

GOLD STREAM LAND

RECREATIONAL | HOMESTEADING | LARGE TREES

BROOK ON PROPERTY

**M8 L15 Webb Cove Drive
Lowell, Maine**

OFF-GRID



\$59,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Nestled on Webb Cove Drive in the rural town of Lowell, Maine, this 20.66-acre off-grid property offers the perfect opportunity to own a large, untouched piece of the Maine wilderness.

LOCATION Located in central Penobscot County, Lowell has a small population of just over 350, providing a peaceful setting for those looking to escape the hustle and bustle of city life. The property is easily accessible, sitting just 11 miles from the town of Lincoln for hospital, shopping and amenities, 41 miles from Bangor for international travel and entertainment, and within a few hours' drive of Portland and Boston.

LAND This land is a nature lover's dream, with towering hardwoods and evergreens. It features 320 feet of frontage along both sides of Webb Cove Drive, offering the potential to easily divide or gift a portion of the property to family in the future.



A scenic stream flowing from the outlet of Trout Pond runs through the land, adding to the natural beauty and making it an attractive location for wildlife. With elevation ranging from 240 to 370 feet, the terrain provides a variety of landscapes.

The soils, per NRCS are approximately 50% plaisted loam, in level terrain this soil is good for gardening, small-scale farming, or creating food plots to attract wildlife. Completely off-grid, this property offers privacy and seclusion.

POINTS OF INTEREST Just a short drive away is Cold Stream Pond, a 3,600-acre lake renowned for its crystal-clear water, trout and salmon fishing, and boating activities. It also serves as the water source for a state fish hatchery. The public beach is only five and a half miles from the property, making it easy to enjoy the lake year-round.



Lifestyle Properties of Maine





The nearby Penobscot River, Maine's second-largest river, offers additional recreation with paddling opportunities and what many consider the best smallmouth bass fishing in New England.

For those who enjoy collegiate sports or lifelong learning, the University of Maine at Orono, with its division 1 sports teams, degree and non-degree programs, and performing arts center is just 40 miles away.



NEXT STEPS This property is perfect for those seeking a potential building site or homestead, a long-term investment, or those looking to make outdoor adventure memories. Opportunities like this don't last – call today for more information or to make an appointment to see it.

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to our monthly
newsletter





M8 L15 WEBB COVE DRIVE, LOWELL

PRICE **\$59,900**

TAXES \$377/2023

ACREAGE 20.66± ROAD FRONTAGE 320



HOW FAR TO...



Shopping | Lincoln, 11± miles



Hospital | Lincoln, 10± miles



Airport | Bangor, 42± miles



Interstate | Exit #217, 9± miles



City | Bangor, 42± miles



Boston | 274± 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) 945-4636

Fire

Howland Fire & EMS
911

Town Office

129 W Old Main Road
(207) 732-5177

Tax Assessor

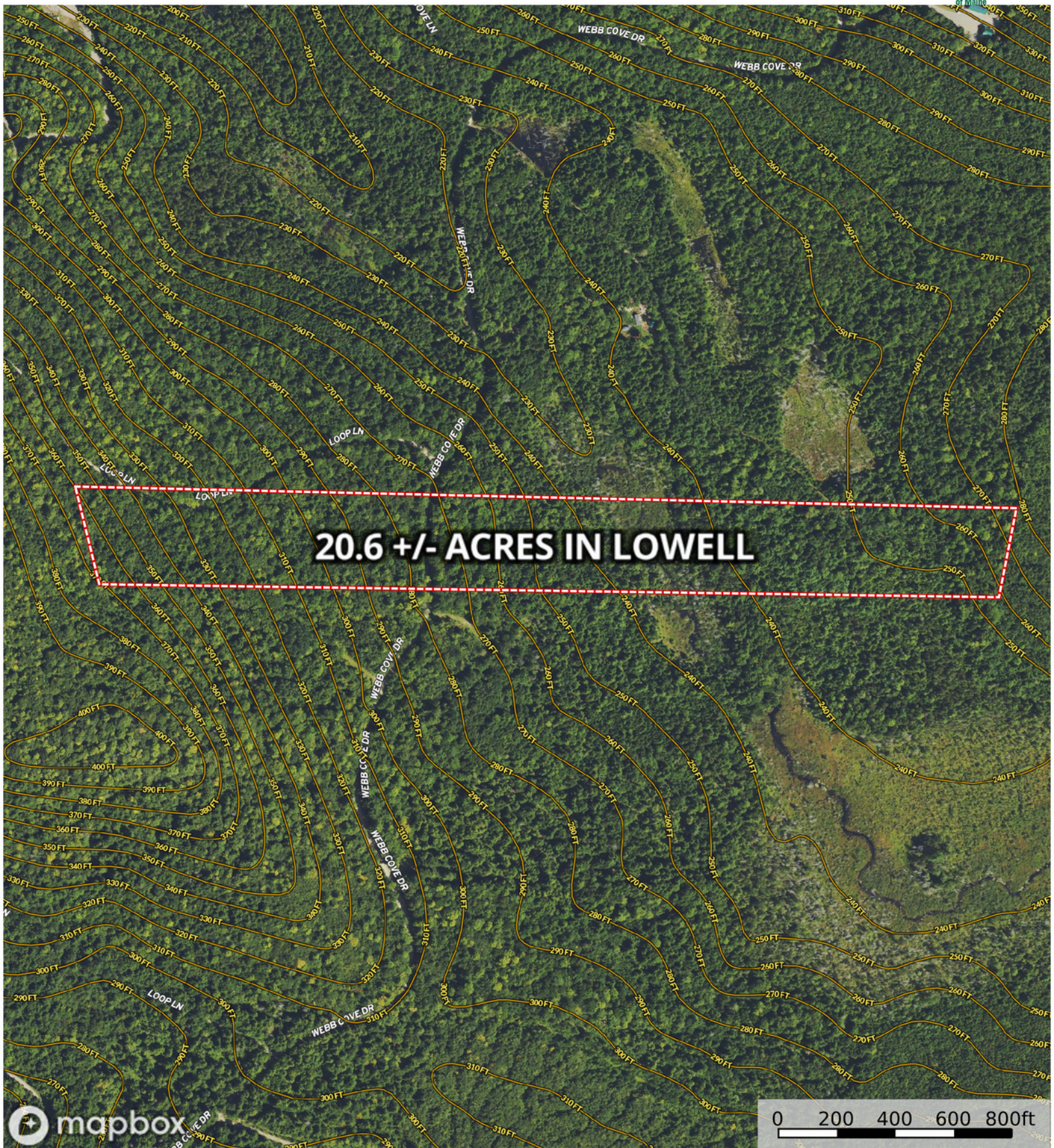
Town of Lowell
(207) 732-5177

Code Enforcement

Dwight Tilton
(207) 794-4434

Enfield - M8L15 Webb Cove Dr 20.66 +/- acres

Penobscot County, Maine, 20.66 AC +/-

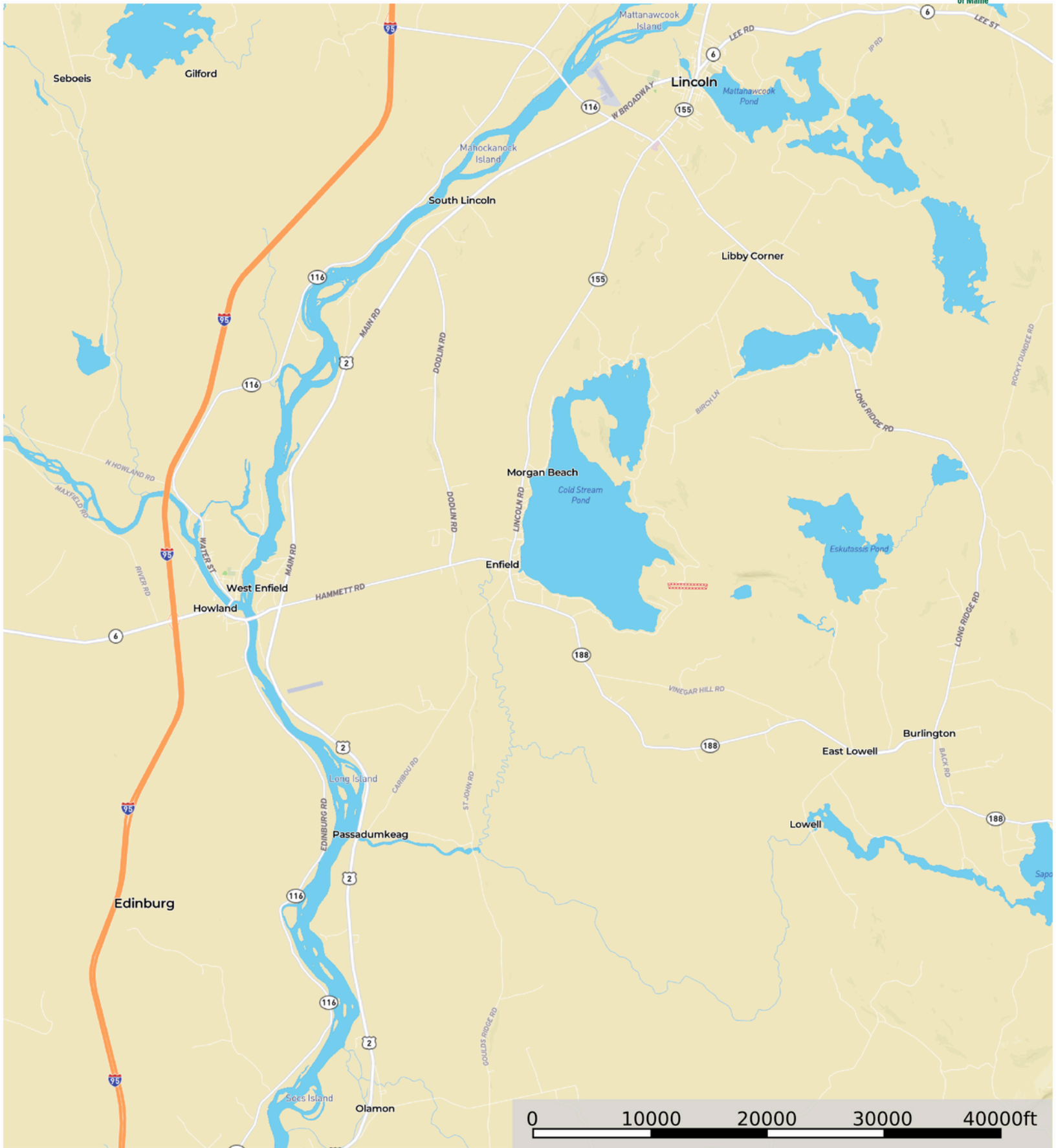


20.6 +/- ACRES IN LOWELL

Boundary

Enfield - M8L15 Webb Cove Dr 20.66 +/- acres

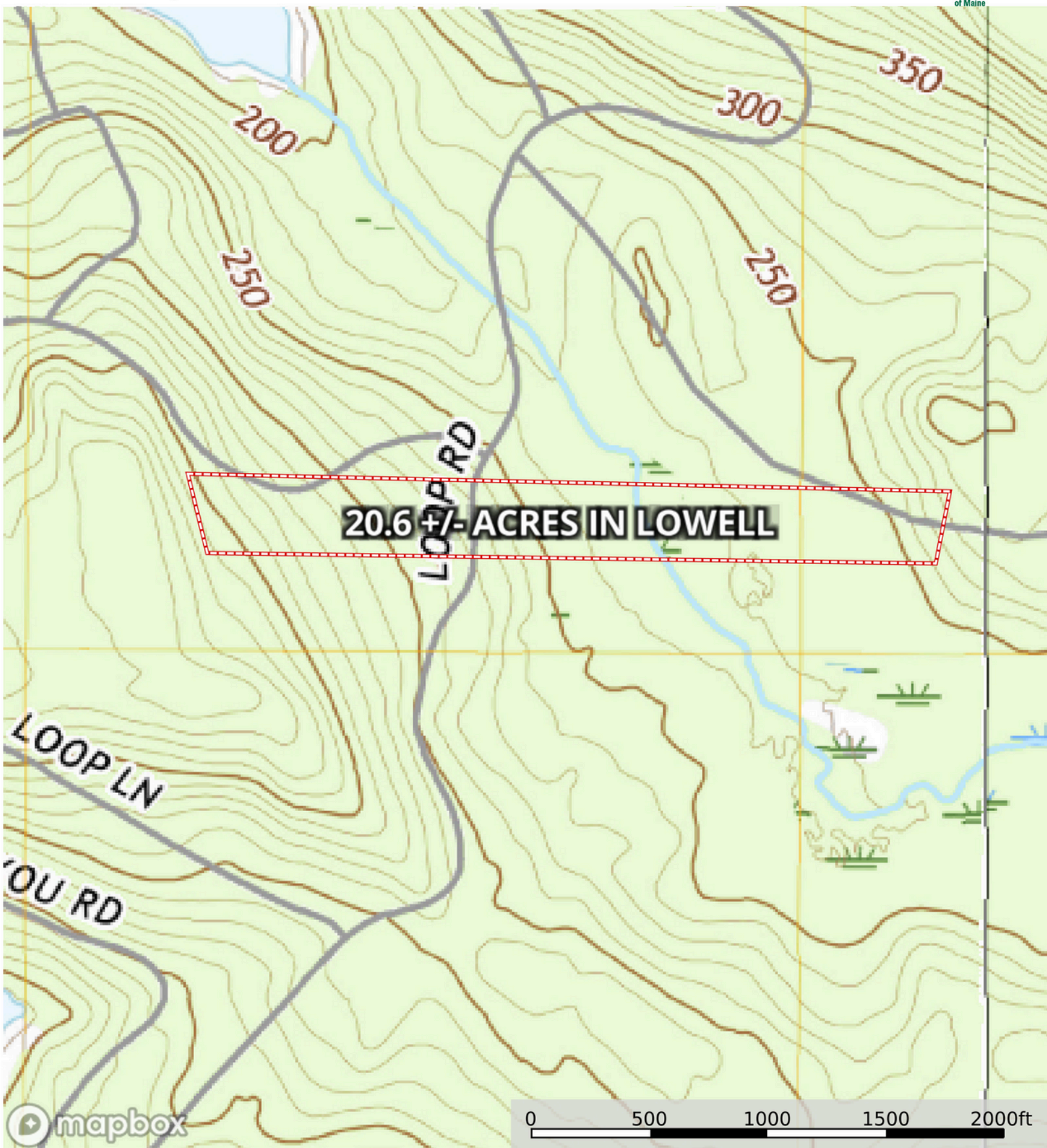
Penobscot County, Maine, 20.66 AC +/-



Boundary

Enfield - M8L15 Webb Cove Dr 20.66 +/- acres

Penobscot County, Maine, 20.66 AC +/-

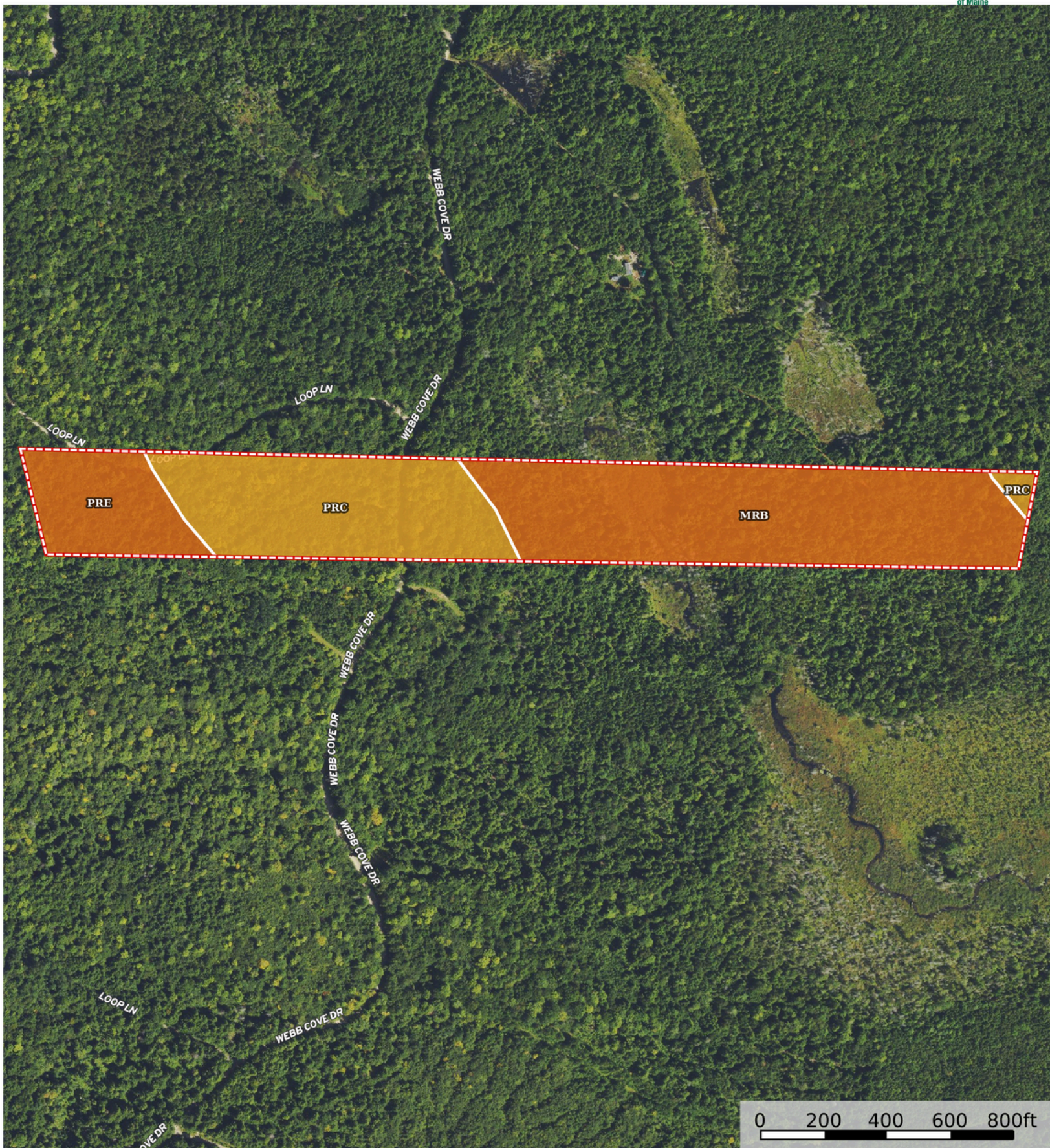


Boundary



Enfield - M8L15 Webb Cove Dr 20.66 +/- acres

Penobscot County, Maine, 20.66 AC +/-



 Boundary

Boundary 23.22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MrB	Monarda-Burnham complex, 0 to 3 percent slopes, very stony	11.97	51.53	0	20	7s
PrC	Plaisted loam, 8 to 15 percent slopes, very stony	7.79	33.53	0	34	6s
PrE	Plaisted loam, 30 to 60 percent slopes, very stony	3.46	14.89	0	9	7s
TOTALS		23.22(*)	100%	-	23.05	6.66

(*) 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

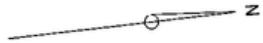
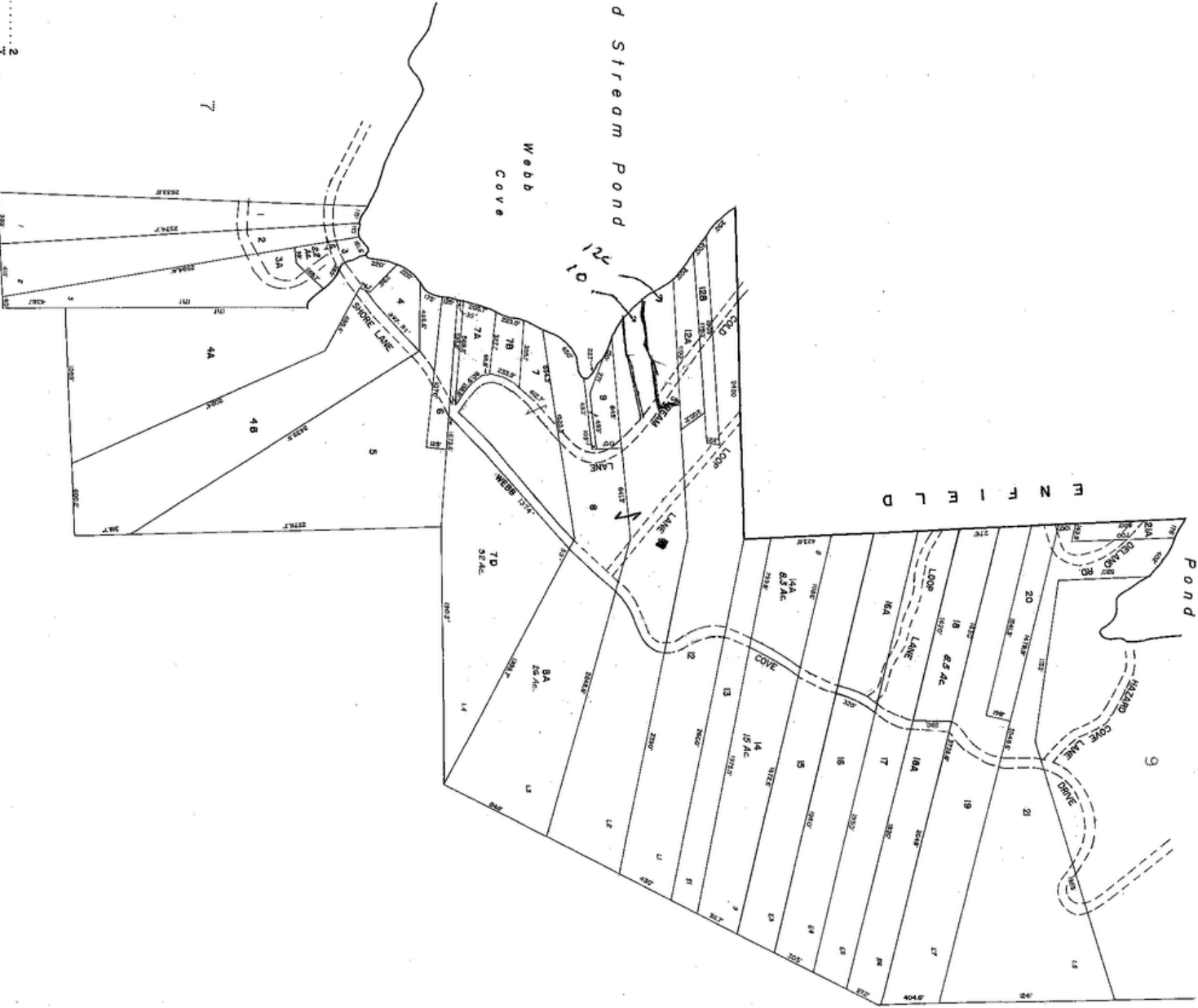
Cold Stream Pond

Pond

ENFIELD

Cold Stream Pond

Webb Cove



APR 1 - 2021

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

PROPERTY MAP
 TOWN OF LOWELL
 PENOBSCOT COUNTY, MAINE
 JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
 SCALE: 1 INCH = 400 FEET

PROPERTY LOCATED AT: Webb Cove Drive, Lowell, 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? N/A

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): N/A Size of tank(s): N/A

Location: N/A

What materials are, or were, stored in the tank(s): N/A

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

Comments: None

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 4 Seller Initials EJ CF

PROPERTY LOCATED AT: Webb Cove Drive, Lowell, ME

SECTION II – ACCESS TO THE PROPERTY

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 & restrictions and rights of way for ingress, egress and utilities.

Source of information: Book 3984 Page 71 and others and plan book D45-92 of PCRD

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? Association

Road Association Name (if known): Upper Webb Cove Drive Road Association \$400/year for 2024/2025

Source of information: seller and public record

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Buyer Initials _____

Seller Initials EJ CF

PROPERTY LOCATED AT: Webb Cove Drive, Lowell, ME

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
N/A

Relevant Panel Number: N/A Year: N/A (Attach a copy)

Comments: N/A

Source of Section III information: FEMA Website

SECTION IV – GENERAL INFORMATION

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

If Yes, explain: No

Source of information: Town of Lowell

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: public record

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: N/A

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 Section IV information: seller and public records

Additional Information: PCRD=Penobscot County Registry of Deeds

Buyer Initials _____

Seller Initials EF

CF

PROPERTY LOCATED AT: Webb Cove Drive, Lowell, 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.

Elliot Fox 10/12/2024
SELLER DATE
Elliot Fox

Coney Fox 10/12/2024
SELLER DATE
Corey Fox

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



005122
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, STEPHEN M. LAFRENIERE, of Belgrade Lakes, in the County of Kennebec and State of Maine, for consideration paid, grant to COREY A. FOX and ELLIOT A. FOX, both of 7 Laurel Avenue, Waltham, Massachusetts 02154, as tenants in common, with Warranty covenants, the following described real estate, to wit:

A certain lot or parcel of land situated on the easterly shore of Cold Stream Pond in the Towns of Enfield and Lowell, County of Penobscot and State of Maine, bounded and described as follows:

Beginning at an iron rod set on the easterly shore of Cold Stream Pond, one thousand eight hundred (1,800) feet, more or less, northerly of the Lowell-Enfield Town Line; thence northerly along the easterly shore of Cold Stream Pond, eight hundred (800) feet, more or less, to an iron rod; thence S 41°40'20"E, one thousand seven hundred forty-four and eight tenths (1,744.8) feet to an iron rod; thence S 69°02'10"E, four thousand eighteen and eight tenths (4,018.8) feet to an iron rod; thence S 33°40'30"W along the land of International Paper Company, three hundred seven and nine tenths (307.9) feet to an iron rod; thence N 69°02'10"W, four thousand one hundred ninety-four (4,194.0) feet to an iron rod; thence N 56°36'50"W, one thousand five hundred fifty-two and two tenths (1,552.2) feet to the point of beginning. Being proposed Lot #3 in Enfield and containing 49 acres and being portions of Lot 1 Range 7, Lot 1 Range 6 and Lot 2 Range 6 in Lowell.

Also conveyed herewith is a right of ingress or egress, for all purposes of a way over the roads leading from Route #188 easterly and northerly to the above described lot.

The restrictions and conditions marked Exhibit A and annexed hereto are made a part hereof.

Excepting and Reserving herefrom, any interest the International Paper Company retained in its conveyance to Stephen M. LaFreniere, dated November 26, 1986 and duly recorded in Penobscot County Registry of Deeds; and Excepting and Reserving to the Grantor, his heirs, successors and assigns, all camp roads as laid out on the above described property, said rights-of-way roads being sixty-six (66) feet in width.

Being a portion of Hardwood Hill referred to in subsequent deeds and a portion of the premises conveyed to Stephen M. LaFreniere by International Paper Company, dated November 26, 1986 and duly recorded in Penobscot County Registry of Deeds.

WITNESS my hand and seal this 11 day of February, 1987.

IN THE PRESENCE OF

Robert E. Cox

Stephen M. LaFreniere
Stephen M. LaFreniere

"Maine Real Estate Transfer Tax Paid"

STATE OF MAINE

Penobscot, ss.

Feb 11, 1987

Personally appeared the above named Stephen M. LaFreniere and acknowledged the above instrument to be his free act and deed.

Before me,

Robert E. Cox
Robert E. Cox - Attorney at Law

EXHIBIT A

LAND USE COVENANTS AND RESTRICTIONS

1. Each lot may be used only for a single family dwelling house, garage, guest house for noncommercial purpose, terraces, decks, patios, storage buildings, boat sheds and other customary accessory uses.
2. No structures of a temporary character, trailer, basements, sheds, sheds or garages or other forms of mobile dwellings or out buildings shall be used at any time as a residence, provided however, that nothing herein contained shall restrict an owner of a property from camping on his or her lot using any recreational camping equipment or vehicle. This may only be done on a seasonal basis and under no circumstances be called a residence. Recreational vehicles built after 1976 may be used for temporary camping on the lots shown hereon, however, said vehicles may not remain on any lot for more than 90 days in any given calendar year.
3. All structures erected on lots shall be finished with clapboards, log siding, stone, masonry or other finished siding which shall be compatible surrounding dwellings. Further, the color of such structure shall blend with the natural surroundings and shall not be bright, loud or of such a nature as to stand out.
4. All lots shall have a 20 foot setback (sidelines) lines and a minimum of 25 foot setback from the edge of the road, right-of-way. All buildings on lots in Enfield shall setback 250 feet from the normal high water mark and all lots in Lowell shall set back 75 feet from the normal highwater mark.
5. All lawns or other suitable landscape areas shall be maintained in an attractive manner, no trash, waste, filth, tools, junked cars, appliances or other refuse shall be allowed to accumulate on the lot and exterior of the residence in such a manner as to give unsightly appearance, to create a nuisance or depreciate the subdivision. All clothes lines shall be placed behind ones residence so as not cause an unsightly area.
6. No mobile homes are to be allowed on the lots.
7. The five acre plus lots may only be sub-divided once and then only after a five year period from the delivery of a deed to each lot; the forty acres plus lots shall only be sub-divided once within 10 years from the date of delivery of the deed.
8. Any violation of the conditions shall be corrected or prevented by injunction brought by the developer or an adjoining lot owner.



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

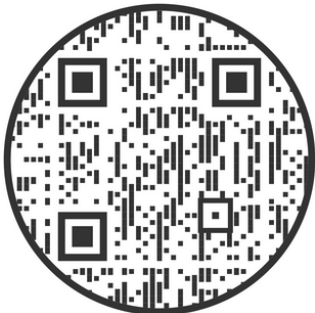
Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa... >

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*