

PRIVATE ACRES

COUNTRY HOME | TIMBERLAND | RECREATIONAL

Near Bottle Lake

**242 Bottle Lake Rd
Springfield, Maine**

160± Acres



\$399,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Welcome to 242 Bottle Lake Road, your dream retreat in the heart of Maine's wilderness! Set on 160± private acres in Springfield and Carroll Plantation, this 2015-built country home combines comfort, space, and natural beauty like few others. Whether you're looking for a full-time residence, a recreational getaway, or a homesteading opportunity, this property offers the peace and privacy you crave—without giving up modern conveniences.

Crafted in 2015, this stick-built modular home boasts 2–3 bedrooms and is perfectly laid out for both relaxation and productivity. The spacious master suite includes a walk-in closet, full private bath, and an attached office or sitting room that looks out over the peaceful backyard. A second bedroom is located near a second full bathroom, making this a perfect setup for families or guests. The living space flows beautifully with a large living room, formal dining area, and an open-concept kitchen—ideal for gatherings and everyday living.

First-floor laundry adds a practical touch, while the full walk-out basement offers bonus sleeping quarters, a craft or office room, a workshop, and garage door access—perfect for storing garden tools, ATVs, or snowmobiles. Comfort is year-round with an oil/wood combination forced hot air furnace, a wood stove, and a heat pump that provides both heating and cooling. A private drilled well, a septic system, tankless hot water, and 200-amp electric service make this home fully self-sufficient.

An attached 2 car garage has space for your automobiles, ATV or snowmobiles.



If you've been dreaming of land, this is the place. With over 160± acres of diverse forest, scenic hills, and seasonal brooks, this property is an outdoor lover's paradise. Much of the acreage is covered in mature hardwoods, with miles of trails winding through the property for hiking, hunting, or simply enjoying nature. Elevations range from 600 to 760 feet above sea level, including a stunning hilltop that delivers sweeping views—ideal for a quiet sunrise coffee or a remote wildlife viewing spot. The rich soils here support strong forest growth, making it excellent for long-term sustainability.

Conveniently located with road frontage on Bottle Lake Road, this home is just 2 miles from the nearest store and post office in Springfield. Lincoln is only 22 miles away for more amenities, and Bangor is just over an hour's drive. Outdoor attractions are abundant: you're just minutes from Bottle Lake and Sysladobsis Lake landings, and close to the 57,000-acre Downeast Lakes Community Forest, ensuring generations of public access for hiking, fishing, and paddling. Don't miss the Springfield Fair, just 2.4 miles away—one of Maine's oldest agricultural fairs, celebrating 175 years in 2025!



**Lifestyle
Properties
of Maine**



If you're searching for a Maine property where wildlife, privacy, and a true connection to nature come together, 242 Bottle Lake Road is the one. **Schedule your showing today—opportunities like this don't come around often!**





242 BOTTLE LAKE RD, SPRINGFIELD

PRICE **\$399,900**

TAXES **\$3,607.7/2024**

SQFT 1,764± BUILT IN 2015

HOW FAR TO...



Shopping | Lincoln, 22± miles



Hospital | PVH-Lincoln, 23± miles



Airport | Bangor, 70± miles



Interstate | Exit #227, 27± miles



City | Bangor, 70± Miles



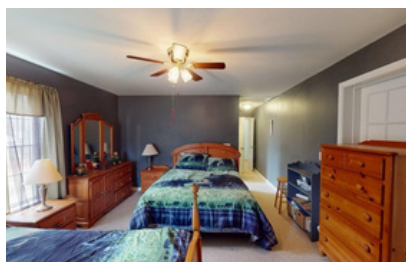
Boston | 305± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Carmen McPhail

ASSOCIATE BROKER | REALTOR®



207.290.0371 cell



207.794.6164 office



carmen@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Carmen's bio and
other listings



Testimonial:

'A note to say thank you for all of Carmen's efforts concerning the sale of our home in Monson. She really is very experienced in the real estate market and we couldn't be more happy with the whole process. It went smoothly, and in a very short time the house was sold. Her advice along the way made our job less stressful and whenever we had questions she would always return our calls and answer us. Again, we appreciated the working relationship with Carmen and your company, I would give you an A plus and recommend you to others who want to sell or purchase a home.'

Steve Day



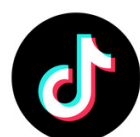
@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Penobscot County Sheriffs Dept
911

Fire

Springfield Volunteer FD
(207) 738-4134

Town Office

Springfield Town Office
(207) 738-2176
13 Park Street PO Box 13 Springfield, ME 04487

Tax Assessor

Cheryl Gormley
springfieldmaine@gmail.com

Code Enforcement

Dwight Tilton
(207) 794-4434

Springfield - 242 Bottle Lake Rd 160 +/- acres

Penobscot County, Maine, 160 AC +/-



Stream Track Boundary

Springfield - 242 Bottle Lake Rd 160 +/- acres

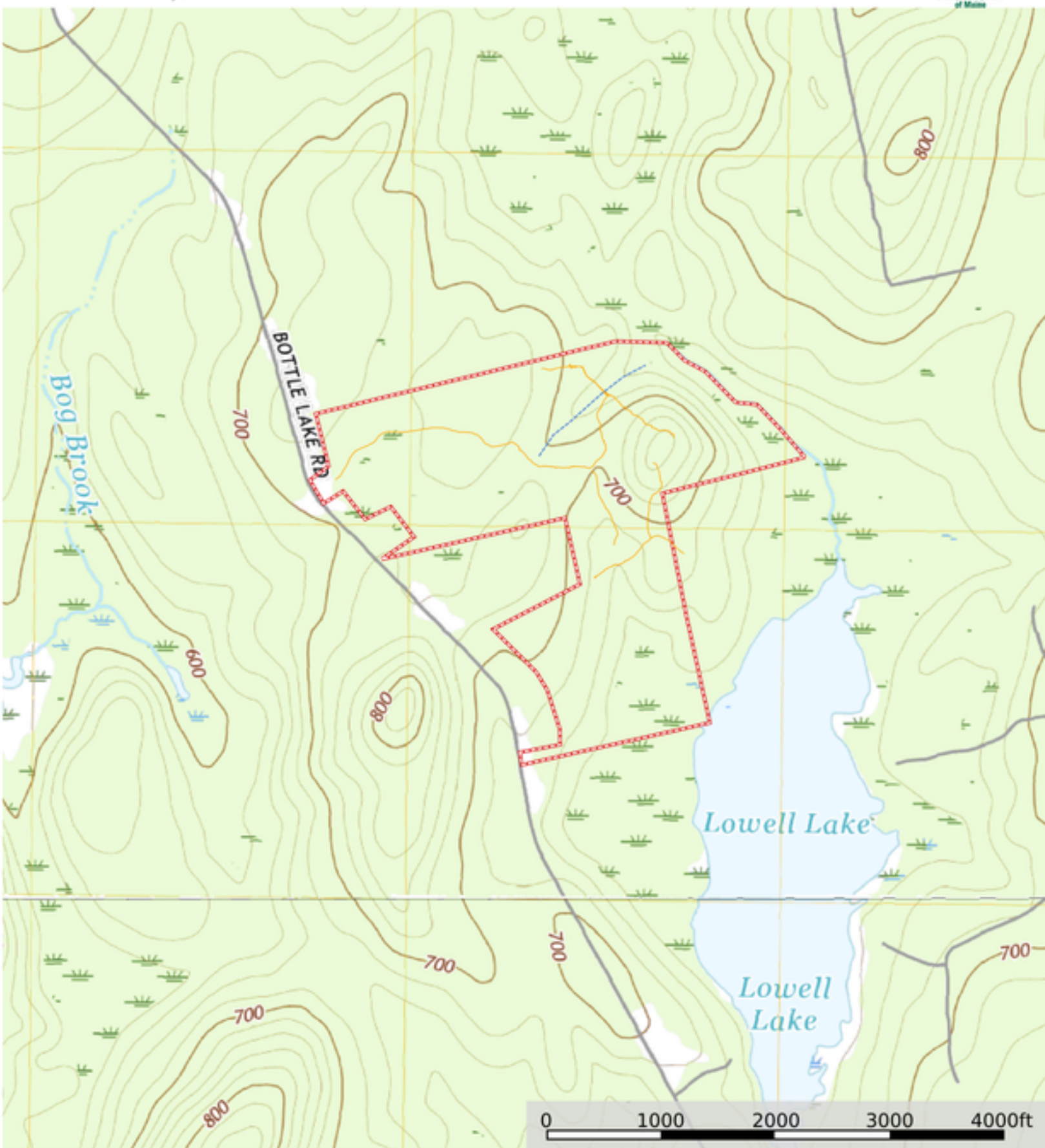
Penobscot County, Maine, 160 AC +/-



Stream Track Boundary

Springfield - 242 Bottle Lake Rd 160 +/- acres

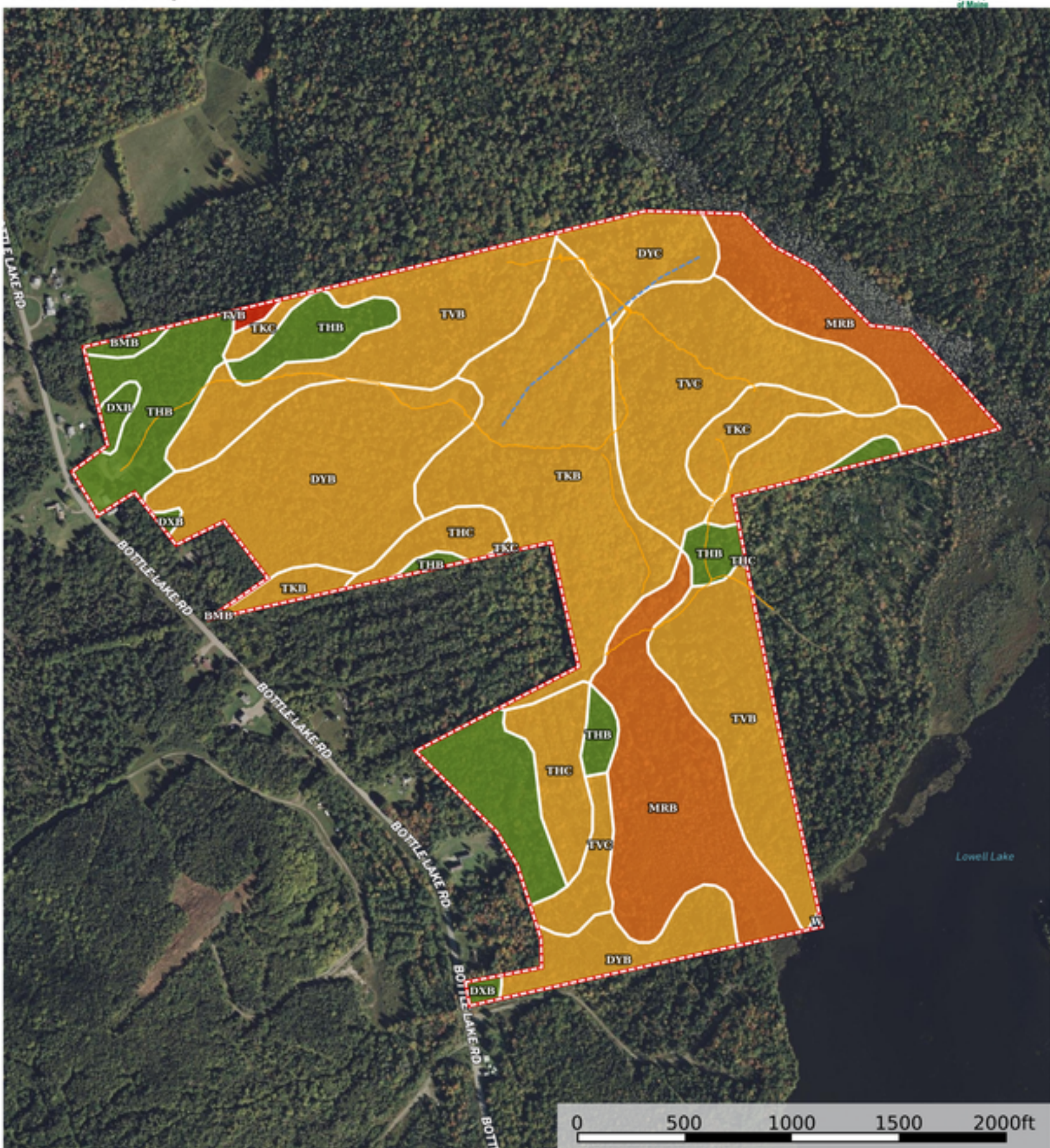
Penobscot County, Maine, 160 AC +/-



Stream Track Boundary

Springfield - 242 Bottle Lake Rd 160 +/- acres

Penobscot County, Maine, 160 AC +/-



Stream Track Boundary

 Boundary 168.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TvB	Thorndike-Winnecook complex, 3 to 8 percent slopes, rocky	30.93	18.37	0	26	6s
MrB	Monarda-Burnham complex, 0 to 3 percent slopes, very stony	26.22	15.57	0	20	7s
TkB	Thorndike silt loam, 0 to 8 percent slopes, very rocky	26.2	15.56	0	20	6s
DyB	Dixmont very stony silt loam, 2 to 8 percent slopes	25.15	14.94	0	50	6s
ThB	Thorndike channery silt loam, 0 to 8 percent slopes, rocky	20.5	12.17	0	26	2s
TvC	Thorndike-Winnecook complex, 8 to 15 percent slopes, rocky	19.92	11.83	0	25	6s
ThC	Thorndike channery silt loam, 8 to 15 percent slopes, rocky	7.48	4.44	0	21	6s
DyC	Dixmont very stony silt loam, 8 to 15 percent slopes	5.22	3.1	0	47	6s
TkC	Thorndike silt loam, 8 to 15 percent slopes, very rocky	4.35	2.58	0	20	6s
DxB	Dixmont silt loam, 2 to 8 percent slopes	1.38	0.82	0	59	2w
BmB	Bangor silt loam, moderately deep, 2 to 8 percent slopes	0.64	0.38	0	45	2e
RmD	Rock outcrop-Thorndike association, 15 to 25 percent slopes, very stony	0.35	0.21	0	19	8s
W	Water bodies	0.06	0.04	0	-	-
TOTALS		168.4(*)	100%	-	28.19	5.62

(*) 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

PROPERTY LOCATED AT: 242 Bottle Lake Rd. Springfield/Carroll, ME 04487

PROPERTY DISCLOSURE

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 - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): _____ ☐ N/A ☐ Yes ☒ No ☐ Unknown
Quantity: _____ ☐ Yes ☒ No ☐ Unknown
Quality: _____ ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? _____ ☐ Yes ☐ No
If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? _____ ☐ Yes ☐ No
If Yes, are test results available? _____ ☐ Yes ☐ No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: front yard in well house

Installed by: Lawrence Lord & Sons

Date of Installation: September 2, 2014

USE: Number of persons currently using system: 0
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: none

Source of Section I information: Maine.gov well mapping, seller, personal observation

Buyer Initials _____ Page 1 of 8 Seller Initials _____

PROPERTY LOCATED AT: 242 Bottle Lake Rd, Springfield/Carroll, ME 04487

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected?..... ☐ Yes ☒ No~~

~~If Yes, what results: _____~~

~~Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No~~

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: behind home near deck OR ☐ Unknown

Date installed: 2015 Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: none Name of company servicing tank: n/a

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: behind house

Date of installation of leach field: 2015 Installed by: Linscott

Date of last servicing of leach field: 2015 Company servicing leach field: n/a

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ No

If Yes, are they available? ☐ Yes ☒ No

Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: none

Source of Section II information: Current owner - not in Maine Septic database or with town records

Buyer Initials _____

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Seller Initials _____

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FHA	Heat pump	wood stove	
Age of system(s) or source(s)	9+/-	2021	2015	
TYPE(S) of Fuel	oil/wood	electric	wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	currently used seasonally	not billed separately	occasional use only seasonal property now	
Name of company that services system(s) or source(s)	RH Foster	Scott	n/a	
Date of most recent service call	03/27/2025	04/29/2025	n/a	
Malfunctions per system(s) or source(s) within past 2 years	none		none	
Other pertinent information	none		not used since 2023	

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☒ Yes ☐ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: 2023Direct/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ UnknownIf Yes, date: n/aComments: Fiddler on the flue cleaned the chimneySource of Section III information: current owner**SECTION IV - 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 the property? ☐ Yes ☒ No ☐ UnknownIf 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 ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____

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Seller Initials _____

PROPERTY LOCATED AT: 242 Bottle Lake Rd, Springfield/Carroll, ME 04487

What materials are, or were, stored in the tank(s)? _____

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

Comments: none

Source of information: current owner, Maine EGAD maps

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: none known ☐ Yes ☒ No ☐ Unknown

Comments: none known

Source of information: current owner

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: none

Source of information: current owner

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: none

Source of information: current owner

E. METHAMPHETAMINE - Current or previously existing:

..... ☐ Yes ☒ No ☐ Unknown

Comments: none known

Source of information: current owner

Buyer Initials _____

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PROPERTY LOCATED AT: 242 Bottle Lake Rd, Springfield/Carroll, ME 04487

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?

..... Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☐ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: none - modular home - 2015 build

Source of information: current owner

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: none known

Source of information: current owner, Maine EGAD maps

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

SECTION V - 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: ROWS

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: _____

Buyer Initials _____

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Seller Initials _____

SECTION VI – 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: _____

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: _____ Year: _____ (Attach a copy)

Comments: none

Source of Section VI information: **FEMA flood maps, current owner**

Buyer Initials _____

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Seller Initials _____

PROPERTY LOCATED AT: 242 Bottle Lake Rd, Springfield/Carroll, ME 04487

SECTION VII - GENERAL 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, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

☒ Yes ☐ No ☐ Unknown

If Yes, explain: Tree Growth on all of Carroll lot and all but 3 acres in Springfield

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: propane tank

Year Principal Structure Built: 2015 What year did Seller acquire property? 2007

Roof: Year Shingles/Other Installed: 2015

Water, moisture or leakage: none

Comments: none

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: none

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ☐ Yes ☐ No

Comments: none

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: 200 amp entrance

Has all or a portion of the property been surveyed? ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available? ☐ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☒ Yes ☐ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ Unknown

Comments: none

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Renai hot water heater is not working presently

Comments: none

Source of Section VII information: current owner

Buyer Initials _____

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Seller Initials _____

PROPERTY LOCATED AT: 242 Bottle Lake Rd, Springfield/Carroll, ME 04487

SECTION VIII - ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

SELLER _____ DATE _____
Cynthia Roberts

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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
(08-00142L)

BRUCE E. THORNTON and **WILMA THORNTON**, both with a mailing address of P.O. Box 427, West Enfield, Maine 04493, for consideration paid GRANT to **WALLACE JOSEPH ROBERTS, JR.** and **CYNTHIA ELIZABETH ROBERTS**, husband and wife, both with a mailing address of 52 Smith Street, Palmer, Massachusetts 01069, as joint tenants, with WARRANTY COVENANTS, the land in Springfield, County of Penobscot, State of Maine.

Certain lots or parcels of land, situated in the Town of Springfield, County of Penobscot, State of Maine, bounded and described as follows:

Parcel One: A certain lot or parcel of land with the buildings thereon, being a part of lots numbered eighteen and nineteen, to wit: So much of said lots 18 and 19 as lies on the East side of the public highway leading from Weatherbees corner, so-called, to the South part of said town. Situated in said Springfield, Penobscot County, Maine, bounded on the North by the Weymouth Place, now owned by George Thompson; on the East by the Carroll town line, on South by land of Moores and land of Ham, and on the West by said public highway.

The following parcel or lot of land is to be reserved from the above described lots 18 and 19, to wit: A certain lot or parcel of land situated in the Town of Springfield in said County of Penobscot and bounded and described as follows: Commencing on the east side of so-called South Springfield road on stake and stones on line between property owned by Ruth Smith and land formerly owned by Taney Weymouth, now owned by George Thompson Jr. running thirty-four (34) rods south on said road, thence easterly fourteen (14) rods to stake and stones, thence northerly thirty-four (34) rods to stake and stones, thence westerly fourteen (14) rods to stake and stones, place of beginning.

All this parcel of land and barn thereon to remain the property of Ruth Smith, except a certain lot or parcel of land with a house thereon being eleven (11) rods by twelve (12) rods containing one hundred and thirty-two (132) square rods which is or was formerly the property of Walter Hatt.

Parcel Two: A certain piece or parcel of land, with the buildings thereon, situated in the said Town of Springfield, and in the Town of Carroll in said County, and described as follows: The Charles Lowell Homestead, lying on the east side of the road leading to Lowells Mills, so-called, and being part of the premises conveyed to Lysander W. Trask by William D. Lowell, by deed dated December 26, 1890 and recorded in Book 608, Page 298 and being the same property described in deed from Lysander W. Trask to Albion J. Moores dated March 26, 1900 and recorded in Book 695, Page 450, and by Albion J. Moores and Vernie M. Moores.

There is also conveyed the right of way for all purposes over a strip of land forty (40) feet wide along the southerly line of said tract which right of way reserved to Urban A. Moores in the aforementioned deed to Rex Brown, Jr. and Leona Brown.

Parcel Three: The following described parcel of land situated in the South half of the Town of Springfield and bounded and described as follows: Commencing on the East side of the Town Road leading from Lowells Mills Road so-called to Weatherbees Corner so-called at a stake and stones on the North line of land owned by John Colwell in 1877; thence on said Road Northwesterly to a stake and stones (or fence) (59) fifty-nine rods; thence East to the East line of the Town of Springfield; thence South on said line (56) fifty-six rods to said John Colwell's North line (meaning as of 1877); thence on said Colwell's North line (as it was in 1877) to the first mentioned bounds; meaning to convey part of Lot No. 19R3 and part of Lot No. 19 R4 and part of Lot No. 14, 4 Range.

Above property is further described as follows: Bounded on the North by land of Urban A. Moores; west by the Town Road; East by Town Line between Springfield and Carroll; South by land of Matthew White.

There is hereby reserved from above premises the following described lot or parcel of land with the buildings thereon; to wit: Commencing at the Southwest corner of land now owned by Urban A. Moores; thence Southerly along the Town Road to a point; which point is in line with the Southwest corner of the Porch on the old Wallace Store so-called; thence Easterly in line with the Porch on the southerly side of the old Wallace Store so-called six rods to a point. Thence northerly parallel with the Town Road to the South line of land now owned by said Urban A. Moores to the point of commencement.

There is also reserved the right to the use of the present driveway South of the lot reserved which right shall be for the purpose of ingress and egress from premises reserved, either by foot, motor vehicle or otherwise and said right shall be in common with said Urban A. Moores his heirs and assigns.

Excepting from the above described parcels a certain lot or parcel of land described in the following deeds:

- 1) Deed from Ethel M. Thornton and Walter E. Thornton to Henry F. LeDuc, Sr, dated November 5, 1974 and recorded in Book 2507, Page 312.
- 2) Deed from Walter E. Thornton and Bruce E. Thornton to Henry F. LeDuc, Sr. and Patricia Ann Hallenbrook, dated July 20, 1983 and recorded in Book 3426, Page 94.

For grantors source of title see deed from Ethel M. Thornton and Walter E. Thornton to Ethel M. Thornton, Walter E. Thornton and Bruce E. Thornton dated August 22, 1980 and recorded in Book 3113 Page 321, Penobscot County Registry of Deeds. Be it known that Ethel M. Thornton and Walter E. Thornton are deceased and Bruce E. Thornton is the surviving joint tenant.

WITNESS my hand and seal this 19th day of Feb., 2007.

Signed, Sealed and Delivered
In the Presence of

Bruce E. Thornton
Bruce E. Thornton

Wilma Thornton
Wilma Thornton

STATE OF MAINE
COUNTY OF PENOBSCOT, ss

Feb 19, 2007

Then personally appeared before me the above named Bruce E. Thornton and Wilma Thornton and acknowledged the foregoing instrument to be their free act and deed.

Betty Jordan
Notary Public

BETTY JORDAN
NOTARY PUBLIC
STATE OF MAINE
My Commission Expires Jan. 12, 2015

(Print Name)

Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulley
Register of Deeds



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

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

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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



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"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