

Off-Grid Getaway



** Not on property

M7 L12-1 SAGERSON ROAD | LAGRANGE, MAINE

- Private
- Off-grid
- Wooded
- Near river
- Recreational
- Hunting
- ATV trail
- Snowmobile trail

\$86,400



Privacy

Want an off grid get away? This 72-acre lot in LaGrange fronts on the Sagerson road, which is a seasonal gravel road, that's located about 1 mile off the town-maintained Medford Road. This parcel of land is in the Tree Growth program saving you property taxes, but it has a 1-acre building site excluded from the program.

The timber on the property consists of softwood and hardwood stands with patches of mixed growth. The land is gently rolling with elevations between 310 and 350 feet above sea level. An interesting aspect of the land is the shape of the lot, which is almost the perfect shape of a baseball diamond. There's no field of dreams here, but if you're looking for privacy, this could very well be your dream property. The soils are predominantly Chesuncook Telos and Chesuncook Elliottsville which are stony soils but may allow some pasture if you are looking for an off-grid homestead.



Carson McPhail
REALTOR®
(207) 290-3816

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**Lifestyle
Properties
of Maine**



Lagrange, Maine

Local Government

Police

Milo Police Dept.
(207) 943-2522

Fire

Lagrange Fire Dept.
(207) 943-7496

Town Office

Lagrange
(207) 943-2085

Code Enforcement

Dwight Tilton
(207) 794-4434

School District

MSAD 41
(207) 943-7317

Enjoy some spring trout fishing at Cold Stream which is only a few minutes walk from the property. With ATV access close by it's a great spot of land to build an off-grid camp, or even if you really want privacy, an off-grid home. If you're not into ATVing, that same ATV access is also used for hiking, mountain biking, and snowmobiling. If you enjoy canoeing or kayaking, the Piscataquis river is just a few miles down the road.

Despite being remote and private, about 15 minutes away is the town of Milo. Milo has a Dunkin Donuts, Dollar store, grocery store, Walgreens and a House of Pizza. So, you'll still be close to your essentials while being able to relax away from it all. But, if you do choose to get back into it, the city of Bangor is about 40 minutes away with shopping, and plenty of restaurants to choose from. The town of LaGrange is about a 4-hour drive from Boston. The town was established in 1832 and today has a population of under 1,000 people. Overall if you're looking for an off-grid property with access to recreation, groceries, and a close distance to some city life, this 72-acre lot is for you.

M7 L12-1 SAGERSON RD | LAGRANGE

Shopping

Milo, 10± miles

City

Bangor, 31.2± miles

Airport

Bangor International, 35± miles

Interstate

14± miles

Boston, MA

264± miles

4 hours

Acres 72± ^{LISTING PRICE} \$86,400 Taxes \$227.45



Forester

Gilbert S. Viitala

Most Recent Harvest

N/A

Timber Type

See timber type map

Nearest Mill

Pleasant River Lumber

Easement

No

Leases

No

Tree Growth Status

In tree growth

Building site exclude

Tree Growth Plan

See timber type map

View

Trees | Woods

Zoning

Residential

Road Frontage

No

Water Frontage

No

LaGrange - M7 L12-1 Sargerson Rd, 72 Acres
Penobscot County, Maine, 72 AC +/-



Photo Point Transmission Line Boundary

LaGrange - M7 L12-1 Sargerson Rd, 72 Acres
Penobscot County, Maine, 72 AC +/-

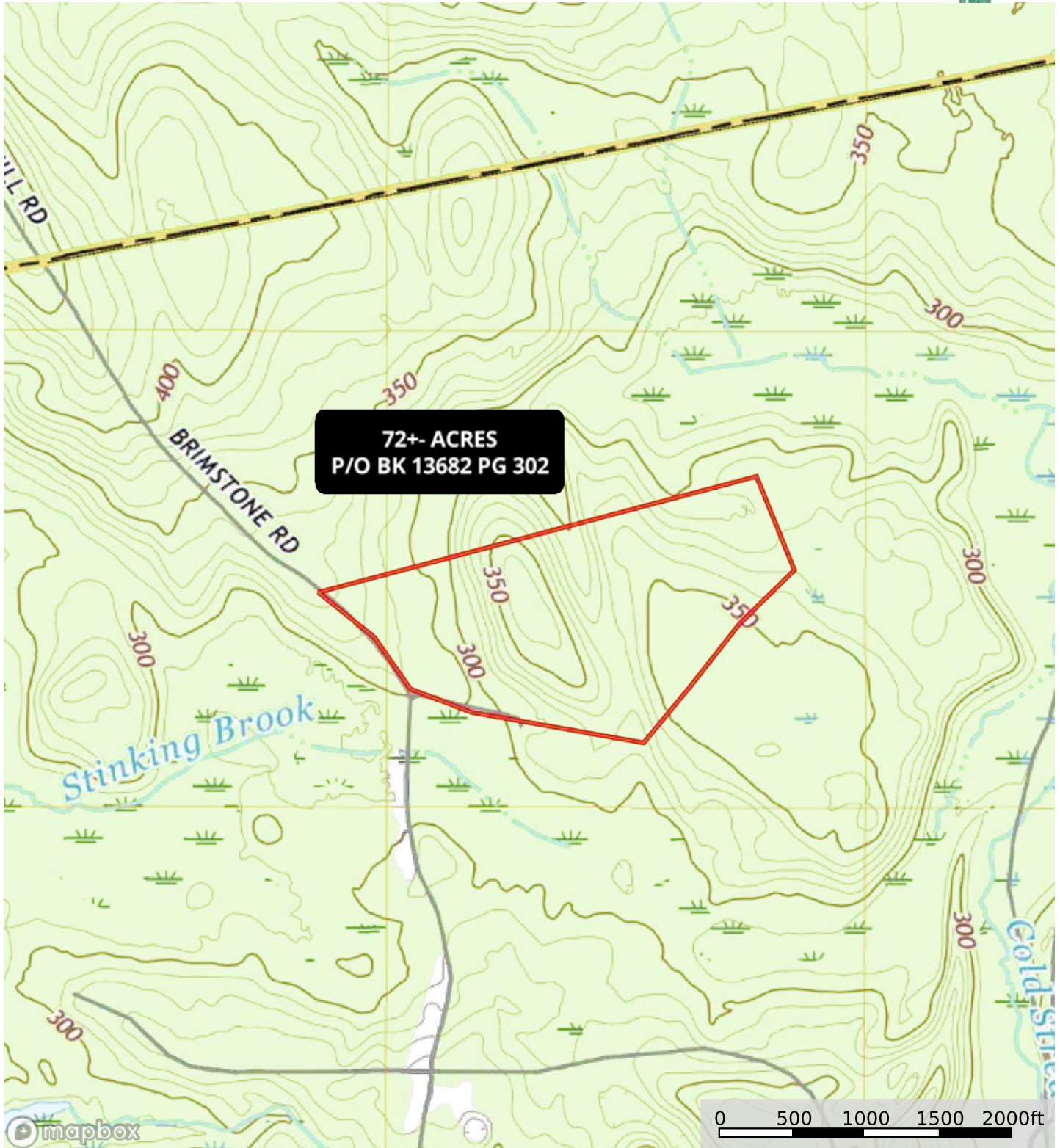


Photo Point Transmission Line Boundary

LaGrange - M7 L12-1 Sargerson Rd, 72 Acres

Penobscot County, Maine, 72 AC +/-



Photo Point Transmission Line Boundary

LaGrange - M7 L12-1 Sargerson Rd, 72 Acres
Penobscot County, Maine, 72 AC +/-



72+- ACRES
P/O BK 13682 PG 302



Photo Point Transmission Line Boundary

PROPERTY LOCATED AT: Sageron Rd, LaGrange, ME

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your property? Yes No Unknown

If 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: _____

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. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: Seller is not aware of any.

Source of information: seller.

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

Buyer Initials _____

Page 1 of 3

Seller Initials CM am

PROPERTY LOCATED AT: Sageron Rd, LaGrange, ME

SECTION II – GENERAL INFORMATION

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: _____

Source of information: seller.

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? land owners, no association.

Road Association Name (if known): _____

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: _____

Source of information: _____

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: property is part of deed 13682 page 302.

Source of information: seller

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

If Yes, explain: tree growth but 1 acre is out per timber type map.

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

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

If Yes, is the survey available?..... Yes No Unknown

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: seller

Additional Information: none.

Buyer Initials _____

Seller Initials Cmam

PROPERTY LOCATED AT: **Sagerson Rd, LaGrange, ME**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Anthony Madden 12-27-2021
SELLER DATE
Anthony Madden

Cindy Madden 12-27-2021
SELLER DATE
Cindy Madden

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure 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



QUITCLAIM DEED WITH COVENANT

BEVERLY E. RIPPEL, having a mailing address of 68 Kilsyth Road, South
Easton, Massachusetts 02375;

ROBERTA J. EMMONS, having a mailing address of 23 Sokokis Road,
Biddeford, Maine 04005;

EUGENE W. ADAMS, having a mailing address of 136 Lyman Street, Apt. 4,
Waltham, Massachusetts 02452; and

PAUL J. ADAMS, having a mailing address of 12 Greenleaf Road, Natick,
Massachusetts 01760, (hereinafter collectively referred to as "Grantors"), for
consideration paid, grant with Quitclaim Covenant to

ANTHONY W. MADDEN and CINDY L. MADDEN, having a mailing address
of P. O. Box 499, Milford, Maine 04461 (hereinafter called "Grantee"), as joint tenants,
the land situated in Lagrange, Penobscot County, Maine, more particularly described
on **Exhibit A** attached hereto (the "Property"), together with all rights, easements, and
appurtenances thereto, including those described in conveyances to Grantors and those exercised
by Grantors.

This deed may be executed in any number of counterparts, each of which shall constitute an
original and all of which shall constitute one and the same instrument.

[Signature appear on following page]

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal as
of the 20th day of October, 2014.

WITNESS:

Michael P. Hunt

Beverly E. Rippel
Beverly E. Rippel

Roberta J. Emmons

Eugene W. Adams

Paul J. Adams

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF _____, 2014

Then personally appeared the above-named Paul J. Adams and acknowledged the
foregoing instrument to be his free act and deed.

Before me,

Notary Public

Print or type name as signed

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal as
of the 20 day of OCTOBER, 2014.

WITNESS:

Judith E. Hoff

Beverly E. Rippel
Roberta J. Emmons

Roberta J. Emmons

Eugene W. Adams

Paul J. Adams

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF _____, 2014

Then personally appeared the above-named Paul J. Adams and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

Print or type name as signed

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal as
of the 21st day of OCTOBER, 2014.

WITNESS:

Beverly E. Rippel

Roberta J. Emmons

Theresa M. Shane

Eugene W. Adams

Eugene W. Adams

Paul J. Adams

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF _____

_____, 2014

Then personally appeared the above-named Paul J. Adams and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

Print or type name as signed

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal as
of the 20th day of OCTOBER, 2014.

WITNESS:

Beverly E. Rippel

Roberta J. Emmons

Eugene W. Adams

Mark P. Adams

Paul J. Adams

Paul J. Adams

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

OCTOBER 20, 2014

Then personally appeared the above-named Paul J. Adams and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Linda M. Miles

Notary Public



LINDA M. MILES

Print or type name as signed

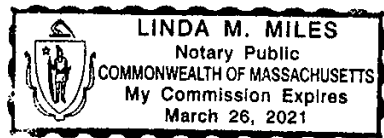


EXHIBIT A

Deed to Anthony W. Madden and Cindy L. Madden

1. A certain lot or tract of land situated in said LaGrange and being all that part of lot numbered thirty-eight (38) lying south of Cold Brook Stream and west of Cold Brook Road and being the first parcel of land described in a deed from John W. Marsh to A. Asbury Adams, dated January 2, 1932 and recorded in the Penobscot Registry of Deeds, Volume 1055, page 172. Excepting, however, from said parcel of land the two strips of land conveyed by Ellen M. Adams to Bangor and Aroostook Railroad Company by deeds dated July 6, 1907 and recorded in said Registry, Volume 776, Pages 399 and 400, containing 33 acres more or less.
2. All of Lot numbered thirty-nine (39) in said LaGrange, excepting from said lot the strip of land conveyed by Asbury C. Adams to Bangor and Aroostook Railroad Company, by deed dated June 29, 1907, and recorded in Penobscot Registry of Deeds, Volume 776, Page 333. This parcel of land is the same conveyed by the following two deeds: One deed dated January 2, 1932 from John W. Marsh to A. Asbury Adams, recorded in said Penobscot Registry, Volume 1055, Page 172; the other deed dated May 9, 1941 from Ernest N. Adams to Archie A. Adams, recorded in said Penobscot Registry, Vol. 1171, page 63, containing 180 acres more or less.
3. All of Lot numbered forty (40) in said LaGrange in the second range of lots south of Medford, being the same parcel of land conveyed by the following three deeds: One deed dated June 18, 1906 from A. C. Adams to A. Archibald Adams, recorded in the Penobscot Registry of Deeds, Volume 750, Page 255; a deed dated January 2, 1932 from John W. Marsh to A. Asbury Adams, recorded in said Registry, Volume 1055, Page 172; and a deed dated May 31, 1939 from Ernest N. Adams to A. Archibald Adams, recorded in said Registry, 1135, Page 419, containing 90 acres more or less.
4. That part of lot numbered forty-four (44) in said Lagrange lying north of the Sargerson Road, so-called; situated in said LaGrange and bounded and described as follows: Westerly by the Bennoch Road, so-called; northerly by the north line of said lot number forty-four (44); easterly by a portion of the east line of said lot, and southerly by said Sargerson Road, containing 118 acres more or less.

5. The south two-thirds of lot number thirty-six (36) in said Lagrange in the third range south of Medford, excepting and reserving, however, the right-of-way of the Bangor and Aroostook Railroad Company. Reference may be had to the deeds from Clinton Kenney recorded in Book 776, Pages 273 and 344.

Hereby conveying the land described as parcels 1, 2, 3, 4 and 7 in the deed to Grantors and Nancy G. Kelly from Wayne P. Libhart as Personal Representative of the Estate of Ernest Adams, dated October 10, 1990 and recorded in the Penobscot County Registry of Deeds in Book 4744, Page 215. Nancy G. Kelly conveyed her interest in the above-described parcels to Grantors by deed dated January 7, 1996 and recorded in said Registry in Book 6038, Page 334.

Meaning and intending to convey and there is hereby conveyed all lands of Grantors, and rights appurtenant thereto, in Lagrange, Maine, whether or not specifically described above.

**Maine Real Estate
Transfer Tax Paid**

PENOBSCOT COUNTY, MAINE

Susan F. Bulley
Register of Deeds



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
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 is not 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**");
- ✓ 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**. *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.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

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 _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.