

# LAKE SIDE HUNTING CAMP

RECREATIONAL | TROUT POND | HUNTING

Lunksoos Lake

**L26015-6 Lunksoos Road  
T4 R7 WELS, Maine**

1.26 Acres



**\$199,000**

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**DEED**

Scan to view the  
full property details  
and video!





Discover a lakeside hunting camp nestled on the tranquil shores of Lunksoos Lake, offering a rare opportunity to own a secluded retreat in Maine's North Maine Woods area. This charming cabin sits on a 1.26-acre land lease, surrounded by the natural beauty of a 288-acre trout pond.

Built on wooden posts and framing, the camp features several well-maintained structures including the Maine Lodge, Sleeping Cabin, Wood Shed, Tool Shed, Pump House, and a covered firepit area. With over 1400 square feet of combined living space between the lodge and cabin, it provides ample room for gatherings and relaxation.

Originally established in 1973 as a retreat for Sherman Lumber Company, the property has since been cherished by its current owner for nearly two decades, hosting private getaways and team-building retreats amidst its serene surroundings.

Accommodations include a bunkroom in the Maine Lodge for up to 10 adults, complemented by additional sleeping space in the Sleeping Cabin. The spacious dining room comfortably seats 14, overlooking breathtaking views of the lake.



Enjoy year-round access facilitated by a buried water line and an efficient propane-fired tankless water heater, ensuring comfort even in winter months. A boardwalk leads from the lodge to a large floating dock, ideal for launching boats and canoes for leisurely explorations of Lunksoos Lake's pristine waters. The dock also features a sheltered cove, perfect for mooring a float plane, adding an exclusive mode of access to this remote retreat.

The property's secluded location, accessible via a jeep or ATV along a private road, ensures unparalleled privacy and exclusivity. Surrounded by working forestland teeming with wildlife including moose, deer, and ruffed grouse, it offers a sanctuary for outdoor enthusiasts and nature lovers alike.



**Lifestyle  
Properties  
of Maine**





Lunksoos Lake, renowned for its abundant trout population, beckons anglers year-round with its serene waters and vibrant fishing opportunities. Whether fishing in solitude or embarking on seasonal hunts for grouse and whitetail deer in Maine's vast wilderness, this retreat promises unforgettable outdoor experiences for all seasons.

Embrace the opportunity to own a lakefront compound at an exceptional value, where every sunrise paints a new picture of tranquility. Create lasting memories with loved ones in this idyllic lakeside retreat. Contact us today to learn more about this rare offering.

Like what you see?  
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to our monthly  
newsletter



MLS# 1595098



# L26015-6 LUNKSOOS ROAD, T4 R7 WELS

PRICE **\$199,000**

TAXES \$924.89/2023

SQFT 1442 BUILT IN 1973

## HOW FAR TO...



Shopping | Patten, 25± miles



Hospital | Millinocket, 50± miles



Airport | Answer, XX± miles



Interstate | Bangor, 105± miles



City | Houlton, 62± Miles



Boston | 343± miles



KITCHEN



LIVING ROOM



BUNK ROOM



BATHROOM



# Rick Theriault, ALC

Broker | ALC | REALTOR®



207.731,9902 cell



207.794.6164 office



rick@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Rick's bio and other listings



## Testimonial:

'At first, I thought the commission rate was high. However, with all the hard work and time that Rick and his brokerage company put into my property listing, we got exactly what we paid for. Rick told us that he would sell our ranch at a fair market value, and that is exactly what he did. Rick and his broker came out to our property in the Winter and did a photo shoot. They returned in the Spring and did an updated photo shoot. Then they returned again to do a 3D virtual tour. They came back yet again with a drone pilot and did an entire video of the property, including the land and buildings on it. Rick and his company actively marketed our property, while the previous real estate company just sat by the phone waiting for it to ring. My hat is off to Rick and company...outstanding job!'

**Dave Salkind**



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



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# MUNICIPAL CONTACTS

## **Police**

Penobscot County Sheriff  
(207) 947-4585

## **Fire**

Stacyville Fire Dept  
(207) 365-4029

## **Town Office**

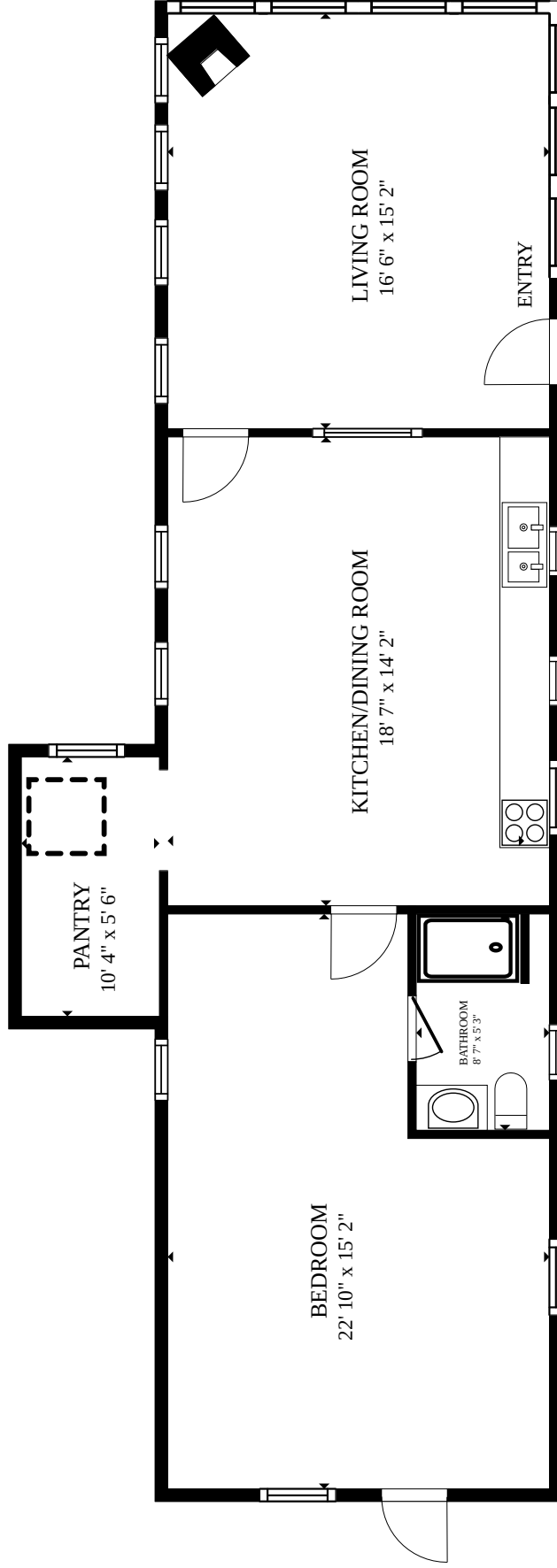
N/A

## **Tax Assessor**

State of Maine  
(207) 624-5600

## **Code Enforcement**

LUPC  
(207) 485-8354



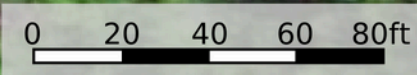
FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 948 sq.ft.  
 TOTAL : 948 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

# T4 R7 WELS-Lot 6 Unnamed Road

Penobscot County, Maine, 1.26 AC +/-



- Boundary
- Residential
- Commercial
- Industrial
- Agricultural
- Vacant
- Miscellaneous
- Aerodrome
- Heliport
- Seaport
- Glider Port
- Ultra Light
- Ballon Port

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PROPERTY LOCATED AT: Lunksoos Lake Rd, T4 R7 WELS, ME

### PROPERTY DISCLOSURE

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 – WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal \_\_\_\_\_  Unknown  
 Drilled  Dug  Other Lake Drawn

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): .....  N/A  Yes  No  Unknown  
Quantity: .....  Yes  No  Unknown  
Quality: .....  Yes  No  Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? .....  Yes  No  
If Yes, Date of most recent test: \_\_\_\_\_ Are test results available? ..  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? .....  Yes  No  
If Yes, are test results available? .....  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: submersible pump in the lake

Installed by: \_\_\_\_\_

Date of Installation: \_\_\_\_\_

USE: Number of persons currently using system: varies

Does system supply water for more than one household?  Yes  No  Unknown

Comments: Lake drawn water. The line is buried and submersible pump.

Source of Section I information: seller

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials SL

**SECTION II — WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected?  Yes  No~~

~~If Yes, what results: \_\_\_\_\_~~

~~Have you experienced any problems such as line or other malfunctions? .....  Yes  No~~

~~What steps were taken to remedy the problem? \_\_\_\_\_~~

IF PRIVATE (Strike Section if Not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: plastic

Location: by the entrance to the main camp OR  Unknown

Date installed: 2016-17 Date last pumped: n/a Name of pumping company: n/a

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: 2016-17 Name of company servicing tank: \_\_\_\_\_

Leach Field: .....  Yes  No  Unknown

If Yes, Location: Beyond the tank in the open area by the entrance to the camp

Date of installation of leach field: 2016-17 Installed by: TBC

Date of last servicing of leach field: — Company servicing leach field: N/A

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_

Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No

If Yes, are they available? .....  Yes  No

Is System located in a Shoreland Zone? .....  Yes  No  Unknown

Comments: In addition to the septic system there is a pit privy as well

Source of Section II information: seller observation

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

Seller Initials [Signature]

**SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	wood stove	wood stove		
Age of system(s) or source(s)	20	20		
TYPE(S) of Fuel	wood	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	used seasonally	used seasonally		
Name of company that services system(s) or source(s)	none	none		
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information				

- Are there fuel supply lines? .....  Yes  No  Unknown  
 Are any buried? .....  Yes  No  Unknown  
 Are all sleeved? .....  Yes  No  Unknown  
 Chimney(s): .....  Yes  No  
     If Yes, are they lined: .....  Yes  No  Unknown  
 Is more than one heat source vented through one flue? .....  Yes  No  Unknown  
 Had a chimney fire: .....  Yes  No  Unknown  
 Has chimney(s) been inspected? .....  Yes  No  Unknown

If Yes, date: n/a

Date chimney(s) last cleaned: \_\_\_\_\_

- Direct/Power Vent(s): .....  Yes  No  Unknown  
 Has vent(s) been inspected? .....  Yes  No  Unknown

If Yes, date: \_\_\_\_\_

Comments: wood stoves for heat with metalbestos chimneys

Source of Section III information: seller and observation

**SECTION IV – 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 the 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: \_\_\_\_\_~~

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

Seller Initials 

PROPERTY LOCATED AT: Lunksoos Lake Rd, T4 R7 WELS, ME

~~What materials are, or were, stored in the tank(s)?~~

~~Have you experienced any problems such as leakage:  Yes  No  Unknown~~

Comments: no known storage tanks

Source of information: seller

**B. ASBESTOS** - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? .....  Yes  No  Unknown

In the ceilings? .....  Yes  No  Unknown

In the siding? .....  Yes  No  Unknown

In the roofing shingles? .....  Yes  No  Unknown

In flooring tiles? .....  Yes  No  Unknown

Other: \_\_\_\_\_  Yes  No  Unknown

Comments: none

Source of information: seller

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: none

Source of information: seller

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: lakedrawn water

Source of information: seller

**E. METHAMPHETAMINE** - Current or previously existing:

Yes  No  Unknown

Comments: none

Source of information: seller

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

Seller Initials 

PROPERTY LOCATED AT: Lunksoos Lake Rd, T4 R7 WELS, ME

**F. LEAD-BASED PAINT/PAINT HAZARDS** — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....  
.....  Yes  No  Unknown  Unknown (but possible due to age)

If Yes, describe location and basis for determination: \_\_\_\_\_

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint? .....  Yes  No

Comments: cabins are unpainted

Source of information: observation

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: none

Source of information: seller

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

**SECTION V — 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: cabin is on a land lease

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? those that benefit

Road Association Name (if known): none

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

Seller Initials SR

PROPERTY LOCATED AT: Lunksoos Lake Rd, T4 R7 WELS, ME

Are there any tax exemptions or reductions for this property for any reason including but not limited to:  
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....  
.....  Yes  No  Unknown

If Yes, explain: n/a

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,  
water filtration system, photovoltaics, wind turbines): Type: none

Year Principal Structure Built: 1973

What year did Seller acquire property? 2005

Roof: Year Shingles/Other Installed: metal on smaller cabin 2016-17

Water, moisture or leakage: none

Comments: metal roofing on all the buildings

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: no basement built on posts

Mold: Has the property ever been tested for mold? .....  Yes  No  Unknown

If Yes, are test results available? .....  Yes  No

Comments: none

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: limited electrical circuits, generator power

Has all or a portion of the property been surveyed? .....  Yes  No  Unknown

If Yes, is the survey available? .....  Yes  No  Unknown

Manufactured Housing – Is the residence a:

Mobile Home .....  Yes  No  Unknown

Modular .....  Yes  No  Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure  
.....  Yes  No  Unknown

Comments: \_\_\_\_\_

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may  
have an adverse impact on health/safety: none

Comments: compound looks to be in very good condition

Source of Section V information: observation

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

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Seller Initials SR

**SECTION VI – ADDITIONAL INFORMATION**


\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: .....  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

  
\_\_\_\_\_  
SELLER DATE  
**Stephen Rush**

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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



**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, That I, Craig E. Robinson, having a mailing address of Post Office Box 23, Stacyville, County of Penobscot, and State of Maine 04777,

in consideration of \$35,000.00, and Other Valuable Consideration, paid by Stephen J. Rush, and having a mailing address of Post Office Box 403, Wharton, County of Morris, and State of New Jersey 07885,

the receipt whereof is hereby acknowledged, do hereby grant, sell, transfer and deliver unto the said Stephen J. Rush, the following goods and chattels, namely, and AS IS:

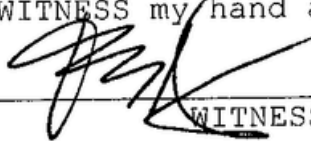
**DESCRIPTION**


- A. The cottage and 3 buildings located on Township 4, Range 7 Map PE016, Plan 01, Lot 1.
- B. Contents of cottage and 3 buildings.

AND, I, hereby covenant with the said Stephen J. Rush, that I am the lawful owner of the said goods and chattels; that they are free from all encumbrances; that I have good right to sell the same as aforesaid; and that I will warrant and defend the same unto the said Stephen J. Rush, his successors or assigns, against the lawful claims and demands of all persons.


TO HAVE AND TO HOLD, all and singular the said goods and chattels to the said Stephen J. Rush, his successors and assigns, to their own use and behoof forever.

WITNESS my hand and seal this 3<sup>rd</sup> day of March, 2005

  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
Craig E. Robinson

Personally appeared the above named Craig E. Robinson, and acknowledged the foregoing instrument to be his free act and deed.

Before me,  
  
\_\_\_\_\_  
Patrick E. Hunt  
Attorney at Law



**"Maine Real Estate  
Transfer Tax Paid"**

PENOBSCOT COUNTY, MAINE  
  
\_\_\_\_\_  
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:

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](http://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](http://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