

LAND WITH STREAM

4.76 Acres

**M11 L6 Lot 1 Woodville Road
Chester, Maine**

Paved Road Frontage



\$32,900

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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Spectacular 4.76 acre Wooded Retreat with Stream, 10 Minutes from Lincoln and Easy Interstate Access, 45 Minutes from Bangor. Uncover the allure of this remarkable piece of land nestled in the small town of Chester. Along the picturesque Woodville Rd (US 116), this expansive property boasts an impressive 1040 feet of paved road frontage, offering not only ease of access but also a serene haven for nature enthusiasts. The charm deepens with the soothing presence of Ebhorse Stream, meandering gracefully along the edge of the lot, creating an idyllic setting that can be admired from Woodville Rd.

Enjoy the convenience of being just 10 minutes away from the stores, restaurants, hotels and medical facilities in Lincoln. Benefit from quick and easy access to the interstate, ensuring seamless travel to nearby areas. This lot is a blank slate to realize your dream on.

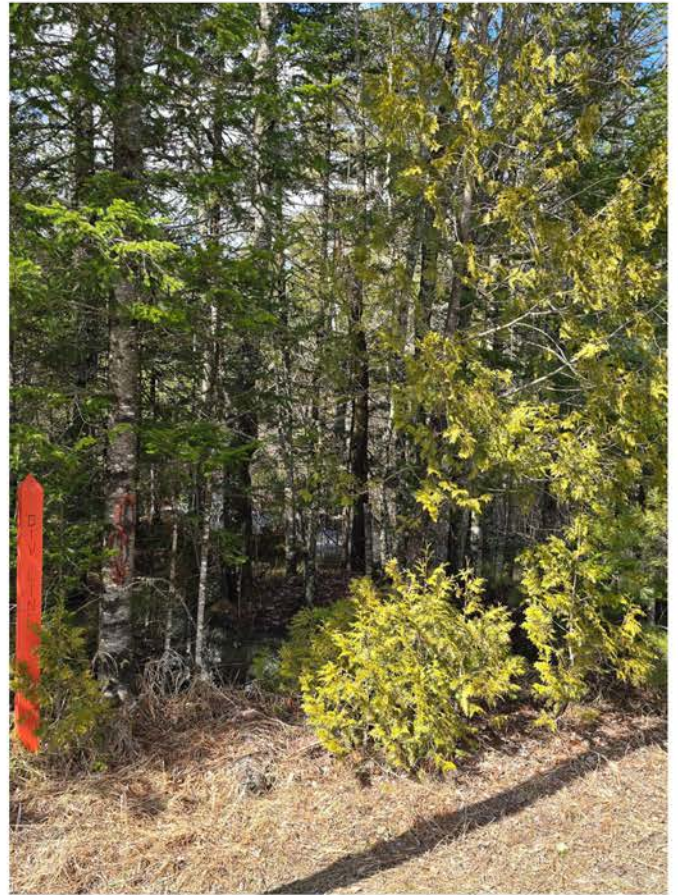


Marvel at the beauty of Ebhorse Stream, with 414 feet of soothing waters running along the border of the lot, offering a delightful natural spectacle. Fish for brook trout on those great summer days. Explore the vibrant city of Bangor, just a short 45-minute drive away, for additional amenities and urban experiences. Discover the richness of Lincoln, known for being home to 13 lakes. With ample swimming, boating, and fishing opportunities, you'll find plenty of ways to enjoy the pristine waters nearby. Your ideal escape awaits!



**Lifestyle
Properties
of Maine**

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newsletter





M11L6 LOT1 WOODVILLE ROAD, CHESTER

PRICE

\$32,900

TAXES

\$100±/2023

ACREAGE 4.76±

ROAD
FRONTAGE 950'

HOW FAR TO...



Shopping | Lincoln, 10± miles



Hospital | Lincoln, 11± miles



Airport | Bangor, 47± miles



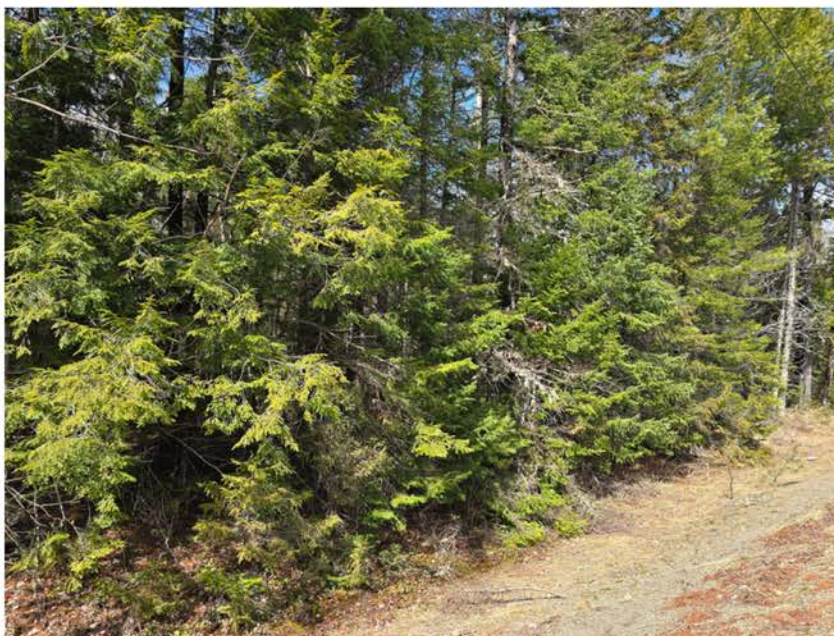
Interstate | Exit #227, 8± miles



City | Bangor, 45± Miles



Boston | 284± miles





Emily Pond

ASSOCIATE BROKER | REALTOR®



207.794.4152 cell



207.794.6164 office



emily@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Emily's
bio and other
listings



Testimonial:

'I was fortunate enough to have the opportunity to work with Emily Pond on two different properties. She was incredible to work with! She took the time to explain the process and was extremely knowledgeable on all areas pertaining to listing, selling, and closing both properties. I would highly recommend her as your realtor, and will turn to her again in the future, if I ever need to list a property. Don't waste your time searching around, go straight to United Country Lifestyle Properties of Maine! They offer a more than fair price given the amount of work and effort they put into listing and selling your property.'

Dan Reed



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

State Police
(207) 973-3700

Fire

Lincoln Fire Dept
(207) 794-8455

Town Office

43 S Chester Road
(207) 794-0052
Tuesday 8:30 to 4
Wed,Thurs.Fri 8-4

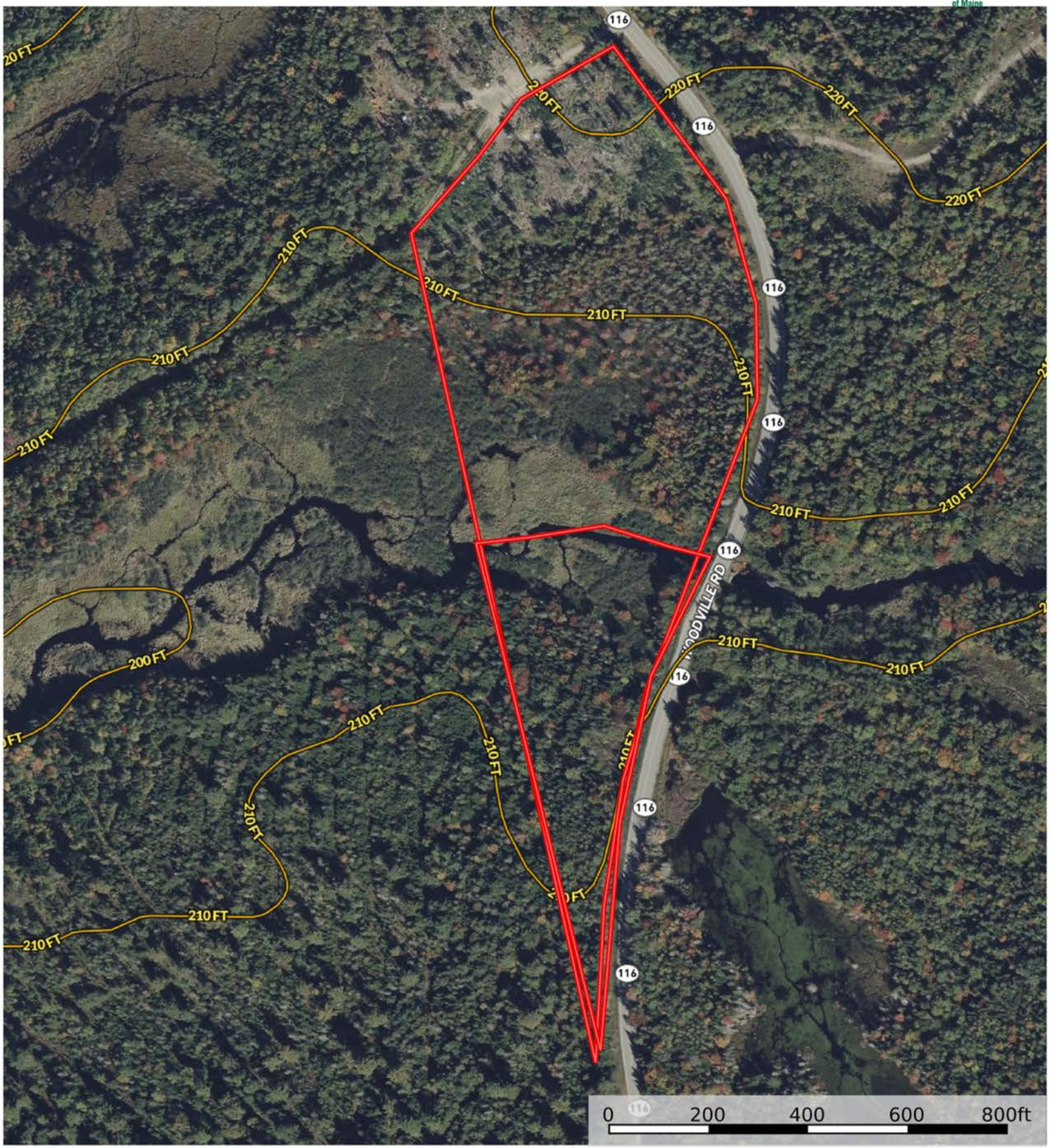
Tax Assessor

Hamlin And Associates
(207) 876-3300

Code Enforcement

Dwight Tilton
(207) 794-4434

Chester - Rte 116 Woodville Rd 16+/- acres
Maine, 16 AC +/-



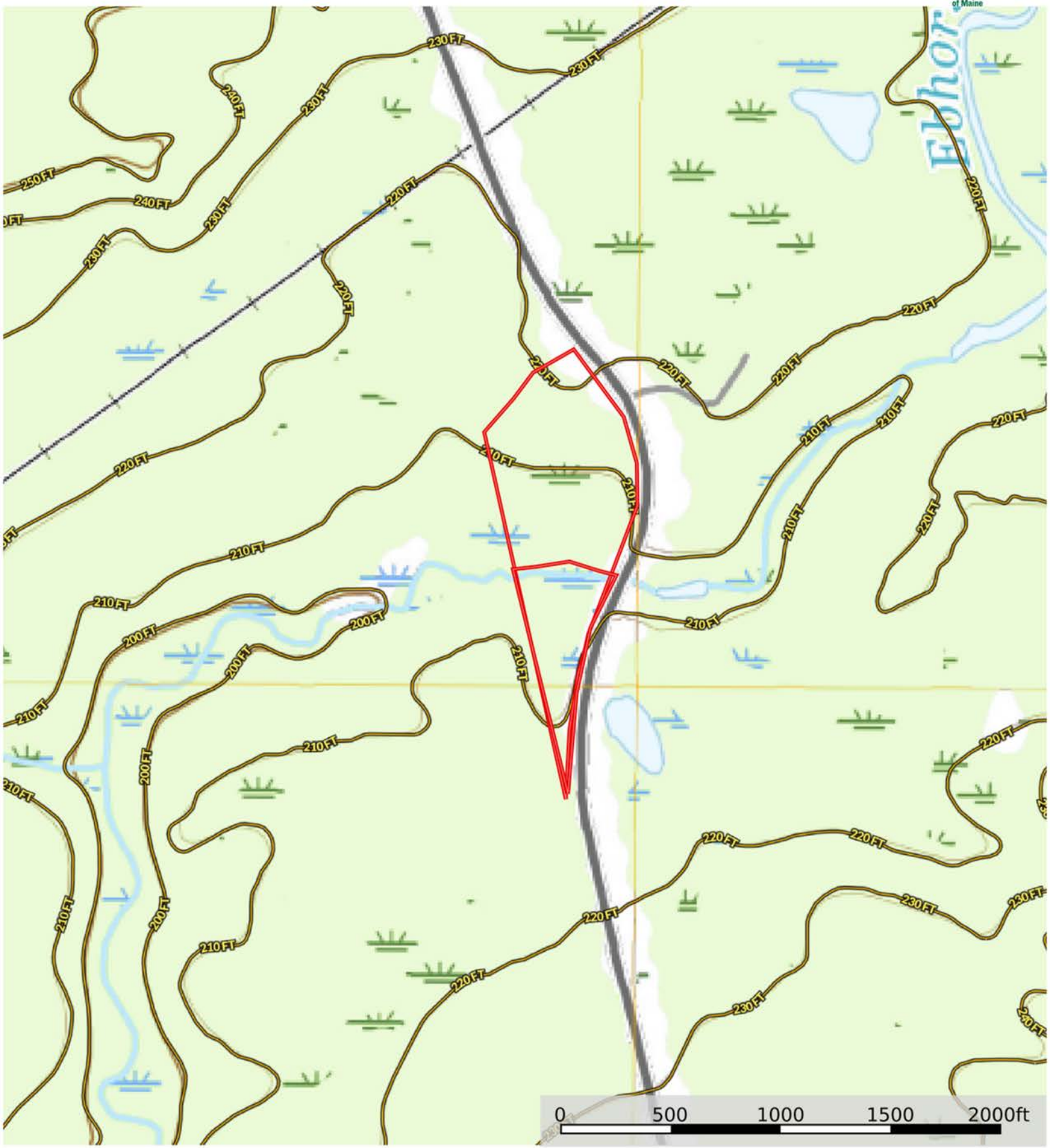
Boundary

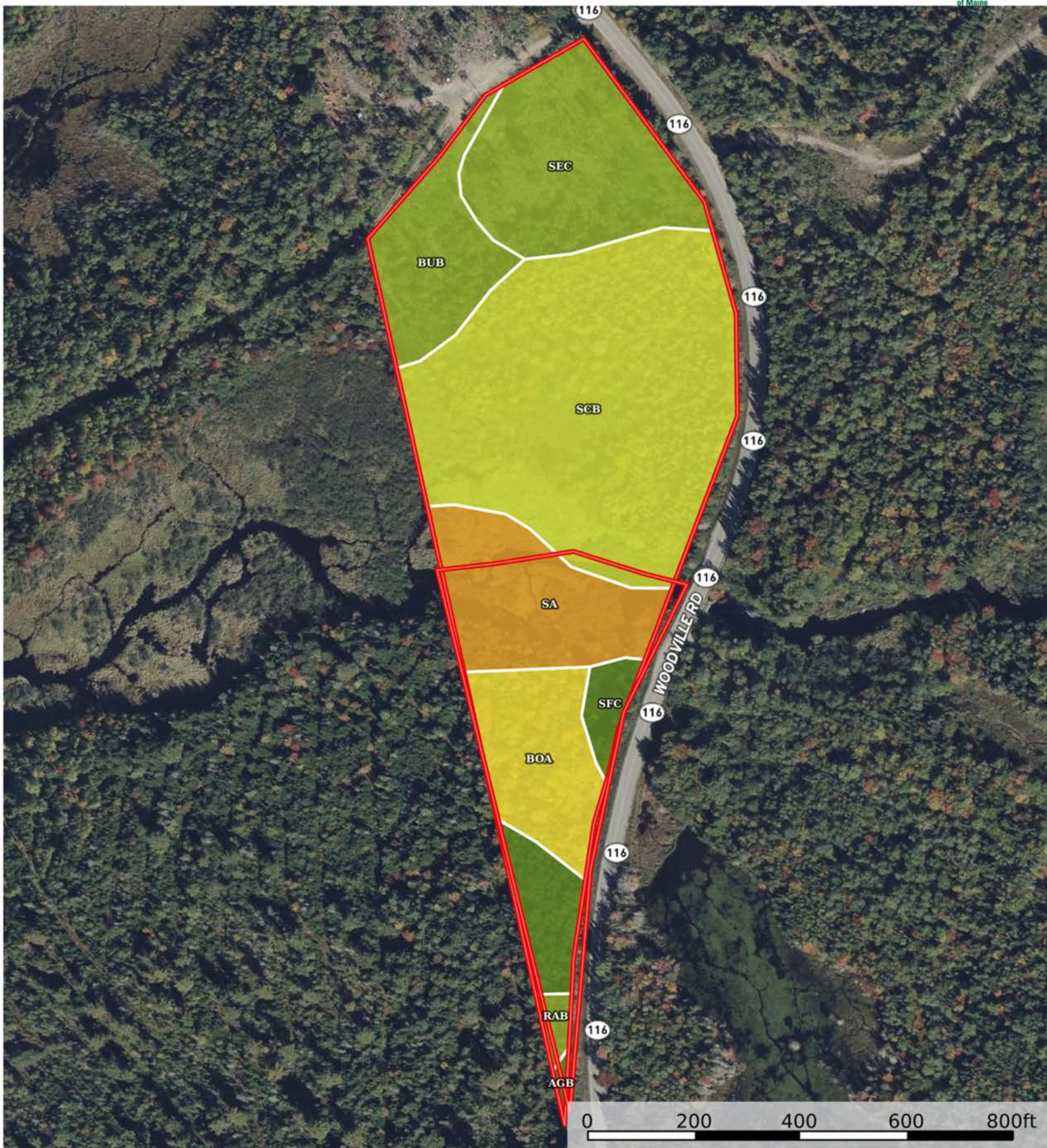
Chester - Rte 116 Woodville Rd 16+/- acres

Maine, 16 AC +/-



Chester - Rte 116 Woodville Rd 16+/- acres
Maine, 16 AC +/-





Boundary



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ScB	Scantic silt loam, 0 to 8 percent slopes	7.06	43.42	0	61	4w
SeC	Stetson fine sandy loam, 8 to 15 percent slopes	2.76	16.97	0	43	3e
Sa	Saco silt loam	2.08	12.79	0	11	6w
BoA	Biddeford mucky peat, 0 to 3 percent slopes	1.6	9.84	0	41	5w
BuB	Lamoine silt loam, 3 to 8 percent slopes	1.52	9.35	0	64	3w
AgB	Allagash fine sandy loam, 2 to 8 percent slopes	0.76	4.67	0	51	2e
SfC	Stetson-Suffield complex, 0 to 15 percent slopes	0.33	2.03	0	52	2s
RaB	Red Hook and Atherton silt loams, 0 to 8 percent slopes	0.15	0.92	0	36	3w
TOTALS		16.26(*)	100%	-	48.98	3.95







(*) 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: M11 L3-2 Woodville Rd, Chester,**PROPERTY DISCLOSURE – LAND ONLY**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☒ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

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

Comments: _____

Source of information: previous disclosure/ 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: _____

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 MM AM

PROPERTY LOCATED AT: M11 L3-2 Woodville Rd, Chester,**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: _____

Source of information: **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? _____

Road Association Name (if known): _____

Source of information: **seller**

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 _____

Page 2 of 4

Seller Initials MM AM

PROPERTY LOCATED AT: M11 L3-2 Woodville Rd, Chester,

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: _____

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?

Relevant Panel Number: 230377A Year: 1987 (Attach a copy)

Comments: _____

Source of Section III information: Fema map

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: _____

Source of information: seller

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: tree growth, seller will be removing from tree growth at close

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

Additional Information: Seller will be removing from tree growth at close

Buyer Initials _____

Page 3 of 4

Seller Initials MM

AM

PROPERTY LOCATED AT: M11 L3-2 Woodville Rd, Chester,

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.

<u>Merle Morse</u>	<u>03/26/2025</u>		
SELLER	DATE	SELLER	DATE
Merle Morse			

<u>Audrey Morse</u>	<u>03/26/2025</u>		
SELLER	DATE	SELLER	DATE
Audrey Morse			

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
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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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DLN: 1002440266636

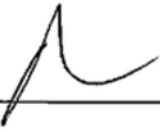
QUITCLAIM DEED

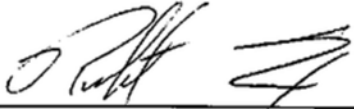
KNOW ALL PERSONS BY THESE PRESENTS THAT, **Robert Fox** of Manchester, State of New Hampshire, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANT(S) unto **Merle W. Morse, Jr., and Audre E. Morse**, having a mailing address of 40 Sunset Circle, North Waterboro, ME 04061, with QUITCLAIM COVENANT, as **Joint Tenants**, the land with any buildings thereon, situated in Chester, County of Penobscot and State of Maine, described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A"
ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to convey the same premises conveyed to Robert Fox by virtue of a deed from Maine Land, Inc. dated October 9, 2020 and recorded in the Penobscot County Registry of Deeds in Book 15735, Page 3.

Witness my hand and seal this 8th day of March 2024.

Witness 


Robert Fox

State of Maine
County of York, ss.

March 8, 2024

Personally appeared before me the above named **Robert Fox** who acknowledged the foregoing instrument to be his free act and deed.

Before me,


Barbara J. Dresser, Attorney at Law

EXHIBIT A

A certain lot or parcel of land situated west of and adjoining the westerly edge of Route 116, East of the west boundary of Mile Square 13, south of but not adjoining the Canadian Pacific Railroad, now owned by Eastern Maine Railway Company, in the Town of Chester, County of Penobscot, State of Maine being bounded and described as follows;

Beginning at a found wooden post at the intersection of the westerly edge of Route 116 with the west boundary of mile square 13 as shown on the "Town of Chester" plan located in Cabinet 1-page 8-plan sheet D (CAB1-8D) at the Penobscot County Registry of Deeds; thence northerly along the west boundary of mile square 13 a distance of sixteen hundred and seventy six (1,676) feet to a point on the southerly edge of an existing sixty (60) foot wide woods road, said point is further described as being thirty (30) feet more or less southerly of the "point of beginning" of the first described fifty (50) foot ingress and egress easement in the deed dated May 12, 2008 of Prentiss & Carlisle Company, Inc., et al., to Evergreen Wind Power V, LLC., recorded in book 11424 page 100 at the Penobscot County Registry of Deeds; thence easterly along the southerly edge of said existing sixty (60) foot wide woods road for a distance of five hundred ninety five (595) feet more or less to westerly edge of Route 116, said southerly edge to be always thirty (30) feet from the centerline of the existing sixty (60) foot woods road; thence southerly along the westerly edge of Route 116 a distance of two thousand one hundred sixty seven (2, 167) feet more or less to the point of beginning. Containing sixteen and three tenth (16.3) acres more or less.

TOGETHER with a sixty (60) foot wide easement described as follows:

A 60-foot strip located north of and adjoining the north boundary of the herein described parcel, extending, and contracting the sides of the easement as necessary to intersect the west boundary of Mile Square 13 and the centerline of said Route 116.

The Easement granted hereby is for all purposes of a way, including without limitation, ingress and egress for people, vehicles and equipment, and for the installation, maintenance, replacement of utilities, whether above ground or underground, for all purposes including, but not limited to, the transmission of electricity, telephone, communications, and cable television, or similar services which are currently or may in the future become available, and shall be used in common with the Grantor, its successors and assigns, and with others who now have, or may hereafter acquire, similar rights.

The Grantees, their heirs, successors, and assigns, shall have the following rights (subject to compliance with applicable laws, ordinances and regulations by the Grantees, their heirs, successors and assigns):

- (a) the right of the Grantees, their heirs, and successors, and their employees, agents, servants, licensees, contractors, permittees, and lessees to use the easement herein described for passage on foot and by vehicle and equipment for all purposes of a way, including, but not limited to, ingress, egress, construction, and maintenance; and

- (b) the right to construct, maintain, repair, and reconstruct the roadway located within the easement area herein described, together with such ditches, culverts, and other structures as may be necessary or convenient in such construction, maintenance, repair, or reconstruction, provided that the parties involved shall not be obligated to construct, maintain, repair, and reconstruct these roadways; and
- (c) the right to erect, construct or maintain utilities or utilities structures within said easement area; and
- (d) the right to conduct land management, forest management, natural resource exploitation, timber harvesting and transportation of timber and other products, across the conveyed easement as it presently exists or as may in the future be constructed.
- (e) the right to convey the same easement to future purchasers, transferees and/or mortgagees of all, or a portion of, the benefited land.
- (f) does NOT have the right to convey the same easement to any party or entity for the benefit of any other parcel located beyond the boundary of this herein described parcel.

Grantor and Grantees agree that they will fully and completely indemnify and save harmless each other and their respective heirs, successors and assigns, from any and all loss or losses, suits, demands, or reasonable expenses to which it or they may be subjected by reason of its or their respective exercise of said rights, privileges and easement granted herein and use of this Easement, except as may arise solely from any act of negligence or willful misconduct of such other party, their heirs, successors or assigns, or of their servants or agents, provided however, that there shall be no liability on the part of any party arising out of acts of God or other casualty or accident entirely beyond the control of such party.

Neither party shall be obligated to construct, repair, or maintain any improvements and roads within the easement area or any portion thereof under the terms of this Easement, except to the extent that such repair and maintenance relates to use of such easement or portions thereof by that using party. Any construction, repair or maintenance expenses shall be borne by the party opting or obligated hereunder to do such construction, repair, or maintenance.

The rights and easements granted by this Easement are for the purposes herein stated and other lawful purposes incidental to the rights and easement granted herein and shall inure to the benefit of and shall be binding upon, the parties hereto, and their respective heirs, successors and assigns and shall run with the land. Notwithstanding any reference herein to "Grantees", the rights and obligations of each grantee are not joint or collective, but rather are several and independent, as though each grantee had been named as the sole grantee in a separate instrument.

The rights and easements granted by this Easement shall not extend to the general public and shall be exercised in a way which does not unreasonably interfere with the Grantor's use of its property encumbered by this Easement.

The foregoing rights, privileges, and easements are granted subject to all agreements, encumbrances, restrictions, reservations, and easements of record in effect against said property of the Grantor.

The herein conveyed premises are now subject to taxation under the provision of the Tree Growth Tax Law (36 M.R.S.A. Section 571, et seq.), and said premises are conveyed subject to such tax classification. Grantee shall be liable for the payment of any penalty assessed for the

withdrawal of any of the herein conveyed premises from taxation under the Tree Growth Tax Law on or after the date hereof.

This deed is subject to the following restrictive covenant which is to run with the land and be binding upon the Grantees herein, their successors and assigns:

This property shall be maintained in an attractive manner. No trash, waste, unregistered junk cars, appliances or other refuse shall be allowed to accumulate on this property in such a manner as to give an unsightly appearance, to create a nuisance or depreciate the property in the general area.

Together with and subject to all covenants, easements, and restrictions of record.



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

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

lifestylepropertiesofmaine.com and 3 more links

🔔 Subscribed ▾



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Testimonial

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

Allen LeBrun, Previous Client