

MAINE LAND

HEAVILY WOODED | YEAR-ROUND | DEEDED LAKE ACCESS

4.5± Acres

350 Depot Road
Lakeville, Maine

Sysladobsis Lake



\$49,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!



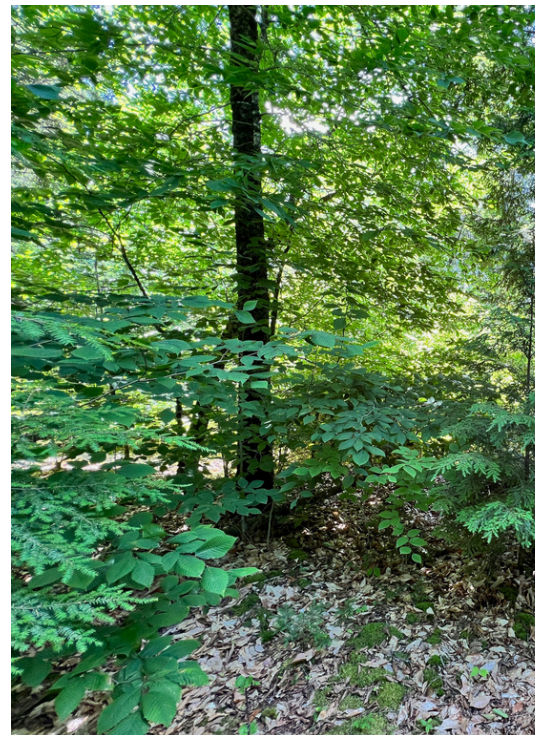


Photography by Mayhem Media

Located in the low tax town of Lakeville, Maine, this 4.5± acre parcel of land offers an exceptional opportunity to establish your new home or vacation retreat with nearby access to Lower Sysladobsis Lake, one of central Maine's largest freshwaters.

LOCATION Boasting easy accessibility, the property is conveniently situated in a rural area with remarkably low property taxes. The town of Lakeville, with a population just over 100, provides a peaceful atmosphere.

Beyond the property's borders, you'll discover many other lakes to explore such as Junior, Duck, Bottle, Horseshoe, Scraggly and others. The property has ATV and snowmobile trails accessible from the land, this is a trail riders dream property. Nearby open conservation and working timberlands also provide an opportunity for hunting enthusiasts.



SYSLADOBSIS LAKE (AKA Dobsy), a 5,300-acre cold water lake, is part of the West Branch of the St. Croix River. With a depth of 66 feet, the lake is a well-kept secret with local fishing enthusiasts, offering open and hardwater fishing opportunities for salmon, whitefish, smallmouth bass, and white perch. The close proximity to a quality boat landing further enhances your access to the pristine waters.



CONSERVATION EASEMENTS & FOREST Area residents, conservationists and timber holding companies came together to form the Down East Lakes Land Trust, effectively conserving approximate 300,000 acres in this region of Maine. Part of this includes the Down East Lakes Community Forest—a vast expanse of 57,000+ acres dedicated to public benefit and recreation which includes miles of Sysladobsis Lake.



**Lifestyle
Properties
of Maine**

COME SEE IT Don't miss the chance to own a piece of Lakeville, Maine—call for more information or to schedule a showing.





350 DEPOT ROAD, LAKEVILLE

PRICE **\$49,900**

TAXES \$100/2023

ACREAGE 4.5± ROAD FRONTAGE 320±

Like what you see?
Scan to subscribe
to our monthly
newsletter



HOW FAR TO...



Shopping | Lincoln, 28± miles



Hospital | Lincoln, 29± miles



Airport | Bangor, 78± miles



Interstate | 33± miles



City | Bangor, 77± Miles



Boston | 311± 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) 947-4585

Fire

Springfield Fire Dept
911

Town Office

Bottle Lake Road
(207) 738-5047

Tax Assessor

Town
(207) 738-5047

Code Enforcement

LUPC - Lonna Perry
(207) 399-2176
lonna.perry@maine.gov

Lakeville - 350 Depot Road 4 +/- acres

Penobscot County, Maine, 4 AC +/-



 Boundary

Lakeville - 350 Depot Road 4 +/- acres

Penobscot County, Maine, 4 AC +/-



 Boundary

Lakeville - 350 Depot Road 4 +/- acres

Penobscot County, Maine, 4 AC +/-



Boundary



 Boundary

|  Boundary 4.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HeB	Hermon sandy loam, 0 to 8 percent slopes, very stony	3.19	70.73	0	36	6s
Pa	Peat and Muck	1.31	29.05	0	7	8w
TOTALS		4.5(*)	100%	-	27.5	6.58

(*) 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

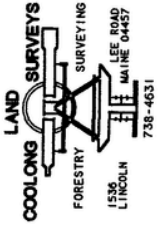
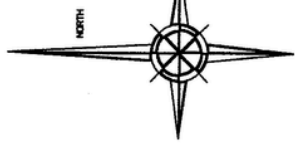
Land, Capability

								
	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



SURVEY PLAN
FOR
Robert & Deborah
Jacobs
IN
LAKEVILLE
PENOBSCOT COUNTY, ME

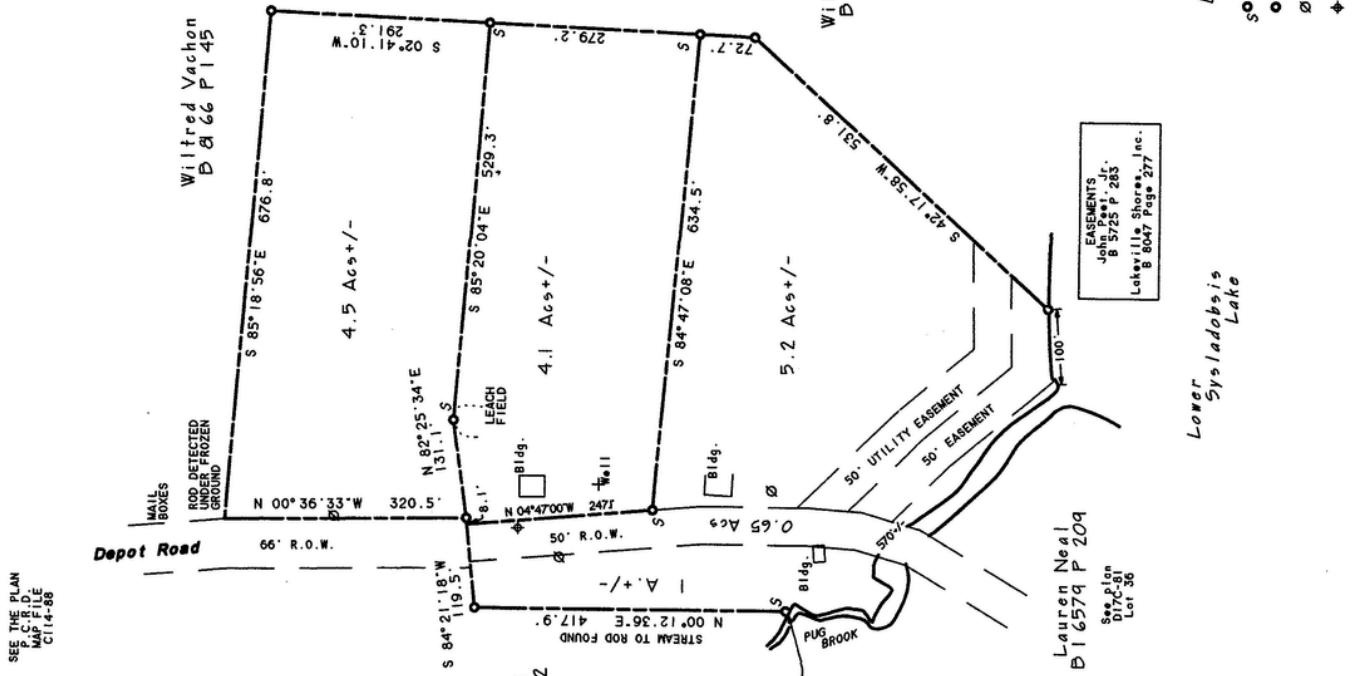
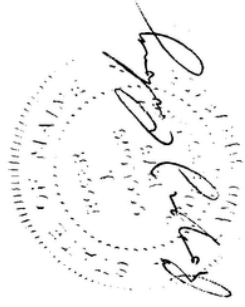
January 4, 2024
CLS FILE RJ245

SCALE 1" = 200'



NOTES

1. This survey was done according to an agreement with Robert and Deborah Jacobs.
2. This plan is not authentic unless embossed and signed by Roger J. Coolong, PLS 1276 or Robert M. Coolong, PLS 2516.
3. Record deeds: Robert and Deborah Jacobs, Penobscot County Registry of Deeds, Book 5725 Page 284 and Book 8047 Page 272.
4. Bearings are grid north, State of Maine coordinate system, east zone.
5. The northwest corner of this parcel is used as a parking area.



- LEGEND
- SO SET IRON ROD
 - o FOUND IRON ROD
 - o UTILITY POLE
 - o CON. TILE

SEE THE PLAN
P.C.R.D.
MAP FILE
C114-98

PROPERTY LOCATED AT: 350 Depot Road, 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: _____

Source of information: **Seller and previous owner disclosure.**

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 and previous owner disclosure.**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____

Page 1 of 3

Seller Initials TWS SAB

PROPERTY LOCATED AT: 350 Depot Road, 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: covenants in deed recorded in the PCRD Book 17057 Page 1

Source of information: Seller and previous owner disclosure.

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: Legally divided with survey January 2024

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: PCRD=Penobscot County Registry of Deeds

Buyer Initials _____

Seller Initials Tuy

SAB

Return To:
Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC
213 West Broadway
Lincoln, ME 04457

File No.: ME23032438L

**QUITCLAIM DEED
WITH COVENANT
DLN NO.: 1002440263322**

Robert H. Jacobs and Deborah J. Jacobs of 1339 Bottle Lake Road, Lakeville, ME 04487, for consideration paid, GRANT to Tracy G. Braley and Susan A. Braley of 1861 Baylor Court, Cocoa, FL 32922, as joint tenants, with QUITCLAIM COVENANT, the land in Town of Lakeville, County of Penobscot, State of Maine.

A certain lot or parcel of land, lying on the east side of the Depot Road, in the town of Lakeville, County of Penobscot and State of Maine, bounded and described as follows:

Beginning at the southwest corner of land of Wilfred Vachon described in a deed recorded in the Penobscot County Registry of Deeds in Book 8166 Page 145, being on the east side of the Depot Road, a 66 foot wide right of way as cited in said deed;

- 1) THENCE by the south line of Vachon, South 85°18'56"East 676.8 feet to an iron rod on a corner of Vachon;
- 2) THENCE by the west line of Vachon, South 02°41'10"West 291.3 feet to an iron rod;
- 3) THENCE North 85°20'04"West 529.3 feet to an iron rod on the north end of a leach field;
- 4) THENCE South 82°25'34"West 131.1 feet to an iron rod on the east side of the Depot Road;
- 5) THENCE by said road, North 00°36'33"West 320.5 feet to the point of beginning.

BEARINGS are based on grid north, State of Maine coordinate system, east zone. To match magnetic bearings, rotate 19 ½ degrees clockwise.

Subject to and with the benefit of easements, restrictions, covenants, conditions and takings of record, insofar as the same are now in force and applicable.

Also subject to the following Covenants and Restrictions.

1. These lots are for single family, detached, residential housing only, having only one primary home and appurtenant out buildings.
2. No further subdivision of these lots allowed.
3. No mobile homes are to be allowed.

4. No farm animals shall be housed or maintained on these lots.

5. All structures shall have their exterior finished within one calendar year of the commencement of construction.

6. All lawns or other landscaped areas shall be maintained in an attractive manner. No trash, filth, waste, tools, junk vehicles, appliances, or other refuse shall be allowed to accumulate on the lot or the exterior of the residence in such a manner as to give an unsightly appearance, to create a nuisance or to depreciate this subdivision or the adjoining property.

Being a portion of the same premises as described in a deed from Lakeville Shores, Inc. to Robert H. Jacobs, a/k/a Robert F. Jacobs and Deborah Jacobs, a/k/a Deborah J. Jacobs, dated November 5, 2001 and recorded in Penobscot County Registry of Deeds in Book 8047, Page 270.

Witness our hands and seals this 29 day of January, 2024

Witness

Robert H. Jacobs
Robert H. Jacobs

Witness

Deborah J. Jacobs
Deborah J. Jacobs

State of Maine
County of Penobscot,ss

January 29, 2024

Personally appeared the above named Robert H. Jacobs and Deborah J. Jacobs and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public

Print Name





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:

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.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 54.8K subscribers · 813 videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa... >

lifestylepropertiesofmaine.com and 3 more links

Subscribed



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

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*