

Hillside Subdivision Lots



** Not on property

OVERLOOK DRIVE | LINCOLN, MAINE

- 14 Lots
- Recreational
- Near Town
- Gravel Driveway
- Different Lot Sizes
- Surveyed
- Near Lakes
- Subdivision

Price Varies



Introducing a remarkable real estate opportunity for those seeking a tranquil and adventurous retreat in the great outdoors. Nestled on the outskirts of town, these 14 exclusive hillsides lots offer the perfect canvas for your recreational cabin, RV, or camper, providing year-round rest, relaxation, and endless outdoor escapades. Let us explore the features of this property.

The land consists of 14 generously-sized lots, ranging from 3.96 to 14.2 acres, ensuring ample space for your desired plans and activities. Each lot has been meticulously surveyed, guaranteeing accuracy and proper boundaries. Additionally, soil testing has been conducted to provide valuable information for construction and development purposes.

The elevation of the lots varies between 360 and 570 feet above sea level, offering captivating views of the surrounding natural landscape. Imagine waking up to the picturesque vistas and immersing yourself in the serenity of the rolling hillsides. The driveways have already been roughed in, making it easier for you to access and explore your property.



Lifestyle Properties of Maine



**SCAN TO
VIEW THE
FULL
PROPERTY
DETAILS &
VIDEO!**



Lincoln, Maine

Local Government

Police

Lincoln Police Dept
(207) 794-2221

Fire

Lincoln Fire Dept
(207) 794-8455

Town Office

29 Main Street
(207) 794-3372
M-F 8am-5pm

Tax Assessor

Amanda Woodard
(207) 794-3372 ext 5

Code Enforcement

Wade Jordan
(207) 794-3372

Location is key, and this property does not disappoint. With Downtown Lincoln just 5.2 miles away, a mere 8-minute drive, you can easily access the conveniences of urban life whenever needed. For those seeking a change of pace, Bangor is located 54 miles away, a comfortable 57-minute drive. Portland, a vibrant city, is 182 miles away and can be reached within a 2-hour and 52-minute drive. Furthermore, Boston is approximately 288 miles away, offering a variety of cultural and entertainment opportunities within a 4-hour and 33-minute journey.

Lincoln, the nearby town, with a population of 4,850 and is surrounded by 13 picturesque lakes. These lakes provide numerous recreational possibilities, including fishing, boating, paddling, and swimming. Additionally, the Penobscot River which meanders through Lincoln, offers further opportunities for water-based activities.

For outdoor enthusiasts, Lincoln is an ATV and snowmobile-friendly town, allowing you to seamlessly explore the area's beauty. You can ride your ATV or snowmobile directly into the business district, which provides convenient access to restaurants, gas stations, and shopping facilities. The town also features essential amenities such as a hospital, banks, grocery stores, and restaurants, ensuring a comfortable and convenient lifestyle.



OVERLOOK DRIVE | LINCOLN

Shopping

Lincoln, 5± miles

City

Bangor, 54± miles

Airport

Bangor International, 56± miles

Interstate

Exit #227, 10± miles

Hospital

Penobscot Valley, 7± miles

Boston, MA

288± miles (4.5± hours)



Lot	Price	Acreage	Road Front
1	\$25,000	3.96	784.05
2	\$35,000	14.2	919.28
3	\$35,000	8.26	606.29
4	\$35,000	9.13	448.31
5	\$39,900	9.22	410.09
6	\$39,900	8.26	410.08
7	\$39,900	9.91	401.21
8	\$39,900	7.66	402.18
9	\$39,900	8.98	431.45
10	\$39,900	8.63	431.89
11	\$39,900	8.64	536.03
12	\$39,900	8.89	403.01
13	\$39,900	8.66	403.05
14	\$39,900	8.9	402.88

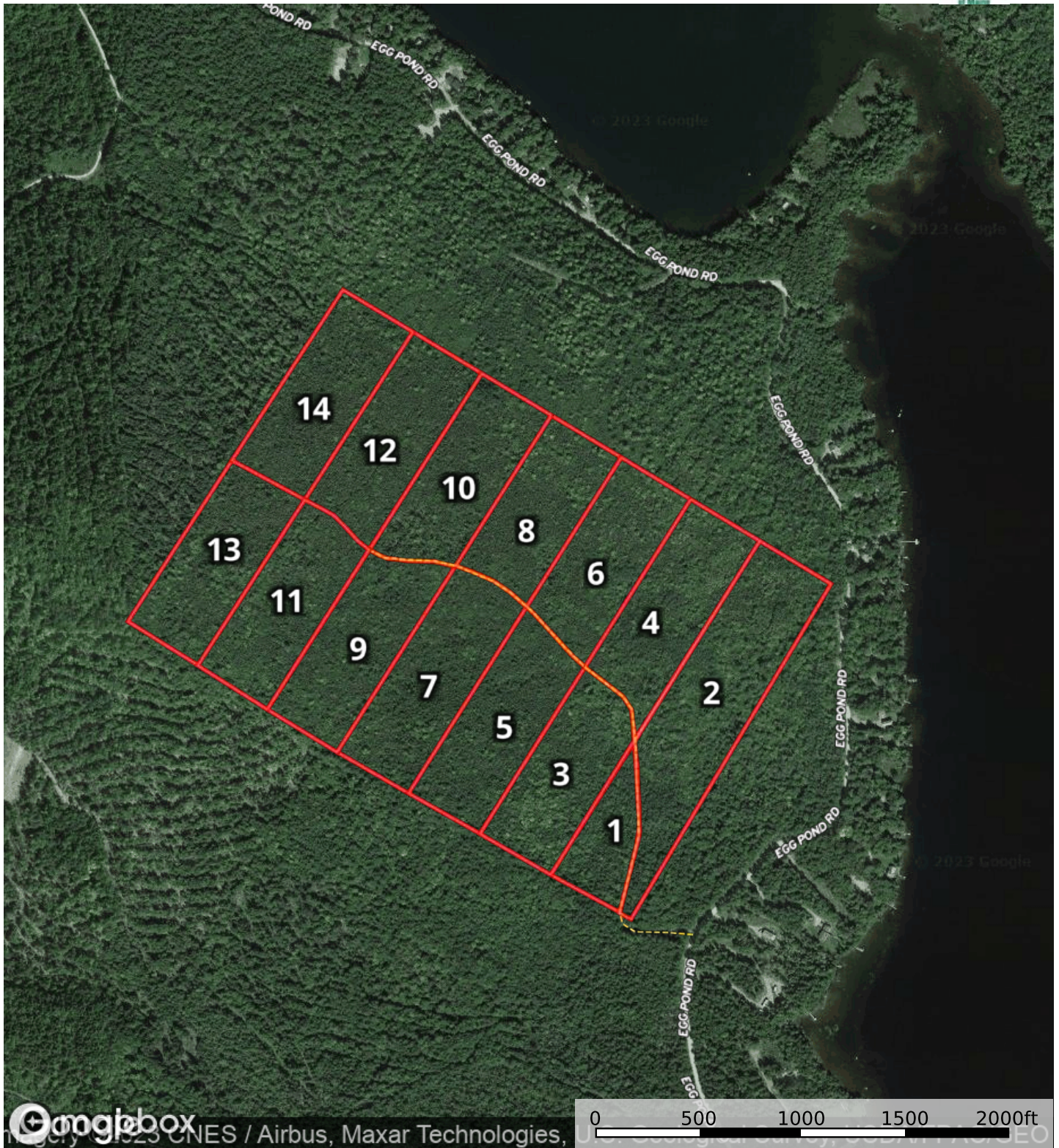
Furthermore, Lincoln hosts various festivals throughout the year, providing a vibrant and lively atmosphere for residents and visitors alike. Immerse yourself in the local culture and community as you partake in these lively events.

To make this real estate opportunity even more enticing, owner financing is available. Prices for the lots range from \$25,000 to \$39,900, accommodating various budgets. Whether you seek a smaller parcel or a more extensive acreage, there is an option for everyone. All the lots have been surveyed and soil tested, ensuring a smooth and hassle-free purchasing process.

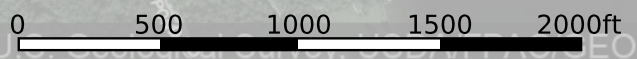
In summary, these hillside lots offer an exceptional chance to create your ideal recreational retreat. With various lot sizes, breathtaking views, convenient amenities, proximity to lakes and rivers, and a welcoming community, this real estate promises a harmonious blend of nature and comfort. Don't miss the opportunity to own your piece of paradise in this idyllic location.



Lincoln - Caribou Pond Overlook Subdivision | Lots 1-14
Penobscot County, Maine, AC +/-

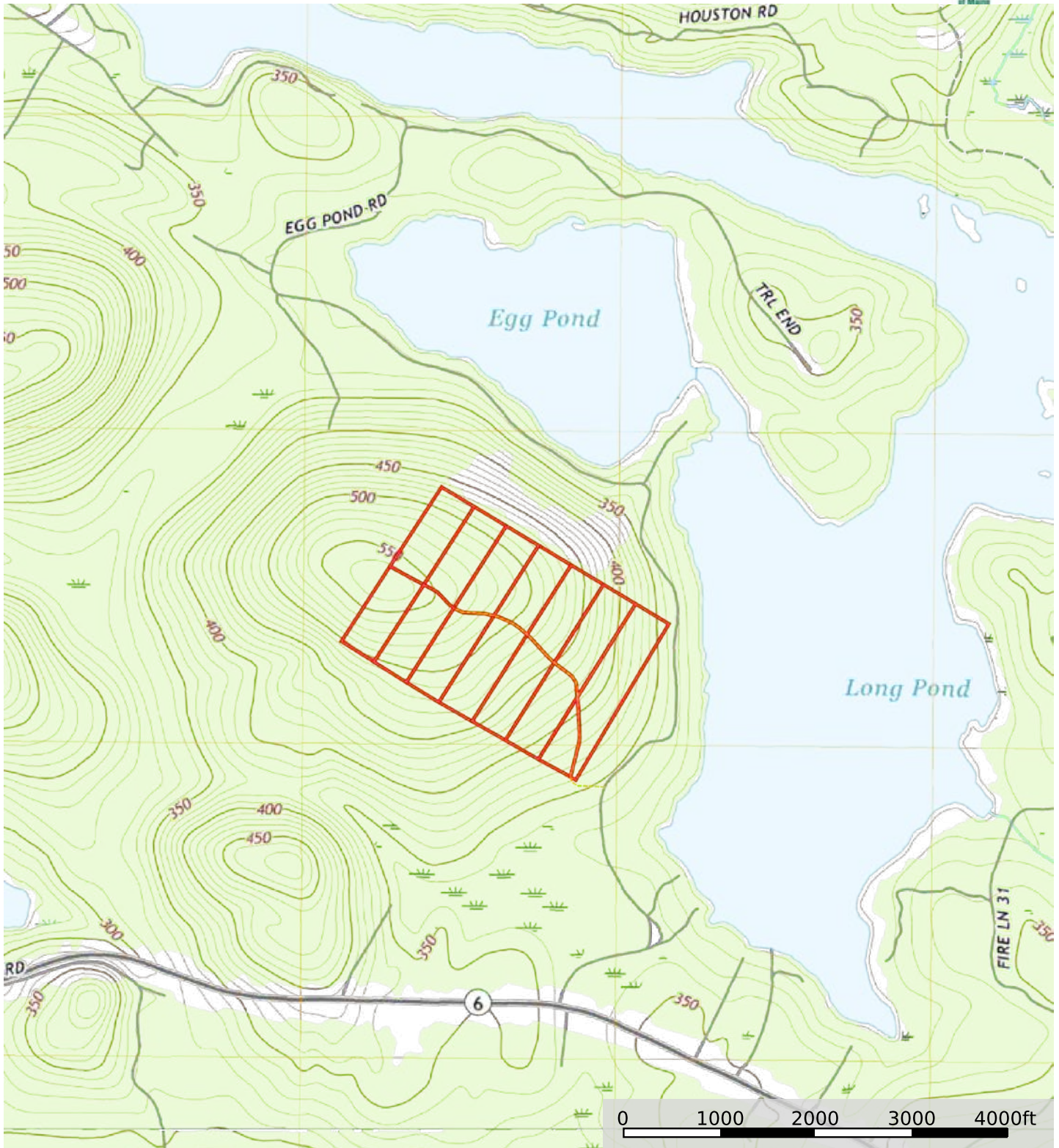


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--- Road / Trail ▭ Boundary

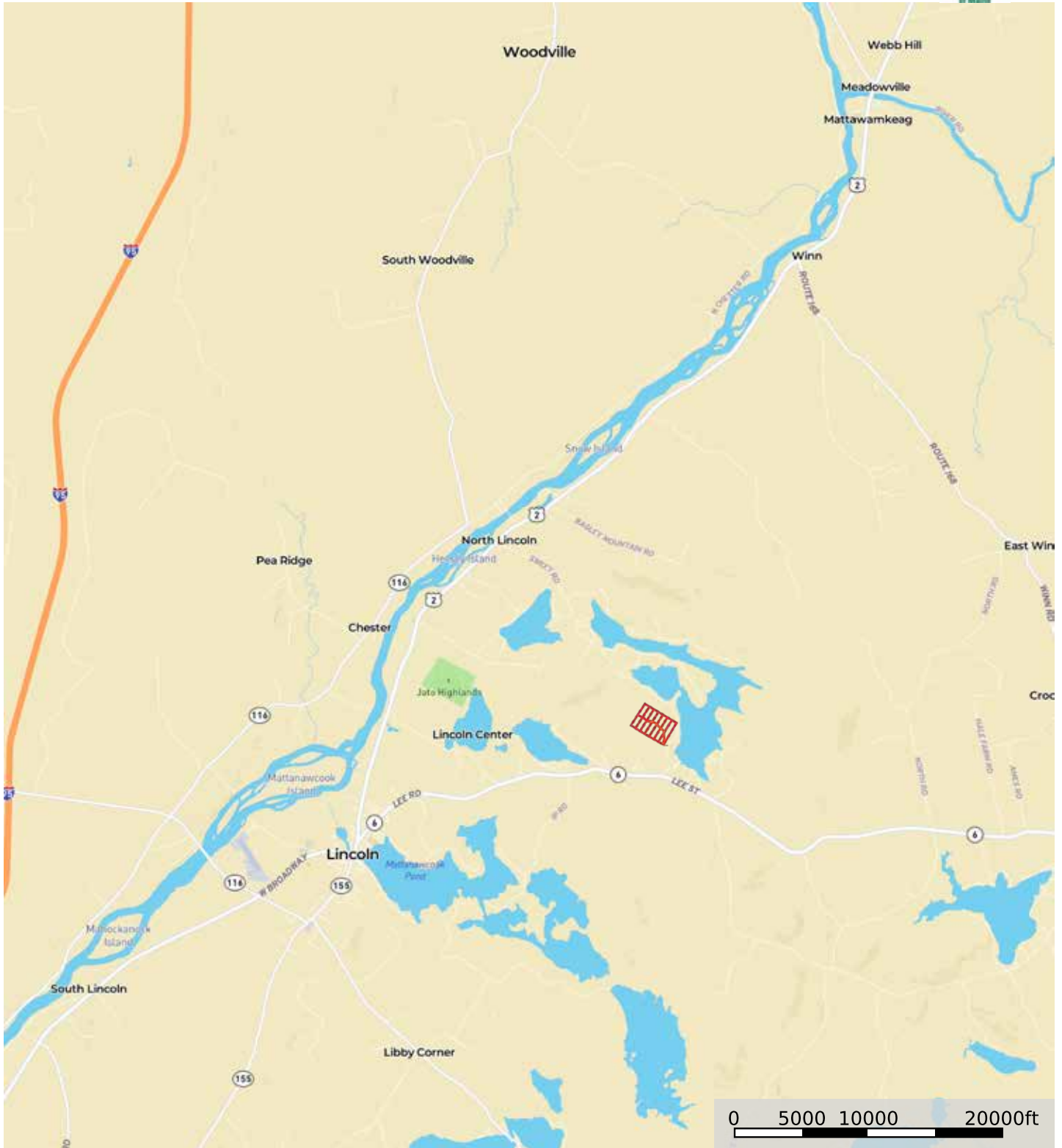
Lincoln - Caribou Pond Overlook Subdivision | Lots 1-14
Penobscot County, Maine, AC +/-



--- Road / Trail □ Boundary

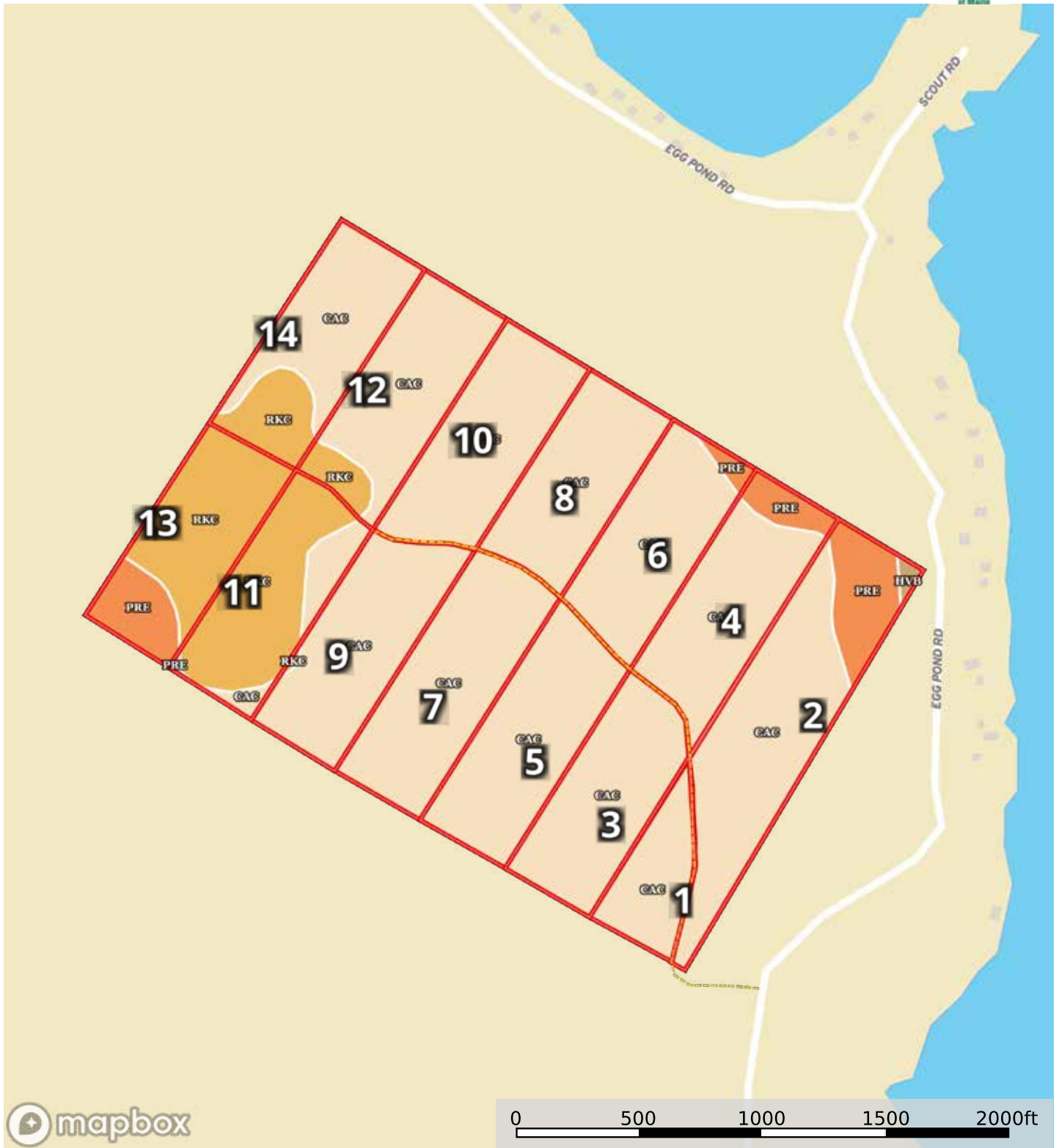
Lincoln - Caribou Pond Overlook Subdivision | Lots 1-14

Penobscot County, Maine, AC +/-



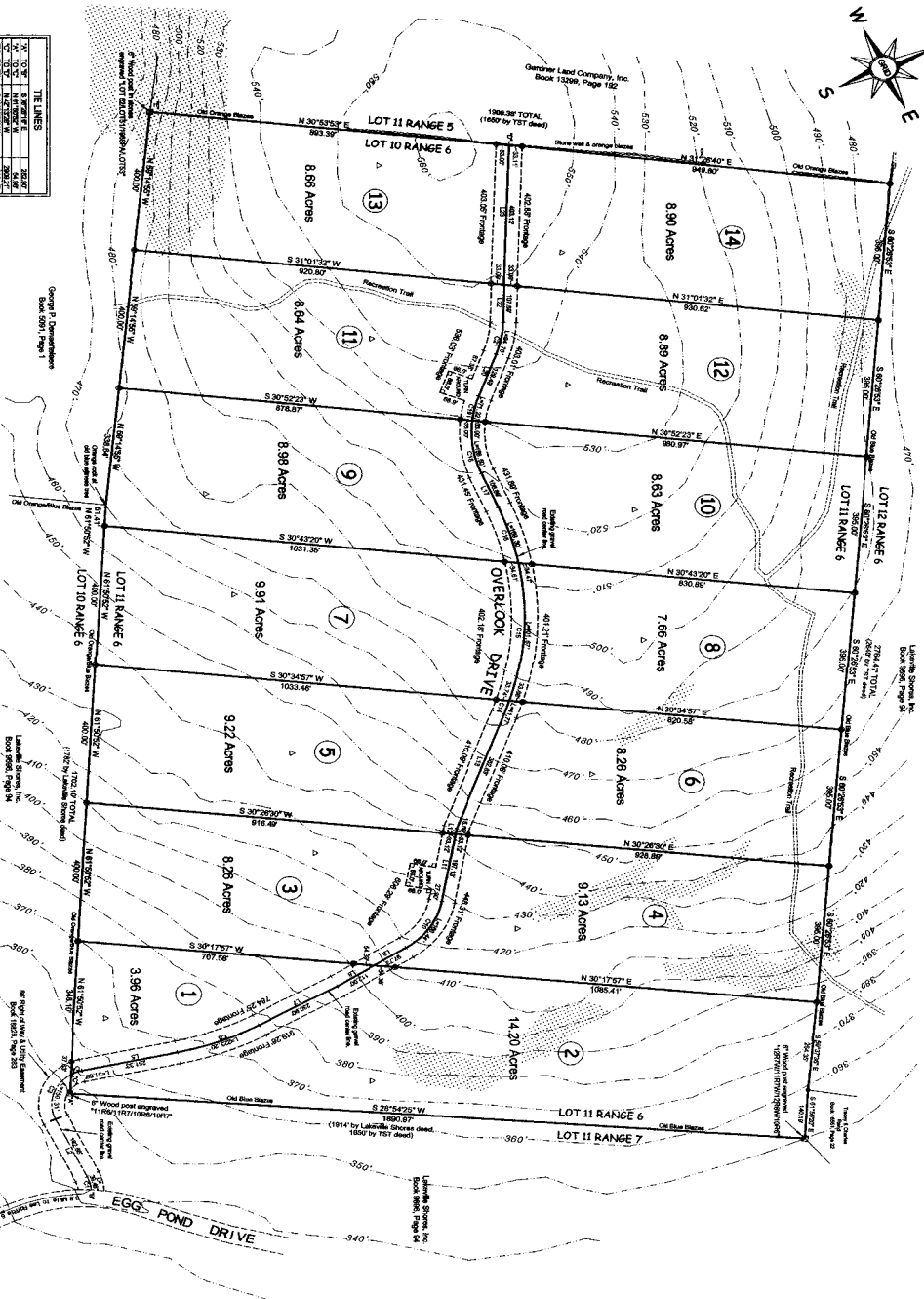
--- Road / Trail  Boundary

Lincoln - Caribou Pond Overlook Subdivision | Lots 1-14
Penobscot County, Maine, AC +/-



--- Road / Trail ▭ Boundary

2023-58



LEGEND

- 67' of the line that is within the...
- ...

THE LINES

1	2	3	4	5	6	7	8	9	10	11	12	13	14
...

WATERBURY ENGINEERING & SURVEYING, INC.
 250 STATE ST., SUITE 200, WATERBURY, VT 05671
 PHONE: 802-249-1234
 FAX: 802-249-1235
 www.waterburyeng.com

CENTERLINE OF RIGHT OF WAY

LINE	DATE ON RECORD	FOOTAGE	1/400' CORNER	1/400' CORNER
1	10/12/2011	100.00	...	...
2	10/12/2011	100.00	...	...
3	10/12/2011	100.00	...	...
4	10/12/2011	100.00	...	...
5	10/12/2011	100.00	...	...
6	10/12/2011	100.00	...	...
7	10/12/2011	100.00	...	...
8	10/12/2011	100.00	...	...
9	10/12/2011	100.00	...	...
10	10/12/2011	100.00	...	...
11	10/12/2011	100.00	...	...
12	10/12/2011	100.00	...	...
13	10/12/2011	100.00	...	...
14	10/12/2011	100.00	...	...

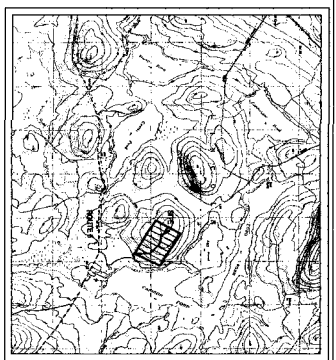
LAND USE COVENANTS & RESTRICTIONS

1. The use of any land within the subdivision shall be limited to residential use only.
2. No other use shall be made of any land within the subdivision.
3. No building shall be erected on any land within the subdivision.
4. No structure shall be erected on any land within the subdivision.
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18. No structure shall be erected on any land within the subdivision.
19. No structure shall be erected on any land within the subdivision.
20. No structure shall be erected on any land within the subdivision.

EGGS POND DRIVE

OVERLOOK DRIVE

STATE OF MAINE
 RECORD NO. 2023-58
 FILED 06/14/2023
 LINCOLN, PENOBSCOT COUNTY, MAINE



NOTES

1. This survey meets the requirements of the State Board of Licensure for Professional Land Surveyors.
2. Easements are indicated by dashed lines on this plan.
3. The subdivision is shown on the Maine Condominium System of 2007 (Maine Code Title 25, Section 25101).
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20. The subdivision is shown on the Maine Condominium System of 2007 (Maine Code Title 25, Section 25101).

FINAL SUBDIVISION PLAN
CARIBOU POND OVERLOOK
 FOR TST, LLC ON OVERLOOK DRIVE IN
 LINCOLN, PENOBSCOT COUNTY, MAINE

DATE: 6/14/2023

RECORD OWNER: TST, LLC, PO Box 966, LINCOLN, ME 04407

JUNE 14, 2023

SCALE: 1" = 150'

CORNER INTERVAL: 100 FEET

2023-58



Nick Skidmore

Licensed Site Evaluator
446 North Chester Road
Chester, Maine 04457
207-735-8041

soiltestsepticdesign@gmail.com

4/13/23

TST, LLC

P.O. Box 189

Lincoln, Maine 04457

Re:

Preliminary Site Evaluation
Proposed 14-Lot Subdivision
Caribou Pond Overlook

Dear TST,LLC,

On 4/3/23, 4/11/23 and 4/12/23, I completed a preliminary site evaluation of your proposed 14-lot subdivision off of the Egg Pond Road in Lincoln, Maine. The purpose of this soils investigation was to determine if each lot has an area of soils suitable for on-site subsurface wastewater disposal for 3-bedroom dwellings.

The soils on this property at the test pit sites are a sandy loam glacial till with a hardpan layer and/or bedrock. They are generally dark yellowish brown over light olive brown colors. Each test site will require a medium large disposal area (18 High Capacity Infiltrators, 14'-6"x37'-6" or equivalent) for a 3-bedroom dwelling.

The results indicate there is a sufficient area of suitable soils to allow the installation of septic systems large enough for 3-bedroom dwellings on all 14 proposed lots. All test site locations meet the plumbing code's setback for both intermittent and perennial water and wetlands. All test sites are sited on slopes that meet the Subsurface Wastewater Disposal Rules.

This work was completed under current Maine State Subsurface Wastewater Disposal Rules (8/13/15). A HHE-200 form should be completed before any disturbance to the land occurs. Rule changes in the future may affect this site.

If you require further information, or have questions on this proposed 14-lot subdivision, please give me a call

Sincerely,

Nick Skidmore



Nick Skidmore

Licensed Site Evaluator
446 North Chester Road
Chester, Maine 04457
207-735-8041
soiltestsepticdesign@gmail.com

4/13/23
TST,LLC
P.O. Box 189
Lincoln, Maine 04457

Re:
Preliminary Soil Test Site Locations
Proposed 14-Lot Subdivision
Caribou Pond Overlook

Test Sites:

Lot1 45° 23' 7.90" N
68° 24' 52.7" W
Soils=3 C

Lot2 45° 23' 13.2" N
68° 24' 46.3" W
Soils=3 C

Lot3 45° 23' 14.7" N
68° 24' 55.5" W
Soils=3 C All

Lot4 45° 23' 18.4" N
68° 24' 49.6" W
Soil=3 D

Lot5 45° 23' 15.4" N
68° 24' 59.5" W
Soils=3 D All

Lot6 45° 23' 22.0" N
68° 24' 54.1" W
Soils=3 C All

Lot7 45° 23' 16.0" N
68° 25' 6.20" W
Soils=3 D All

Lot8 45° 23' 24.8" N
68° 24' 58.2" W
Soils=3 D All

Lot9 45° 23' 16.6" N
68° 25' 10.3" W
Soils=3 D All

Lot10 45° 23' 26.2" N
68° 25' 3.10" W
Soils=3 D All

Lot11 45° 23' 22.3" N
68° 25' 13.4" W
Soils=3 D All

Lot12 45° 23' 26.2" N
68° 25' 8.70" W
Soils=3 D All

Lot13 45° 23' 24.6" N
68° 25' 19.6" W
Soils=3 D All

Lot14 45° 23' 27.7" N
68° 25' 13.6" W
Soils=3 D All

TST, LLC
PRELIMINARY SITE EVALUATION
CARIBOU POND OVERLOOK SUBDIVISION



Legend
Feature 1
TP

10000 ft



Google Earth

PROPERTY LOCATED AT: Overlook Drive, Lincoln, ME 04457

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: _____

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: _____

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 TG

PROPERTY LOCATED AT: Overlook Drive, Lincoln, ME 04457

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: **easement for access to the land, covenants and restrictions on the subdivision plan**

Source of information: **subdivision plan**

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? **owners of the lots**

Road Association Name (if known): **Egg Pond Association**

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

If Yes, explain: _____

Source of information: **seller**

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

If Yes, explain: **approved subdivision by the town of Lincoln**

Source of information: **public record**

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: _____

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: **public record**

Additional Information: **none**

Buyer Initials _____

Seller Initials **TG**

PROPERTY LOCATED AT: Overlook Drive, Lincoln, ME 04457

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.

Thomas Gardner 07/05/2023
SELLER DATE SELLER DATE
TST, LLC

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

KNOW ALL PERSONS BY THESE PRESENTS THAT, Eleanor J. McClay of Smithfield, State of Maine, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANTS unto TST, LLC, a Maine limited liability company, with a mailing address of PO Box 189, Lincoln, ME 04457, with QUITCLAIM COVENANT, the land with any buildings thereon, situated in Lincoln, County of Penobscot and State of Maine, described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A"
ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to convey the same premises conveyed to Eleanor J. McClay by virtue of the deed from Dale C. Fall, dated June 28, 2022 and recorded in Book 16532 Page 236, Penobscot County Registry of Deeds.

Witness my hand and seal this 31st day of August, 2022.

Witness

Eleanor J. McClay

Eleanor J. McClay

State of Maine
County of Kennebec

August 31, 2022

Personally appeared before me the above named Eleanor J. McClay and acknowledged the foregoing instrument to be her free act and deed.

Before me
Mary Gallagher

Notary Public / Attorney at Law
Printed Name: _____
My Comm. Exp: _____

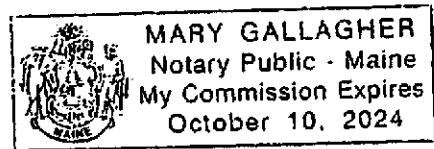


EXHIBIT A

A certain lot or parcel of land, situated in Lincoln, Penobscot County, State of Maine, bounded and described as follows:

Commencing at the westerly corner of Lot Number 11 River Township Number 3; thence southwesterly one hundred (100) rods along land now or formerly owned by Reed heirs; thence southeasterly one hundred sixty (160) rods along land owned by C.P. Webber and now or formerly owned by A. Weatherbee heirs; thence northeasterly one hundred (100) rods along land now or formerly owned by Webber; thence northwesterly one hundred sixty (160) rods along land now or formerly owned by Webber to the point of beginning.

Grantee acknowledges that the land conveyed herein is taxed under the provisions of the Tree Growth Tax Law pursuant to Title 36, M.R.S.A. §571 et seq. Grantee, as part consideration of this conveyance, by acceptance of this deed, covenants and agrees to take all necessary actions to qualify the property for tree growth tax status or to pay any and all penalties imposed by the taxing authority upon withdrawal of any portion of the property from tree growth tax status said payment to be made to the taxing authority before or at the time of withdrawal.



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.