

LAND FOR SALE

Lot with well and septic

524 Millvale Rd, Bucksport

Power on site



\$37,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

A photograph of a lush green forest with many thin trees and dense foliage, serving as the background for the top left portion of the page.

Table of

CONTENTS

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

MAPS

13

PROPERTY DISCLOSURE

18

DEED

Scan to view the
full property details
and video!





Looking for a homesite with improvements? This improved 1-acre lot in Bucksport offers an outstanding opportunity to build your dream home without the expense and hassle of installing a drilled well. With electricity at the street, a drilled well, and septic tank on site, much of the groundwork has already been completed.

Enjoy the perfect balance of privacy and convenience. Spend your days boating, fishing, or swimming just minutes away at Silver Lake, tee off at Bucksport Golf Club, or explore the charming waterfront, restaurants, and shops of downtown Bucksport. Coastal destinations including Blue Hill and the scenic Downeast shoreline are only about 30 minutes away, making this an ideal location for year-round living or a seasonal retreat.





Bring your plans and start building—opportunities to find a build-ready lot with these improvements already in place are becoming increasingly hard to find.



**Lifestyle
Properties
of Maine**





524 MILLVALE RD, BUCKSPORT

PRICE

\$37,900

TAXES

\$757/2026

1± ACRES

ROAD FRONTAGE 168FT

HOW FAR TO...



Shopping | Bucksport, 1.5± miles



Hospital | Bangor, 22± miles



Airport | Bangor, 24± miles



Interstate | Exit 182, 21.5± miles



City | Bangor, 21± Miles



Boston | 230± miles 4 Hours





Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



154 Maine Ave, Suite 7, Bangor, ME

04401

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

Bucksport Police Dept
207-469-7951

Fire

Fire & Emergency Services
207-469-7951

Town Office

50 Main Street
207-469-7368
Monday - Thursday: 7:30a - 5:30p

Tax Assessor

Dustin VanDongen
207-469-7368
jvandongen@bucksportmaine.gov

Code Enforcement

Luke Chiavelli
207-469-7368
ceo@bucksportmaine.gov

Bucksport 524 Millvale Rd 1 acre

Maine, AC +/-



Boundary

Bucksport 524 Millvale Rd 1 acre

Maine, AC +/-



Boundary

Bucksport 524 Millvale Rd 1 acre
Maine, AC +/-





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 (With Improvements)

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 – WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☒ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): _____ ☐ N/A ☐ Yes ☐ No ☒ Unknown

Quantity: _____ ☐ Yes ☐ No ☒ Unknown

Quality: _____ ☐ Yes ☐ No ☒ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? _____ ☒ Yes ☐ No

IF Yes: Date of most recent test: 3/17/22 Are test results available? _____ ☒ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? _____ ☒ Yes ☐ No

IF Yes, are test results available? _____ ☒ Yes ☐ No

What steps were taken to remedy the problem? _____

Has the water been tested for radon? _____ ☒ Yes ☐ No

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: N/A

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: NORTHERLY SIDE NEAR ROAD

Installed by: UNK

Date of Installation: APRIL 12 2022

USE: Number of persons currently using system: _____

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of Section I information: SEKER + WATER TEST RESULTS

Buyer Initials _____ Page 1 of 5 Seller Initials ML

SECTION II – WASTE WATER DISPOSALTYPE 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 malfunction? ☐ Yes ☐ No~~~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: STAKED PINK LOGS OR ☒ UnknownDate Installed: UNK Date last pumped: UNK Name of pumping company: UNKHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: SEPTIC SYSTEM INSPECTED 3-16-22TANK BACKUP AND DISTRIBUTION BOX OK PIPING DAMAGEDDate of last servicing of tank: UNK Name of company servicing tank: UNKLeach Field: _____ ☒ Yes ☐ No ☐ UnknownIf Yes, Location: NATTO ROADDate of installation of leach field: UNK Installed by: UNKDate of last servicing of leach field: UNK Company servicing leach field: UNKHave 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 system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of Section II information: _____

Buyer Initials _____

Page 2 of 5

Seller Initials AL _____

SECTION III – 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 the 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: _____

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: _____
 Source of information: _____

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

SECTION IV – 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: _____
 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: _____

Buyer Initials _____

Page 3 of 5

Seller Initials *AL* _____

SECTION V – 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: _____

Source of Section V information: _____

Buyer Initials _____

Page 4 of 5

Seller Initials



SECTION VI – 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: _____

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: _____

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 VI information: _____

Additional information: _____

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

DATE

SELLER

DATE

Anthony Costanzo

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



RELEASE DEED

Kathy Ann Seaman, whose mailing address is 7963 W. Marlette Ave., Glendale, AZ 85303, for consideration paid, releases to Anthony Philipp Costanzo, whose mailing address is 7963 W. Marlette Ave., Glendale, AZ 85303, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Bucksport, Hancock County, Maine, bounded and described as follows:

A certain lot or parcel of land with any buildings thereon, situated in the Town of Bucksport, County of Hancock, State of Maine, bounded and described as follows:

Beginning at an iron post on the Westerly side of the Millvale Road, so-called, at the Southeasterly corner of land now or formerly of Ross Allison; Thence by and along the Southerly bound of said Allison land Westerly Two hundred sixty (260) feet to an iron post; Thence generally at right angles Southerly One hundred sixty-eight (168) feet to an iron post; Thence generally at right angles Easterly Two hundred sixty (260) feet to Central Maine Power line pole #53 and said Millvale Road; Thence by and along the Westerly sideline of said Millvale Road One hundred sixty-eight (168) feet to the place of beginning.

ALSO HEREBY CONVEYING, all my right, title and interest in and to the premises situated and lying northerly of the division line described as follows:

Beginning at an iron rod set 33 feet more-or-less Westerly of the center line of the Millvale Road, so called, said iron rod bears N. 01° 44' E. 294.47 feet from an iron rod set 13 feet more or less Westerly of Central Maine Power pole #52. Said rod at the point of beginning also bearing N. 84° 39' W. 12 feet more or less from Central Maine Power pole #53.

Thence N. 84° 39' W. 238.51 feet generally following a wire fence to an iron rod set at a fence corner. Said iron rod bears (for a tie line) N. 01° 47' E. 296.27 feet from an iron rod set at another fence corner.

The above courses and distances are in accordance with a survey by Sage Collins, R.L.S. of Blue Hill, Maine dated July 22, 1981, and revised January 28, 1983, and revised May 28, 1986.

Being the same premises conveyed by deed from Hazel S. Hutchinson to Kathy Ann Seaman and Anthon Philipp Costanzo dated June 2, 2022 and recorded in Book 7210, Page 552 of Hancock County Registry of Deeds.

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

This deed was prepared without a title search.

WITNESS my hand and seal this 18 day of September, 2023.

Kathy Ann Seaman
Kathy Ann Seaman

STATE OF Arizona
COUNTY OF Maricopa

Before me this 18 day of September, 2023, personally appeared the above-named Kathy Ann Seaman and acknowledged the foregoing instrument to be her free act and deed.



Jessica Alvarez
Notary Public
Print Name: Jessica Alvarez
My Commission Expires: Sep 13, 2026