

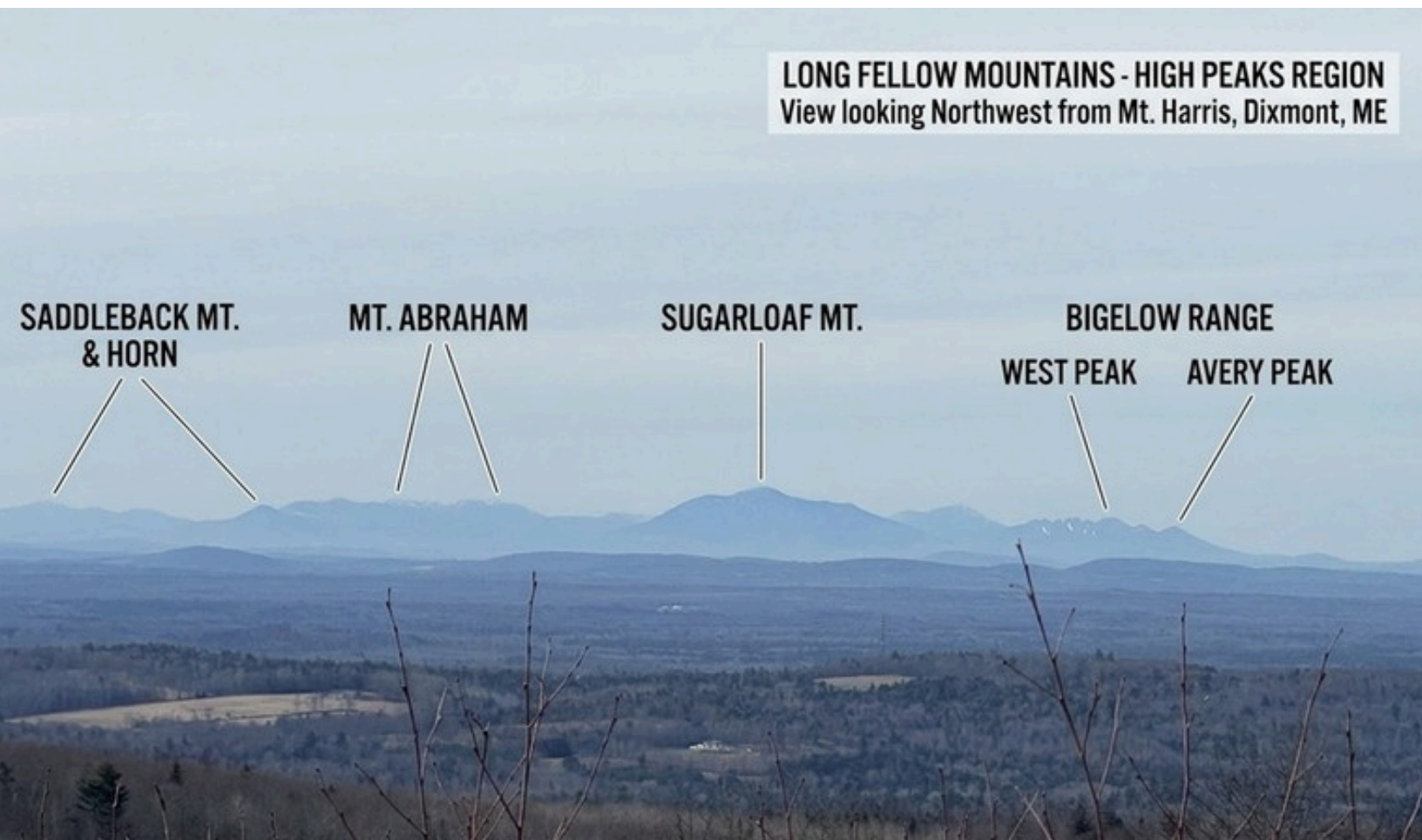
WOODLAND PROPERTY

HUNTING | TIMBERLAND

Homesite with views

**M1L22 Moosehead Hwy,
Dixmont**

Long Term Lease Income



LONG FELLOW MOUNTAINS - HIGH PEAKS REGION
View looking Northwest from Mt. Harris, Dixmont, ME

**SADDLEBACK MT.
& HORN**

MT. ABRAHAM

SUGARLOAF MT.

**BIGELOW RANGE
WEST PEAK AVERY PEAK**

\$499,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Set atop Mount Harris in Dixmont, this 116± acre parcel blends scenic beauty with practical investment value. From its elevated vantage, the property offers panoramic views of the Longfellow Mountains, including Sugarloaf Mountain, Mount Abraham, and Mount Bigelow—a rare perspective in this part of Maine.

With approximately 1,700 feet of frontage along Moosehead Trail, the land provides easy, year-round access while maintaining a private, rural feel. Elevations range from about 800 to 1,180 feet, creating a rolling topography ideal for mountain-view homesites or subdivision potential. Whether you envision one private estate build or multiple house lots, the property's size and layout offer flexibility for future development.

The forest has been professionally managed for oak growth, ensuring a strong long-term timber investment. A selective harvest completed in 2021 removed lower-value species, enhancing the health and quality of the remaining stand for future value.



Adding to its investment appeal, a lease for a communications tower generates approximately \$8,500 per year, providing steady income with minimal oversight.

Outdoor enthusiasts will appreciate the abundant wildlife habitat, with deer and turkey thriving among a mix of hardwood forest, natural clearings, and varying terrain. There's ample opportunity for hunting, ATV riding, trail creation, and year-round recreation, all within a setting that feels both secluded and accessible.

Despite its private atmosphere, the property is conveniently located—Bangor and Belfast are just 30 minutes away, offering easy access to shopping, hospitals, and coastal destinations.



**Lifestyle
Properties
of Maine**





M1L22 MOOSEHEAD HWY, DIXMONT

PRICE

\$499,900

TAXES

\$1602/2025

116± ACRES

ROAD FRONTAGE 1700±FT

HOW FAR TO...



Shopping | Newport, 16± miles



Hospital | EMCC Saint Joseph, 28± miles



Airport | BGR, 26± miles



Interstate | Exit 161, 11.5± miles



City | Bangor, 26± Miles



Boston | 211± miles 3.5 hours





Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Peter's
bio and other
listings



Testimonial:

'We were blessed to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in a "made to order" home sale experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for those looking for results in the Maine realty market.

Stephen Grant



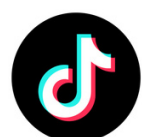
@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Penobscot County Sheriff

911
207-947-4585

Fire

Volunteer 458 Moosehead Trail Hwy

207-234-3000

Town Office

758 Western Ave Dixmont, ME

207-234-2294
Tues & Thurs. 1-6
Wed. & Fri. 8-1

Tax Assessor

Garnett Robinson

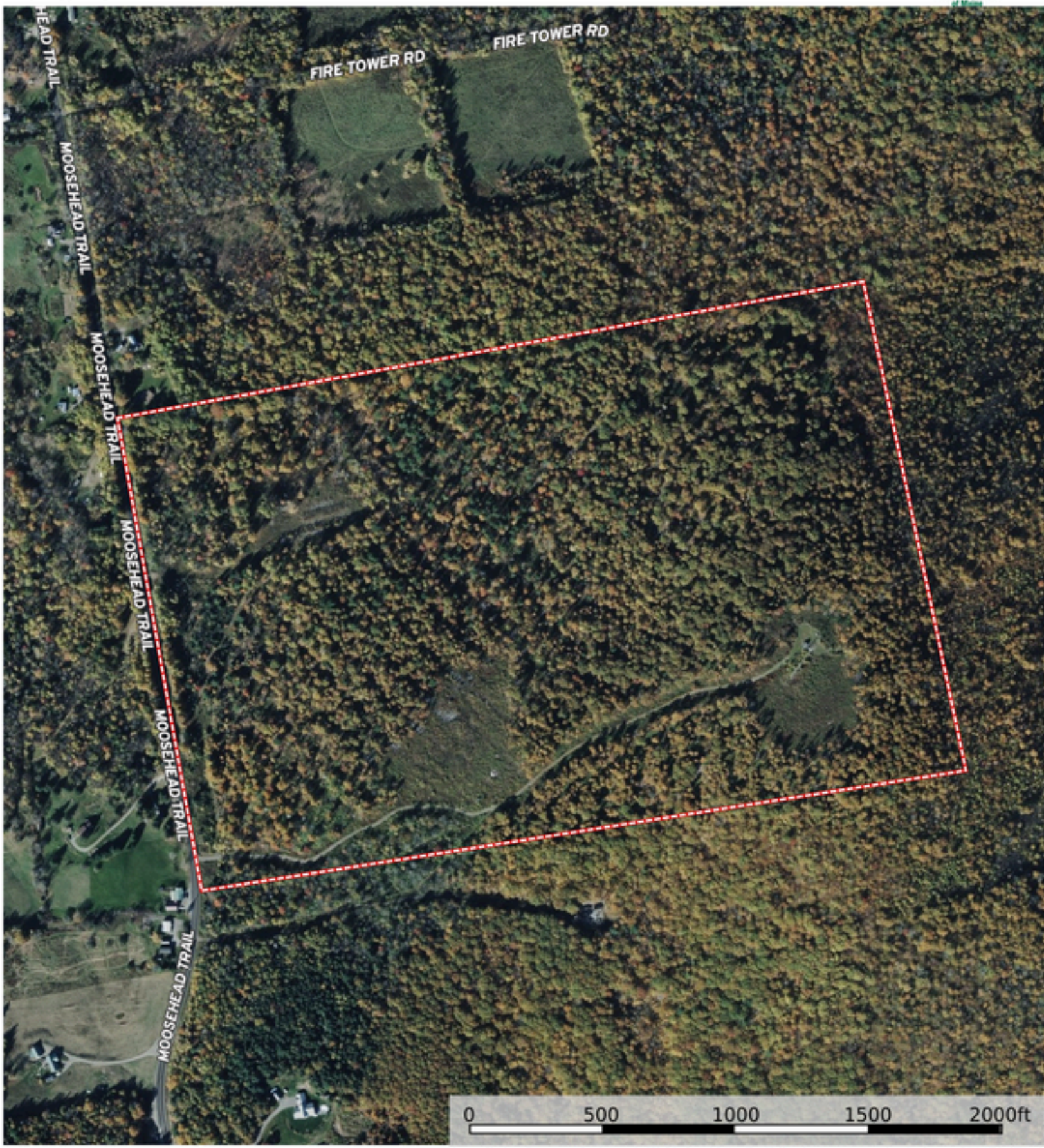
207-446-9374

Code Enforcement

Randy Hall

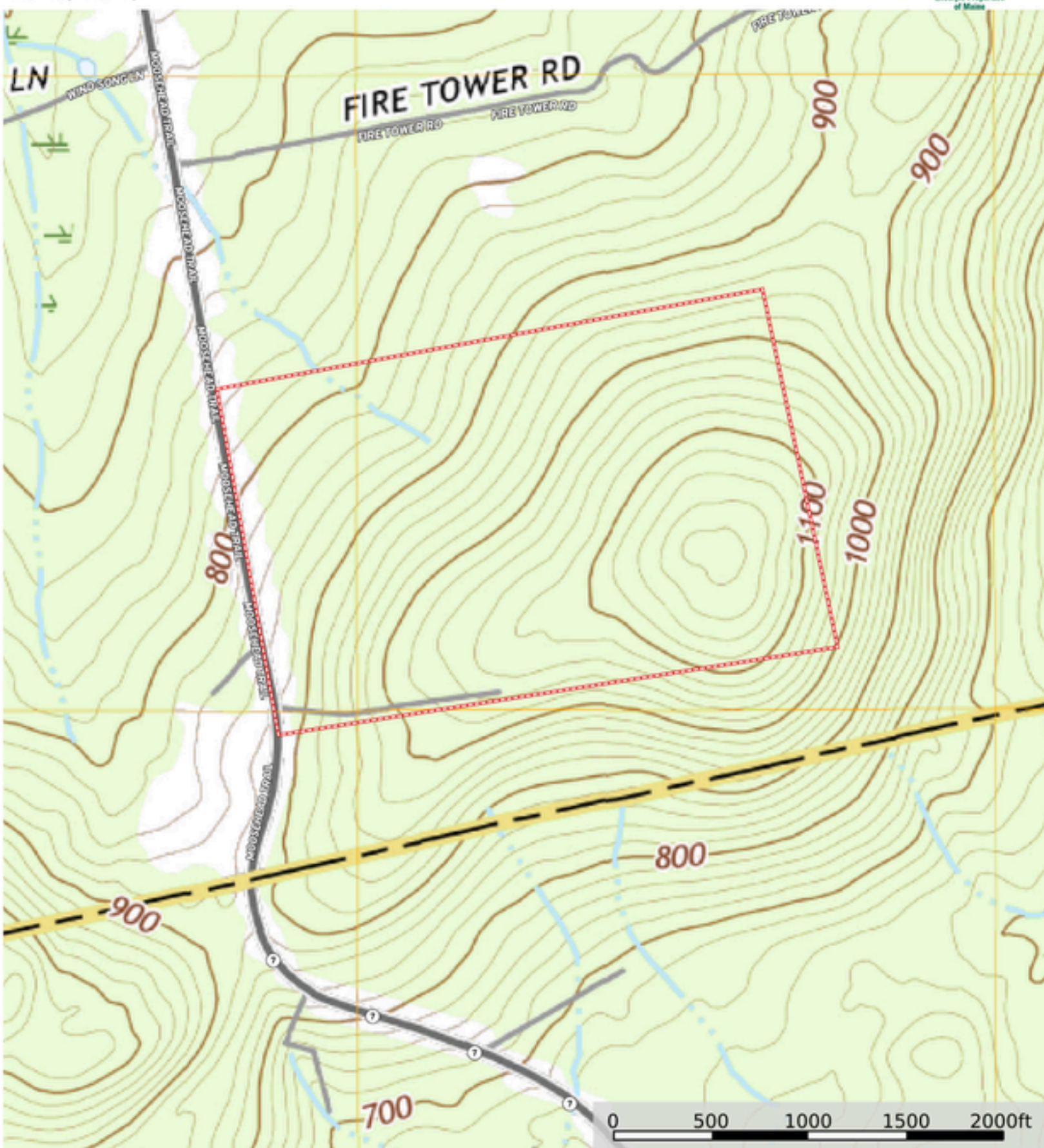
207-234-4006

Dixmont 116 acres
Maine, AC +/-



Dixmont 116 acres

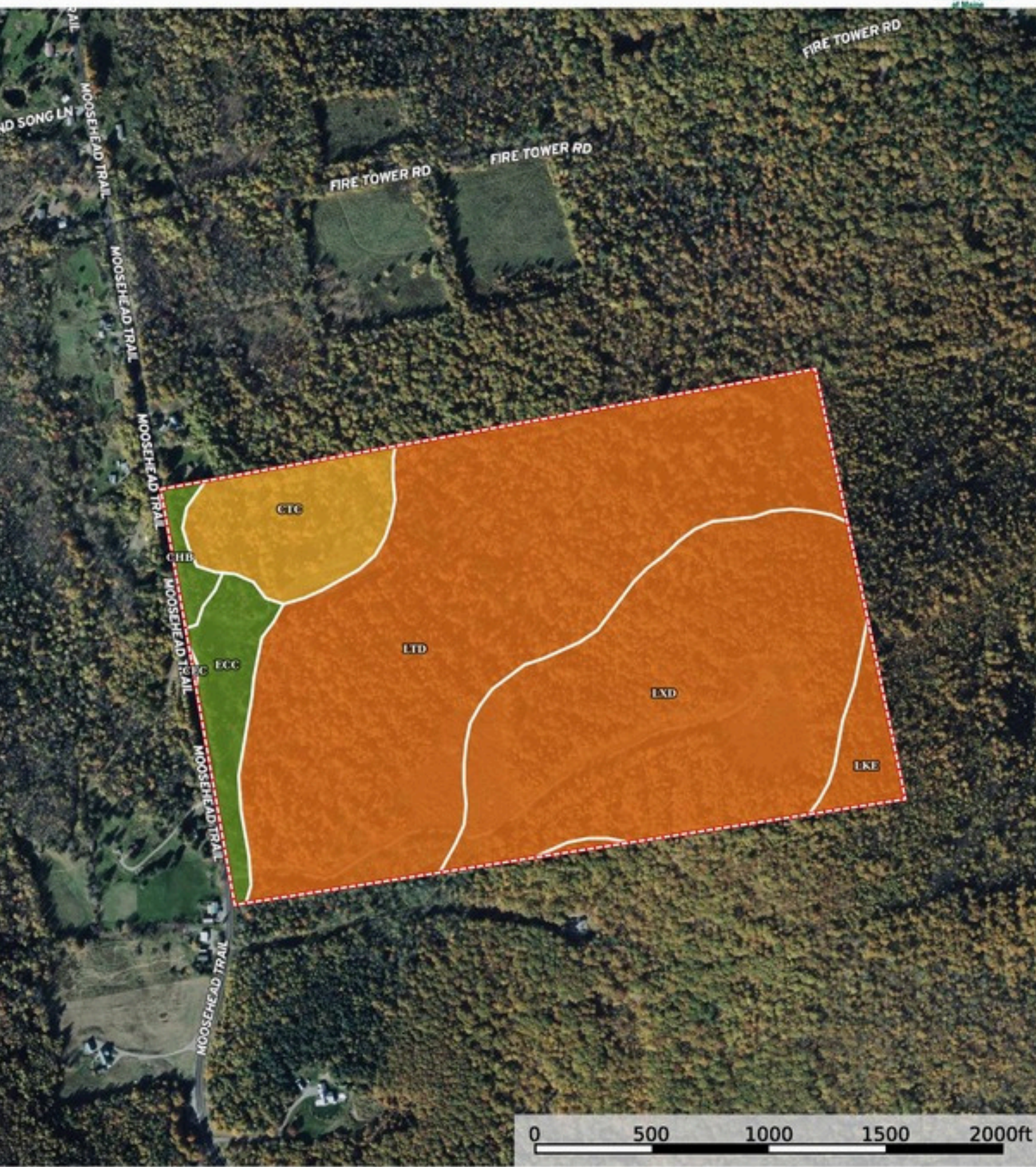
Maine, AC +/-



Boundary

Lifestyle Properties





Boundary



Boundary 122.19 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LTD	Lyman-Tunbridge complex, 15 to 30 percent slopes, rocky	60.58	49.58	0	17	7s
LXD	Lyman-Abram-Tunbridge complex, 8 to 30 percent slopes, very rocky	41.29	33.79	0	15	7s
CTC	Chesuncook-Telos complex, 3 to 15 percent slopes, very stony	9.74	7.97	0	32	6s
EcC	Chesuncook-Elliottsville association, 8 to 15 percent slopes	5.75	4.71	0	49	2e
LKE	Lyman-Abram-Knob Lock complex, 30 to 80 percent slopes, very rocky	3.29	2.69	0	4	7s
ChB	Chesuncook silt loam, 3 to 8 percent slopes	1.49	1.22	0	50	2w
CEC	Chesuncook-Elliottsville-Telos association, 3 to 15 percent slopes, very stony	0.05	0.04	0	36	6s
TOTALS		122.19(*)	100%	-	19.09	6.62

(*) 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



INCORPORATED FEBRUARY 16, 1897

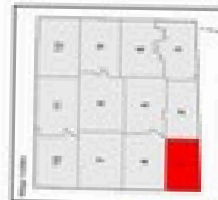


LEGEND

- PROPERTY LINE
- PUBLIC RIGHT-OF-WAY
- PRIVATE RIGHT-OF-WAY
- HISTORICAL DIVISION LINE
- EASEMENT or ROW
- PARCEL HOOK
- PARCEL ID NUMBER
- SURVEY DESCRIPTION (FEET)
- SURVEY LOT NUMBER
- ADJACENT ACREAGE

The information on this map is for assessment purposes only. It is not a legal survey, and it is not intended to be used for legal purposes.

SCALE: 1 in = 400 ft



Map Data: Source: GeoEye (2008)

Original map prepared by S.E. for the Penobscot County GIS Unit. The map is a reproduction of the original map. No warranty is made by the County for the accuracy of the map.

Assessment date: April 1, 2024
Print date: 10/10/2024

Dixmont Assessor's Office
718 Western Avenue
Dixmont, Maine 04832
(207) 254-2264

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: 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: Seller is not aware of any.

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 MMB

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: Central Maine Power has a right of way, and Power Pole Easement.

Source of information: Seller

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

Mmb

PROPERTY LOCATED AT: M11.22 Moosehead Trail, Dixmont, ME 04932

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: _____

Source of Section III information: 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: _____

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: _____

~~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: Tower Lease in place.

Buyer Initials _____

Page 3 of 4

Seller Initials _____

mmB

PROPERTY LOCATED AT: M11.22 Moosehead Trail, Dixmont, ME 04932

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.

Mary M Brooks 3/13/26
SELLER DATE

Totem, LLC c/o Mary Brooks

SELLER DATE

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



QUITCLAIM DEED WITH COVENANT

DANIEL N. BROOKS of Hampden, Penobscot County, Maine, SUSAN E. BROOKS of York, York County, Maine, ANDREW D. BROOKS of Forest City, Washington County, Maine, and MARY M. BROOKS of Bangor, Penobscot County, Maine, for consideration paid, grant to TOTEM, LLC, a Maine limited liability company with a principal place of business at Bangor, Maine, with Quitclaim Covenant, the land, together with the buildings or improvements thereon, in Dixmont, Penobscot County, State of Maine, described as follows:

A certain lot or parcel of land situated in Lot #111 in the Town of Dixmont, County of Penobscot, State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set in a fence and rock wall on the easterly side of the road leading from Dixmont Corner to Belfast, said fence being 739 feet northerly along said easterly side of said road from a stone monument marking the intersection of the south town line of Dixmont and said easterly side of Belfast road; thence South 80° E 2850 feet to an iron pin set in the east line of Lot 111; thence N 3° E 1922 feet, more or less, along said east line to an iron pin; thence N 82° W 2685 feet to an iron pin set in the easterly side of said Belfast Road; thence southerly 1794 feet along the easterly side of said road to an iron pin and point of beginning containing 116 acres, more or less.

Meaning and intending to convey and there is hereby conveyed a lot bounded on the north by Raymond Braley, on the east by Lot #110 and R. Leon Williams, on the south by Strout and on the west by the Dixmont Corner to Belfast road.

This conveyance is made subject to the easement granted by Armand J. Mignault and Dorothy Mignault to Central Maine Power Company dated July 23, 1969, and recorded in Penobscot County Registry of Deeds in Book 2165, Page 34, and easement granted by the Estate of Margaret S. Brooks to Central Maine Power Company and Unitel, Inc., dated March 17, 2004, recorded in Book 9288, Page 243.

This conveyance is also made subject to and with the benefit of all existing leases including a lease from Margaret Brooks to Richard N. Berry, Jr., dated September 2, 1980, recorded in Book 3117, Page 247, and a lease from Margaret S. Brooks to the State of Maine, dated March 31, 1989, recorded in Book 4421, Page 149.

Being the same premises described in the deed from Mary M. Brooks, Personal Representative of the Estate of Margaret S. Brooks to Daniel N. Brooks, Susan E. Brooks, Andrew D. Brooks, and Mary M. Brooks, dated May 11, 2005, to be recorded in the Penobscot County Registry of Deeds.

The Grantee's mailing address is 56 Madison Street, Bangor, ME 04401.

WITNESS our hands and seals this 19 day of October, 2005.

WITNESS:

Mary M. Brooks

Daniel N. Brooks

DANIEL N. BROOKS

Mary M. Brooks

Susan E. Brooks

SUSAN E. BROOKS

Mary M. Brooks

Andrew D. Brooks

ANDREW D. BROOKS

Susan E. Brooks

Mary M. Brooks

MARY M. BROOKS

STATE OF MAINE
PENOBSCOT, ss.

October 19, 2005

Then personally appeared the above-named Mary M. Brooks and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Nancy A. Foster

Notary Public/Attorney-at-Law

NANCY A. FOSTER

Notary Public, Maine

My Commission Expires July 1, 2008

SEAL

45809/44568/RE46843

No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulley
Register of Deeds



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:

- ✓ 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 · 85.5K subscribers · 1K videos

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

lifestylepropertiesofmaine.com and 4 more links



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