

RIVER-FRONT PROPERTY

LAND FOR SALE | SUSTAINABLE/OFF-GRID |
RECREATIONAL PROPERTY

2 Driveways Installed

**50 Wilderness Park Rd,
Mattawamkeag**

Fishing and Hunting



\$149,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!

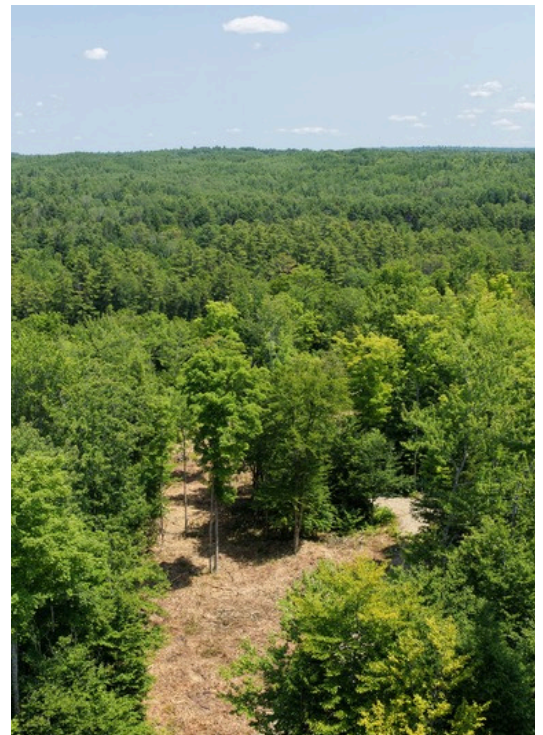




Photography by Mayhem Media

Welcome to 50 Wilderness Park Road in Mattawamkeag, Maine—a rare opportunity to own 34± acres of land featuring approximately 1,500 feet of frontage on the crystal-clear Mattawamkeag River and another 1,500 feet of frontage along Wilderness Park Road. If you've been searching for a property with exceptional privacy, easy year-round access, multiple building locations, and outstanding recreational opportunities, this one deserves your attention.

Unlike many off-grid properties that require extensive infrastructure before you can begin building, this parcel already includes two separate driveways, each stretching roughly 1,000 feet into the property and leading to elevated potential building sites. With elevations ranging from approximately 200 to 350 feet above sea level, you'll enjoy scenic views, natural drainage, and multiple possibilities for constructing an off-grid cabin, family retreat, or recreational getaway. The extensive road frontage also creates the potential for subdivision, making this an attractive investment for the future.



The Mattawamkeag River has long been considered one of Maine's cleanest and most beautiful waterways. It also holds an important place in conservation history. As a young man, Theodore Roosevelt found inspiration along this river while visiting a place now known as Bible Point, where he often read quietly in nature. Those experiences helped shape the conservation ethic that later defined his presidency and forever changed America's public lands.

Outdoor recreation begins right from your property. ATV and snowmobile trails connect directly from the land, providing access to hundreds of miles of maintained trail systems throughout the region. Just minutes away, Mattawamkeag Wilderness Park offers riverside campsites, walking trails, and additional opportunities to experience the area's unspoiled beauty. Nearby, the mighty Penobscot River—the largest watershed in Maine, draining more than 8,500 square miles—adds even more options for boating, paddling, fishing, and exploring.



**Lifestyle
Properties
of Maine**





Despite its peaceful setting, the property is conveniently located just 15 miles from Lincoln for shopping, restaurants, healthcare, and services. Bangor is approximately one hour away, while Augusta, Portland, and even Boston are all within an easy day's drive.

Whether you're planning an off-grid homestead, a waterfront family compound, or simply investing in quality Maine land with exceptional river frontage and future potential, 50 Wilderness Park Road offers a combination of natural beauty, accessibility, and flexibility that's becoming increasingly difficult to find.

Like what you see?
Scan to subscribe
to our monthly
newsletter





50 WILDERNESS PARK RD, MATTAWAMKEAG

PRICE

\$149,900

TAXES

\$643/2025

34± ACRES

ROAD FRONTAGE 1,500FT

HOW FAR TO...



Shopping | Lincoln, 15± miles



Hospital | Lincoln, 16.3± miles



Airport | Bangor, 64± miles



Interstate | Exit 227, 21± miles



City | Bangor, 63± Miles



Boston | 297± miles 4 Hours
and 35 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



@uclifestylepropertiesme



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@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
911

Fire

Mattawamkeg FD
911

Town Office

327 Main Street
(207) 736-2464
M,W,F 8:00 - 4:00

Tax Assessor

Hamlin Associates
(207)-876-3300
hamlinassociatesinc@gmail.com

Code Enforcement

Dwight Tilton

Mattawamkeag - 50 Wilderness Park Rd

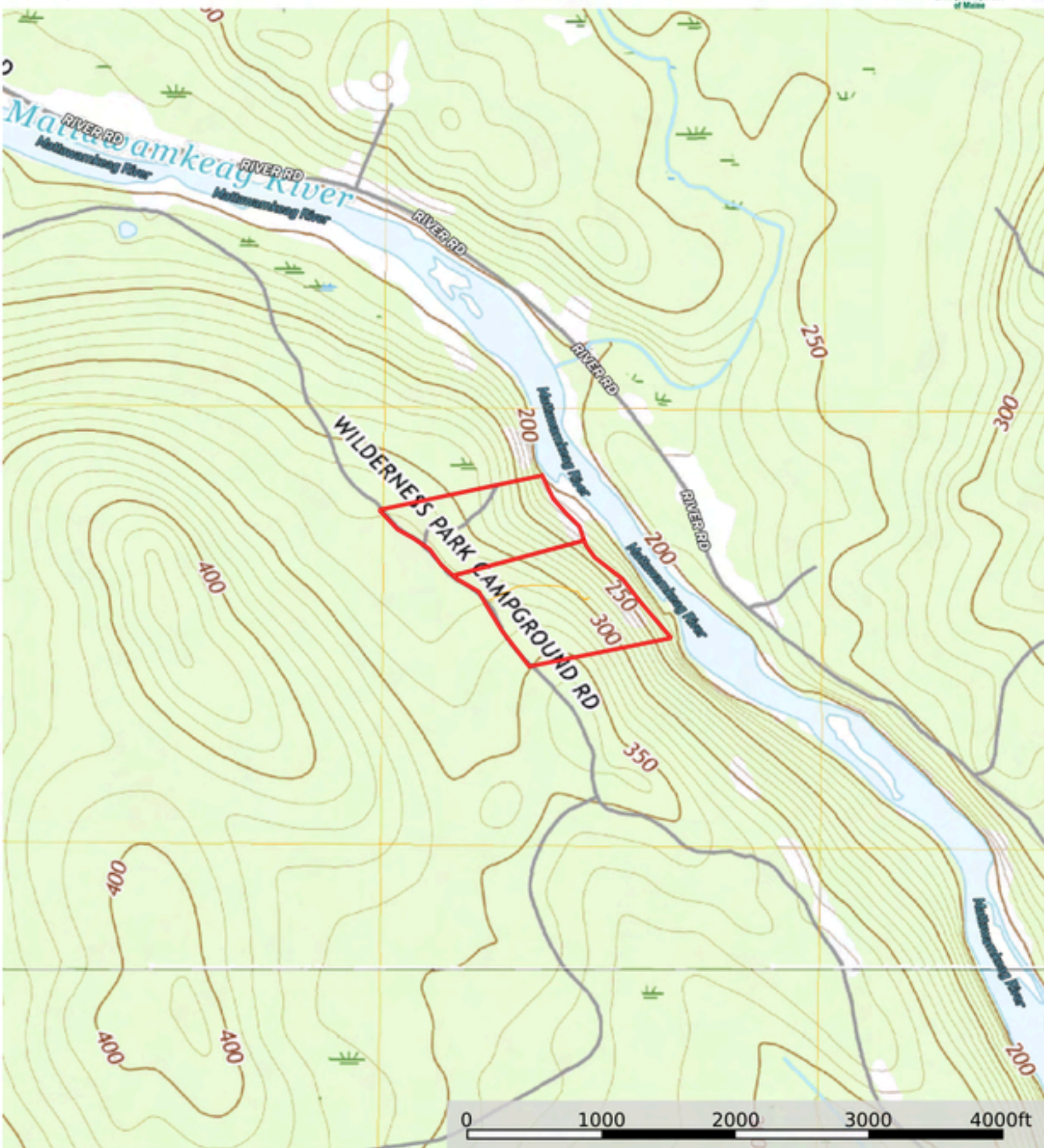
Maine, 67 AC +/-



— Track
□ Boundary

Mattawamkeag - 50 Wilderness Park Rd

Maine, 67 AC +/-



Track Boundary

Mattawamkeag - 50 Wilderness Park Rd

Maine, 67 AC +/-



Track Boundary



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

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 

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: Benefitting & encumbering rights of way. See deed 17769:302, 4495:126 and 4286:265

Source of information: Deeds recorded in the 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 and town of Mattawamkeag

Road Association Name (if known): none

Source of information: seller and deeds.

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 _____



PROPERTY LOCATED AT: 50 Wilderness Park Road, Mattawamkeag, ME 04459

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
N/A

Relevant Panel Number: N/A Year: N/A (Attach a copy)

Comments: N/A

Source of Section III information: FEMA website and seller

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: shoreland zoning

Source of information: public info

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Source of information: seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: portion of property is in Tree Growth current use tax

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, previous disclosure and public record

Additional Information: acreage was not determined by survey and is an estimate only based on tax mapping and apparent occupation lines on the ground.

Buyer Initials _____

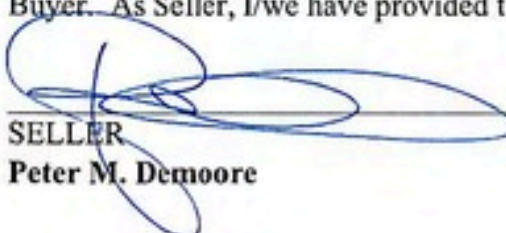
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Seller Initials _____

PROPERTY LOCATED AT: 50 Wilderness Park Road, Mattawamkeag, ME 04459

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.



SELLER
Peter M. Demoore

DATE

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



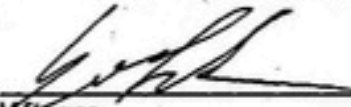
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT Red Rose Almanzar, f/k/a Evelyn Cook, of Mattawamkeag, State of Maine, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANTS unto Peter M. Demoore, having a mailing address of PO Box 1199, Dahlonaga, GA 30533, with WARRANTY COVENANTS, the land with any buildings thereon, situated in Mattawamkeag, County of Penobscot and State of Maine, described as follows:

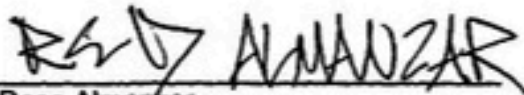
PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to Preston Webber, n/k/a Jack Atsa Almanzar and Evelyn Cook, n/k/a Red Rose Almanzar by virtue of a Warranty Deed from Dale F. McCafferty, Pamela S. Wotton, and Brian E. McCafferty, dated November 9, 2023 and recorded in Penobscot County Registry of Deeds at Book 16997, Page 188. Jack Atsa Almanzar, f/k/a Preston Webber died May 24, 2024. Red Rose Almanzar, f/k/a Evelyn N. Cook, is the sole surviving joint tenant.

Witness my hand and seal this 27th day of January, 2026.



Witness

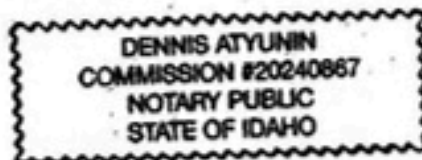


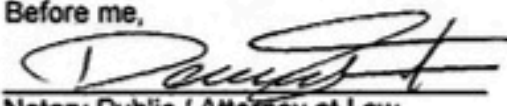
Red Rose Almanzar

State of Idaho
County of Ada

January 27th 2026

Personally appeared before me the above named Red Rose Almanzar, f/k/a Evelyn Cook and acknowledged the foregoing instrument to be her free act and deed.



Before me,


Notary Public / Attorney at Law
Printed Name: Dennis Atyunin
My Comm. Exp: 03-04-2030

EXHIBIT A

A certain lot or parcel of land situated in the Town of Mattawamkeag, County of Penobscot and State of Maine, bounded and described as follows:

Being Lot of timberland numbered one hundred forty-seven.

Excepting, however, the right of flowage as described in a deed from Lydia H. Jones to George H. Hamlin, said deed being recorded in said Registry in Vol. 702, Page 375.

FURTHER EXCEPTING from the above-described Lot 147, those portions described in the following deeds: (i) from David E. Bailey to Frank A Perley dated March 13, 1903, recorded in Book 726, Page 325; and (ii) from George L. Austin to George L. Austin and Edward J. Austin dated April 18, 1988, recorded in Book 4212, Page 5.

SUBJECT TO the easement from Edward McCafferty, Jr. and Ione McCafferty to IP Timberlands Operating Company, Ltd., dated July 21, 1988 and recorded in Book 4286, Page 265.

TOGETHER WITH an easement in common with others set forth in a deed from IP Timberlands Operating Company, Ltd. to Edward McCafferty, Jr. and Ione McCafferty dated July 12, 1988 and recorded in Book 4495, Page 126