

LAND FOR SALE

HUNTING | RECREATIONAL PROPERTY | TIMBERLAND

Subdvision possibilites

194 Seboeis Rd, Howland

Great Hunting land



\$365,000

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 true outdoor paradise, 194 Seboeis Road in Howland, Maine is a rare find. This expansive 516± acre tract offers an unmatched combination of upland forest, productive soils, wetlands, and direct adjacency to the State of Maine's Pond Farm Wildlife Management Area. Whether you're a hunter, wildlife photographer, conservationist, or someone who dreams of a large-scale homestead, this property provides an extraordinary setting for your goals.

The land features approximately 2,300 feet of road frontage on Seboeis Road and even includes nearly a mile of interior road, making access into the property convenient for trucks, ATVs, or recreational vehicles. With elevations ranging from 160 to 240 feet, the terrain offers gentle diversity. According to NRCS soil mapping, about 200± acres consist of Colton gravelly sandy loams—well-regarded for their productivity and suitable for potential building sites, food plots, or agricultural uses. The remainder of the property consists of peat bogs and wetland habitat that supports incredible biodiversity. This mix of upland and wetland creates ideal conditions for wildlife and enhances the recreational and conservation value of the land.



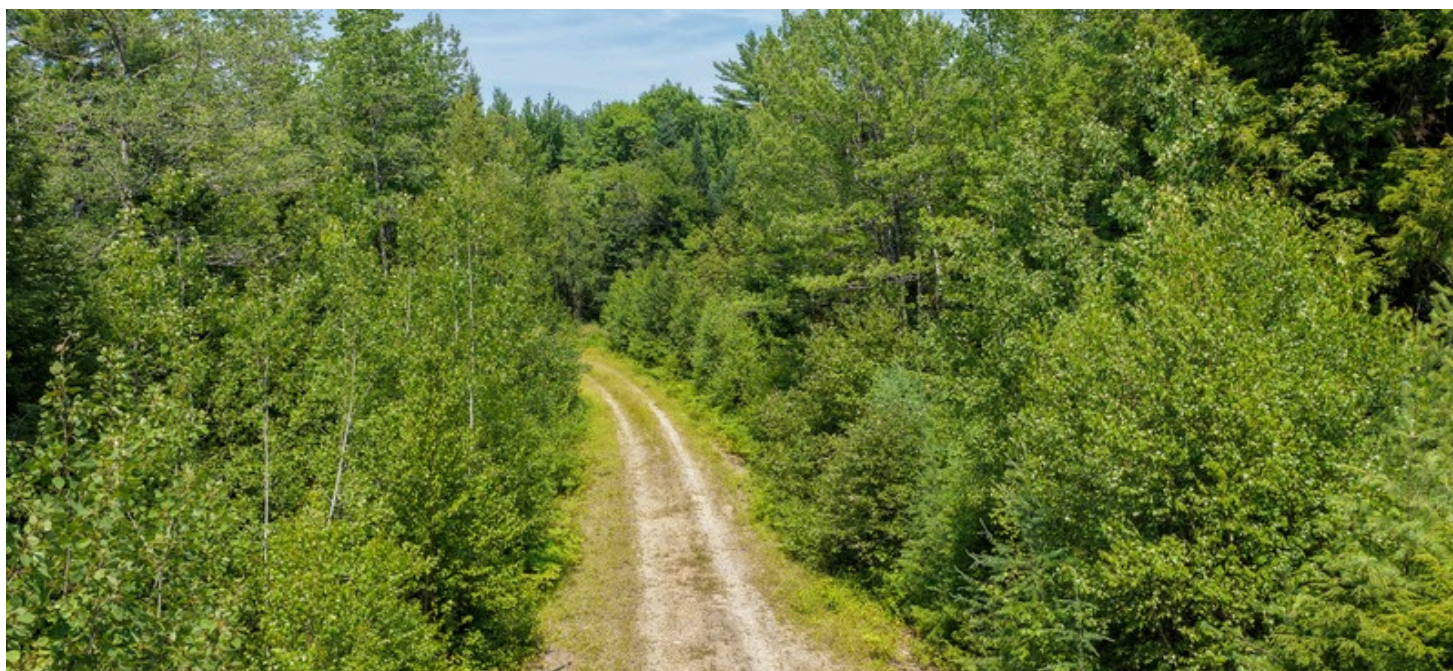
Wildlife enthusiasts will find themselves surrounded by opportunity. The property surrounds the Pond Farm Wildlife Management Area, a 450± acre state-managed marsh that supports thriving waterfowl populations and diverse habitats. With water control structures, vegetation management, and artificial nesting areas, the WMA is actively maintained to support breeding and migrating species. This adjacency makes 194 Seboeis Road not only a premier hunting location but also a sanctuary for observing Maine's natural ecosystem. Whitetail deer, moose, bear, grouse, and countless songbirds are frequent visitors to the property.



Recreation abounds just beyond the property lines as well. South Branch Lake, a 2,035-acre semi-remote lake known for trophy bass, is only 6.5 miles away. The nearby Seboeis Stream and Piscataquis River provide trout, bass, and outstanding paddling opportunities. For motorized fun, ATV trails are accessible right from Seboeis Road, connecting you to Maine's vast trail network.



**Lifestyle
Properties
of Maine**





Despite its wild feel, the location remains practical. The village of Howland with gas and grocery is only 4.5 miles away. Lincoln, with its hospital and building supplies, is a short 25-minute drive. Bangor's international airport can be reached in 40 minutes, and both Portland (2.5 hours) and Boston (just over 4 hours) are within striking distance for weekend getaways or easy travel.

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newsletter





194 SEBOEIS RD, HOWLAND

PRICE

\$365,000

TAXES

\$1,703/2026

516± ACRES

ROAD FRONTAGE 2,300FT

HOW FAR TO...



Shopping | Lincoln, 14± miles



Hospital | Lincoln, 14± miles



Airport | Bangor, 37± miles



Interstate | Exit 217, 2± miles



City | Bangor, 35± Miles



Boston | 273± miles 4 Hours
10 Minutes





Emily Pond

ASSOCIATE BROKER | REALTOR®



207.794.4152 cell



207.794.6164 office



emily@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Emily's
bio and other
listings



Testimonial:

'I was fortunate enough to have the opportunity to work with Emily Pond on two different properties. She was incredible to work with! She took the time to explain the process and was extremely knowledgeable on all areas pertaining to listing, selling, and closing both properties. I would highly recommend her as your realtor, and will turn to her again in the future, if I ever need to list a property. Don't waste your time searching around, go straight to United Country Lifestyle Properties of Maine! They offer a more than fair price given the amount of work and effort they put into listing and selling your property.'

Dan Reed



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Sheriff or State police
911

Fire

Howland Fire Dept
207-732-7195

Town Office

10 Bridge Street Howland ME
207-732-4112
M-Thurs 7-5

Tax Assessor

Kim Soucier
207-732-4112

Code Enforcement

Nelson Kramer
207-732-4112

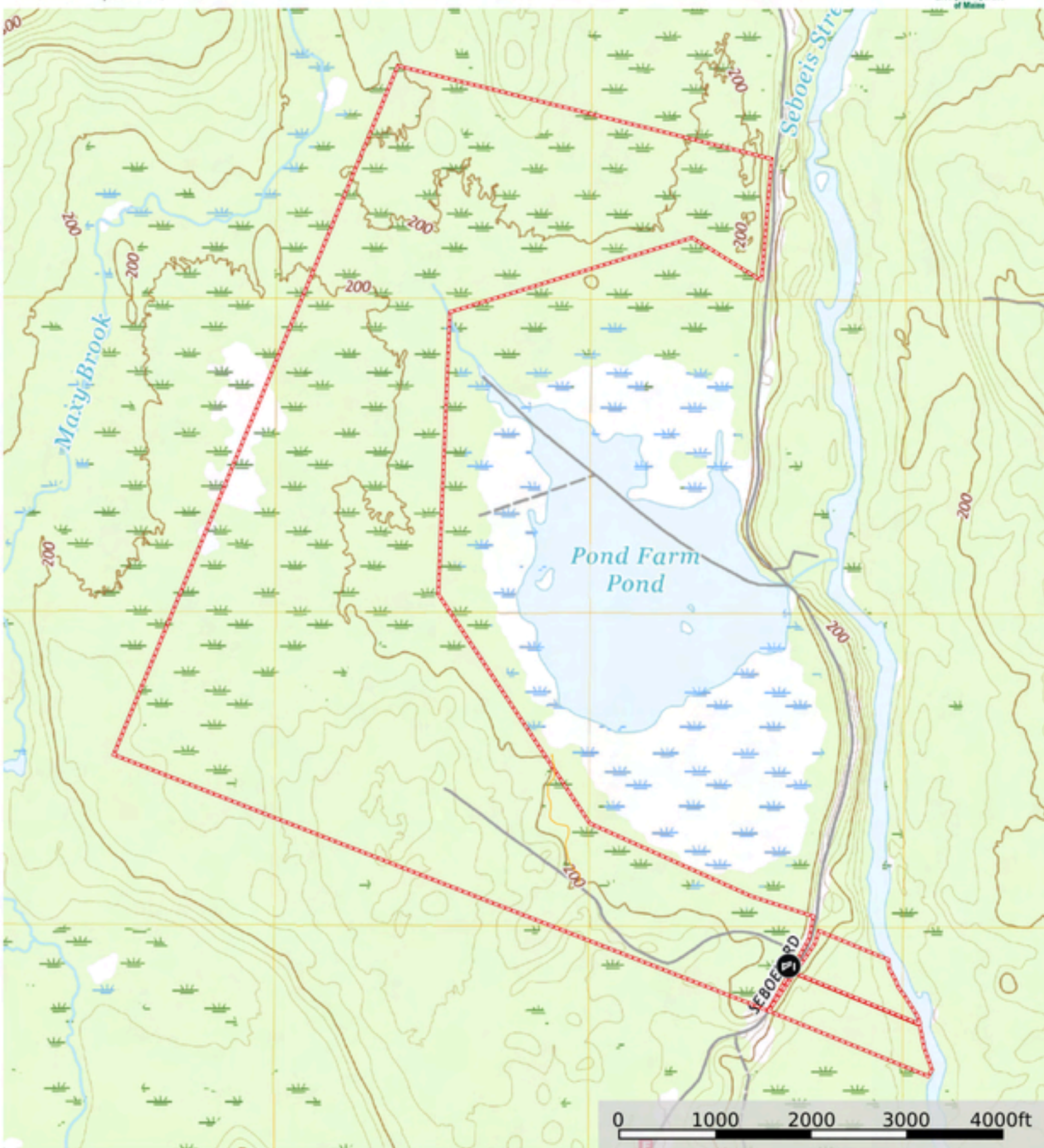
Howland 543 +/- acres Seboeis Rd.
New Hampshire, AC +/-



 Gate  Track  Boundary

Howland 543 +/- acres Seboeis Rd.

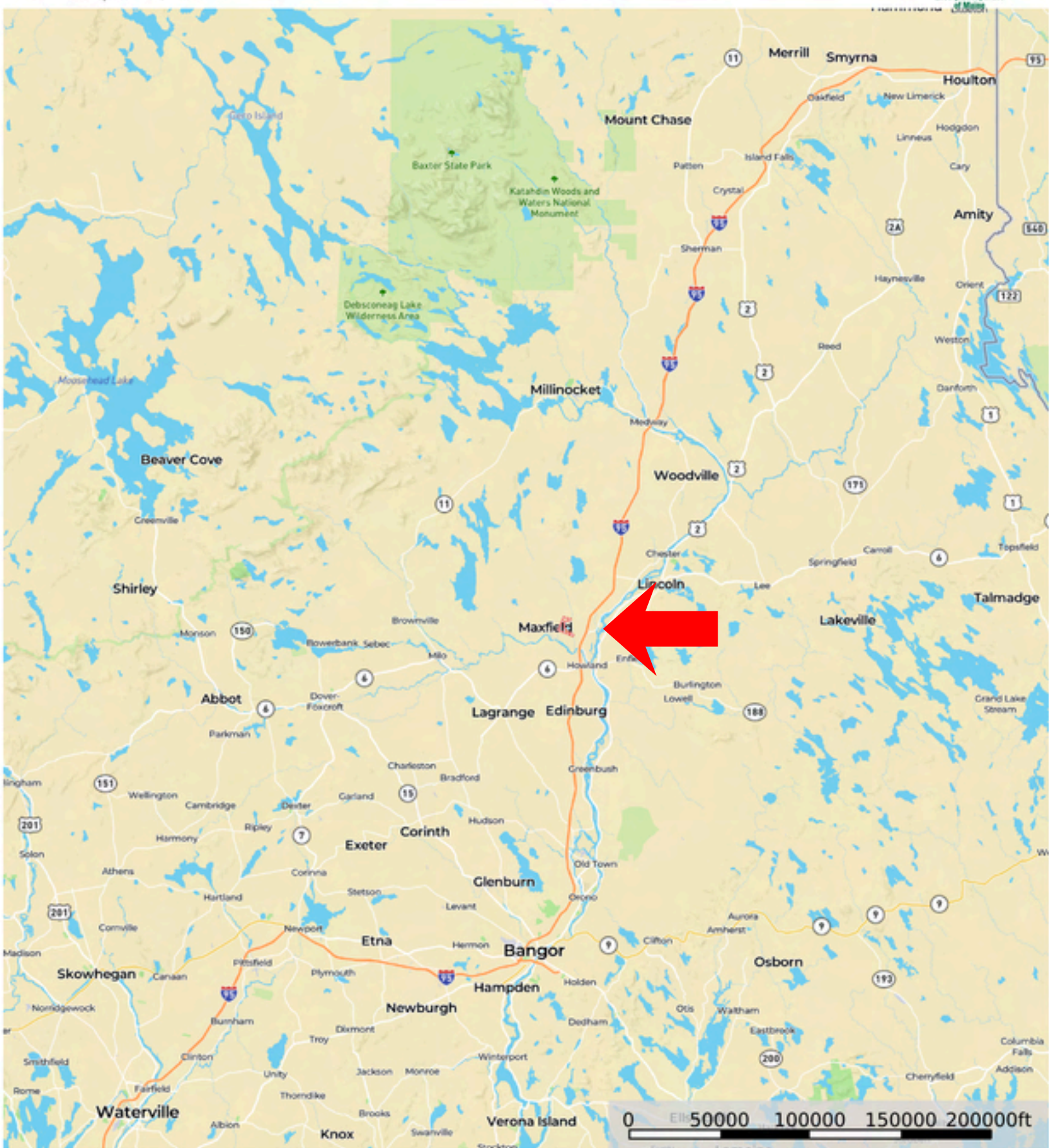
New Hampshire, AC +/-

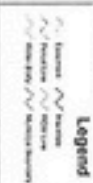


Gate Track Boundary

Howland 543 +/- acres Seboeis Rd.

New Hampshire, AC +/-





Town of Howland
Maine



R1



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: 194 Sebobeis Road, Howland, 04448**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: 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: _____

Source of information: seller

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

Buyer Initials JG _____

Page 1 of 4

Seller Initials _____

PROPERTY LOCATED AT: 194 Seboeis Road, Howland, 04448**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: ROW for road

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: town

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 JG _____

Page 2 of 4

Seller Initials _____

PROPERTY LOCATED AT: 194 Seboeis Road, Howland, 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: _____

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: 2303910012B Year: 1996 (Attach a copy)

Comments: _____

Source of Section III information: fema

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: Shoreland near pond

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: _____

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: 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: _____

Buyer Initials JG

Page 3 of 4

Seller Initials _____

PROPERTY LOCATED AT: 194 Sebocis Road, Howland, 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.

James Glusken 07/20/2026
SELLER DATE
James Glusker

SELLER 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



QUITCLAIM DEED WITH COVENANT

DLN: 1002340259058

HAYNES TIMBERLAND, INC., a Maine corporation with a principal place of business in Enfield, Penobscot County, State of Maine, for consideration paid, grants to **JAMES GLUSKER**, of Augusta, Kennebec County, State of Maine, with QUITCLAIM COVENANT, certain lots or parcels of land, together with any improvements thereon, situated in the Town of **Howland**, County of Penobscot, State of Maine, more particularly described as follows:

PARCEL ONE: The following described property situate in said Howland, commonly known as Pond Farm, more particularly bounded and described as follows: A certain lot or parcel of land bounded on the north by the south line of the "Kelley Tract", so-called; on the east by the Seboeis Stream; on the south by the Piscataquis River Lots, being the Settlers Lots 1 through 12 north of the Piscataquis River; and on the west by the Maxfield town line.

EXCEPTING a certain lot owned now or formerly by the State of Maine, bounded and described as follows: Beginning on the westerly sideline of the road running along the Hoytville Horseback, so-called, at a point 1,280 feet southerly of the southerly line of the "Kelley Tract", so-called, said point being opposite a benchmark labeled S-5 located on the generally easterly sideline of the Hoytville Horseback Road, so-called; thence North 34° West 885 feet to a point; thence North 85° West 2,620 feet to a point; thence South 23° 30' West 2,970 feet to a point; thence South 12° 30' East 2,940 feet to a point; thence South 44° 30' East 1,805 feet to a point; thence South 54° East 700 feet to the westerly sideline of said Hoytville Horseback Road; thence northerly by the westerly sideline of said road, 6,800 feet to the point of beginning. See Penobscot County Registry of Deeds in Book 3214, Page 269 and Book 3214, Page 272 for the boundary line agreement.

FURTHER EXCEPTING the real estate conveyed by Haynes Timberland, Inc. and recorded in Penobscot County Registry of Deeds as follows:

1. Quitclaim Deed with Covenant to Max A. Bickford and Nancy E. Bickford, dated December 6, 2010, recorded in Book 12341, Page 98;
2. Quitclaim Deed with Covenant to Lione A. LaGross, Jr. and Gail M. LaGross, dated December 12, 2018, recorded in Book 15030, Page 137;
3. Quitclaim Deed with Covenant to Joseph J. Ruest and Carrie A. LeBlanc, dated

May 28, 2019, recorded in Book 15180, Page 269;

4. Quitclaim Deed with Covenant to Douglas W. McLeod and Jeanne B. McLeod, dated November 11, 2020, recorded in Book 15791, Page 85;
5. Quitclaim Deed with Covenant to Cameron E. Currier, Jr., dated May 18, 2021, recorded in Book 16071, Page 107; and
6. Quitclaim Deed with Covenant to Kimberly B. Libeskind and Ryan Perry, dated August 15, 2022, recorded in Book 16591, Page 24.

FURTHER EXCEPTING Lots 3, 4, 8, and 9 on the plan entitled "Final Subdivision Plan, Seboeis Stream Subdivision, portion of Property of Haynes Timberland, Inc.", prepared by Allan F. Gordon, Jr., Professional Land Surveyor, dated November 13, 2012, recorded at the Penobscot County Registry of Deeds in Map File 2013-17.

Parcel One being a portion of the premises conveyed by Lakeville Shores, Inc. and Herbert C. Haynes, Inc., a/k/a H. C. Haynes, Inc., to Haynes Timberland, Inc., dated March 6, 2008, recorded in Book 11327, Page 1 of the Penobscot County Registry of Deeds, being Parcel Five in said deed.

PARCEL TWO: Two certain lots or parcels of land on the easterly side of the Seboeis Road in said Howland, being Lots 11 and 12 as depicted on the plan entitled "Final Subdivision Plan, Seboeis Stream Subdivision, portion of Property of Haynes Timberland, Inc.", prepared by Allan F. Gordon, Jr., Professional Land Surveyor, dated November 13, 2012, recorded at the Penobscot County Registry of Deeds in Map File 2013-17.

This conveyance is SUBJECT TO the conditions and restrictions as set forth in plan "Final Subdivision Plan, Seboeis Stream Subdivision, portion of Property of Haynes Timberland, Inc.", prepared by Allan F. Gordon, Jr., Professional Land Surveyor, dated November 13, 2012, recorded in Penobscot County Registry of Deeds in Map File 2013-17.

Grantee may remove trees necessary for construction of a residential building on the above-described Parcel Two, being Lots 11 and 12. No commercial wood harvesting may occur until the debt secured by the Mortgage Deed, to be recorded simultaneously herewith this instrument, has been paid in full.

SUBJECT TO any and all easements, rights of way, restrictions, and conditions described in the deed from Lakeville Shores, Inc. and Herbert C. Haynes, Inc. to Haynes Timberland, Inc., dated March 6, 2008, recorded in the Penobscot County Registry of Deeds in Book 11327, Page 1.

Parcel Two being a portion of the premises described in a deed from Lakeville Shores, Inc. and Herbert C. Haynes, Inc., a/k/a H. C. Haynes, Inc., to Haynes Timberland, Inc., dated March 6, 2008, recorded in the Penobscot County Registry of Deeds in Book 11327, Page 1.

As to both Parcel One and Parcel Two, if applicable, the herein conveyed premises are now SUBJECT TO taxation under the provisions of the Tree Growth Tax Law (36 M.R.S. §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 hereof.

Subject to all easements, covenants or restrictions of record.

Grantee's address: 56 Fairview Avenue, Augusta, ME 04330.

IN WITNESS WHEREOF, Haynes Timberland, Inc. has caused its corporate name and seal to be hereunto affixed by Barbara A. French, its President thereunto authorized, this 2nd day of September, 2023.

Signed, Sealed and Delivered
in the presence of

Haynes Timberland, Inc.

By: Barbara A. French
Barbara A. French
Its President, thereunto duly authorized

STATE OF MAINE
COUNTY OF PENOBSCOT, ss:

Dated: December 4, 2023

Personally appeared the above-named Barbara A. French, President of Haynes Timberland, Inc., and acknowledged the above instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

KIM RUTTY
Notary Public, State of Maine
My Commission Expires 12/7/2025

Before me,

Kim Rutty
Name:
Notary Public
Maine Attorney-at-Law
Maine Bar No. _____

Portion of Tax Map R1 Lot 1 - Howland, Maine
FRENCH R-3478-119 - QCD (sh RE2023)