

Surveyed Land



** Not on property

35 BIRCH LANE | LINCOLN, MAINE

- Level Lot
- Close to Town
- Surveyed
- Septic Design Available
- 2.01 Acres
- Power Available
- 200' Road Frontage
- RSU 67 School System

\$23,900



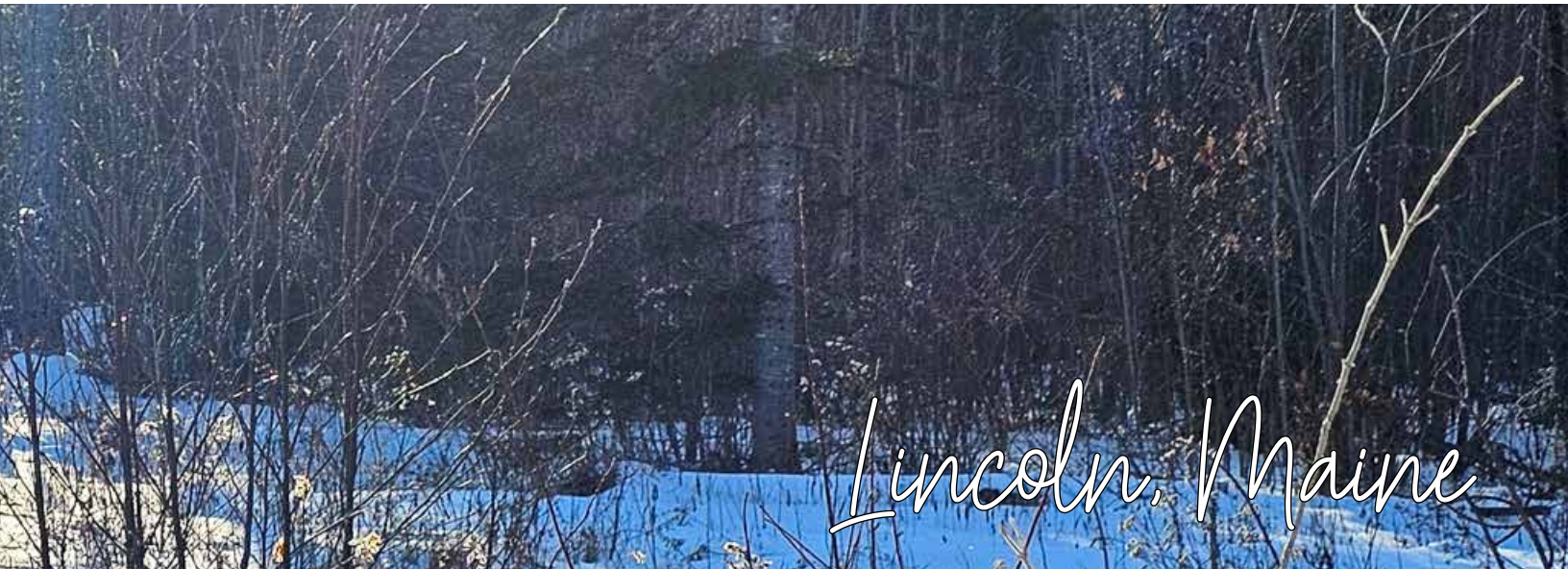
Lifestyle Properties of Maine

Discover the potential of 2.01 surveyed acres nestled conveniently close to intown Lincoln, Maine. This parcel of land offers a canvas for your vision, with the added convenience of a small shed already on the property. Notably, a septic design is available, streamlining the planning process for your dream home or development. The lot is level and wooded.

Lincoln, known as the home of 13 lakes, provides ample opportunities for fishing and water sports, creating a unique lifestyle amidst natural beauty. The town also features a hospital, grocery stores, hotels, and restaurants, ensuring that both convenience and recreational options are at your fingertips. The current owner has started clearing the lot in anticipation of starting a build.

2.01 surveyed acres, offering ample space for various possibilities. A small shed on the property adds practicality for storage or as a starting point for future projects. Electricity at the road. Come take a look at this great property today!





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
Mon-Fri 8am-5pm

Tax Assessor

Ruth Birtz
207-794-3372

Code Enforcement

Wade Jordan
207-794-3372



Emily Pond
REALTOR®

(207) 794-4152

emily@lifestylepropertiesme.com



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

35 BIRCH LANE | LINCOLN

Shopping

Lincoln, 5± miles

City

Bangor, 49± miles

Airport

Bangor International, 51± miles

View

Trees

Zoning

Answer

Interstate

Exit #217, 7± miles

Hospital

PVH, 6± miles

Boston, MA

283± miles (4± hours)

Road Frontage

Yes | 200'

Water Frontage

N/A

LISTING PRICE

Acres 2.01± \$23,900 Taxes \$262.34

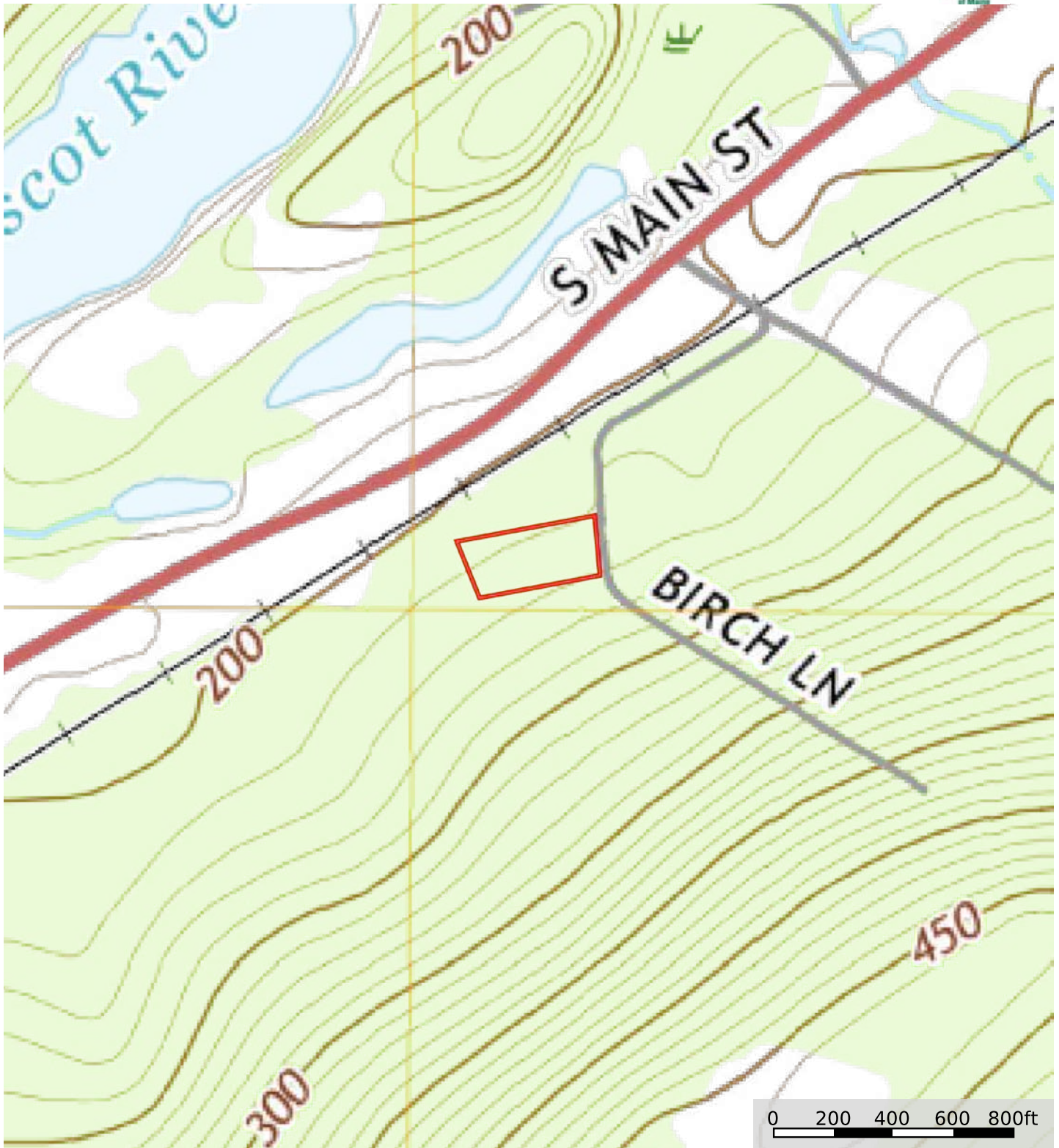


Lincoln- Lot 25 Birch Lane, 2.01± Acres
Penobscot County, Maine, 2.01 AC +/-



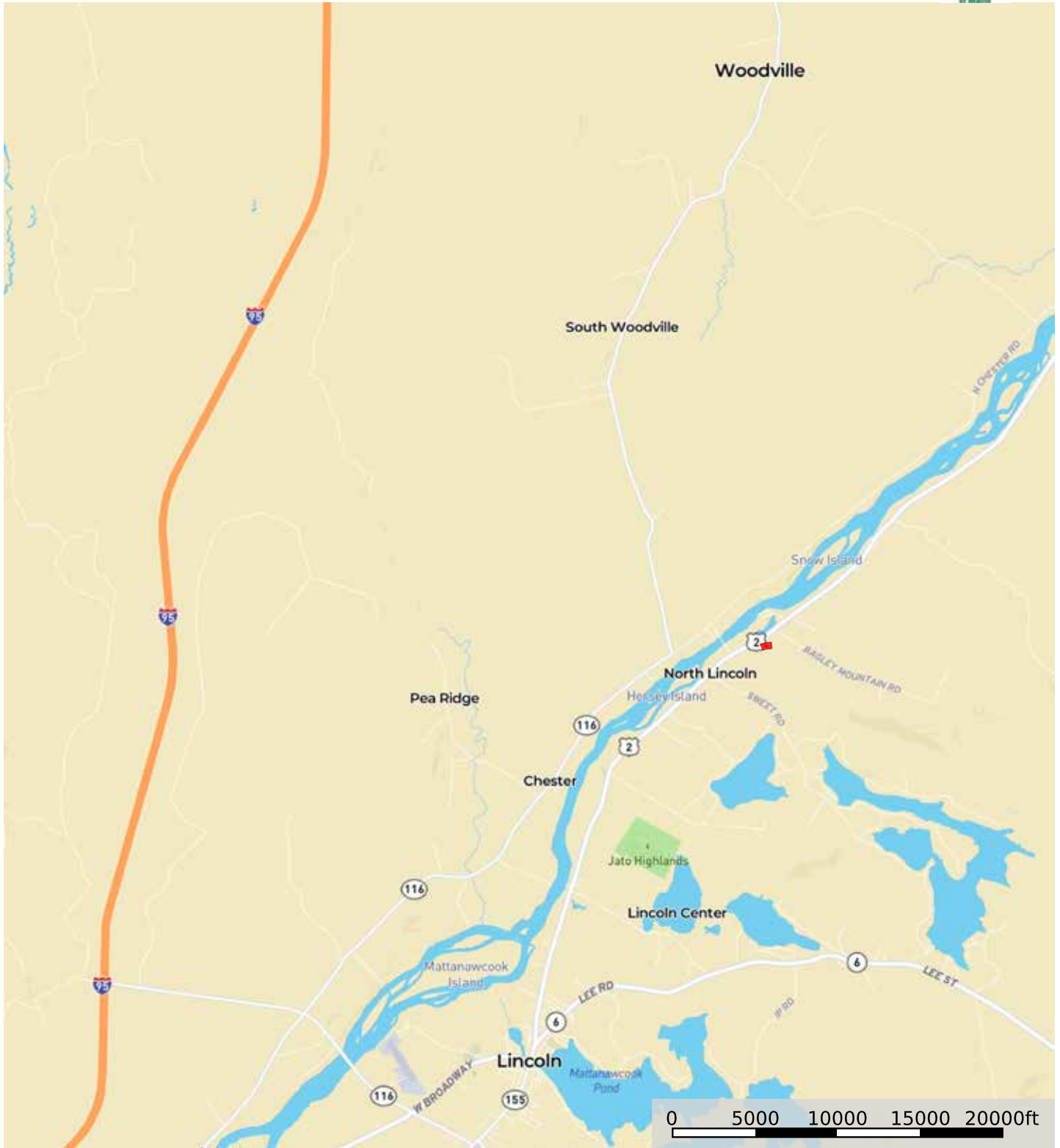
 Boundary


Lincoln- Lot 25 Birch Lane, 2.01± Acres
Penobscot County, Maine, 2.01 AC +/-

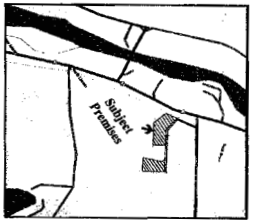


Boundary

Lincoln- Lot 25 Birch Lane, 2.01± Acres
Penobscot County, Maine, 2.01 AC +/-



 Boundary



1999-91
 NATIONAL
 OF Eminent
 OF Eminent
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LINE TABLE

LINE	BEARING	DIST.
1	S 89° 15' 00" E	100.00
2	S 89° 15' 00" E	100.00



LEGEND

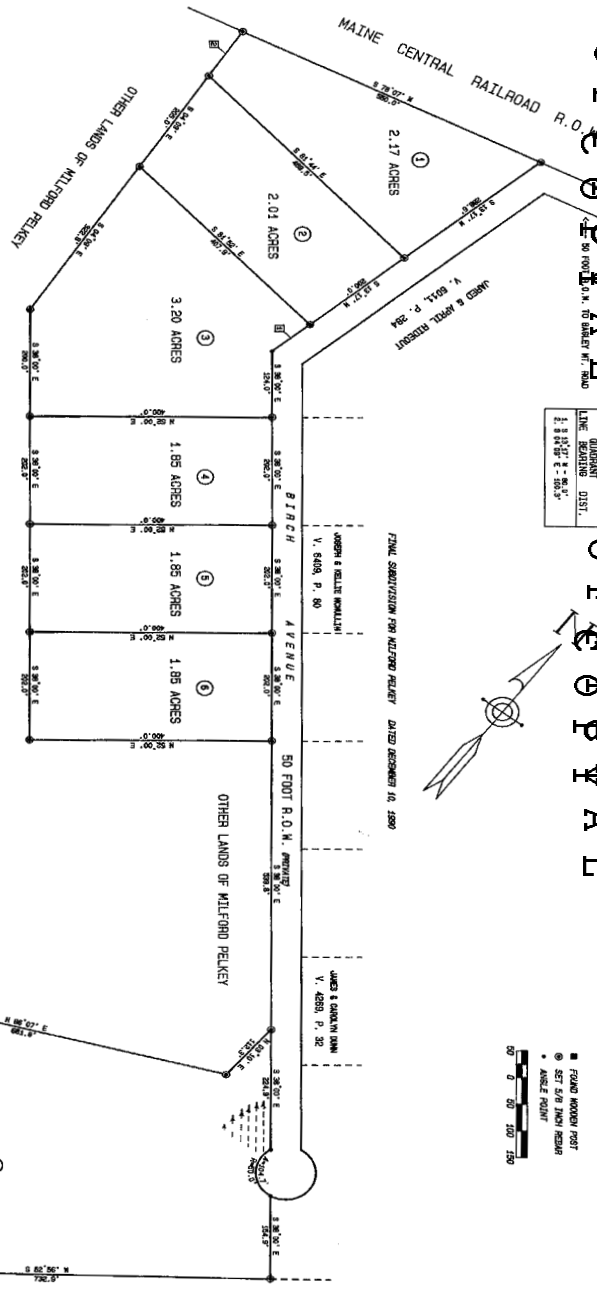
- FOUND IRONER POST
- SET 5/8" IRON IRONER
- ANGLE POINT

0 0 50 100 150

FINAL PLAN
 OF THE
 BIRCH AVENUE ESTATES
 (BIRCH AVENUE)
 FOR
 MILFORD PELKEY
 LINCOLN

PENOBSCOT COUNTY, MAINE
 ELLIOT H. TARDER
 LAND SURVEYOR
 P. O. BOX 238
 LINCOLN, MAINE 04457
 JUNE 20, 1999
 SCALE 1" = 100 FEET

OWNER:
 MILFORD PELKEY
 RR2 BOX 925
 LINCOLN, MAINE 04457



NOTES:

- 1) Found Ironer Post, 100' 00" S 89° 15' 00" E, 100' 00" from NE corner of Lot 1.
- 2) This survey was conducted in accordance with the Maine Land Description Act, Chapter 113, Section 113, except to report on description proposed.
- 3) Total area of lots 4-7 is 20.83 acres.
- 4) The Town of Lincoln shall not be responsible for the maintenance of the 50 foot R.O.M. found down or be required to remove same.
- 5) The Metes and Bounds for the Town of Lincoln show no survey within the subdivision.
- 6) Zoning is RR-2.
- 7) Adjoining land owners are from Town of Lincoln the records.
- 8) Lots may not be further divided for a period of five years from the recording date of this plan.
- 9) There are no Special Flood Hazard Areas on the River, Stream or Pond as defined in Title 26, Section 499-A, Subsection 3.
- 10) The site shown as 1.05 acres have 60,000 square feet.
- 11) Plan circulation is magnetic 5500.
- 12) All this shall be for single-family detached residential zoning for a period of five years.
- 13) ← Fifteen percent slopes

STATE OF MAINE
 DEPARTMENT OF LAND
 RECORDS AND PLANS
 JUNE 21, 1999
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DONNA COFFIN
 V. 4905, P. 111
 V. 4283, P. 216

HENRY L. & NANCY A. SUTTER
 V. 4579, P. 120

FINAL APPROVAL
 This is to certify that after reviewing the subdivision shown on this plan and after receiving the application from the applicant for a subdivision, I have found the same to conform with the provisions of the laws of the State of Maine relating to subdivisions of land and the terms of the subdivision agreement, and I have approved the same by the Planning Board of the Town of Lincoln, Maine.
 Approved By: Edward B. Conner, Chairman
Richard J. Smith
Michael J. Smith
 Date: 22 June 1999

PROPERTY LOCATED AT: 35 Birch Lane, 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 CH

PROPERTY LOCATED AT: **35 Birch Lane, 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: **ROW**

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? _____

Road Association Name (if known): _____

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: **Plot plan**

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: **plan and seller**

Additional Information: **Septic design was done and can be provided to new buyer**

Buyer Initials _____

Page 2 of 3

Seller Initials **CH**

PROPERTY LOCATED AT: **35 Birch Lane, 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.

<i>Clayton M Higgins</i>		02/06/2024		
SELLER		DATE		SELLER
Clayton M Higgins				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

QUITCLAIM DEED WITH COVENANT

(DLN: _____)

LAKEVILLE SHORES, INC., a Maine corporation, with a mailing address of P.O. Box 96, Winn, Maine, 04495, for consideration paid, grants to **CLAYTON M. HIGGINS**, with a mailing address of 5 Hampden Street, Apt. 2, Worcester, Massachusetts, 01609, with quitclaim covenant, the land, together with any improvements thereon, in **Lincoln, Penobscot County, Maine**, bounded and described as follows:

Being Lot 2 as depicted on the plan entitled "Final Plan of the Birch Avenue Estates" for Milford Pelkey recorded in the Penobscot County Registry of Deeds in Map File 1999-44.

ALSO GRANTING, the right to use in common with Milford Pelkey, Lakeville Shores, Inc., and their heirs, successors and assigns, a fifty (50') foot wide right of way from the Bagley Mountain Road, so-called, over the land conveyed to Milford Pelkey by deed of Paul Smith, Conservator of the Estate of Bernard Smith, dated May 16, 1985 and recorded in the Penobscot County Registry of Deeds in Book 3659, Page 103 and continuing over "Birch Avenue" as laid out on Map File 1999-44 to Lot 2 for purposes of ingress and egress by foot and vehicular traffic, the right to build, maintain and repair the road over said right of way and the right to install, maintain, repair all types of utility services in said right of way at Grantee's, his heirs, successors and assigns, expense.

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

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

Meaning and intending to convey a portion of the premises conveyed in the deed from Adam Gaal and Elizabeth H. Gaal to Lakeville Shores, Inc., dated June 1, 2012 and recorded in Book 12844, Page 293 of the Penobscot County Registry of Deeds.

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 4th day of November, 2020.

Witness:

LAKEVILLE SHORES, INC.

By: Ginger Maxwell
GINGER MAXWELL
Its Treasurer

STATE OF MAINE
PENOBSCOT, ss.

November 4th, 2020

Then personally appeared the above named Ginger Maxwell, Treasurer of Lakeville Shores, Inc., 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,

Kim Rutty
~~NOTARY PUBLIC~~ ~~ATTORNEY-AT-LAW~~
KIM RUTTY
Notary Public, State of Maine
My Commission Expires 12/7/2025

TYPE OR PRINT NAME AS WRITTEN



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 United Country Lifestyle Properties of Maine
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.