

MOUNTAIN VIEWS

TIMBERLAND | HUNTING | OFF-GRID

800' Elevation

**Lots 8 & 9 Moores Rd
Springfield, Maine**

Forested Soils



\$57,500

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!



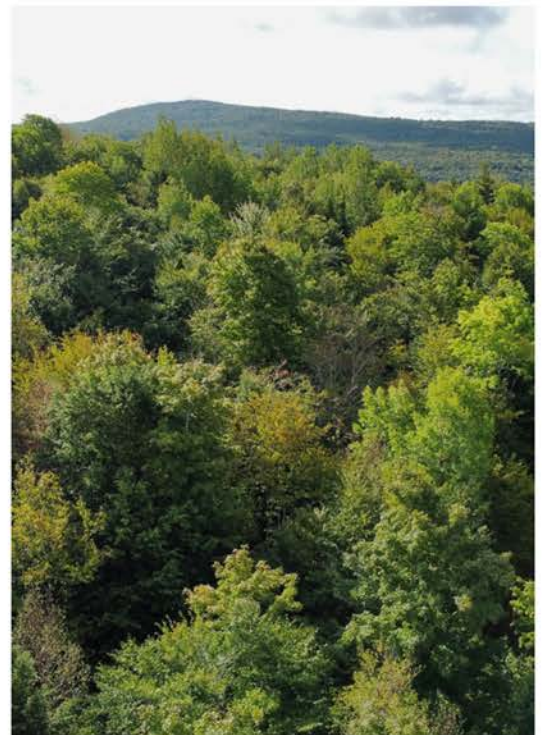


Photography by Mayhem Media

Are you searching for a piece of Maine land that offers privacy, elevation, and big mountain views? These two combined lots on Moores Road in Springfield total 20 surveyed acres and provide the perfect setting for a cabin, hunting camp, or long-term land investment. With over 600 feet of road frontage and elevations ranging from 630 to nearly 800 feet above sea level, the land offers a mix of accessibility and seclusion.

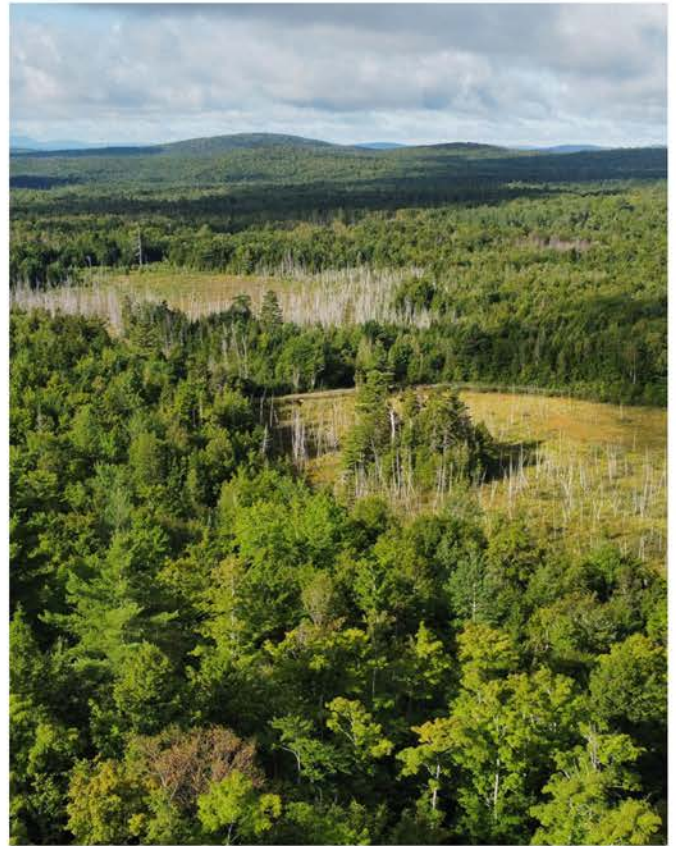
From the north end of the property, a natural building site provides sweeping views of Mount Katahdin and the surrounding forestlands. Nearly 90% of the soils are Thorndike-Winnecook per NRCS mapping—ideal for growing healthy trees and supporting Maine’s thriving woodland ecosystem. The sloping terrain rises to the ridge, making it an excellent choice for those who want elevation without sacrificing usability.

This property is located in the quiet town of Springfield, with a population of just under 300, yet it’s still within easy reach of larger service towns. Lincoln is about 24 miles away, offering shopping, dining, healthcare, and access to Interstate 95. Bangor is less than an hour and a half to the southwest, while Portland and Boston are within a half-day’s drive.



Outdoor enthusiasts will appreciate the property's proximity to some of Maine's most treasured natural resources. The Down East Lakes Land Trust & Community Forest encompasses more than 300,000 acres of conservation land stretching into New Brunswick, Canada. The West Grand Lake Chain in nearby Lakeville offers incredible boating, fishing, and paddling opportunities, while the rugged Maine coast can be reached in just over an hour.

Whether you're seeking a private getaway, a recreational base camp, or simply a smart land investment with great views, these 20 acres in Springfield offer an outstanding opportunity at an affordable price. This parcel combines road access, surveyed boundaries, and beautiful Katahdin views into one versatile property. If you've been dreaming about owning a piece of Maine, now is the time to take a closer look. Contact us today to schedule a visit.



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to our monthly
newsletter



**Lifestyle
Properties
of Maine**





LOTS 8 & 9 MOORES RD, SPRINGFIELD

PRICE **\$57,500**

TAXES \$292.1/2024

ACREAGE 20± ROAD FRONTAGE 600'±

HOW FAR TO...



Shopping | Lincoln, 24.5± miles



Hospital | PVH, 26± miles



Airport | Bangor, 76± miles



Interstate | Exit #227, 30± miles



City | Bangor, 74± Miles



Boston | 308± miles





Phil McPhail

Designated Broker/Owner | 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 your realtor!'

Kelly Simmons



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff

(207) 947-4585
911 For Emergency

Fire

Springfield FD

(207) 738-2263
911 For Emergency

Town Office

13 Park Street

(207) 738-2176
springfieldmaine@gmail.com
Tues-Wed 8am to 4pm
1st and 3rd Tues Evening 6pm to 7 pm

Tax Assessor

Sheryl Gormley

springfieldtaxassessor@outlook.com

Code Enforcement

Dwight Tilton

207-794-4434

Springfield - Lot 8&9 Moores Rd 20+/- acres

Penobscot County, Maine, AC +/-



— Track
□ Boundary

Springfield - Lot 8&9 Moores Rd 20+/- acres

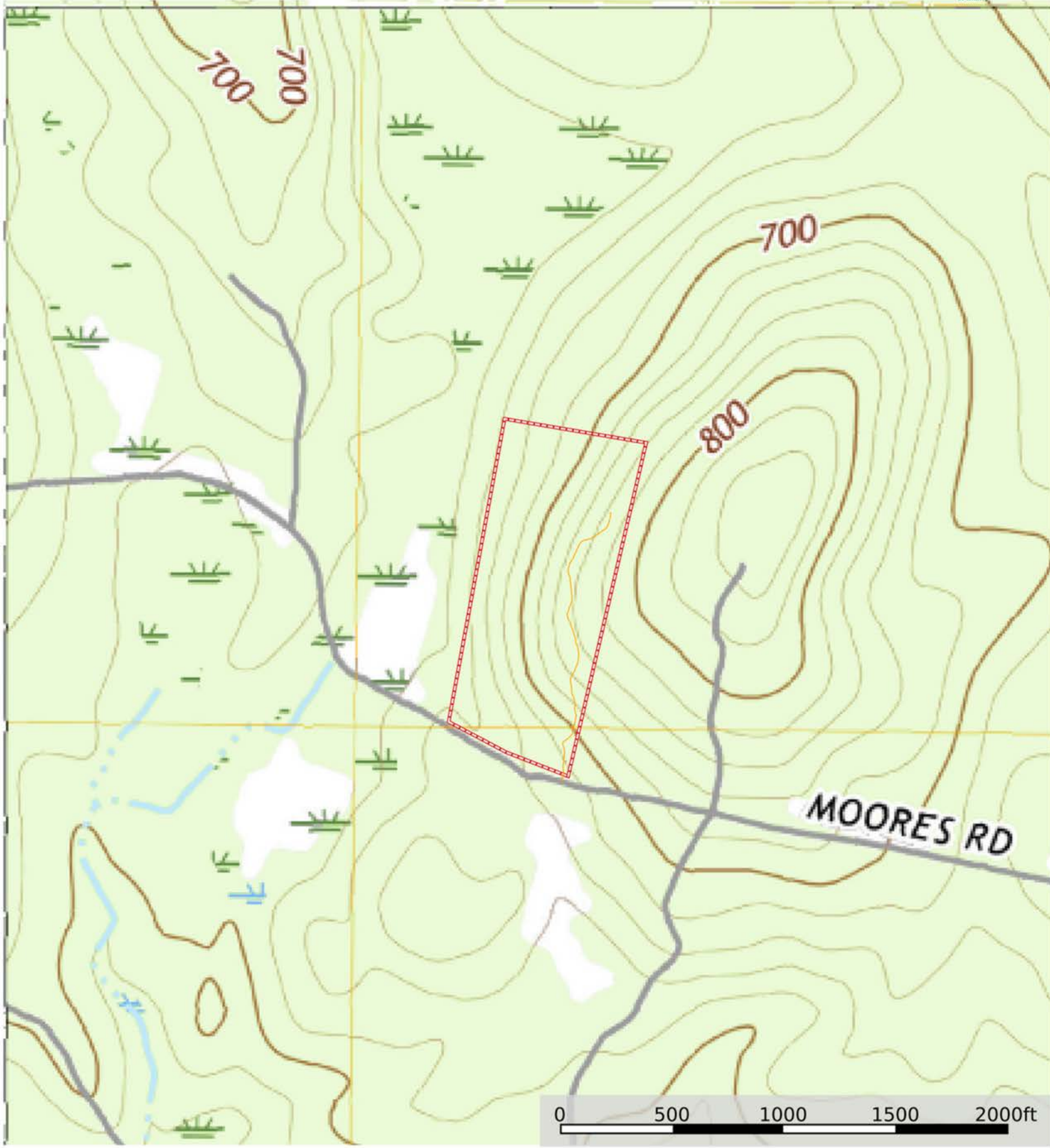
Penobscot County, Maine, AC +/-



— Track
□ Boundary

Springfield - Lot 8&9 Moores Rd 20+/- acres

Penobscot County, Maine, AC +/-



— Track □ Boundary

Springfield - Lot 8&9 Moores Rd 20+/- acres

Penobscot County, Maine, AC +/-



Track Boundary

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TvD	Thorndike-Winnecook complex, 15 to 35 percent slopes, very rocky	16.02	77.99	0	15	6s
TvC	Thorndike-Winnecook complex, 8 to 15 percent slopes, rocky	2.38	11.59	0	25	6s
Mu	Muck	0.75	3.65	0	15	7w
TvB	Thorndike-Winnecook complex, 3 to 8 percent slopes, rocky	0.6	2.92	0	26	6s
PrC	Plaisted loam, 8 to 15 percent slopes, very stony	0.53	2.58	0	34	6s
RmD	Rock outcrop-Thorndike association, 15 to 25 percent slopes, very stony	0.26	1.27	0	19	8s
TOTALS		20.54(*)	100%	-	17.02	6.06

(*) 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	•							

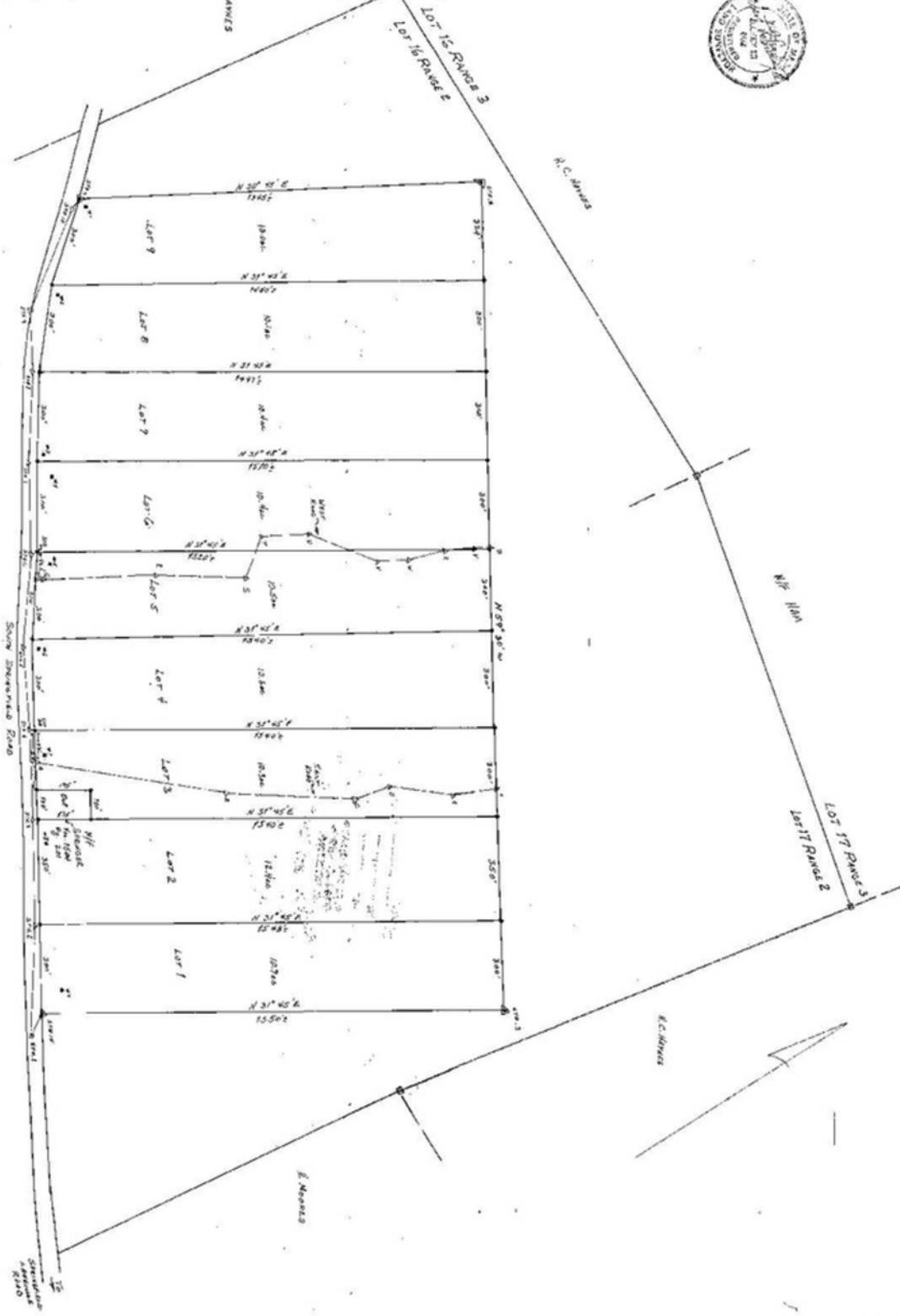
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



OFFICIAL OF RECORD
OFFICIAL OF RECORD



TRAVERSE TABLE

Station	Bearing	Distance	N	S	E	W
314+0	N 89° 15' E	120.51	118.15		18.84	
314+1	N 89° 15' E	120.51	118.15		18.84	
314+2	N 89° 15' E	120.51	118.15		18.84	
314+3	N 89° 15' E	120.51	118.15		18.84	
314+4	N 89° 15' E	120.51	118.15		18.84	
314+5	N 89° 15' E	120.51	118.15		18.84	
314+6	N 89° 15' E	120.51	118.15		18.84	
314+7	N 89° 15' E	120.51	118.15		18.84	
314+8	N 89° 15' E	120.51	118.15		18.84	
314+9	N 89° 15' E	120.51	118.15		18.84	
314+10	N 89° 15' E	120.51	118.15		18.84	
314+11	N 89° 15' E	120.51	118.15		18.84	
314+12	N 89° 15' E	120.51	118.15		18.84	
314+13	N 89° 15' E	120.51	118.15		18.84	
314+14	N 89° 15' E	120.51	118.15		18.84	
314+15	N 89° 15' E	120.51	118.15		18.84	
314+16	N 89° 15' E	120.51	118.15		18.84	
314+17	N 89° 15' E	120.51	118.15		18.84	
314+18	N 89° 15' E	120.51	118.15		18.84	
314+19	N 89° 15' E	120.51	118.15		18.84	
314+20	N 89° 15' E	120.51	118.15		18.84	

**SURVEY PLAN OF
SOUTH SPRINGFIELD DEVELOPMENT
OCTOBER 19, 1988
BY DEAD RIVER FOREST PRODUCTS COMPANY
HARDICKEY III, R.S. #602**

SCALE 1" = 200'

STATE OF MAINE
PROFESSOR &
RECORD OF DEEDS
JANUARY 5, 1989
J. H. HAINES
MECHANICAL DRAWING BOARD

STATE OF MAINE
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RECORD OF DEEDS
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J. H. HAINES
MECHANICAL DRAWING BOARD

The Survey Comm. With The Maine Dept. of
Revenue for the State of Maine
is hereby notified that the Survey Comm. has
approved the Survey of the State of Maine
October 19, 1988

LEGEND

1. Proposed Road - Dashed Line
2. Survey of Deeds - Solid Line
3. Survey of Deeds - Solid Line
4. Survey of Deeds - Solid Line
5. Survey of Deeds - Solid Line
6. Survey of Deeds - Solid Line
7. Survey of Deeds - Solid Line
8. Survey of Deeds - Solid Line
9. Survey of Deeds - Solid Line
10. Survey of Deeds - Solid Line

PROPERTY LOCATED AT: Lots 8 & 9 Moores Rd, Springfield, ME 04487

PROPERTY DISCLOSURE – LAND ONLY

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

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

SECTION I – HAZARDOUS MATERIAL

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

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

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

If no longer in use, how long have they been out of service? 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: N/A

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 HOK TMK

PROPERTY LOCATED AT: Lots 8 & 9 Moores Rd, Springfield, ME 04487

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: 50 foot right of way for all purposes along Old Springfield Road (Moores Road)

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? owners

Road Association Name (if known): none

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: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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: N/A

Buyer Initials _____

Seller Initials HOK TMK

PROPERTY LOCATED AT: Lots 8 & 9 Moores Rd, Springfield, ME 04487

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 and seller

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: N/A

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: N/A

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: 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

Additional Information: N/A

Buyer Initials _____

Seller Initials HOK TMK

PROPERTY LOCATED AT: Lots 8 & 9 Moores Rd, Springfield, ME 04487

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.

Harley O. Knowlton 08/21/2025
SELLER DATE
Harley O. Knowlton

Tenni M. Knowlton 08/21/2025
SELLER DATE
Terri M. Knowlton

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





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?



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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*