

first parcel  
Town of Hermon  
Tax Map 41, Lot 1

now or formerly of  
**William Bart**  
Book 13673, Page 255  
second parcel  
includes a 100 foot wide right of way from  
Arms Road for access and utilities, the  
location of which was not determined  
Town of Hermon  
Tax Map 41, Lot 1

assessment  
Book 10271, Page 83

now or formerly of  
**James Thomas**  
Book 10271, Page 83  
refer to a deed from  
George T. Robinson  
to  
Robert Whitney Jr.  
&  
Nancy E. Whitney  
Book 4175, Page 6  
dated January 6, 1988  
recorded January 22, 1988  
Town of Hermon  
Tax Map 41, Lot 92

Calls for the east side of Old Stage  
Road in Book 4175, Page 6  
and in Book 10271, Page 83

Existing easement described in  
Book 5291, Page 325.

Easement for access and utilities from James Thomas  
to be granted to the 2.97 acre parcel for conveyance and  
any remaining land of William Bart (shaded).

Attorney review recommended to determine  
what rights exist along Old Stage Road. If  
rights do not exist, an easement will need to  
be granted for access and utilities to the 2.97  
acre parcel for conveyance.

now or formerly of  
**William Bart**  
portion of  
Book 13673, Page 255  
second parcel  
for conveyance  
**area: 2.97 acres**

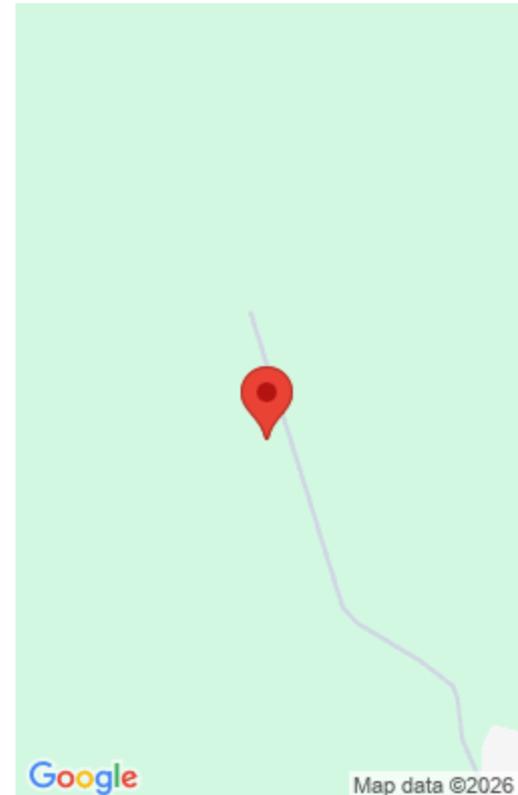
**\$75,000**

## MAP41LOT1 WENDY ACRES DRIVE, HERMON, ME, 04401

<https://agent207.com>

- 0 baths
- Land
- Active

Settled on the outskirts of the Wendy Acres subdivision sets this peacefully private 3+/- acre lot. Located in the highly desirable town of Hermon, this lot is just over 2 miles away from the local High School. Snowmobile trail access! Bring your building plans to life.



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## Basics

**Category:** Land

**Bathrooms:** 0 baths

**Lot Size Acres:** 3 acres

**County:** Penobscot

**Status:** Active

**Lot size:** 3 sq ft

**Zoning:** Agriculture-Forestry

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## Building Details

**Sewer:** None

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## Amenities & Features

**Electric:** No Electric   **Parking Features:** No Driveway

**WaterSource:** None   **Lot Features:** Wooded, Abuts Conservation, Near Town, Rural

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## Miscellaneous

**Road Surface Type:** Gravel, Dirt

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## Courtesy of

**List Office Name:** Two Rivers Realty, LLC

