

RURAL HAVEN

HUNTING | LAND FOR SALE | RECREATIONAL

Wildlife Rich

**M12L6 Storer Rd
Bradford, Maine**

Build Ready



\$126,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!



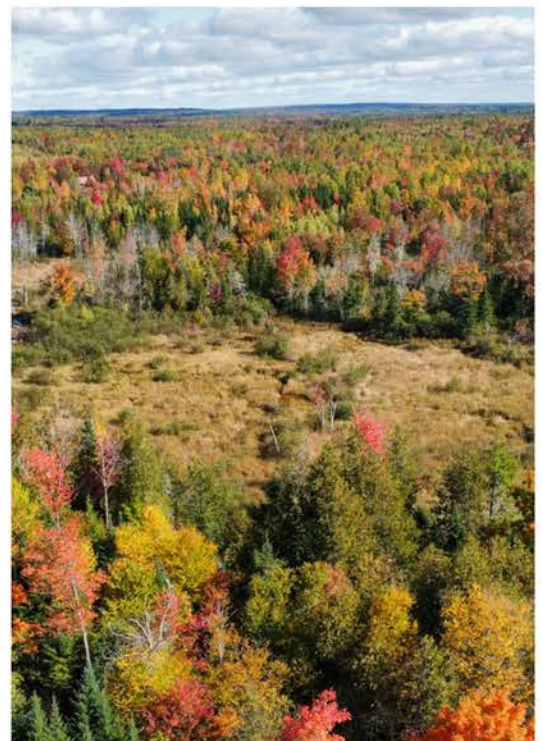


Photography by Mayhem Media

This 140± acre piece of land in the small town of Bradford is the perfect place for someone looking for a private place to build their home and maybe do some hobby farming, or someone who's looking for a spot to build a hunting/getaway camp. Bradford is situated in the heart of rural Penobscot County and offers easy access to major services and some of Maine's most scenic destinations.

The land offers a perfect blend of quiet seclusion and year-round accessibility. With 600± feet of paved road frontage, power available at the road, and gently rolling elevations of 270–285 feet above sea level, the land is well-suited for everything from a recreational getaway to the site of your future home or camp.

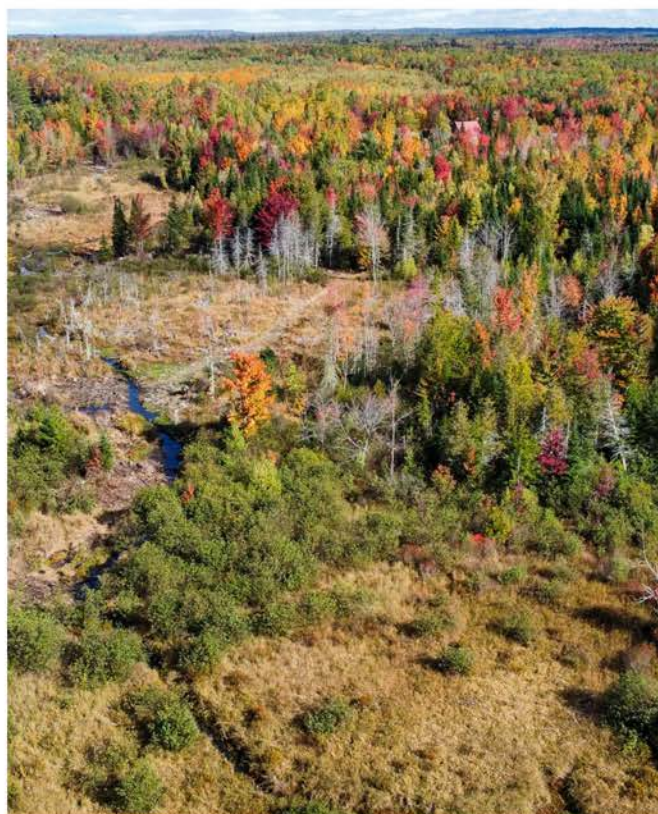
The property itself is a hunter's dream. A mix of soils, including Scantic Biddeford, Braylon Colonel, and Colonel Turnbridge, supports a variety of growth, and a natural bog acts as both a buffer for privacy and a magnet for game. Moose, deer, and other wildlife are commonly seen here, drawn to the area's cover and water sources. Bradford is an ATV and snowmobile-friendly town, adding to the recreational value of this location. Whether you want to spend crisp fall mornings in a tree stand, explore the land on a four-wheeler, or snowshoe through fresh powder in winter, this property makes it easy to enjoy Maine's outdoors in every season.



Nearby Peaks-Kenny State Park is an 813 acre park on the south shore of Sebec Lake, offering a great day trip swimming at the sand beach. Located just 40 minutes northwest of this parcel. Moosehead Lake in the town of Greenville is an easy day trip just 1 hour 15 minutes to the northwest.

Although a rural setting, conveniences are nearby. Corinth, only 20 minutes away, covers everyday needs with a grocery store, gas, and a couple of restaurants. For bigger trips, Bangor is just 40 minutes, offering hospitals, major retail, chain dining, concerts at the Maine Savings Amphitheatre, and the historic downtown waterfront.

With its size, location, and variety of uses, this Bradford property is more than just acreage; it's the perfect spot for your Maine dream property.



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to our monthly
newsletter



**Lifestyle
Properties
of Maine**





M12L6 STORER RD, BRADFORD

PRICE

\$126,000

TAXES

\$342/2025

ACREAGE 140±

ROAD
FRONTAGE 600'

HOW FAR TO...



Shopping | Bradford, 4.5± miles



Hospital | NL, 27± miles



Airport | Bangor, 25± miles



Interstate | Exit #197, 20± miles



City | Bangor, 32± Miles



Boston | 245± miles





Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Peter's
bio and other
listings



Testimonial:

'We were blessed to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in a "made to order" home sale experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for those looking for results in the Maine realty market.

Stephen Grant



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@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Penobscot County Sheriff
(207) 947-4585
911

Fire

Bradford Volunteer
(207) 942-7911
911

Town Office

345 East Road
(207) 327-2121
Tue-Thur 8-5pm

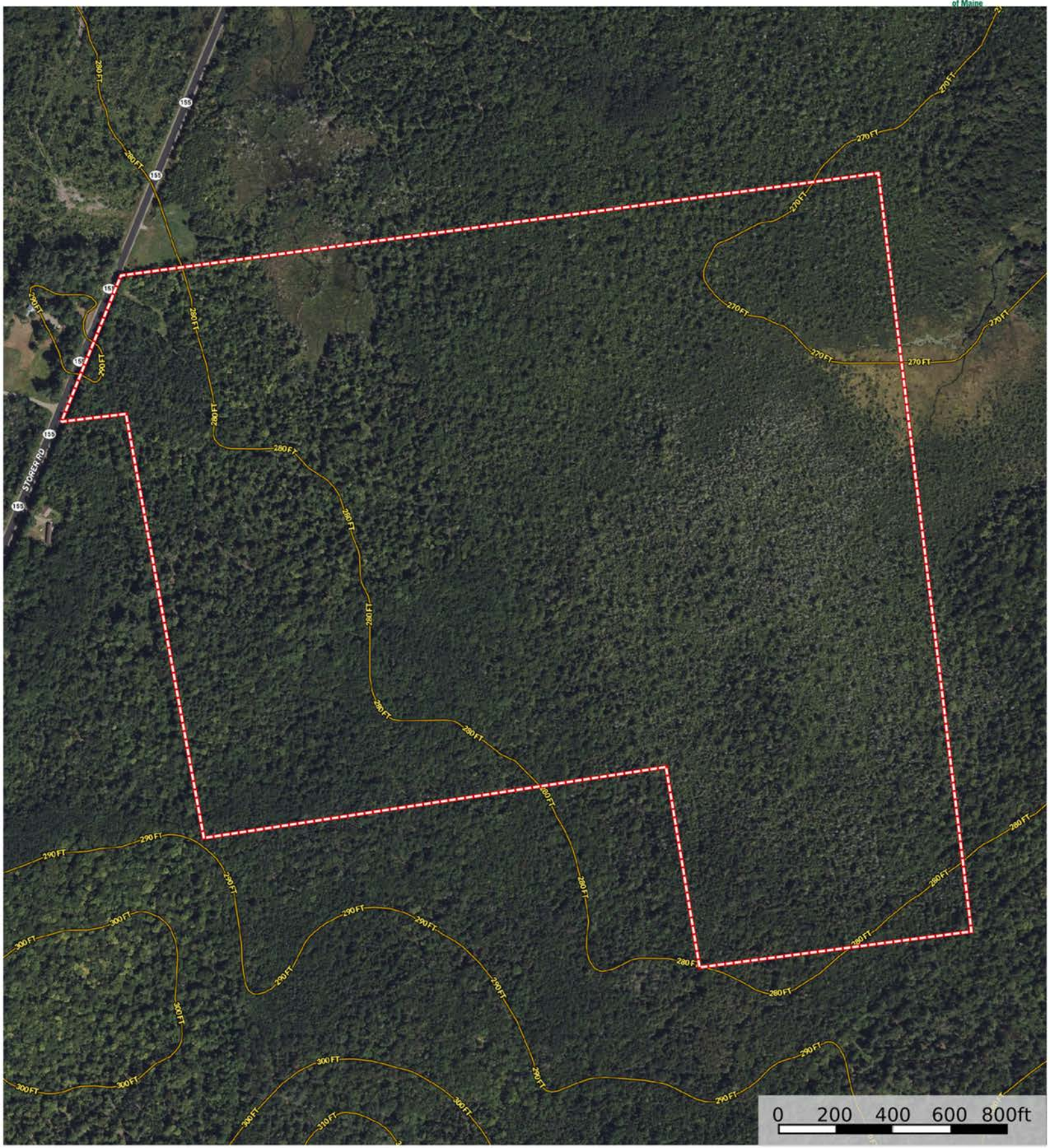
Tax Assessor

Zeb
(207) 327-2121

Code Enforcement

Adam Callwell
(207) 327-2121

Bradford Storer Road 140 acres
Maine, AC +/-



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

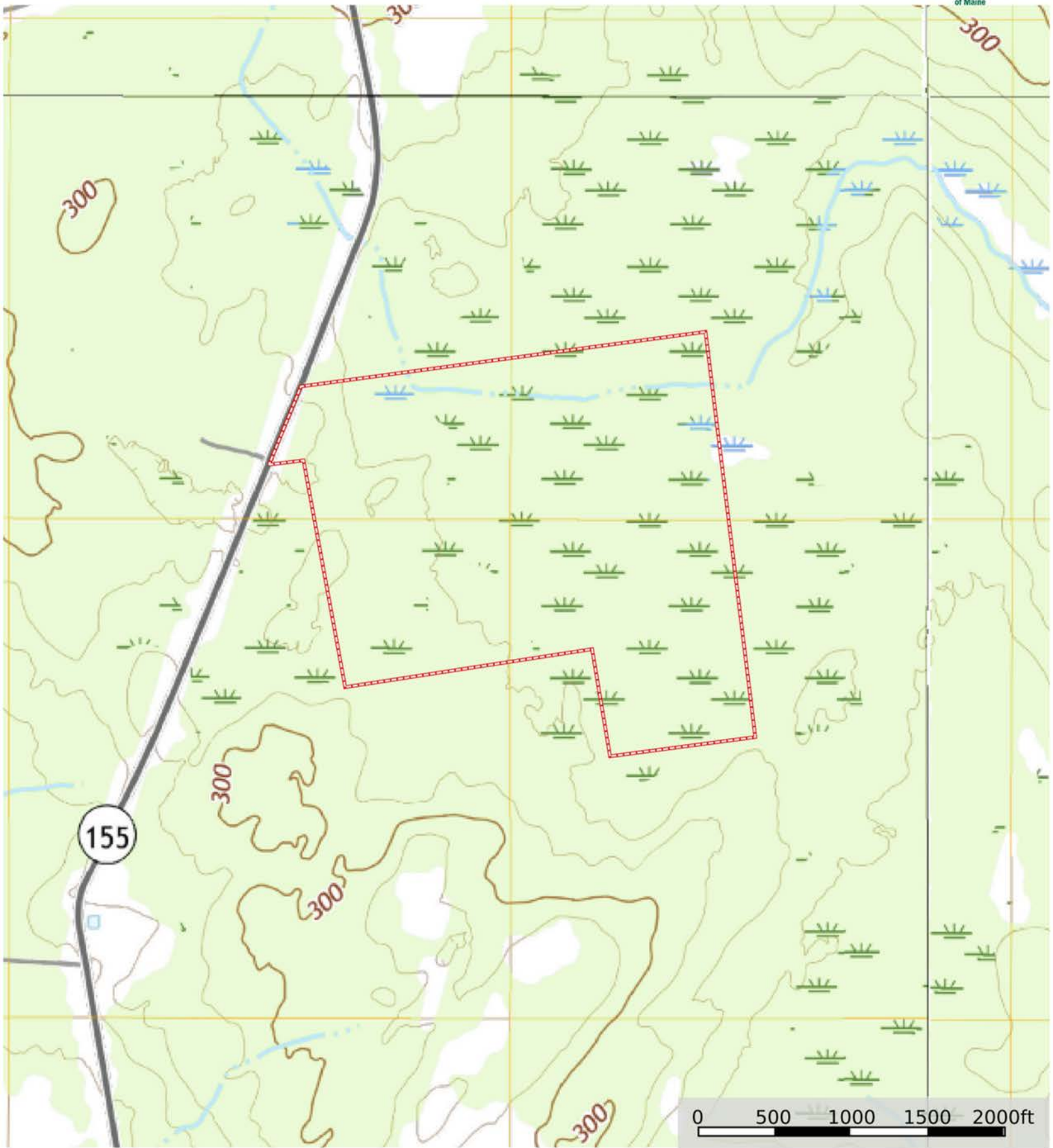
Bradford Storer Road 140 acres
Maine, AC +/-



Boundary

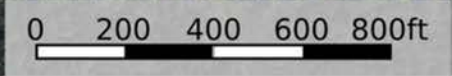
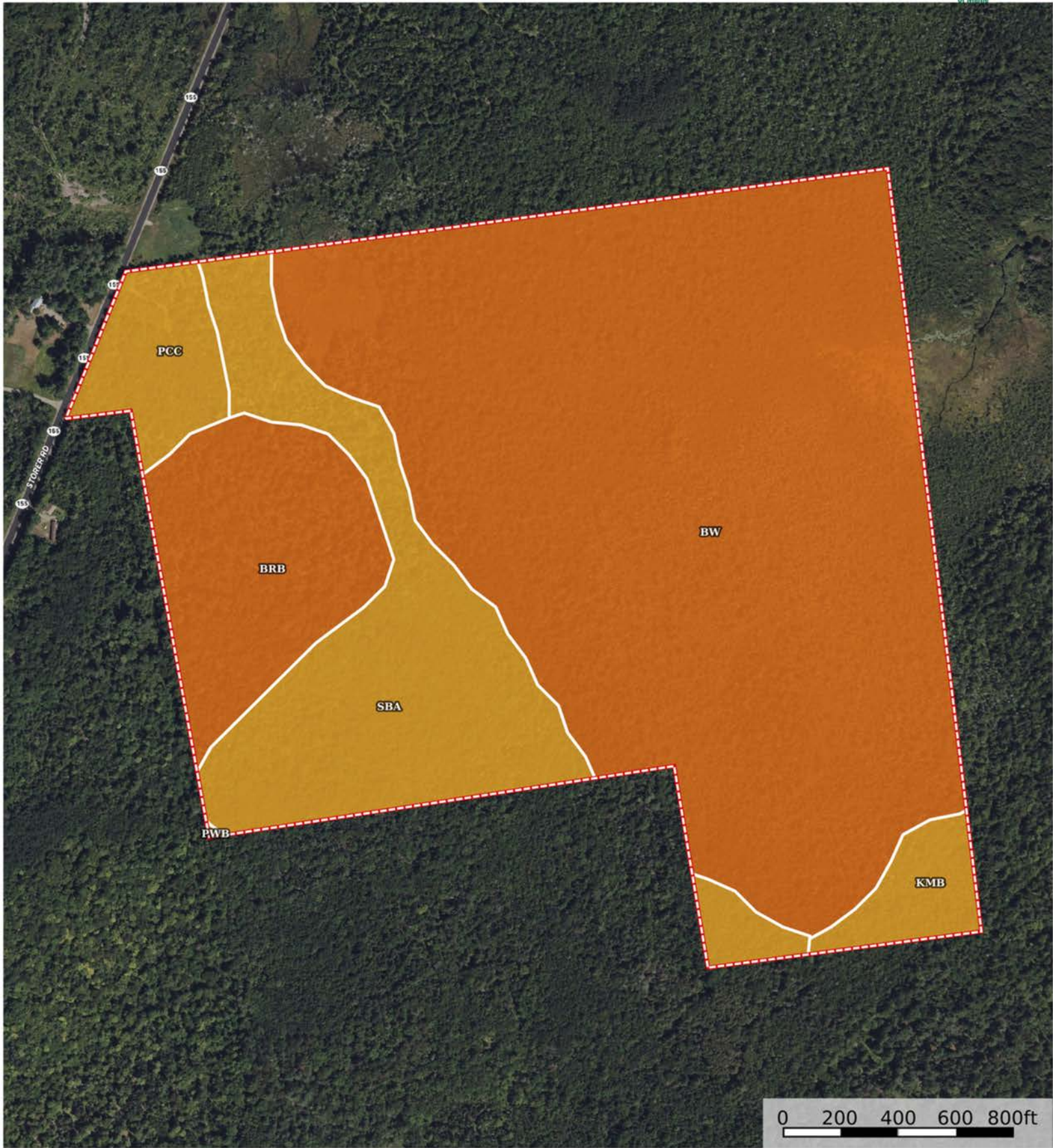
Bradford Storer Road 140 acres

Maine, AC +/-



- Boundary
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- State Land
- Fish and Wildlife
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- Other
- BLM
- Local Government

Bradford Storer Road 140 acres
Maine, AC +/-



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BW	Bucksport and Wonsqueak mucks, 0 to 2 percent slopes, ponded	89.36	64.59	0	41	7w
SBA	Scantic-Biddeford complex, 0 to 3 percent slopes	24.86	17.97	0	49	6w
BRB	Brayton-Colonel complex, 0 to 8 percent slopes, very stony	14.85	10.73	0	28	7s
PCC	Peru-Colonel-Tunbridge association, 3 to 15 percent slopes, very stony	5.69	4.11	0	33	6s
KMB	Kenduskeag-Monarda complex, 0 to 8 percent slopes, very stony	3.54	2.56	0	40	6s
PWB	Penobscot-Wassookeag-Corinna complex, 0 to 8 percent slopes, very stony	0.03	0.02	0	39	6s
TOTALS		138.33(*)	100%	-	40.68	6.75

(*) 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

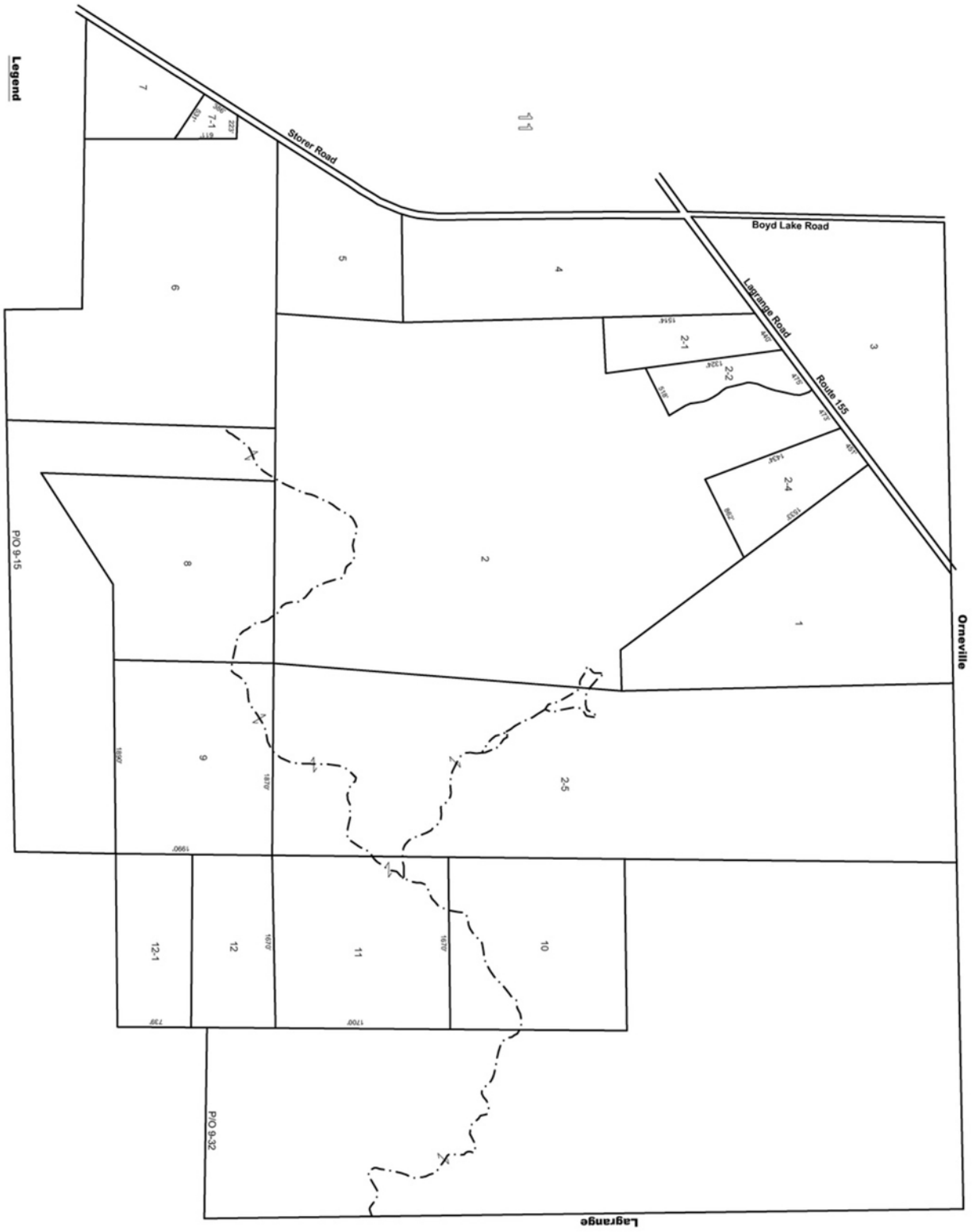
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing

Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

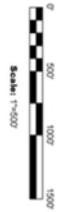


Legend

- Parcel numbers 4
- Adjacent Maps
- Stream / Brook

NOTE

This map is for assessment purposes, not to be used for conveyance.



PIO 9-15

PIO 9-32

Property Map
Town of Bradford
Penobscot County, Maine
prepared by
James W. Sewall Company, Old Town, Maine
revised by
Plisga & Day Land Surveyors
March 16, 2015
Scale 1 inch = 500 feet
Tax Map 12

Revised by	Year
H.R. Dickley	1993
H.R. Dickley	2002
James W. Sewall Co.	2003
James W. Sewall Co.	2005
James W. Sewall Co.	2007
Plisga & Day	2015

PROPERTY LOCATED AT: M12L6 Storer Rd, Bradford, ME 04410**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: none

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: seller is not aware of any.

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 TB JB

PROPERTY LOCATED AT: M12L6 Storer Rd, Bradford, ME 04410**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: _____

Source of information: seller is not aware of any

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: 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: _____

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 TB JB

PROPERTY LOCATED AT: M12L6 Storer Rd, Bradford, ME 04410

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 III information: **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: _____

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: **seller**

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: **none.**

Buyer Initials _____

Page 3 of 4

Seller Initials **TB**

JB

PROPERTY LOCATED AT: M12L6 Storer Rd, Bradford, ME 04410

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.

Tyler Barrall 10/02/2025
SELLER DATE
Tyler Barrall

Jaime Barrall 10/02/2025
SELLER DATE
Jaime Barrall

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

AMES FAMILY LAND COMPANY LLC, a Maine limited liability company with a mailing address of 629 Sebec Village Road, Sebec, Piscataquis County, Maine 04481, for consideration paid, grants to TYLER W. BARRALL and JAIME L. WESLEY, with an address of 1005 Fieldstone Road Unit 15, Hermon, Penobscot County, Maine 04401, with warranty covenants, as joint tenants, a certain lot or parcel of land, together with any improvements, situated in Bradford, Penobscot County, Maine bounded and described as follows:

SEE ATTACHED EXHIBIT A

Meaning and intending to convey a portion of the land described in a deed from McCrillis Timberland, LLC and Prentiss & Carlisle Company, Inc. to Grantor herein, dated July 29, 2013 and recorded in the Penobscot County Registry of Deeds in Book 13301, Page 200 and being Parcel 3 in said deed.

IN WITNESS WHEREOF Ames Family Land Company LLC has caused this instrument to be executed by Silas C. Ames, Jr., its Member/Manager hereunto duly authorized this 5th day of ~~December, 2017~~ January, 2018.

Witness:

Ames Family Land Company LLC

[Signature]
By: Silas C. Ames, Jr.
Its Member/ Manager

STATE OF MAINE
PENOBSCOT, ss.

Jan. 5th, 2017 2018

Then personally appeared the above named Silas C. Ames, Jr., Member/Manager of Ames Family Land Company, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Ames Family Land Company LLC.

Before me, Deena L. Crocker
Notary Public
Print Name: Deena L. Crocker
My Comm. Exp. 1-13-2021

EXHIBIT A

A certain lot or parcel of land situated in the Town of Bradford in the County of Penobscot, being the northeast corner of lot numbered one hundred sixty-one (161) according to Andrew Strong's survey, and bounded on the east line of said lot; on the west by the east side of the county road, leading from Bradford Center to Storer's corner (so-called) and on the south by a line drawn parallel with the north line of said lot, and distant therefrom so far as to include three acres of said lot No. 161. Also, on other tract of land situated in said Bradford, being the north part of lot one hundred seventy-three (173); containing fifty (50) acres, more or less; and being the same land conveyed to Joseph Treat, Jr., by E. H. Daniels, and recorded in Penobscot Registry of Deeds, Vol. 343, page 213.

Also, another certain lot or parcel of land situated in said Town of Bradford, being the westerly part of lot numbered one hundred eighty-five (185) as laid down on a plan of the said Town of Bradford made by Andrew Strong on the 28th day of August, 1822, and being all of said lot except the easterly part containing twenty-five (25) acres, more or less, conveyed to Mrs. Danforth by Benjamin A. G. Fuller of Brookline, Mass. Said westerly portion containing seventy-eight (78) acres and ninety-five (95) rods, more or less.



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*