



Off-Grid Log Home

\$340,000

197 Lawler Ridge Road
Herseytown TWP, Maine
04777



Lifestyle
Properties
of Maine



Spencer Wood
REALTOR®
(603) 568-2475
spencer@lifestylepropertiesme.com

Are you searching for a self-sufficient off-grid log home in a rural setting? If so, this 3-bedroom, 1.5-bath home on 33.4 surveyed acres in Herseytown Township, Maine might be just what you need.

The house was built in 2003 and features 3 bedrooms and 1.5 bathrooms. Two bedrooms are located on the first floor, with an open kitchen, dining, and living room layout. A third bedroom is located on the second floor. There is also a loft space and a solar system in place.

The log home sits on 33.4± acres of land with 660± ft of road frontage. The soils are Daigle Silt Loam, perfect for moderate farming, and Thorndike Channery Silt Loam, ideal for intense farming. Additional soils include Thorndike Channery Silt, Monarda Burnham, suitable for growing trees. The elevation ranges from 640-700 ft above sea level and features a fire pit, barn, and solar/battery shed.



**SCAN THE
QR CODE
TO VIEW
THE FULL
PROPERTY
DETAILS &**

Local Contacts

Police

Aroostook County Sheriff
(207) 532-3471

Fire

Patten Fire Dept
(207) 528-2197

Town Office

21 Katahdin Street
(207) 528-2215
M-F 8am-4pm

Tax Assessor

Brandon Saucier
(207) 554-0654

Code Enforcement

Chris Beyer
(207) 538-5430

School District

MSAD #70
(207) 729-9961

Proximity

Shopping

Sherman, 8± miles

City

Houlton, 47± miles

Airport

Bangor International, 48± miles

Interstate

Exit #259, 4± miles

Hospital

Millinocket, 29± miles

Boston, MA

312± miles (4.5± hours)

Nearby points of interest include Katahdin Woods & Waters National Monument just 20 miles away, Baxter State Park 28 miles away, and Molunkus Lake only 13 miles away. Baxter State Park is also 40 miles or a 1-hour drive and offers attractions such as Mt. Katahdin, the end of the Appalachian Trail, hundreds of miles of hiking trails, and the chance to spot moose in their natural habitat.

Located at 197 Lawler Ridge Road, this property offers a serene and secluded escape while still being within driving distance of amenities. Sherman is just 8.3 miles or a 15-minute drive away, where you can find grocery stores, shopping centers, and other services. Millinocket is 29.5 miles or a 37-minute drive, Houlton is 47.5 miles or a 49-minute drive with a hospital and more shopping options, and Bangor is 78.8 miles or a 1 hour and 15-minute drive away. Boston is just 312.8 miles or a 4 hours and 40 minutes drive for those looking for a weekend getaway. The property falls under RSU 50 with schools such as Katahdin Elementary, Middle, and High school, as well as SACS Elementary nearby.





This property offers a peaceful off-grid lifestyle in a picturesque rural setting. The home includes 3 bedrooms, 1.5 bathrooms, a 1-car garage, and a lot size of 33.4 acres. With taxes estimated at \$1,580 with a homestead exemption and a total of 1600± sq ft, this property is the perfect opportunity for those looking to live off the grid in Maine.





197 Lawler Ridge Road, Herseytown TWP

Year Built

2003

Square Foot

1600

Bedrooms

Three

Bathrooms

1.5

Flooring

Wood

Garage

Yes | 1 Car

LISTING PRICE

Acres 33.4± \$340,000 Taxes \$1580.71

Water

Private

Sewer

Private

Roof

Metal

Heating

Forced Hot Air | Stove

Cooling

N/A

View

Scenic | Trees

Zoning

Rural

Road Frontage

Yes | 660'

Water Frontage

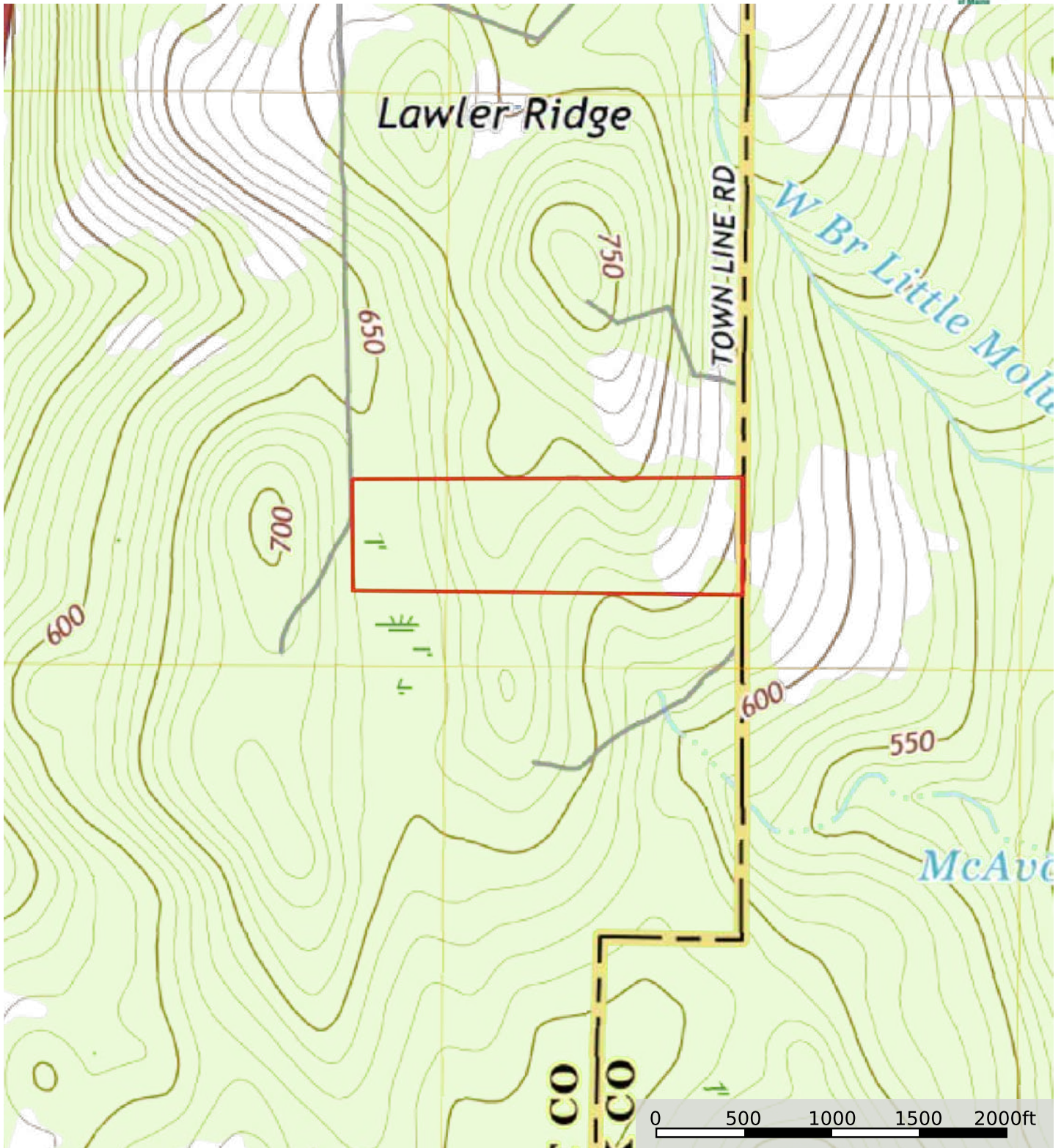
N/A

Herseytown Township 197 Lawler Ridge Rd 33 +/- acres
Maine, 33 AC +/-



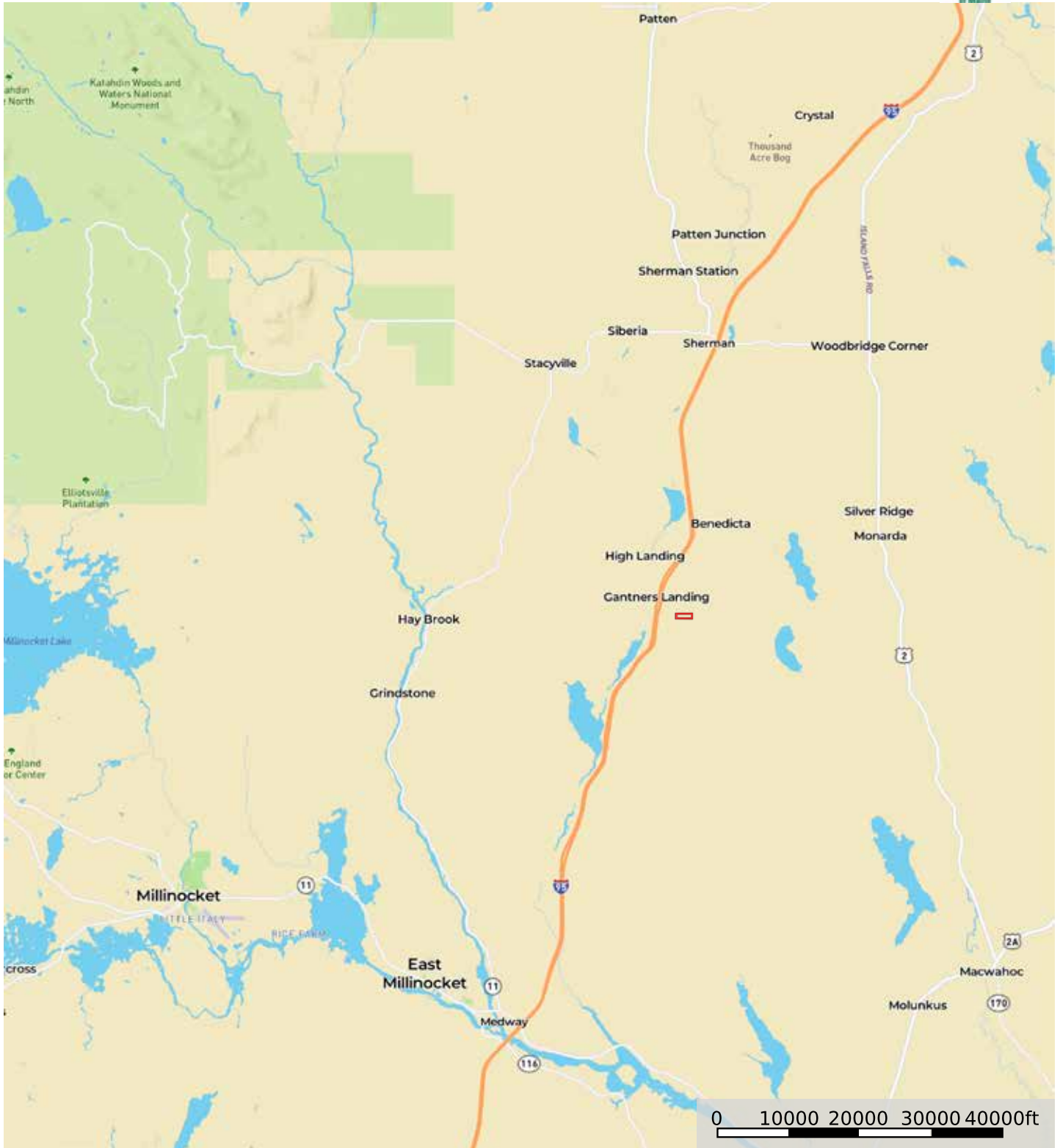
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

Herseytown Township 197 Lawler Ridge Rd 33 +/- acres
Maine, 33 AC +/-



Boundary


Herseytown Township 197 Lawler Ridge Rd 33 +/- acres
Maine, 33 AC +/-



Boundary

Herseytown Township 197 Lawler Ridge Rd 33 +/- acres
Maine, 33 AC +/-



 Boundary

|  Boundary 33.33 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DaB	Daigle silt loam, 2 to 8 percent slopes	11.41	34.23	0	41	3w
ThC	Thorndike channery silt loam, 8 to 15 percent slopes, rocky	9.56	28.68	0	21	6s
MrB	Monarda-Burnham complex, 0 to 3 percent slopes, very stony	4.45	13.35	0	20	7s
ThB	Thorndike channery silt loam, 0 to 8 percent slopes, rocky	3.15	9.45	0	26	2s
TvC	Thorndike-Winnecook complex, 8 to 15 percent slopes, rocky	2.89	8.67	0	25	6s
TvB	Thorndike-Winnecook complex, 3 to 8 percent slopes, rocky	1.87	5.61	0	26	6s
TOTALS		33.33(*)	100%	-	28.81	4.73

(*) 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.



PROPERTY LOCATED AT: 197 Lawler ridge rd , Herseytown, ME 04777

PROPERTY DISCLOSURE

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: 10/14/21 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: South of house in yard

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: seasonal

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

Comments: _____

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 7 Seller Initials JLD _____

PROPERTY LOCATED AT: 197 Lawlor ridge rd , Herseytown, ME 04777

SECTION II – WASTE WATER DISPOSAL

TYPE 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 malfunctions? Yes No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: East of house OR Unknown

Date installed: 2002 Date last pumped: 09/12/2023 Name of pumping company: Houlton Septic Service

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 09/12/2023 Name of company servicing tank: Houlton Septic Service

Leach Field: Yes No Unknown

If Yes, Location: east side of house

Date of installation of leach field: 01/08/2024 Installed by: unkown

Date of last servicing of leach field: 09/12/2023 Company servicing leach field: Houlton Septic Service

Have 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 the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: _____

Source of Section II information: Seller

Buyer Initials _____

Page 2 of 7

Seller Initials JLD

PROPERTY LOCATED AT: 197 Lawler ridge rd , Herseytown, ME 04777

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Wood stove	Propane heater		
Age of system(s) or source(s)	2023	2003		
Name of company that services system(s) or source(s)	N/A	N/A		
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	N/A	N/A		
Malfunction per system(s) or source(s) within past 2 years	N/A	N/A		
Other pertinent information				

Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No
 If Yes, are they lined: Yes No Unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 Had a chimney fire: Yes No Unknown
 Has chimney(s) been inspected? Yes No Unknown
 If Yes, date: 2021
 Date chimney(s) last cleaned: N/A
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: _____

Comments: _____

Source of Section III information: Seller

SECTION IV – 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 DEP? Yes No Unknown
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____

Buyer Initials _____ Page 3 of 7 Seller Initials JFD

PROPERTY LOCATED AT: 197 Lawler ridge rd , Herseytown, ME 04777

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. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: _____

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

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: _____

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

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: _____

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: **Seller**

Buyer Initials _____

Seller Initials *JLD* _____

PROPERTY LOCATED AT: 197 Lawler ridge rd , Herseytown, ME 04777

F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: _____

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: Seller

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

SECTION V – GENERAL INFORMATION

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: Seller/Deed

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? Owner

Road Association Name (if known): None

Buyer Initials _____

Seller Initials JLD

PROPERTY LOCATED AT: 197 Lawler ridge rd , Herseytown, ME 04777

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

If Yes, explain: Homestead

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,
water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: 2003

What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: Metal roof installed 2003

Water, moisture or leakage: N/A

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: some seasonal moisture.

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... Yes No Unknown

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: _____

Comments: _____

Source of Section V information: Seller

Buyer Initials _____

Seller Initials LD

QUITCLAIM DEED WITH COVENANT

JOHN P. LUCAS, SR. and JOHN P. LUCAS, JR., both of Clinton, Massachusetts, for consideration paid, GRANT to JEFFREY L. DEMERS, of 1665 SE Chello Lane, Port St. Lucie, FL 34983, with quitclaim covenant, a certain lot or parcel of land in Herseytown, County of Penobscot, and State of Maine, to wit:

Those premises according to a survey drafted by Garth B. McNally, Professional Land Surveyor, dated June 6, 2011, and recorded in Plan Book 2011, Page 55, at the Penobscot County Registry of Deeds in Bangor, Maine,

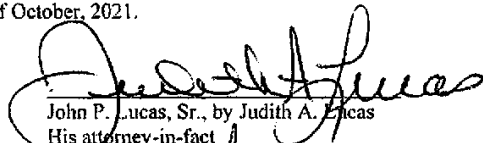
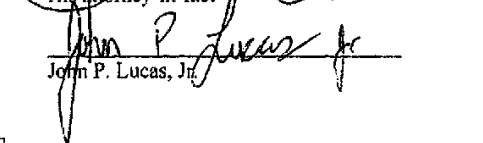
Being part of Lot #144, according to the 1908 Great Northern Plan of said town.

EXCEPTING, however that portion of said Lot #144 cross-hatched on said survey, containing 6.6 acres.

Said parcel of land contains 33.4 acres.

Being the same premises described in the deed from John P. Lucas, Sr. and Judith A. Lucas to John P. Lucas, Sr. and John P. Lucas, Jr. dated January 4, 2019 and recorded in Book 15045, Page 2 in the Penobscot County Registry of Deeds.

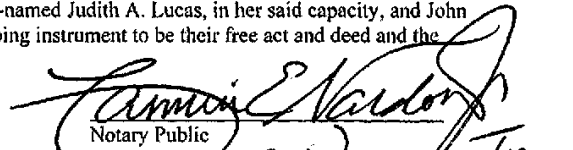
WITNESS our hands and seals this 11 day of October, 2021.


John P. Lucas, Sr., by Judith A. Lucas
His attorney-in-fact

John P. Lucas, Jr.

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

October 11, 2021

Personally appeared before me, the above-named Judith A. Lucas, in her said capacity, and John P. Lucas, Jr. and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of John P. Lucas, Sr.


Notary Public
Carmine E. Nardone, Jr.
Print Name Carmine E. Nardone, Jr. 1-16-2025

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



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 United Country Lifestyle Properties of Maine
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.