

AFFORDABLE RIVER FRONT

RECREATIONAL | OLD GROWTH TREES | 2.6 ACRES

Piscataquis River

**M2 L18-A2 River Road
Maxfield, Maine**

Paved Maintained
Road Access



\$57,500

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Are you searching for an affordable waterfront parcel to build your dream home or cozy cabin? Take a journey today to Lot 2 on River Road in Maxfield, Maine, a beautiful 2.6-acre pine-covered lot that overlooks one of central Maine's most picturesque rivers.

LOCATION Maxfield, Maine, with a small population of just 89, is a hidden gem filled with history. The first settlers arrived in 1814, and the town was incorporated in 1824. Today it is still a quiet rural town that is easy to get to and close to conveniences.

This property offers a prime location. Just 5.5 miles from I-95, it's easily accessible from any direction, making it a perfect spot for those who want the peace of country living without sacrificing convenience.

It's only six miles to Howland for gas and quick essentials, and a short 18-mile drive to Lincoln, where you'll find hospitals, grocery stores, and more. If you're looking for city services or job opportunities, Bangor is just 38 miles away within an easy 36-minute drive. For those coming from further away, Boston is a 272-mile journey, a little over four hours, making this property a fantastic spot for weekend retreats or extended stays.



AREA INFORMATION Nature lovers will feel right at home here. The Piscataquis River, which borders the property with 200 feet of frontage, is perfect for paddling, fishing, and relaxing. The river stretches for 65 miles, flowing from the hills south of Moosehead Lake all the way to its confluence with the Penobscot River in Howland. For those who enjoy boating and fishing, Schoodic Lake is just a 20-mile drive and offers a convenient boat landing.

If you're into ATV or snowmobile riding, you're in luck. River Road leads directly to Maine's extensive trail system. From here, you can explore the state-owned railbed trail to Schoodic Lake and venture into the Seboeis Public Lands Unit, a sprawling 15,600-acre area filled with lakes, campsites, trails, and endless opportunities for hunting and fishing.



**Lifestyle
Properties
of Maine**





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to our monthly
newsletter



LAND Not only does the property have beautiful frontage on the Piscataquis River, the land itself is ready to build on, featuring 2.6 surveyed acres. The land features 242 feet of road frontage with grid power available at the street, making it easy to start building. It is studded with large pine trees that provide shade and a sense of seclusion and peacefulness. The lot has been soil tested. A driveway is already in place, along with a clearing, so you can envision your home or cabin nestled in this tranquil setting.

QUESTIONS? Priced affordably and with low annual taxes of just \$507.33 for 2024, this is an incredible opportunity to own a slice of waterfront property in Maine. It offers the best of both worlds—country living with the convenience of being close to Bangor and other areas of interest. Call now for a complete property information package and let's schedule a showing today.



M2 L18-A2 RIVER ROAD, MAXFIELD

PRICE

\$57,500

TAXES

\$507/2024

ACREAGE 2.6

ROAD
FRONTAGE 242

HOW FAR TO...



Shopping | Howland, 6± miles



Hospital | Lincoln, 19± miles



Airport | Bangor, 40± miles



Interstate | Exit #217, 5± miles



City | Bangor, 38± Miles



Boston | 276± miles





Phil McPhail, ALC

DESIGNATED BROKER | 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:

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country LifeStyle Properties of Maine is your realtor!'

Kelly Simmons



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Penobscot County Sheriff
(207) 947-4585

Fire

Nearby Town Assistance
911

Town Office

231 River Road
(207) 732-5639

Tax Assessor

Town of Maxfield
(207) 732-5639

Code Enforcement

Town of Maxfield
(207) 732-5639

Maxfield - Lot 2 River Rd Subdivision 2.6 acres
Maine, AC +/-



Boundary

Forest Service

State Land

Fish and Wildlife

National Park

Other

BLM

Local Government

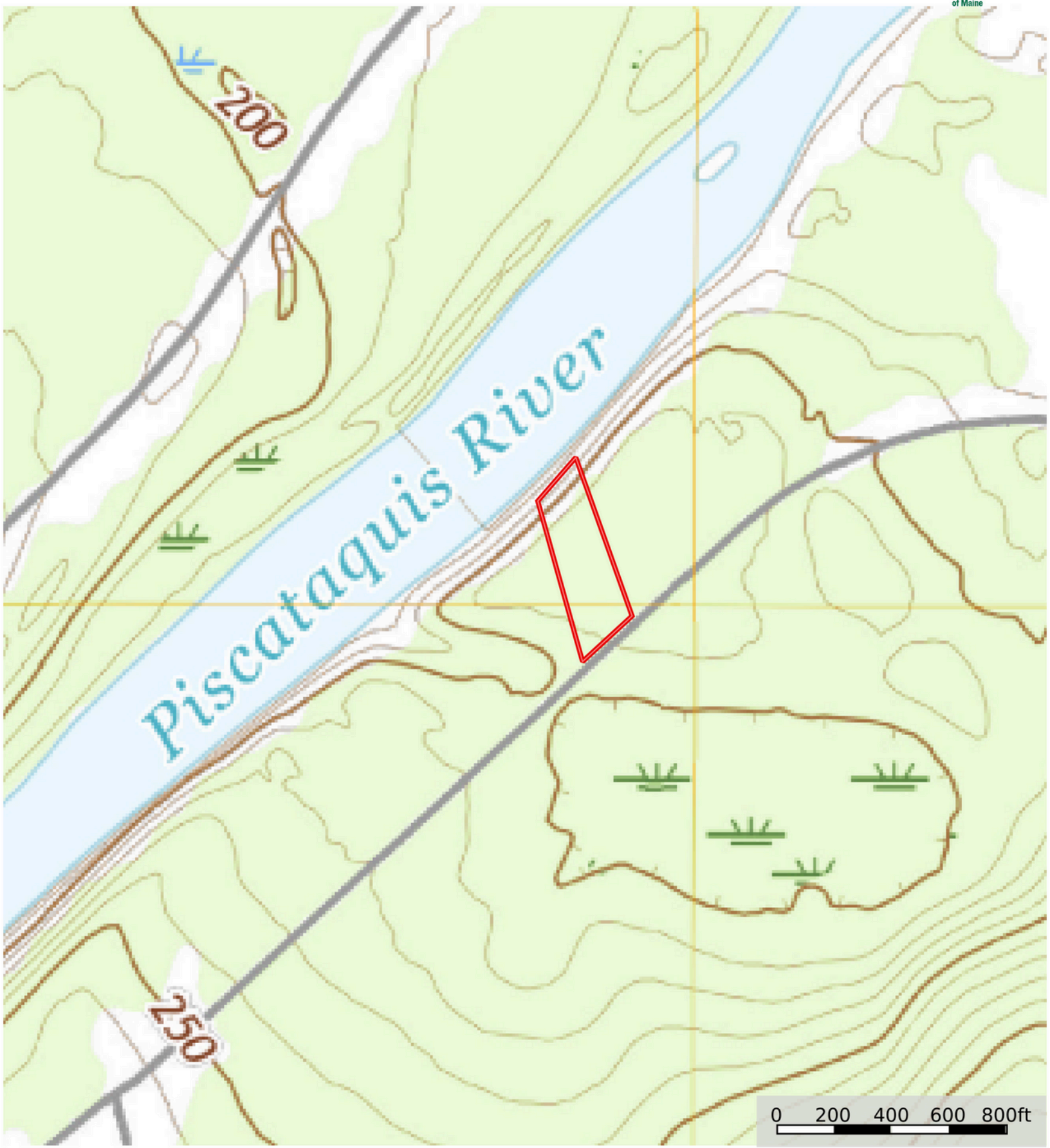
Conservation Easements

Maxfield - Lot 2 River Rd Subdivision 2.6 acres
Maine, AC +/-



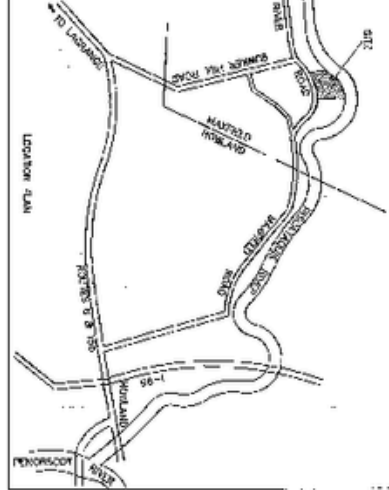
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements

Maxfield - Lot 2 River Rd Subdivision 2.6 acres
Maine, AC +/-



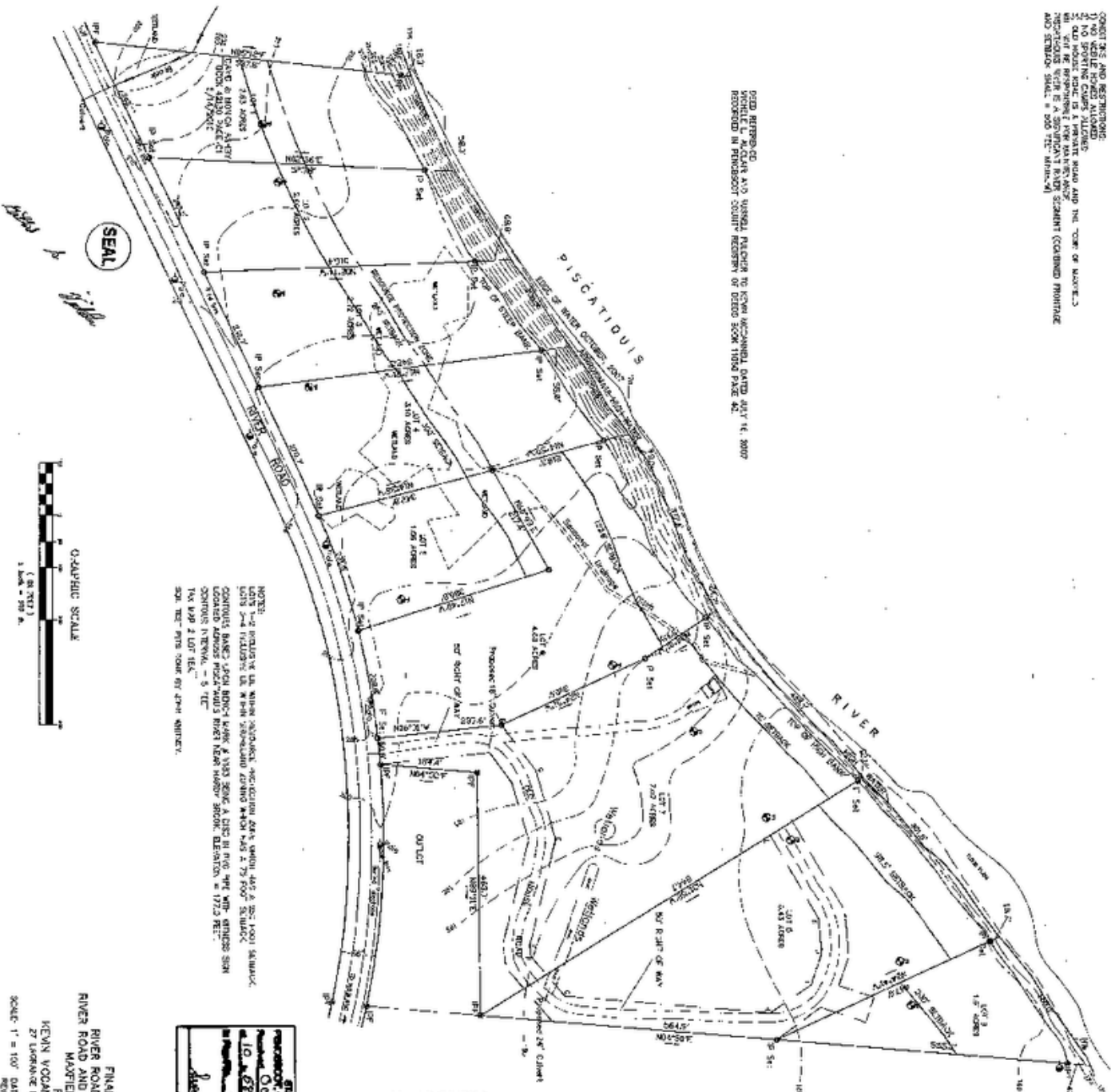
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements

GILBERT S. VITALA - FLS # 10657
659 SARVENING & LAND SERVICES, INC.
420 WOODLIE RIVER ROAD
GREENBUSH, NANE 0416



QUESTIONS AND RESTRICTIONS:
1) NO WEIBLE HOOKS ALLOWED
2) NO SPORTING CUPS ALLOWED
3) OLD HOOKS AND IS A PRIVATE RUGBY AND THE TOP OF MOUNTAIN
WILL BE REPRODUCTION FOR RAINIER
NATIONALS WERE A SIGNIFICANT RIVER STRAIGHT (COMBINED FRONTAGE
AND SINKING SHALL BE 200 YDS. MIN.)

FILED HEREBY
MICHELLE L. ALCLARK AND WESLEYA PALCHER TO KRYAN MCCANNED DATED JULY 16, 2007
RECORDED IN PENNSYLVANIA COUNTY RECORDS OF DETROIT BOOK 11050 PAGE 42.

[illegible]

| 20 HOURS MAY | |
|----------------------|-------|
| NORTH-ATLANTIC SQUAD | |
| 4 | 277.6 |
| 3 | 193.4 |
| 2 | 188.8 |
| 1 | 208.8 |
| 0 | 89.0 |
| 1 | 230.4 |
| 2 | 95.0 |
| 3 | 6.4 |
| 4 | 6.0 |
| 5 | 58.7 |

MACMURDO

2010-107

STATE OF NEW
JERSEY, DEPARTMENT OF TREASURY
TREASURER, BY: RECEIVED OF DEPOSIT
RECEIVED
October 15, 2010
at 10:58 A.M. and recorded
in Register, 2010-567

FINAL PLAN
RIVER ROAD SUBDIVISION
RIVER ROAD AND PISCATAQUIS RIVER
MAXFIELD, MAINE
FOR
KEVIN VOGANELL (OWNER)
27 LAFAYETTE RD. HOLLAND, ME
SCALE: 1" = 100' DATE: SEPTEMBER 15, 2009

PROPERTY LOCATED AT: River Road, Maxfield, ME 04453

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: 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 SMJ

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: restrictions on plan including 300 foot setback from river, no mobile homes, no *

Source of information: survey plan in Penobscot Registry of Deeds Plan 2010-67

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: public record

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 _____

Page 2 of 4

Seller Initials

SMH

PROPERTY LOCATED AT: River Road, Maxfield, ME 04453

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?

Zone A

Relevant Panel Number: 230396 005A Year: 1985 (Attach a copy)

Comments: _____

Source of Section III information: 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: significant river segment shoreland zoning.

Source of information: survey plan

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

If Yes, explain: subdivision created in 2010

Source of information: 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: public record

Additional Information: *sporting camps,

Buyer Initials _____

Page 3 of 4

Seller Initials

SMJ

PROPERTY LOCATED AT: River Road, Maxfield , ME 04453

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><i>Steven M. Gilman</i></u> | <u>9-11-2024</u> | SELLER | DATE |
| Steven M. Gilman | | | |

| | | | |
|--------|------|--------|------|
| 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

Hardy Brook, LLC, a Maine limited liability company, with a mailing address of PO Box 464, Enfield, ME 04493, for consideration paid, GRANTS to Stephen M. Gilman, whose mailing address is 99 Michigan Street, Millinocket, ME 04462, with WARRANTY COVENANTS, the land in Maxfield, Penobscot County, Maine, to wit:

A certain lot of parcel of land in Maxfield, County of Penobscot and State of Maine, bounded and described as follows, to wit:

Being Lot 2 on a Plan entitled "Final Plan River Road Subdivision, River Road and Piscataquis River, Maxfield, Maine for Kevin McCannell (owner)" and dated recorded in the Penobscot County Registry of Deeds in Plan File 2010-67, to which reference is hereby made for a more particular description of said lots.

Subject to and benefitted by any and all rights, easements and privileges and appurtenances contained in said Plan File 2010-67.

Also subject to the Bangor Hydro Electric Company easement recorded in said Registry in Book 13406, Page 157.

Being the same premises as described in the deed from Kevin McCannell to Hardy Brook, LLC, dated November 20, 2014 and recorded in Book 13704 Page 349, Penobscot County Registry of Deeds.

IN WITNESS WHEREOF, Hardy Brook, LLC has caused this instrument to be signed in its name by William Fenn, its sole Member, this 12th day of October, 2017.

Signed, Sealed and Delivered
In Presence Of

HARDY BROOK, LLC

By: William Fenn
William Fenn, its sole Member

STATE OF MAINE
PENOBSCOT, SS

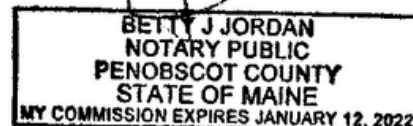
October 12, 2017

Personally appeared the above named William Fenn, in his capacity as Member of Hardy Brook, LLC and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of Hardy Brook, LLC.

Before me,

Notary Public

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED





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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

services required of all licensees listed above:

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

Remember!

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

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

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine

@lifestyleproperties · 54.8K subscribers · 813 videos

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

lifestylepropertiesofmaine.com and 3 more links

Subscribed



Do you need to sell your Maine property?



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

Testimonial

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

Allen LeBrun, Previous Client