OFF-GRID MAINE RETREAT

TIMBERLAND | RECREATIONAL PROPERTY | HUNTING

ATV, Mountain Bike, Hike	**M6L34 Rabbit Path, Corinth**	Very Private



$64,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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Scan to view the full property details and video!



If you've been looking for a private piece of Maine where you can unplug, enjoy the outdoors, and build your own retreat, this 15± acre parcel in Corinth deserves a look. Well wooded with mature timber, the property offers not only excellent recreational potential but also an opportunity to utilize the timber right on the land to help mill lumber for your own cabin or home.

The gently rolling terrain ranges from approximately 220 to 250 feet above sea level, providing a pleasant landscape for exploring, hunting, camping, hiking, and other outdoor pursuits. A preliminary soil test has already been completed, providing a useful starting point for planning your future retreat.



Water features add to the property's appeal. The headwaters of Keyser Stream are located toward the back of the property, while a seasonal brook follows along a portion of the side boundary. The combination of wooded acreage, rolling terrain, and water makes this an especially attractive setting for wildlife and outdoor recreation.



UTILITIES

TRASH REMOVAL
CENTRAL PENOBSCOT SOLID WASTE

ELECTRIC COMPANY
VERSANT POWER

HEATING COMPANY
CORINTH PLUMBING & HEATING

WATER
NONE

SEWER
NONE

INTERNET PROVIDER
FIDIUM

This is an off-grid property, making it ideal for someone looking for a more self-sufficient lifestyle or a private Maine getaway. Imagine milling your own lumber from the property and building a cabin surrounded by your own woodland. Whether your vision is a hunting camp, recreational retreat, homestead, or future off-grid residence, this property offers the space and natural resources to make it your own.

Despite its private, rural character, the property is conveniently located less than 30 minutes from Bangor and Bangor International Airport. Dover-Foxcroft is approximately 30 minutes away, while Portland is just over two hours and Boston is under four hours by car. For a day of fishing, boating, sightseeing, or simply enjoying one of Maine's most beautiful lakes, Moosehead Lake is approximately 1 hour and 15 minutes away.

A great opportunity to own a substantial piece of Maine woodland with timber, water, privacy, and tremendous recreational potential—all within an easy drive of Bangor.



M6L34 RABBIT PATH, CORINTH

PRICE	**$64,900**
TAXES	$218/2026
15± ACRES	**ROAD FRONTAGE 660FT**





HOW FAR TO...

- Shopping | Dover-Foxcroft, 21± miles
- Hospital | Dover-Foxcroft, 20± miles
- Airport | Bangor, 22± miles
- Interstate | Exit 185, 21± miles
- City | Bangor, 23± Miles
- Boston | 240± 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	Penobscot County Sheriff Dept. 207-947-4585
Fire	Corinth Fire Dept 207- 285-3303
Town Office	31 Exeter Road P.O. Box 309 Corinth, ME 04427 207-285-3271 Tues-Thurs: 8AM to 6 PM Friday: 8AM to 4PM Closed Daily:12PM to 1PM
Tax Assessor	Joshua Berry 207-605-0200
Code Enforcement	Adam Caldwell 207-285-3271

Corinth - Lot 34 Rabbit Path 15 +/- acres

Maine, 15 AC +/-



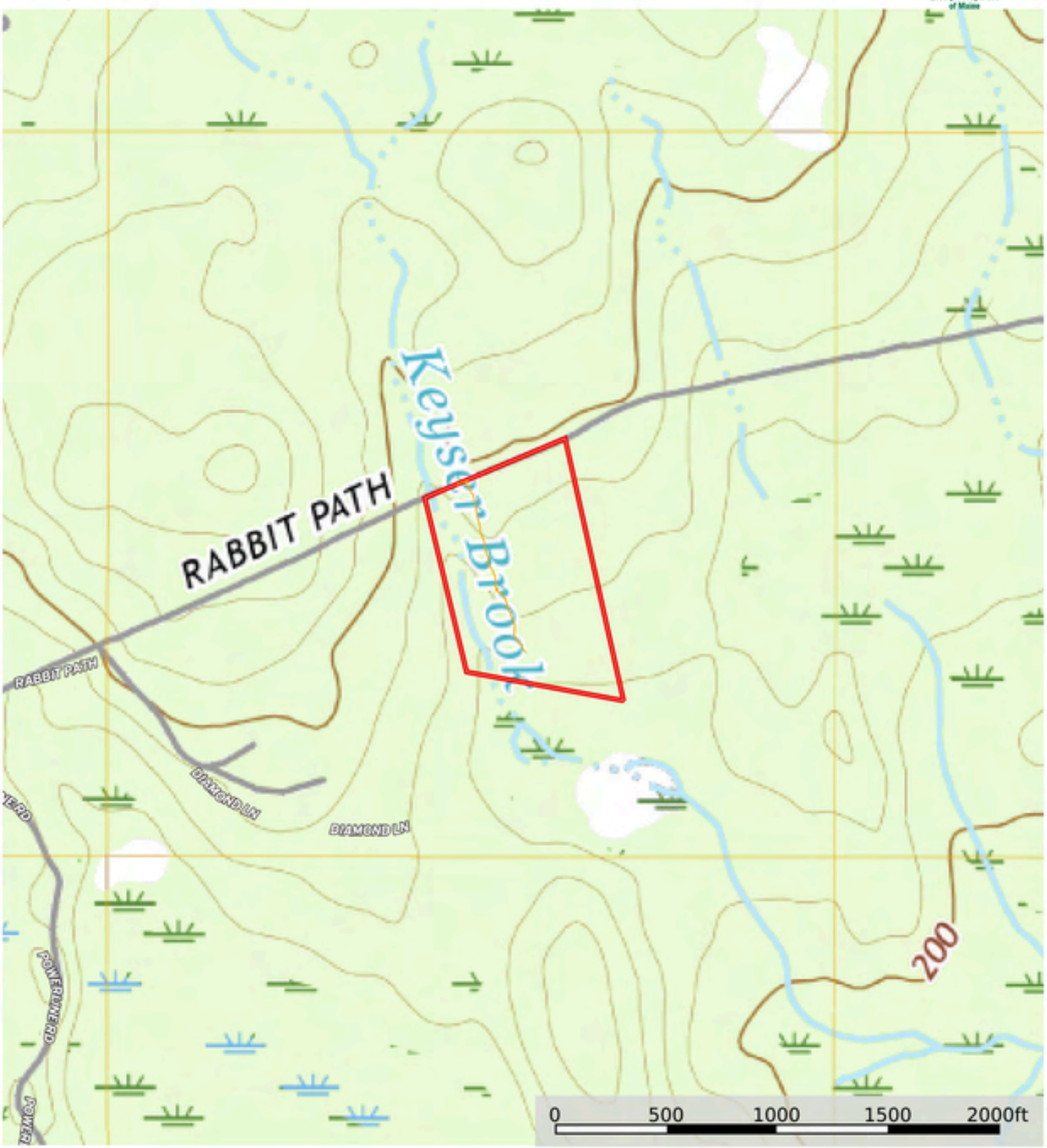
Track Boundary

United Country Lifestyle Properties of Maine
P: 800-286-6164 https://www.lifestylepropertiesofmaine.com/ 113 West Broadway

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Corinth - Lot 34 Rabbit Path 15 +/- acres

Maine, 15 AC +/-

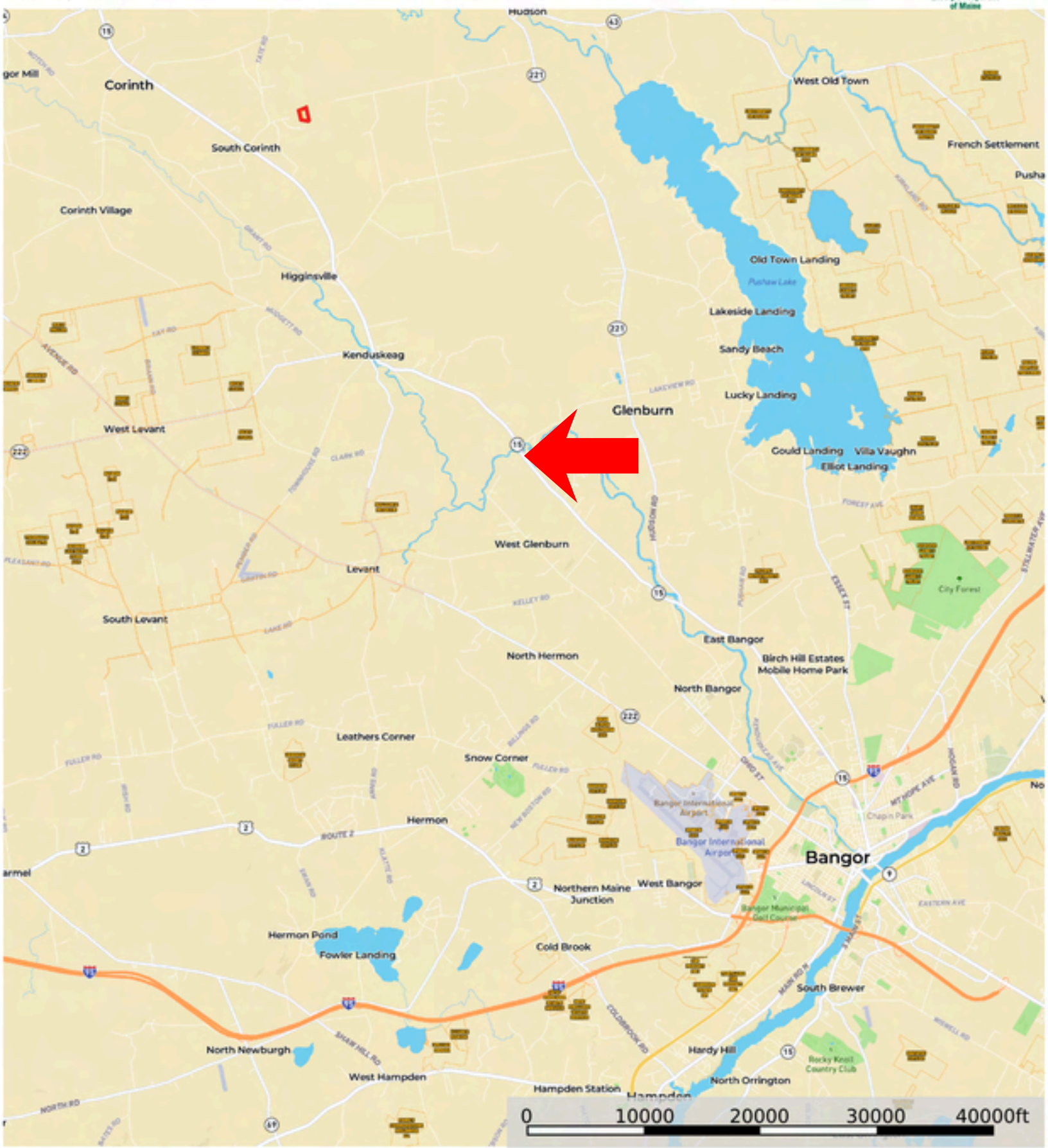


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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035

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 · 100K subscribers · 1.1K videos

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

lifestylepropertiesofmaine.com and 4 more links

SUBSCRIBE

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*

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PROPERTY LOCATED AT: **M6L34 Rabbit Path, Corinth, ME 04427**

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: _____

_____

Source of information: **Seller**

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

United Country Lifestyle Properties of Maine, 113 W. Broadway Lincoln ME 04457 207.794.6164 207.794.6666 Jon Jones & Cheryl Peter McPhail

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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: **public record search**

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? **maintained by land owners along road.**

Road Association Name (if known): **none 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: _____

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PROPERTY LOCATED AT: **M6L34 Rabbit Path, Corinth, ME 04427**

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?

Zone A, partially

Relevant Panel Number: **23019C1880D** Year: **7/19/2023** (Attach a copy)

Comments: **property is high and dry but is located next to a brook that is part of the flood zone.**

Source of Section III information: **FEMA 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 zone along intermittent stream**

Source of information: **public record**

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: **public record search**

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: **survey pins located on road frontage. Surveyor cap of John Cahoon, now deceased.**

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PROPERTY LOCATED AT: **M61.34 Rabbit Path, Corinth, ME 04427**

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.

Jon Jones		*Cheryl Dort*	09/15/2026
SELLER	DATE	SELLER	DATE
Jon Jones		**Cheryl Dort**	
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

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Bk 17024 Pg144 #30327
12-14-2023 @ 09:06a

DEED OF TRUSTEE

DLN: 1002340259162

ANTHONY R. WOODCOCK, JR., Successor Trustee of the **ERVIN A. HARDING AND ROBERTA J. HARDING REVOCABLE LIVING TRUST dated March 31, 2004**, of Louisville, Stark County, State of Ohio, by the power conferred by law, and every other power, for consideration paid, grants to **JON JONES and CHERYL DORT**, of Garland, Penobscot County, State of Maine, **as joint tenants**, a certain lot or parcel of land, together with any improvements located thereon, situated in **Corinth**, Penobscot County, Maine, more particularly described as follows:

> Beginning on the southerly line of the County Road leading by the former dwelling house of Andrew J. Pierce and at the northwest corner of land conveyed by William Higgins to Bradbury Savage; thence south 4 degrees west on the west line of Savage lot, 52 ½ rods; thence east 25 degrees, 15 minutes south 44 ½ rods to the east line of said lot conveyed to said Savage; thence north 4 degrees east 74 rods to the County Road; thence westerly by said road 40 rods to the place of beginning. Containing 15 acres and 67 square rods, being part of lots No. 13 in the fourth and fifth range of lots in said Corinth.
>
> For Grantor's source of title, reference may be had to a Warranty Deed given by Carroll E. Hardy and Brent D. Hardy to Ervin A. Harding and Roberta J. Harding, dated May 21, 1984, recorded in Volume 3522, Page 324 of said Registry of Deeds. Reference may further be had to a Warranty Deed given by Ervin A. Harding and Roberta J. Harding to Ervin A. Harding and Roberta J. Harding, Trustees of the Ervin A. Harding and Roberta J. Harding Revocable Living Trust dated March 31, 2004, said deed being dated April 29, 2004 and recorded in Volume 9305, Page 115 of the Penobscot County Registry of Deeds. Further reference may be had to Affidavit – Death of Trustee, dated March 13, 2022, recorded in Volume 16427, Page 245 which names Anthony R. Woodcock, Jr. as Successor Trustee.

Subject to all easements, covenants or restrictions of record.

Grantees' address: 417 Jones Road, Garland, ME 04939.

WITNESS my hand and seal this 11 day of Dec., 2023.

Witness:

Amanda B
Amanda Flanagan

ERVIN A. HARDING AND ROBERTA J. HARDING REVOCABLE LIVING TRUST, dated March 31, 2004

By: Anthony R. Woodcock
Anthony R. Woodcock, Jr., Successor Trustee

STATE OF Ohio
COUNTY OF Stark ss.

On Dec 11, 2023, personally appeared the above-named Anthony R. Woodcock, Jr., Successor Trustee under the Ervin A. Harding and Roberta J. Harding Revocable Living Trust dated March 31, 2004 and acknowledged the foregoing instrument to be his/her/their free act and deed in his/her/their personal capacity, and in his/her/their capacity as Trustee.

Before me,

JASON R. PUGH, Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 O.R.C.

Notary Public

Tax Map 6, Lot 34 – land on Rabbit Path, Corinth
Jones Dort R-20435 - Trustee's Deed (AL RE2023)

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED