

Timberland Lot



** Not on property

LOT 12 HOMESTEAD DRIVE | LAKEVILLE, MAINE

- Off-Grid
- Hunting
- Timberland
- Wood Lot
- Cabin Site
- Recreational
- Stream on Property
- 42.6± Acres

\$54,000



Unnamed Stream

Maine timberland lot for sale. Located in Lakeville, Maine is a 42.6 +/- acre, surveyed parcel timberland for sale. The property would be ideal for a buy and hold parcel to add to your investment mix. The land could also be a cabin or off-grid homesite in a rural part of Maine, known for its recreational opportunities. It has very good access along the Upper Dobsis and Homestead Drive roads. There is approximately 974 +/- feet of road frontage which provides good access. Old logging trails can be found under the tall canopy which make great hiking paths when viewing the property. A driveway was established onto the property. The driveway is 385 feet long and opens up onto what could be a cabin site, campsite or a place to build an off-grid home.



**Lifestyle Properties
of Maine**



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



Local Government

Police

Penobscot County Sheriff
(207) 947-4585

Fire

Springfield Fire Dept
(207) 738-2263

Town Office

Bottle Lake Road
(207) 738-5047

Tax Assessor

Board of Assessors

Code Enforcement

LUPC
(207) 485-8354

The topography of the timber tract is sloped. The land rises from the low point of 410 feet above sea level to a high point of approximately 560 feet above sea level. The soils that make up the site are predominantly rocky/sandy loams and the timber growing on the site is growing very well. The soil has limitations which limit its ability to be farmed.

The stand of trees on the property varies from hardwood stands to some mixed wood. The majority of the wood looked to be beech with some maple and birch thrown into the mix. Near the low point of the property, there is some softwood in that area largely around the small stream that crosses the property. There is about 1000 feet of stream front in that area. Evidence of beaver inhabiting that location from time to time was viewed.



LOT 12 HOMESTEAD DRIVE | LAKEVILLE

Shopping

Lincoln, 25± miles

City

Bangor, 70± miles

Airport

Bangor International, 70± miles

View

Water | Trees

Zoning

Shoreland

Interstate

Exit #22, 30± miles

Hospital

Penobscot Valley, 25± miles

Boston, MA

304± miles (5± hours)

Road Frontage

Yes | 974'

Water Frontage

986' | Unnamed Stream

Acres 42.6± LISTING PRICE \$54,000 Taxes \$103.73

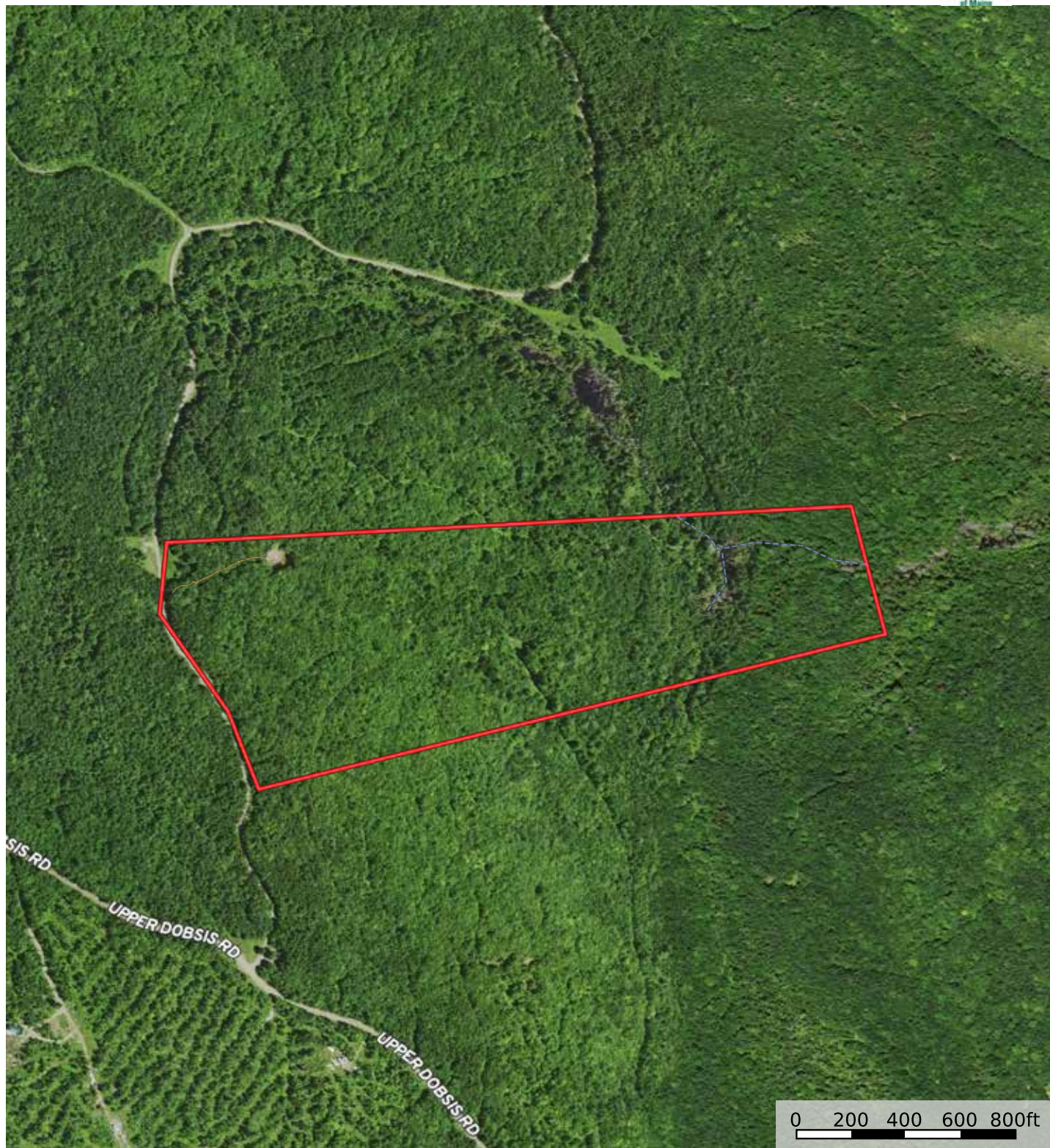




The town of Lakeville is a very small community with a year-round population of just 104 people. Seasonally there are more residents with the abundance of lakes in the area, there are many lakefront cottages that are frequented in the summer months. The area is renowned for its fishing and hunting opportunities that are enjoyed by the residents and visitors of the region. The lakes in the area provide angling opportunities for landlocked salmon, lake trout, brook trout as well as bass and chain pickerel. In the woodlands you will find bragging size deer, moose and black bear. Ruffed grouse and woodcock can be found in numbers sure to satisfy any upland hunter's desire. Call today to take a close look at this surveyed parcel of recreational timberland located on Homestead Drive in Lakeville, Maine.



Lakeville-Homestead Drive lot 12
Maine, AC +/-



Stream Track Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

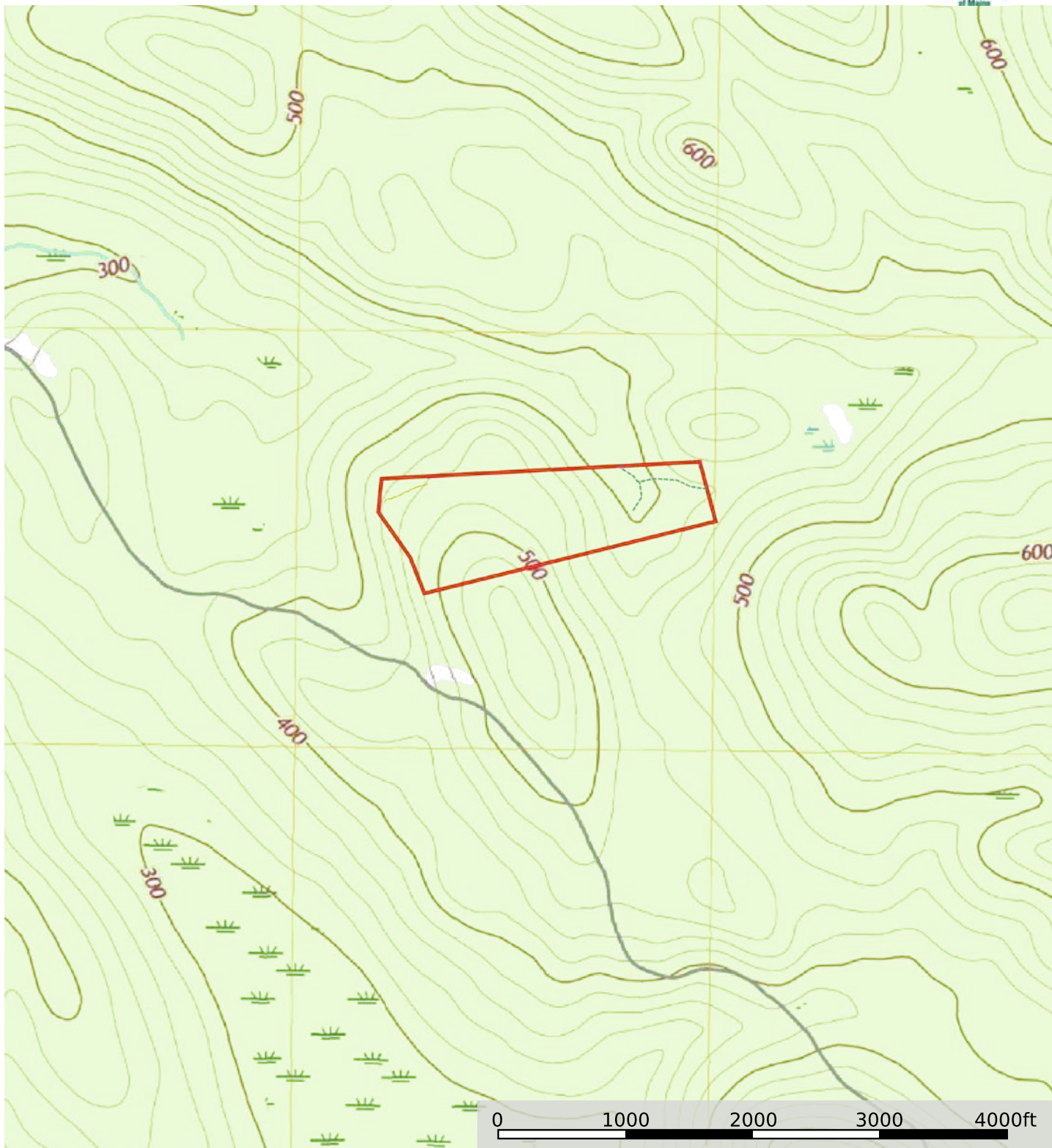
113 West Broadway



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Lakeville-Homestead Drive lot 12

Maine, AC +/-



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PROPERTY LOCATED AT: lot12 Homestead Dr, Lakeville, ME 04487

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: none

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 TC

PROPERTY LOCATED AT: lot12 Homestead Dr, Lakeville, ME 04487

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: **ROW, Restrictive Covenants, Road Association**

Source of information: **deed and 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? **Road Association**

Road Association Name (if known): **Stillwater Land & Lumber Road Association**

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

If Yes, explain: **shoreland zoning**

Source of information: **observation of the stream**

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

If Yes, explain: **n/a**

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: **n/a**

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: **deed**

Additional Information: **none**

Buyer Initials _____

Page 2 of 3

Seller Initials **TC**

PROPERTY LOCATED AT: **lot12 Homestead Dr, Lakeville, ME 04487**

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.

<u><i>Terrance Carpenter</i></u>	<u>09/03/2023</u>		
SELLER	DATE	SELLER	DATE
Terrance Carpenter			

_____ SELLER	_____ DATE	_____ SELLER	_____ DATE
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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
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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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QUIT-CLAIM DEED WITH COVENANT

LAKEVILLE SHORES, INC., a Maine corporation, with a mailing address of P.O. Box 96, Winn, Maine, 04495, for consideration paid, grants to **TERRENCE CARPENTER**, with a mailing address of 59 Wood Cove Drive, Coventry, Rhode Island, 02816, with quit-claim covenant, the land, together with any improvements thereon, in **Lakeville, Penobscot County, Maine**, bounded and described as follows:

Lot 12 according to a plat entitled "DIVISION PLAN FOR STILLWATER LAND & LUMBER LTD. AND RICHARD STORM, JR." as prepared by Elgin H. Turner, Maine R.L.S. #1256, and recorded in the Penobscot County Registry of Deeds in Map File D176-93 which amends the plat entitled "DIVISION PLAN FOR STILLWATER LAND & LUMBER LTD. and RICHARD STORM, JR." as prepared by Elgin H. Turner, Maine R.L.S. #1256, dated September 27, 1989, and recorded in the Penobscot County Registry of Deeds in Map File D257-89. Said amended plat clarifies the width of the interior roads. Said Lot 12 contains 42.6 acres, more or less.

AS APPURTENANT TO THE ABOVE DESCRIBED PARCEL:

ALSO CONVEYING appurtenant nonexclusive rights of way, in common with Lakeville Shores, Inc., its successors and assigns, and Stillwater Land & Lumber Road Owners Association, sixty-six (66) feet in width, for all purposes of a way, the centerlines of which are as shown on the above said Plans, said rights of way to be used in common with owners of other lots shown on said Plans and others lawfully entitled to use the same.

ALSO CONVEYING appurtenant nonexclusive rights of way, sixty-six (66) feet in width, for all purposes of a way, in common with Lakeville Shores, Inc., its successors and assigns, and Stillwater Land & Lumber Road Owners Association, and others lawfully entitled to use the same as is described in Schedule B in a deed from Alton Timberlands to Richard Storm, Jr. and Stillwater Land & Lumber Limited dated August 7, 1989 and recorded in the Penobscot County Registry of Deeds in Book 4493, Page 67.

EXCEPTING AND RESERVING, however, to Lakeville Shores, Inc., and the Stillwater Land & Lumber Road Owners Association, and others lawfully entitled to use the same, a sixty-six foot (66') right-of-way, for all purposes of a way, over all roads crossing the above described lot or forming part of a boundary of the above described lot, all as shown on said Map File D176-93 and said Map File D257-89.

The above described parcel is expressly conveyed subject to the following covenants, conditions, and restrictions:

1. Said Lot 12 is part of a subdivision approved by the Maine Land Use Regulation Commission under Subdivision Permit SP 3241-16 which is recorded in the Penobscot County Registry of Deeds in Book 5413, Page 348. Development and use of the lot is subject to applicable conditions and limitations of that Subdivision Permit Approval.

2. By acceptance of this deed the Grantee, his heirs, successors and assigns, hereby agrees to become a paying member of the Stillwater Land & Lumber Road Owners Association and to abide by the Bylaws and Articles of said Association, which has been created for the continued maintenance of roads, common areas, and water crossings within the subdivision.

3. No lot shall be used for any commercial purposes whatsoever, but shall be used solely for single family residential purposes. This restriction shall not be construed to prevent the conduct of home occupations on the lot. Home Occupations shall be defined as businesses, occupations, or professions which are carried on in a dwelling unit or structure accessory to a dwelling unit by a member of the family residing in the dwelling unit. The conduct of such business, occupation, or profession must clearly be incidental and secondary to the use of the dwelling unit for residential purposes, and must occupy no more than 25 percent of all floor area of the dwelling unit or of the total combined floor area of the dwelling unit and accessory structure in which the occupation is carried out.

4. No development, placement or construction of principal or accessory structures including, but not limited to, a dwelling unit, garage, barn, or shed, may be undertaken on any lot without first obtaining a Building Permit from the Maine Land Use Regulation Commission for that construction or development.

5. Not more than one residential dwelling unit is allowed per subdivision lot. Such dwelling unit and accessory structures may not occupy more than a total of 4,000 square feet of gross floor area.

6. Dwelling units and accessory structures occupying more than 250 square feet and placed on any lot within the subdivision must be located a minimum of 70 feet back from the travel surface of any road, except that detached garages may be no closer than 40 feet to such roads. All structures must be set back a minimum of 100 feet from any water body and 15 feet from any property boundary lines.

7. No lot within the subdivision may be further divided such that the area of any lot is less than 40 acres, unless such sale or transfer of an interest in land is to an abutting landowner. Any such division is subject to the prior review and approval of the Maine Land Use Regulation Commission.

8. No trash, garbage, refuse, junk automobiles, or other solid waste shall be maintained or kept on any lot beyond a reasonable period of time necessary to arrange for its removal.

9. Lots 32, 33 and 34 comprising 140.8 acres must remain permanently in an undeveloped natural state and reserved for wildlife habitat and the conveyance of said lots is subject to the following restrictions which shall run with the land:

- A. No building, construction or other development shall ever be permitted on said lots 32, 33, and 34, except however, that this restriction shall not prevent necessary and reasonable maintenance of roadways as approved under Maine Land Use Regulation Commission Sub Division Permit No. SP 3241-16 as long as said maintenance shall be conducted in a manner and time which minimizes disturbance to the area.
- B. Within lots 32, 33, and 34 timber harvesting by uneven-aged selection methods designed to retain the natural character of the area is allowed in the (M-GN) General Management Sub-district and only upon written notice to the Maine Land Use Regulation Commission. During any fifteen year period, timber harvest and removal from the lots 32, 33 and 34 may not exceed 20 percent of the total volume of trees. Land management roads for such harvesting shall be limited to winter haul roads only.

10. Except as otherwise provided in Chapter 16, uses of lots within a subdivision are permitted to the extent and in the manner allowed within the Sub-district(s) within which they are located.

11. For every 500 acres of land in a subdivision, at least 40 acres must remain permanently undeveloped by imposition of appropriate restrictions, pursuant to a conservation easement or conveyance to a lot owners association, for use as open space or wildlife habitat. However, if the area of all the lots to be sold or developed after July 1, 1990, in any subdivision, or contiguous subdivisions owned or controlled by the same entity, comprises more than 3,000 acres, regardless of how platted, at least 80 acres must remain undeveloped in the above described fashion for every 500 acres of land in the subdivision or subdivisions.

12. This conveyance is in accordance with Maine Land Use Regulation Commission Subdivision Permit SP 3241-16 which is recorded in the Penobscot County Registry of Deeds in Book 5413, Page 348. See also Maine Land Use Regulation Commission Certificate of Compliance dated December 29, 1993, and recorded in the Penobscot County Registry of Deeds in Book 5536, Page 252. The parcel conveyed hereby is subject to applicable conditions and limitations of that Subdivision Permit Approval.

This conveyance is subject to the conditions and restrictions contained in the deed from Stillwater Land & Lumber Limited to Stillwater Land & Lumber Road Owners Association, dated May 4, 2007 and recorded in Book 10946, Page 50 of the Penobscot County Registry of Deeds.

Meaning and intending to convey Parcel One described in the deed from Valerie J. Burrige to Lakeville Shores, Inc., dated November 21, 2014 and recorded in Book 13710, Page 329 of the Penobscot County Registry of Deeds.

This conveyance is subject to all conditions, restrictions, reservations and easements of record.

This deed shall be construed according to the laws of the State of Maine.

IN WITNESS WHEREOF, Lakeville Shores, Inc., has caused this instrument to be executed by Ginger Maxwell, its Treasurer, hereunto duly authorized this 2nd day of March, 2015.

Witness:

LAKEVILLE SHORES, INC.

By:

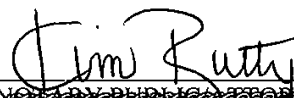

GINGER MAXWELL
Its Treasurer

STATE OF MAINE
PENOBSCOT, ss.

March 2nd, 2015

Then personally appeared the above named Ginger Maxwell, Treasurer, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Corporation.

Before me,


~~NOTARY PUBLIC~~ ~~ATTORNEY AT-LAW~~
KIM RUTTY
Notary Public, State of Maine
My Commission Expires 12/7/2018

TYPE OR PRINT NAME AS WRITTEN

Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

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 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.