

LAND FOR SALE

Near Lakes

85 Albert Dr, Lincoln

Wooded



\$38,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!





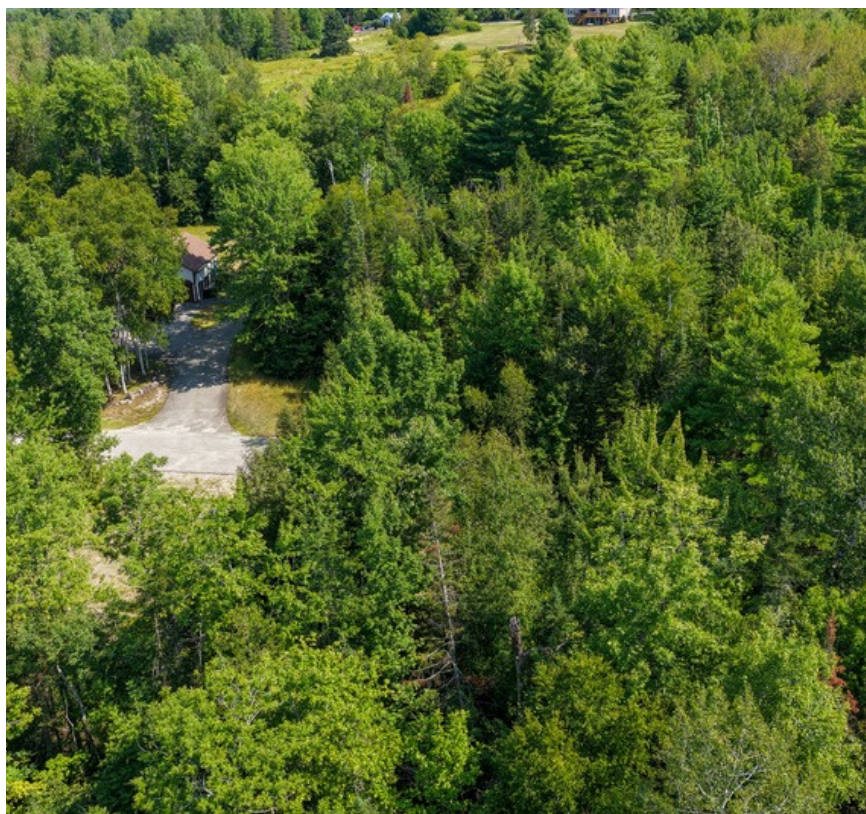
Photography by Mayhem Media

Discover the perfect spot for your dream home or future investment on this 1.24± acre wooded lot located at the end of Albert Drive. Situated on a quiet cul-de-sac, this surveyed parcel offers approximately 200 feet of road frontage and a peaceful setting with the convenience of intown amenities just minutes away.

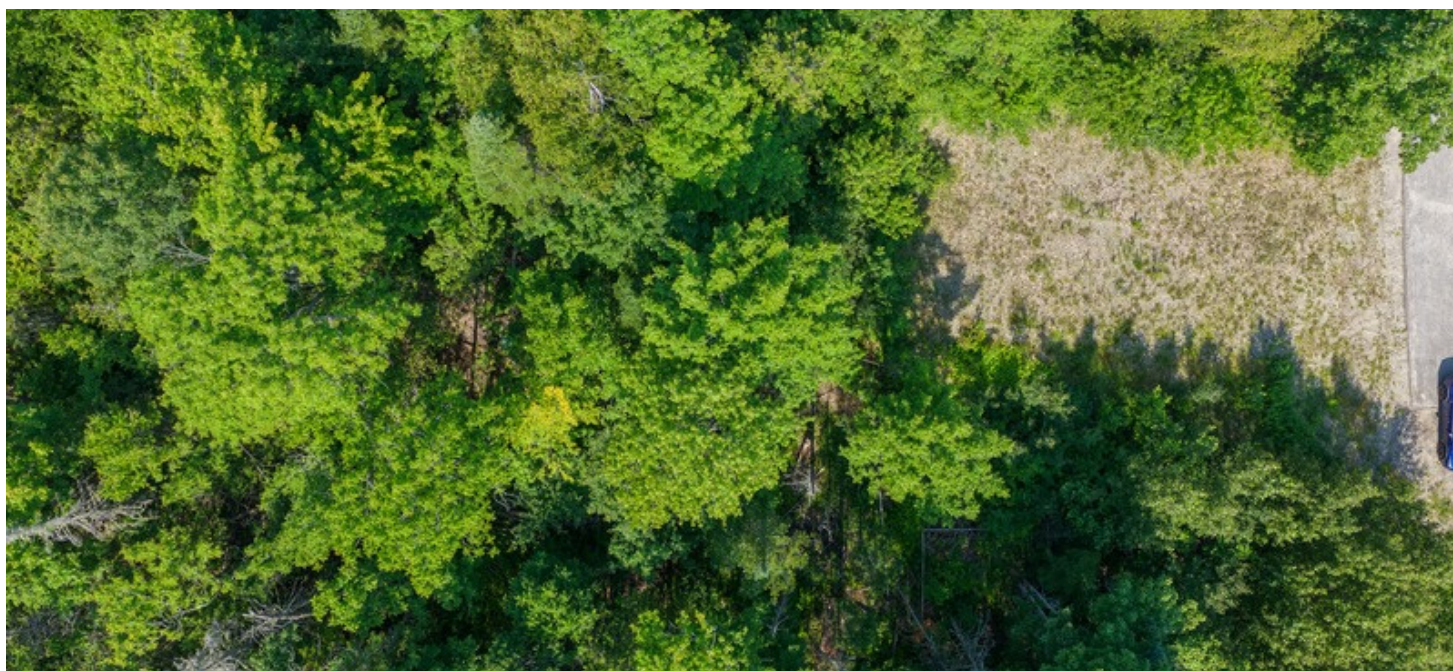


The property features public sewer availability and electric service nearby, making future development more convenient. Surrounded by Maine's natural beauty, outdoor enthusiasts will appreciate the close proximity to numerous lakes, rivers, ATV and snowmobile trails, hunting opportunities, and year-round recreation. Enjoy the privacy of a wooded setting while being only one mile from shopping, schools, restaurants, and Penobscot Valley Hospital.

Conveniently located just 5± miles from Interstate 95 (Exit 227), 55± miles from Bangor International Airport, and approximately four hours from Boston, this property offers both accessibility and a relaxing rural atmosphere. Whether you are looking to build now or invest for the future, this attractive Lincoln lot is worth a closer look.



**Lifestyle
Properties
of Maine**





85 ALBERT DR, LINCOLN

PRICE

\$38,900

TAXES

\$661/2026

1.24± ACRES

ROAD FRONTAGE 200FT

HOW FAR TO...



Shopping | Lincoln, 1± miles



Hospital | Lincoln, 1± miles



Airport | Bangor, 55± miles



Interstate | Exit 227, 5± miles



City | Bangor, 54± Miles



Boston | 287± miles 4 Hours





Mariea Thurlow

ASSOCIATE BROKER | REALTOR®



207.403.3724 cell



207.794.6164 office



mariea@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Mariea's bio and
other listings



Testimonial:

'We haven't bought a house yet, as I write this review. But Mariea Thurlow is working hard for us—above and beyond, as the expression goes. We are in California trying to go home to Maine, which means her driving about and offering virtual property walkthroughs by phone. She is a trooper. My wife and I also watch all the video tours as they are posted to the YouTube channel. They are an amazing resource for people like us trying to move from "away", as some Mainers might say.'

Joe Wilcox



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Lincoln Police

(207) 794-2221, Emergency (911)

Fire

Lincoln Fire Department

(207) 794-8455, Emergency (911)

Town Office

29 Main St

(207) 794-3372, M-F 8-5

Tax Assessor

Ruth Birtz

207-794-3372 Ext 5.

Code Enforcement

Amanda Woodward

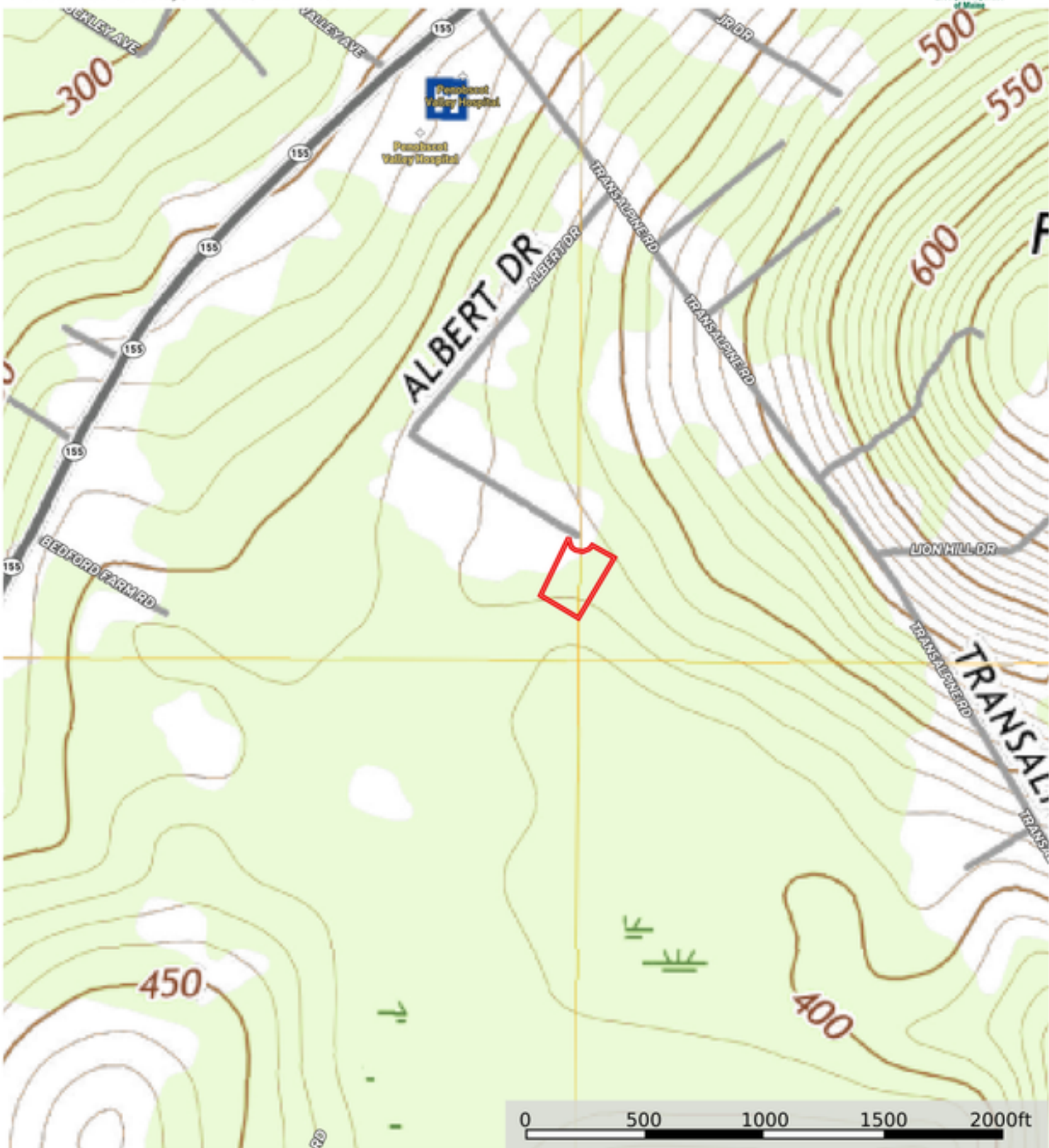
(207) 794-3372



Boundary Wetlands Riparian

Lincoln - 1.24 +/- ac - 85 Albert Drive

Penobscot County, Maine, 1.24 AC +/-



Boundary

Lincoln - 1.24+/- ac - 85 Albert Drive

Penobscot County, Maine, 1.24 AC +/-



Boundary



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

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

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

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

lifestylepropertiesofmaine.com and 4 more links



Do you need to sell your Maine property?



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

Testimonial

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

Allen LeBrun, Previous Client

PROPERTY LOCATED AT: 85 Albert Drive, Lincoln,**PROPERTY DISCLOSURE – LAND ONLY**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service?

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

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

Location:

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

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

Comments:

Source of information: Seller, previous disclosure

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: none known

Source of information: Seller, previous disclosure

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

Buyer Initials _____

Page 1 of 4

Seller Initials CW

PROPERTY LOCATED AT: 85 Albert Drive, Lincoln,**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: Cul-de-sac easement

Source of information: Seller, previous disclosure

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, previous disclosure

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 CW

PROPERTY LOCATED AT: 85 Albert Drive, Lincoln,

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: **Area Not Included**

Source of Section III information: **FEMA Flood Map Search**

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: _____

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

If Yes, explain: _____

Source of information: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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, previous disclosure**

Additional Information: _____

Buyer Initials _____

Page 3 of 4

Seller Initials CW

PROPERTY LOCATED AT: 85 Albert Drive, Lincoln,

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>Carter Ward</u>	<u>07/21/2026</u>		
SELLER	DATE	SELLER	DATE
Carter Ward			

SELLER	DATE	SELLER	DATE
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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
Carter Ward			

BUYER	DATE	BUYER	DATE
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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT Eric R. Burpee and Alison E. Burpee of Lincoln, State of Maine, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANT unto Carter Ward, having a mailing address of 103 W River Cane Run, Perry, GA 31069, with WARRANTY COVENANTS, the land with any buildings thereon, situated in Lincoln, County of Penobscot and State of Maine, described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A"
ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to convey a portion of premises conveyed to Eric R. Burpee and Alison E. Burpee by virtue of deed from Jeffrey W. Kirsch and Tammy Kirsch dated October 22, 2014 and recorded in the Penobscot County Registry of Deeds in Book 13682, Page 115.

Witness my hand and seal this 23rd day of September, 2025.

Witness

Eric R. Burpee
Eric R. Burpee

State of Maine
County of Penobscot

Sept. 23, 2025

Personally appeared before me, the above-named Eric R. Burpee and acknowledged the foregoing instrument to be his free act and deed.

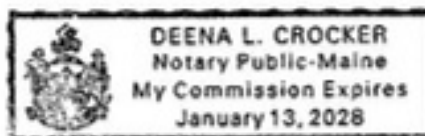
Before me,

Deena L. Crocker

Notary Public

Printed Name: _____

My Comm. Exp: _____



NOT
AN
OFFICIAL
Witness my hand and seal this 23rd day of September, 2025.

NOT
AN
OFFICIAL
COPY
Witness

State of Maine
County of Penobscot

NOT
AN
OFFICIAL
COPY
Alison E. Burpee
Alison E. Burpee

September 23 2025

Personally appeared before me, the above-named **Alison E. Burpee** and acknowledged the foregoing instrument to be her free act and deed.

Before me

Adria Stewart
Notary Public

Printed Name: _____

My Comm. Exp: _____

Adria Stewart
Notary Public- Maine
My Commission Expires
November 28, 2025

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A certain lot or parcel of land situated on the southwesterly side of Transalpine Avenue, so-called, in the Town of Lincoln, County of Penobscot, State of Maine bounded and described as follows, to wit:

Beginning at an iron pin set by a bent pin in the southwesterly sideline of Transalpine Avenue, so-called, at the most easterly corner of Lot 22 according to a Subdivision Plan for Albert Gulesian, Jr. by Lane Associates recorded in Penobscot County Registry of Deeds Map File C76-78:

Thence S 39-16 E by and along the extension easterly of the southerly sideline of said Transalpine Avenue, and passing through a temporary cul-de-sac, two hundred (200) feet to an iron pin set:

Thence S 50-43 W along a newly established line two hundred seventy (270) feet to an iron pin set:

Thence N 39-17 W, parallel to said Transalpine Avenue, two hundred (200) feet to an iron pin at the most southerly corner of Lot 22 according to said Map File C76-78 and being the most southerly corner of said land conveyed to Sibley by Treeline, Inc.:

Thence N 50-43 E by and along the southerly line of said Lot 22 and said land conveyed to Sibley by Treeline, Inc. two hundred seventy (270) feet to the point of beginning. Containing one and twenty-four hundredths (1.24) acres, more or less.

All bearings are oriented to Magnetic North, 1978 as indicated on Map File C76-78.

Excepting and reserving, any and all rights within the area represented by the temporary cul-de-sac.