

TRAILSIDE HOME

2± Acres

187 Clark Rd
Patten, Maine

On Dead-End Road



\$160,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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Scan to view the full property details and video!





Photography by Mayhem Media

Quiet, accessible, and turn-key – this 2-bedroom, 2-bath home sits on 2 acres at the end of a dead-end road with direct access to ATV and snowmobile trails. Whether you're looking for a year-round residence, getaway, or rental investment, this property is ready to go.

The home features an open layout with kitchen, dining, and living areas, a cozy fireplace, and a 3-season porch perfect for enjoying Maine's crisp mornings and summer nights. The primary bedroom includes a large ensuite with double sinks, jacuzzi tub, stand-up shower, and toilet. The second full bath offers a tub/shower combo. Laundry room included.

Outside, you'll find a 12'x24' drive-through Amish-built metal shed (2019) – perfect for storing sleds, tools, or toys – plus back steps, a newer roof with architectural shingles, furnace chimney, and many system upgrades including:

- New well pump (2018)
- Generator hookup (2021)
- Hot water tank (2023)



Location Perks: Patten is the gateway to the Northern Entrance of Baxter State Park and the Katahdin Woods & Waters National Monument. The town offers full services within a few miles – including restaurants, medical center, grocery and hardware stores, schools, churches, and financial institutions. Hunting, fishing, boating, and camping opportunities are abundant.

With its move-in ready condition, recreational access right outside your door, and proximity to some of Maine’s most scenic wilderness areas, this property offers the perfect balance of comfort, convenience, and adventure. Whether you’re seeking a peaceful place to call home, a low-maintenance getaway, or an investment in Maine’s outdoor lifestyle, this home is a rare find worth seeing in person.

Come take a look!



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newsletter



**Lifestyle
Properties
of Maine**





187 CLARK RD, PATTEN

PRICE **\$160,000**

TAXES \$1,173.15/2024

SQFT 1,078 BUILT IN 1995

HOW FAR TO...



Shopping | Bangor, 90± miles



Hospital | Bangor, 90± miles



Airport | Bangor, 90± miles



Interstate | Exit #264, 10± miles



City | Bangor, 90± Miles



Boston | 325± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating, to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



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MUNICIPAL CONTACTS

Police

Penobscot County Sheriff
911

Fire

Patten Fire Dept.
911

Town Office

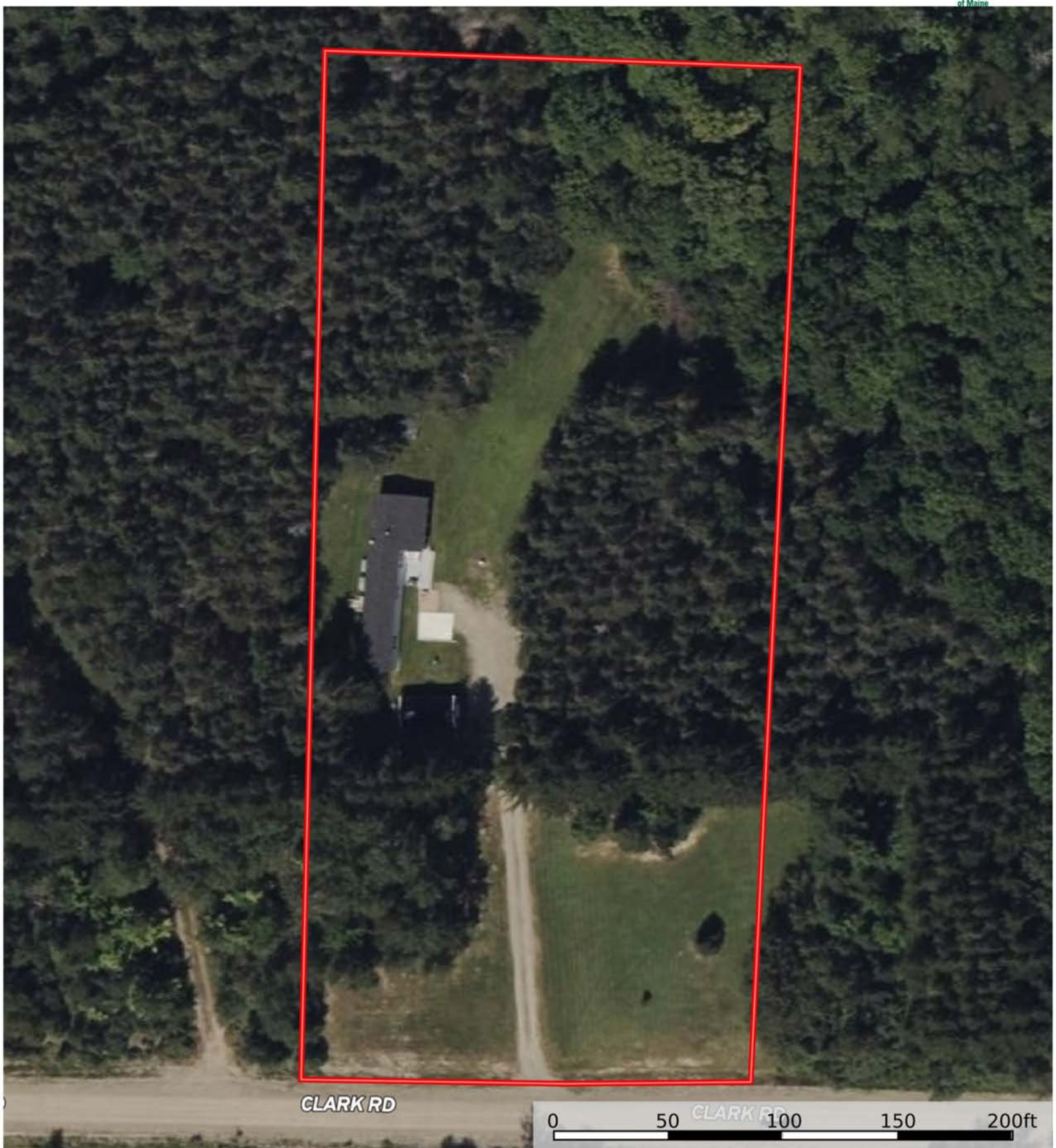
21 Katahdin Street
(207) 528-2215

Tax Assessor

Willow Brooks
(207) 528-2215

Code Enforcement

Bruce Hussey
(207) 528-2215



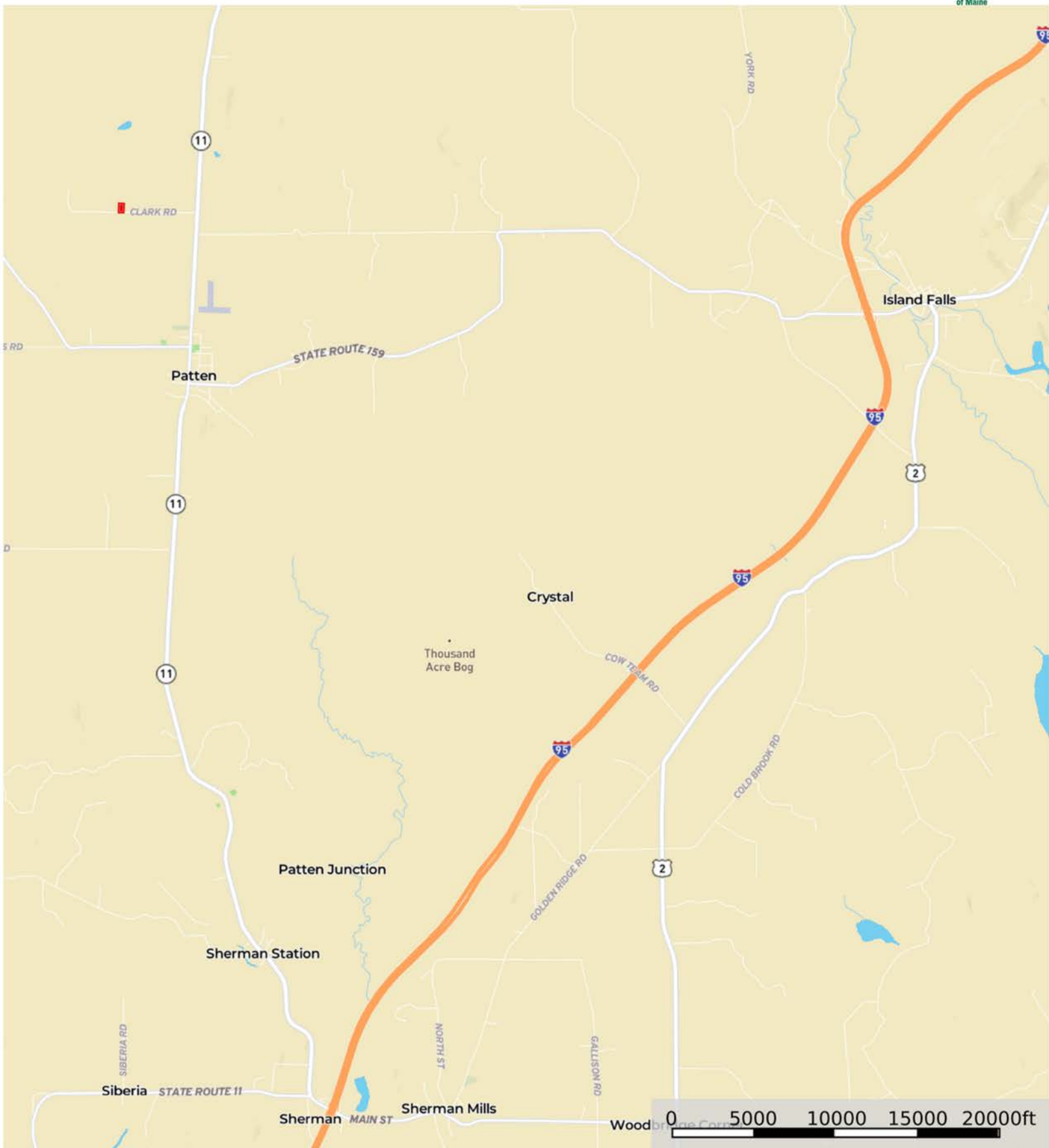
CLARK RD

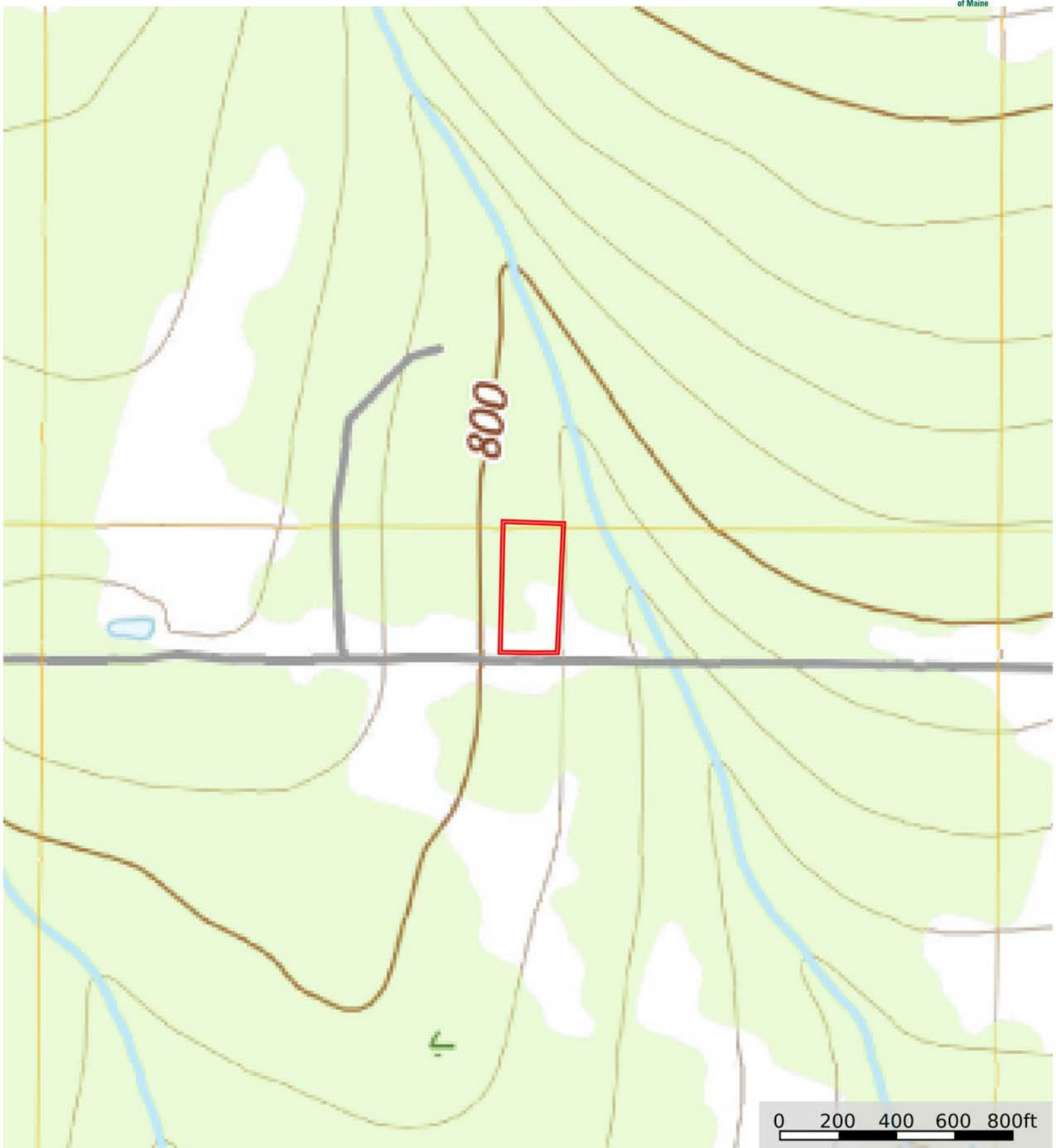


 Boundary

Patten - 187 Clark Rd

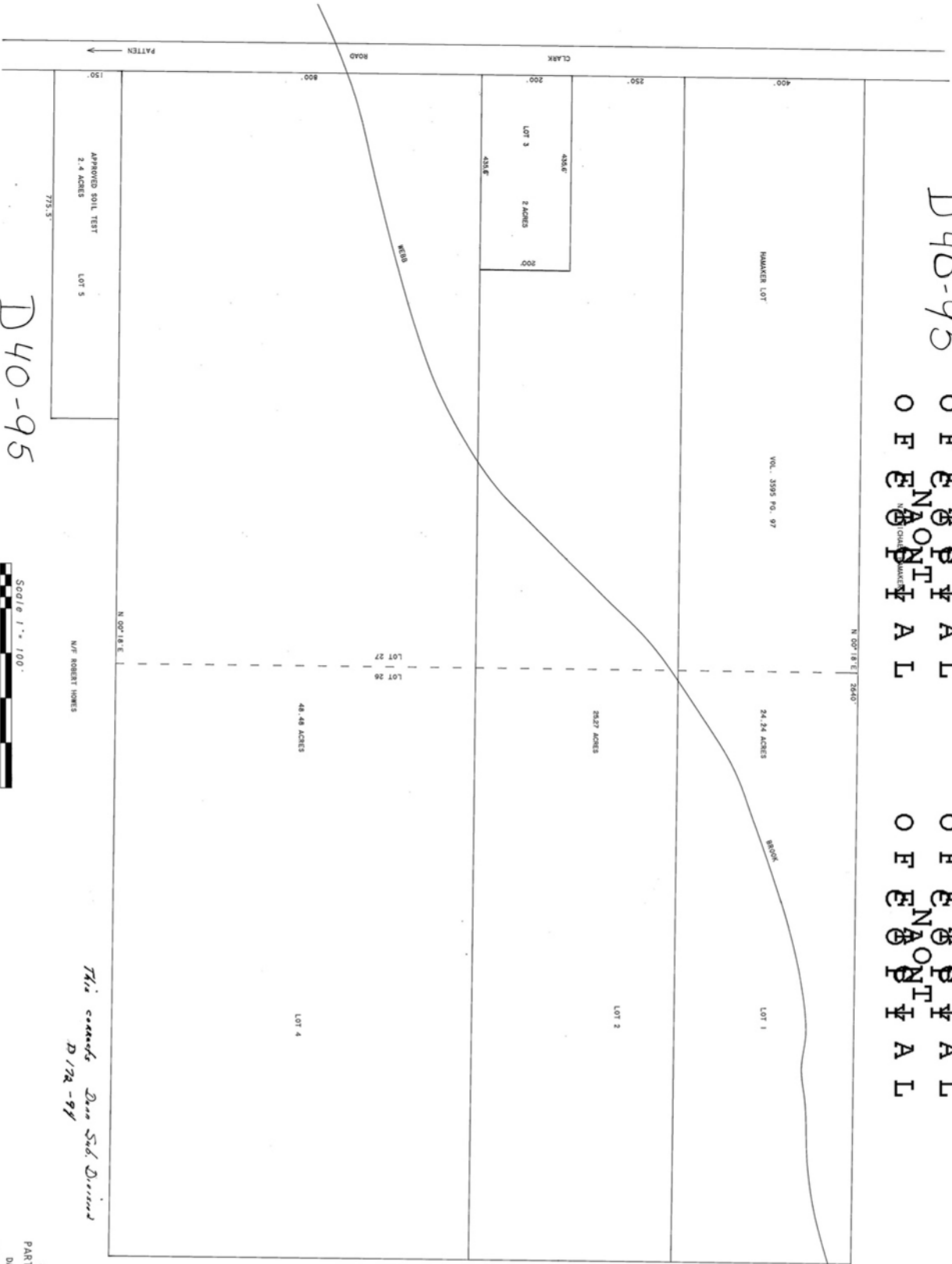
Maine, AC +/-



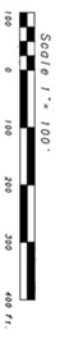


Boundary

D40-95 OFFICIAL OF ENANTIAL OFFICIAL



D40-95



This case is Due Sub. Division D 172-91

- NOTES:
1. TOWN TAX MAP R-12 LOTS 23-24-25
 2. TOTAL ACREAGE 102.4 ACRES
 3. DEED DESCRIPTION VOL. 2444 PG. 202 OWNER OF RECORD 2880 248



D40-95

STATE OF MAINE
 REGISTERED
 RECORD AND FILED
 JUNE 1 1994
 11 11 A.M.
 JUNE 1 1994
 MAINE STATE ARCHIVES

DATE: May 21, 1994
 THIS SUBDIVISION APPROVED BY THE TOWN OF PATTEN
 E. J. BATES
 R. M. BATES
 M. W. BATES
 D. W. BATES
 J. W. BATES



DUNN SUBDIVISION
 OWNER AND PREPARED BY:
 FRANCIS D. DUNN
 35 GARDNER STREET, PATTEN MAINE 04765

DATE: 9/29/94 DRAWING NUMBER: 763
 SURRENDERED BY: Francis D. Dunn
 License No. SR000297



PROPERTY LOCATED AT: 187 Clark Rd., Patten, ME

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: _____ 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: Behind house
Installed by: Unknown
Date of Installation: 1995

USE: Number of persons currently using system: 1
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 8 Seller Initials PRJ ZDR

PROPERTY LOCATED AT: 187 Clark Rd , Patten, ME

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: driveway _____ OR Unknown

Date installed: 1995 Date last pumped: 07/08/2025 Name of pumping company: John Brown Septic

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: driveway _____

Date of installation of leach field: 1995 Installed by: N/A

Date of last servicing of leach field: _____ Company servicing leach field: N/A

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 _____

Seller Initials FRJ 7DR

PROPERTY LOCATED AT: 187 Clark Rd., Patten, ME

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Furnace	Fireplace		
Age of system(s) or source(s)	2015			
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	no			
Other pertinent information		was closed off for insurance		

- 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: _____
 - Date chimney(s) last cleaned: _____
- 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 _____

Seller Initials FRJ 7DR

PROPERTY LOCATED AT: 187 Clark Rd , Patten, ME

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. 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: _____

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 PRJ ZDR

PROPERTY LOCATED AT: 187 Clark Rd, Patten, ME

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 - 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: ROW

Source of information: 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? _____

Road Association Name (if known): _____

Source of information: Seller

Buyer Initials _____

Seller Initials PRJ FDR

PROPERTY LOCATED AT: 187 Clark Rd , Patten, ME

SECTION VI – 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 VI information: **Seller**

Buyer Initials _____

Seller Initials FRJ ZDR

PROPERTY LOCATED AT: 187 Clark Rd, Patten, ME

SECTION VII - GENERAL 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, 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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? Yes No Unknown

If Yes, explain: _____

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: _____ What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: _____

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: _____

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 VII information: Seller

Buyer Initials _____

Seller Initials PRJ TDR

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY **WARRANTY DEED** NOT AN OFFICIAL COPY
TME19013242L
DLN: 1001940055606

FRANKLIN D. RANDALL, JR. and **TAMMY R. RANDALL**, whose mailing address is 103 Main Street, Patten, County of Penobscot and State of Maine 04765, for no consideration paid, grant to **FRANKLIN D. RANDALL, JR., TAMMY R. RANDALL** and **FRANKLIN D. RANDALL III**, whose mailing address is 103 Main Street, Patten, County of Penobscot and State of Maine 04765, as joint tenants with warranty covenants, a certain lot or parcel of land, together with the buildings and improvements thereon in Patten, County of Penobscot and State of Maine, bounded and described as follows:

Lot #3 according to a survey drafted by Francis D. Dunn, Professional Land Surveyor, entitled, Dunn Subdivision, dated September 29, 1994, and recorded in Plan Book D40 Page 95, at the Penobscot County Registry of Deeds, Bangor, Maine.

Excepting, however, that easement conveyed to the Eastern Maine Electric Cooperative and the Continental Telephone Company of Maine, by Rodney S. Glidden and Sandy R. Glidden, dated April 26, 1996, and recorded in Book 6133, Page 140, at said registry.

Also excepting that Notice of Layout and Taking by the Maine Department of Transportation, dated May 26, 2004, and recorded in Book 9356, Page 194, at said Registry.

Being part of Lot 27 according to the 1942 H.G. Robinson plan of said town.

Being the same premises as described in the deed from James E. Bieniecki, Jr. to Franklin D. Randall, Jr. and Tammy R. Randall dated October 22, 2014 and recorded in Book 13683, Page 11 of the Penobscot County Registry of Deeds.

This conveyance is from parents to child for no actual consideration.

WITNESS my hand and seal this 3rd day of April, 2019.

Shirley D. Pitt
Witness

Franklin D. Randall, Jr.
Franklin D. Randall, Jr.

WITNESS TO BOTH
Witness

Tammy R. Randall
Tammy R. Randall



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:

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.



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United Country Lifestyle Properties of Maine

@lifestyleproperties · 54.8K subscribers · 813 videos

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

lifestylepropertiesofmaine.com and 3 more links

🔔 Subscribed ▾



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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*