

# RECREATIONAL DREAM LOT

HUNTING | LAND FOR SALE | RECREATIONAL

House/Cabin Lot

**M3L42 Caribou Rd  
Passadumkeag, Maine**

Acreage



**\$39,900**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



# Table of **CONTENTS**

**03**

**PROPERTY DETAILS & DESCRIPTION**

**07**

**MEET YOUR AGENT**

**08**

**MUNICIPAL CONTACTS**

**09**

**MAPS**

**16**

**PROPERTY DISCLOSURE**

**20**

**DEED**

Scan to view the  
full property details  
and video!

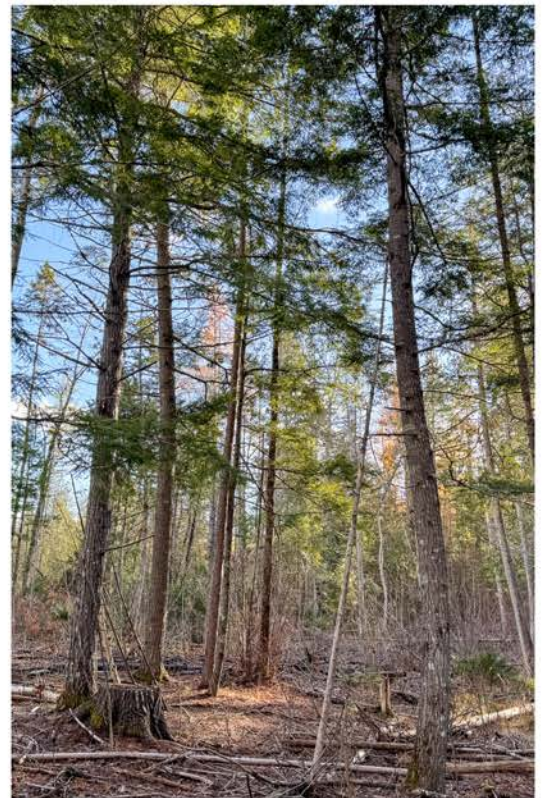




Looking for a piece of land surrounded by more bodies of water and recreational opportunities than you'll know what to do with? If you've been looking, or even if you haven't been, this is a property you're going to want to take a look at. This 13.9-acre surveyed parcel is right in Maine's coveted Lincoln Lakes Region, meaning within about 30 minutes of this property, you have around 14 named bodies of water for you to enjoy.

The land itself is a surveyed parcel along Caribou Road in Passadumkeag, offering a rare combination of privacy, convenience, and straightforward development potential. Featuring approximately 550 feet of paved, year-round road frontage with power available at the road, the property is easy to access in all seasons and already has a new driveway being installed, giving buyers a strong head start whether they plan to build immediately or simply hold for future use.

The land itself is a well-balanced mix of mature woodland, and gently rolling ground, providing several appealing spots for a home site, cabin, or seasonal RV setup. A completed soil test confirms suitability for building, and the detailed soil mapping shows sections of Machias fine sandy loam, one of the more workable and better-draining soil types in this part of Maine, along with areas of natural peat that create a protected wildlife habitat and add the classic forested character common to rural Penobscot County.



The Penobscot and Passadumkeag Rivers are only minutes away, offering fishing, paddling, and miles of quiet water to explore. Cold Stream Pond, one of the cleanest and clearest lakes in northern Maine, is a short drive away and features Morgan's Beach, a popular sandy swimming area perfect for summer days. ATV and snowmobile access are readily available throughout the region, and the lot provides enough acreage for private trails, outdoor storage, or simply space to enjoy the woods.

Despite its privacy, the location offers quick access to daily necessities. Lincoln is just 20 minutes north and provides full services including grocery stores, restaurants, hardware, big-box shopping, and Penobscot Valley Hospital. Bangor is only about 35–40 minutes away for major shopping centers, medical facilities, and Bangor International Airport. Interstate 95 at Exit 217 (Howland/LaGrange) lies roughly six miles from the property, making regional travel simple. The Orono and Old Town area, including the University of Maine, cultural events, and Stillwater River recreation, is also an easy drive south.



**Lifestyle  
Properties  
of Maine**





Altogether, this Caribou Road parcel stands out as a versatile piece of land suitable for a year-round home, a seasonal getaway, or a long-term investment. With survey work complete, soil testing done, road access secured, and power at the street, much of the preliminary effort has already been handled. The combination of privacy, accessibility, and proximity to lakes, rivers, and essential amenities makes this a highly practical and appealing option for anyone looking to establish a foothold in the Lincoln Lakes Region.



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





# M3L42 CARIBOU RD, PASSADUMKEAG

PRICE **\$39,900**

TAXES \$477.95/2025

ACREAGE 13.9± ROAD FRONTAGE 550'

## HOW FAR TO...



Shopping | Lincoln, 16± miles



Hospital | PVH, 12.5± miles



Airport | Bangor, 40± miles



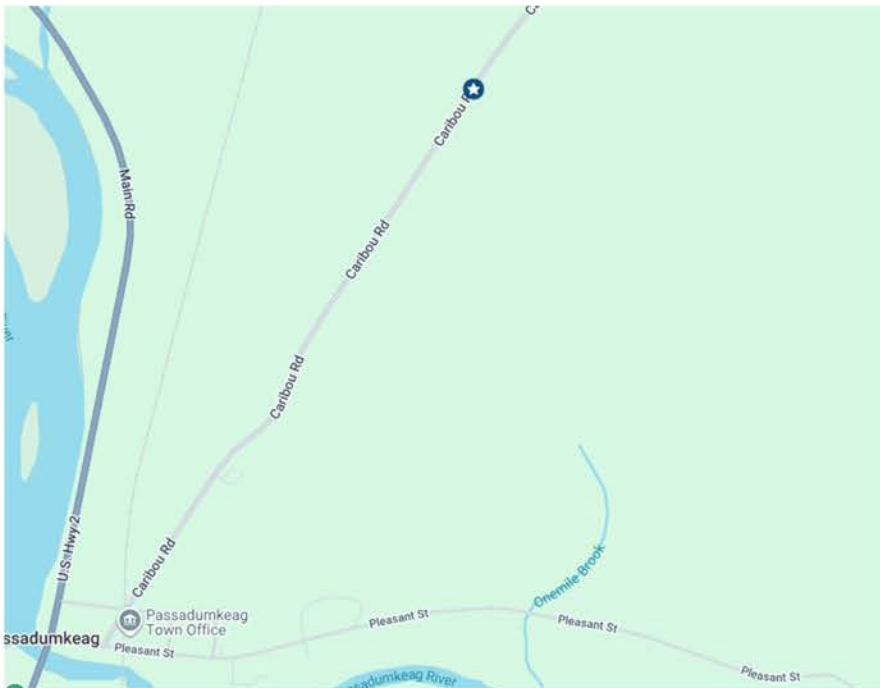
Interstate | Exit #217, 6± miles



City | Bangor, 36± Miles



Boston | 274± miles





# Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

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  
911

## **Fire**

Passadumkeag Vol FD  
207-732-4025  
911

## **Town Office**

34 Pleasant St.  
Tues. & Thur. 11am to 7pm 2nd Sat. 8am to Noon  
Treasurer: Tues. & Thur. 6pm to 9pm

## **Tax Assessor**

Michelle Share  
207-732-5111

## **Code Enforcement**

Dwight Tilton  
207-732-5111

# Passadumkeag Caribou Rd Randall Lot 13.90+- acres Maine, AC +/-



Boundary

# Passadumkeag Caribou Rd Randall Lot 13.90+- acres

Maine, AC +/-



# Passadumkeag Caribou Rd Randall Lot 13.90+- acres

Maine, AC +/-



Boundary

# Passadumkeag Caribou Rd Randall Lot 13.90+- acres Maine, AC +/-



 Boundary

Boundary 13.57 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MaB	Machias fine sandy loam, 0 to 8 percent slopes	7.71	56.86	0	44	2w
Pa	Peat and Muck	5	36.87	0	-	8w
AaC	Adams loamy sand, 8 to 15 percent slopes	0.86	6.34	0	35	4e
TOTALS		13.57(*)	100%	-	27.24	4.34

(\*) 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.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

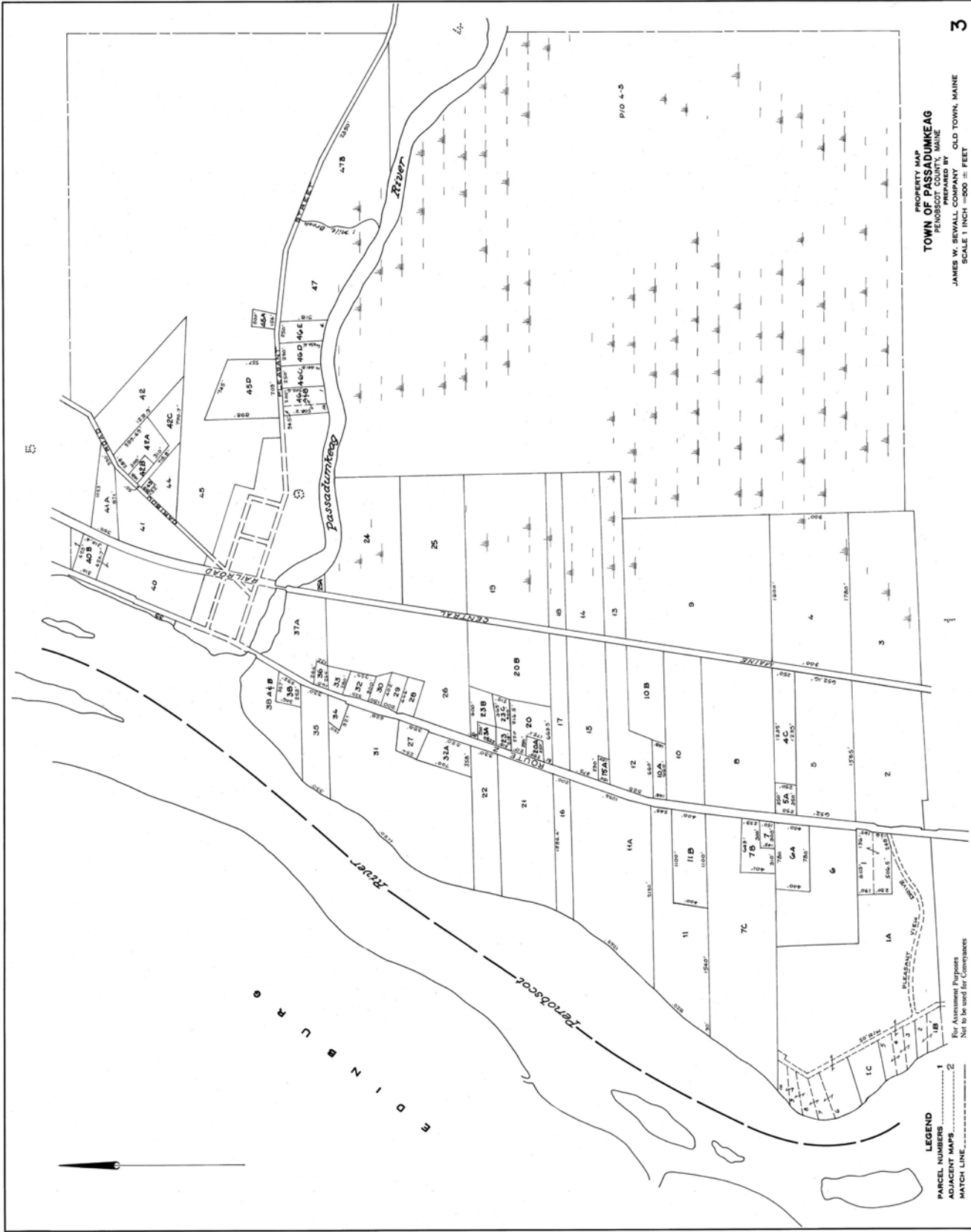
Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

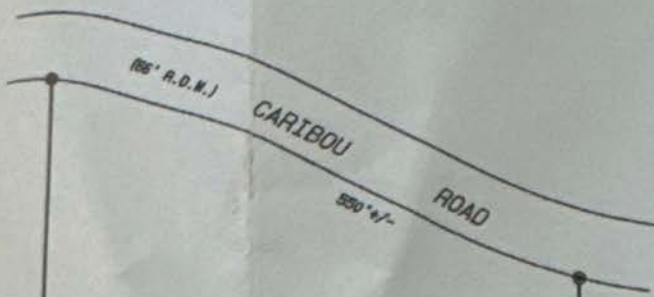
(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



PROPERTY MAP  
**TOWN OF PASSADUMKEAG**  
 PENOBSCOT COUNTY, MAINE  
 PREPARED BY JAMES W. SEWALL, INC.  
 OLD TOWN, MAINE  
 SCALE 1 INCH = 500 FEET

**LEGEND**  
 PARCEL NUMBERS ..... 1  
 ADJACENT MAPS ..... 2  
 MATCH LINE ..... 3  
 For Assessment Purposes  
 Not to be used for Conveyances

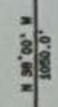
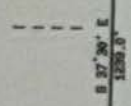


DALE B. RANDALL &  
SHERRY R. RANDALL  
V. 4616, P. 86

OTHER LANDS OF HERBERT C. HAYNES, INC.

13.9 ACRES

SHERRY R. RANDALL  
V. 3005, P. 249



OTHER LANDS OF HERBERT C. HAYNES, INC.

PROPERTY LOCATED AT: M3L42 Caribou Rd, Passadumkeag, ME 04475

### 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: \_\_\_\_\_

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: **None**

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 DR

PROPERTY LOCATED AT: M3L42 Caribou Rd, Passadumkeag, ME 04475

**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: \_\_\_\_\_

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

**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: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials DR

PROPERTY LOCATED AT: M3L42 Caribou Rd, Passadumkeag, ME 04475

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 III information: **Seller & FEMA map**

**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: \_\_\_\_\_

Source of information: **Seller**

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: **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: \_\_\_\_\_

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: **town**

Additional Information: **none**

Buyer Initials \_\_\_\_\_

Seller Initials DR

PROPERTY LOCATED AT: M3L42 Caribou Rd, Passadumkeag, ME 04475

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.

<u>Dale Randall</u>	<u>10/31/2025</u>	_____	_____
SELLER	DATE	SELLER	DATE
<b>Dale Randall</b>			

_____	_____	_____	_____
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

## QUITCLAIM DEED WITH COVENANT

**Sherry R. Randall and Dale B. Randall, Sr.** of Benton, County of Kennebec and State of Maine, for consideration paid, *grant* to **Dale B. Randall, Jr.** of Passadumkeag, County of Penobscot and State of Maine, *with quitclaim covenant*, all our right, title and interest in and to a certain lot or parcel of land, situated in the Town of Passadumkeag, County of Penobscot and State of Maine, bounded and described as follows:

Beginning at a found  $\frac{3}{4}$  inch iron rebar set by Plisga & Day Surveyors on the southeasterly sideline of the Caribou Road at the northerly corner of the lot conveyed by Sherry R. Randall and Dale B. Randall, Sr. to Dale B. Randall, Jr. (Book 10990 Page 234);

Thence running northeasterly along the southeasterly sideline of the Caribou Road a distance of 275 feet, more or less, to an iron pin;


Thence running S 37° 30' F a distance of 318 feet, more or less, to an iron pin;

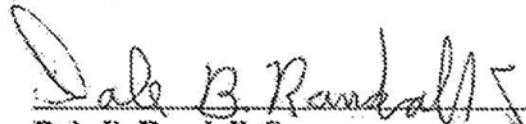
Thence running in a generally southwesterly direction, on a line parallel with the southeasterly sideline of said Caribou Road, a distance of 275 feet, more or less, to an iron pin and other land of Sherry R. Randall and Dale B. Randall, Sr. as described in Book 4616, Page 86;

Thence running N 37° 30' W along said land of the within Grantors as described in Book 4616, Page 86, a distance of 318 feet to the point of beginning.

Meaning and intending to convey and hereby conveying all remainder land acquired by Dale B. Randall and Sherry R. Randall in a quitclaim deed from Herbert C. Haynes, Inc. dated July 30, 1996 and recorded in the Penobscot County Registry of Deeds in Book 6192, Page 211.

WITNESS our hands and seals this 17<sup>th</sup> day of April 2015.

  
Sherry R. Randall

  
Dale B. Randall, Sr.

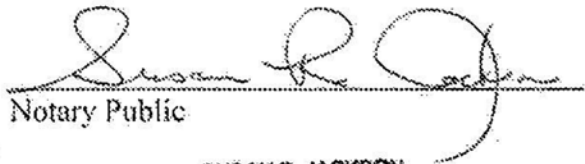
STATE OF MAINE

COUNTY OF KENNEBEC

April 17, 2015

Then personally appeared the above named Sherry R. Randall and Dale B. Randall, Sr. and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public

Printed/Typed Name:  
Commission Expires:

SUSAN R. JACKSON  
Notary Public, Maine  
My Commission Expires 6-23-2020



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.

# Maine's #1 YouTube Channel



## 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](http://lifestylepropertiesofmaine.com) and 3 more links

🔔 Subscribed ▾



## 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*