

NORTH COUNTRY HAVEN

HUNTING | TIMBERLAND | RECREATIONAL

Mill Brook Frontage

**M5L16 Aroostook Scenic Highway
Hersey, Maine**

Power at Road



\$170,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Are you dreaming of owning land in Maine's scenic north country—a place where mountain views, clean air, and endless outdoor adventure are right outside your door? Welcome to Hersey, a quiet town of just 73 residents in southern Aroostook County. This 115± acre tract of northern Maine timberland offers a combination of natural beauty, accessibility, and diverse use potential. Whether you're looking for a private homesite, a cabin getaway, a hunting and fishing retreat, or a long-term timber investment, this property can do it all.

A NICE PIECE OF LAND The land fronts approximately 900 feet on the Aroostook Scenic Highway, offering convenient year-round access with power available along the paved frontage. The terrain gently rolls from about 760 to 820 feet above sea level, providing multiple potential building sites with privacy and natural beauty. Mill Brook meanders through the property for an estimated 3,200± feet, with another 1,000 feet along a feeder stream—an ideal setting for those who appreciate the sound of running water and the chance to cast for native trout right on their own land.

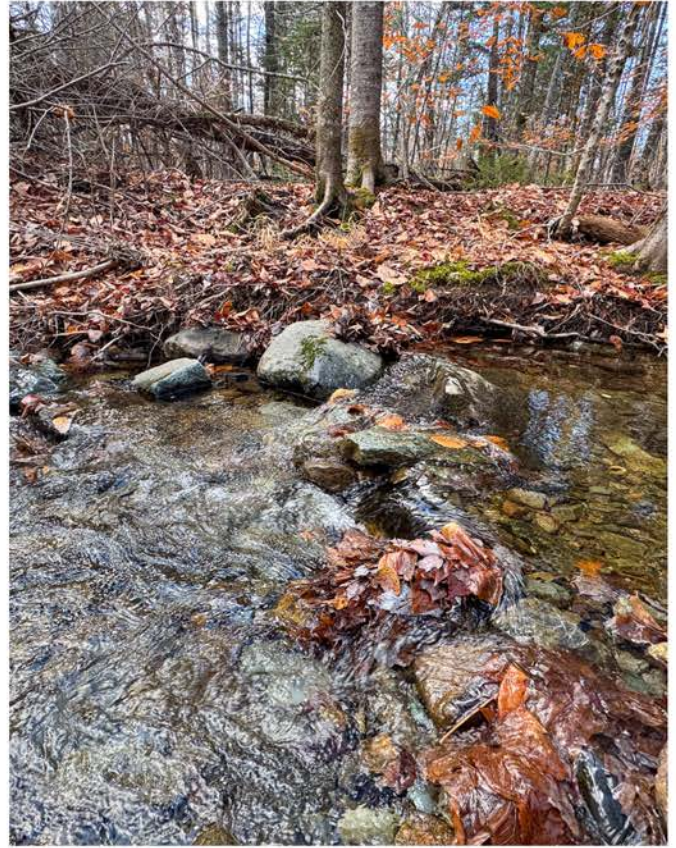
The forest here is a healthy mix of roughly two-thirds hardwood and one-third softwood, with Monarda-Burnham soils covering about 80% of the property—excellent for wildlife habitat and forestry management. The remaining Howland, Thorndike, and Plaisted soils are suitable for all uses from wildlife to timber and even some farming.



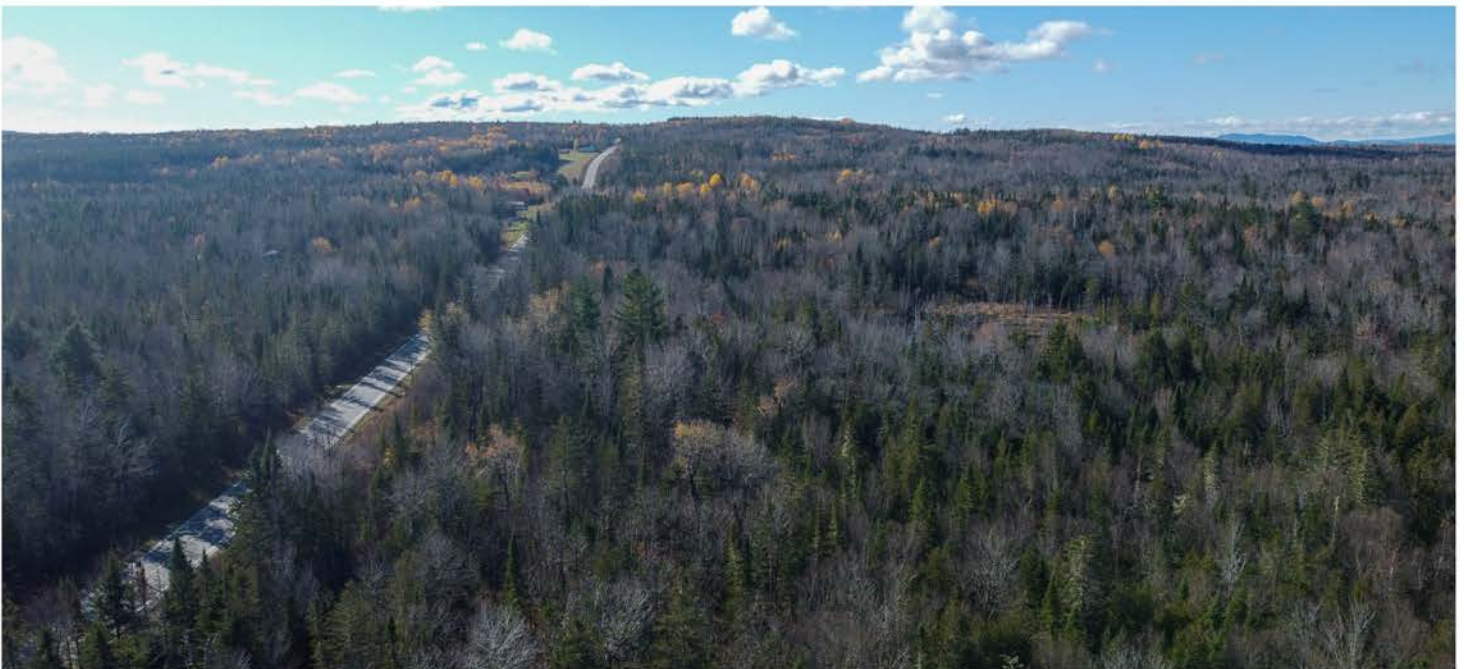
QUIET & CONVENIENT LOCATION Just seven miles away, the friendly town of Patten offers essentials like groceries, a health clinic, building supplies, and the Patten Lumberman Museum—a must-see for anyone interested in Maine’s logging heritage. For larger services, Houlton is about 36 miles away with the nearest hospital and a border crossing to New Brunswick, Canada. Presque Isle, Bangor, and even Boston are all within reasonable driving distance, making this property both remote and reachable.

This property and the area around it are home to moose, whitetail deer, black bear and most of Maine’s wild creatures. If you are a hunter or just like experiencing daily wildlife sightings this is the place for you.

NEARBY PLACES OF INTEREST Outdoor enthusiasts will love nearby attractions like Mount Chase, Baxter State Park, Katahdin Woods & Waters National Monument, and the vast North Maine Woods—offering millions of acres for hiking, fishing, snowmobiling, and exploring. This is an exceptional opportunity to own a piece of Maine’s great outdoors. Call for details today.



**Lifestyle
Properties
of Maine**





M5L16 AROOSTOOK SCENIC HIGHWAY, HERSEY

PRICE **\$170,000**

TAXES \$896/2024

ACREAGE 115± ROAD FRONTAGE 900'±

HOW FAR TO...



Shopping | Patten, 7± miles



Hospital | Houlton, 36± miles



Airport | Presque Isle, 60± miles



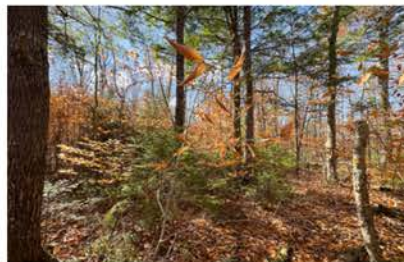
Interstate | Exit #264, 16± miles



City | Presque Isle, 60± Miles



Boston | 331± 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



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MUNICIPAL CONTACTS

Police

County Sheriff
(207) 532-3471
911

Fire

Volunteer FD
911
Non Emergency (207) 528-2197

Town Office

21 Katahdin Street
(207) 528-2215

Tax Assessor

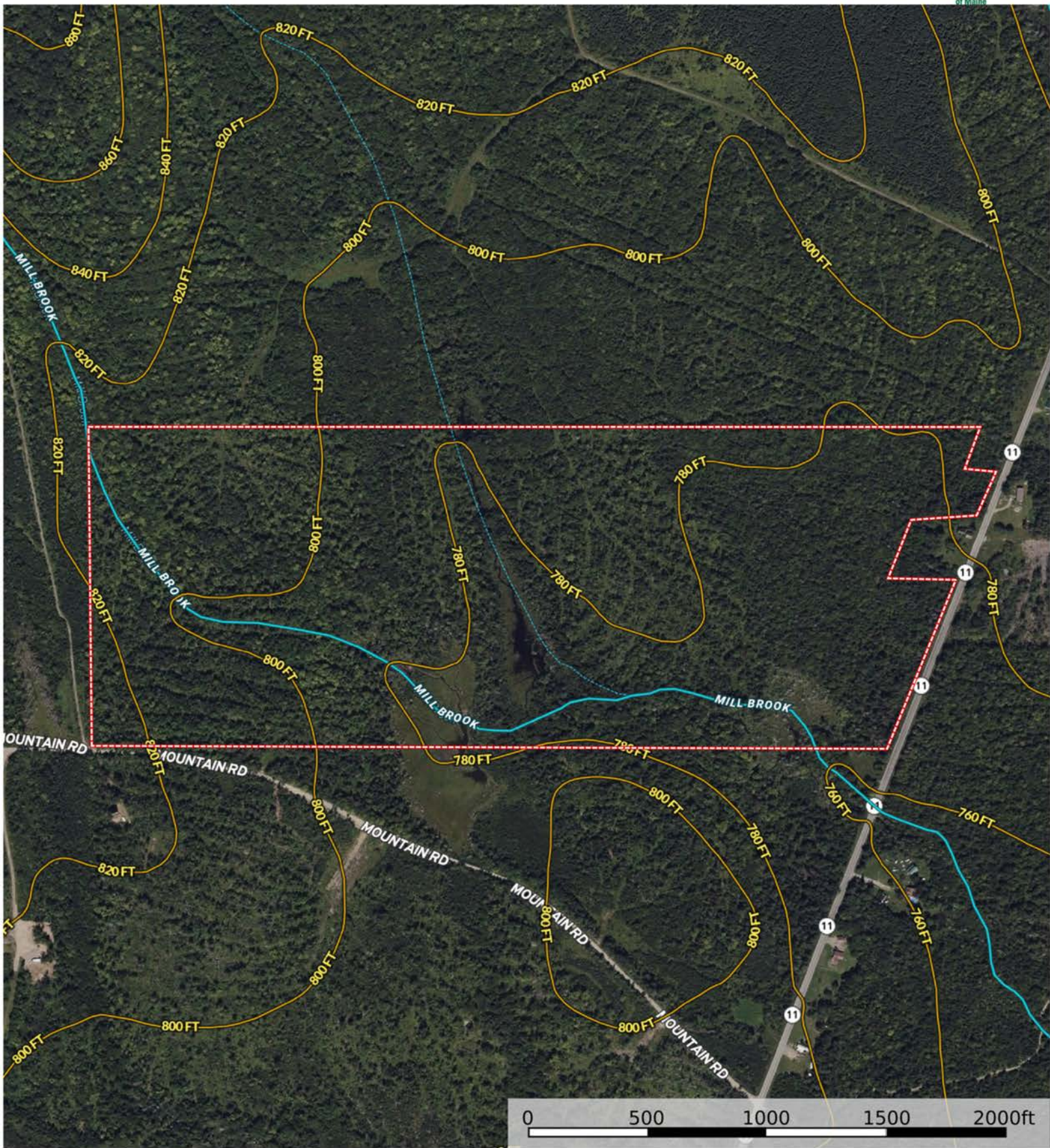
Town agent
(207) 528-2215

Code Enforcement

Brian Hussey
(207) 554-9051

Hersey - Aroostook Scenic Highway 115 +/- acres

Maine, 115 AC +/-



Hersey - Aroostook Scenic Highway 115 +/- acres

Maine, 115 AC +/-

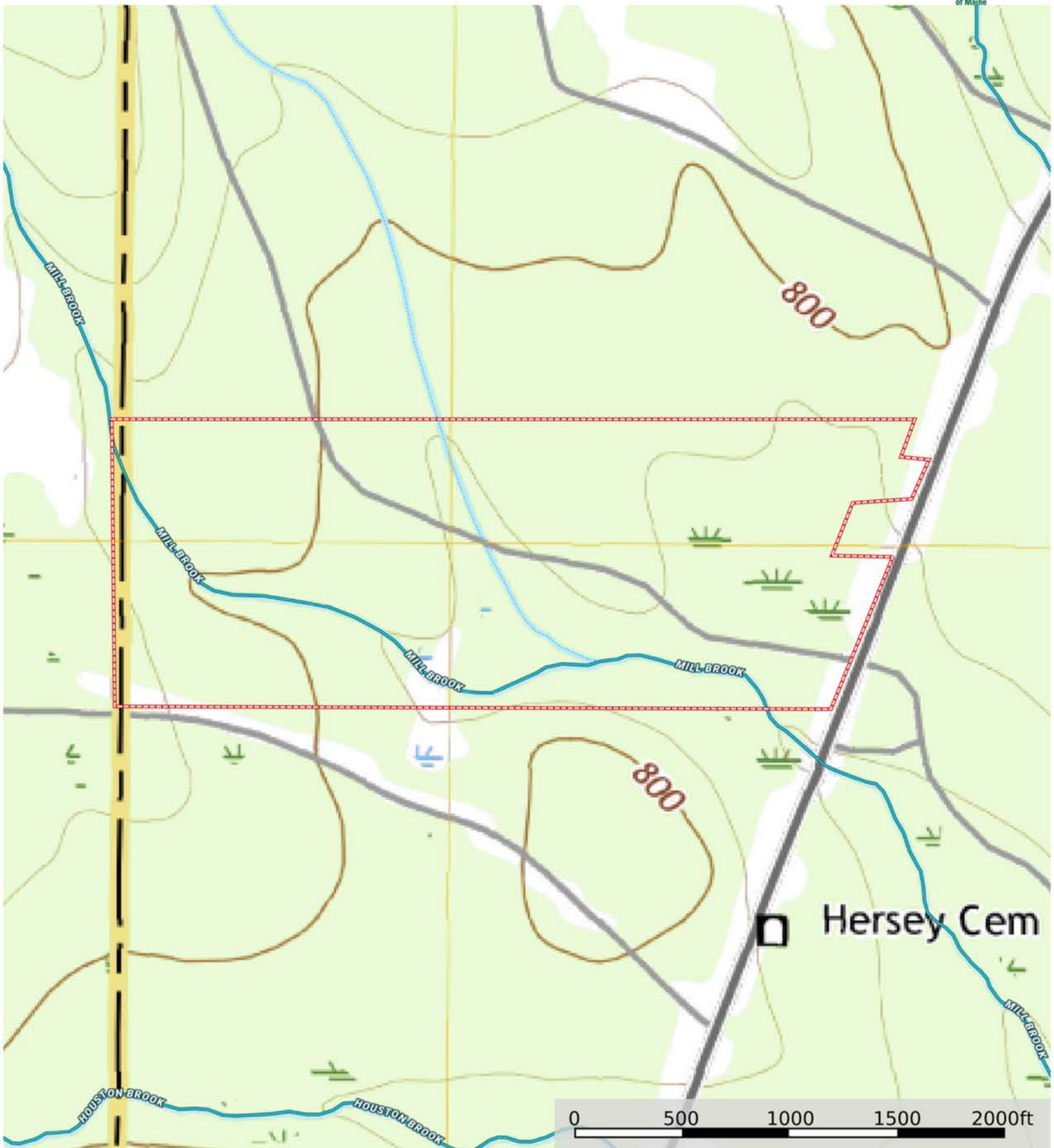


Boundary



Hersey - Aroostook Scenic Highway 115 +/- acres

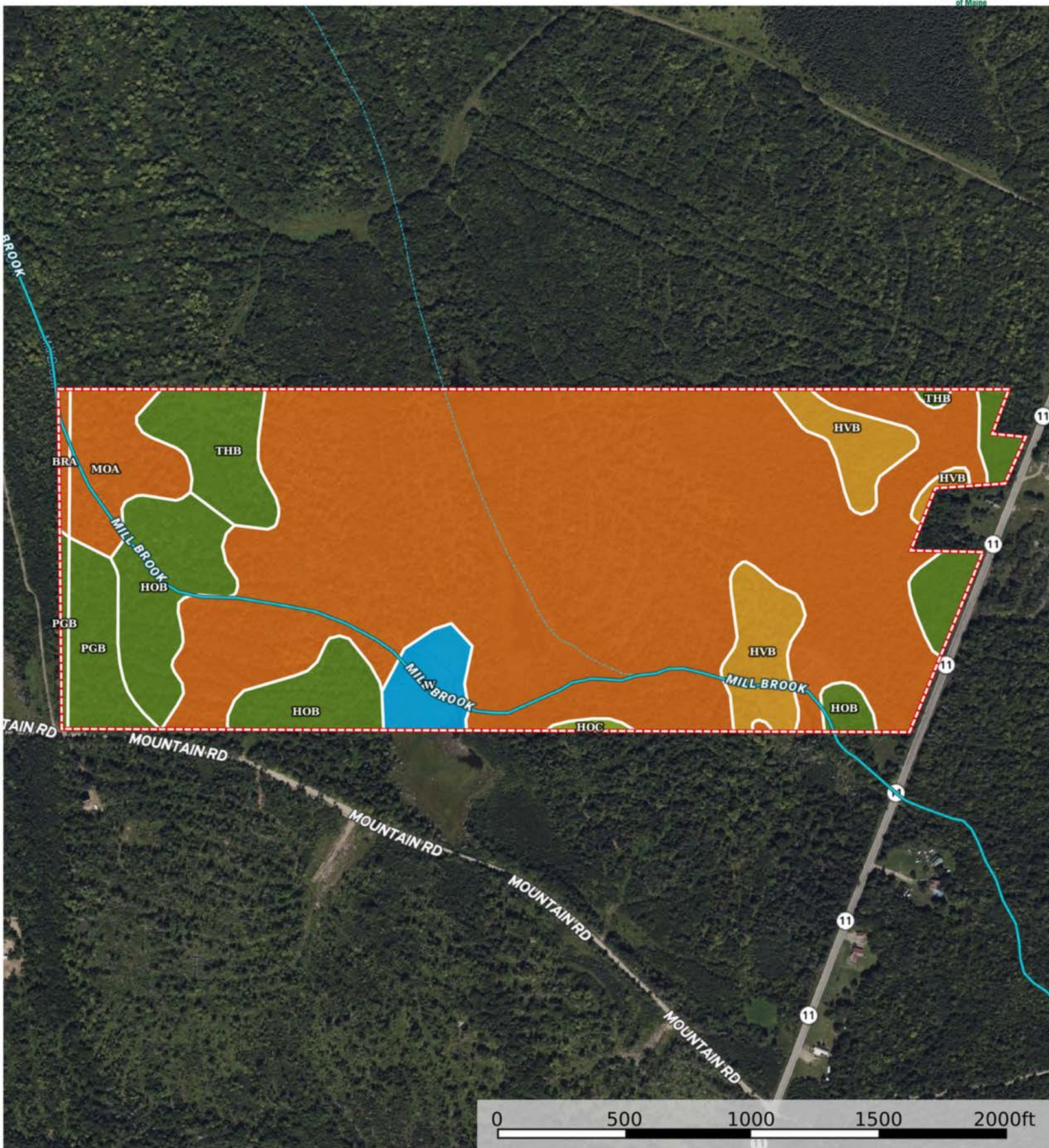
Maine, 115 AC +/-



Boundary Stream, Intermittent River/Creek Water Body

Hersey - Aroostook Scenic Highway 115 +/- acres

Maine, 115 AC +/-



Boundary Stream, Intermittent River/Creek Water Body

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MoA	Monarda-Burnham complex, 0 to 3 percent slopes	78.08	71.48	0	25	7s
HoB	Howland gravelly loam, 3 to 8 percent slopes	10.25	9.38	0	39	2w
ThB	Thorndike channery silt loam, 0 to 8 percent slopes, rocky	6.94	6.35	0	26	2s
HvB	Howland loam, 0 to 8 percent slopes, very stony	6.41	5.87	0	35	6s
PgB	Plaisted gravelly loam, 3 to 8 percent slopes	4.07	3.73	0	35	2e
W	Water bodies	2.64	2.42	0	-	-
BrA	Burnham silt loam, frequently ponded, 0 to 3 percent slopes	0.55	0.5	0	19	7s
HoC	Howland gravelly loam, 8 to 15 percent slopes	0.28	0.26	0	38	3e
TOTALS		109.22(*)	100%	-	26.73	5.93

(*) 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: 00 Aroostook Scenic Highway, Hersey, ME 04780

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: none

Source of information: Seller and previous owner disclosure.

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: none

Source of information: Seller and previous owner disclosure.

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

Buyer Initials _____

Page 1 of 4

Seller Initials MJB SMB

PROPERTY LOCATED AT: 00 Aroostook Scenic Highway, Hersey, ME 04780

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: **Seller and previous owner disclosure.**

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**

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 MJB SMB

PROPERTY LOCATED AT: 00 Aroostook Scenic Highway, Hersey, ME 04780

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 mapped after 3/4/2002**

Source of Section III information: **seller and FEMA map 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: **shoreland zoning**

Source of information: **Previous Property Disclosure**

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 and previous owner disclosure.**

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: _____

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 previous owner disclosure.**

Additional Information: **Property also abutts Mountain Road which is an unmaintained road**

Buyer Initials _____

Seller Initials **MJB SMB**

PROPERTY LOCATED AT: 00 Aroostook Scenic Highway, Hersey, ME 04780

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.

Michael J. Buckmann 10/25/2025
SELLER DATE
Michael Buckmann

Susan M. Buckmann 10/25/2025
SELLER DATE
Susan Buckmann

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

**DEED OF SALE BY PERSONAL REPRESENTATIVE
(INTESTATE)**

JAMES W. LAUX, duly appointed and acting Personal Representative of the **Estate of JAMES FRANCIS LAUX** as shown by the Probate Records of Aroostook County, Maine bearing Docket Number 2023-050 (and having given notice to each person succeeding to an interest in the real property described here in at least ten (10) days prior to the sale,) by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **MICHAEL BUCKMANN** and **SUSAN BUCKMANN**, husband and wife, as **JOINT TENANTS** whose mailing address is 13675 Exotica Lane, Wellington, Florida 33414

A certain piece or parcel of land, with buildings thereon, situated in Hersey, County of Aroostook and State of Maine, and being more particularly described as follows, to wit:

Being Lot numbered Seventeen (17) according to a plan of said town, made by David Haynes in 1847 and extended by Albert A. Burleigh in 1880, containing two hundred seven and one-half (207.5) acres.

EXCEPTION I:

Excepting and reserving, however, one hundred (100) acres conveyed by the Stetsons of Bangor to George E. Tozier on January 20, 1883. and subsequently owned by W. J. Monteith, in Vol. 81, Page 160, of Southern Aroostook Registry, and described as follows, to wit:

Commencing at the southeast corner of Lot numbered Seventeen (17) on the line of the Aroostook Road; thence northerly on the line of said road one hundred (100) rods to a stake; thence westerly parallel with the south line of said Lot numbered Seventeen (17) to the west line thereof to a stake; thence southerly on said west line to the corner of said Lot; thence easterly on the south line of said Lot to the place of beginning. containing one hundred (100) acres, more or less.

EXCEPTION II:

Also excepted and reserved from the above described premises are those that were conveyed to Maria A. Bragdon by Mabel H. Monteith by her deed dated August 28, 1915 and recorded in Vol. 286, Page 35 of the Southern District of the Aroostook Registry of Deeds and being more particularly described as follows:

Beginning at a stake in the northeast corner of Lot Seventeen (17) and running south six (6) rods on Aroostook Road to stake, then running west eight (8) rods; thence north six

(6) rods to north line of Lot Seventeen (17); thence east on said Line eight (8) rods to road that being the place of beginning.

EXCEPTION III:

Also excepting and reserving the following described parcel:

Beginning at a point situated at the intersection of the northerly boundary of Lot #17, according to the 1847 David Haines and 1880 Burleigh and Porter plan of said town, and the centerline of Route 11; thence southerly along the centerline of said Route 11, 341 feet to a point marking the beginning point of the land to be conveyed herewith; thence westerly in a direction parallel with the northerly boundary of said Lot #17, 368 feet to a point; thence southerly parallel with the westerly boundary of said Route 11, 260 feet, to a point; thence easterly 368 feet, more or less, and parallel with the first described bound, to a point situated on the centerline of said Route 11; thence northerly along the centerline of said Route 11, 260 feet, more or less, to the point of beginning. Excepting, however, from the above described parcel of real estate, whatever rights the public may have in said Route 11. Said parcel of land contains 2 acres, more or less.

The above described premises hereby conveyed are the same as those conveyed to James F. Laux and Anna Mae Laux as Joint Tenants by Edward H. Cowan, Sr. and Grace I. Cowan by deed dated November 11, 1974 and recorded in Vol. 1163, Page 576 of said Registry. The said Anna Mae Laux having predeceased James F. Laux.

Being part of Lot #17 according to the 1847 David Haines and 1880 Burleigh and Porter Plan of the Town of Hersey, Maine.

Witness my hand and seal this

29 Day of NOVEMBER 2023.

Douglas Lee Miller Jr
WITNESS

[Signature]
JAMES W. LAUX
Personal Representative
of the Estate of JAMES FRANCIS LAUX

STATE OF PENNSYLVANIA
COUNTY OF: Schuylkill

Date: 11-29-2023

Personally appeared before me the above named JAMES W. LAUX in his capacity as the Personal Representative of the Estate of JAMES FRANCIS LAUX, and acknowledged the within instrument to be his free act and deed, duly authorized.

Before me: *[Signature]*
NOTARY PUBLIC

NAME: Mary Lou Stone

Commonwealth of Pennsylvania - Notary Seal
Mary Lou Stone, Notary Public
Schuylkill County
My commission expires December 5, 2026
Commission number 1161342
Member, Pennsylvania Association of Notaries



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*