

Buildable Lot



** Not on property

LOT 37 MILLETT MALLETT ROAD | LINCOLN, MAINE

- 4.66 acres
- Brook
- Electricity at the road
- Near lake
- All season
- Boundaries marked
- Buildable lot
- Privacy

\$34,500



Lincoln is the home of 13 lakes. If you enjoy water recreation, this is the town for you. Fish and swim right in front of your property or take your boat to any of the area lakes and go fishing for the day. There are also many acres of woodlands where you can hunt deer, moose, or partridge. Baxter State Park is less than an hour north where you can hike Mt. Katahdin or Traveler Mountain or go white water rafting with the New England Outdoor Center. There are many outdoor activities to enjoy in the Lincoln area, along with the areas that surround it.



**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

Tax Assessor

Amanda Woodard
(207) 794-3372
amanda.woodard@lincolnmaine.org

Code Enforcement

Wade Jordan
(207) 794-3372

This 4.66-acre wooded lot, with power at the road, is perfect for building your dream home. Located just 3.5 miles from Morgan's Beach and 4.5 miles from the public boat landing on Cold Stream Pond, you could have the luxury of using the lake without paying taxes associated with owning a waterfront property. Millett Mallett road is a quiet dirt road that is maintained year-round. The road association fee is just \$40.00/year. The boundaries of the property are well marked, and all corner pins are easy to locate. There is a cleared path that could easily be made into a driveway. The property has 250' of road frontage, providing several options for a building spot. There is a brook that runs across the back of the property that adds to the beauty of this lot. Millett Mallett Road is located close to town. Shopping is located about 4 miles from the property and the hospital is only about 3.5 miles away. Come take a walk on this property today and see what it has to offer.

All the amenities that anyone would need are located just about 4 miles away from Lot 37 Millett Mallett Road. Lincoln has several doctors' offices and Penobscot Valley Hospital where you can get all the medical testing and care you need. There are two grocery stores located in town, several hardware stores, and a Walmart. There are flower shops and gift shops where you will find the perfect birthday gift. Lincoln is located only 50 miles from Bangor, which is the next bigger city. There you will find Bangor International Airport and several bigger shopping facilities.



LOT 37 MILLETT MALLETT ROAD | LINCOLN

Shopping

Lincoln, 4± miles

City

Bangor, 54± miles

Airport

Bangor International, 55± miles

View

Trees | Woods

Water Frontage

N/A

Interstate

Exit #227, 9± miles

Hospital

Penobscot Valley, 6± miles

Boston, MA

283± miles (4± hours)

Zoning

Residential

Road Frontage

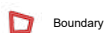
Yes | 250'

LISTING PRICE

Acres 4.66± \$34,500 Taxes \$385



Millett Mallett Rd- Kimberly Saffo
Penobscot County, Maine, 4.66 AC +/-



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

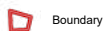
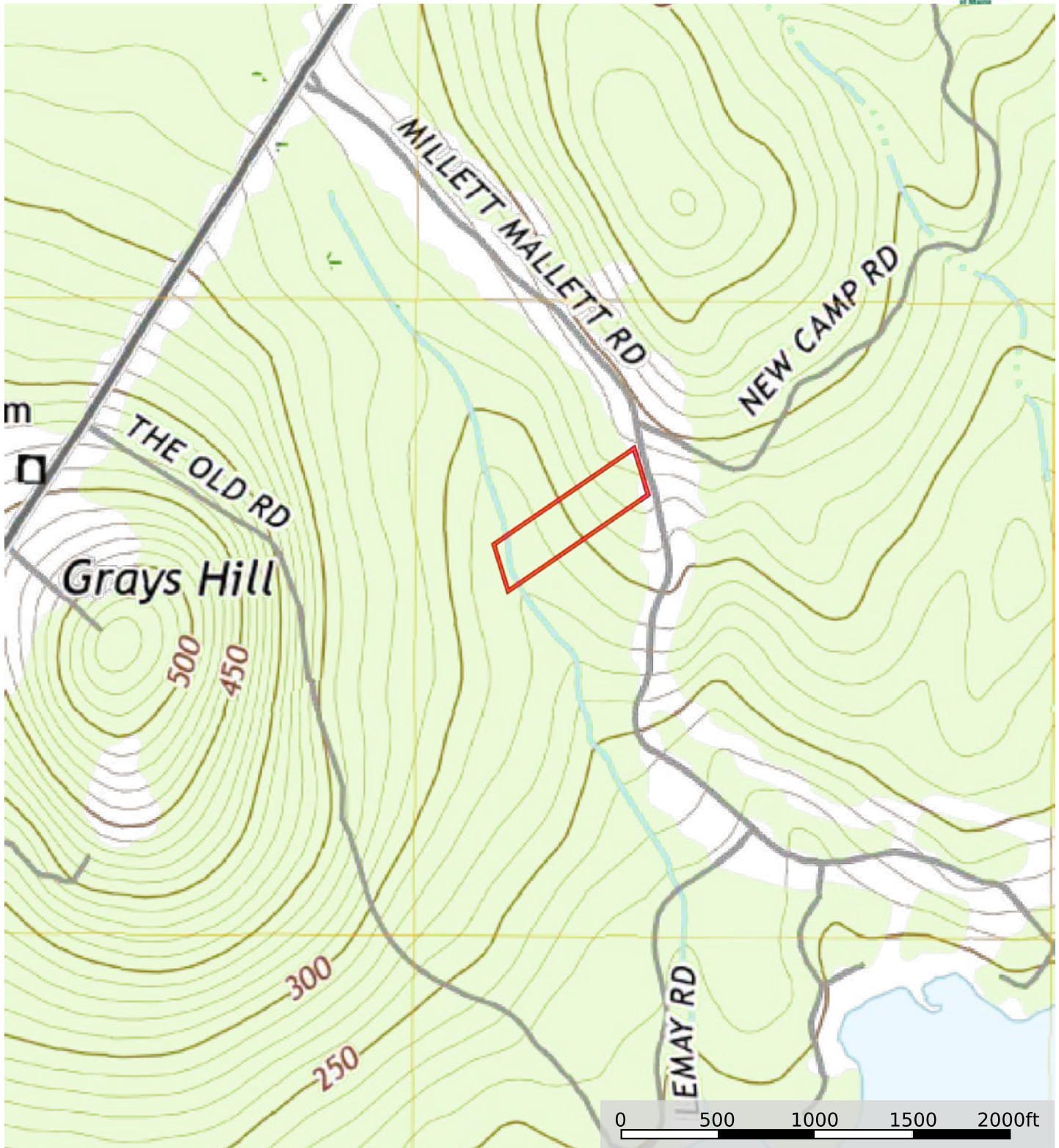
<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway



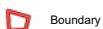
The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Millett Mallett Rd- Kimberly Saffo
Penobscot County, Maine, 4.66 AC +/-



Millett Mallett Rd- Kimberly Saffo

Penobscot County, Maine, 4.66 AC +/-



PROPERTY LOCATED AT: Lot 37 Millett Mallett Road, Lincoln,**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 KS _____

PROPERTY LOCATED AT: Lot 37 Millett Mallett Road, Lincoln,

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: See Deed

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? Road Association

Road Association Name (if known): Millett-Mallett Road Users 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: _____

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: _____

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: _____

Buyer Initials _____

Page 2 of 3

Seller Initials KS

PROPERTY LOCATED AT: Lot 37 Millett Mallett Road, Lincoln,

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.

Kimberly Saffos 09/21/2023
SELLER DATE
Kimberly Saffos

SELLER DATE

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



WARRANTY DEED

Know All Men By These Presents, we, William Eddy and Ruby Eddy of Box 380, Lincoln, Maine 04457 in consideration of one dollar and other valuable consideration paid by Kimberly S. Doucette of 336 US Highway, Barrington, NH 03825, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Kimberly S. Doucette, her heirs and assigns forever,

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

Beginning at a pin on the southeast corner of land of Lozzi being 599.9 feet south from the corner of Olivera and Cold Stream Properties on the Millett-Mallett Road; thence South 75° West 875' feet, more or less, along the line of Lozzi to a pin; thence South 15° East 250' feet to a pin; thence North 75° East 875' feet, more or less, to the Millett-Mallett Road; thence northerly along the Millett-Mallett Road 250' feet to the point of beginning.

ALSO, an easement or right-of-way to use in common with others, bounded and described as follows: A certain lot or parcel of land, situated in the Town of Lincoln, County of Penobscot and State of Maine, bounded and described as follows: Beginning at a point where the east right-of-way of Malett's camp road and center line of powerline intersect; thence N $51^{\circ} 30'$ E along said pole line, eighty-five (85') feet, more or less, to a point; thence N $71^{\circ} 30'$ E, two hundred thirty-seven (237') feet, more or less, along said pole line to a cedar post; thence S 20° W, three hundred two (302') feet, more or less to a wooden post set on the north shore of Cold Stream Pond; thence westerly along the shore of said Pond, one hundred forty-five (145') feet, more or less, to a wooden post set on the east right-of-way of camp road adjacent to Sleeper camp lot; thence N $42^{\circ} 30'$ W, one hundred sixteen (116') feet, more or less, along said right-of-way to the south right-of-way of Mallett Camp Road; thence N $51^{\circ} 30'$ E, fifty (50') feet, more or less, along said right-of-way to a post set on the east right-of-way of Malletts Camp Road; thence N $42^{\circ} 30'$ W along said right-of-way twenty (20') feet, more or less, to the point of beginning.

The easement described herein is to and shall run with the land and shall be for the benefit and use of Cold Stream Properties, Ltd., a partnership located in Lincoln, Maine, owners of adjacent land described above, their heirs and assigns, and to the benefit and use of the grantee above, her heirs and assigns forever.

Being same premises described in a deed from Edmund Tocci to William Eddy and Ruby Eddy recorded in the Penobscot Registry of Deeds in Book 3308, page 108.

To Have and To Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Kimberly S. Doucette, to her and her use and behoof forever.

WARRANTY DEED

And we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances: that we have good right to sell and convey the same to the said Grantee, Kimberly S. Doucette to hold as aforesaid; that I and my successors and assigns shall and will **WARRANT and DEFEND** the same to the said Grantee, her heirs and assigns forever, against lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, William Eddy and Ruby Eddy, relinquishing and conveying right by descent and all other rights in the above described premises, have hereunto set our hand and seal this 28th day of September in the year of our Lord two thousand and one.

Signed, Sealed and Delivered
in Presence of

witness

William Eddy
William Eddy

witness

Ruby W. Eddy
Ruby Eddy

State of Maine
Penobscot, ss.

September 28, 2001

Personally appeared the above named William Eddy and Ruby Eddy and acknowledged the above instrument to be their free act and deed.

Before me,

"Maine Real Estate
Transfer Tax Paid"

[Signature]
Notary Public
JULIA SEDGWICK

PENOBSCOT COUNTY, MAINE

[Signature]
Susan F. Bulay
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.