Carter Pond Woodlot

Carter Pond Road | Petersham, MA | 10± Acres



For more information, please contact:

Keith Ross
Senior Advisor
kross@landvest.com
617-371-7316

Cody Ross
Luxury Real Estate Agent
cross@landvest.com
978-257-5402

J. Stanley Edwards
Luxury Real Estate Agent
jsedwards@landvest.com
617-293-8209

888 Boylston Street, Suite 520 | Boston, MA 02199
www.landvest.com

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All information provided is deemed reliable but is not guaranteed and should be independently verified. 3303CR

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1. **Deeds and Property Record Card**

A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 10+/-acres of forest. The property is located on the west side of Carter Pond Road in Petersham, MA and is currently offered for sale by LandVest, Inc. (hereinafter, the Offered Property).

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this information package or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Offered Property implied in this information package **does not** constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this information package or otherwise.

No legal liability is created by this information package, and this document is to be used in whole and not in part. Any sketches produced by LandVest in this information package show approximate dimensions and are included only to assist the reader in visualizing the Offered Property.

The Offered Property is sold in its as is condition and no warranties, guarantees, or representations are given as to the condition of site improvements or their compliance with federal, state, or local building, zoning, and/or other regulations.

The Seller reserves the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Seller, the Seller will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Seller or Buyer, will be bound until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

Access to the Offered Property is not allowed unless accompanied or provided permission by an authorized employee of LandVest, Inc.

B. SUMMARY OF IMPORTANT FACTS

Offered Property:	Set within a landscape of conserved lands, this 10 +/- acre property offers mature woodland, privacy, and natural beauty. The land is surrounded by public conserved land owned by the Massachusetts Division of Fisheries and Wildlife, as well as privately held land protected by permanent conservation restrictions. Beautiful stone walls divide the property into three potential house lots, offering flexibility for future use. The land gently rises from the road, with a series of woods roads providing access throughout the property.
Property Location:	Located north of 76 Carter Pond Road, Petersham MA 01366 on the West side of the road
Assessor Map & Lots:	Map 418 Block 60 Lot 0
Assessment:	**$82,600 2025 assessed value**
2026 Property Tax:	**$1,176 ($14.24/M)**
Record Owners:	Joseph F. III and Edith C. King
Recorded Deeds:	Worcester County Registry of Deeds Book 10117 Page 383
Zoning:	The property is located in the Rural Residential and Agricultural District, requiring 1.5 acres and 150 feet frontage for each lot
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	Electric on the road and water and sewer are private

C. PROPERTY IDENTIFICATION

SITE DESCRIPTION

Located across the road from Carter Pond, this woodland property offers 1,016 feet of frontage on Carter Pond Road and a setting defined by mature hardwoods, white pine, and hemlock. Classic New England stone walls divide portions of the land and trace sections of the road frontage, adding character and a sense of history to the site.

Thoughtful paths have been carved throughout the property as potential future roads, designed with attention to the 1/10 rule for road construction. Under Petersham zoning, residential lots require 150 feet of frontage and 1.5 acres, offering potential flexibility for future planning.

The property is surrounded by a broader landscape of conserved land, including land owned by the Massachusetts Division of Fisheries and Wildlife and privately held land protected by permanent conservation restrictions.

Carter Pond itself is owned by the Carter Pond Company, which also holds approximately 300 acres over the town line in Barre. Originally established in the 1920s as a fishing club, the property is still maintained by the heirs of the original founders as private open space, contributing to the quiet, protected character of the area.

TOWN OF PETERSHAM DESCRIPTION

According to the United States Census Bureau, the town has a total area of 68.3 square miles (177 km^2), of which 54.2 square miles (140 km^2) is land and 14.1 square miles (37 km^2) (20.60%) is water. By virtue of the lands it gained in the construction of the Quabbin Reservoir, Petersham is the largest town by land area in Worcester County, and the fifth-largest town of the 351 cities and towns in the Commonwealth. It is the largest town by area in Central and Western Massachusetts, with the four largest towns being in southeastern Massachusetts (Plymouth, Middleborough, Dartmouth and Barnstable).

Much of the town's land is protected as part of the Quabbin Reservation, a protected area surrounding the Quabbin Reservoir. The town's borders extend well into the eastern branch of the reservoir, and includes the lands around what were once Mount Pomeroy, Mount Zion (the largest such "island" in the reservoir), and several other former hills. The lands of the Reservation are only accessible on foot, and include the only disincorporated areas which are accessible to the public, at the former Dana Common, a 1.5 miles (2.4 km) walk from Gate 40. Most of the town still drains into the Quabbin, along brooks that once met the Swift River. The town has several other hills that are part of the larger Worcester Hills region, including Whitney Hill and Camels Hump Hill, at 1,044 feet (318 m) the highest point in town. Several other parts of the town are also protected, including the Federated Women's Club State Forest, the Petersham State Forest, Harvard state Forest, the Popple Camp Wildlife Management Area, and

the Phillipston Wildlife Management Area, the latter three extending into neighboring towns. Most of the town is rural in nature, with the largest population located near the town common, in the village of Petersham.

Petersham, by virtue of its territory in the Quabbin, is the westernmost town in Worcester County, bordering Franklin County to the west and a small portion of Hampshire County to the south. Petersham is bordered by Athol to the northwest, Phillipston to the northeast, Barre and Hardwick to the southeast, Ware to the south, and New Salem to the west. From the town common, Petersham is 29 miles (47 km) northwest of Worcester, 41 miles (66 km) north-northeast of Springfield, and 66 miles (106 km) west-northwest of Boston.

There are no interstates or other limited-access highways within town, with the nearest being Route 2, the major east-west route across northern Massachusetts, which lies just north of the town. Near the center of town lies the junction of Route 32 and Route 122, with Route 32 entering from Athol and Route 122 entering from New Salem. The routes pass concurrently into the town of Barre before splitting again in the southern part of that town. The town center is also the northern terminus of Route 32A, which heads southward through Hardwick, providing a more direct route from where Route 32 turns eastward in the Hardwick village of Gilbertville to the Petersham town center. Just north of the town center, the southern terminus of Route 101 lies along Route 32, heading into Phillipston along its route towards the New Hampshire border.

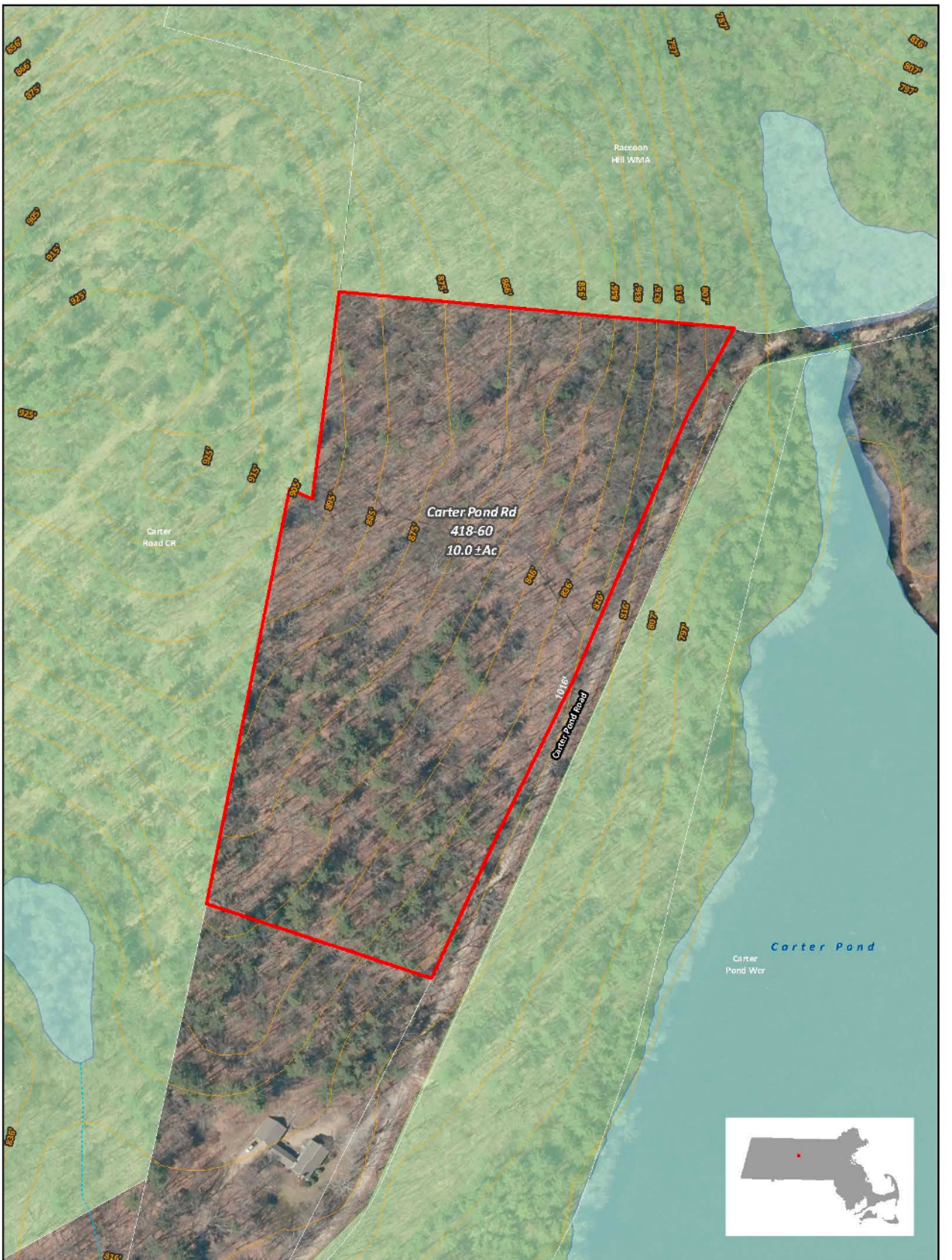
There are no means of mass transit in Petersham. The nearest general aviation airports are the Orange Municipal Airport, Gardner Municipal Airport and Tanner-Hiller Airport in Barre. The nearest national air service can be reached at Bradley International Airport in Connecticut. (Adapted from Wikipedia)

TOWN OF PETERSHAM HISTORY

Petersham was first settled by Europeans in 1733 and was officially incorporated on April 20, 1754. On February 4, 1787, it was the site of the second battle of Shays' Rebellion. The town is noted for its common, part of the Petersham Common Historic District. About 45 buildings are listed on the National Register of Historic Places. The Country Store, an 1842 Greek Revival structure that has housed a general store on its main floor since its opening, sits just to the East of the common.

The town's lands were expanded greatly by the building of the Quabbin Reservoir in 1938. When the towns of the Swift River Valley were disincorporated, Petersham and neighboring New Salem benefited the most, with Petersham receiving all of the former town of Dana, much of the town of Greenwich, and a small portion of the former town of Prescott east of the Middle Branch of the Swift River. Its modern southwestern borders lie along the former East and Middle branches of the Swift River, and includes lands that were once part of Hampshire County. (Adapted from Wikipedia)

Document Name: MA5772-CG ortho



Legend

- Subject Property - 10.0 ±Ac
- Contours (ft)
- Adjacent Properties
- Protected Land
- Wetlands
- Perennial Streams
- Intermittent Streams

Credits: 2025 imagery from MassGIS Imagery map service.

Base Plan Orthophotograph

Project Number: MA5772-CG

Date: 06/23/26

Scale: 1 " = 125 '

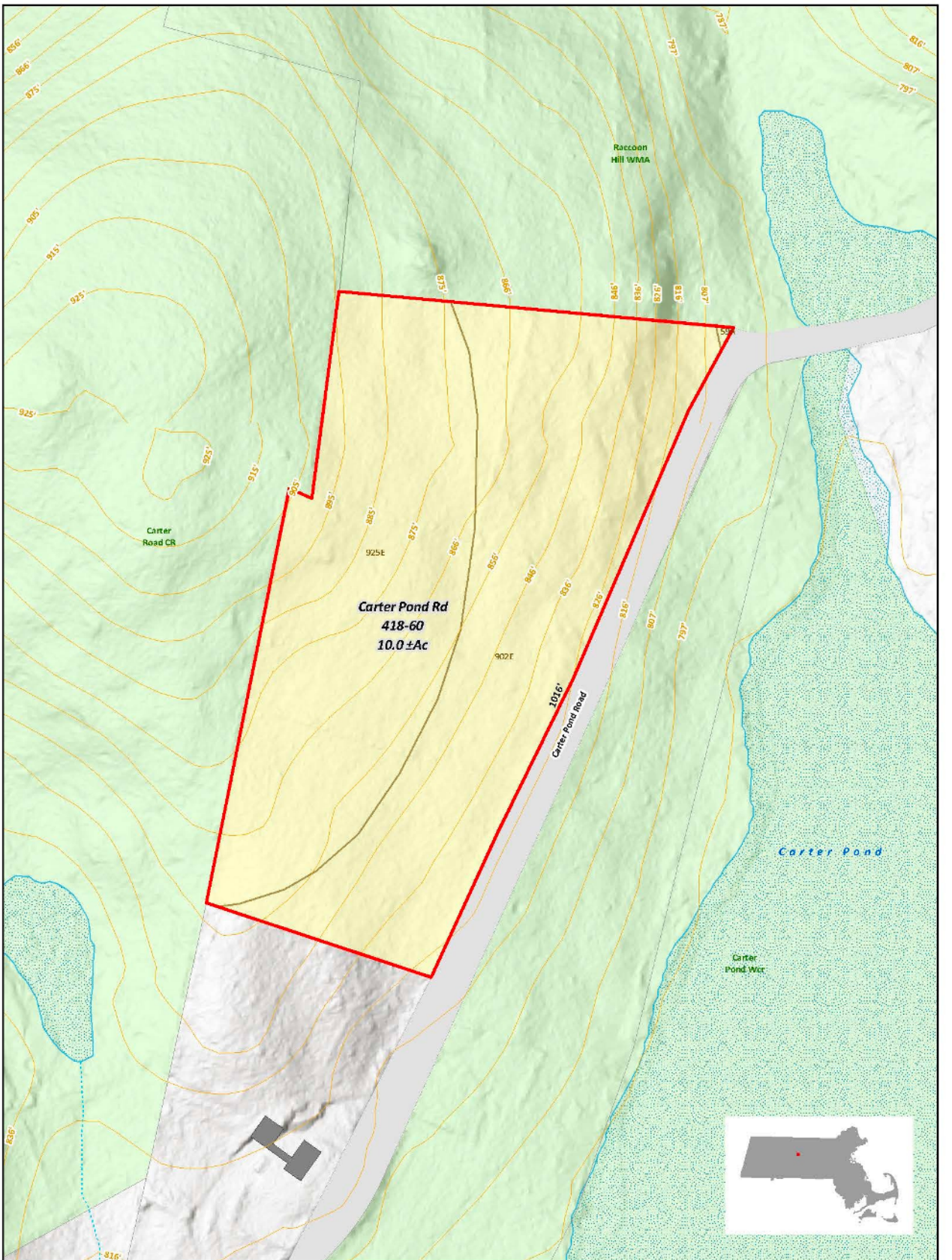
0 62.5 125 250 Feet

This plan is conceptual only and is not represented as an engineered plan.

Carter Pond Woodlot

Petersham, MA

LandVest



Legend

- Subject Property - 10.0 ±Ac
- Adjacent Properties
- Protected Land
- Soil Types
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: Background from ESRI 'Terrain Base' map service

Site Analysis Plan

Project Number: MA5772-CG

Date: 06/23/26

Scale: 1 " = 125 '

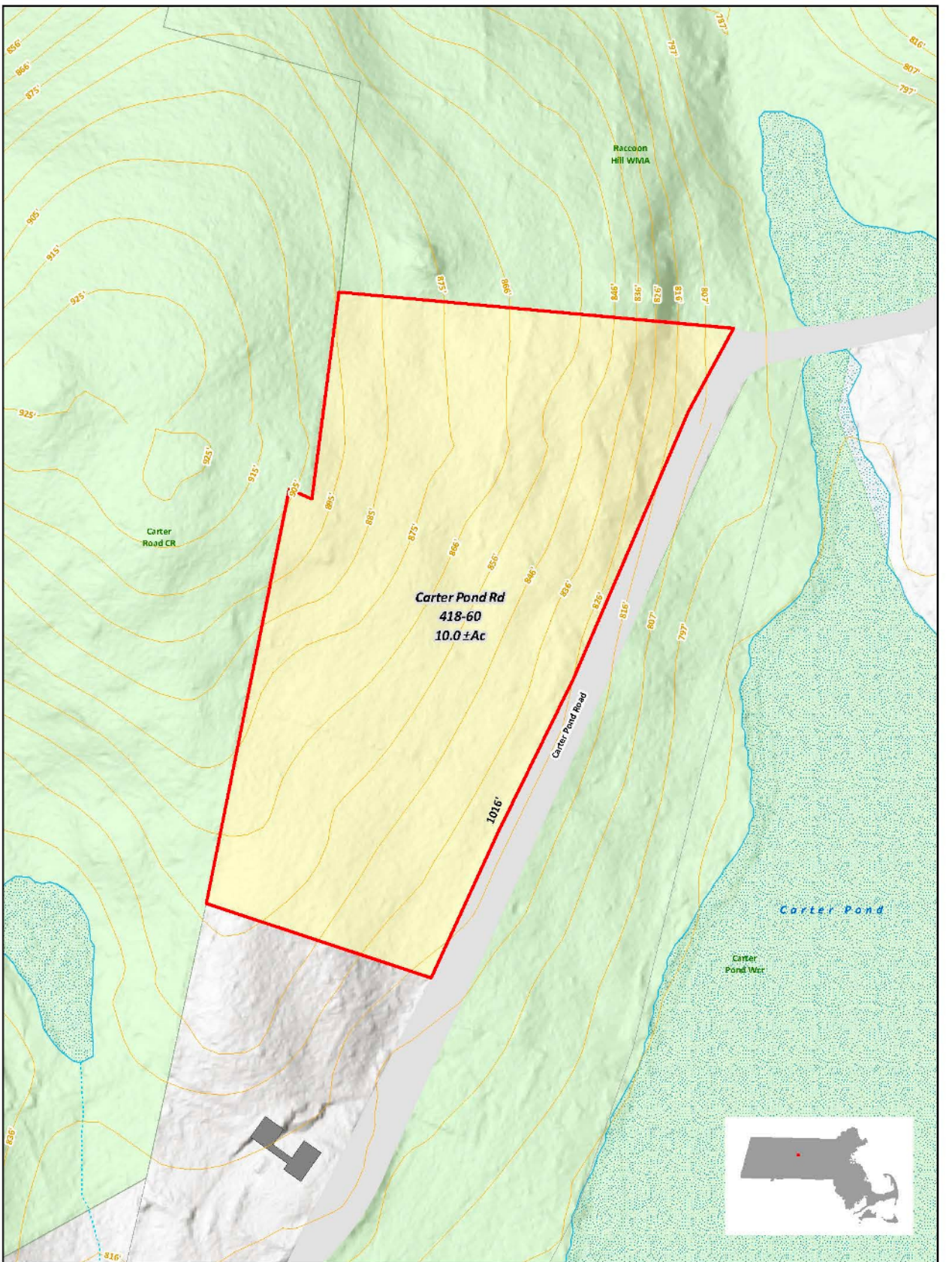
0 62.5 125 250 Feet

This plan is conceptual only and is not represented as an engineered plan.

Carter Pond Woodlot

Petersham, MA

LandVest



Legend

- Subject Property - 10.0 ±Ac
- Contours (ft)
- Adjacent Properties
- Protected Land
- Wetlands
- Perennial Streams
- Intermittent Streams

Credits: Background from ESRI 'Terrain Base' map service

Base Plan

Project Number: MA5772-CG

Date: 06/23/26

Scale: 1 " = 125 '

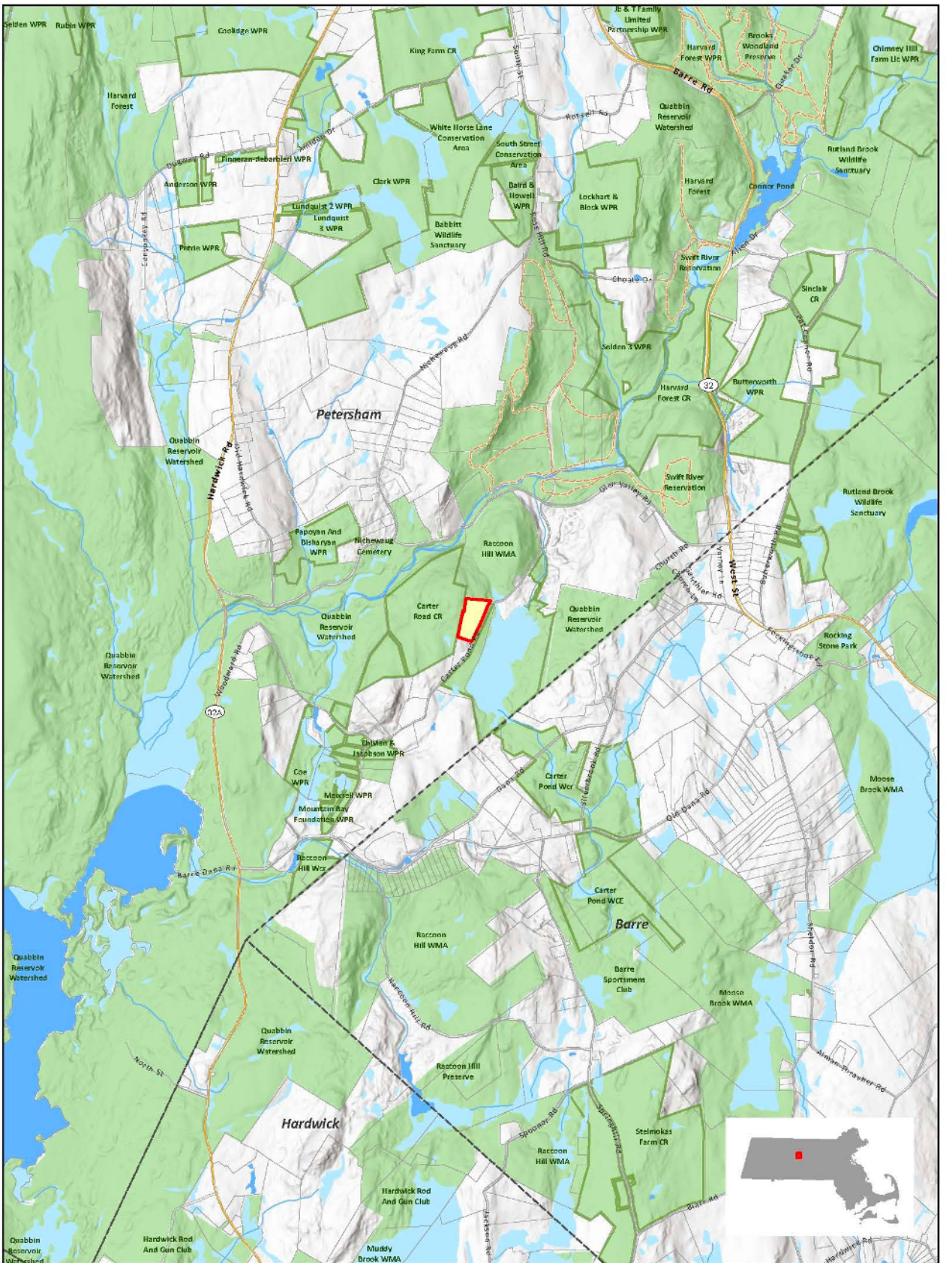
0 62.5 125 250 Feet

This plan is conceptual only and is not represented as an engineered plan.

Carter Pond Woodlot

Petersham, MA

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Petersham
Barre
Hardwick
Harvard Forest
Quabbin Reservoir Watershed
Raccoon Hill WMA
Carter Road CR
Moose Brook WMA
Rutland Brook Wildlife Sanctuary
Swift River Reservation
Rocking Stone Park
Barre Rd
Hardwick Rd
West St
Nichewaug Rd
Glen Valley Rd
Old Dana Rd
Barre-Dana Rd
Harvard Forest CR
Butterworth WPR
Sinclair CR
Selden 3 WPR
Lockhart & Block WPR
Clark WPR
Babbitt Wildlife Sanctuary
White Horse Lane Conservation Area
South Street Conservation Area
Connor Pond
Papoyan And Bisharyan WPR
Nichewaug Cemetery
Carter Pond Wcr
Carter Pond WCE
Barre Sportsmens Club
Raccoon Hill Preserve
Stelmokas Farm CR
Hardwick Rod And Gun Club
Muddy Brook WMA
Legend
Subject Property - 10.0 +Ac
Trails
Adjacent Properties
Protected Land
Conservation Restrictions (CRs)
Open Water
Wetlands
Perennial Streams
Intermittent Streams
Credits: Background from ESRI 'Terrain Base' map service
Conservation Context
Project Number: MA5772-CG
Date: 06/23/26
Carter Pond Woodlot
Petersham, MA
Scale: 1 " = 2,000 '
This plan is conceptual only and is not represented as an engineered plan.
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D. REGULATORY FACTORS

The following section of this Property Profile discusses some of the regulatory factors that have an impact on proposed uses of the Offered Property.

ZONING

The entire town of Petersham is classified as a Rural Residential and Agricultural District. Single-family dwellings and their accessory buildings, uses, and structures are the predominant permitted uses by right. Additional uses as permitted by special permits are described in the town bylaws available on line at:

Rural Residential Zone

Lot Size: 1.5 ac.
Lot Width: 150 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: 25 ft. on each side
Rear Yard Setback: 25 ft.
Maximum Height: 50 ft.
Maximum Building Ground Coverage 10%

WETLANDS

see Site Analysis map above.

FLOOD ZONES

see Site Analysis map above.

ENVIRONMENTAL CONDITIONS

There are no known adverse environmental conditions on the site based on information provided by the client and a review of local records.

Property Location CARTER POND RD | Map ID 418/ 60/ 0/ / | Bldg Name | State Use 1300
Vision ID 229 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/25/2025 11:15:35 A

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
KING JOSEPH F III & EDITH C	1 Level		3 Unpaved	3 Rural
	4 Rolling			
76 CARTER POND RD				
PETERSHAM MA 01366				

SUPPLEMENTAL DATA

Alt Prcl ID	0-200-0-R		
Sub-Div			
Photo			
Lot			
Prec.	72100	nbhd	R3
GIS ID	M_143527_909920	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
Res Land	1300	82,600	82,600
		Total	82,600	82,600

338

PETERSHAM, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KING JOSEPH F III & EDITH C	10117	0383				0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1300	82,600	2024	1300	82,600	2023	1300	79,800
	Total	82,600		Total	82,600		Total	79,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	82,600
Special Land Value	0
Total Appraised Parcel Value	82,600
Valuation Method	C
Total Appraised Parcel Value	82,600

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

00008.600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
06-03-2024	TS			55	Field Review
05-15-2017	KG			64	MAP LL CHANGES
02-11-2017	SW			00	Measur+Listed
05-01-2012	MB			55	Field Review
07-23-2009	DJK			55	Field Review

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1300	RES ACLNDV			S	1.500	AC	55,755.00	0.70935	5	1.00	R5	1.000		1.0000	39,552.6	59,300
1	1300	RES ACLNDV			F	8.000	AC	3,000.00	1.00000	0	1.00		1.000		1.0000	2,910	23,300
					Total Card Land Units	9.500	AC	Parcel Total Land Area	9.500							Total Land Value	82,600

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Property Location	CARTER POND RD	Map ID	418/ 60/ 0/ /	Bldg Name	State Use 1300
Vision ID 229	Account #	Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 3/25/2025 11:15:36 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Bath Style:		
Kitchen Style:		
Fireplaces		
Bsmt Garage		
Finished Bsmt		
Foundation		
Basement Area		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	
Year Built	
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

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CARTER POND COMPANY

a corporation duly established under the laws of Massachusetts

and having its usual place of business ~~at~~ c/o C.M. Ganson, Jr., Taylor, Ganson & Perron
100 Franklin Street, Boston

Suffolk County, Massachusetts

for consideration paid, and in full consideration of the exchange of real estate having a value of $11,900.00.

grants to JOSEPH F. KING, III and EDITH C. KING husband and wife as tenants by the entirety.

of with quitclaim covenants

~~the land in~~

(Description and encumbrances, if any)

a certain tract or parcel of land situate in Petersham, Worcester County, Massachusetts containing about ten (10) acres, and bounded and described as follows, viz:

BEGINNING at corner of land now or formerly of Thomas McEvoy on the westerly side of a Town road and northerly of the McEvoy house;

THENCE by land now or formerly of said McEvoy north 61° west twenty-one (21) rods and five (5) links to a stake and stones at land now or formerly of Charles Stone;

THENCE by land now or formerly of said Stone north 20° east thirty-six (36) rods to a stake and stones;

THENCE south 66 1/2° east two (2) rods;

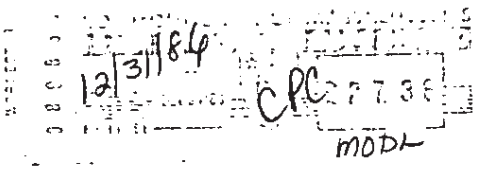
THENCE north 16° east seventeen (17) rods and fifteen (15) links;

THENCE south 74° east about thirty-three and three fourths (33 3/4) rods to said Town Road;

THENCE southerly by the westerly side of said road about fifty-nine and two thirds (59 2/3) rods to the point of beginning.

Being parcel four in the deed of John A. Carter to Carter Pond Co. recorded with Worcester District Registry of Deeds in Book 2349, Page 208.

Subject to real estate taxes to the Town of Petersham for the fiscal year beginning July 1, 1986.



In witness whereof, the said Carter Pond Co.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Charles M. Ganson, Jr.

its Treasurer hereto duly authorized, this first

day of December in the year one thousand nine hundred and eighty-six

Signed and sealed in presence of

CARTER POND CO.

by Charles M Ganson Jr Treas

The Commonwealth of Massachusetts

Suffolk ss. Worcester December 1 1986

Then personally appeared the above named Charles M. Ganson, Jr.

and acknowledged the foregoing instrument to be the free act and deed of the Carter Pond Co.

before me, Natalie A Jones

Notary Public — Justice of the Peace

My commission expires 7/9/92

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Schedule "A"
a Ka Carter Pond Company

VOTED: That Carter Pond Co. (the "Corporation") purchase and acquire from Joseph F. King, III and Edith C. King (the "Kings") the parcel of land containing approximately 15.933 acres of vacant land on the southeasterly side of Carter Pond Road in Petersham, Worcester County, Massachusetts being the same premises described as parcel "A" in a deed recorded with the Worcester District Registry of Deeds in Book 5394, Page 19 (the "King Parcel") in consideration of: a) $31,866.00 paid by the Corporation to the Kings and b) the conveyance by the Corporation to the Kings of the parcel of vacant land containing approximately 10 acres of land owned by the Corporation on the westerly side of Carter Pond Road in said Petersham being the same premises described as parcel four in the deed recorded with said Registry in Book 2349, Page 208 upon such other terms conditions and restrictions as the President and Treasurer or either of them shall approve.

VOTED: That the Corporation upon the recording of the deed of the King Parcel to the Corporation enter into a lease of the King Parcel to the Kings upon such terms and conditions as the President and Treasurer or either of them shall approve.

VOTED: That the President and Treasurer or either of them be and they hereby are authorized and directed for and in the name of and of behalf of the Corporation to sign, seal, execute, acknowledge, deliver and record the deeds, leases and other instruments, documents, notices and certifications in connection with, arising out of, in confirmation of or in furtherance of the transactions authorized by the foregoing votes, all in such form and containing such terms, conditions and restrictions as the President and Treasurer or either of them shall approve.

VOTED: That the signature of the President and Treasurer or either of them to any of the foregoing shall be conclusive evidence of their approval of the form of all of the terms, conditions and restrictions and of the signing, execution, ensealing and delivery thereof for and in the name of and on behalf of the Corporation.

CERTIFICATE OF VOTE

The undersigned hereby certifies that I am Clerk of Carter Pond Co. aka Carter Pond Company and that by Unanimous Consent of the Directors dated December 1, 1986, the four (4) votes listed on Schedule A attached hereto were unanimously adopted.

I further certify that the votes as attached hereto have not been amended or rescinded.

I further certify that these votes are pursuant to and not in conflict with the By-laws.

I further certify that John P. Ganson is the duly elected and appointed President of Carter Pond Co.

I further certify that CHARLES R. M. Ganson JR. is the duly elected and appointed Treasurer of Carter Pond Co.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the corporate seal of said Carter Pond Co. to be hereunto affixed on this 1st day of December, 1986.

John M. Gurney Jr.
Clerk

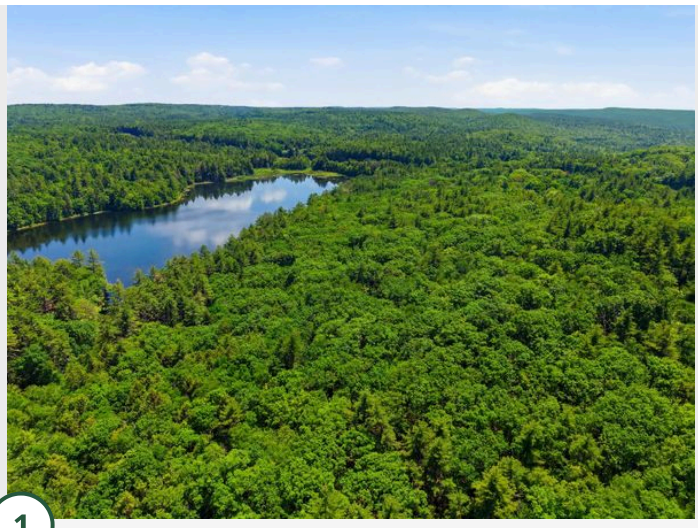
CARTER POND COMPANY INCORPORATED DUXBURY MASSACHUSETTS

Recorded DEC 31 1986 at 4 h 22 m. P.M.

LandVest®

0 CARTER POND ROAD

Petersham, MA



1



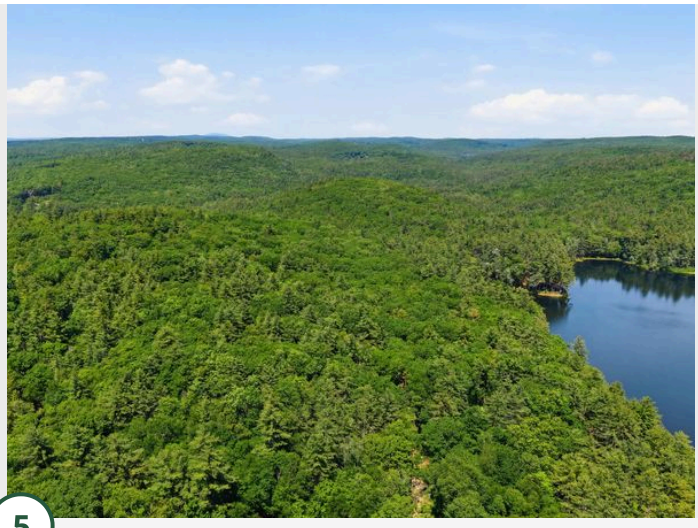
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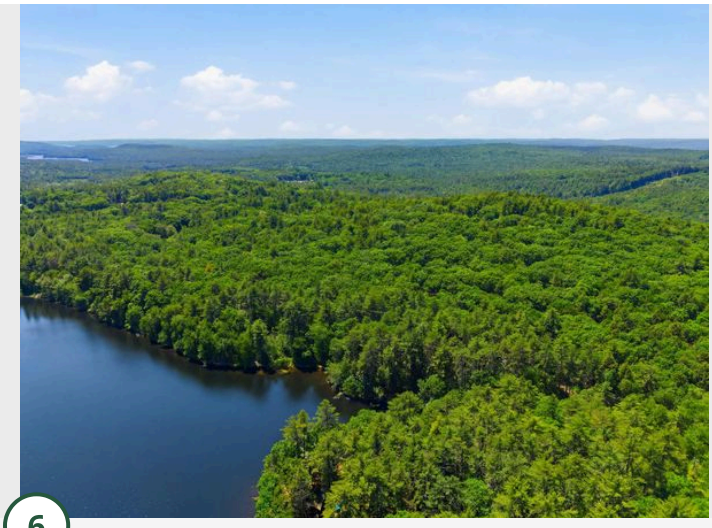
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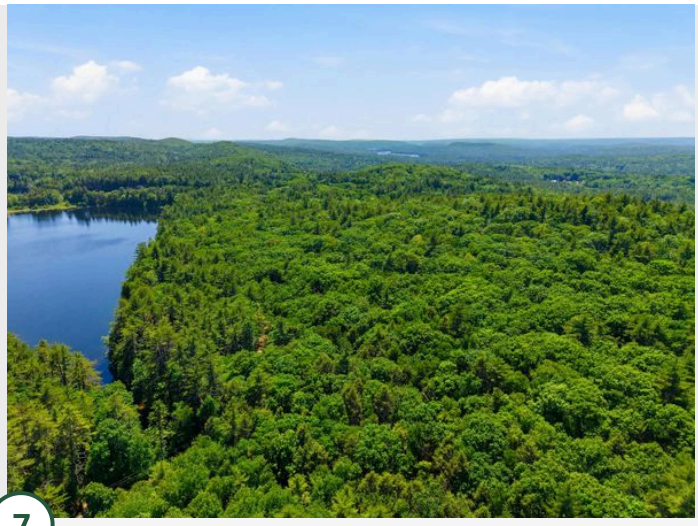
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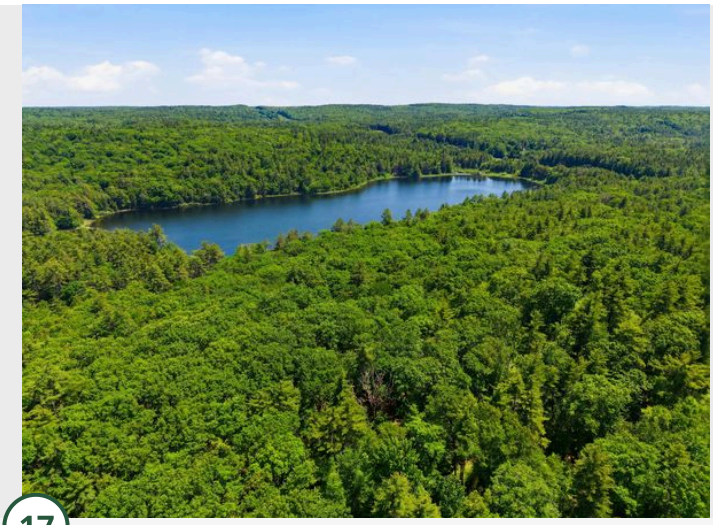
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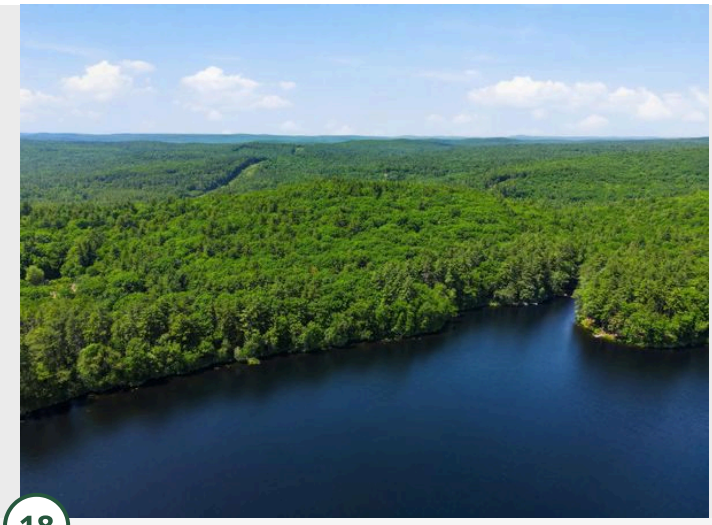
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dotloop signature verification: dtlp.us/insH-jsFo-eUft

Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

www.mass.gov/dpl/boards/re

MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE

THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: ☑ **Seller's agent** ☐ **Buyer's agent** ☐ **Facilitator**

If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:

Check one:

☑ **Non-Designated Agency**
The real estate firm or business listed below and all other affiliated agents are also working as the agent of the ☑ **Seller** ☐ **Buyer**

☐ **Designated Agency**
Only the licensee named herein represents the ☐ **Seller** ☐ **Buyer** (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

Cody Ross (dotloop verified 06/23/26 11:50 AM EDT OPIC-VMRU-HBJK-ZUIV)	Cody Ross	☐ *Broker* ☑ *Salesperson*	06/23/2026
Signature of Real Estate Licensee	*Printed Name of Real Estate Licensee* *License #*		*Today's Date*
LandVest, Inc.	4981		
Name Real Estate Brokerage Firm	*Brokerage Firm Real Estate License #*		
[signature]	Joseph F. King III	☐ *Buyer* ☑ *Seller*	6/23/26
Signature of Consumer	*Printed Name of Consumer*		*Today's Date*
[signature]	Edith C King	☐ *Buyer* ☑ *Seller*	6/23/26
Signature of Consumer	*Printed Name of Consumer*		*Today's Date*

☐ *Check here if the consumer declines to sign this notice.*

Copyright Date 2017
Form ID: RA400 3/17

Last Revised: January 24, 2017

GBREB GREATER BOSTON REAL ESTATE BOARD