

BIG ACRES WITH A POND

HUNTING | FISHING | RECREATIONAL

Year-Round

**M3 L6 Campbell Road
Kingsbury PLT, Maine**

Live Water Stream



\$399,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Nestled on the south west border of Piscataquis County, this 309± acre timberland tract surrounding Little Pond presents an opportunity to own a piece of Maine waterfront wilderness. With year-round access via a county-maintained road, this land offers both seclusion and accessibility, making it a perfect Maine retreat.

Historic Kingsbury Plantation: A Legacy of Natural Beauty

Kingsbury Plantation holds a rich history, dating back to its acquisition by Judge Sanford Kingsbury in 1833 as part of the Bingham Purchase. With its early development around Kingsbury Pond, including the establishment of two mills in 1835, this area quickly grew into a community. Today, the mills are gone and the Plantation is very quiet and peaceful with a population of only 28. Enjoy the rolling hills, surrounding mountains, numerous lakes, rivers, streams, and ponds of this scenic part of Maine.



A Closer Look at This Land

Spanning 309± acres, this property is a testament to the natural beauty of Maine. It encompasses 276± acres of forested land, 27± acres of ponds, wetlands, and streams, and 6± acres dedicated to roads. The terrain is a blend of rolling land with elevations ranging from 900 to 1,160 feet above sea level. Nearly 90% of the area is covered in hardwoods, with mixed wood and softwoods around the pond and its outlet, showcasing the diversity of this location.

The soil, as reported by NRCS, varies across the property, with well-drained areas on the upper ridges and somewhat poorly drained areas in the valleys. This mix supports a rich ecosystem, including red spruce, white spruce, balsam fir, yellow birch, paper birch, and red maple.



**Lifestyle
Properties
of Maine**



Central to the property is Little Pond, nearly 10 acres of high-quality wading bird habitat. It's an area designated for resource protection, ensuring the preservation of its natural beauty and wildlife, including ducks, geese, moose, deer, beaver, otter, and other water loving animals. With building setbacks required to be 250 feet, any development will maintain the integrity of this pristine environment.





The outlet of Little Pond flows north through the property on the way to its confluence with Kingsbury Stream. This riparian feature with plunge pools and live water, is most likely rearing waters for the trout living in Kingsbury Stream. It may be your perfect place to construct a backwoods log cabin to enjoy the sight and sounds of flowing waters.

Access and Points of Interest

This property enjoys about ½ mile of frontage on the county road, with over a mile of interior road facilitating access throughout. It is located about half way between Bingham and Abbot about 2 ½ miles south of Route 16.

The county seat of Dover Foxcroft is 27 miles from the land and is the location of the nearest hospital. Bangor is home to the nearest commercial airport which is 66± miles from the land. Boston, Massachusetts is 225 miles, less than a 4-hour drive.

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to our monthly
newsletter





M3 L6 CAMPBELL ROAD, KINGSBURY PLT

PRICE

\$399,900

TAXES

\$253/2023

ACREAGE 309±

ROAD FRONTAGE 2800'

HOW FAR TO...



Shopping | Guilford, 18X± miles



Hospital | Dover Foxcroft, 27± miles



Airport | Bangor, 61± miles



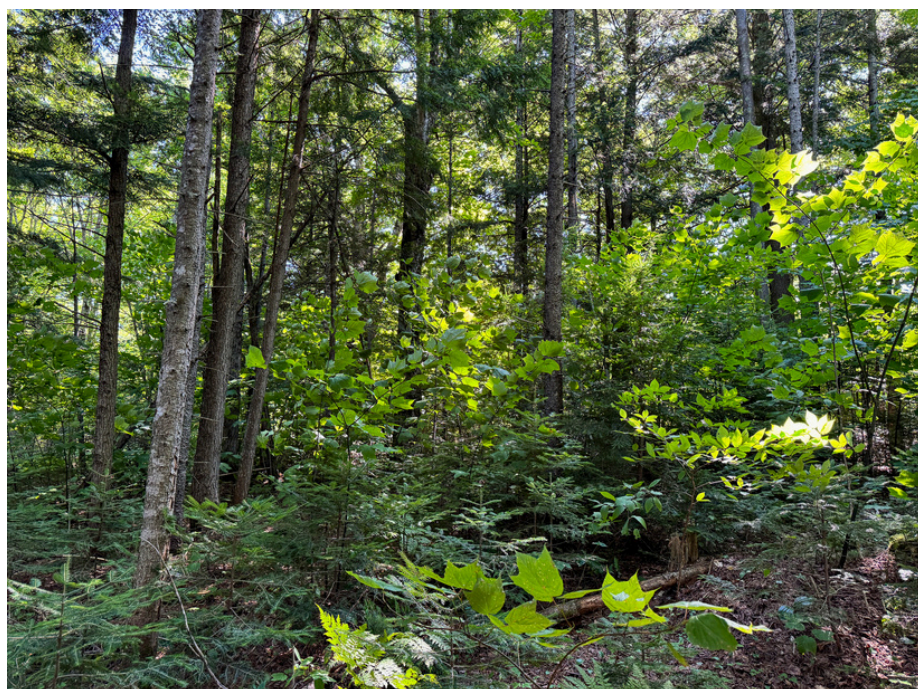
Interstate | Newport, 35± miles



City | Waterville, 47± Miles



Boston | 225± miles





Phil McPhail, ALC

DESIGNATED BROKER | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country LifeStyle Properties of Maine is your realtor!'

Kelly Simmons



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
(207) 564-3304

Fire

Maine Forest Service
911

Town Office

None

Tax Assessor

Hamlin and Associates
hamlinassociatesinc@gmail.com

Code Enforcement

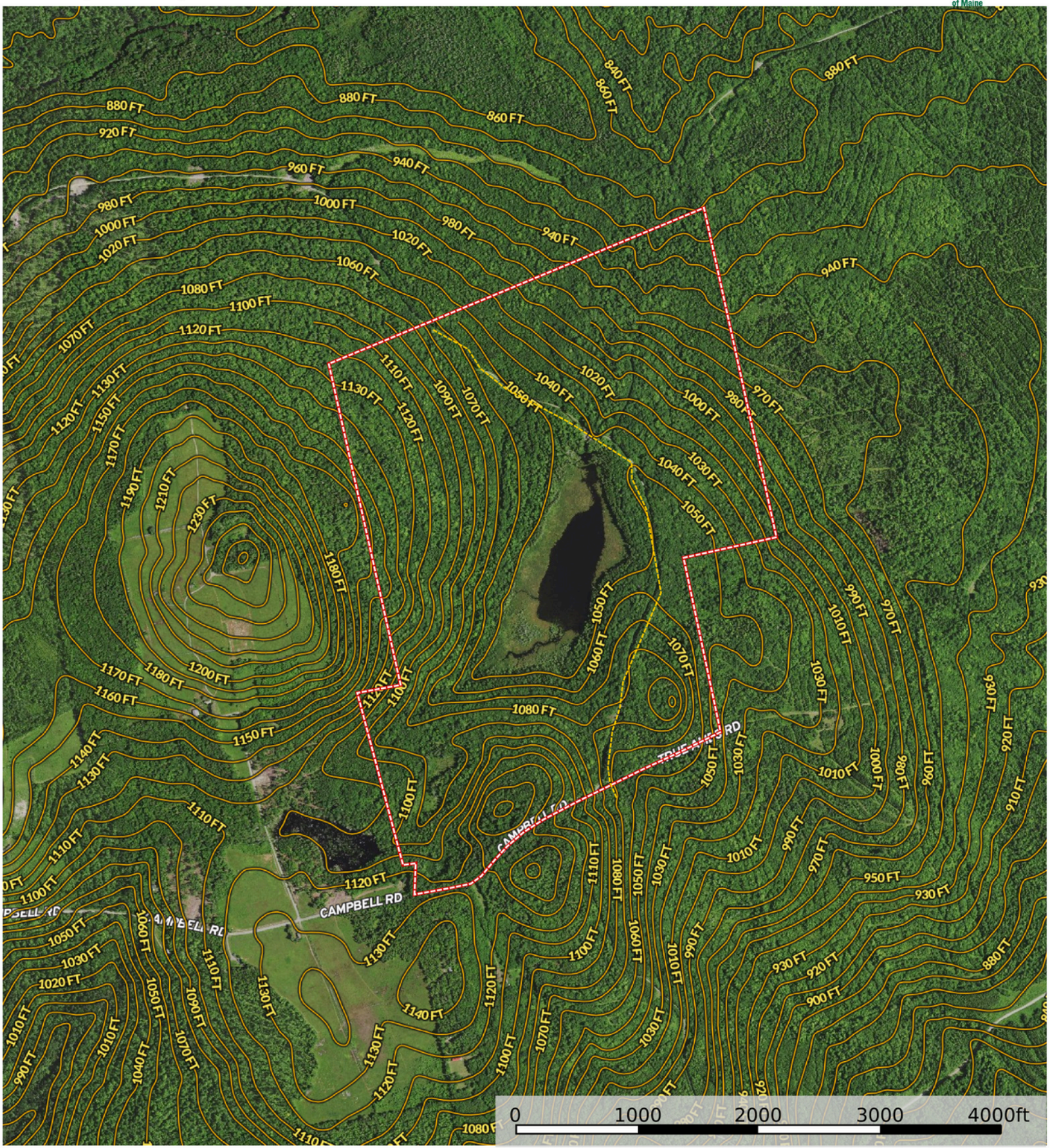
Keith Doore
(207) 343-1669

Kingsbury - 1 & 3/2-2 & 6 Campbell Road 309 +/- acres
Piscataquis County, Maine, 309 AC +/-



--- Approximate location of 60 □ Boundary

Kingsbury - 1 & 3//2-2 & 6 Campbell Road 309 +/- acres
Piscataquis County, Maine, 309 AC +/-



--- Approximate location of 60
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□ Boundary

Kingsbury - 1 & 3/2-2 & 6 Campbell Road 309 +/- acres
Piscataquis County, Maine, 309 AC +/-



--- Approximate location of 60
Boundary

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TMB	Monarda-Telos complex, 0 to 8 percent slopes, very stony	165.19	54.42	0	26	7s
THC	Telos-Chesuncook association, 3 to 15 percent slopes, very stony	68.11	22.44	0	33	6s
TLC	Telos-Chesuncook-Elliottsville association, 3 to 15 percent slopes, very stony	39.27	12.94	0	34	6s
WB	Bucksport and Wonsqueak mucks, 0 to 2 percent slopes	19.85	6.54	0	18	5w
W	Water bodies	8.61	2.84	0	-	-
MYD	Monson-Elliottsville-Knob Lock complex, 8 to 30 percent slopes, very rocky	2.36	0.78	0	19	6s
CPB	Colonel-Brayton-Peru association, 0 to 8 percent slopes, very stony	0.15	0.05	0	34	6s
TOTALS		303.54(*)	100%	-	27.29	6.49

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

1

2

3

4

5

6

7

8

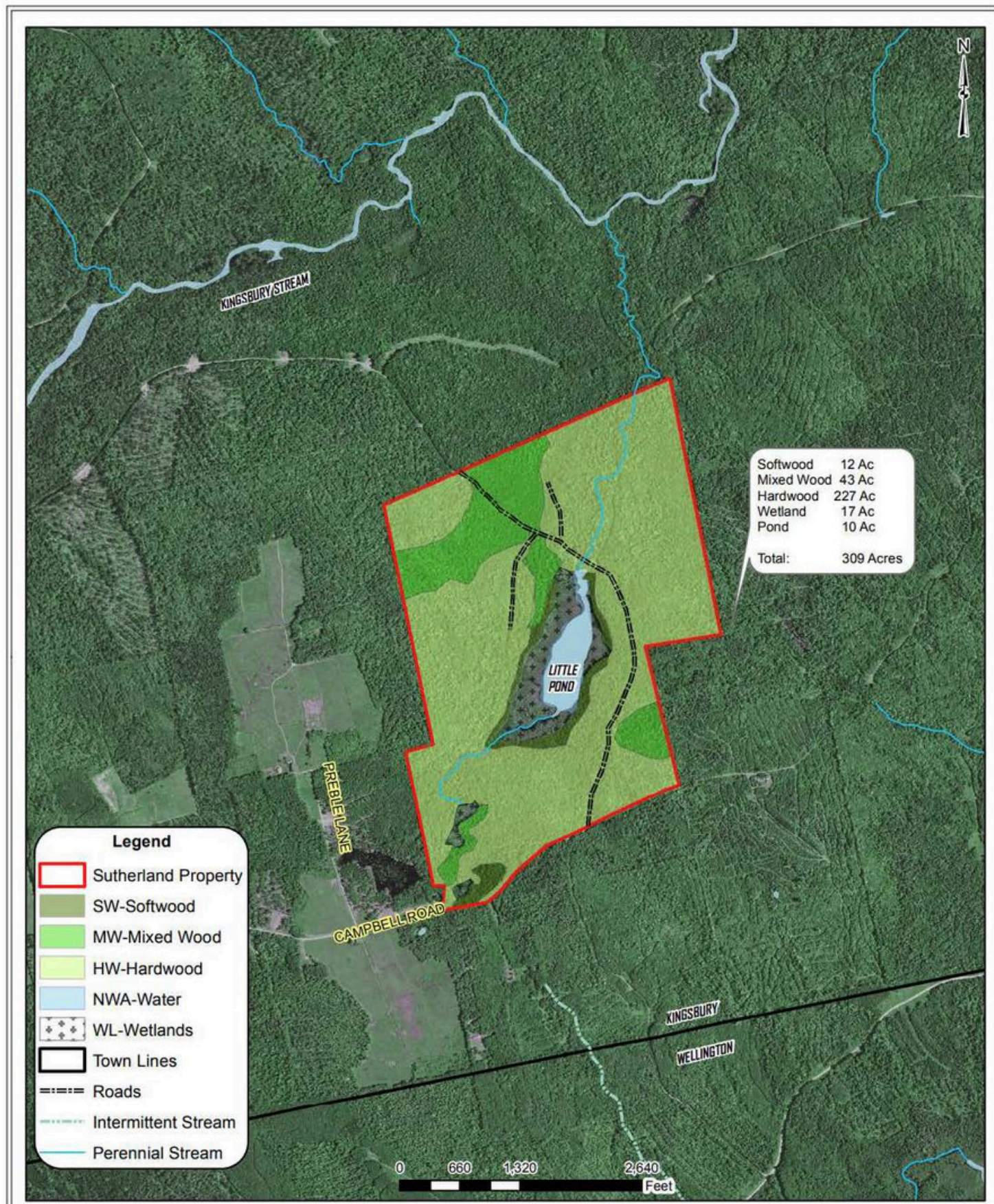
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing

Cultivation

(c) climatic limitations (e) susceptibility to erosion

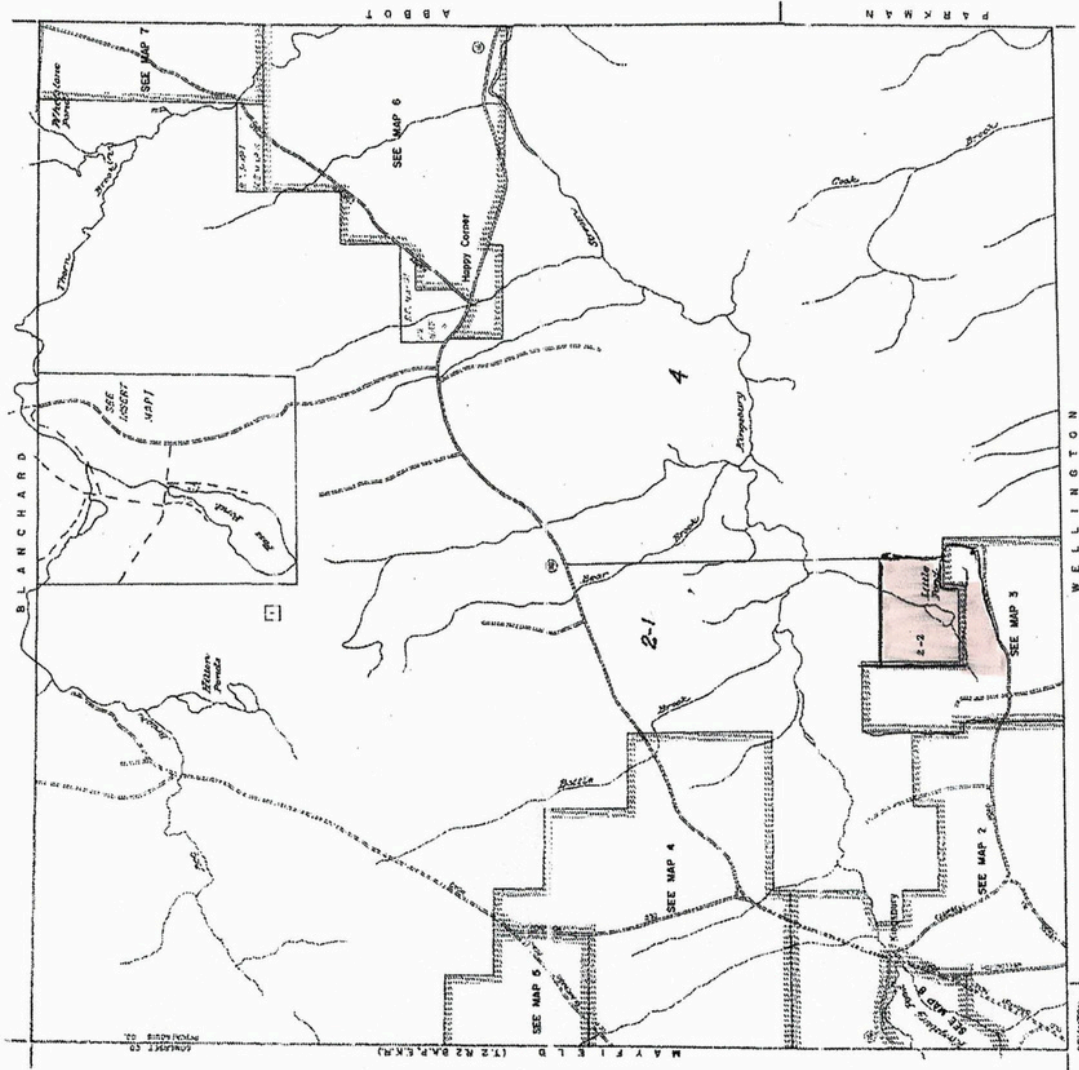
(s) soil limitations within the rooting zone (w) excess of water





LEGEND
PARCEL NUMBERS 2
ADJACENT MAPS 7
MATCH LINE
For Assessment Purposes
Not to be used for Conveyance

PROPERTY MAP
KINGSBURY PLANTATION
COUNTY, MAINE
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
SCALE: 1 INCH = 200 ± FEET



PROPERTY MAP **KINGSBURY PLT.** PISCATAQUIS COUNTY, MAINE

1878
 JAMES W. SEWALL COMPANY, OLD TOWN, MAINE

SCALE
 1" = 100' 0"

LEGEND
 SHADDED MAP... 1878

PROPERTY LOCATED AT: Campbell Road, Kingsbury Plantation, ME**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 JS

PROPERTY LOCATED AT: Campbell Road, Kingsbury Plantation, ME**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: 60 foot wide easement benefitting the neighbor to the north.

Source of information: deed recoded in the Piscataquis County Registry of Deeds Book 639 Page 89

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? county maintained road to the property

Road Association Name (if known): N/A

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

If Yes, explain: Rural zone and Resource Protection Zone around Little Pond

Source of information: Kingsbury Zoning Map

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/public records

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 current use tax program

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 and public record

Additional Information: none

Buyer Initials _____

Page 2 of 3

Seller Initials JS

PROPERTY LOCATED AT: Campbell Road, Kingsbury Plantation, ME

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.

James Sutherland 02/21/2024
SELLER DATE
James Sutherland

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



QUITCLAIM DEED

02150

Edward H. Keith, of Bangor, Maine, as Escrow Agent pursuant to that certain agreement entered into among Diamond Occidental Forest Inc., Hinch & Company, Inc., Moosehead Manufacturing Company, Inc., Virginia H. Ahern, Sharon A. Ahern, Mary H. Ahern, Joan N. Curry, David M. Carlisle, James Sutherland and W. Ward Sutherland as Personal Representative of the Estate of John Stanley Hinch, (Virginia H. Ahern now serving as successor personal representative of said estate), dated January 1, 1985, as amended by supplemental agreement dated September 9, 1985, and pursuant to certain deeds from said parties to said agreement to the grantor, which deeds are to be recorded in the Registry of Deeds for the County of Piscataquis, in exercise of the powers granted to him as Escrow Agent, for consideration paid, grants to James Sutherland, of Dedham, Maine, with Quitclaim Covenant, the land described in Schedule A attached hereto.

Witness my hand and seal this 8th day of May, 1987.

Witness:

Sandra J. Hite

Edward H. Keith
Edward H. Keith, Escrow Agent

State of Maine

Penobscot, ss.

May 8, 1987

Personally appeared the said Edward H. Keith, Escrow Agent as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Sandra J. Hite (Signature of Notary)

Sandra J. Hite (Type name of Notary)

My Commission Expires May 22, 1988

N.P.
SEAL

ER
TAX PAID

The following described parcel of land in Kingsbury, County of Piscataquis and State of Maine, to wit:

Commencing at a wooden post and stones located on the north side of the Lower Kingsbury road and on the east line of Lot two (2) Range six (6), thence north six (6) degrees east, by and along a blazed line for a distance of twenty-two and forty hundredths (22.40) chains to a wooden post and stones, thence north eighty-four (84) degrees east by and along a blazed line for a distance of twelve (12.00) chains to a wooden post and stones; thence north six (6) degrees east by and along a blazed line for a distance of thirty-two and seventy-six one hundredths (32.76) chains to a wooden post and stones; thence South eighty-four (84) degrees west by and along a blazed line for a distance of fifty-one and seventy-two one hundredths (51.72) chains to a wooden post and stones on the west line of Lot four (4) Range six (6); thence south six (6) degrees west by and along a blazed line for a distance of forty and fifty one hundredths (40.50) chains to a wooden post and stones marking the southwest corner of Lot three (3) Range six (6); thence south eighty-four (84) degrees west by and along a blazed line for a distance of four and sixty one hundredths (4.60) chains to a wooden post and stones marking the northwest corner of Lot two (2) Range six (6); thence south six (6) degrees west by and along a blazed line for a distance of twenty-seven and seven one hundredths (27.07) chains to a wooden post and stones on the north side of the Lower Kingsbury road; thence generally northeasterly by and along the northerly side of the Lower Kingsbury road to the point of beginning at a wooden post and stones located on the east line of Lot two (2) Range six (6). Said parcel containing two hundred and ninety-five (295) acres more or less. All compass bearings are magnetic bearings as of July 1985.

Excepting and reserving to the grantor, and his heirs and assigns, an easement for all purposes of a way over the above described parcel of land, said easment to be 60 feet in width and it shall be for the purpose of providing access from the Lower Kingsbury road to property located northerly of the tract herein described.

The centerline of said easement is described as follows, to wit: Starting at a point which is 14.54 chains, S 84° W from the corner formed by the intersection of the east line of the above described lot and the gravel town road which is the south line of the above described lot; thence N 6° W 2.00 chains to a point; thence N 10° E 2.00 chains to a point; thence N 24° E 4.52 chains to a point; thence N 35° E 2.98 chains to a point; thence N 24° E 3.43 chains to a point; thence N 40° E 12.11 chains to a point; thence N 7° E 10.75 chains to a point; thence N 8° W 4.19 chains to a point; thence N 16° E 2.00 chains to a point; thence N 40° W 9.37 chains to a point; thence N 45° W 8.85 chains to a point; thence N 34° W 4.15 chains to a point; thence N 15° W 2.84 chains to a point; thence N 44° W 4.87 chains to a point in the north line of the above described lot which is 13.64 chains from the northwest corner of said lot. The course of said easement at certain points follows the location of an old existing winter road. The grantor and his heirs and assigns, shall have the right to construct, maintain, repair, replace and reconstruct a road over said 60 foot wide strip of land, and he, or they, may assign to others the right to use the road in common with others having the right to use it. The grantee may use said road in common with the grantor, and his heirs and assigns, and others who may have the right to use it.



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.



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Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, Previous Client