

# TINY RETREAT

RECREATIONAL | COUNTRY HOME

1± Acres

383 Bagley Mountain Rd  
Lincoln, Maine

Year Round Comfort



**\$135,000**

[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*

Escape to the country and beauty of Lincoln, ME with this adorable tiny home nestled on a spacious 1-acre lot. Located near ATV and snowmobile trails, this property is perfect for outdoor enthusiasts and savvy investors alike.

The property consists of a 395 SQFT cabin with open front porch area, 1 bedroom, full bath and open living room/kitchen area. The home has both a heat pump (2024) and a wood stove to provide comfort year round. The private well and septic mean lower utility costs and the electric on-demand water heater saves both space and fuel.

This home could be your permanent residence, your get-away recreation retreat or a great place for short term rental! The investment potential is based on its desirable location: Situated in a prime area with easy access to outdoor activities and town amenities, making it attractive for short-term rentals or vacation homes.



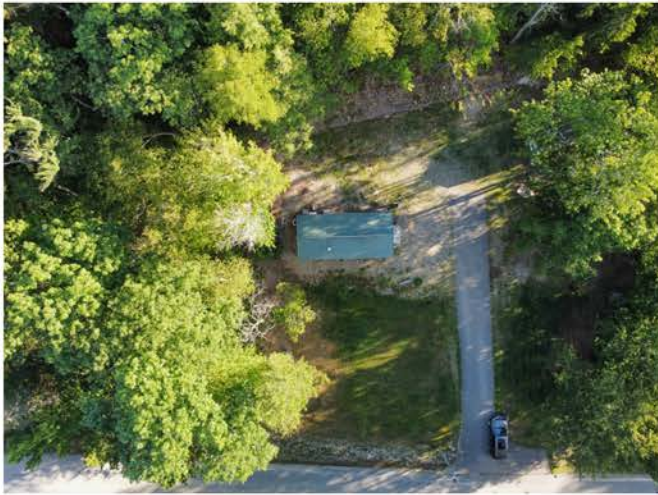
**Year-Round Appeal:** The heat pump and woodstove ensure comfort in all seasons, increasing the property's rental potential throughout the year and the on-site Storage: 14 x 20 shed with overhead door for storing ATVs, snowmobiles, mountain bikes, skis, and more, appealing to adventure seekers.

Lincoln offers all the conveniences of a service town with restaurants, grocery stores, Walmart, Mardens, hair salons, barber shops, dentists, eye doctors, medical doctors, a small hospital, full-time police and fire departments with ambulance service, hardware stores, building supply stores, convenience stores, and gas stations. It also offers Outdoor Activities with its 13 lakes, the Penobscot River, a public beach, public walking trails, and extensive ATV and snowmobile trails that connect riders to ITS trails and local eateries and fuel.



**Lifestyle  
Properties  
of Maine**





Nearby Attractions: Located approximately 1.5 hours from Mt. Katahdin/Baxter State Park or Katahdin Woods & Waters National Monument, and 1 hour to Bangor/Bangor International Airport or the New England Outdoor Center. That means you can enjoy whitewater rafting, scenic wildlife tours, hikes, climbing Mt Katahdin, mountain biking, fishing, winter snowmobiling, and cross-country skiing as well as movies, live entertainment, concerts and UMaine within a short ride of home.

Additional Features of the property include a paved driveway, location on a year-round paved public road and the peacefulness of a dead end road with limited traffic. The lot has both open space and some forested areas that keep the wildlife nearby for frequent sightings. Don't miss out on this charming tiny home that offers the perfect blend of comfort, adventure, and investment potential.

Like what you see?  
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to our monthly  
newsletter





# 383 BAGLEY MOUNTAIN RD, LINCOLN

PRICE **\$135,000**

TAXES \$1,068.82/2025

SQFT 395 BUILT IN 2023

## HOW FAR TO...



Shopping | Lincoln, 7.8± miles



Hospital | PVH, 9.1± miles



Airport | Bangor, 56.8± miles



Interstate | Exit #227, 12.4± miles



City | Bangor, 55.3± Miles



Boston | 290± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



# Carmen McPhail

ASSOCIATE BROKER | REALTOR®



207.290.0371 cell



207.794.6164 office



carmen@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Carmen's bio and  
other listings



## Testimonial:

'A note to say thank you for all of Carmen's efforts concerning the sale of our home in Monson. She really is very experienced in the real estate market and we couldn't be more happy with the whole process. It went smoothly, and in a very short time the house was sold. Her advice along the way made our job less stressful and whenever we had questions she would always return our calls and answer us. Again, we appreciated the working relationship with Carmen and your company, I would give you an A plus and recommend you to others who want to sell or purchase a home.'

**Steve Day**



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@lifestyleproperties



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# MUNICIPAL CONTACTS

## **Police**

Lincoln Police Dept.  
(207) 794-2221  
911 For Emergency

## **Fire**

Lincoln Fire Dept.  
(207) 794-2610  
911 For Emergency

## **Town Office**

29 Main St  
(207) 794-3372  
M-F 8am-5pm

## **Tax Assessor**

Ruth Birtz  
(207) 794-3372

## **Code Enforcement**

Amanda Woodard  
(207) 794-3372

PROPERTY LOCATED AT: 383 Bagley Mountain Road, Lincoln, ME 04457

**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: Right side of driveway OR  Unknown

Date installed: 1977 Date last pumped: 2019 Name of pumping company: Cal's Septic

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

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

Date of last servicing of tank: none Name of company servicing tank: n/a

Leach Field: .....  Yes  No  Unknown

If Yes, Location: between tank and road

Date of installation of leach field: 1977 Installed by: unknown

Date of last servicing of leach field: none 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: none

Source of Section II information: seller, previous disclosure, HHE200

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

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Seller Initials C.T.

**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	heat pump	wood stove		
Age of system(s) or source(s)	Fall 2024	unknown		
TYPE(S) of Fuel	electric	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	not billed separately	3 cord maximum		
Name of company that services system(s) or source(s)	Dave's World	N/A		
Date of most recent service call	N/A	N/A		
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	Penguins installed	None		

- 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: \_\_\_\_\_
- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_
- Comments: none

Source of Section III information: seller, personal observation

**SECTION IV - HAZARDOUS MATERIAL**

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

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? .....  Yes  No  Unknown
- If Yes, are tanks in current use? .....  Yes  No  Unknown
- If no longer in use, how long have they been out of service? \_\_\_\_\_
- If tanks are no longer in use, have tanks been abandoned according to DEP?  Yes  No  Unknown
- Are tanks registered with DEP? .....  Yes  No  Unknown
- Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_
- Location: \_\_\_\_\_

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

Seller Initials CT

PROPERTY LOCATED AT: 383 Bagley Mountain Road, Lincoln, ME 04457

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

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

Comments: none

Source of information: seller, public record

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

- As insulation on the heating system pipes or duct work?  Yes  No  Unknown
- In the ceilings?  Yes  No  Unknown
- In the siding?  Yes  No  Unknown
- In the roofing shingles?  Yes  No  Unknown
- In flooring tiles?  Yes  No  Unknown
- Other:  Yes  No  Unknown

Comments: ~~none~~ Metal bestas chimney

Source of information: 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: \_\_\_\_\_

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

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

Yes  No  Unknown

Comments: none

Source of information: seller

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

Seller Initials CS

PROPERTY LOCATED AT: 383 Bagley Mountain Road, Lincoln, ME 04457

**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: none - built in 2023

Source of information: 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: none known

Source of information: seller,

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

**SECTION V - 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: n/a

Source of information: seller, deed, survey

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: public record

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

Seller Initials CT \_\_\_\_\_

**SECTION VI - 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: \_\_\_\_\_

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: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

Comments: AREA NOT INCLUDED

Source of Section VI information: Seller, FEMA Flood Map Service Center

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

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Seller Initials GT

PROPERTY LOCATED AT: 383 Bagley Mountain Road, Lincoln, ME 04457

**SECTION VII - GENERAL INFORMATION**

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: \_\_\_\_\_

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

Are there any actual or alleged violations of a shoreland zoning ordinance  
including those that are imposed by the state or municipality? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water  
filtration system, photovoltaics, wind turbines): Type: propane tank belongs to Dead River

Year Principal Structure Built: 2023 What year did Seller acquire property? 2023

Roof: Year Shingles/Other Installed: metal - 2023

Water, moisture or leakage: none

Comments: none

Foundation/Basement:

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

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

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

Comments: no basement - home sits on posts and piers and cement pucks

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

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

Comments: none

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

Comments: underground electric from pole to home

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: none

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: none

Source of Section VII information: seller,

Buyer Initials \_\_\_\_\_ Page 7 of 8 Seller Initials CTJ

PROPERTY LOCATED AT: 383 Bagley Mountain Road, Lincoln, ME 04457

**SECTION VIII - ADDITIONAL INFORMATION**

Home built and set in place 2023. Building rewired and replumbed upon receipt in 2023. Electric on-demand hot water heater installed 2023. New heat pump fall 2024. Septic is a 2-bedroom design.

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.

Cheryl Taylor 8/19/25  
SELLER DATE SELLER DATE  
Cheryl Taylor

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



**WARRANTY DEED**  
**DLN# 1002340236278**

**JAMES STONE and SHARON STONE** whose mailing address is 10173 N. Sun Coast Blvd., Lot 57, Crystal River, Florida 34428, for consideration paid, GRANT to **CHERYL A. TAYLOR**, whose mailing address is 129 Mattawamkeag, Maine 04459 with **WARRANTY COVENANTS**, the following described land in Lincoln, Penobscot County, Maine:

The land with any buildings thereon, situated in Lincoln, County of Penobscot and State of Maine, described as follows:

Being Lot 7 on a Plan of Bagley Mountain Road Subdivision, prepared for Stephen E. Libby by Plisga & Day - PLS, dated October 24, 1977 and recorded at Plan Book C136-77.

Also hereby conveying a Twenty (20') foot wide utility pole easement described in the deed from Paul S. Smith and Rebecca Smith to Calvin W. Ireland, Jr. dated January 3, 2022 and recorded in the Penobscot County Registry of Deeds, Book 16338 Page 98.

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

Being the same premises as described in the deed from Calvin W. Ireland to James Stone and Sharon Stone dated March 18, 2022 and recorded in the Penobscot County Registry of Deeds, Book 16417 Page 92.

WITNESS our hand(s) and seal(s) this 26<sup>th</sup> day of May, 2023.

Wendy Donaldson

James Stone  
JAMES STONE

Marlene Neulenbacher

Sharon Stone  
SHARON STONE

STATE OF FLORIDA  
COUNTY OF Citrus . ss

May 26<sup>th</sup>, 2023

Personally appeared the above named James Stone and Sharon Stone and acknowledged the foregoing instrument to be their free act and deed.

Before me,



J. Richard  
Notary Public

Jennifer Lynn Richard  
(Print Name and Affix Seal)



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

#### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

**Remember!**  
*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

#### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.

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

[lifestylepropertiesofmaine.com](http://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*