

AFFORDABLE RURAL MAINE LAND

LAND FOR SALE | HUNTING | TIMBERLAND

Trails for ATV and
Snowmobile

**430 Townhouse Rd,
Sangerville**

Off Grid and Sustainable



\$97,500

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

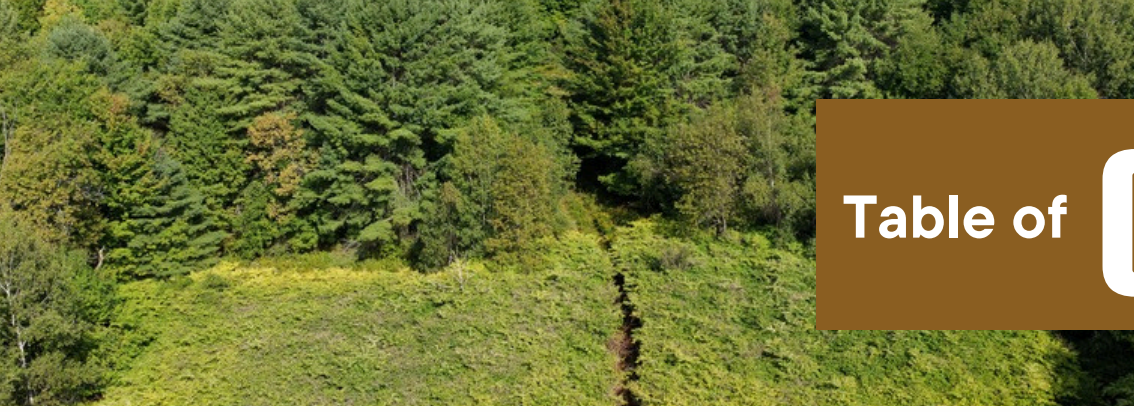


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DEED

Scan to view the
full property details
and video!



**Lifestyle
Properties
of Maine**



Photography by Mayhem Media

57.62 Acres of Maine Land for Sale in Sangerville | Hunting, Recreation & Building Potential

Looking for land for sale in Maine with acreage, privacy, recreational opportunities, and potential building sites? This 57.62-acre property in Sangerville, Maine offers an excellent opportunity to own affordable rural Maine land in southern Piscataquis County.

One of the property's most unique features is that the 57.62 acres consist of three surveyed lots totaling 21.1 acres, 18.8 acres, and 17.72 acres. This could make the property particularly attractive to family or friends looking to purchase Maine land together, or to buyers interested in having multiple surveyed parcels.

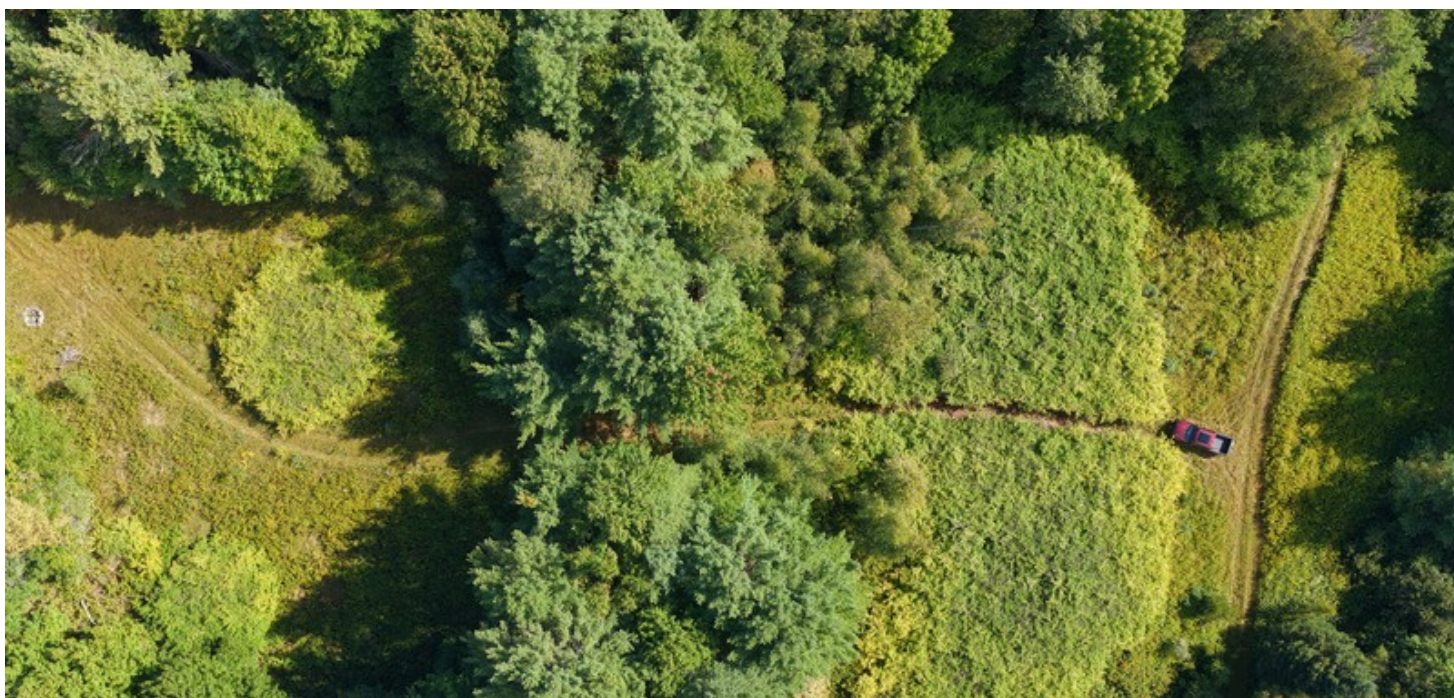
The property features a south-facing slope, providing excellent solar exposure and several areas that may offer potential for future building sites. Elevations range from approximately 530 to 630 feet above sea level. The acreage consists primarily of wooded land, offering opportunities for hunting, wildlife observation, timber, outdoor recreation, and a private Maine camp or cabin.



According to the NRCS soil survey, the property is primarily comprised of stony complex loams, with approximately 11 acres identified as Penquis-Plaisted complex soils, which may have potential for limited agricultural use.

Access is provided from Townhouse Road, with approximately the final 900 feet requiring improvement if the property is developed as a homesite. Another valuable feature for someone considering building is the proximity of grid electricity, located approximately 500 feet from the property.

Sangerville is a rural Maine community of approximately 1,300 residents located in Piscataquis County, Maine's least populated county. The area is characterized by rolling fields, small farms, extensive timberland, and abundant outdoor recreation.





UTILITIES

TRASH REMOVAL

OFF GRID

ELECTRIC COMPANY

OFF GRID

HEATING COMPANY

NO GAS

WATER

WELL NEEDED ON SITE

SEWER

SEPTIC NEEDED

INTERNET PROVIDER

GO NET SPEED

Outdoor enthusiasts will appreciate the property's proximity to some of northern Maine's best recreational destinations. Moosehead Lake, Maine's largest lake at approximately 118 square miles, is about a 40-minute drive away. The 100-Mile Wilderness section of the Appalachian Trail is approximately 20 miles away, providing exceptional hiking and wilderness recreation.

Dover-Foxcroft is approximately 10.5 miles away, Greenville about 30 miles, and Bangor and Bangor International Airport approximately 45 miles.

Whether you're searching for Maine hunting land, recreational land, rural acreage, a camp or cabin property, homestead land, or affordable land for sale in Piscataquis County, this 57.62-acre property in Sangerville deserves a closer look.

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





430 TOWNHOUSE RD, SANGERVILLE

PRICE

\$97,500

TAXES

\$1,333/2025

57.62± ACRES

ROAD FRONTAGE 1,233FT



HOW FAR TO...



Shopping | Guilford, 5± miles



Hospital | Dover Foxcroft, 11± miles



Airport | Bangor, 45± miles



Interstate | Exit 157, 24± miles



City | Bangor, 45± Miles



Boston | 231± miles 4 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



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
(207) 564-3304

Fire

Local Volunteer
911

Town Office

93 Main Street
(207) 876-2814
tcsangerville@sangervilleme.com
Mon, Tues,Thurs,Fri 8:30 to 5:00

Tax Assessor

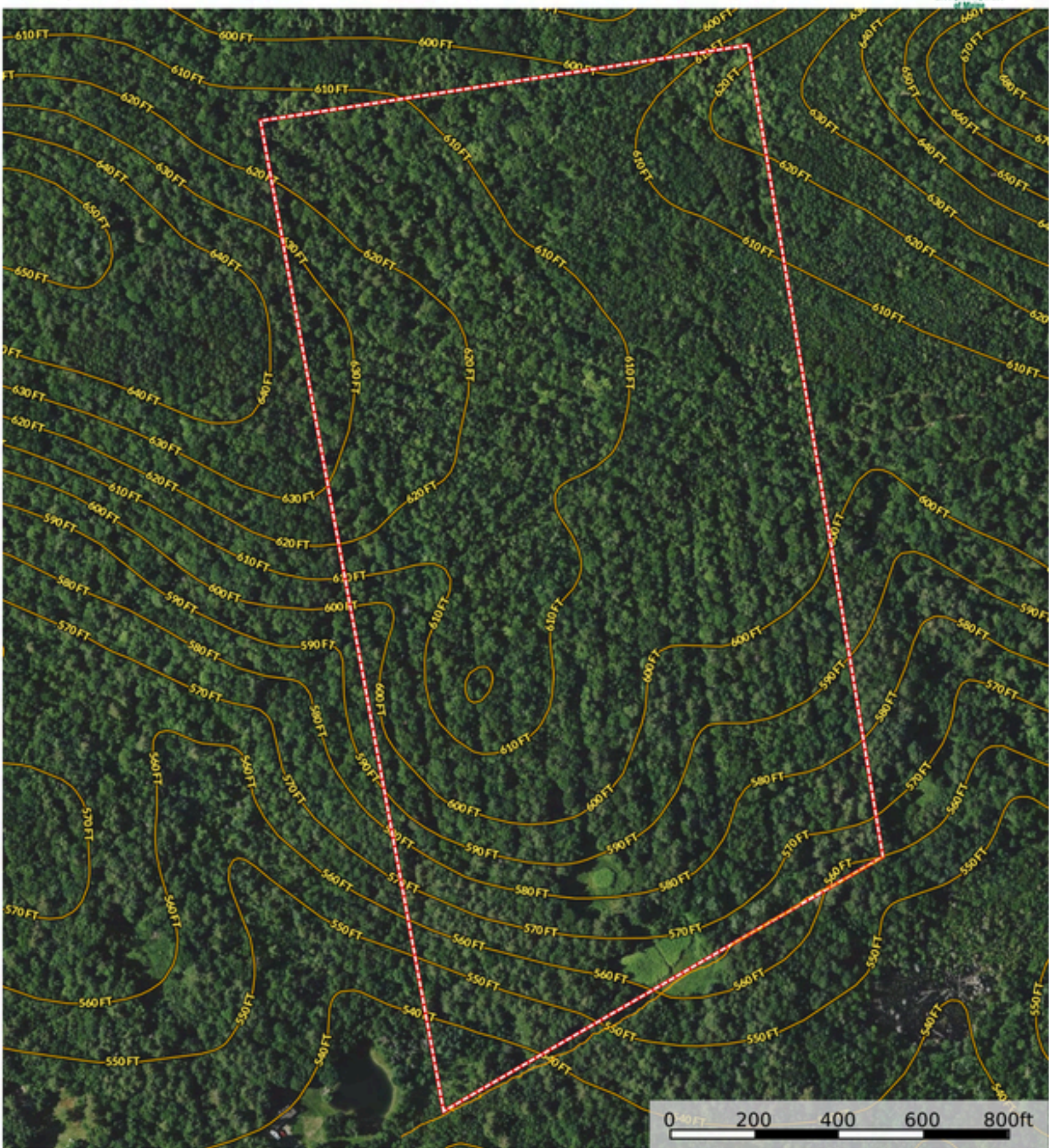
Hamlin Associates
(207)-876-3300
hamlinassociatesinc@gmail.com

Code Enforcement

Lance Johnson
207-446-5459
lance.johnson041768@gmail.com

Sangerville - Townhouse Road 7-3-,4,5

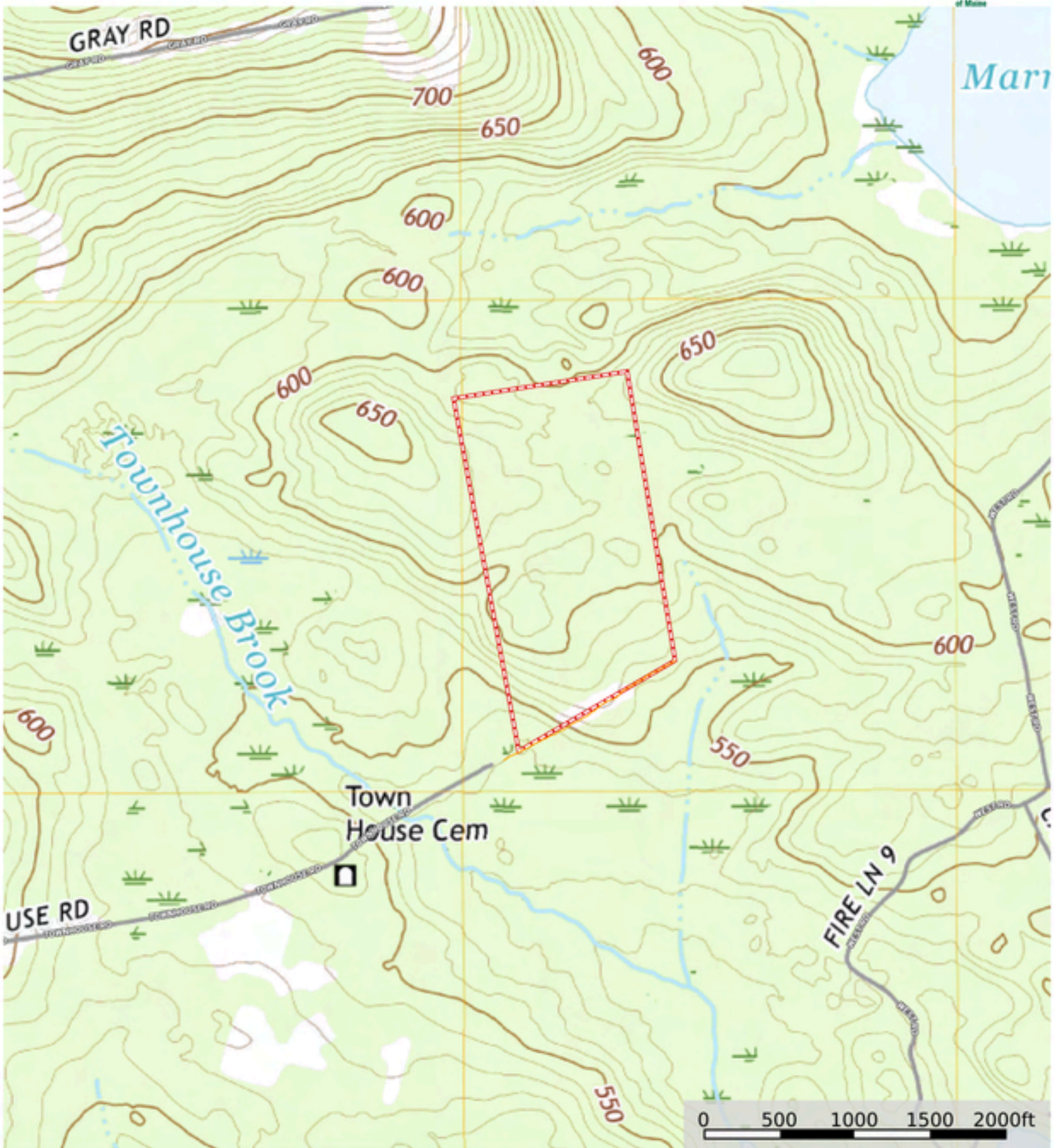
Maine, AC +/-



Track Boundary

Sangerville - Townhouse Road 7-3-,4,5

Maine, AC +/-



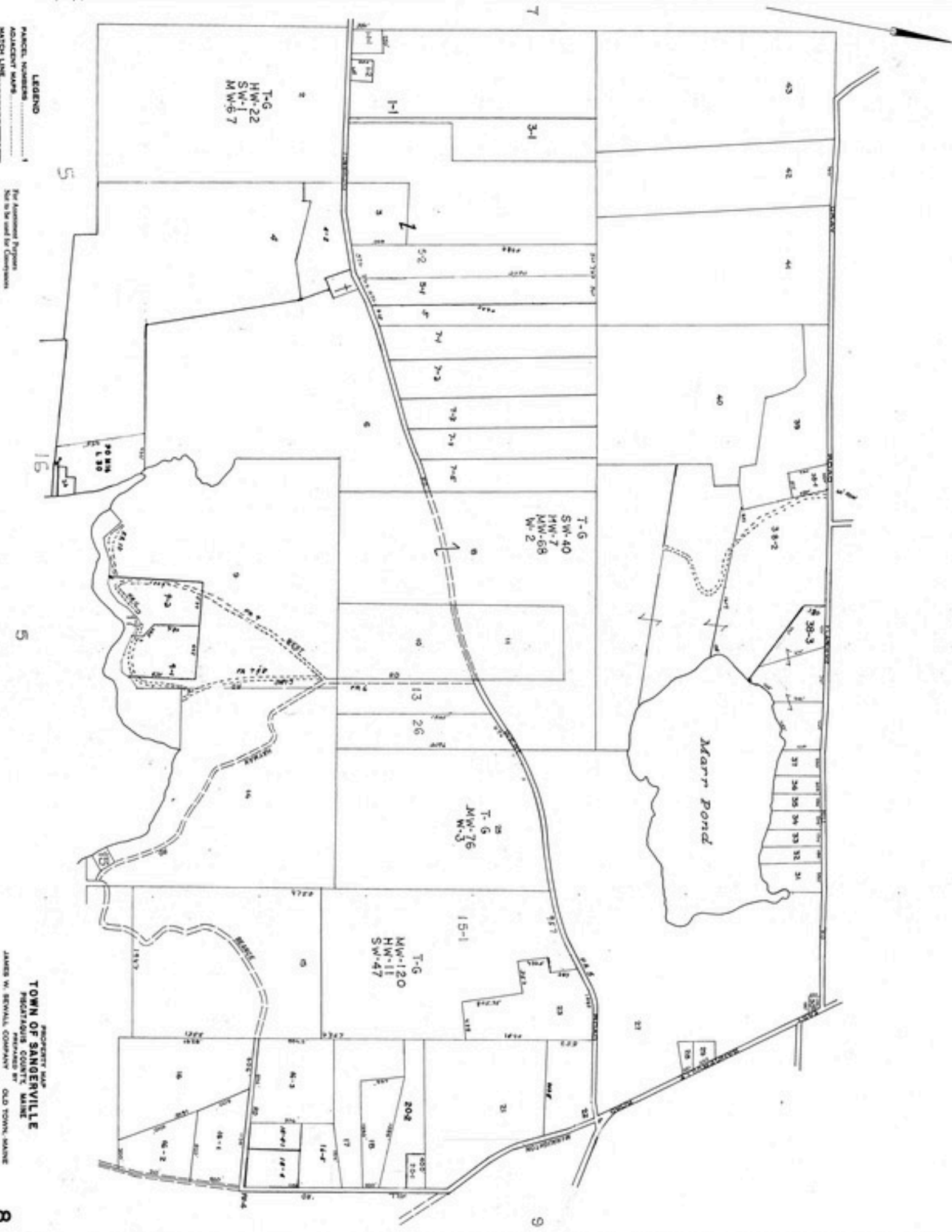
— Track □ Boundary

Sangerville - Townhouse Road 7-3-,4,5

Maine, AC +/-



— Track □ Boundary



PARCELS, NUMBERS
 ADJACENT MAPS
 MATCH LINE
 LEGEND
 For Assessment Purposes
 Not to be used for Conveyance
 TOWN OF SANGERVILLE
 PISCATAQUIS COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWELL COMPANY
 OLD TOWN, MAINE
 SCALE 1 INCH = 2000 FEET
 JANUARY 1997



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 • 100K subscribers • 1.1K 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: Townhouse Rd, Sangerville, ME 04479**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 SGB

PROPERTY LOCATED AT: Townhouse Rd, Sangerville, ME 04479**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: N/ASource of information: deed and seller

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? ownersRoad Association Name (if known): NoneSource 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 SGB _____

PROPERTY LOCATED AT: Townhouse Rd, Sangerville, ME 04479

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: FEMA website & 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: seller

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: seller and public record

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: N/A

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 and public record

Additional Information: N/A

Buyer Initials _____

Page 3 of 4

Seller Initials SGB

PROPERTY LOCATED AT: Townhouse Rd, Sangerville, ME 04479

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>Scott G. Baker</u>	<u>08/29/2026</u>		
SELLER	DATE	SELLER	DATE
Scott G. Baker			

_____ 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
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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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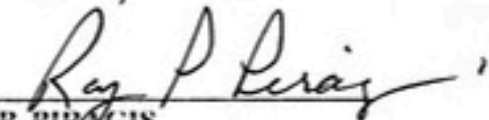


WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **ROY P. PIRAGIS**, with a mailing address of 2348 New Sherborn Road, Athol, Massachusetts 01331, for consideration paid, GRANT with WARRANTY COVENANTS to **SCOTT G. BAKER**, with a mailing address of 306 Roosevelt Trail, Casco, Maine 04015, certain lots or parcels of land, together with any buildings thereon, situated in SANGERVILLE, Piscataquis County, Maine, described in Exhibit A annexed hereto and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

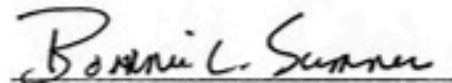
WITNESS our hands and seals, this 17 day of May, 2012.


ROY P. PIRAGIS

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Worcester, ss. This 17th day of MAY, 2012.

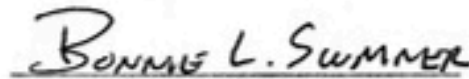
Then personally appeared the above named **ROY P. PIRAGIS**, Grantor, and acknowledged the foregoing instrument to be the Grantor's free act and deed.

Before me,


Notary Public/Attorney at Law



BONNIE L. SUMNER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 23, 2018


Notary Public/Attorney at Law
My Commission Expires
February 23, 2018

ME REAL ESTATE TRANSFER
TAX PAID

**EXHIBIT A TO WARRANTY DEED OF ROY P. PIRAGIS
TO SCOTT G. BAKER**

Certain lots or parcels of land situated on the West Road in Sangerville, in the County of Piscataquis and State of Maine, bounded and described as follows, to wit:

Being Lots 3 and 4 according to plan and survey made by Forest Smart, dated December 5, 1986, and recorded in the Piscataquis Registry of Deeds, Plan Cabinet H, Page 182 and being a part of the same premises conveyed by Ralphard W. Hartland et ux., to Bradley W. Nuite and George P. Nuite by deed dated October 16, 1986, recorded in Piscataquis Registry of Deeds, Vol. 614, Page 337.

SUBJECT TO any and all restrictions, conditions, easements, rights of way and reservations of record not otherwise extinguished.

For Grantor's source of title reference may be had to the following: (1) Bradley W. Nuite and George P. Nuite to Roy P. Piragis and Deborah D. Piragis dated October 2, 1987, recorded in the Piscataquis County Registry of Deeds, Book 654, Page 333; (2) Roy P. Piragis and Deborah D. Piragis to Roy P. Piragis and Deborah D. Piragis, Trustees of the R&D Trust dated May 24, 1995, recorded in said Registry of Deeds, Book 988, Page 309; (3) Deborah A. Piragis to Roy P. Piragis dated March 31, 2005, recorded in said Registry of Deeds, Book 1641, Page 152; and (4) Roy P. Piragis and Deborah D. Piragis, Trustees of the R & D Trust, to Roy P. Piragis of recent date to be recorded in said Registry.

Piscataquis County
Recorded
May 25, 2012 03:11:19r
Linda N. Smith
Register of Deeds



WARRANTY DEED

ROY P. PIRAGIS, with a mailing address of 2348 New Sherborn Road, Athol, Massachusetts 01331, for consideration paid, GRANTS to **SCOTT G. BAKER**, with a mailing address of 306 Roosevelt Trail, Casco, Maine 04015, with WARRANTY COVENANTS, the following described real estate located in **Sangerville**, County of Piscataquis, State of Maine, being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land situated on the Townhouse Road, f/k/a West Road in Sangerville, County of Piscataquis and State of Maine, bounded and described as follows, to wit:

Being Lot 5 according to plan and survey made by Forest Smart, dated December 5, 1986, and recorded in the Piscataquis County Registry of Deeds, Plan Cabinet H, # 182.

Being part of the same premises conveyed by Bradley W. Nuite, George P. Nuite, Ralphard W. Hartline and Mary Hartline to Roy P. Piragis and Deborah D. Piragis by deed dated October 2, 1987, recorded in Piscataquis County Registry of Deeds, Vol. 654, Page 333.

For source of title reference is hereby made to deed from Roy P. Piragis and Deborah D. Piragis, Trustees of the R & D Trust to Roy P. Piragis of substantially even date to be recorded herewith.

This conveyance is made expressly subject to the real estate taxes assessed against said premises for the current municipal year, which taxes are to be prorated between the parties hereto as of the date of delivery of this deed.

This conveyance is made expressly subject to any and all encumbrances, if any, which appear in the public record.

Any and all other rights, privileges, and appurtenances belonging to the granted estate are hereby conveyed.

WITNESS my hand and seal this 8 day of June, 2021.

Signed, Sealed & Delivered
in presence of

Nancy E. Bunker
Witness

Roy P. Piragis
Roy P. Piragis

ME REAL ESTATE TRANSFER
TAX PAID

**EXHIBIT A TO WARRANTY DEED OF ROY P. PIRAGIS
TO SCOTT G. BAKER**

Certain lots or parcels of land situated on the West Road in Sangerville, in the County of Piscataquis and State of Maine, bounded and described as follows, to wit:

Being Lots 3 and 4 according to plan and survey made by Forest Smart, dated December 5, 1986, and recorded in the Piscataquis Registry of Deeds, Plan Cabinet H, Page 182 and being a part of the same premises conveyed by Ralphard W. Hartland et ux., to Bradley W. Nuite and George P. Nuite by deed dated October 16, 1986, recorded in Piscataquis Registry of Deeds, Vol. 614, Page 337.

SUBJECT TO any and all restrictions, conditions, easements, rights of way and reservations of record not otherwise extinguished.

For Grantor's source of title reference may be had to the following: (1) Bradley W. Nuite and George P. Nuite to Roy P. Piragis and Deborah D. Piragis dated October 2, 1987, recorded in the Piscataquis County Registry of Deeds, Book 654, Page 333; (2) Roy P. Piragis and Deborah D. Piragis to Roy P. Piragis and Deborah D. Piragis, Trustees of the R&D Trust dated May 24, 1995, recorded in said Registry of Deeds, Book 988, Page 309; (3) Deborah A. Piragis to Roy P. Piragis dated March 31, 2005, recorded in said Registry of Deeds, Book 1641, Page 152; and (4) Roy P. Piragis and Deborah D. Piragis, Trustees of the R & D Trust, to Roy P. Piragis of recent date to be recorded in said Registry.

Piscataquis County
Recorded
May 25, 2012 03:11:19r
Linda N. Smith
Register of Deeds