

LAND FOR SALE

RECREATIONAL PROPERTY | HUNTING | RIVER-FRONT PROPERTY

Off Grid

**M2L11-4 West Indian Rd,
Woodville**

Trails



\$165,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

MAPS

14

PROPERTY DISCLOSURE

17

DEED

Scan to view the
full property details
and video!





Located on West Indian Road in the quiet rural town of Woodville, this 40.18± acre surveyed parcel offers an opportunity to own a large stretch of forested waterfront land on the legendary Penobscot River. If you've been searching for privacy, wildlife, mature timber, and access to some of Maine's best outdoor recreation, this property deserves your attention.

Whether you envision an off-grid cabin, recreational getaway, hunting camp, or long-term land investment, this property delivers authentic Maine wilderness in a peaceful setting far removed from busy highways and crowded neighborhoods.

Woodville is a small Penobscot County town with a population of approximately 201 residents, located on the western side of the Penobscot River. Despite the secluded feel, services and shopping are conveniently available in Lincoln just 12 miles away. Bangor is approximately 60 miles south, while Portland, Boston, and even New York City remain within reasonable driving distance for weekend or seasonal use.



The land itself features approximately 631 feet of frontage on the Penobscot River, one of New England's great waterways stretching roughly 350 miles across Maine before flowing into Penobscot Bay and the Atlantic Ocean. This section of the river is known for outstanding wildlife habitat and recreation. Bald eagles, deer, moose, otter, beaver, and numerous wading birds are commonly seen here, while anglers appreciate the area's exceptional smallmouth bass fishing.

Elevations range from approximately 170 to 230 feet above sea level, with a high riverbank leading into more level interior forestland. The soils consist primarily of Plaisted and Howland loams along with Monarda complex soils. While too rocky for large-scale farming, the land is well suited for timber growth, food plots, or a small garden area. Older tree growth and an established trail network throughout the property make it easy to explore on foot, by ATV, or while hunting.

The property also provides access to a vast recreational region including Baxter State Park, the Allagash Wilderness Waterway, Debsconeag Lakes, and the North Maine Woods. Millions of acres of public land and dozens of nearby lakes offer endless opportunities for boating, paddling, fishing, and outdoor adventure.



**Lifestyle
Properties
of Maine**





M2L11-4 WEST INDIAN RD, WOODVILLE

PRICE

\$165,000

TAXES

\$700/2025

40.18± ACRES

ROAD FRONTAGE 630FT

HOW FAR TO...



Shopping | Lincoln, 12.5± miles



Hospital | Lincoln, 13.5± miles



Airport | Bangor, 61± miles



Interstate | Exit 227, 16± miles



City | Bangor, 60± Miles



Boston | 292± miles 4 Hours
30 Minutes





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:

'I just want to say the McPhail team had my property sold in 4 days and I received over asking price. Their knowledge and professional process makes it breeze to be a client. They walk you through all processes and make sure you understand everything before you leave the office. I highly recommend thier services and will use them in the future.'

Keith Lilly



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

County Sheriff
911

Fire

Nearby Towns
911

Woodville - Lot 4 West Indian Rd

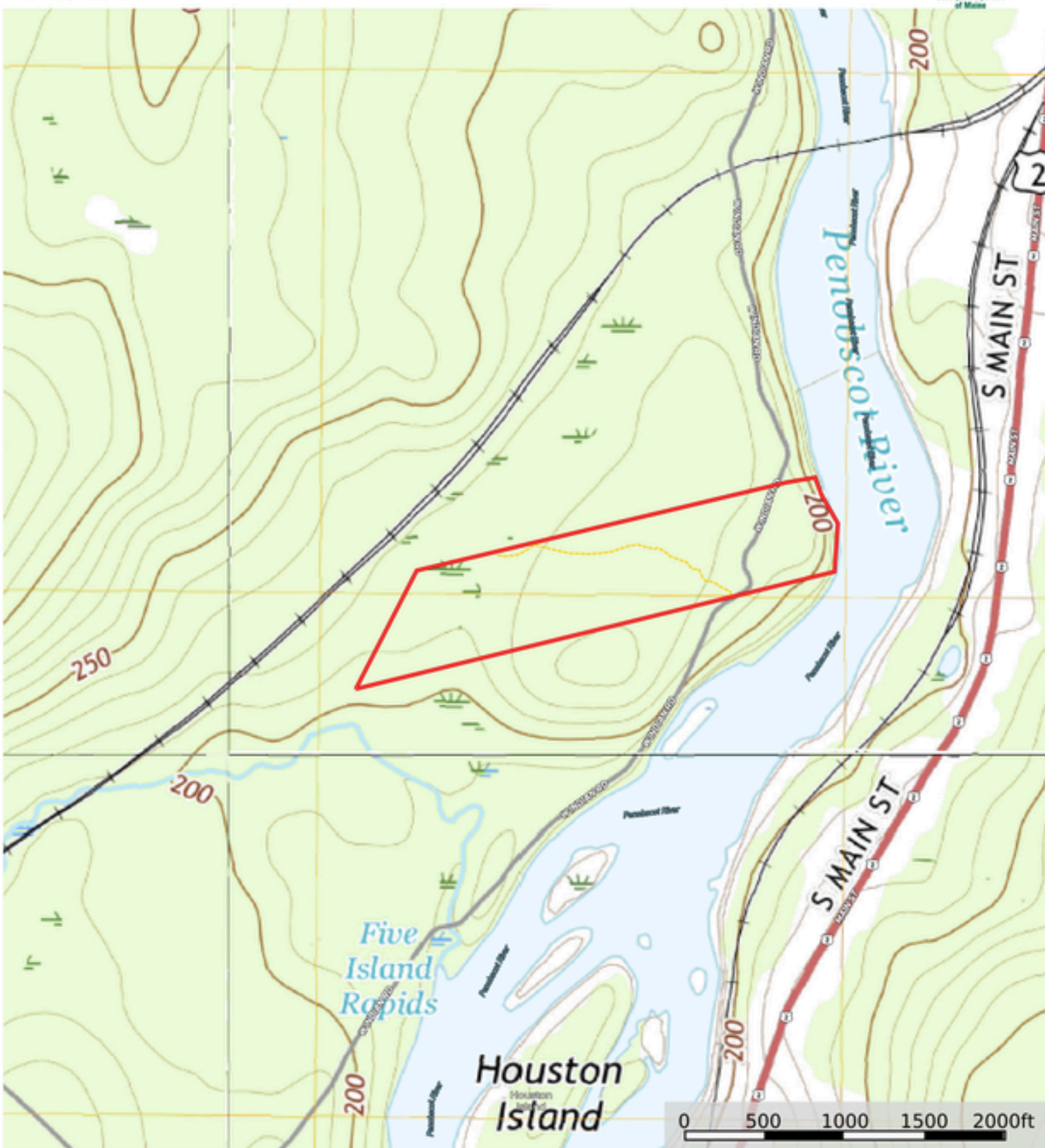
Maine, AC +/-



--- Road / Trail □ Boundary

Woodville - Lot 4 West Indian Rd

Maine, AC +/-



--- Road / Trail □ Boundary

Woodville - Lot 4 West Indian Rd
Maine, AC +/-



--- Road / Trail □ Boundary

PROPERTY LOCATED AT: West Indian Road, Woodville, ME 04457**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 ED JS

PROPERTY LOCATED AT: West Indian Road, Woodville, ME 04457**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: right of ways referenced in deeds

Source of information: Penobscot County Registry of Deeds

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 _____

Page 2 of 4

Seller Initials ED JS

PROPERTY LOCATED AT: West Indian Road, Woodville, ME 04457

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: seller and FEMA 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 zone

Source of information: survey plan and public record

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 and public record

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, survey plan recorded in Map File D121-88

Additional Information: soil test pits done in 1988 location shown on survey plan.

Buyer Initials _____

Page 3 of 4

Seller Initials ED

JD

PROPERTY LOCATED AT: West Indian Road, Woodville, ME 04457ATTACHMENTS 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.

John Dunn 05/19/2026
 SELLER DATE
 John Dunn, Trustee

Eileen Dunn 05/19/2026
 SELLER DATE
 Eileen M. Dunn, Trustee

 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



Return to:
Thornton Law Office
172 Main Street, PO Box 701
Rowley, MA 01969

(Space above reserved for recording information)

QUITCLAIM DEED

KNOWN BY ALL MEN THESE PRESENT, that we, **Eileen Dunn a/k/a Eileen M. Dunn and John Dunn**, a married couple, of Rowley, Essex County, Massachusetts, for consideration paid and in full consideration of one **(\$1.00) 00/100** Dollars, grant to **Eileen M. Dunn and John Dunn**, as **Trustees of the Dunn Nominee Realty Trust w/d/t** dated June 15, 2021, which trust has an address of 263 Wethersfield Street, Rowley, Essex County, Massachusetts 01969

with **QUITCLAIM COVENANTS** the land with the buildings thereon being bounded and described as follows:

PROPERTY LOCATION: Old Military Road, Woodville, County of Penobscot, State of Maine.

For a more particular description, see **Exhibit A** attached hereto and incorporated herein by reference.

Meaning and intending to convey the same premises conveyed to the Grantor by deed of record on July 19, 2002 with the Penobscot Registry of Deeds at **Record Book 8294, Page 204**.

**NO TITLE EXAMINATION PERFORMED AND NO CERTIFICATION OF
TITLE SHALL BE RENDERED HEREBY.**

IN WITNESS WHEREOF, the Grantors have executed this Deed this 15th day of June, 2021.


Eileen Dunn
a/k/a Eileen M. Dunn


John Dunn

COMMONWEALTH OF MASSACHUSETTS

County of Essex, ss

On this 15th of June, 2021, before me, the undersigned notary public, personally appeared before me the above named, **Eileen M. Dunn and John Dunn**, proved to me through satisfactory evidence of identification, where was a Driver's License to be the persons whose names are signed on the preceding or attached document and acknowledged the foregoing instrument to be their free act and deed and the free act, before me,

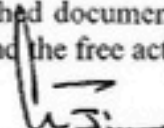

Notary Public:
My Commission Expires



EXHIBIT A

A certain parcel of land situated in the Town of Woodville, County of Penobscot and State of Maine, and being Lot 4 according to a plan entitled "Meadow Brook Subdivision," prepared by Prentiss and Carlisle Company, Inc., dated June 23, 1998 recorded in the Penobscot Registry of Deeds in File # D-121-88, bounded and described as follows:

Beginning at an iron pin at the northwest corner of Lot 3 of said D-121-88 which is in the southeasterly line of land described in a deed from Sidney M. Jones to Canadian Pacific Railway Company dated December 31, 1913 recorded in the Penobscot County Registry of Deeds in Book 852, Page 340 and shown on Plan Book 10, page 8; thence N 48° E by and along said Canadian Pacific Railway Company land eight hundred fifty-one and two tenths (851.2) feet to an iron pin; thence S 82° 21' E by along the southerly line of a forty (40') foot strip of land as conveyed by the deed from Sidney M. Jones to Canadian Pacific Railway Company dated March 10, 1914 recorded in Book 858, Page 50, two thousand four hundred thirteen and five hundredths (2413.05) feet to an iron pin set in the top of a high bank; thence continuing same course S 82° 21' E fifty-two (52) feet, more or less, to the bank of the Penobscot River; thence generally southerly by and along said Penobscot River six hundred thirty-one and one tenth (631.1) feet, more or less, to the northeast corner of Lot 3 of said File D-121-88; thence N 83° W fifty-five (55) feet to an iron pin at the top of a bank; thence continuing N 83° W by and along the division line between Lots 3 and 4 of File D-121-88 two thousand nine hundred sixty-six (2966) feet to the point of beginning, containing forty and eighteen hundredths (40.18) acres, more or less.

Together with a non-exclusive right of way for ingress and egress and for utility services, (subject to the terms, conditions and reservations set forth in the easement deed of Maine Forestlands, Incorporated to Prentiss and Carlisle Company, Inc. dated October 23, 1991 and recorded in Book 4929, page 219 over an existing gravel road across Lots 1, 2 and 3 of File D 121-88. The said gravel road, formerly called Military Road was discontinued as a Town Way by vote in the Town of Woodville, August 28, 1978.

Being the same premises in deed from John E. Gifford to Eileen M. Dunn and John Dunn dated July 19, 2002 and recorded in the Penobscot County Registry of Deeds at Record Book 8294, Page 204.



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