

Waterfront Land



** Not on property

1-14 LAMB FARM ROAD | BAILEYVILLE, MAINE

- Lakefront Land
- Maine Land
- Recreational
- Waterfront
- Fishing
- Boating
- ATV
- Buildable Lot

\$64,500



Welcome to Lamb Farm Road in Baileyville, Maine, a paradise for serious bass fishermen and water enthusiasts. This extraordinary property offers a rare opportunity to live on the water, with its prime location along the scenic Grand Falls Flowage. Get ready to be captivated by the endless possibilities this real estate gem has to offer.

Situated on a generous 3.56± acres, this property has 130± feet of waterfront along the picturesque Grand Falls Flowage. The tranquil waters provide a haven for bass fishing, making it a dream come true for avid anglers. The flowage is renowned for its abundant warm-water fish species, and its sunken pulpwood and underwater structures create the perfect habitat for fish, particularly smallmouth bass weighing in the 3-4 pound range. This has made it a favorite spot for both local guides and sports enthusiasts.



**Lifestyle Properties
of Maine**



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



Baileyville, Maine

Local Government

Police

Baileyville Police Dept
(207) 427-6203

Fire

Baileyville Fire Dept
911

Town Office

63 Broadway
(207) 427-3442

Tax Assessor

Lorna Thompson
207-427-3442
assessor@baileyville.org

Code Enforcement

Jamie Bohanon
207-214-8200

In addition to the waterfront allure, Lamb Farm Road offers other appealing features. The land includes a gravel pit with excellent soil quality, providing various opportunities for gardening or other outdoor activities. With approximately 191 feet of year-round paved road frontage, accessibility is guaranteed throughout the seasons. Moreover, the convenience of having grid power available by the roadside ensures a comfortable and modern lifestyle.

Baileyville, with its population of 1,318, is a family-friendly town with a rich history. Established in 1780 and officially incorporated in 1828, it is a border town neighboring New Brunswick, Canada. The property's location is also advantageous in terms of proximity to major cities. It is just 19 miles away from Calais, 97 miles from Bangor, and a reasonable 333 miles from Boston, taking approximately 5 hours and 20 minutes to reach the bustling city.

For those who appreciate nature and outdoor activities, Lamb Farm Road is ideally situated. Within a 25-minute drive lies the magnificent Moosehorn National Wildlife Refuge, covering nearly 30,000 acres of diverse landscapes that provide a habitat for a wide range of wildlife species. Additionally, just 42 miles away is the renowned St. Stephen By the Sea, an award-winning golf course offering breathtaking views of the Atlantic Ocean from the prestigious Algonquin Resort. For fly-fishing enthusiasts, Grand Lake Stream, located 17 miles from the property, is a mecca for this beloved sport.



Phil McPhail
REALTOR®
(207) 290-0372

phil2@lifestylepropertiesme.com

1-14 LAMB FARM ROAD | BAILEYVILLE

Shopping

Princeton, 5± miles

City

Bangor, 97± miles

Airport

Bangor, 99± miles

Interstate

Exit #182A, 97± miles

Hospital

Calais Community Hospital, 19± miles

Boston, MA

333 +/- miles, 5± hrs

LISTING PRICE

Acres 3.59± **\$64,500** Taxes \$762



Forester

N/A

Most Recent Harvest

N/A

Timber Type

N/A

Nearest Mill

N/A

Easement

Access & Utility

Leases

None

Tree Growth Status

No

Tree Growth Plan

N/A

Zoning

Shoreland | Limited
Residential

Road Frontage

Yes | 191'

Water Frontage

130' | Grand Falls Flowage

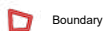


To top it all off, the property is competitively priced and with manageable annual taxes of \$762. With 130 +/- feet of waterfront and 191 +/- feet of road frontage, this charming piece of land is easily accessible year-round and offers the convenience of grid power.

Do not miss the chance to make Lamb Farm Road your own piece of paradise. Experience the tranquility of living on the water, immerse yourself in the vibrant fishing culture, and enjoy the natural wonders and recreational opportunities this captivating area has to offer.



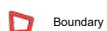
Baileyville - Lamb Farm Road
Washington County, Maine, 3.5 AC +/-



Boundary

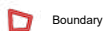
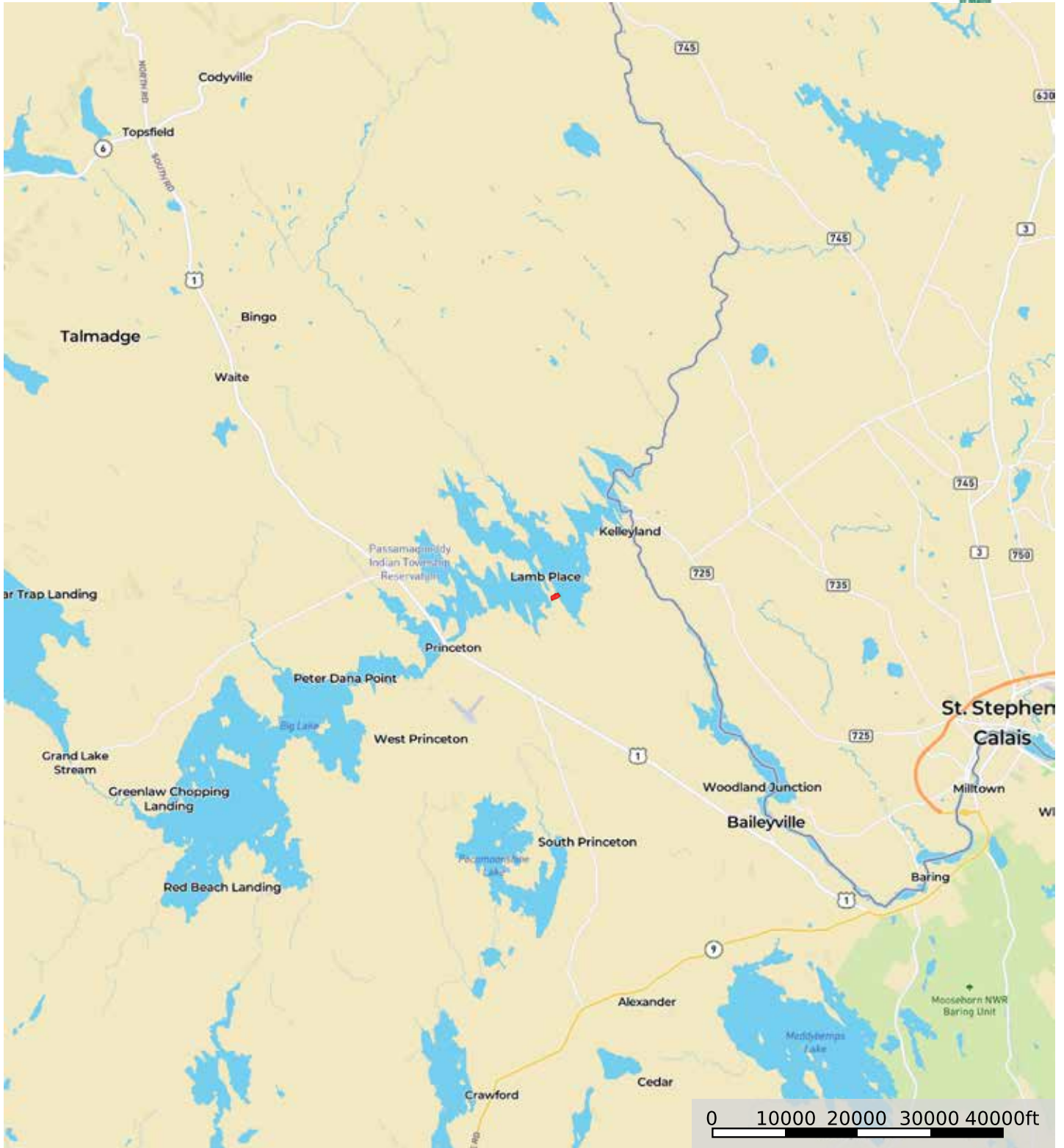


Baileyville - Lamb Farm Road
Washington County, Maine, 3.5 AC +/-



Baileyville - Lamb Farm Road

Washington County, Maine, 3.5 AC +/-





Map prepared by L&L Logic, LLC for the Town of Baileyville (October 2016)



BAILEYVILLE
Washington County

SCALE: 1 in = 500 ft
0 500 1,000



LEGEND

- Parcel boundary
- Easement/Right of Way
- Historic/Subdivision lot line
- Transmission line ROW

- 4-2 Parcel lock
- 3-1 Parcel number
- 4-4 Survey dimension (feet)
- 1 Subdivision lot number

The information on this map is for assessment purposes only, is not a legal survey, and is not intended to be used for conveyance.

Additional copies can be obtained from:
Baileyville Assessor's Office
60 Broadway
Baileyville, Maine 04914
(207) 457-3442



PROPERTY MAPS
Map Sheet
1

GRAND FALLS FLOWAGE

Baileyville, Fowler Twp, Indian Twp, Princeton,
Washington Co.
U.S.G.S. Princeton, Tomah Ridge, Me. (7 1/2')

Fishes

Atlantic salmon	Minnows:
Landlocked salmon	Golden shiner
Rainbow smelt	Fallfish
Smallmouth bass	Landlocked alewife
White perch	Anadromous alewife
Chain pickerel	Burbot (cusk)
Yellow perch	Hornpout (brown bullhead)
American eel	Redbreast sunfish
White Sucker	Banded killifish
Pumpkinseed sunfish	

Physical Characteristics

Area - 6,691 acres Temperatures
Surface - 78°F
Maximum depth - 29 feet

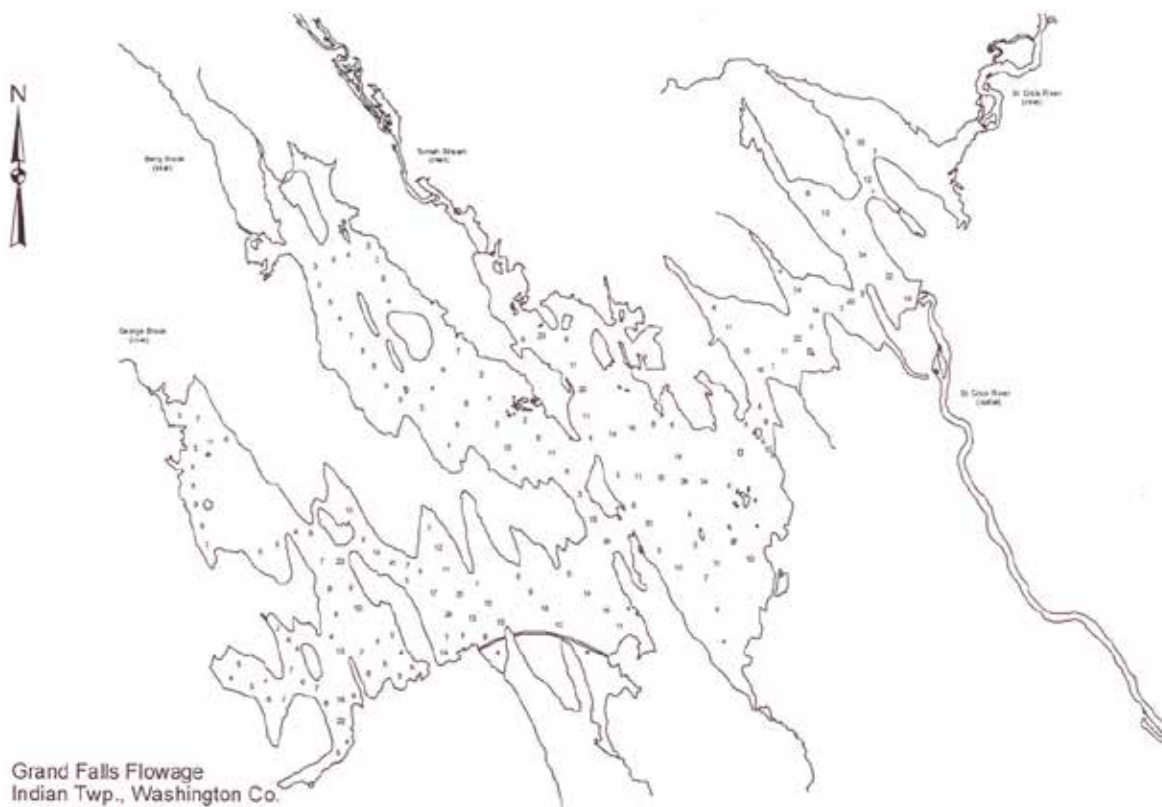
Principal Fishery: Smallmouth bass, white perch, chain pickerel.

Grand Falls Flowage is a sprawling and shallow flowed back area resulting from the 1912 construction of the Grand Falls Dam. Its submerged pulpwood, stumps, and aquatic vegetation make it ideal for warm-water fish species. It has special regulations for protecting its bass population and commonly produces individuals weighing

3 to 4 pounds. It is a favorite of Maine Guides and their clients and receives some of the highest open-water angler use than any water in the area. It has a healthy and prized white perch population and a seasonal fishery for landlocked at the Route 1 bridge crossing. Stocking is not necessary as the warm-water species already present provide good fisheries.

Grand Falls Flowage is a boundary water between the U.S. and Canada. It has two access points, one on the American side and one of the Canadian side. Anglers wanting to launch on the American side can do so by taking the Kellyland Road off Route 1 in Princeton and then turning left onto the Lamb Farm Road and traveling to the end.

Surveyed - July 1995
Maine Department of Inland Fisheries & Wildlife
Funded in part by the Federal Aid in Restoration
Act under Federal Project F-28-P
L 7437 C



Grand Falls Flowage
Indian Twp., Washington Co.
Big Lake Quadrangle
Area= 6691 Acres

0 5 Miles

PROPERTY LOCATED AT: Lamb Farm Rd, Baileyville, ME

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**

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: _____

Source of information: **seller**

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

Buyer Initials _____

Page 1 of 3

Seller Initials RP HN HL

PROPERTY LOCATED AT: Lamb Farm Rd, Baileyville, ME

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: easement for access

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): _____

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

If Yes, explain: shoreland zone

Source of information: public record

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: _____

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: seller, deed reference

Additional Information: None

Buyer Initials _____

Page 2 of 3

Seller Initials

BP

HN

HN

WARRANTY DEED

LAKEVILLE SHORES, INC., a Maine corporation, with a mailing address of P.O. Box 96, Winn, Maine, 04495, for consideration paid, grants to **ROBERT E. FERRY**, with a mailing address of P.O. Box 223, Princeton, Maine, 04668; **HERBERT MELANSON**, with a mailing address of P.O. Box 216, Princeton, Maine, 04668; and **HERBERT MELANSON, JR.**, with a mailing address of 112 Stillwater Avenue, Orono, Maine, 04473, the land, together with any buildings thereon, **in Baileyville, Washington County, Maine**, bounded and described as follows:

SEE SCHEDULE A ATTACHED HERETO

Meaning and intending to convey the premises described in the quit-claim deed from Bear Mountain, LLC to Lakeville Shores, Inc., dated April 15, 2009 and recorded in Book 3517, Page 208 of the Washington County Registry of Deeds.

This conveyance is subject to all restrictions of record.

This deed shall be construed according to the laws of the State of Maine.

IN WITNESS WHEREOF, Lakeville Shores, Inc., has caused this instrument to be executed by Ginger Maxwell, its Treasurer, hereunto duly authorized this 20th day of January, 2016.

Witness:

LAKEVILLE SHORES, INC.

By:

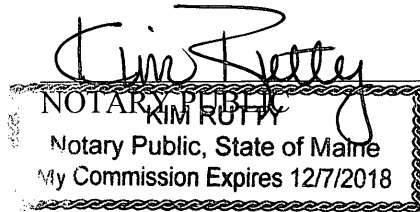

GINGER MAXWELL
Its Treasurer

STATE OF MAINE
County of Penobscot, ss.

January 20th, 2016

Then personally appeared the above named Ginger Maxwell, Treasurer, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Corporation.

Before me,



TYPE OR PRINT NAME AS WRITTEN

SCHEDULE A

The premises described in the deed from Bear Mountain, LLC to Lakeville Shores, Inc., dated April 15, 2009 and recorded in Book 3517, Page 208 of the Washington County Registry of Deeds as follows:

“...PARCEL ONE

A certain lot or parcel of land situated in the Town of Baileyville, Washington County, State of Maine bounded and described as follows: Lot 14 as shown on the unrecorded plan titled Squirrel Point Lease Lots dated June 21, 1993. Said property is part of the premises described in a deed from Suntrust Banks, Inc. to Wagner Timber Partners, LLC recorded in Book 2354, Page 01 of the Washington County Registry of Deeds.

Together with an easement, to be used in common with Melodie Greene and Joseph A. Pressley, their heirs, successors and assigns, as more fully described in the Easement Relocation Agreement between Wagner Timber Partners, Melodie Greene, and Joseph A. Pressley recorded in the Washington County Registry of Deeds in Book 2504, Page 246, on those terms and conditions set forth therein. Said easement is further subject to the following:

It is understood that said easement is given upon the express understanding that Typhoon LLC, its successors and assigns, are not obligated to construct, repair or maintain any roadway located upon said easement, and Grantee and its successors in title shall indemnify and hold Typhoon LLC, its successors and assigns, harmless from and against all liability, cost and expense arising out of the use of said easement by Grantee, its successors in title, or the use of others by their invitation.

Grantee may with written consent of Typhoon LLC, improve or maintain the condition of road surfaces to adequately provide access for two-axle vehicles.

Grantee, for itself and its successors in title, acknowledges that Typhoon LLC, its successors and assigns, may occasionally and temporarily close or limit travel on said easement due to circumstances associated with the operation and management of its forestlands.

The easement granted above shall be in common with Typhoon LLC, its successors, assigns, and licensees and any other persons who may lawfully use said easement.

PARCEL TWO

A certain lot or parcel of land situated in the Town of Baileyville, Washington County, State of Maine bounded and described as follows: Beginning at a 5/8" rebar set in 1993 to mark the northeast corner of Lot 15 of an unrecorded plan titled Squirrel Point Lease Lots dated June 21, 1993 and being the southeast corner of this parcel; THENCE South 70 degrees 54 minutes 42 seconds West along land of Peter and Amy Stone (Book 2608, Page 150) a distance of 185.3 feet to a 5/8" rebar found at the northwest corner of Lot 15; THENCE North 17 degrees 16 minutes 09 seconds West a distance of 41.08 feet to a 5/8" rebar set in 2002 to mark the northeast corner of other land conveyed to said Stone by Typhoon, LLC (2667/155); THENCE South 78 degrees 54 minutes 11 seconds West a distance of 100.18 feet to a 5/8" rebar at the northwest corner of Stone's second parcel; THENCE North 17 degrees 27 minutes 55 seconds West a distance of 102.45 feet to a set 5/8" rebar; THENCE North 76 degrees 26 minutes 43 seconds East a distance of 100.16 feet to a 5/8" rebar set in 1993 to mark the southwest corner of Lot 13 now or formerly of Greene (2504/250); THENCE North 76 degrees 19 minutes 47 seconds East along Lot 13 a distance of 191.60 feet to a 5/8" rebar; THENCE continuing on the previous bearing eight feet more or less to the high water line of the Grand Falls Flowage; THENCE southeasterly along said high water line 130 feet more or less to the northeast corner of Lot 15; THENCE South 70 degrees 54 minutes 42 seconds West along Lot 15 ten feet more or less to the point of beginning. A tie line between the two shorefront rebars has a bearing of South 14 degrees 37 minutes 27 seconds East for a distance of 130.03 feet

Said property contains 0.86 acres more or less, including a parcel of land depicted as Lot 14 on said plan of Squirrel Point, and is part of the premises described in a deed from Suntrust Banks, Inc. to Wagner Timber Partners, LLC recorded in Book 2354, Page 01 of said Registry of Deeds. Bearings are based on Magnetic North of 1993.

Together with an easement, to be used in common with Melodie Greene and Joseph A. Pressley, their heirs, successors and assigns, as more fully described in the Easement Relocation Agreement between Wagner Timber Partners, Melodie Greene, and Joseph A. Pressley recorded in the Washington County Registry of

Deeds in Book 2504, Page 246, on those terms and conditions set forth therein. Said easement is further subject to the following:

It is understood that said easement is given upon the express understanding that Typhoon LLC, its successors and assigns, are not obligated to construct, repair or maintain any roadway located upon said easement, and Grantee and its successors in title shall indemnify and hold Typhoon LLC, its successors and assigns, harmless from and against all liability, cost and expense arising out of the use of said easement by Grantee, its successors in title, or the use of others by their invitation.

Grantee may with written consent of Typhoon LLC, improve or maintain the condition of road surfaces to adequately provide access for two-axle vehicles.

Grantee, for itself and its successors in title, acknowledges that Typhoon LLC, its successors and assigns, may occasionally and temporarily close or limit travel on said easement due to circumstances associated with the operation and management of its forestlands.

The easement granted above shall be in common with the Typhoon LLC, its successors, assigns, and licensees and any other persons who may lawfully use said easement.

PARCEL THREE

A certain lot or parcel of land situated on the east side of Lamb Farm Road, in the Town of Baileyville, Washington County, State of Maine bounded and described as follows:

Beginning at a 5/8" rebar with plastic cap found marking the northwest corner of land of Greene described in the deed recorded at Book 2504, Page 250 of the Washington County Registry of Deeds and the southerly line of land of Pressley described in the deed recorded at Book 2181, Page 332; THENCE South 73 degrees 50 minutes 56 seconds West along Pressley a distance of 521.83 feet to a found 5/8" rebar; THENCE continuing on the previous bearing 22.85 feet more or less to the east side of Lamb Farm Road; THENCE southerly along said Road a distance of 191 feet more or less to a set 5/8" rebar. A tie line between these two rebars has a bearing of South 9 degrees 49 minutes 28 seconds West for a distance of 199.81 feet; THENCE North 78 degrees 53 minutes 41 seconds East a distance of 564.23 feet to a 5/8" rebar found marking the northwest corner of land of Stone described in the deed recorded at Book 2667, Page 156; THENCE North 17 degrees 26

minutes 58 seconds West a distance of 102.20 feet to a 5/8" rebar found marking the northwest corner of land of Lakeville Shores, Inc. described in the deed recorded at Book 2758, Page 172; THENCE North 76 degrees 17 minutes 15 seconds East along said grantee a distance of 100.16 feet to a 5/8" rebar found at the southwest corner of land of Green described in the deed recorded in Book 2504, Page 250; THENCE North 38 degrees 15 minutes 09 seconds West along Greene a distance of 142.03 feet more or less to the point of beginning.

Said property contains 2.73 acres more or less according to a survey and plan by Cook Land Services, dated July 11, 2007, titled "Squirrel Point Lots 9 – 15" and is part of the premises described in a deed from Suntrust Banks, Inc. to Wagner Timber Partners, LLC recorded in Book 2354, Page 01 of said Registry of Deeds. Bearings are based on Magnetic North of 1993.

Excepting and reserving to the Grantor and others, and the property is conveyed subject to, an easement, in common with Grantee, to use and maintain the utility poles, wires, guys and anchors as presently exist on the property...."

Received
Recorded Register of Deeds
Jan 25, 2016 01:42:08P
Washington County
Sharon D. Strout



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.