

Coastal Land



** Not on property

M4 L19-1 OFF DIXIE ROAD | LUBEC, MAINE

- Acreage
- Off-Grid
- Recreational
- Coastal
- Interior Lot
- Timberland
- Potential
- Private

\$75,000



Timberland

This 70-acre parcel for sale in coastal Washington County is unique - it is NOT in tree growth; therefore a new owner has many options for development or to keep it wild. The property is accessed by a private right of way which is limited to only a few people. Once heavily treed, the property was harvested a few years ago making it prime hunting grounds. There is a very high knoll on the property that would have distant views of the ocean.

Lubec is a traditional fishing village and is the easternmost town in the United States. Formerly the home to a large sardine industry, the town now plays host to the Regional Medical Center as well as local fishermen and lobstermen. Lubec's downtown area boasts large homes built by sea captains and industry leaders and quaint restaurants and shops. The public boat launch, Fisherman's Memorial Park, and the breakwater are all within walking distance from each other. Watch the seals frolic in the tidal current, the fishermen as they head out for their daily catch, or just relax on one of the granite benches overlooking the waterfront.



**Lifestyle Properties
of Maine**

Local Government Police

Washington County Sheriff

Fire

Lubec Fire Dept

Town Office

Lubec Town Office
(207) 733-2341
40 School Street

Tax Assessor

Jim Clark
207) 733-2341

Code Enforcement

Kevin Brodie
207) 733-2341



Lubec, Maine



**SCAN TO VIEW THE FULL
PROPERTY DETAILS & VIDEO!**

Lubec, and its surrounding area, is also home to over 43,000 acres of public and preserved lands open to the public for hiking, biking, kayaking, canoeing, and other low impact recreational activities. Nearby is the Downeast Sunrise Trails which is an 85-mile trail built along a former rail corridor from Washington Junction in Hancock to Ayers Junction in Pembroke. It has a compact gravel base and is ideal for snowmobiling, ATVing, walking, bicycling, cross-country skiing, and horseback riding.

Washington County is a lot of things. It is the most gorgeous, has the deepest cargo port, the longest coastline including the Bold Coast, the highest tides, and produces the most lobster and clam landings. What Washington County does not have is lots of traffic lights (only three in the whole county), an interstate, a Red Lobster Restaurant, or poisonous snakes. Known as the Sunrise County, Washington County welcomes the first rays of sun to shine on the US each day. With tides averaging between 18 and 22 feet, the bold, salt-sprayed shoreline of Downeast Maine offers deserted beaches, quiet hiking trails, rugged cliffs, and unnamed beauty. Truly one of the last frontiers on the Eastern seaboard, one does not have to go far to enjoy the natural beauty of the area. With 2 cities, 44 towns, and a population of approximately 32,000, Washington County is larger than the states of Delaware and Rhode Island combined. Something for everyone in beautiful Downeast Maine and coastal Washington County!



M4 L19-1 OFF DIXIE ROAD | LUBEC

Shopping

Machias, 32± miles

City

Calais, 64± miles

Airport

Bangor International, 111± miles

Interstate

109± miles

Hospital

Regional Medical Center

Boston, MA

355± miles (6± hours)

LISTING PRICE

Acres 70± \$75,000 Taxes \$712



Forester

N/A

Most Recent Harvest

4± years

Timber Type

Mixed

Nearest Mill

Woodland | Baileyville

Easement

ROW

Leases

N/A

Tree Growth Status

Not in Tree Growth

Tree Growth Plan

N/A

View

Woods

Zoning

None

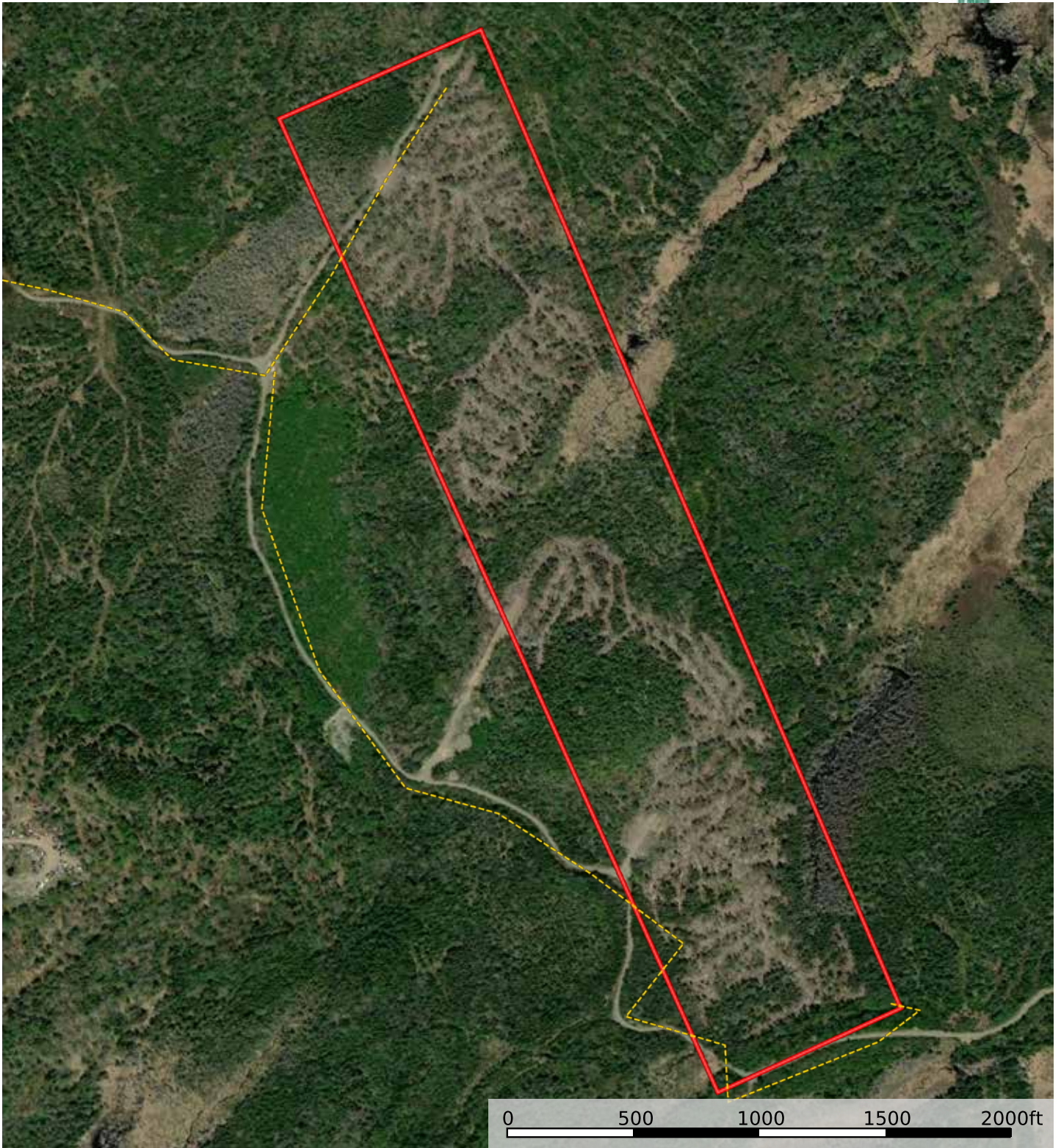
Road Frontage

None

Water Frontage

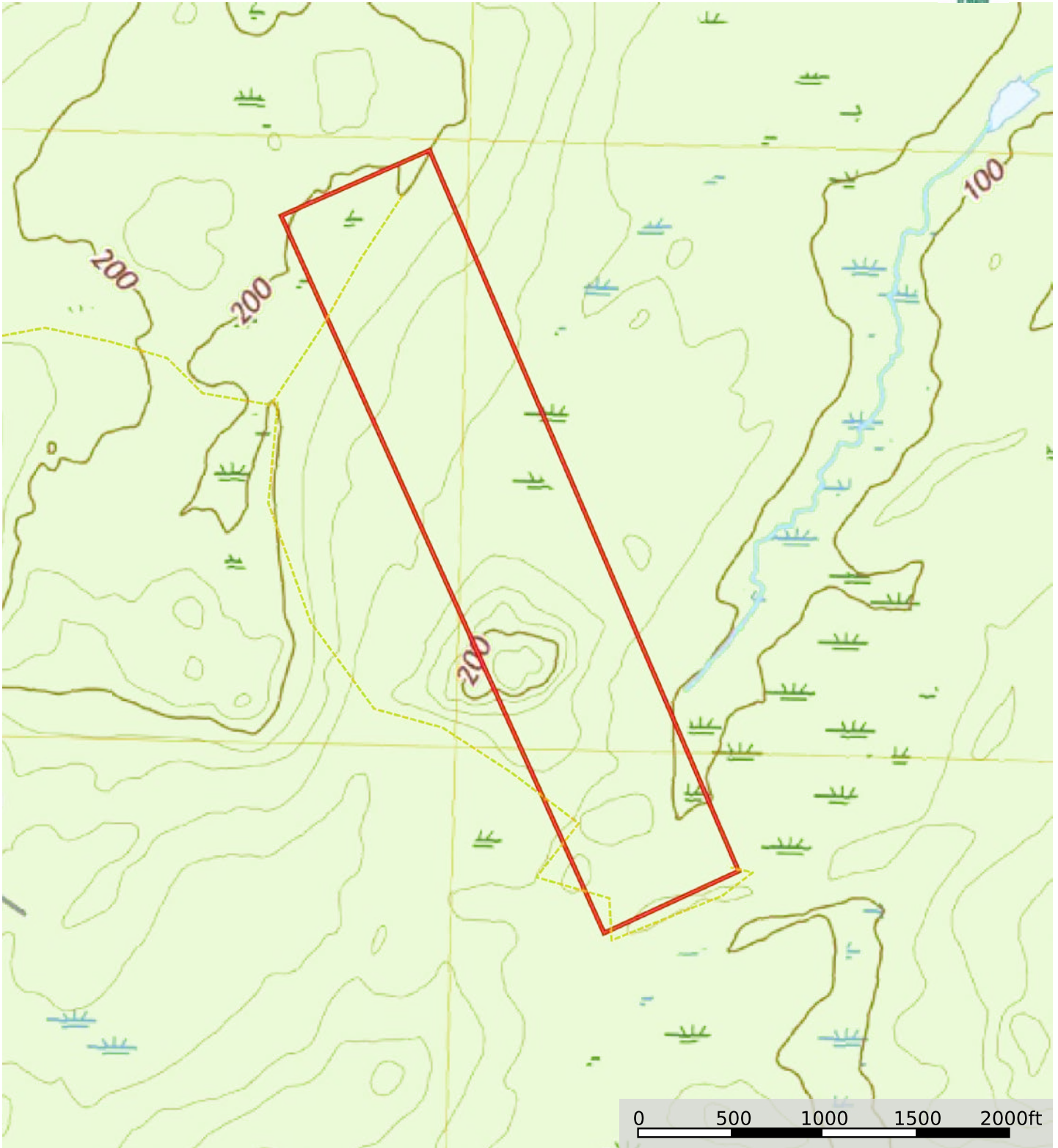
N/A

Lubec M4L19-1 Off Dixie Rd 70Acres
Maine, 70 AC +/-



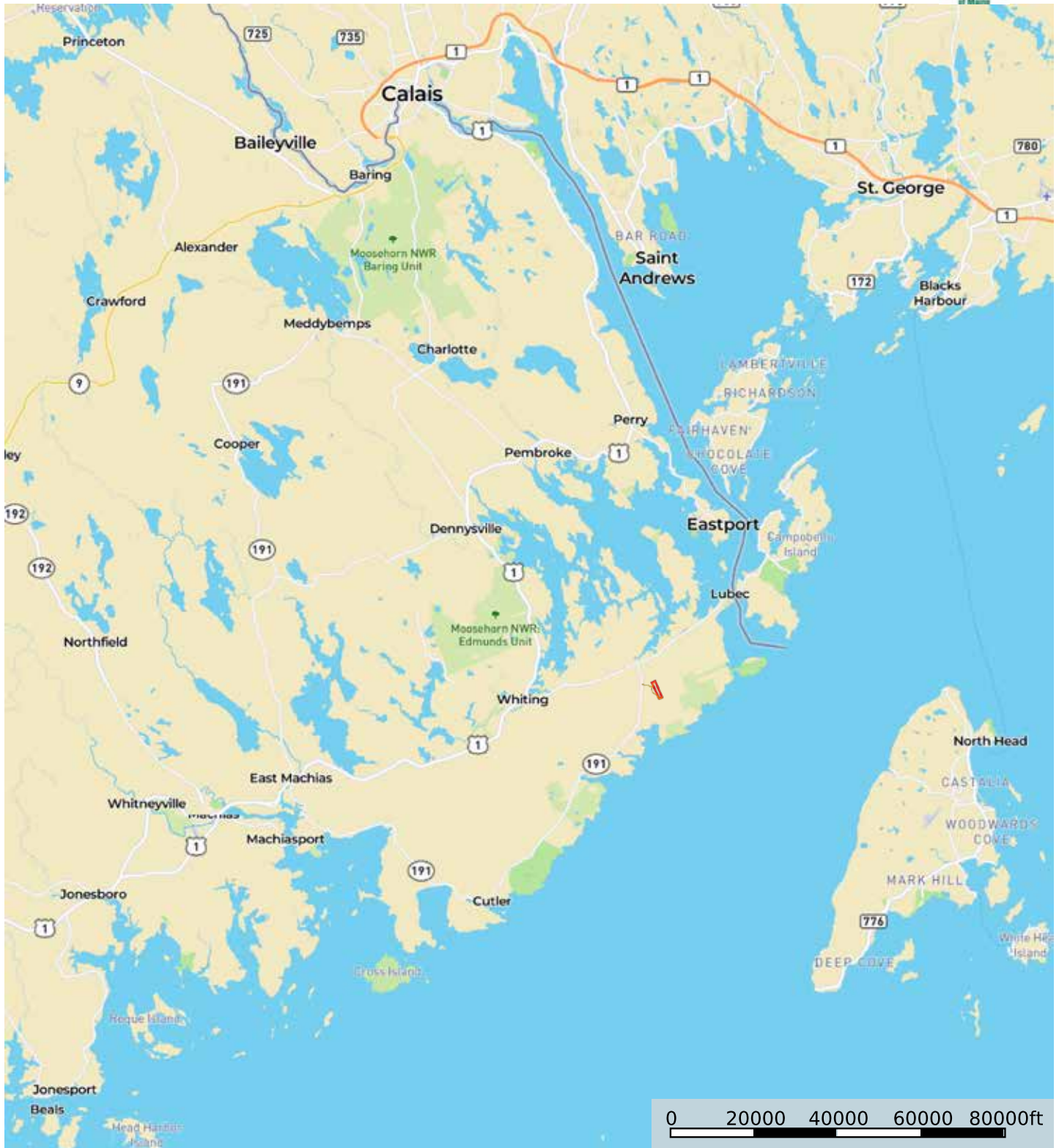
--- Road / Trail  Boundary

Lubec M4L19-1 Off Dixie Rd 70Acres
Maine, 70 AC +/-



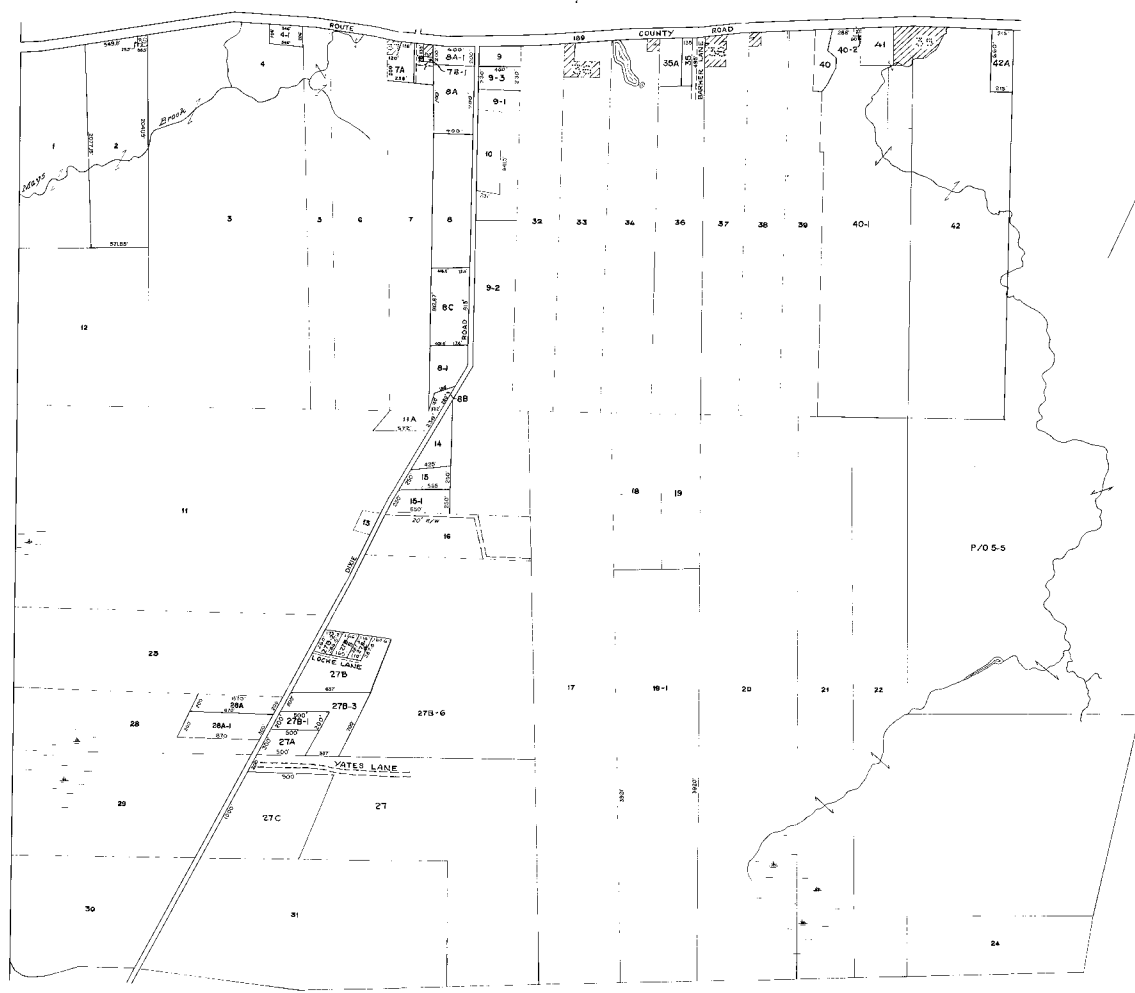
--- Road / Trail □ Boundary

Lubec M4L19-1 Off Dixie Rd 70Acres
Maine, 70 AC +/-



--- Road / Trail  Boundary

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4

LEGEND
PARCEL NUMBERS 1
ADJACENT MAPS 2
MATCH LINE

MISSING LOTS: 23 & 26

PROPERTY MAP
TOWN OF LUBEC
WASHINGTON COUNTY, MAINE
JAMES W. SEWALL COMPANY
SCALE 1 INCH = 500 FEET
OLD TOWN, MAINE
APRIL, 1958

PROPERTY LOCATED AT: Off Dixie Road, Lubec, Maine 04652

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: **sellers are not aware of any underground storage tanks. None recorded with the town nor the state.**

Source of information: **owner and agent**

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 does not believe there are any toxic material nor land fill during their ownership and none were disclosed when they purchased. None are recorded with the state nor town.**

Source of information: **owner and agent**

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

Buyer Initials _____

Page 1 of 3

Seller Initials ISA PAH

PROPERTY LOCATED AT: Off Dixie Road, Lubec, Maine 04652

SECTION II – GENERAL INFORMATION

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: right of way deeded

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? owners

Road Association Name (if known): none

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: _____

Source of information: agent

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: agent

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 information: agent, owner

Additional Information: Trees were harvested 2019 by Haines

Buyer Initials _____

Page 2 of 3

Seller Initials

ISA *DAH*

PROPERTY LOCATED AT: **Off Dixie Road, Lubec, Maine 04652**

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.

Jere S. Hull 09-23-2022
SELLER DATE
Jere S. Hull

Pamela A Hull 09-23-2022
SELLER DATE
Pamela A Hull

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



BK222 | PG228

01126

WARRANTY DEED
(Joint Tenants)

TRANSFER TAX PAID

I, Marie R. Olson of RR2, Box 1460, Lubec, Washington County, State of Maine 04652, for consideration paid, grant to Jere Hull and Pamela Hull, husband and wife, both of 52 Manor Oak Drive, Millersville, PA 17551, with Warranty Covenants, as joint tenants, the following:

A certain lot or parcel of land situated in Lubec, Washington County, State of Maine, being bounded and described as follows:

Beginning at a point where the southwest corner of land now or formerly of Jonathan Kreps, being Map 4, Lot #20 of the Town of Lubec Tax Maps abuts the southeast corner of land of the Marie R. Olson being Map 4, Lot #19 of said Tax Maps; thence continuing in a southwesterly direction along the southerly boundary line of said Olson a distance of 780 feet, more or less, to a stake driven into the ground at the southwest corner of land of Marie R. Olson, being the southwest corner of Map 4, Lot #19 of said Tax Maps; thence continuing in a northwesterly direction along the westerly boundary line of Marie R. Olson, also being the westerly boundary line of Map 4, Lot #19 of said Tax Maps, a distance of 3,920 feet, more or less, to a stake driven into the ground at the southwest corner of Map 4, Lot #18 of said Tax Maps; thence continuing in a northeasterly direction along the southerly boundary line of Map 4, Lot #18 of said Tax Maps and across the land of Marie R. Olson a distance of 780 feet, more or less to a stake driven into the ground on the westerly boundary line of said Kreps; thence continuing in a southeasterly direction along the westerly boundary line of said Kreps a distance of 3,920 feet, more or less, to the point or place of beginning.

Meaning and hereby conveying a portion of the property as described in a deed from Marie R. Olson to Robert H. Olson, Sr. and Marie R. Olson, as joint tenants, dated June 28, 1982 and recorded in Book 1187, Page 65 of the Washington County Registry of Deeds. The said Robert H. Olson, Sr. is

FRANCIS J. HALLISSEY-ATTORNEY AT LAW-TWO BROADWAY-MACHIAS, MAINE 04654

BK2221PG229

deceased as of August 3, 1993 and the Grantor herein is the surviving joint tenant.

Granting also to the Grantees herein, their heirs and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by M.R.S.A. Title 33, Section 773.

Also granting to the Grantees herein, their heirs and assigns, to be used in common with the Grantor herein, her heirs and assigns, the easement described in the conveyance from Frank B. Denbow to Robert Olson et al, dated December 14, 1982 and recorded in Book 1206, Page 175 of said Registry, and the easement conveyed by DMG Enterprises, James E. Segien and Jennifer V. Furman to the Grantor herein, to be recorded in the Washington County Registry of Deeds.

Excepting and reserving however to the Grantor herein, her heirs and assigns, to be used in common with the Grantees herein, and their heirs and assigns, an easement for ingress and egress by foot or vehicle and for power, utilities and necessary appurtenances over and upon a private woods road extending generally easterly from State Route #191 to the westerly line of land of the Grantor within the bounds as described in the easement from Frank B. Denbow to Robert Olson et al, dated December 14, 1982 and recorded in Book 1206, Page 175 of said Registry and continuing within the bounds of the strip of land thirty-three (33) feet in width, the centerline being defined as the centerline of the traveled portion of said woods road over its various courses through land of DMG Enterprises et al which is more particularly described in a Quitclaim Deed from David P. Ray and John S. Marshall to DMG Enterprises et al, dated March 29, 1997 and recorded in Volume 2151, Page 108 of the Washington County Registry of Deeds, and then extending approximately 900 feet more or less in a northeasterly, northerly or northwesterly direction following the existing branch road to the camp lot being retained by the Grantor herein.

BK2221PG230

Also, excepting and reserving however to the Grantor herein, her heirs and assigns, to be used in common with the Grantees herein and their heirs and assigns, forever the right, privilege and easement to construct, maintain, operate and upgrade from time to time for utility purposes, a line of poles, anchors and wires and other accessory fixtures and supports and or cables above or below ground following the course of the above easement for ingress and egress with the right to transmit electricity and intelligence over said lines and/or cables and to clear and dispose of interfering trees and other growth from time to time with permission to enter upon the land of DMG Enterprises et al for the above purposes and further reserving to the said Grantor, her heirs and assigns, the power to assign said rights to utility companies.

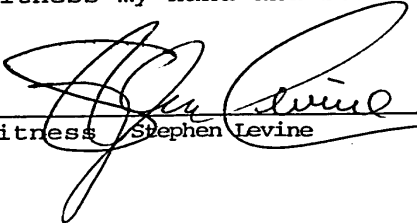
Subject to the reservation that the Grantees, their executors, administrators, successors and assigns, shall not erect or maintain or permit the erection of or maintenance of any building, trailer, mobile home, swimming pool or other structures of any kind or nature within fifteen (15) feet of said power line, any or all of which, in the opinion of the Grantor, her heirs, executors, administrators, successors and assigns, would endanger or interfere with the exercise of any of the rights, privileges and easements hereby conveyed.

The aforesaid easements are hereby reserved as appurtenant to and for the benefit of the remaining parcel of land, after the above conveyance, described in the aforesaid deed from Marie R. Olson to Robert H. Olson, Sr. and Marie R. Olson, as joint tenants, dated June 28, 1982 and recorded in Volume 1187, Page 65 of the Washington County Registry of Deeds.

Subject, however, to the Easement from Marie R. Olson to DMG Enterprises, James E. Segien and Jennifer V. Furman, to be recorded in the Washington County Registry of Deeds.

BK222 | PG23 |

Witness my hand and seal this 17th day of February , 1998.


Witness Stephen Levine


Marie R. Olson
Marie R. Olson

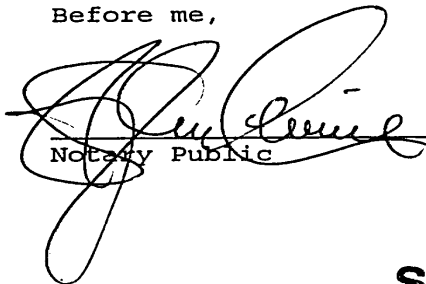
STATE OF MAINE
Washington, ss.

Dated: February 17, 1998

Then personally appeared the above named Marie R. Olson and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Stephen Levine
Typed or Printed Name of
Notary Public


Notary Public

SEAL

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received FEB 17 1998
at 3 H 55 M P M recorded
in Book _____ Page _____
Attest:

Register



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.