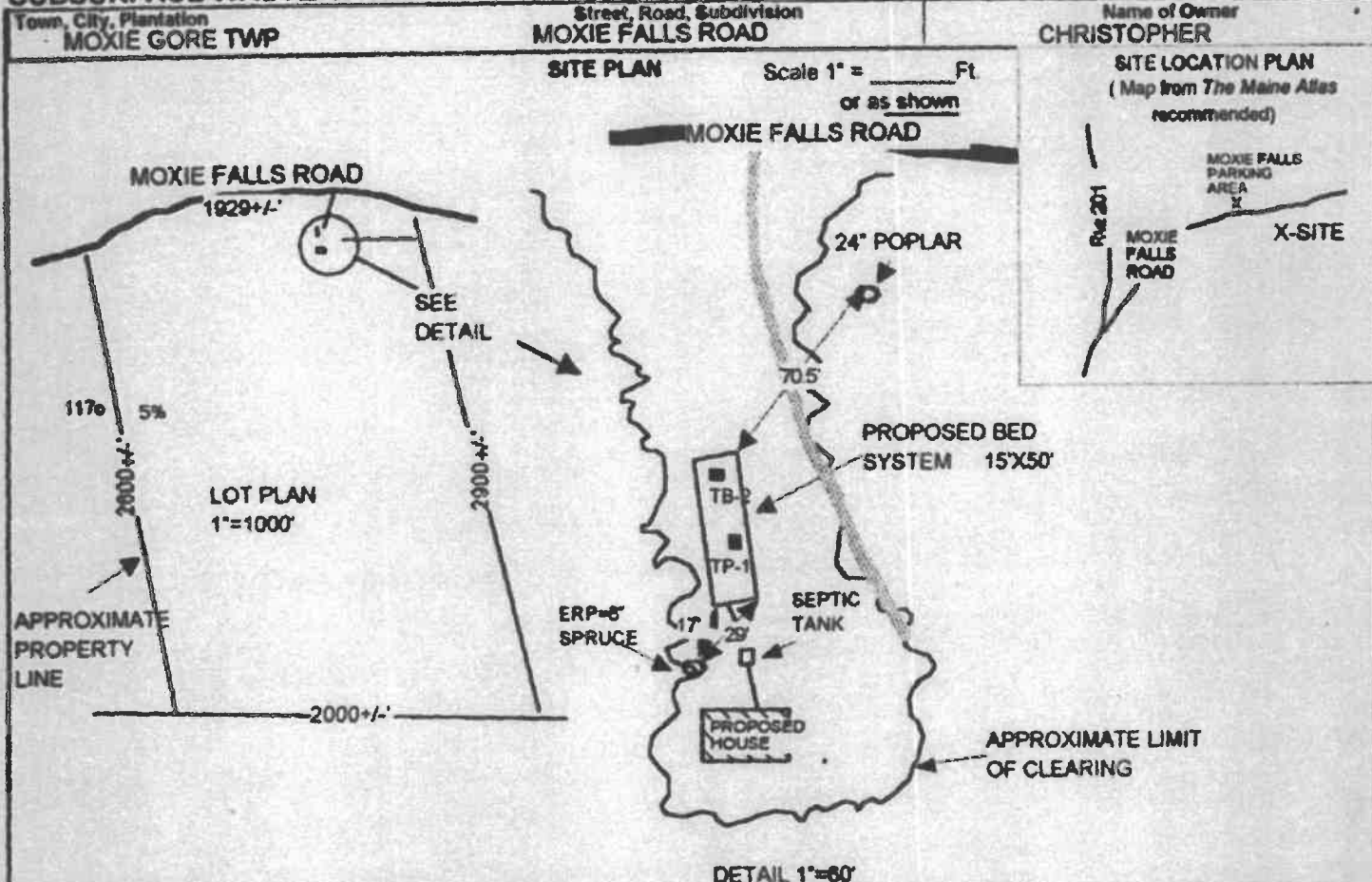
181
SE #

(207) 293-2674
Telephone

8/27/2000
Date

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NHE-200 Rev.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION



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

Observation Hole TP-1 Test Pit ☒ Boring ☐

N/A " Depth of Organic Horizon above Mineral Soil

DEPTH BELOW MINERAL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	VERY FINE	FRIABLE	BROWN	NONE
6	FINE		ALBIC	EVIDENT
10	SANDY LOAM		REDDISH BROWN	
15			YELLOWISH BROWN	
20	SILT LOAM	FIRM	OLVIE BROWN	FEW FAINT
30				
40		REFUSAL		
50		ASSUMED LARGE BOULDERS		

Soil Classification
1 C/AIII
Profile Condition
MOST LIKE

Slope
1 %

Limiting Factor
20

☒ Ground Water
☐ Restrictive Layer
☐ Bedrock 36"
☐ Pit Depth

Observation Hole TB-2 Test Pit ☐ Boring ☒

N/A " Depth of Organic Horizon above Mineral Soil

DEPTH BELOW MINERAL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	VERY FINE	FRIABLE	BROWN	NONE
6	FINE		ALBIC	EVIDENT
10	SANDY LOAM		REDDISH BROWN	
15			YELLOWISH BROWN	
20	SILT LOAM	FIRM	OLVIE BROWN	FEW FAINT
30				
40		REFUSAL		
50		ASSUMED LARGE BOULDERS		

Soil Classification
1 C/AIII
Profile Condition
MOST LIKE

Slope
3 %

Limiting Factor
20

☒ Ground Water
☐ Restrictive Layer
☐ Bedrock 36"
☐ Pit Depth

Site Evaluator Signature

181
SE#

8/27/2000
Date

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HHE-200 Rev. 5/95

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation
MOXIE GORE TWP

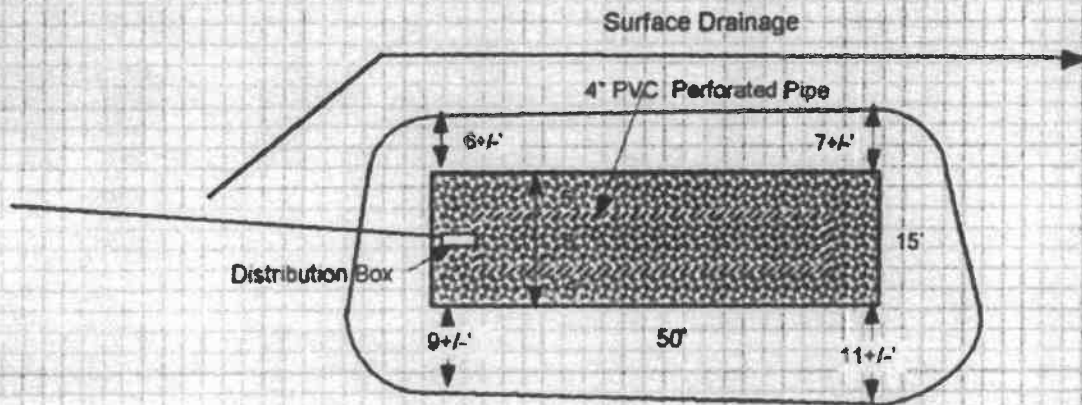
Street, Road, Subdivision
MOXIE FALLS ROAD

Owner's Name
CHRISTOPHER

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 Ft

EFFLUENT LINE
= 4" PVC SDR-35



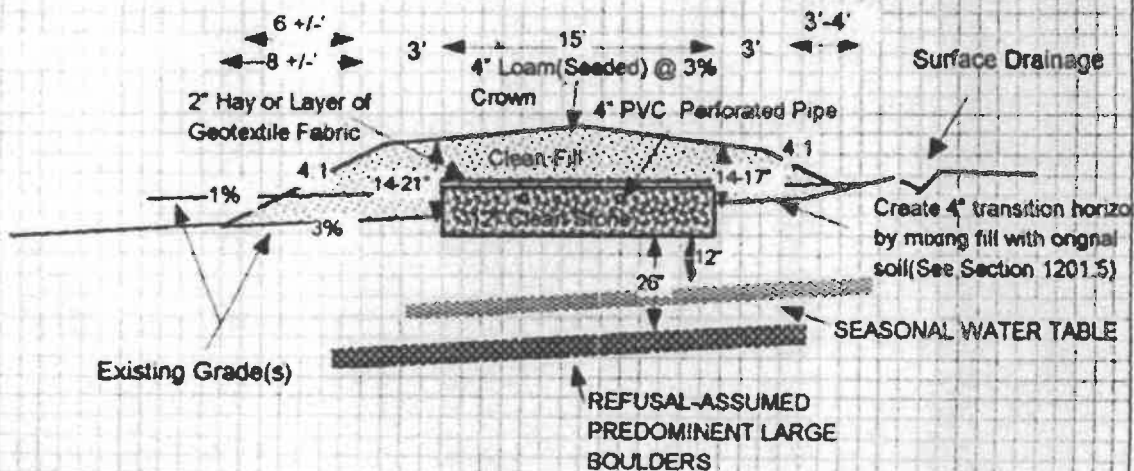
Approximate Fill Limits

FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	14-17	Finished Grade Elevation	-27	Location & Description	NAIL IN 6" SPRUCE TREE
Depth of Fill (Downslope)	14-21	Top of Distribution Pipe or Proprietary Device	-40		26' ABOVE GROUND
		Bottom of Disposal Area	-51	Reference Elevation	00

Note: All fill to be coarse, gravelly, sharp, clean, sand

DISPOSAL AREA CROSS SECTION

Scale:
Vertical 1" = 4 Ft
Horizontal 1" = 10 Ft



Soil Evaluator Signature

181
SE#

8/27/2000
Date

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GENERAL NOTES

1. Site evaluations conform to the criteria of the "State of Maine Subsurface Waste Water Disposal Rules-144A CMR 241" latest revision. Other environmental concerns are not evaluated and may require additional professional opinions. the delineation of wetlands, when required, is to be performed by competent consultants experienced in such practice and may affect the suitability of particular sites.
2. All construction to conform to the specifications in the "State of Maine Subsurface Waste Water Disposal Rules-144A CMR 241" latest revision.
3. Wells & structures must maintain setbacks from the disposal system as allowed or required in Chapter 4 "State of Maine Subsurface Waste Water Disposal Rules-144A CMR 241" latest revision.
4. Property lines as shown are as provided by owner/owner's agent no guarantee of accuracy is implied. Actual property lines must be confirmed by survey.
5. A septic tank filter is required when installing a mechanical garbage disposal or solids handling grinder pump or when otherwise specified.
6. Septic tanks and pump stations, when required, shall be installed watertight to prevent the infiltration of ground or surface water. Pumps shall be sized for actual installed T.D.H.. For uninterrupted service during repair duplex pumps are recommended.
7. Force mains and pressure lines shall be flushed of foreign material and pumps checked for proper on/off cycle before being put in service.
8. Applicability of the design must be reevaluated when the location of structures are substantially different than shown on the site plan, or when other appurtenances (ie: swimming pools) are added.
9. Systems put into service prior to establishing proper cover shall be provided with adequate erosion controls.
10. Provide low profile tanks when determined as needed in the field. All tanks may be field located and meet the setback requirements of Chapt. 4 "State of Maine Subsurface Waste Water Disposal Rules-144A CMR 241" latest revision.
11. All components subject to freezing must be adequately insulated.
12. The LPI shall inform the owner and designer of any local ordinances exceeding the "State of Maine Subsurface Waste Water Disposal Rules-144A CMR 241" prior to issuing a permit so that necessary amendments can be made to the design.
13. Systems must be maintained as outlined in "Septic Systems-How They Work & How to Keep Them Working"-MDEP
14. All designs are subject to Local, State, or Federal review. Designers liability shall be limited to required revisions. In no case shall liability exceed designers fee.

The owner/applicants signature on page one acknowledges their understanding of the "General Notes"

PROPERTY LOCATED AT: **469 Lake Moxie ROAD, MOXIE GORE , ME 04985**

PROPERTY DISCLOSURE

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 - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown
 Quantity: ☐ Yes ☒ No ☐ Unknown
 Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☒ Yes ☐ No
 If Yes, Date of most recent test: **2026** Are test results available? ☒ Yes ☐ No
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ☐ Yes ☒ No
 If Yes, are test results available? ☐ Yes ☒ No
 What steps were taken to remedy the problem?

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **BEHIND MAIN LODGE & BEHIND CABINS 4 & 5**

Installed by: **AFFORDABLE WELL DRILLING**

Date of Installation: **UNKNOWN**

USE: Number of persons currently using system: **FULL OCCUPANCY 39+**

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: **2 DRILLED WELLS ON PROPERTY.**

Source of Section I information: **SELLER, VISUAL**

Buyer Initials

Page 1 of 8

Seller Initials

JS

KG

PROPERTY LOCATED AT: 469 Lake Moxie ROAD, MOXIE GORE, ME 04985

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public ☐ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected? ☐ Yes ☐ No~~

~~If Yes, what results:~~

~~Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No~~

~~What steps were taken to remedy the problem?~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other:

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other:

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other:

Location: **FRONT OF MAIN LODGE - BESIDE EACH CABIN** OR ☐ Unknown

Date installed: **UNKNOWN** Date last pumped: **2022** Name of pumping company: **FOSS**

Have you experienced any malfunctions? ☒ Yes ☐ No

If Yes, give the date and describe the problem: **a cabin line froze, added insulation on tanks & more gravel over the top of lines and tank, no problem since**

Date of last servicing of tank: Name of company servicing tank:

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **front of main lodge near telephone poles - beside each cabin**

Date of installation of leach field: **unknown** Installed by: **unknown**

Date of last servicing of leach field: Company servicing leach field:

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy:

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ☒ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: **MAIN LODGE HAS SEPTIC - EACH CABIN HAS SEPTIC - CABINS 2/3 SHARE SEPTIC- 4/5 SHARE SEPTIC**

Source of Section II information: **SELLER, VISUAL**

Buyer Initials

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Seller Initials

JS

KG

PROPERTY LOCATED AT: 469 Lake Moxie ROAD, MOXIE GORE, ME 04985**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	BBHW	MONITOR # 3	MONITOR 1, 4 & 5	RADIANT #2
Age of system(s) or source(s)	7YRS +/-	7 YRS +/-	15YRS +/-	20-25YRS +/-
TYPE(S) of Fuel	PROPANE	PROPANE	PROPANE	PROPANE
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<i>190 gallons</i>	<i>483 gallons</i>	<i>1,920 gallons</i>	<i>197 gallons</i>
Name of company that services system(s) or source(s)	SUPERIOR	SUPERIOR	SUPERIOR	SUPERIOR
Date of most recent service call	FALL 2025	FALL 2025	FALL 2025	FALL 2025
Malfunctions per system(s) or source(s) within past 2 years	NONE	NONE	NONE	NONE
Other pertinent information	NONE	NONE	NONE	NONE

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☒ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: FALL 2025Comments: WOODSTOVE IN MAIN LODGE 1 - 1.5 cord annually- EACH CABIN HAS ON DEMAND DOMESTIC HOT WATER UNITSSource of Section III information: SELLER, VISUAL**SECTION IV - 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 the property? ☐ Yes ☒ No ☐ UnknownIf 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): _____ Size of tank(s): _____~~~~Location: _____~~

Buyer Initials _____

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Seller Initials *JS* *KG*

PROPERTY LOCATED AT: 469 Lake Moxie ROAD, MOXIE GORE , ME 04985

~~What materials are, or were, stored in the tank(s)?~~ _____

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

Comments: NONE

Source of information: SELLER

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: NO OTHER KNOWN ☐ Yes ☒ No ☐ Unknown

Comments: NONE

Source of information: SELLER

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☐ Yes ☒ No

Results/Comments: NONE

Source of information: SELLER

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☐ Yes ☒ No

Results/Comments: NONE

Source of information: SELLER

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☒ Unknown

Comments: NONE

Source of information: SELLER

Buyer Initials _____

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Seller Initials

JS KG

PROPERTY LOCATED AT: **469 Lake Moxie ROAD, MOXIE GORE, ME 04985**

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
 Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: **NONE**

Source of information: **SELLER**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: **NO OTHER KNOWN**

Source of information: **SELLER**

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

SECTION V - 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: **C.M.P. POWERLINE EASEMENT ON PROPERTY**

Source of information: **SELLER, CURRENT DEED**

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?~~ _____

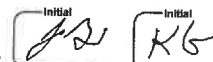
~~Read Association Name (if known):~~ _____

Source of information: **SELLER, PUBLIC KNOWLEDGE**

Buyer Initials _____

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Seller Initials



PROPERTY LOCATED AT: 469 Lake Moxie ROAD, MOXIE GORE, ME 04985

SECTION VI – 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: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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: _____

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: _____

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? _____

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: **FEMA FLOOD MAPS DO NOT HAVE DIGITAL DATA AVAILABLE**

Source of Section VI information: **SELLER, FEMA FLOOD MAPS**

Buyer Initials _____

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Seller Initials

Initial
JS

Initial
KG

PROPERTY LOCATED AT: 469 Lake Moxie ROAD, MOXIE GORE, ME 04985

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
☒ Yes ☐ No ☐ Unknown

If Yes, explain: HOMESTEAD

Is a Forest Management and Harvest Plan available?..... ☒ Yes ☐ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: PROPANE TANKS - SUPERIOR

Year Principal Structure Built: 1996 What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: MAIN LODGE METAL UNKNOWN - CABINS METAL UNKNOWN

Water, moisture or leakage: NONE

Comments: NONE

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: NONE

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ☐ Yes ☒ No

Comments: NONE

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: NONE

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 ☐ Yes ☒ No ☐ Unknown

Comments: OCCASIONAL MICE IN TRAP

Buyer Initials _____

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Seller Initials

JS KG

PROPERTY LOCATED AT: 469 Lake Moxie ROAD, MOXIE GORE, ME 04985

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE KNOWN

Comments: NONE

Source of Section VII information: SELLER

SECTION VIII - ADDITIONAL INFORMATION

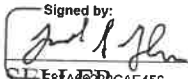
****SEE ADDITIONAL INFORMATION SHEET**

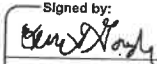
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Signed by:  9/1/2026
SELLER DATE
F81A622CAE456...
JOSEPH GOODWIN

Signed by:  9/1/2026
SELLER DATE
B81C1E87FC4CF...
KERRI GOODWIN

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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



Certificate of Analysis

Attention: Kerri Goodwin
469 Lake Moxie Rd
Moxie Gore ME 04985

Lab ID Number: 302605882
P.O. Number: 302605882 CK 149
Date/Time Collected: 8/12/2026 08:45
Date/Time Received: 8/12/2026 11:32
Date Reported: 8/13/2026

Owner: Kerri Goodwin
Location: 469 Lake Moxie Rd Moxie Gore ME
Sample Type: Potability

Legend	
	Meets Acceptable EPA Limits
	See Notation
	Does Not Meet EPA Limits

Parameter:		Your Result:	EPA LIMIT:	Unit:	Method:	Preparation Date/Time	Analysis Date/Time:	Reporting Limit:
Nitrite-Nitrogen, Total		<0.20	1	mg/L	NECi Method 1.0		8/12/2026 / 13:16	0.20
Nitrate-Nitrogen, Total		<0.50	10	mg/L	NECi Method 1.0		8/12/2026 / 13:24	0.50
Total Coliform Colilert18		<1		MPN/100mL	SM9223B	8/12/2026 / 13:43	8/13/2026/ 09:24	1
E.Coli - Colilert Enumeration		<1	1	MPN/100mL	SM9223B	8/12/2026 / 13:43	8/13/2026/ 09:24	1

Comments:

 For the above tests performed by NEL only, this water meets acceptable EPA Limits.

The following Notations may be referenced above.

Notation 1: The Maximum Exposure Guideline (MEG) is a health-based guideline set by the Maine Center for Disease Control and Prevention (MECDC). MEGs are recommendations for concentrations of chemical contaminants for all drinking water systems below which there is minimal risk of a harmful health effect resulting from long-term ingestion of contaminated water. These recommendations can be found online at <http://www.maine.gov/dhhs/mecdc/environmental-health/cohp/wells/documents/megtable2016.pdf>. Please contact one of the State of Maine's Bureau of Health Toxicologists, toll free, at 1-866-292-3474 for more information.

Notation 2: The Maximum Contamination Level (MCL) is set by the United States Environmental Protection Agency (USEPA) through the National Primary Drinking Water Regulations and are legally enforceable drinking water standards that apply to all public water systems. These regulations can be found online at <http://water.epa.gov/drink/contaminants/index.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above the MCL are considered to impart potential negative health effects.

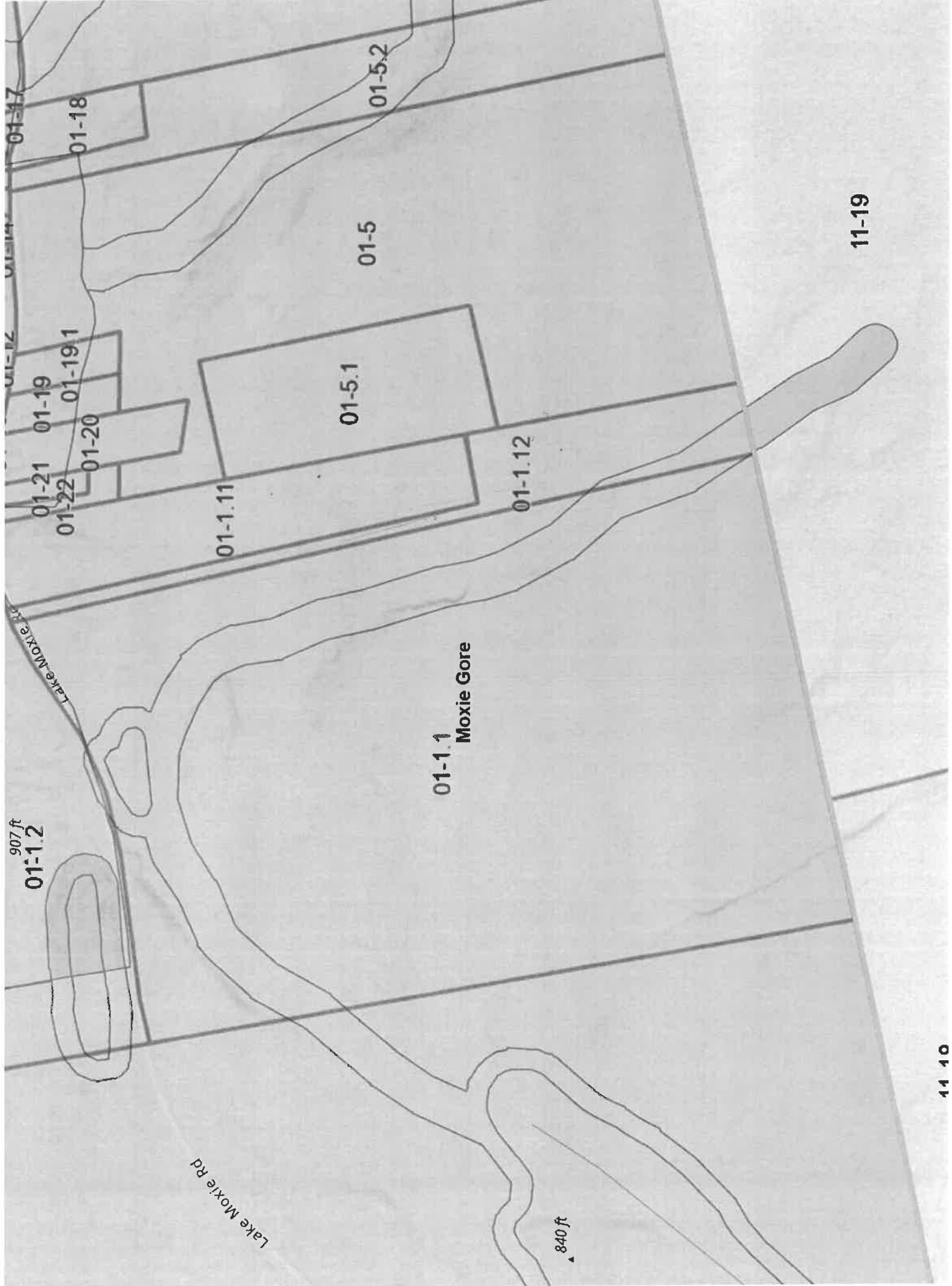
Notation 3: The Secondary Maximum Contamination Level (SMCL) is set by the United States Environmental Protection Agency (USEPA) through the National Secondary Drinking Water Regulations and these contaminants are not considered to present a risk to human health at the SMCL. These regulations can be found online at <http://water.epa.gov/drink/contaminants/secondarystandards.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above (or below, only for pH) the SMCL may cause aesthetic considerations, such as taste, color and/or odor.

Notation 4: According to the EPA revised total coliform rule (effective April 1st, 2016) total coliform bacteria are no longer considered a primary contaminant. Total coliform bacteria are still used as indicator organisms for the presence of pathogens. Their presence in drinking water may indicate there is a route for pathogens (certain bacteria, viruses or protozoa) to enter the drinking water. Even though there is no longer an EPA limit, the presence of total coliform bacteria in drinking water is a problem requiring further action and investigation. If your water has tested positive for total coliform bacteria it is important to examine your water system and take action to eliminate the total coliform bacteria when possible. Please see the well disinfection procedure for more information @ <https://www.nelabservices.com/PDF/Resources/Well-Disinfection-Instructions.pdf>.

This report shall not be reproduced, except in full, without written permission from NELAnalytical.

If you have any questions regarding your results please call 1-800-244-8378 ext 300





TI R5 BKP EKR
Somerset County



Legend

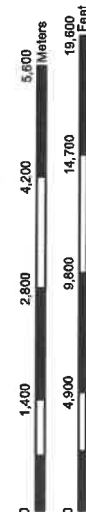
MANAGEMENT SUBDISTRICTS

PROTECTION SUBDISTRICTS

☐ P-WL3: Forested Wetlands

This map is a reduced-size version and should not be considered definitive. Full sized, official Land Use Guidance Maps are available on the LUPC website or by request.

Amendments			Remarks
Location #	zoning Permit	Effective Date	
		01/18/2005	deposition of digital NW1 wetlands



DeLorme men locus



USGS 7.5' Quad Index



① Map amendment location

	9999	Point at which a river drains 25 square miles - symbol points upstream (12 M.R.S. Sec. 682-B(4))
		MIDAS number; Unique number assigned to each standing body of water in Maine.
	WOLL	Water Quality Limiting Lake - Refer to Section 10.23.E.3.g of the Contingency's Land Use Districts and Standards.
	MC#	Lake Management Classes - Refer to Section 10.02 (Definitions)

