



Private Log Cabin

\$165,000

M6 L16 Downs Road
Sebec, Maine
04481

United
Country
Real Estate

Lifestyle
Properties
of Maine



Private Maine Log Cabin on 38± acres with no neighbors in sight. The dimensions are 28 x 36 plus a loft area and a full concrete foundation with walk out basement that could provide additional living space or excellent storage. Build instant equity for the DIY person by finishing the roofing which currently has full ice and water shield, finish installing windows, and complete the interior. The septic system has been installed and you would just need to add a well and solar power.

Located in the small town of Sebec in Piscataquis County, well known for outdoor recreation. You will see whitetail deer, wild turkey, moose and grouse for those of you who enjoy organic meats. Just a few minutes' drive is 6,300-acre Sebec Lake which offers both cold and warm water fishing. The lake also is great for swimming and waterskiing. This is the perfect body of water to spend the day out on your pontoon boat taking in the clean Maine air and sunshine. About 40 minutes away is pristine Schoodic Lake which has over 7,000 acres of crystal clear water and some of the best lake trout and salmon fishing in Maine.



Peter McPhail

REALTOR®

(207) 794-4338

peter@lifestylepropertiesme.com

Local Contacts

Police

Piscataquis County Sheriff
(207) 564-3304

Fire

Sebec Vol Fire Dept
(207) 564-2090

Town Office

Sebec Town Office
(207) 564-8367

Tax Assessor

RJD Appraisals
(207) 564-8367

Code Enforcement

Keith Doore
(207) 343-1669

School District

RSU 68
(207) 742-8527



If you enjoy ATVing or Snowmobiling, the Downs Road in Sebec is an excellent location to enjoy both motor sports. For those who enjoy a quieter activity, you will find plenty of places to hike and mountain bike. Katahdin Iron Works and Gulf Hugas are about an hour away to the east and Moosehead Lake is about an hour northwest. For the kayak enthusiast, you will find three scenic rivers in the immediate area, Sebec River, Pleasant River and the Piscataquis River.



The elevations start at 520± feet above sea level at the Downs Road and run to near the peak of Buck Hill, with southeast exposure and an elevation near 800+- feet above sea level. The timber is a nice mix of hardwoods and softwoods. The soils are Monarda Howland Thorndike and Thorndike Abram complex, both are stony soils but with some work you could enjoy some vegetable gardens.

The town of Sebec has a population of less than 700 people and is known for its low property taxes compared to most of Maine. The taxes currently are \$607 per year. The service town of Milo is about 10 minutes to the east and has a grocery store, Dunkin Donuts, Walgreens, bakery, and pizza places. The County Seat of Dover Foxcroft is about 15 minutes to the west and has most services you will need plus a hospital. The city of Bangor and the international airport (BGR) is less than an hour to the south. Boston is just over 4 hours south.

Property Specifics

Trash Removal
N/A

Electric Company
Off Grid

Heating
Seasonal

Water/Sewer
Private well needed

Internet Provider/Speed
Starlink



**SCAN THE
QR CODE
TO VIEW
THE FULL
PROPERTY
DETAILS &**

Proximity

Shopping

Dover-Foxcroft, 11± miles

City

Bangor, 38± miles

Airport

Bangor International, 38± miles

Interstate

Exit #157, 37± miles

Boston, MA

244± miles (4± hours)



Land Use

Tree Growth Status

Yes | 5 Acres Reserved

Forester Name

Molly London
(207) 944-4708
molly.e.london@gmail.com

Timber Type

Mixed

Nearest Mill

Dover



M6 L16 Downs Road, Sebec

Year Built

2019

Square Foot

1008

Bedrooms

Two

Bathrooms

None

Flooring

Unfinished

Garage

N/A

LISTING PRICE

Acres 38± \$165,000 Taxes \$606.85

Water

Well needed

Sewer

Private

Roof

Other

Heating

Direct Vent Heaters

Cooling

None

View

Trees | Woods

Zoning

Res

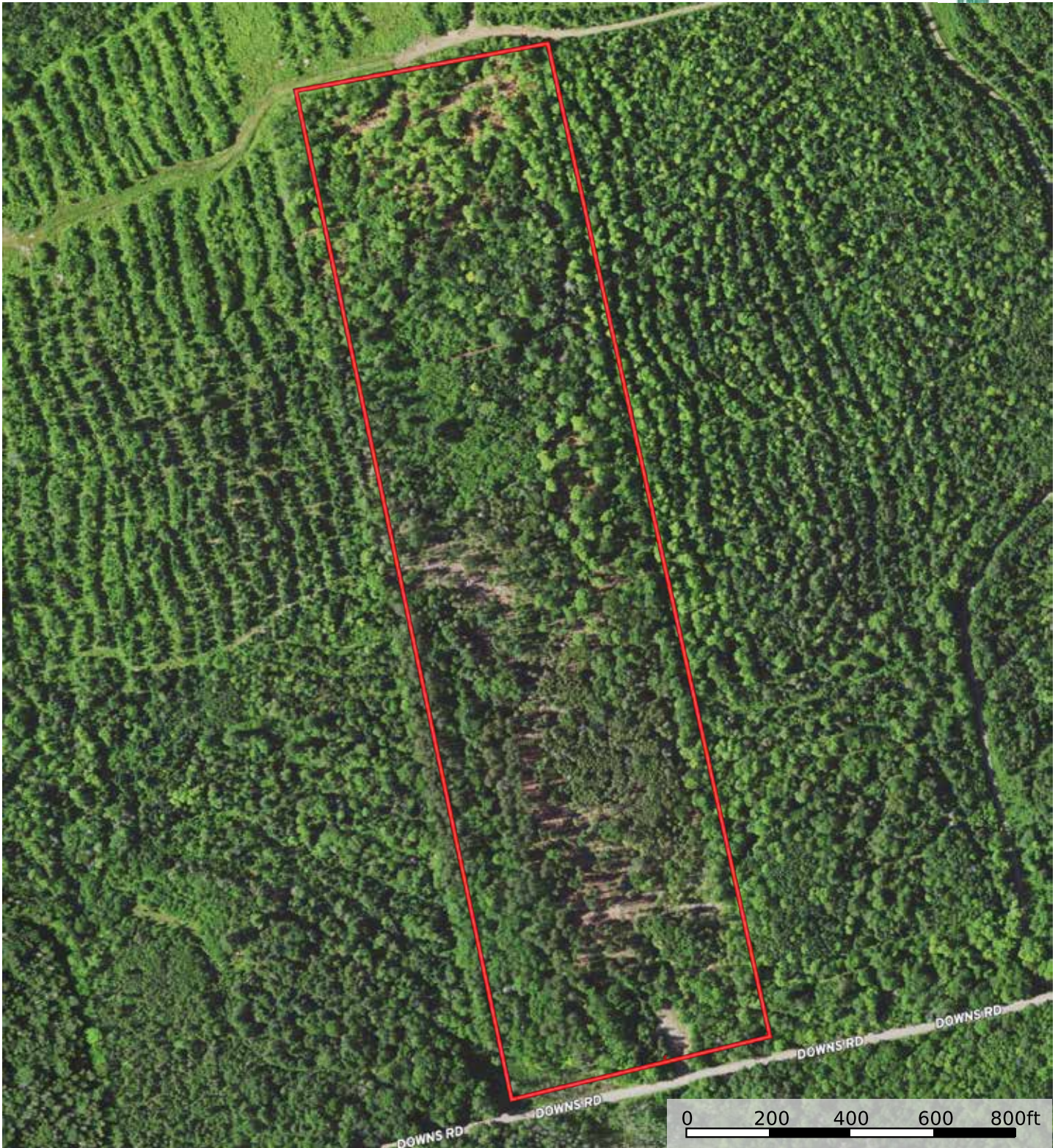
Road Frontage

Yes | 606'

Water Frontage

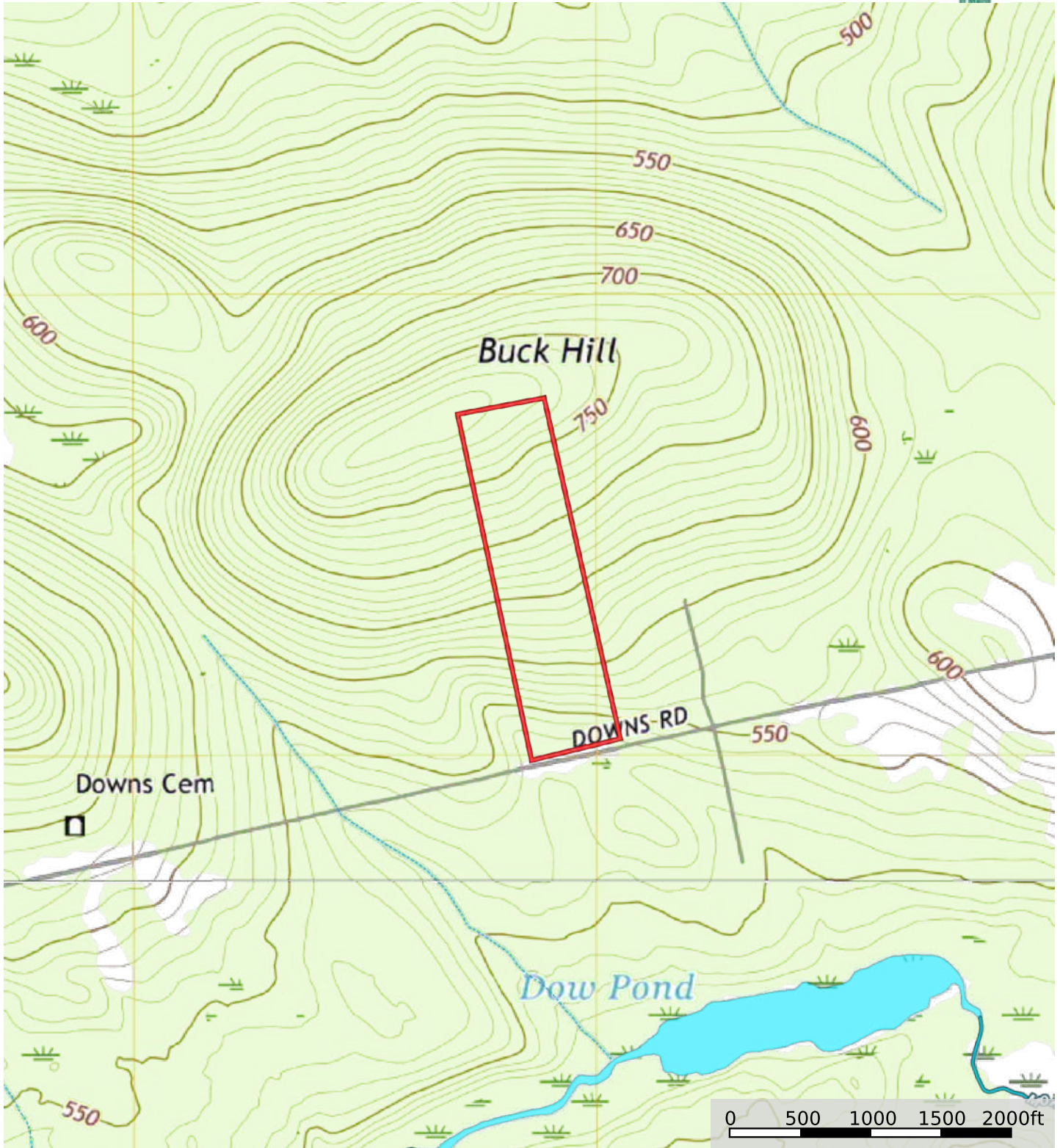
N/A

Sebec M6 L16 Downs Rd
New Hampshire, AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

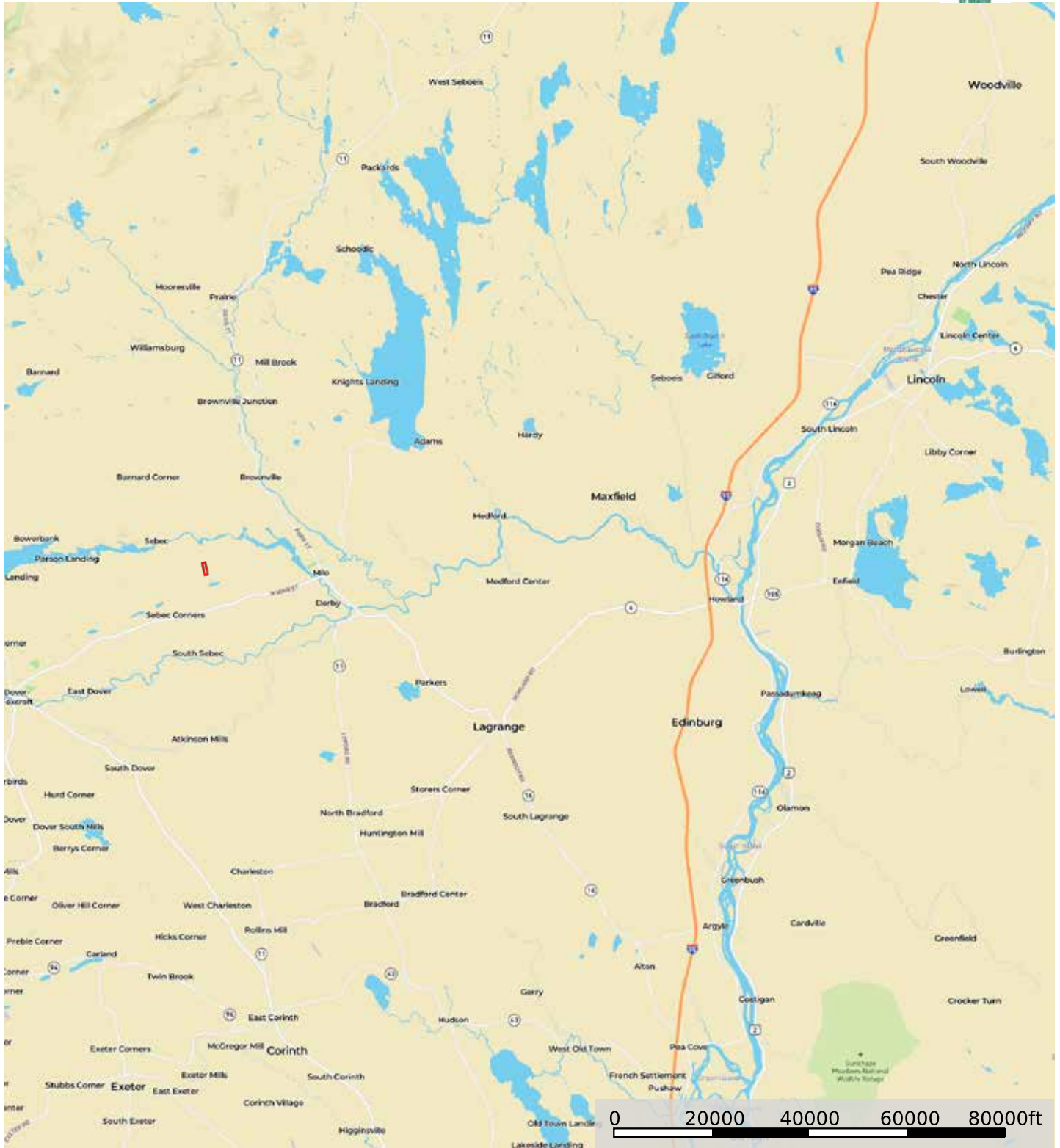
Sebec M6 L16 Downs Rd
New Hampshire, AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Sebec M6 L16 Downs Rd


New Hampshire, AC +/-



Boundary

Sebec M6 L16 Downs Rd
New Hampshire, AC +/-



 Boundary

Boundary 36.42 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TRC	Thorndike-Abram complex, 3 to 20 percent slopes, very rocky	30.79	84.52	0	15	6s
MXB	Monarda-Howland-Thorndike complex, 3 to 15 percent slopes, very stony	5.63	15.45	0	28	7s
TOTALS		36.42(*)	100%	-	17.0	6.15

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





PROPERTY LOCATED AT: Downs Rd, Sebec, ME

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: _____ 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: _____
Installed by: _____
Date of Installation: _____
USE: Number of persons currently using system: _____
Does system supply water for more than one household? Yes No Unknown

Comments: NO WELL
Source of Section I information: _____

Buyer Initials _____ Page 1 of 7 Seller Initials ML

PROPERTY LOCATED AT: Downs Rd, Sebec, ME

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: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: west side of cabin OR Unknown

Date installed: 2019 Date last pumped: n/a Name of pumping company: n/a

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: n/a Name of company servicing tank: n/a

Leach Field: Yes No Unknown

If Yes, Location: West side of cabin

Date of installation of leach field: 2019 Installed by: Local Contractor

Date of last servicing of leach field: n/a Company servicing leach field: n/a

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: Septic Tank and leach field need to be leached & seeded.

Source of Section II information: seller system has never been used.

Buyer Initials _____ Page 2 of 7 Seller Initials ML _____

PROPERTY LOCATED AT: Downs Rd, Sebec, ME

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	monitor			
Age of system(s) or source(s)	unknow			
Name of company that services system(s) or source(s)	none			
Date of most recent service call	none			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Seasonal use propane			
Malfunction per system(s) or source(s) within past 2 years	havant used in 2 years			
Other pertinent information	none			

Are there fuel supply lines? Yes No Unknown

Are any buried? Yes No Unknown

Are all sleeved? Yes No Unknown

Chimney(s): Yes No

 If Yes, are they lined: Yes No Unknown

 Is more than one heat source vented through one flue? Yes No Unknown

 Had a chimney fire: Yes No Unknown

 Has chimney(s) been inspected? Yes No Unknown

 If Yes, date: _____

 Date chimney(s) last cleaned: _____

Direct/Power Vent(s): Yes No Unknown

 Has vent(s) been inspected? Yes No Unknown

 If Yes, date: _____

Comments: seller has not used in 2+ years

Source of Section III information: seller

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 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: n/a

Buyer Initials _____ Page 3 of 7 Seller Initials ML

PROPERTY LOCATED AT: Downs Rd, Sebec, ME

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

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

Comments: _____

Source of information: _____

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: _____ 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: **n/a**

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 _____ Page 4 of 7 Seller Initials ML

PROPERTY LOCATED AT: Downs Rd, Sebec, ME

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: _____

Source of information: seller

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

SECTION V — 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: _____

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? _____

Road Association Name (if known): _____

Buyer Initials _____

Seller Initials ML _____

PROPERTY LOCATED AT: Downs Rd, Sebec, ME

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: tree growth.

Is a Forest Management and Harvest Plan available?..... Yes No Unknown
Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown
Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: 2019

What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: no shingles, ice & water shield only

Water, moisture or leakage: unknown but it appears some water has

Comments: come in from the window openings and near the

Foundation/Basement: side door.

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: no electric

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: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none known but house/cabin is unfinished and being sold "as is".

Comments: none

Source of Section V information: seller

Buyer Initials _____ Page 6 of 7 Seller Initials ML

PROPERTY LOCATED AT: Downs Rd, Sebec, ME

SECTION VI — ADDITIONAL INFORMATION

Log Home/Cabin is unfinished and is being sold "AS-IS"

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.

Michelle Larochelle

03/14/2023

SELLER DATE
Michelle Larochelle

SELLER DATE
Randall Larochelle

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



WARRANTY DEED

Rinda C. Varnum, whose mailing address is 17 Chelsea lane, Belfast, ME 04915, for consideration paid, GRANTS to Randall J. Larochelle and Michelle D. Decosta, both with a mailing address of 25 Crow Hill Road, South China, ME 04358, with WARRANTY COVENANTS, as joint tenants, the land in Sebec, Piscataquis County, State of Maine, to wit:

A certain lot or parcel of land, being part of Lot 2 in the seventh (7th) Range situated on the northerly side of the Downs Road in the Town of SEBEC, County of Piscataquis, State of Maine, bounded and described as follows, to wit:

Beginning at a wood post in the northerly sideline of the Downs Road at the southeasterly corner of land described in a deed from Elzoda E. Parker to Rex L. Varnum dated November 11, 1964, and recorded in the Piscataquis County Registry of Deeds in Book 347 at Page 458; thence N 11° 57' W (True) by and along a red painted line marking the easterly line of said Varnum land two thousand five hundred seventeen and seven tenths (2,517.7) feet to a wood post at the northeasterly corner thereof; thence S 76° 26' W by and along a red painted line marking the northerly line of said Varnum land six hundred forty-six and nine tenths (646.9) feet to a wood post at the northwesterly corner thereof; thence S 12° 53' E by and along a red painted line marking the westerly line of said Varnum land two thousand five hundred one and one tenth (2,501.1) feet to a wood post at the southwesterly corner thereof and being in the northerly sideline of the Downs Road; thence N 77° 55' E by and along said Downs Road six hundred six (606) feet, more or less.

All bearings are oriented to True North based upon a GPS Survey dated August 9, 2011 of Buck Hill Lot.

The herein conveyed premises described are now subject to taxation under the provisions of the Tree Growth Tax Law (36 M.R.S.A. Section 571, et seq.), and said premises are conveyed subject to such tax classification. Grantee shall be liable for the payment of any penalty assessed for the withdrawal of any of the herein conveyed premises from taxation under the Tree Growth Tax Law on or after the date hereof.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estates are hereby conveyed.

Being PARCEL TWO as described in the deed from Varnum Farms, Inc. to Rinda C. Varnum, dated December 5, 2011 and recorded in Book 2144 Page 224, Piscataquis County Registry of Deeds.

ME REAL ESTATE TRANSFER
TAX PAID

-Randall Larochelle
Michelle Decosta
25 Crow Hill Rd
China 04358

WITNESS my hand and seal this 27th day of March, 2019.

Signed, Sealed and Delivered
In Presence Of

Rinda C. Varnum
Rinda C. Varnum

STATE OF MAINE
WALDO, ss.

March 27, 2019

Personally appeared the above named Rinda C. Varnum and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Betty J. Jordan
Notary Public

(Print Name)

BETTY J JORDAN
NOTARY PUBLIC
PENOBSCOT COUNTY
STATE OF MAINE
MY COMMISSION EXPIRES JANUARY 12, 2022

Piscataquis County
Recorded
Apr 01, 2019 10:50:09A
Linda M. Smith
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.