

# OFF-GRID RETREAT

HUNTING | OFF GRID | TIMBERLAND

Multiple Cabin Compound

**PO 1-1 Dipper Pond Road  
Carroll Plantation, Maine**

Dipper Pond & Brooks



**\$825,000**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



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**DEED**

Scan to view the  
full property details  
and video!





*Photography by Mayhem Media*

Welcome to your dream off-grid retreat on Dipper Pond Road in Carroll, Maine. This expansive property offers a rare opportunity to unplug and immerse yourself in nature. Located in eastern Penobscot County, this is an outdoor enthusiast's paradise, ideal for hunting, fishing, biking, horseback riding, hiking, snowmobiling, and ATV adventures.

**LOCATION** Nestled in Carroll Plantation, this property provides a unique rural setting in a town with a small population of around 138. Carroll spans 44 square miles, making it geographically larger than many other towns in Maine.

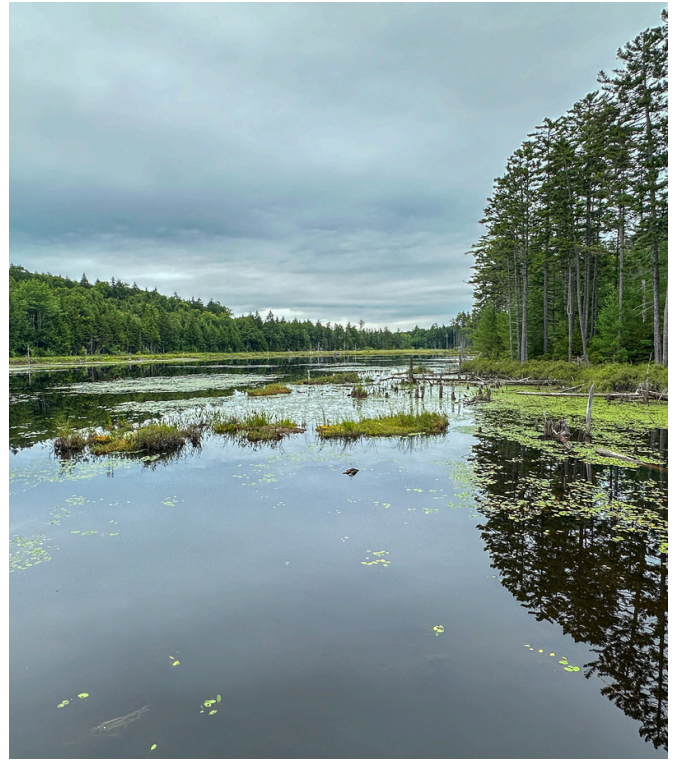
It is conveniently situated near Springfield (8 miles away), where you can find gas and convenience stores, and Lincoln (28 miles away), which offers hospitals, groceries, building materials, and restaurants. For more extensive amenities, Bangor is just 77 miles away, and Portland is 205 miles away. The Canadian border is only 33 miles to the Vanceboro crossing into New Brunswick, providing easy access for international trips.



**POINTS OF INTEREST** The property is a gateway to a wealth of outdoor activities. ATV and snowmobile trails are accessible directly from the property, and nearby Lakeville boasts landings giving access to Junior Lake, Scraggly Lake, Bottle Lake, Duck Lake, Sysladobsis Lake, West Grand Lake and others.

For fishing enthusiasts, Grand Lake Stream is a renowned spot for fly fishing, especially for landlocked salmon and brook trout.

The area is rich in public lands and conservation easements, with nearly 350,000 acres of protected land that allow for public access and preserve the natural beauty of the region.



**Lifestyle  
Properties  
of Maine**

**LAND** Access is easy for this property which is located a short distance off Route 6. It enjoys clear deeded access over Dipper Pond Road with more than two miles of road frontage. Two interior roads provide access off Dipper Pond Road, One to the cabin's location, and the other further south near the center of the land running east and west between the two prominent ridges of the property.

The property covers approximately 645 acres of diverse terrain, with elevations ranging from 380 to 890 feet above sea level. These rolling hills create a diverse landscape with some amazing views.

The soils are primarily Cannan and other stoney, silty, and gravelly loams, making it ideal for trees and wildlife. These soils, though too steep and rocky for efficient farming, could be used in select areas for gardening and wildlife food plots.



(800) 286-6164

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The land features mixed timber growth with mostly hardwoods such as maple, birches, beach and ash along the steeper slopes and hill tops. The areas around the pond and brooks are more heavily treed with softwoods.

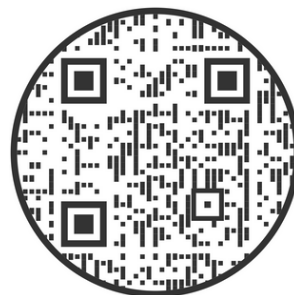
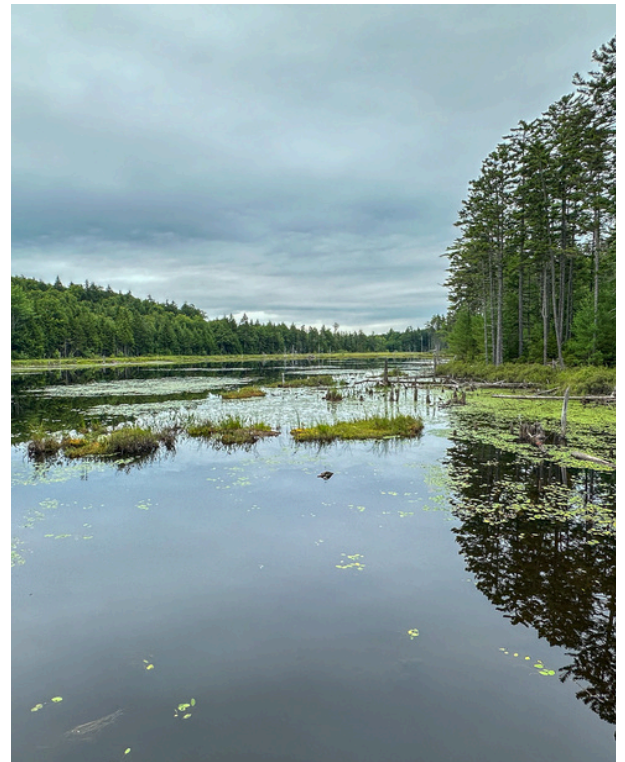
Water features on the land include 8± acre Dipper Pond, intermittent and perennial brooks, and a couple of open wetland and ponded areas which are magnets for the local moose, whitetail deer, waterfowl and many other species of wildlife.

### **BUILDING AND DEVELOPED AREAS**

The property includes six cabins and various accessory buildings, perfect for accommodating large groups.

- Cabin 1: 16x24 with a 5x16 screened porch
- Cabin 2: 16x24 with a 5x16 screened porch
- Cabin 3: 16x24 with a 5x16 screened porch
- Cabin 4: 16x24 with a 5x16 screened porch
- Cabin 5: 20x36 with a 8x20 screened porch
- Cabin 6: 16x24 with a 4x16 screened porch

Additional structures include a 14x16 utility building with a 6x6 walk-in cooler, an 8x10 wood shed/generator storage, a drilled well, and a septic system.



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# PO 1-1 DIPPER POND ROAD, CARROLL PLT

PRICE **\$825,000**

TAXES \$3,110/2023

ACREAGE 634± ROAD FRONTAGE 12,000'

## HOW FAR TO...



Shopping | Lincoln, 28± miles



Hospital | Lincoln, 29± miles



Airport | Bangor, 76± miles



Interstate | Exit #227, 32± miles



City | Calais, 49± 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**



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# MUNICIPAL CONTACTS

## Police

County Sheriff  
(207) 947-4585

## Fire

Nearby Towns | Maine Forest  
911

## Town Office

644 Brown Road  
(207) 738-4841

## Tax Assessor

N/A

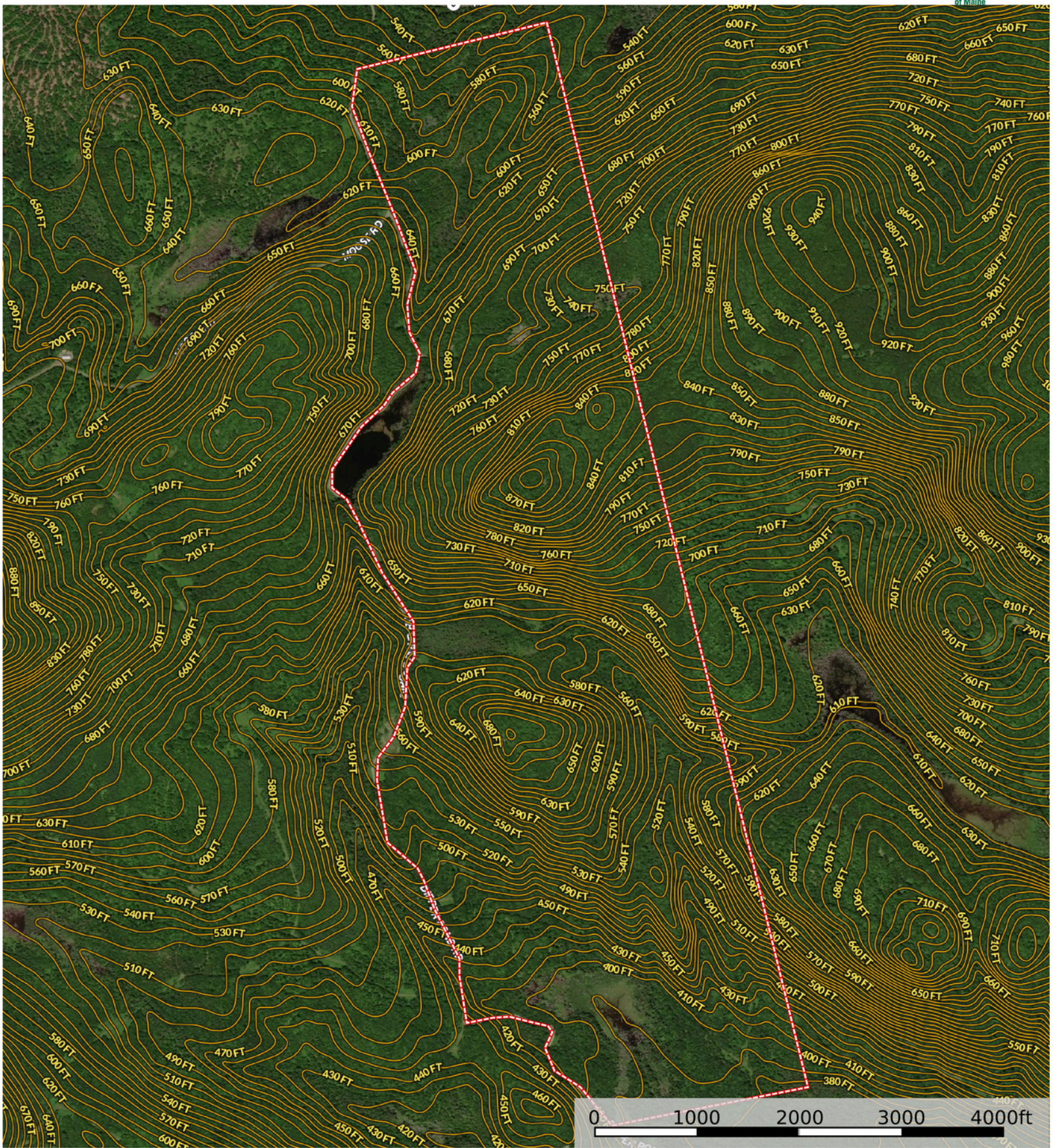
## Code Enforcement

LUPC  
(207) 399-2176  
[lonna.perry@maine.gov](mailto:lonna.perry@maine.gov)



# Carroll Plantation - Dipper Pond Rd 645 +/- acres

Penobscot County, Maine, 645 AC +/-



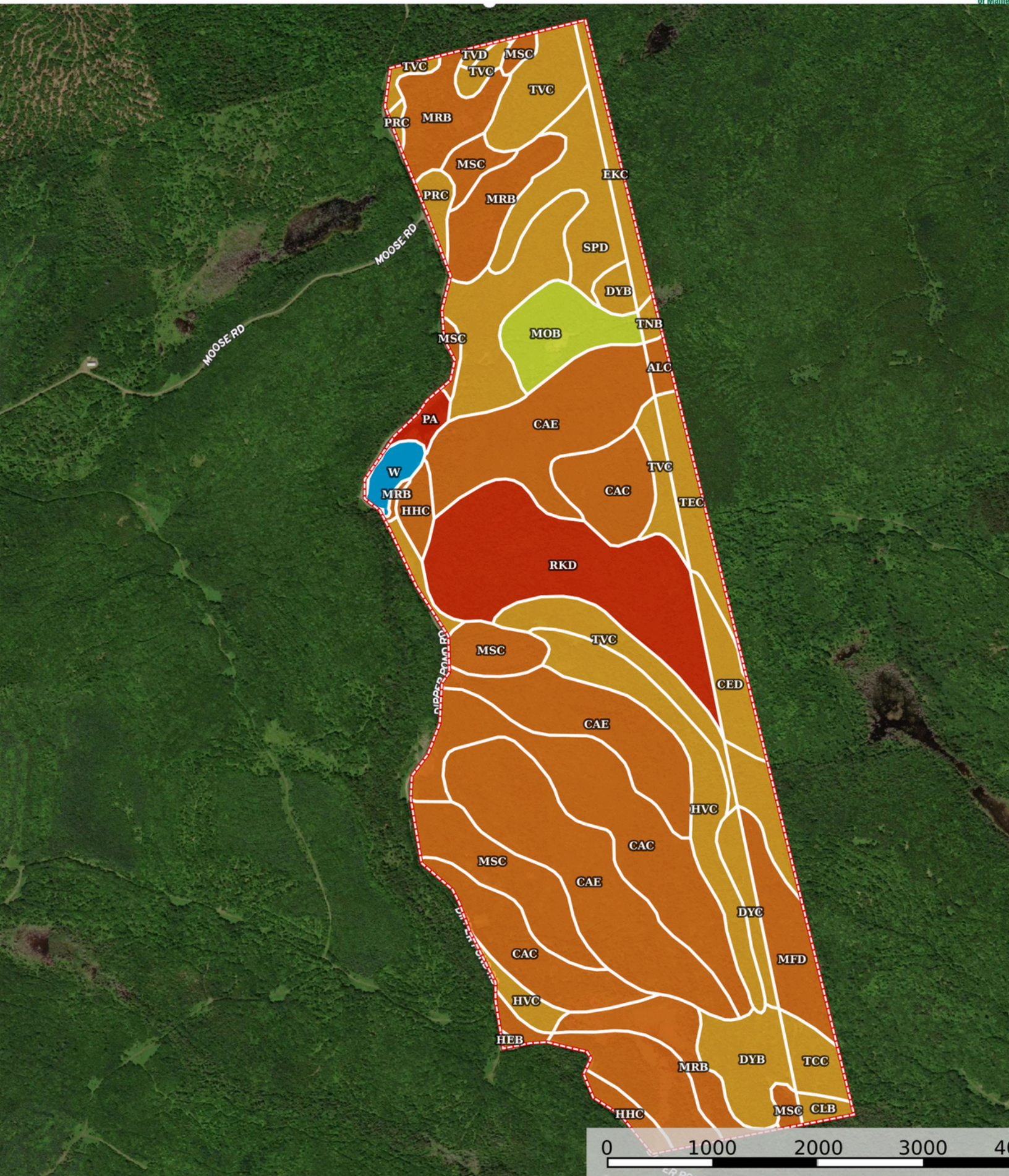
 Boundary


# Carroll Plantation - Dipper Pond Rd 645 +/- acres

Penobscot County, Maine, 645 AC +/-



 Boundary



 Boundary 643.61 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CaE	Canaan extremely rocky sandy loam, 15 to 45 percent slopes	122.33	19.01	0	3	7s
CaC	Canaan extremely rocky sandy loam, 5 to 15 percent slopes	86.33	13.41	0	13	7s
RkD	Rockland, canaan material, strongly sloping	61.48	9.55	0	5	8s
HvC	Howland silt loam, 8 to 15 percent slopes, very stony	60.66	9.42	0	35	6s
MsC	Monarda-Burnham complex, 0 to 15 percent slopes, extremely stony	59.08	9.18	0	16	7s
MrB	Monarda-Burnham complex, 0 to 3 percent slopes, very stony	46.76	7.26	0	20	7s
TvC	Thorndike-Winnecook complex, 8 to 15 percent slopes, rocky	42.34	6.58	0	25	6s
SpD	Plaisted gravelly loam, 8 to 15 percent slopes, extremely stony	22.92	3.56	0	29	6s
TEC	Telos-Chesuncook-Elliottsville association, 3 to 15 percent slopes, very stony	19.93	3.1	0	32	6s
DyB	Dixmont very stony silt loam, 2 to 8 percent slopes	19.84	3.08	0	50	6s
MoB	Monarda silt loam, 0 to 3 percent slopes	17.78	2.76	0	36	4w
MFD	Marlow-Tunbridge-Peru complex, 8 to 35 percent slopes, very rocky	17.17	2.67	0	23	7s
CED	Chesuncook-Elliottsville-Telos association, 15 to 35 percent slopes, very stony	10.97	1.7	0	20	6s
HhC	Hermon sandy loam, 3 to 15 percent slopes, extremely stony	9.24	1.44	0	31	7s
EKC	Elliottsville-Knob Lock-Monson complex, 3 to 25 percent slopes, very rocky	8.73	1.36	0	22	6s
TCC	Telos-Chesuncook association, 3 to 15 percent slopes, very stony	7.63	1.19	0	31	6s
DyC	Dixmont very stony silt loam, 8 to 15 percent slopes	7.18	1.12	0	47	6s
W	Water bodies	4.87	0.76	0	-	-
PrC	Plaisted loam, 8 to 15 percent slopes, very stony	4.8	0.75	0	34	6s
Pa	Peat and Muck	3.49	0.54	0	7	8w
CLB	Colonel-Brayton-Peru association, 0 to 8 percent slopes, very stony	2.58	0.4	0	32	6s
ALC	Abram-Lyman complex, 4 to 25 percent slopes, very stony	2.42	0.38	0	17	7s
ShD	Stony land, hermon material, strongly sloping	2.34	0.36	0	5	7s
TNB	Telos-Monarda-Monson association, 0 to 8 percent slopes, rocky	1.52	0.24	0	22	6s
TvD	Thorndike-Winnecook complex, 15 to 35 percent slopes, very rocky	0.83	0.13	0	15	6s
HeB	Hermon sandy loam, 0 to 8 percent slopes, very stony	0.39	0.06	0	36	6s
TOTALS		643.61(*)	100%	-	18.4	6.69









(\*) 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

PROPERTY LOCATED AT: Dipper Pond Rd, Carroll Plantation, ME 04487

### 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 \_\_\_\_\_

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: N/A 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: **Between the cabins**

Installed by: **Unknown**

Date of Installation: **2010 +/-**

USE: Number of persons currently using system: **none**

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

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

Source of Section I information: **Previous owner disclosure and seller**

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

PROPERTY LOCATED AT: Dipper Pond Rd, Carroll Plantation, ME 04487

**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: \_\_\_\_\_

Location: **behind cabins** \_\_\_\_\_ OR  Unknown

Date installed: **2010 +/-** Date last pumped: **Unknown** 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: **N/A** Name of company servicing tank: \_\_\_\_\_

Leach Field: .....  Yes  No  Unknown

If Yes, Location: **behind cabins** \_\_\_\_\_

Date of installation of leach field: **2010** Installed by: **unknown**

Date of last servicing of leach field: **Unknown** 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: \_\_\_\_\_

Source of Section II information: **Previous owner disclosure and seller**

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

Seller Initials TG

PROPERTY LOCATED AT: Dipper Pond Rd, Carroll Plantation, ME 04487

**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	<b>wood stove &amp; LP Gas</b>			
Age of system(s) or source(s)	<b>2008+/-</b>			
TYPE(S) of Fuel	<b>Wood &amp; Gas</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>N/A</b>			
Name of company that services system(s) or source(s)	<b>N/A</b>			
Date of most recent service call	<b>N/A</b>			
Malfunctions per system(s) or source(s) within past 2 years	<b>None</b>			
Other pertinent information	<b>None</b>			

- 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: \_\_\_\_\_
- Date chimney(s) last cleaned: N/A
- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_

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

Source of Section III information: **Previous owner disclosure and seller**

**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 TG



PROPERTY LOCATED AT: Dipper Pond Rd, Carroll Plantation, ME 04487

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: **Previous owner disclosure and 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: \_\_\_\_\_

Source of information: **Previous owner disclosure and seller**

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

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

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

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

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

Results/Comments: \_\_\_\_\_

Source of information: **Previous owner disclosure and seller**

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

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

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

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

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

Results/Comments: \_\_\_\_\_

Source of information: **Previous owner disclosure and seller**

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

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

Source of information: **Previous owner disclosure and seller**

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

Seller Initials TG

PROPERTY LOCATED AT: Dipper Pond Rd, Carroll Plantation, ME 04487

**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: \_\_\_\_\_

Source of information: Previous owner disclosure and seller

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

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: \_\_\_\_\_

Source of information: Previous owner disclosure and 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: easements, and reservations referenced in deed

Source of information: sellers 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

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

Seller Initials TG

PROPERTY LOCATED AT: Dipper Pond Rd, Carroll Plantation, ME 04487

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: **tree growth**

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: **2011**

What year did Seller acquire property? **2023**

Roof: Year Shingles/Other Installed: **2011**

Water, moisture or leakage: **none known**

Comments: **N/A**

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 basements**

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

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

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

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

Comments: **generator hookup**

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 known**

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

Source of Section V information: **Previous owner disclosure and seller**

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

Seller Initials TD

PROPERTY LOCATED AT: Dipper Pond Rd, Carroll Plantation, ME 04487

**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.

Thomas Gardner 07/23/2024  
SELLER DATE  
TST, LLC

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



**QUITCLAIM DEED WITH COVENANT**

**DIPPER POND PARTNERS LLC**, a Maine limited liability company with a principal place of business at Ellicott City, Howard County, Maryland, for consideration paid, grants to **TST, LLC**, a Maine limited liability company with a principal place of business at Lincoln, Penobscot County, Maine, with Quitclaim Covenant, the land, together with any buildings and improvements thereon, in Carroll Plantation, Penobscot County, State of Maine, and being more particularly described as follows:

**See Exhibit A attached hereto and made a part hereof.**

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

For grantor's source of title, reference may be had to a deed from Bowers Mountain, LLC to Dipper Pond Partners LLC dated February 6, 2023 and recorded in Book 16761, Page 11 of the Penobscot County Registry of Deeds.

The Grantee's mailing address is P.O. Box 189, Lincoln, Maine 04457.

IN WITNESS WHEREOF, Dipper Pond Partners LLC has caused this instrument to be signed as an instrument under seal by Douglas E. Humphrey, its Manager, hereunto duly authorized, this 24 day of May, 2023.

*Kevin Gray*  
Witness

Dipper Pond Partners LLC  
By: *Douglas E. Humphrey*  
Douglas E. Humphrey  
Its Manager  
Hereunto Duly Authorized

STATE OF MD  
COUNTY OF Howard

May 24, 2023

Then personally appeared the above-named Douglas E. Humphrey and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Dipper Pond Partners LLC.

Before me, MAY 24<sup>th</sup>, 2023

*Padmavathi Katuri*  
Notary Public/Maine Attorney-at-law  
Type or Print Notary Name: Padmavathi Katuri  
My Commission Expires: \_\_\_\_\_

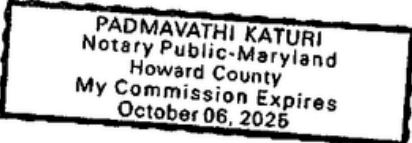


Exhibit A

Certain lots or parcels of land, together with any buildings and improvements thereon, situated in the Town of Carroll, County of Penobscot, State of Maine, and being further bounded and described as follows:

## PARCEL ONE

The land in Carroll, Penobscot County, Maine, described as follows:

The following land situated in the County of Penobscot and State of Maine: Block 5 in the Town of Carroll according to the survey and plan of the east half of said town then known as Township number 6 in the Second Range, north of Bingham's Penobscot purchase made by Joseph L. Kelsey in 1829, containing 160 acres and called the Bowers Lot, conveyed to Ephraim C. Gates by Charles Monroe & James H. Wallace by deed dated October 25, 1854, recorded in the Registry in Book 253, Page 164. ALSO 13 lots in said Town of Carroll containing 160 acres each numbered 2, 3, 4, 18, 19, 31, 32, 33, 34, 47, 48, 62, 63, upon the same plan of Joseph L. Kelsey before mentioned, but EXCEPTING therefrom 5 parcels conveyed or contracted to be conveyed, and now occupied by settlers, containing in the excepted lots 320 acres leaving of the lots described hereby exclusive of the excepted lots in the last mentioned 13 lots, 1,760 acres, and the whole of the aforesaid lands described amounting to 1,920 acres. The 320 acres excepted out of the lands herein mentioned in the Town of Carroll consisting of lots in blocks numbered 2, 3, 4, 18 & 19 bounded as follows: beginning at the northwest corner of lot numbered 4 and running by the north line thereof 40 rods; thence south parallel with the west line of said lot 80 rods; thence east parallel with the north line, 160 rods; thence at right angles south 160 rods and continuing the same course to the south line of lot number 18; thence at right angles westerly 100 rods; thence northerly at right angles, 80 rods; thence at right angles westerly 100 rods to the west line of block no. 3; thence northerly by said west line of number 3 and 4, 240 rods to the place of beginning, and a lot bounded as follows: beginning at the northwest corner of block no. 2 and running easterly on the north line of said lot 74 rods; thence at right angles southerly 104 rods; thence at right angles westerly 74 rods to the west line of said block, and thence by said west line northerly 104 rods to the place of beginning.

## PARCEL TWO

Certain lots or parcels of land situated in Carroll in the County of Penobscot and State of Maine: blocks numbered 50, 51, 65 & 66 in said town, being Township numbered 6 in the Second Range of Townships. Said lots containing 844 acres.

## PARCEL THREE

The following lots or parcels of land lying and being in the Town of Carroll, Penobscot County, State of Maine: in block 84, 163 ½ acres; in block numbered 85, 168 acres; in block numbered 94, 148 acres; in block 95, 240 acres; containing in all 719 ½ acres, more or less.

## PARCEL FOUR

The following lots situated in Carroll in said County of Penobscot: lots numbered 6, 7, 8, 16, 17, 20, 21, 22, 35, 36, 37, 46, 49, 52, 61, 64, 67, 76, 77, 78, 83, and 84, and all right, title, and interest in any other lots in Carroll, said enumerated lots containing 4,455 acres, be the same more or less.

**PARCEL FIVE**

A certain lot of land situated in Carroll, Penobscot County, Maine, known as the John W. Zella place, and being a part of lot numbered 81 bounded and described as follows: beginning at the northwest corner of said lot 81; thence easterly on the north line 80 rods to stake and stones; thence southerly on a line parallel with the west line of said lot 71 rods to town road; thence in a westerly direction by said town road to the west line of said lot; thence northerly by said west line to bounds first begun at, meaning to describe 54 acres and 130 rods, more or less. ALSO another parcel of land in said Carroll, known as the Joseph Leighton Place, and laying west of Freeman Buck place in said town and being the same premises Jos F. Leighton mortgaged to James Butterfield, of Springfield, Maine, July 13, 1874 by his deed recorded in the Penobscot Registry of Deeds Book 444, Page 181 to which reference may be had. The above described two parcels of land being the same conveyed to Laura E. Puffer by Elizabeth T. Butterfield et al. By deed dated July 22, 1907, recorded in Penobscot Registry of Deeds, Book 778, Page 39.

**PARCEL SIX**

A certain piece or parcel of land situated in said Carroll, being part of lot numbered 82, bounded as follows: beginning at the southwest corner of said lot; thence running easterly on the south line of said lot 85 rods to a birch tree; thence northerly on a line parallel with the west line of said lot 160 rods to the north line of said lot; thence north on said north line to the northwest corner of said lot; thence south on the west line to point begun at; the same containing 85 acres, more or less. Being the same premises conveyed to Laura E. Puffer by Joseph F. Leighton by deed dated Sept. 21, 1907, recorded in Penobscot Registry of Deeds, Book 777, Page 197.

**PARCEL SEVEN**

A certain tract or parcel of land lying in the Town of Carroll, County of Penobscot, and State of Maine, bounded as follows: beginning at the southeast corner of lot number 94; thence westerly on the south line of said lot 100 rods; thence northerly on a line parallel with the east line of said lot 160 rods to the north line of said lot; thence easterly by said north line of said lot to the northeast corner of said lot 94; thence by the east line of said lot 94 to the place of beginning. Containing 100 acres, more or less. Being the same premises conveyed to Laura E. Puffer by James C. Butterfield by deed dated April 29, 1908, recorded in Penobscot Registry of Deeds, Book 750, Page 265.

**PARCEL EIGHT**

A certain lot or parcel of land situated in Carroll, bounded on the north by land of Chester Young; east by Dead River Company; south by the heirs of Urban Moores; west of John Sellers. Said parcel contains 80 acres and is the west end of Lot 85 according to the lot plan of the Town of Carroll as surveyed by Joseph Kelsey in 1829.

**PARCEL NINE**

The following described real estate situated in Carroll in the County of Penobscot and State of Maine and more particularly described as part of lot 84 according to Plan of the Town of Carroll as surveyed into lots by Joseph Kelsey in 1829, this part of lot acquired from George Ross by Carroll Plantation through tax lien and consisting of 70 acres, more or less. Parcel bounded on the north by land now or formerly of J.W. McLaughlin, on the east by land now or formerly of the Passamaquoddy Land Co., on the south by land now or formerly of the Passamaquoddy Land Co.; and on the west by land now or formerly of Etta Abbott.

**PARCEL TEN**

Certain lot or parcel of land situated in Carroll in the County of Penobscot and State of Maine, said premises being described as lot number 96 in said Town, containing 250 acres, more or less.

## PARCEL ELEVEN

A certain piece of parcel of land situated in the south part of the Township of Carroll in said County of Penobscot and State of Maine, being Lot numbered 16 in said Township and more particularly bounded and described as follows: On the north by land of Dead River Company; on the east by land of Dead River Company; on the south by land formerly of the heirs of Samuel Boyce; on the west by the east line of Lot Numbered 1; containing in all 30 acres, more or less, being the former Charles Boyce homestead and the same premises conveyed to Adolphus Moores by Gideon Moores by deed dated September 9, 1903, and recorded in Penobscot County Registry of Deeds in Book 732, Page 438. Being the same premises conveyed to Dead River Company by deed of Sula Moores et al. dated March 25, 1963, recorded in Book 1885, Page 406, Penobscot County Registry of Deeds.

EXCEPTING the premises described in deed from Penobscot Indian Nation to Harbor Land Company dated April 14, 1989 and recorded at the Penobscot County Registry of Deeds in Book 4421, Page 51.

A certain fifty (50) foot wide easement and right of way, in common with I.R. Averill, Inc. to be used by Henry E. McPherson and Scott Hanington, Trustees of Double H Realty Trust, its successors and assigns, including by way of illustration and not limitation, Champion International Corporation; said easement being over and across land of I. R. Averill, Inc. in Carroll, Penobscot County, Maine and more particularly described as follows: Beginning at an iron pin at the northeast corner of I.R. Averill, Inc. property along the southerly right of way of State Route Six (6) in Carroll Plantation, Penobscot County, Maine; thence southerly five thousand five hundred nineteen (5519) feet, more or less along the I.R. Averill, Inc. easterly property line to the southeasterly corner of I.R. Averill, Inc. land where it abuts the land of the Penobscot Indian Nation; thence westerly fifty (50) feet along the property line of I.R. Averill, Inc. and the Penobscot Indian Nation; thence northerly five thousand five hundred nineteen (5519) feet, more or less, to the southerly right of State Route 6; thence easterly along southerly right of way of Route 6 to the point of beginning.

Also conveying Grantor's right and interest, if any, in the following easements to the extent they are appurtenant to the premises hereby conveyed.

1. Right of way easement given by Helen Clough to the Penobscot Indian Nation dated July 2, 1990, and recorded in said Registry in Book 4679, Page 186;
2. Right of way easement given by Vinegar Hill Lot Owners Association to the Penobscot Indian Nation acknowledged January 18, 1995, and recorded in said Registry in Book 5804, Page 188; being the easement granted by Herbert C. Haynes, Inc. to Vinegar Hill Lot Owners Association dated November 9, 1993, and recorded in said Registry in Book 5480, Page 163; and
3. The right of way easement granted by Herbert C. Haynes, Inc. Champion International Corporation and the Trustees of Double H Realty Trust dated February 9, 1995, recorded in Book 5804, Page 187, being the easement granted by Virginia Hinch Ahern, Personal Representative, to Herbert C. Haynes, Inc. dated March 24, 1989, and recorded in said Registry in Book 4416, Page 214.

Also conveying a right of way for all purposes over a gravel road beginning on the south side of the Brown Road located on Lot 109 then heading in a southerly direction over land owned by Double H Realty Trust to where the road intersects with the Northern Starr Clough boundary line. Then continuing in a southerly direction to where the road intersects with the land of Double H Realty Trust on Lot 96.

Meaning and intending to create a right of way of sixty-six (66) feet in width or thirty-three (33) feet on each side of the centerline of the road, which will provide Northern Starr Clough access over Lot 109 to the Clough land on Lot 108 and 109 and provide Double H Realty Trust a right of way in the same dimension over Clough lands in Lot 108 and 109, being the right of way conveyed by Henry E. McPherson and Scott Hanington, Trustees of the



Double H Realty Trust to Helen Clough and Northern Starr Clough recorded in Book 6654, Page 128 of said Registry.

Also hereby conveying a 66 foot wide right of way in common with Grantor, Grantor's successors and assigns, over the Moose Road, so-called for all purposes of a way, including all types of travel and utilities, said road extends southerly from the Brown Road, crossing land conveyed by Grantor to Lakeville Shores, Inc. by deed recorded in said Registry in Book 10400, Page 46.

Also conveying the premises conveyed hereby together with the benefit of the Permit to Use Sand and Gravel given by International Paper Company to R. A. Crawford & Son Land and Timber, Inc. recorded in Book 8399, Page 8 of said Registry.

The premises hereby conveyed are conveyed subject to the easement granted by the Penobscot Indian Nation to Harbor Land Company in Book 4421, Page 48 of said Registry.

EXCEPTING AND RESERVING, so much of the premises hereby conveyed described in the following deeds:

- a) Deed from R. A. Crawford & Son Land and Timber, Inc. to Phillip W. Daw and Tracy L. Allen recorded April 1, 2004, in the Penobscot County Registry of Deeds in Book 9260, Page 169;
- b) Deed from R. A. Crawford & Son Land and Timber, Inc. to Robert Miranda et al. dated April 27, 2004, recorded in the Penobscot County Registry of Deeds in Book 9314, Page 304;
- c) Deed from R. A. Crawford & Son Land and Timber, Inc. to Lakeville Shores, Inc. dated April 24, 2006, recorded in the Penobscot County Registry of Deeds in Book 10400, Page 46.

ALSO EXCEPTING from the premises hereby conveyed the minerals and mineral rights conveyed by International Paper Company to IP Maine Forests L.L.C. by deed dated March 12, 2001, and recorded in said Registry in Book 7625 at Page 94. IP Maine Forest merged with SP Forests L.L.C. by Certificate of Merger dated March 26, 2001 and recorded in said Registry in Book 7638 at Page 115.

Meaning and intending to convey a portion of the premises conveyed by SP Forests L.L.C. to R. A. Crawford & Son Land and Timber, Inc. by deed dated October 2, 2002, and recorded in the Penobscot County Registry of Deeds in Book 8399, Page 3.

This conveyance is subject to any conditions, restrictions, rights of way and easements, including, without limitation, utility easements, on record in the Penobscot County Registry of Deeds which may affect the premises hereby conveyed.

This conveyance is subject to all easements, conditions, and restrictions of record. This deed shall be construed according to the laws of the State of Maine.

Grantee acknowledges that the premises being conveyed are taxed under the Maine Tree Growth Tax Law.

Excepting and reserving a certain lot or parcel of land conveyed by Bowers Mountain, LLC to Baskahegan Company, dated January 21, 2011 and recorded in said Registry of Deeds in Book 12388, Page 143.

Also conveying a certain easement conveyed by Baskahegan Company to Bowers Mountain, LLC, dated January 21, 2011 and recorded in said Registry of Deeds in Book 12388, Page 137.



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.



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**Allen LeBrun**, Previous Client