

AFFORDABLE ACREAGE

HUNTING PROPERTY | RECREATIONAL PROPERTY | TIMBERLAND

Great Building Lot

B Lookout Ln, Springfield

84± Acres



\$79,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!

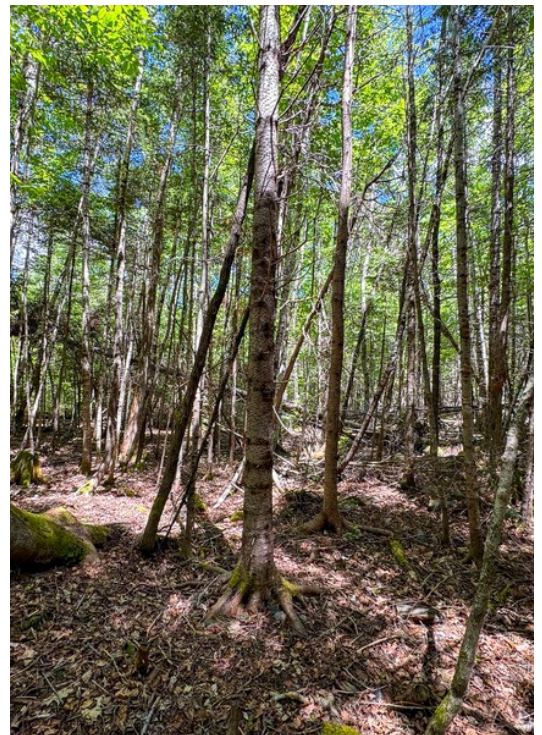




Photography by Mayhem Media

If you've been searching for an affordable large-acreage property in Maine with excellent recreational, hunting, and homesteading potential, Lot B on Lookout Lane in Springfield deserves a closer look. This 84± acre parcel offers an opportunity to own a substantial tract of surveyed timberland for less than the price of many one-acre waterfront lots.

Located in the quiet town of Springfield in eastern Penobscot County, this property places you in the heart of Maine's outdoor recreation country. Springfield is a rural community of approximately 300 residents known for its expansive forests, abundant wildlife, and the historic Springfield Fair, which has been a local tradition for more than 175 years. The property is conveniently located about 23 miles from Lincoln, 72 miles from Bangor, 96 miles from Fredericton, New Brunswick, and less than five hours from Boston.

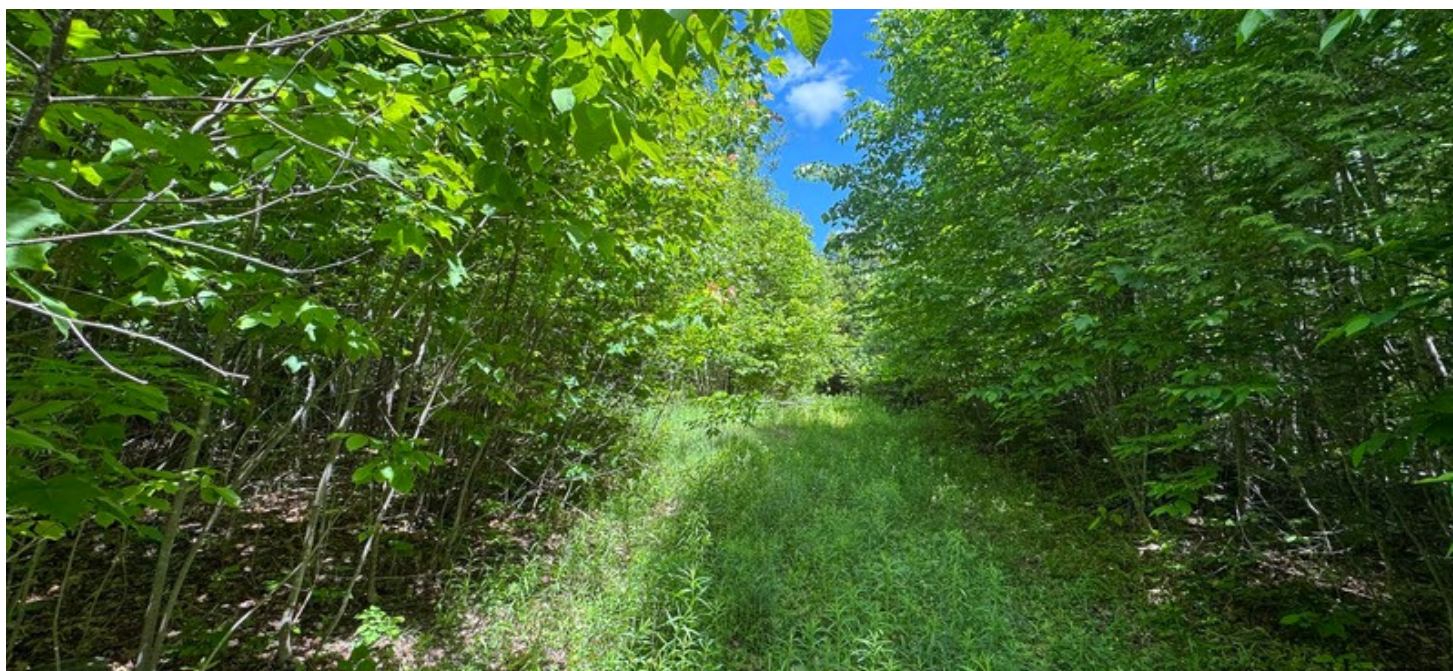


A 2020 survey provides clearly defined boundaries, corner markers, and mapped roads, giving buyers confidence in what they're purchasing. The land features approximately 4,000 feet of interior roads, making it easy to access much of the property by vehicle, ATV, or side-by-side. Multiple potential building sites are located throughout the parcel, including several along the road system and another near the end of the road where a camper is currently situated.

The terrain ranges in elevation from approximately 600 to 720 feet above sea level, creating a mix of upland forest and lower drainage areas. Soil mapping indicates productive Thorndike silt loams on the higher ground, with Monarda and Burnham soils found near the drainage corridors and wetland areas. A small brook and a series of beaver ponds form the headwaters of Bog Brook, adding wildlife habitat, scenic beauty, and a natural water feature to the property.



**Lifestyle
Properties
of Maine**





Outdoor enthusiasts will appreciate the property's proximity to the West Grand Lake Chain, located just a few miles away, providing access to some of Maine's best fishing and boating opportunities. ATV and snowmobile trail access is nearby, and a 1,000-acre Public Reserved Land parcel lies only four miles away on Bottle Lake Road, offering even more opportunities for hiking, hunting, and exploration.

Whether your vision includes an off-grid cabin, a private hunting retreat, a future homestead, or a long-term timberland investment, this versatile property offers exceptional value and potential. Lot B on Lookout Lane is an affordable gateway to the Maine woods.

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





B LOOKOUT LN, SPRINGFIELD

PRICE

\$79,900

TAXES

\$940/2025

84± ACRES

ROAD FRONTAGE 4,000FT



HOW FAR TO...



Shopping | Lincoln, 23 miles



Hospital | Penobscot Valley Hospital,
Lincoln 25 miles



Airport | Bangor, 70± miles



Interstate | Exit 227, 29± miles



City | Bangor, 69± Miles



Boston | 305± miles 5 Hours



Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

'I just want to say the McPhail team had my property sold in 4 days and I received over asking price. Their knowledge and professional process makes it breeze to be a client. They walk you through all processes and make sure you understand everything before you leave the office. I highly recommend thier services and will use them in the future.'

Keith Lilly



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MUNICIPAL CONTACTS

Police

County Sheriff
(207) 947-4585
Emergencies 911

Fire

Springfield Volunteer FD
911

Town Office

13 Park Street, Springfield
(207) 738-2176
Tues & Wed 8:00 to 4:00

Tax Assessor

Town of Springfield

Code Enforcement

Dwight Tilton
(207) 794-4434

Springfield - B Lookout Lane 84± acres

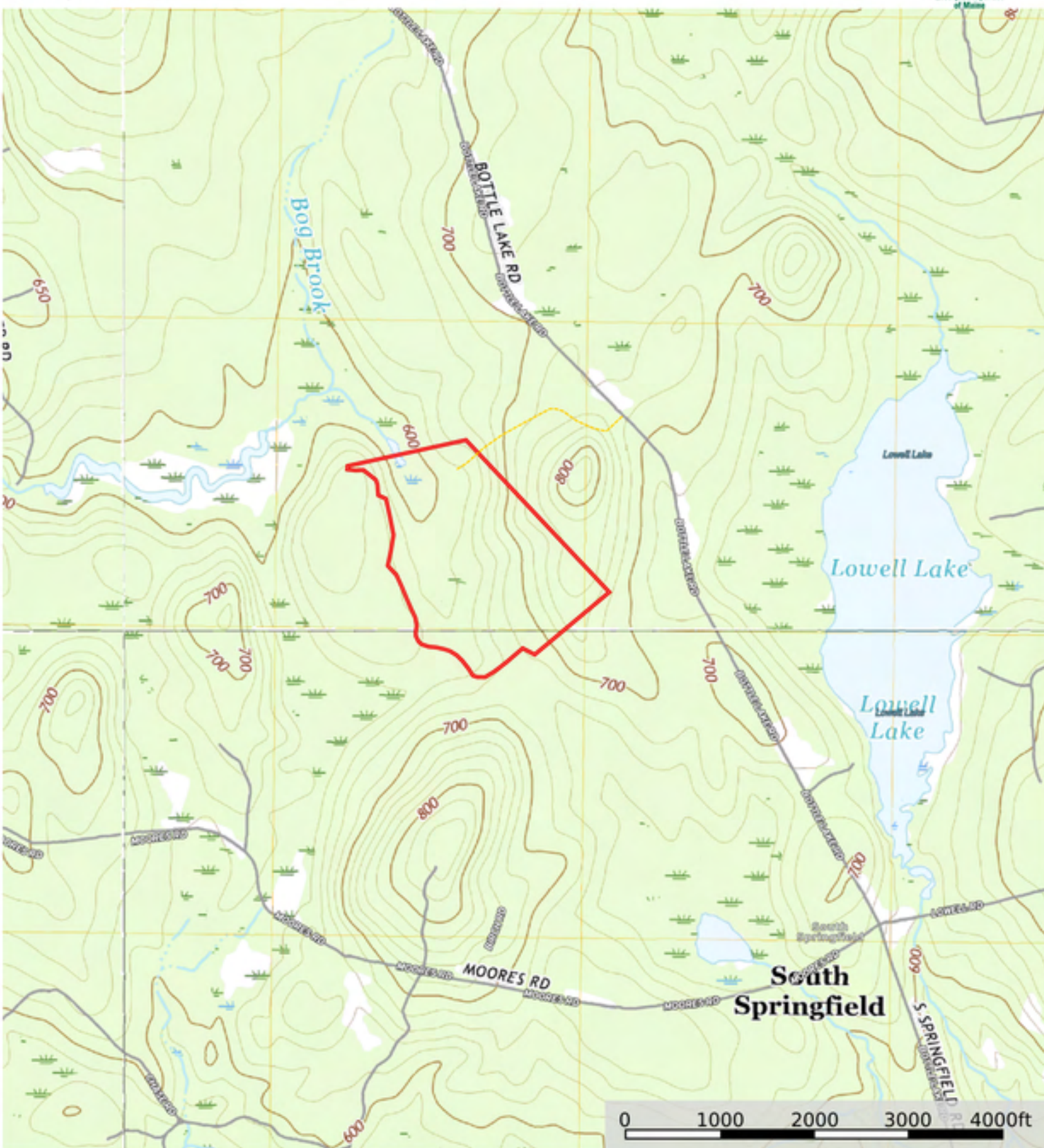
Maine, 84 AC +/-



--- Road / Trail □ Boundary

Springfield - B Lookout Lane 84± acres

Maine, 84 AC +/-



--- Road / Trail □ Boundary

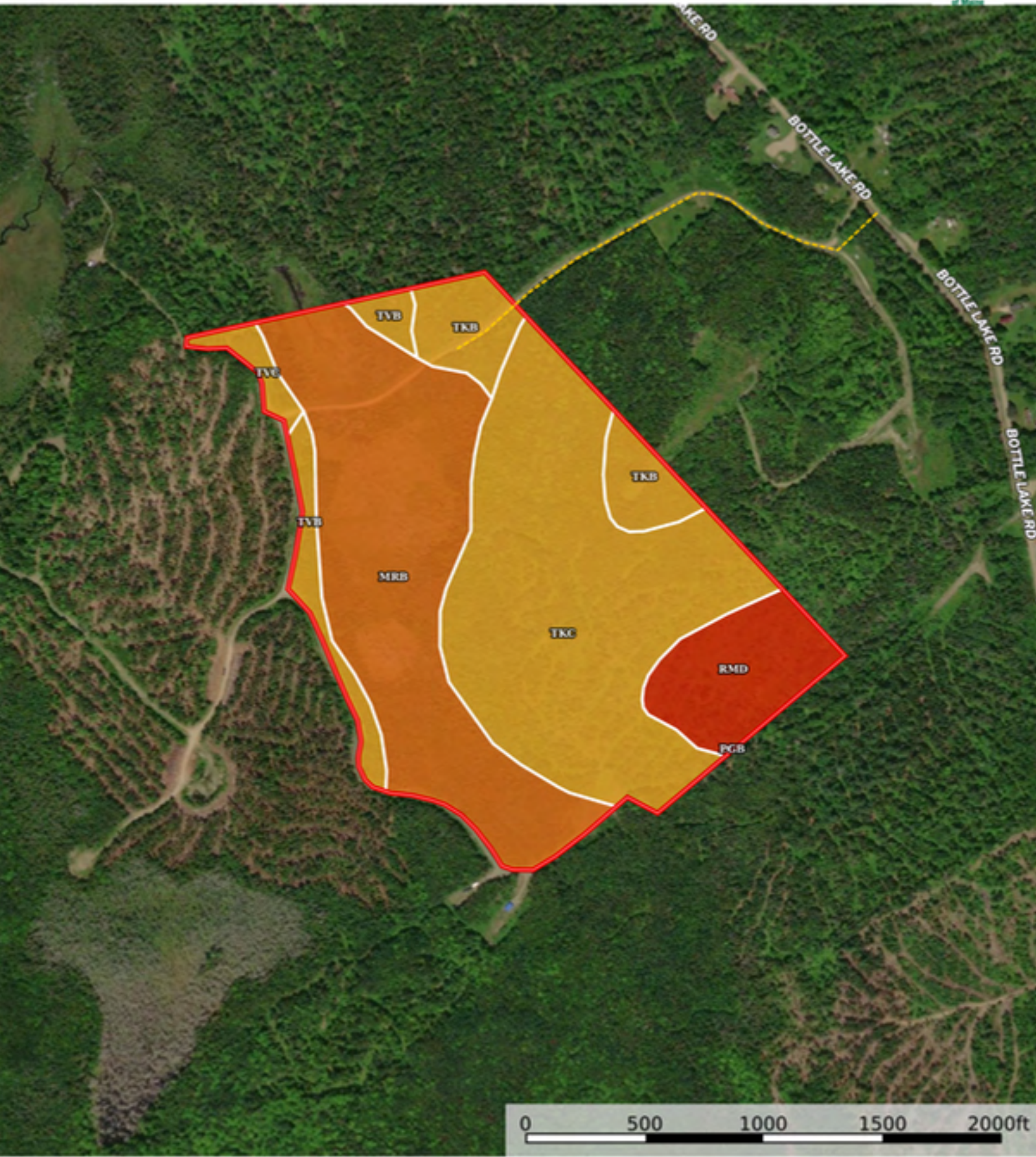
Springfield - B Lookout Lane 84± acres

Maine, 84 AC +/-



--- Road / Trail □ Boundary

Springfield - B Lookout Lane 84± acres
Maine, 84 AC +/-



--- Road / Trail □ Boundary

Boundary 84.71 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TkC	Thorndike silt loam, 8 to 15 percent slopes, very rocky	34.7	40.97	0	20	6s
MrB	Monarda-Burnham complex, 0 to 3 percent slopes, very stony	30.19	35.65	0	20	7s
RmD	Rock outcrop-Thorndike association, 15 to 25 percent slopes, very stony	7.73	9.13	0	19	8s
TkB	Thorndike silt loam, 0 to 8 percent slopes, very rocky	6.52	7.7	0	20	6s
TvB	Thorndike-Winnecook complex, 3 to 8 percent slopes, rocky	4.09	4.83	0	26	6s
TvC	Thorndike-Winnecook complex, 8 to 15 percent slopes, rocky	1.46	1.72	0	25	6s
PgB	Plaisted gravelly loam, 3 to 8 percent slopes	0.02	0.02	0	35	2e
TOTALS		84.71(*)	100%	-	20.29	6.54

(*) 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



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
*Unless you enter into a written agreement
for agency representation, you are
a customer—not a client.*

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

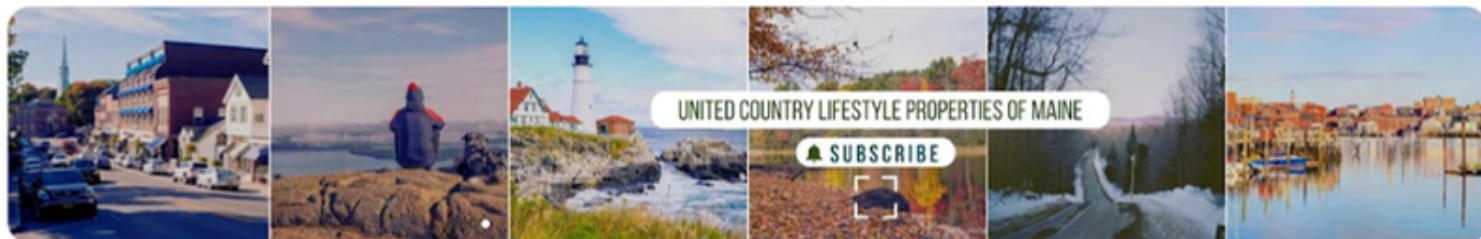
on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

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

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

PROPERTY LOCATED AT: Lot B Katahdin View Estates, Springfield, ME 04487**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? N/A

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): N/A Size of tank(s): N/A

Location: N/A

What materials are, or were, stored in the tank(s): N/A

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: N/A

Source of information: seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: 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 LC _____

PROPERTY LOCATED AT: Lot B Katahdin View Estates, Springfield, ME 04487

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: rights of way on survey plan, restrictive covenants in deed

Source of information: Plan File 2020 Page 38 and deed in Book 15976 Page 233*

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? owners

Road Association Name (if known): none

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 LC _____

PROPERTY LOCATED AT: Lot B Katahdin View Estates, Springfield, ME 04487

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 and FEMA website

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: seller

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

If Yes, explain: Subdivision approved by the town of Springfield

Source of information: Plan Book 2020 Page 38 of the Penobscot County Registry of Deeds

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: Free growth tax PM

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: * both recorded in the Penobscot County Registry of Deeds.

Buyer Initials _____

Page 3 of 4

Seller Initials LC

PROPERTY LOCATED AT: Lot B Katahdin View Estates, Springfield, ME. 04487

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>Liam Caliber</u>	<u>06/16/2026</u>		
SELLER	DATE	SELLER	DATE
Liam Caliber			

_____ SELLER	_____ DATE	_____ SELLER	_____ DATE
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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
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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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NOT
A N
O F F I C I A L
C O P Y

Quitclaim Deed
With Covenant

NOT
A N
O F F I C I A L
C O P Y

Maine Land, Inc., a Maine corporation, duly organized and having a mailing address of P.O. Box 127, Lincoln, ME 04457 for consideration paid, **GRANTS** to **Liam Caliber**, with a mailing address of 226 Belfast Road, Camden, ME 04843, with **QUITCLAIM COVENANT**, the land in Springfield, County of Penobscot, State of Maine, described as follows:

Being all of **Lot B** as shown on the Final Plan of "Amended Plan of Katahdin View Estates on the Bottle Lake Road for Maine Land Inc.", dated August 18, 2020, and recorded in Plan Book 2020, Page 38 at the Penobscot County Registry of Deeds.

Meaning and intending to convey a portion of the premises in a deed from Dennis Ebert to Maine Land, Inc. dated April 30, 2019 and recorded in Book 15138, Page 89 at the Penobscot County Registry of Deeds.

The herein conveyed premises are now subject to taxation under the provisions of the Tree Growth Tax Law (36 M.R.S.A. Section 571, et seq.), and said premises are conveyed subject to such tax classification. Grantee shall be liable for the payment of any penalty assessed for the withdrawal of any of the herein conveyed premises from taxation under the Tree Growth Tax Law on or after the date thereof.

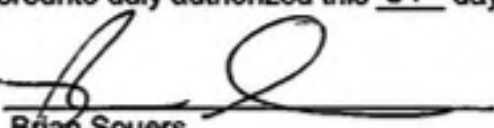
This deed is subject to the following restrictive covenant which is to run with the land and be binding upon the Grantees herein, their successors and assigns:

This property shall be maintained in an attractive manner. No trash, waste, unregistered junk cars, appliances or other refuse shall be allowed to accumulate on this property in such a manner as to give an unsightly appearance, to create a nuisance or depreciate the property in the general area.

Together with and subject to all covenants, easements, and restrictions of record.

IN WITNESS WHEREOF, Maine Land, Inc. has caused this instrument to be signed in its name by Brian Souers, its President, thereunto duly authorized this 21st day of March, 2021.

Witness



Brian Souers
Maine Land, Inc.

NOT
AN
STATE OF MAINE F I C I A L
PENOBSCOT, ss. C O P Y

NOT
AN
O F F I C I A L
C O P Y March 29, 2021

Personally appeared the above named Brian Souers, in his capacity as President of
Maine Land, Inc., and acknowledged the foregoing instrument to be his free act and
deed, in his said capacity, and the free act and deed of said corporation.

O F F I C I A L
C O P Y

Before me, C O P Y

Lacey W. Farrar
Notary Public

Lacey W. Farrar
(Print Name)

