

# LAND FOR SALE

HUNTING | RECREATIONAL PROPERTY | ACTIVE ADULT

ATV Trail Property

**M1 L2 Off Bunker Hill Rd,  
Maxfield**

Off Grid Maine Land



**\$129,000**

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

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**DEED**

Scan to view the  
full property details  
and video!





*Photography by Mayhem Media*

If you've been searching for a large parcel of Maine land that offers privacy, recreational opportunities, investment potential, and easy access to services, this 100± acre property off Bunker Hill Road in Maxfield deserves your attention.

Accessed via a deeded right-of-way driveway, this impressive tract of land welcomes you into a beautiful wooded setting where towering trees, abundant wildlife, and the quiet sounds of nature create a true Maine experience. A trail extends through a portion of the property, providing easy access for exploring, hunting, hiking, ATV use, wildlife observation, or future land management activities.

The land features Plaisted loam soils and offers excellent potential as a long-term timber investment while also providing multiple possibilities for recreational use or future development. Power is available at the entrance to the right-of-way driveway, making this an attractive location for those considering building a cabin, seasonal retreat, hunting camp, or year-round residence surrounded by nature.



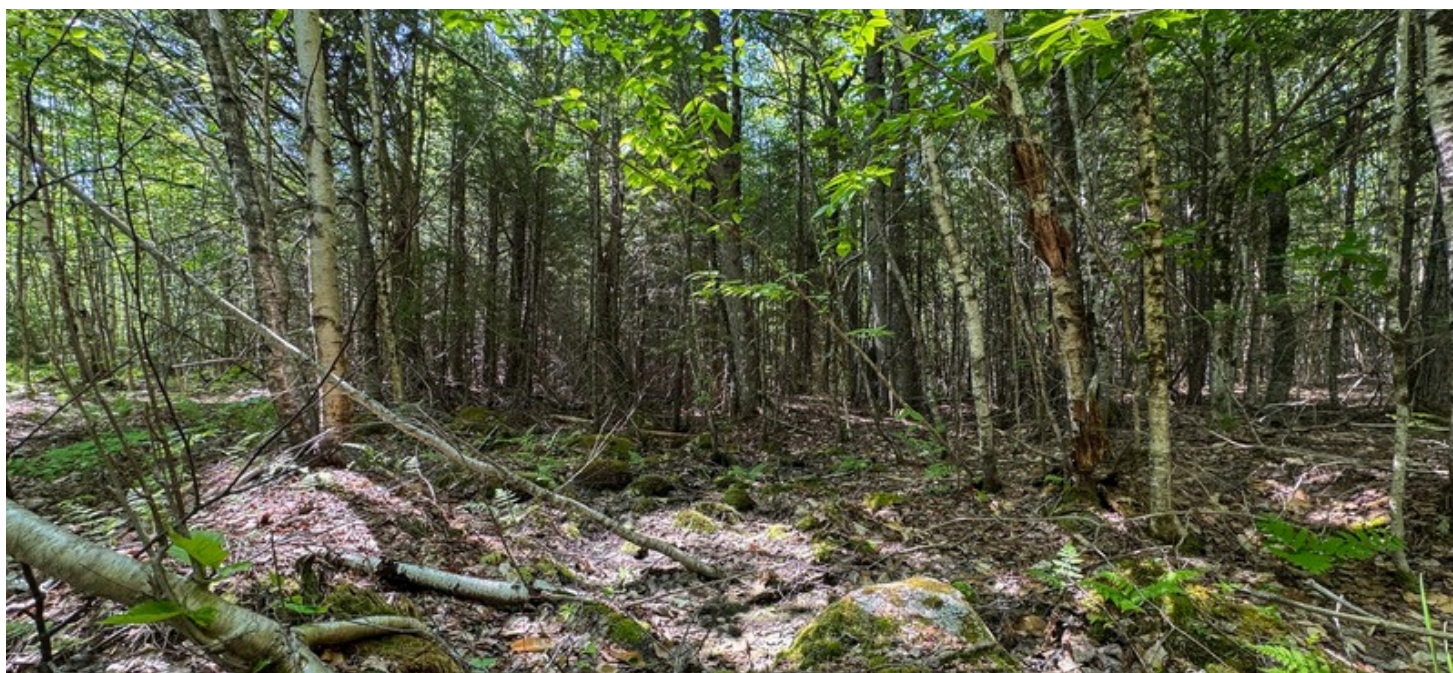
Outdoor enthusiasts will appreciate the abundance of wildlife found throughout the area. The property shows significant deer activity, and the surrounding woods provide habitat for numerous species commonly found in central Maine. Maxfield is well known for its proximity to ATV and snowmobile trail systems, making it an excellent basecamp for four-season recreation. Hunting, fishing, hiking, trail riding, and wildlife watching opportunities can all be found nearby.

Despite its private setting, the property remains conveniently located. The town of Howland is only about five minutes away, offering gas, convenience stores, takeout dining, and everyday necessities. Lincoln, approximately 25 minutes north, provides larger grocery stores, restaurants, healthcare services, shopping, and additional amenities. For those traveling from farther away, Bangor is roughly 35 minutes south, offering an international airport, major retailers, hospitals, entertainment, and regional services. Boston is approximately 4.5 hours away, making this an accessible getaway location for weekend escapes or extended stays.

With annual property taxes currently under \$700 per year, ownership remains affordable while allowing you to enjoy all the benefits of a substantial Maine landholding. Whether you're seeking a recreational retreat, hunting property, timber investment, future homestead location, or simply a place to enjoy the outdoors, this 100± acre parcel offers a rare opportunity to own a sizeable piece of Maine's natural landscape.



**Lifestyle  
Properties  
of Maine**





# M1 L2 OFF BUNKER HILL RD, MAXFIELD

PRICE

**\$129,000**

TAXES

\$654/2026

100± ACRES

ROAD FRONTAGE XXXFT

## HOW FAR TO...



Shopping | Howland, 7± miles



Hospital | Lincoln, 21.5± miles



Airport | Bangor, 40± miles



Interstate | Exit 217, 5.7± miles



City | Bangor, 40± Miles



Boston | 272± miles 4 Hours  
9 Minutes





# Morgan Espling

Broker | Auctioneer | REALTOR®



207.403.4328 cell



207.794.6164 office



uc.rogueteam@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Morgan's bio and  
other listings



# Rebecca McKay

Associate Broker | REALTOR®



207.290.3181 cell



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113 W Broadway Lincoln, ME 04457

Scan to view  
Rebecca's bio and  
other listings



@uc.rogueteam



@lifestyleproperties



@uc.rogueteam



@uclifestylepropertiesme

# MUNICIPAL CONTACTS

## Police

Penobscot Sheriff  
(207) 947-4585

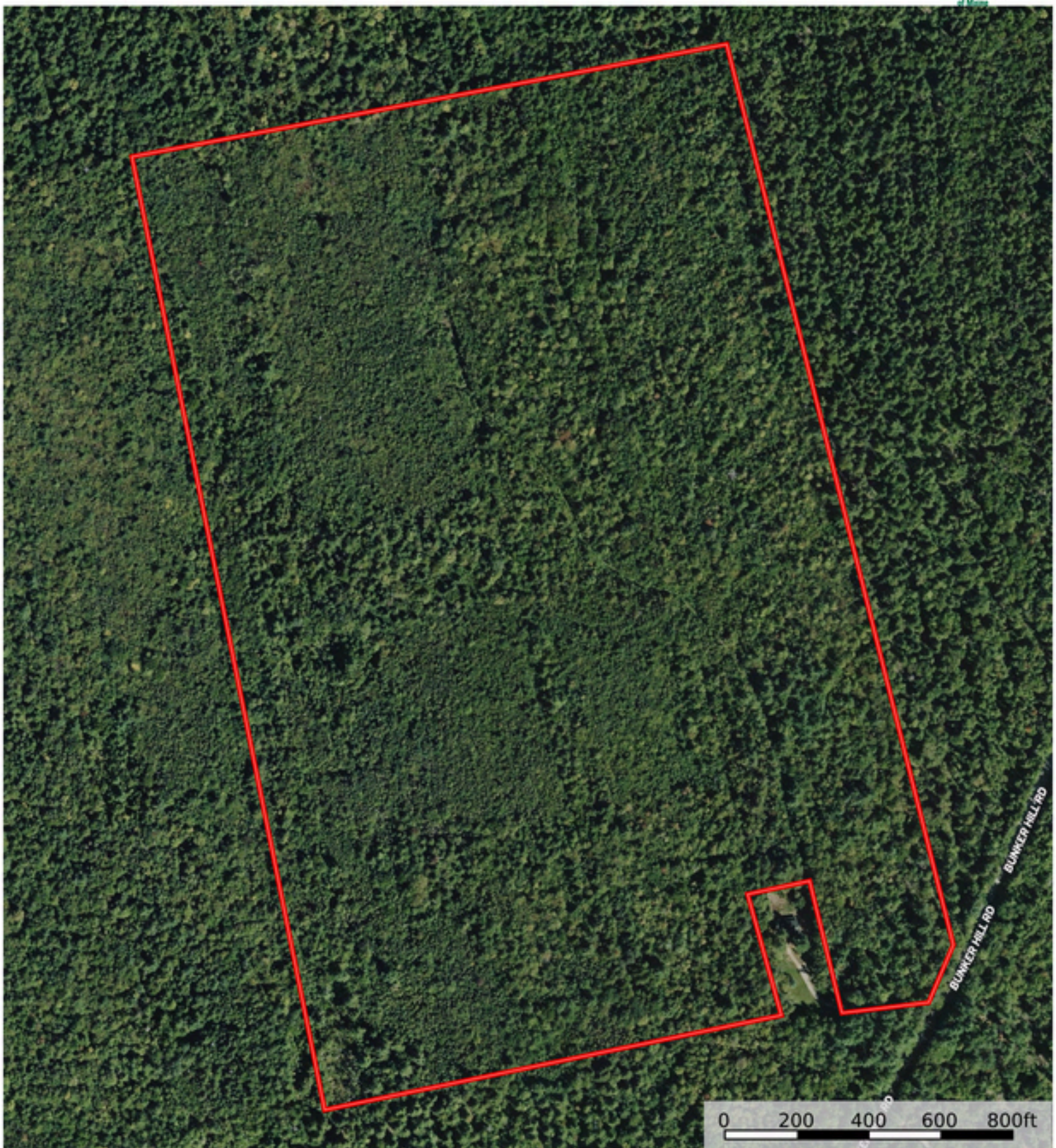
## Fire

911

## Town Office

231 River Rd  
Tu 5-7pm  
Wed 8-10am

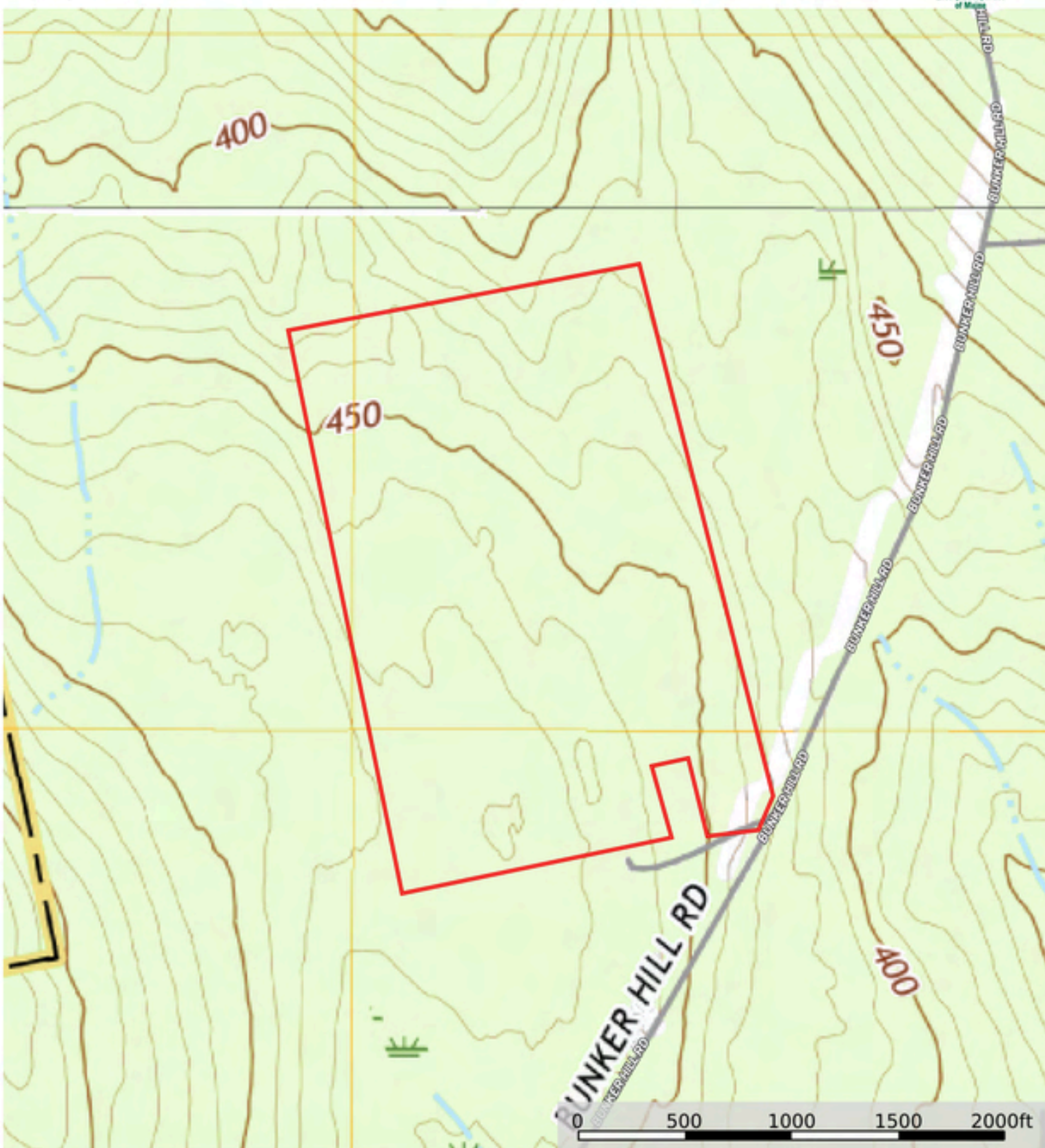
Maxfield- Off Bunker Hill RD, 100± Acres  
Maine, AC +/-



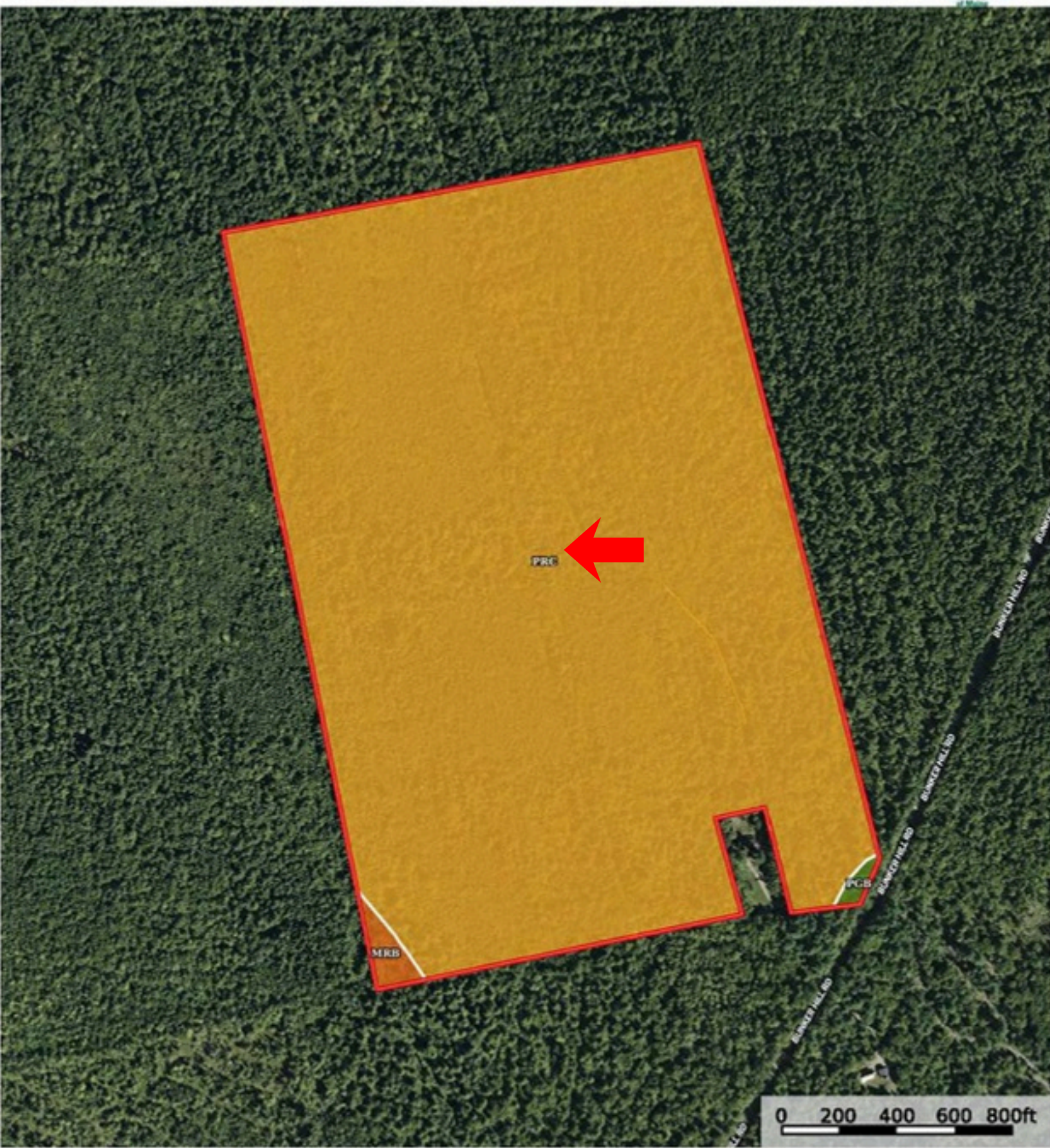
 Boundary

# Maxfield- Off Bunker Hill RD, 100± Acres

Maine, AC +/-



Boundary



Track Boundary

I Boundary 106.08 ac

| SOIL CODE | SOIL DESCRIPTION                                           | ACRES     | %     | CPI | NCCPI | CAP |
|-----------|------------------------------------------------------------|-----------|-------|-----|-------|-----|
| PrC       | Plaisted loam, 8 to 15 percent slopes, very stony          | 105.04    | 99.03 | 0   | 34    | 6s  |
| MrB       | Monarda-Burnham complex, 0 to 3 percent slopes, very stony | 0.75      | 0.71  | 0   | 20    | 7s  |
| PgB       | Plaisted gravelly loam, 3 to 8 percent slopes              | 0.29      | 0.27  | 0   | 35    | 2e  |
| TOTALS    |                                                            | 106.08(*) | 100%  | -   | 33.91 | 6.0 |

(\*) 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 | • |   |   |   |   |   |   |   |

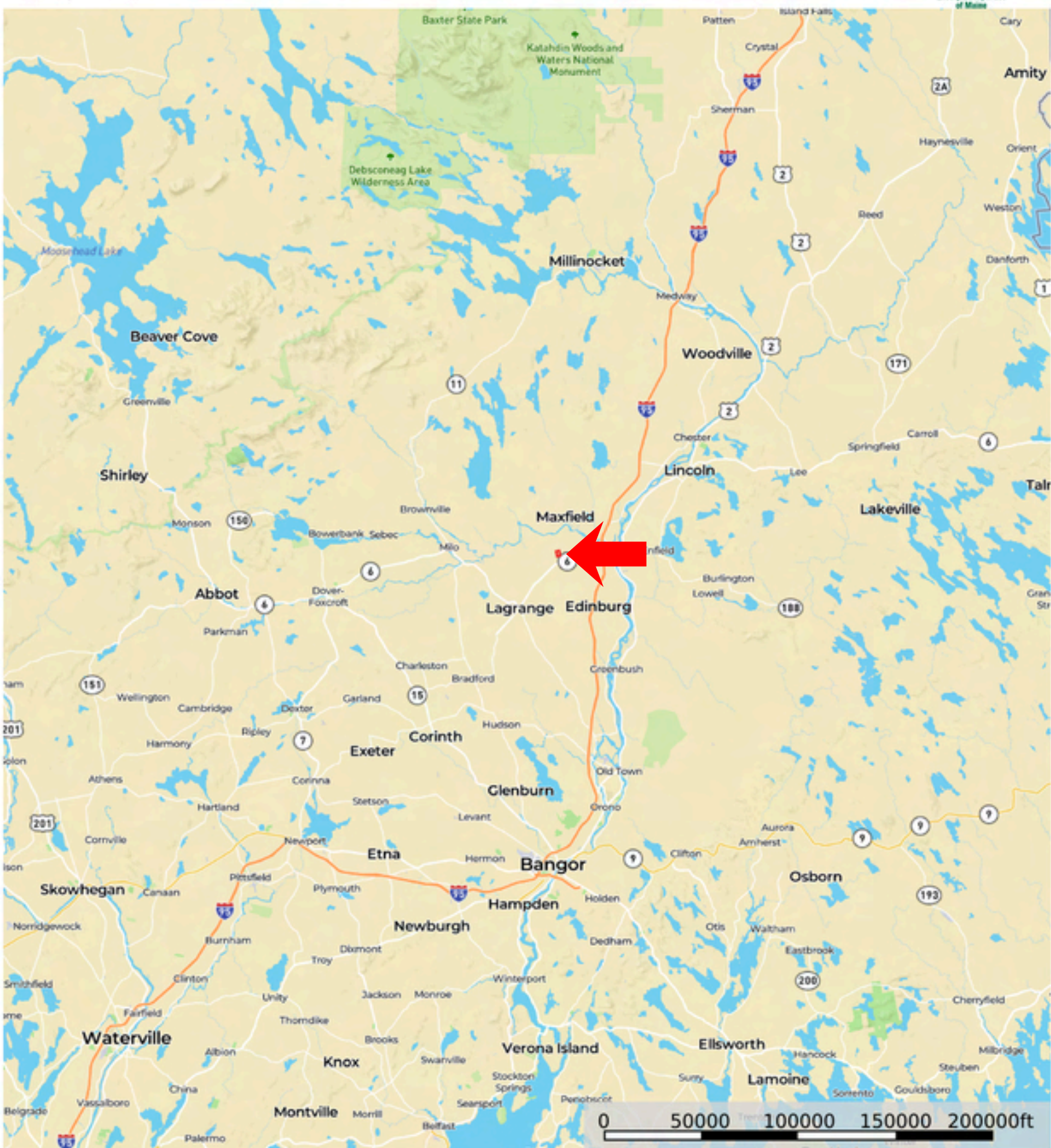
### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

# Maxfield- Off Bunker Hill RD, 100± Acres

Maine, AC +/-



**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: N/A

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 \_\_\_\_\_

## 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: Easement in to property by 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? n/a

Road Association Name (if known): n/a

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: n/a

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: n/a

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: n/a

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: n/a

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

Page 2 of 4

Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: M112 Off Bunker Hill Road, Maxfield, ME 04448

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: n/a

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?  
n/a

Relevant Panel Number: n/a Year: n/a (Attach a copy)

Comments: n/a

Source of Section III information: 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: n/a

Source of information: n/a

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: n/a

Source of information: n/a

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: **Portion of property is in Tree Growth**

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: n/a

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

Page 3 of 4

Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: M11.2 Off Bunker Hill Road, Maxfield, ME. 04448

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

\_\_\_\_\_  
SELLER  
Loren M Foster

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SELLER  
Jane L Daye

\_\_\_\_\_  
DATE

\_\_\_\_\_  
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



WARRANTY DEED

LOREN M. FOSTER of Yarmouth Port, Massachusetts, for consideration paid, GRANTS to JANE L. DAYE, of 20085 Placid Lake Terrace, Germantown, Maryland, 20874, with **WARRANTY COVENANTS**, a one-half (1/2) interest in the land in Maxfield, County of Penobscot and State of Maine, bounded and described as follows, to wit:

A one-half (1/2) interest in a certain lot or parcel of land, together with the buildings thereon, situated in the Town of Maxfield, County of Penobscot and State of Maine, and being described as follows, to wit:

Being Lot Numbered Nine (9), in Range Two (2), on the West side of the County Road, so-called, leading from Lagrange to Maxfield, and containing one hundred acres (100), more or less.

EXCEPTING AND RESERVING, from the above described premises a parcel of land deeded to Douglas P. Theriault, Sr. by Edouard Caron and Lucie B. Caron dated September 15, 1989 and recorded in the Penobscot County Registry of Deeds in Book 4540, Page 233. Said premises having a right of way across the above described premises leading from the Bunker Hill Road, so-called, which is located approximately twenty-five (25) feet from the Grantor's southerly line and running parallel with said southerly line in a northwesterly direction to the land described in Book 4540, Page 233. The width of the right of way is forty (40) feet, more or less.

Being the same premises as described in a deed of Loren M. Foster and Andrea J. Foster to the Loren M. Foster acknowledged February 17, 2005 and recorded in the Penobscot County Registry of Deeds in Book 10070, Page 309.

WITNESS, my hand and seal this 11<sup>th</sup> day of February, 2006

Signed, Sealed and Delivered  
in presence of

Deborah A Booth  
Witness

Loren M Foster  
LOREN M. FOSTER

STATE OF MASSACHUSETTS  
Barnstable, ss.

February 11, 2006

Personally appeared the above named, LOREN M. FOSTER and acknowledged  
the foregoing instrument to be his free act and deed.

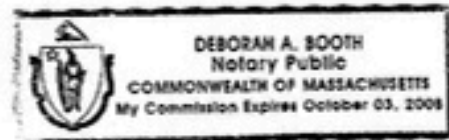
Before me,

Deborah A Booth  
NOTARY PUBLIC

Deborah A Booth  
(Print name, please)

My Commission Expires:

SEAL



Maine Real Estate  
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulky  
Register of Deeds



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](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 · 85.5K subscribers · 1K videos

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

[lifestylepropertiesofmaine.com](http://lifestylepropertiesofmaine.com) and 4 more links



## Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

### Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

**Allen LeBrun**, Previous Client