

Private Land



** Not on property

LOT 5 TRICKLE BROOK ROAD| T24 MD, MAINE

- Rural
- Timberland
- Hunting
- Private
- Recreational
- 40± Acres
- Off-Grid
- Surveyed

\$55,000



View

Welcome to your own private haven in the heart of Maine's wilderness township—a remarkable 40± acre parcel that promises an authentic off-grid experience like no other. Embrace the tranquility of nature as you disconnect from the modern world, surrounded by unspoiled beauty, and discover the untamed wonders that await.

Situated just one hour away from the Bangor International Airport, this property offers a convenient escape from the hustle and bustle of everyday life. The journey to this off-grid lot takes you through picturesque landscapes, immersing you in the natural wonders of the region.



**Lifestyle Properties
of Maine**



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





T24 MD, Maine

Local Government

Police

Washington County Sheriff

Tax Assessor

LUPC

(207) 941-4222

Code Enforcement

LUPC

Accessed via a seasonal road, the property boasts seclusion and privacy, ensuring an unparalleled retreat for those seeking solitude and immersion in the wilderness. With no power infrastructure in place, you have the opportunity to embrace a truly self-sustainable lifestyle, relying on alternative energy sources and living in harmony with the environment.

Nature enthusiasts and avid outdoorsmen will find this property to be a dream come true. Surrounded by vast expanses of untouched wilderness, you'll have the freedom to explore, hike, and reconnect with nature to your heart's content. The pristine forests and meandering trails invite you to embark on thrilling adventures, while the nearby lakes and rivers offer opportunities for fishing, boating, and canoeing.

This land is not only a haven for outdoor enthusiasts but also a paradise for hunting enthusiasts. The abundant wildlife in the area provides ample opportunities for deer, bear, and small game hunting, ensuring unforgettable hunting expeditions and an extraordinary connection with nature.



Spencer Wood
REALTOR®
(603) 568-2475

spencer@lifestylepropertiesme.com

LOT 5 TRICKLE BROOK ROAD | T24 MD

Shopping

Wesley

City

Calais, 45± miles

Airport

Bangor International, 55± miles

Interstate

I395, 55± miles

Hospital

DownEast Community, 36± miles

Boston, MA

290± miles (4.5± hours)

LISTING PRICE

Acres 40.60± \$55,000 Taxes \$35.50



Forester

N/A

Easement

ROW

View

Trees | Scenic

Most Recent Harvest

N/A

Leases

No

Zoning

Rural

Timber Type

Mixed

Tree Growth Status

Yes

Road Frontage

Yes | 965.73'

Nearest Mill

N/A

Tree Growth Plan

N/A

Water Frontage

N/A

While secluded, this off-grid lot is conveniently located just 35 minutes from Machias—a charming coastal town where you can stock up on supplies, dine at local eateries, and soak in the rich cultural heritage. Additionally, the renowned Bar Harbor, known for its stunning coastal vistas and vibrant community, is only a 1.5-hour drive away, allowing you to experience the best of coastal Maine.



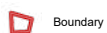
Imagine the satisfaction of owning a piece of pristine wilderness, where you can create your own sustainable paradise and immerse yourself in the beauty of the great outdoors. Whether you long for a peaceful getaway, a recreational retreat, or a hunting haven, this 40± acre off-grid property is a rare gem that offers limitless possibilities to embrace a life lived in harmony with nature.



T24 MD- Lot 5 Wilderness Township, 40.60 acres
Washington County, Maine, 40.6 AC +/-



0 200 400 600 800ft



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

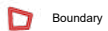
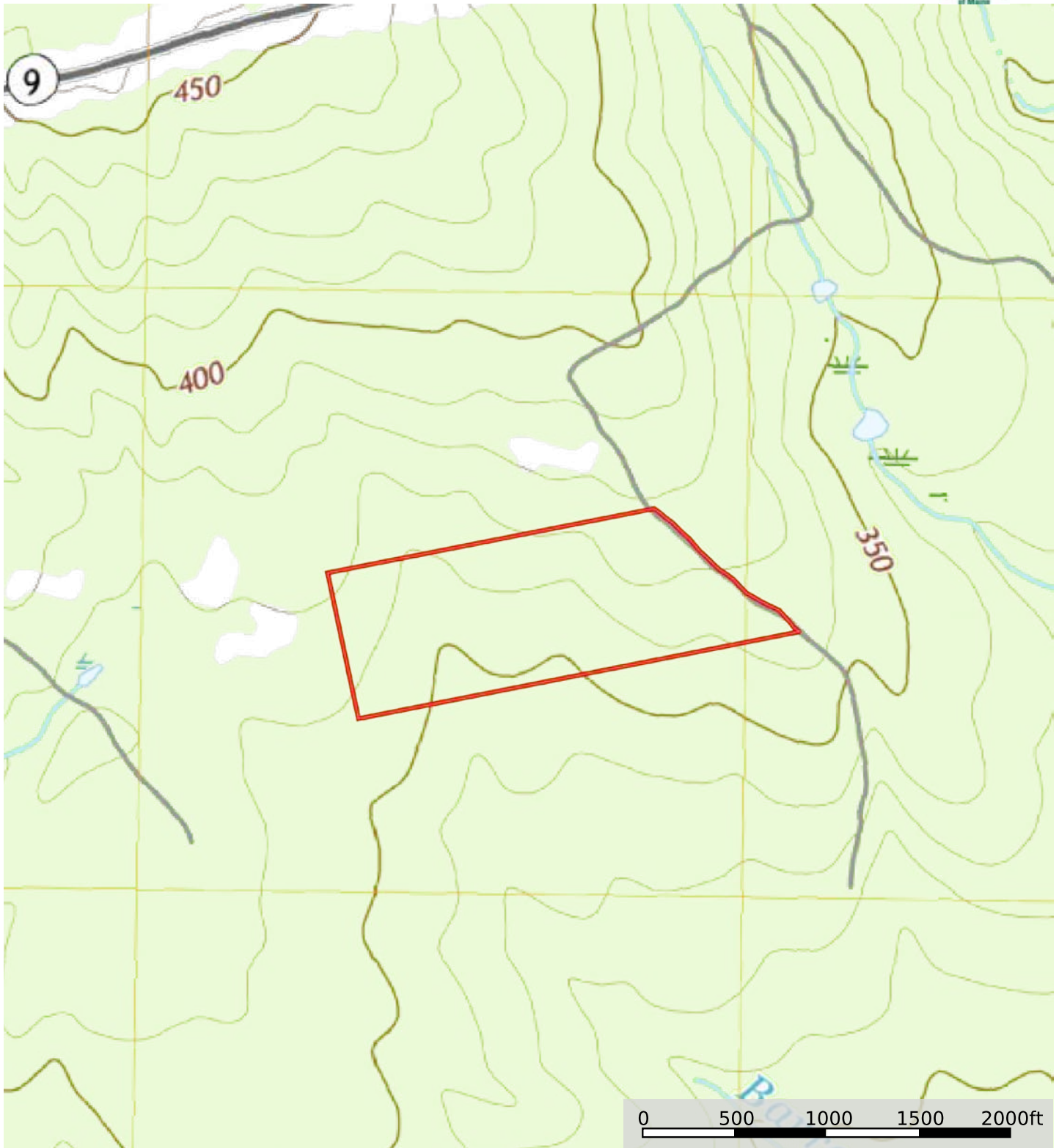
113 West Broadway



The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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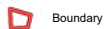
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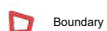
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|  Boundary 39.35 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SOB	Skerry-Colonel association, 0 to 8 percent slopes, very stony	24.03	61.07	0	38	6s
BRB	Brayton-Colonel association, 0 to 8 percent slopes, very stony	15.32	38.93	0	30	6s
TOTALS		39.35(*)	100%	-	34.89	6.0

(*) 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.



PROPERTY LOCATED AT: Map WA007 Plan 03 Lot 5, T24 MD, ME 04622**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 has little information on the property

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

Source of information: Seller has little information on the property

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

Buyer Initials _____

Page 1 of 3

Seller Initials AR

PROPERTY LOCATED AT: Map WA007 Plan 03 Lot 5, T24 MD, ME 04622

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: **66 ft ROW access into subdivision off Route 9**

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? **lot owners- informal no dues collected**

Road Association Name (if known): _____

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

If Yes, explain: _____

Source of information: **Abutter property disclosure**

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: **Property in 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 information: **deed & subdivision map**

Additional Information: **None**

Buyer Initials _____

Page 2 of 3

Seller Initials **AR**

PROPERTY LOCATED AT: **Map WA007 Plan 03 Lot 5, T24 MD, ME 04622**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

<u><i>Alexander Reunew</i></u>	<u>03/30/2023</u>		
SELLER	DATE	SELLER	DATE
Great Lakes Homebuyers LLC			

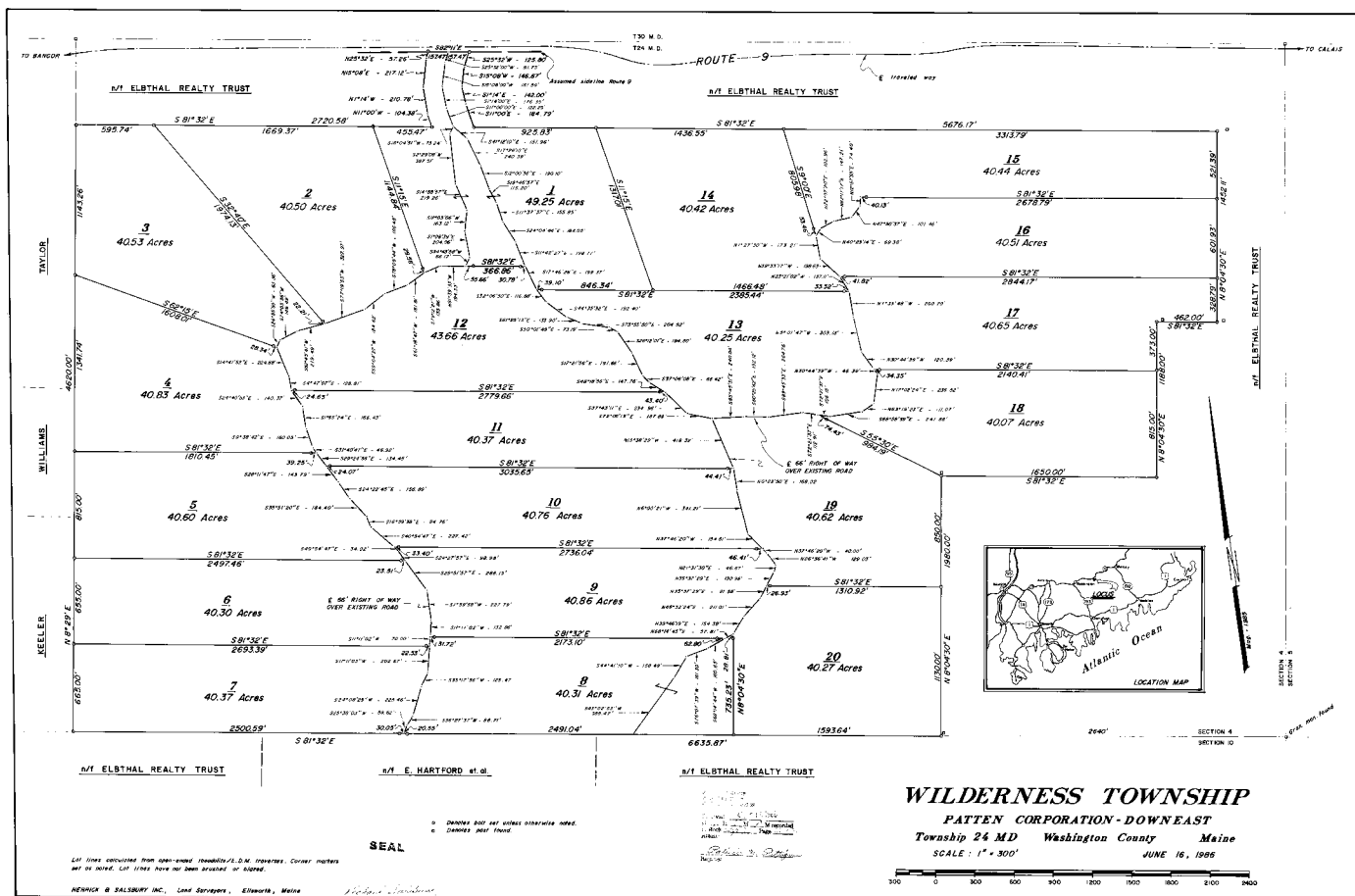
SELLER	DATE	SELLER	DATE
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I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
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BUYER	DATE	BUYER	DATE
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WILDERNESS TOWNSHIP

PATTEN CORPORATION - DOWNEAST

Township 24 MD Washington County Maine

SCALE: 1" = 300'

JUNE 16, 1988



MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

DLN: 1002340227713

KNOW ALL PERSONS BY THESE PRESENTS, THAT **Alexander Zemojtel, Jr.** of Gallatin, State of Tennessee and **Mark St. Pierre** of Ware, Commonwealth of Massachusetts, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANT unto **Great Lakes Homebuyers LLC, an Ohio Limited Liability Company**, having a mailing address of 277 Main St #429, Westlake, OH 44145, with WARRANTY COVENANTS, the land with any buildings thereon, situated in Deblois, County of Washington and State of Maine, described as follows:

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

Meaning and intending to convey the same premises conveyed to Alexander Zemojtel, Jr. and Mark St. Pierre by virtue of deed of the Patten Corporation-Downeast dated October 23, 1986 and recorded in the Washington County Registry of Deeds in Book 1414, Page 330.

Witness my hand and seal this 24th day of February, 2023.

[Signature]
 Witness

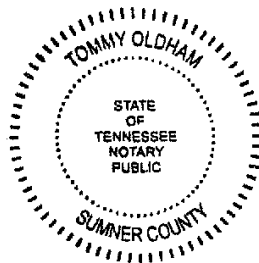
[Signature]
 Alexander Zemojtel, JR

State of Tennessee

County of Sumner

February 24, 2023

Personally appeared before me the above named **Alexander Zemojtel, JR** and acknowledged the foregoing instrument to be his free act and deed.



Before me,

[Signature]
 Notary Public / Attorney at Law
 Printed Name: Tommy Oldham
 My Comm. Exp: 10/20/2026

Witness my hand and seal this 23 day of February, 2023.

Kathryn F.
Witness

Mark St. Pierre
Mark St. Pierre

Commonwealth of Massachusetts
County of Hampshire

February 23, 2023

Personally appeared before me the above named **Mark St. Pierre** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Frances Taveras
Notary Public / Attorney at Law
Printed Name: Frances Taveras
My Comm. Exp: August 24, 2029

EXHIBIT A

A certain lot or parcel of land in Township 24, Middle Division, B.P.P., Washington County, Maine, bounded and described as follows:

Lot 5 as shown on a plan entitled "Wilderness Township" dated June 16, 1986, prepared by Herrick & Salsbury, Inc., and recorded in the Washington County Registry of Deeds in Hanger 2, Slide 53.

There is also hereby conveyed to the grantee herein, and to the successors, heirs and assigns of the grantee, to be used in common with the grantor, its successors and assigns, sixty-six (66) foot wide rights of way, for all purposes of a way, said rights of way being located thirty-three (33) feet on either side of the right of way centerline depicted on the above referred to plan.

This conveyance is made subject to any portion of the above-described sixty-six (66) foot wide rights of way that lie within the bounds of the property hereby conveyed.

This conveyance is also made subject to the rights to use the existing roads leading from Route 9 to the property conveyed by Clarence A. Bemis to Morris H. Pineo by deed dated December 7, 1962, and recorded in said Registry in Book 589, Page 91 as said rights were reserved in the aforesaid deed and by Clarence A. Bemis to Roland E. Derby by deed dated September 26, 1963, and recorded in said Registry in Book 589, Page 457 as said rights were reserved in the aforesaid deed.

Grantee acknowledges that the land conveyed herein is taxed under the provisions of the Tree Growth Tax Law pursuant to Title 36, M.R.S.A. §571 et seq. Grantee, as part consideration of this conveyance, by acceptance of this deed, covenants and agrees to take all necessary actions to qualify the property for tree growth tax status or to pay any and all penalties imposed by the taxing authority upon withdrawal of any portion of the property from tree growth tax status said payment to be made to the taxing authority before or at the time of withdrawal.



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 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.