

# Riverfront Forest Land



\*\* Not on property

## 19-1 OFF TOWN FARM ROAD | SEBEC, MAINE

- Maine River Front Land For Sale
- Timberland
- Sebec River
- Hardwood Timber
- Trout Fishing
- Smallmouth Bass
- Hunting property
- Road and Float Plane Accessible

**\$299,900**





# Sebec River

Escape to your own private wilderness with this exceptional 128± acre parcel of land in Sebec, Maine. If you are in search of seclusion, natural beauty, and a stunning riverfront setting, this property provides all that and more.

## Location

The land is located off the Town Farm Road in Sebec near the southeast corner of Piscataquis County. This is the second largest and least populated county in Maine. This land promises the kind of tranquility that is increasingly hard to find. In a county with only 17,000 people scattered across more than 4,300 square miles, you will experience the true essence of solitude with fewer than 5 people per square mile.

With just a short 15-minute drive to Dover-Foxcroft, Bangor less than an hour drive and Boston within a 4-hour reach, you will have the best of both worlds: remote wilderness living and access to modern amenities.



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



**Lifestyle Properties  
of Maine**







# Sebec, Maine

## Local Government

### Police

County Sheriff  
(207) 564-3304

### Fire

Sebec Fire Dept  
911

### Town Office

29 North Road  
(207) 564-8367  
[info@townofsebec.com](mailto:info@townofsebec.com)

### Tax Assessor

RJD Appraisals  
(207) 564-8367

### Code Enforcement

Keith Doore  
(207) 343-1669

### Land

As you explore this 128± acre expanse of wilderness, you will encounter a variety of hardwood and softwood timber species and varied terrain, with elevations ranging from 300 feet near the water to 520+ feet above sea level at the highpoint of the land. NRCS mapping reveals that more than 50% of the property consists of Plaisted Howland Penquis Association – This is a stoney rich soil, good for growing trees, has potential for grazing lands, and is excellent for wildlife habitats.

While off the grid, this land presents opportunities for alternative power solutions, making it an ideal canvas for those who seek a self-sustaining lifestyle.

### Water Features

Perhaps the most enchanting feature of this land is the 4,000± feet of river frontage along the Sebec River. Here, you can watch the world go by, fish for brook trout, landlocked salmon, and smallmouth bass, or even land and dock a float plane on this pristine waterway.

Additionally, an unnamed brook originating from the hillside south of the land flows through the property for nearly 1,700 feet, this is the perfect backdrop for potential building sites where you can listen to soothing sounds of running waters.



**Phil McPhail**  
REALTOR®  
(207) 290-0372

[phil2@lifestylepropertiesme.com](mailto:phil2@lifestylepropertiesme.com)

# 19-1 OFF TOWN FARM ROAD | SEBEC

## Shopping

Dover-Foxcroft, 13± miles

## City

Bangor, 45± miles

## Airport

Bangor International, 45± miles

## Interstate

Exit #217, 25± miles

## Hospital

Mayo Regional, 13± miles

## Boston, MA

247± miles (4± hours)

LISTING PRICE

**Acres 128± \$299,900 Taxes \$373**



## Forester

Gordon Mott

## Most Recent Harvest

12± years

## Timber Type

Mixed

## Nearest Mill

Milo | Dover-Foxcroft

## Easement

Access & Utility

## Leases

None

## Tree Growth Status

Yes

## Tree Growth Plan

Yes

## View

Scenic | Trees

## Zoning

Shoreland

## Road Frontage

Yes | 2300'

## Water Frontage

4000' | Sebec River



### Nearby POI

For those looking to explore the natural wonders of Maine, you will find numerous points of interest nearby, including Sebec Lake, Schoodic Lake, Moosehead Lake, Gulf Hagas (Maine's Grand Canyon), and the 100-mile wilderness area of the Appalachian Trail.

For cultural activities you will find something to do year-round in Sebec and the nearby communities. From annual festivals, craft fairs, club organized poker runs, local community suppers, incredible concerts and more.



### Make It Happen

This versatile land presents many opportunities, whether you are looking for a secluded retreat, an investment in timber, or considering subdividing and selling riverfront lots. Whether you are into birdwatching, fishing, paddling, hunting, or trail riding, this property and location is sure to meet your pursuits. What would you use this land for? The possibilities are many.

Come and experience the serenity and beauty of this Maine wilderness retreat, where nature's wonders await your exploration.





**Sebec - Off Town Farm Road 128 +/- acrs**  
Maine, 128 AC +/-

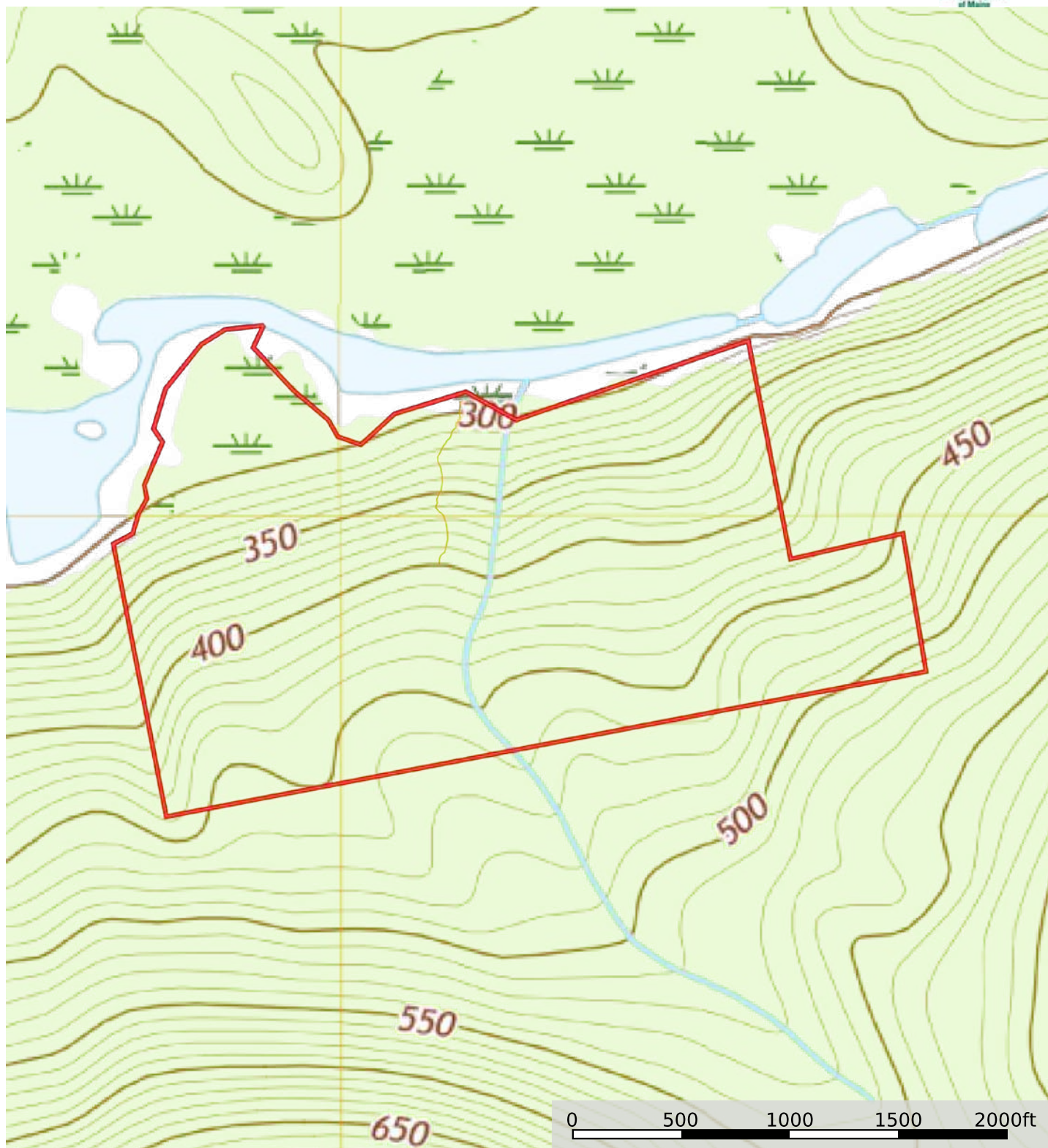


— Track  Boundary





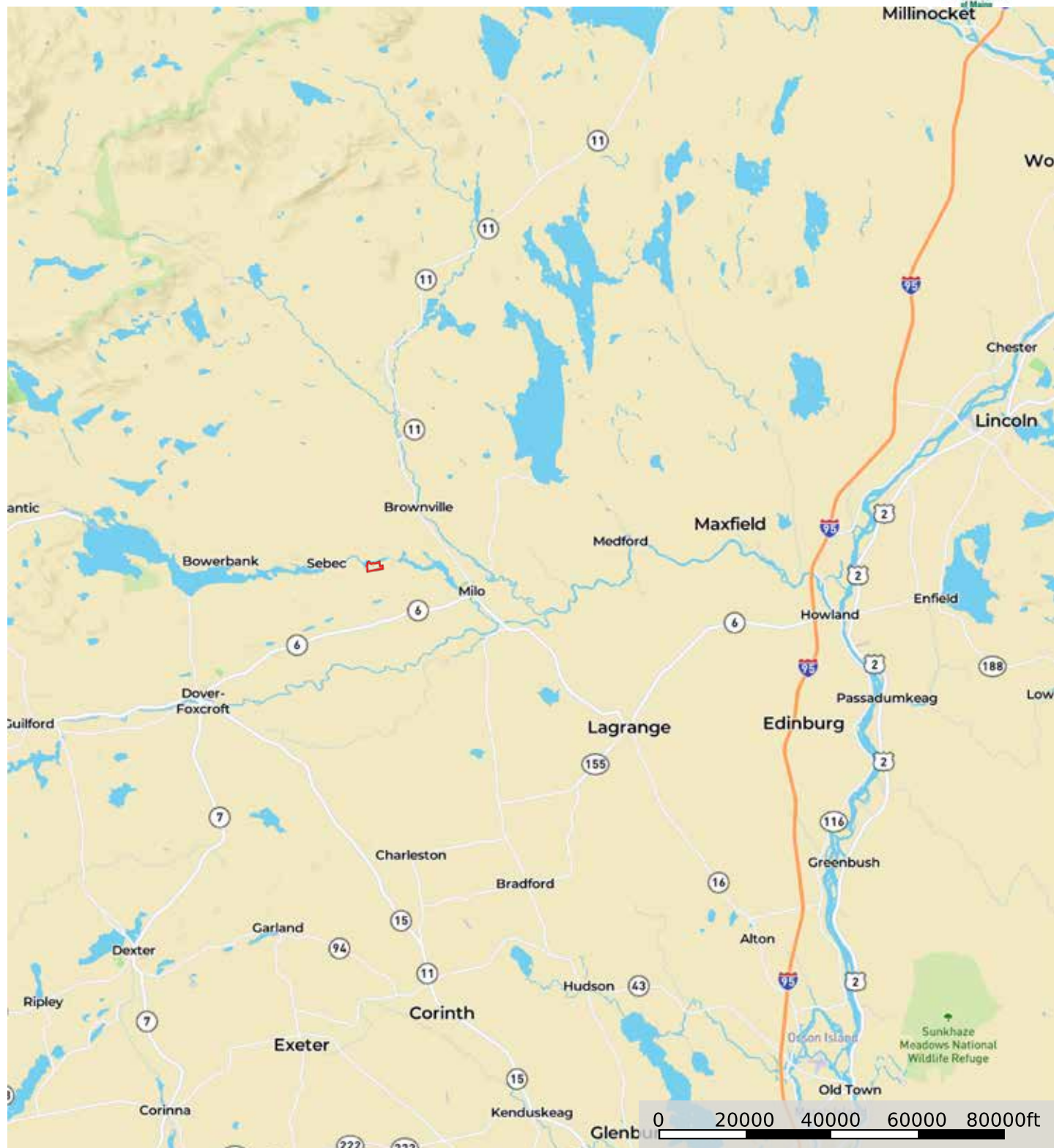
Sebec - Off Town Farm Road 128 +/- acrs  
Maine, 128 AC +/-



— Track  Boundary



**Sebec - Off Town Farm Road 128 +/- acrs**  
Maine, 128 AC +/-



— Track       Boundary





PROPERTY LOCATED AT: Off Hughes Road, Sebec, ME 04481**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: N/A

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: N/A

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 WA BJA



PROPERTY LOCATED AT: Off Hughes Road, Sebec, ME 04481

## 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: 40 foot right of way for access and utilities

Source of information: deed

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

Road Association Name (if known): none

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

If Yes, explain: N/A

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: tree growth tax status

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: N/A

Buyer Initials \_\_\_\_\_

Page 2 of 3

Seller Initials WA

BJH



PROPERTY LOCATED AT: **Off Hughes Road, Sebec, ME 04481**

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.

William Hunt 10/03/2023  
SELLER DATE  
**William Hunt**

Barbara J. Hunt 10/03/2023  
SELLER DATE  
**Barbara J. Hunt**

\_\_\_\_\_  
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  
(13-03438L)**

**GARDNER LAND COMPANY, INC.**, a duly organized Maine corporation, with a mailing address of P.O. Box 189, Lincoln, Maine 04457, for consideration paid, **GRANTS** to **WILLIAM HUNT** and **BARBARA J. HUNT**, both of 6 Philip Road, Lakeville, Massachusetts 02347, with **QUITCLAIM COVENANT**, as **joint tenants**, a certain lot or parcel of land situated in the Town of Sebec, County of Piscataquis and State of Maine and being a lot on the southerly side of the Sebec River and being the westerly portion of Lot 1, Range 9 and the easterly portion of Lot 2, Range 9, bounded and described as follows, to wit;

Beginning at a corner on the southerly bank of the said Sebec River, said corner being about one mile westerly of the east line of the Town of Sebec and with the Maine State Plane Coordinates, East Zone, of North 525.439 feet and East 353.810 feet; thence S 10° 32' E a distance of 1,795 feet, more or less, along a spotted line to a corner; thence S 79° 14' W a distance of 888 feet, more or less, to a corner; thence S 79° 13' W a distance of 2,687 feet along a spotted line to a corner; thence N 10° 9' W a distance of 1,300 feet, more or less, along a spotted line to the southerly bank of the said Sebec River; thence continuing on the same bearing to the thread of said river; thence northeasterly and easterly down the thread of said Sebec River to a point which lies N 10° 52' W of the point of beginning; thence S 10° 52' E to the point of beginning, containing 140 acres, more or less.

Also conveying a right of way for all purposes of a way, including the transmission of electricity, voice and video, 40 feet in width, over the Hughes Road, so-called, and an extension of said road.

All bearings are based on grid north, Maine State Plane Coordinate System, East Zone.

This description is not based on a Standard Boundary Survey.

Subject to all conditions, restrictions, easements, exceptions and rights reserved as described in a deed from Champion Realty Corporation to Gardner Land Company, Inc. dated October 4, 2002, recorded in the Piscataquis County Registry of Deeds in Book 1418, Page 280.

Being the same premises described in the deed from Champion Realty Corporation to Gardner Land Company, Inc. dated October 4, 2002, recorded in the Piscataquis County Registry of Deeds in Book 1418, Page 280.

Excepting and reserving the premises described in the deed from Gardner Land Company, Inc. to Jon S. Sweet and Carolyn J. Sweet, to be recorded, described as follows:

"A certain lot or parcel of land situated on the south side of the Sebec River in the Town of Sebec, County of Piscataquis, State of Maine, bounded and described as follows:

ME REAL ESTATE TRANSFER  
TAX PAID

Hayes



Beginning on the southerly bank of the Sebec River, said point having an approximate NAD83, State Plane Coordinate, Maine East Zone, of N:586,180.1 US feet, E:838,206.8 US feet;

thence S 10° 35' 57" E, along land of Gary M. Pomeroy Logging, Inc. described by deed recorded in the Piscataquis County Registry of Deeds in Book 1782, Page 218, a distance of 111 feet, more or less, to a #4 rebar found;

thence S 10° 35' 57" E, along said land of Gary M. Pomeroy Logging, Inc., a distance of 1030.15 feet to a #5 rebar set;

thence S 79° 24' 03" W a distance of 500.00 feet to a #5 rebar set and being the southwesterly corner of the premises herein described;

thence N 10° 35' 57" W a distance of 67.74 feet to the southeast sideline of a 50 foot wide right of way and utility easement to be conveyed herein;

thence N 10° 35' 57" W a distance of 76.31 feet to the northwest sideline of said 50 foot wide right of way and utility easement to be conveyed herein;

thence N 10° 35' 57" W a distance of 874.94 feet to a #5 rebar set and being located S 78° 07' 25" W a distance of 500.18 feet from said #4 rebar found;

thence N 10° 35' 57" W, a distance of 6 feet, more or less, to said southerly bank of the Sebec River;

thence easterly, along said southerly bank of the Sebec River, a distance of 540 feet, more or less, to the point of beginning. Containing 12.04 acres.

Also conveying herewith a 50 foot wide right of way and utility easement as defined by 33 M.R.S.A. §458, from the westerly boundary of the above described premises to the southerly boundary of land of the Grantor herein, its westerly boundaries described as follows:

Beginning at a point located on the west boundary line of the above described premises located N 10° 35' 57" W 144.05 feet from the #5 rebar set at the southwesterly corner of the above described premises;

thence S 30° 20' 07" W a distance of 129.79 feet;

thence S 39° 14' 54" W a distance of 319.19 feet;

thence S 27° 42' 41" W a distance of 102.09 feet;

thence S 9° 50' 31" W, crossing a gravel road, a distance of 242.84 feet;

thence S 53° 22' 19" E a distance of 121.15 feet;

thence S 49° 20' 08" E a distance of 90 feet, more or less, to the southerly boundary line of land of Gardner Land Company, Inc. described by deed recorded in said Registry of Deeds in Book 1418, Page 280.

All bearings and distances are oriented to NAD83, State Plan Coordinate System, Maine East Zone. The above description was prepared by Webber Surveying, Inc., dated May 21, 2013.

**Grantees acknowledge that the land conveyed herein is taxed under the provisions of the Maine Tree Growth Tax Law pursuant to Title 36, M.R.S.A. § 571 et seq. Grantees, as part consideration for this conveyance, by acceptance of this deed, covenant and agree to take all necessary steps 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.**

IN WITNESS WHEREOF, Gardner Land Company, Inc. has caused this instrument to be signed in its corporate name by Thomas W. Gardner, its Vice President, duly authorized, this 13th day of June, 2013.

GARDNER LAND COMPANY, INC.

By: Thomas W. Gardner

Thomas W. Gardner

Its Vice President, duly authorized

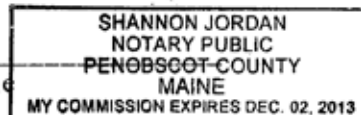
STATE OF MAINE  
PENOBSCOT, ss.

June 13, 2013

Personally appeared before me, the above named Thomas W. Gardner, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Gardner Land Company, Inc.

Shannon Jordan  
Notary Public

Print Name



Piscataquis County  
Recorded  
Jun 18, 2013 11:27:33A  
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 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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*