

Maine Lake Lot



** Not on property

38 WOODLAND RIDGE ROAD | DANFORTH, MAINE

- Affordable Lakefront Property
- Maine Land For Sale
- Grid Power at Street
- Driveway on Land
- SmallMouth Bass Fishing
- ATV Trail Accessible
- Near New Brunswick Canada
- More Land Available

\$60,000

Lower Hot Brook Lake

Discover the allure of 38 Woodland Ridge Road in Danforth, Maine – where affordability meets pristine lakefront living. This nearly 1 acre gem with 210 feet of lake frontage is possibly the most affordable parcel of its kind in the state.

The property has an existing driveway, ensuring easy access to the shore and a prime building site. Grid-tied electric lines along the street add convenience to this picturesque location.

The highlight of this parcel is its waterfront on Lower Hot Brook Lake, a 713-acre freshwater oasis with a maximum depth of 13 feet. More than half the lake remains undeveloped, offering a peaceful haven for a quiet retreat. Known for its bass and perch fishery, the lake is a paradise for fishing enthusiasts and a perfect setting for swimming, canoeing, kayaking, and paddleboarding.



**Lifestyle Properties
of Maine**



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



Danforth, Maine

Local Government

Police

County Sheriff
(207) 255-3434

Fire

Danforth Fire Dept
(207) 448-2255

Town Office

Mon - Fri 8:00 to 4:00
(207) 448-2321
townofdanforth@gmail.com

Tax Assessor

RJ Appraisals - Jeremy Frye
(207) 487-3273

Code Enforcement

Dwight Tilton
(207) 448-2321

Despite its remote feel, the property is just 40 miles from Houlton and 60 miles from Calais, with Fredericton, the capital of New Brunswick, Canada, just 90 miles away. Boston is a mere 330 miles, a 5-hour and 30-minute drive.

Outdoor enthusiasts will find this region a haven, with ATV and snowmobile trails, the scenic St Croix River, and proximity to the Canadian border. East Grand Lake, one of Maine's largest, connects to Spednic Lake, providing ample fishing opportunities for salmon, lake trout, and trophy smallmouth bass.

Take advantage of this chance to own a slice of Maine's waterfront paradise and create lasting memories in a region rich with natural beauty and outdoor adventures.



38 WOODLAND RIDGE ROAD | DANFORTH

Shopping

Danforth, 5± miles

City

Calais, 62± miles

Airport

Presque Isle, 82± miles

Interstate

Exit #302, 40± miles

Hospital

Houlton, 40± miles

Boston, MA

330± miles (5.5± hours)

LISTING PRICE

Acres 0.97± \$60,000 Taxes \$405



Forester

N/A

Easement

Access Road

View

Scenic

Most Recent Harvest

N/A

Leases

None

Zoning

Shoreland

Timber Type

Mixed

Tree Growth Status

No

Road Frontage

Yes | 160'

Nearest Mill

N/A

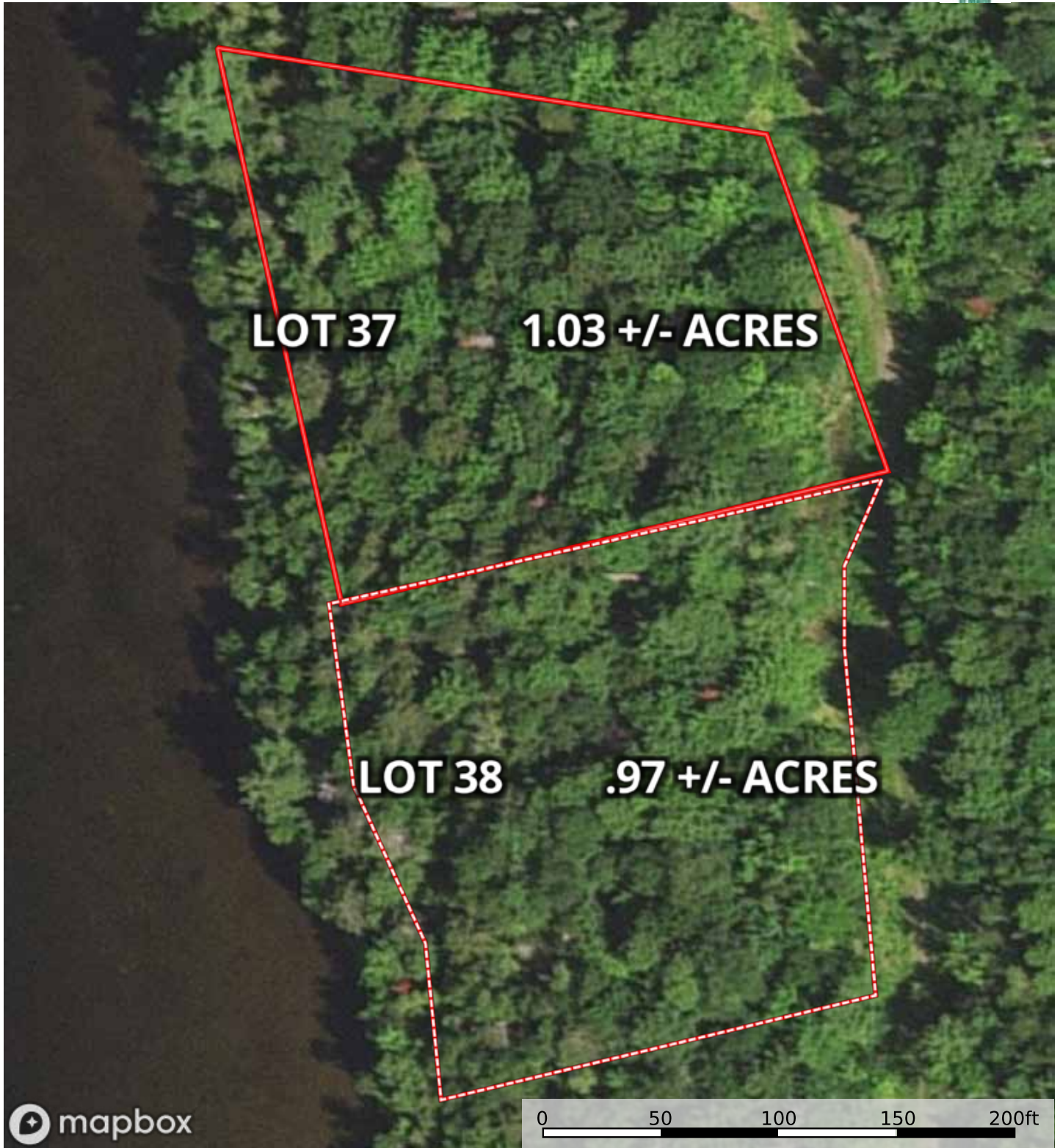
Tree Growth Plan

N/A

Water Frontage

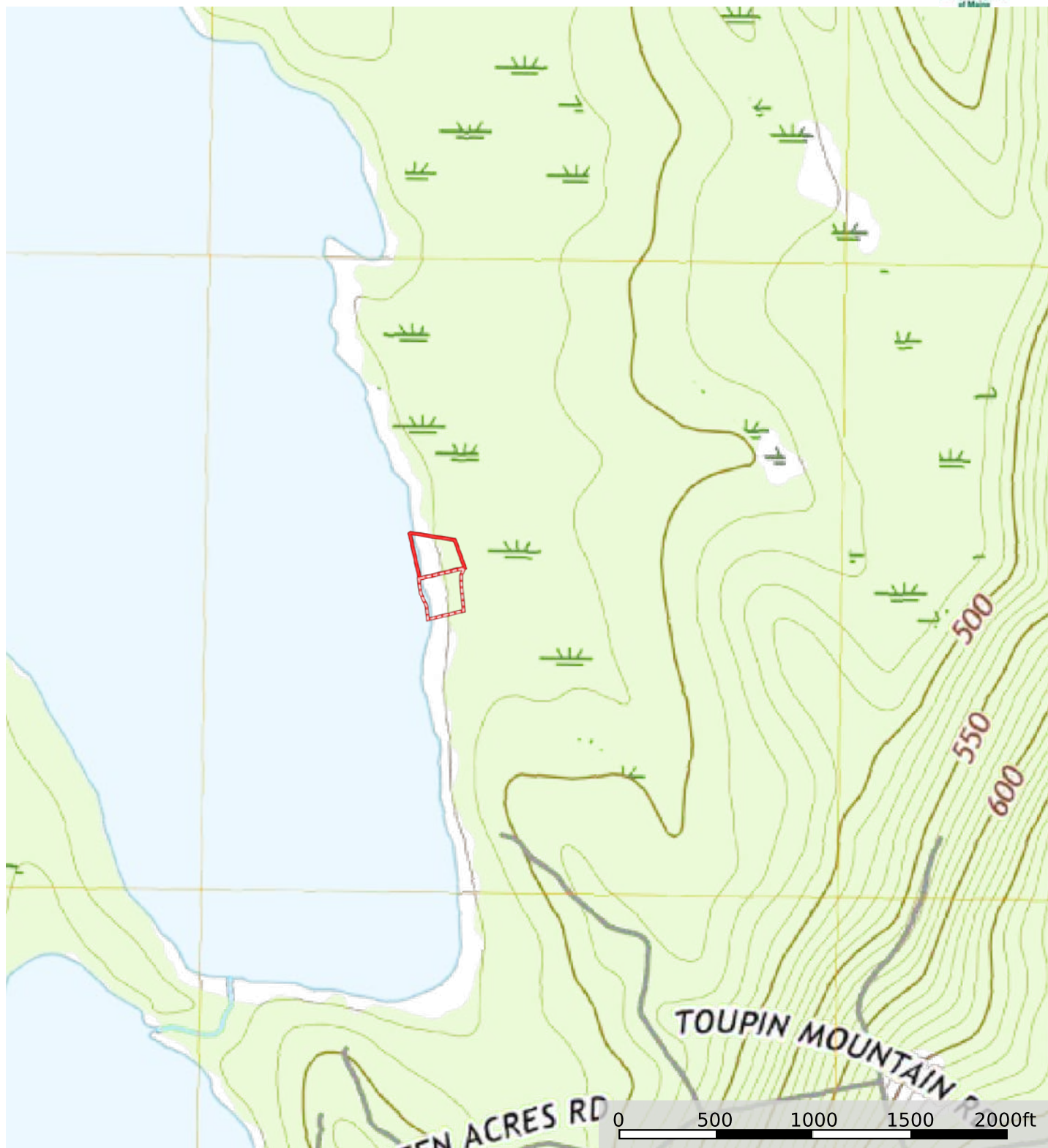
241 | Lower Hot Brook Lake

Danforth - 37 & 38 Woodland Ridge Road
Washington County, Maine, 1.03 AC +/-



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

Danforth - 37 & 38 Woodland Ridge Road
Washington County, Maine, 1.03 AC +/-

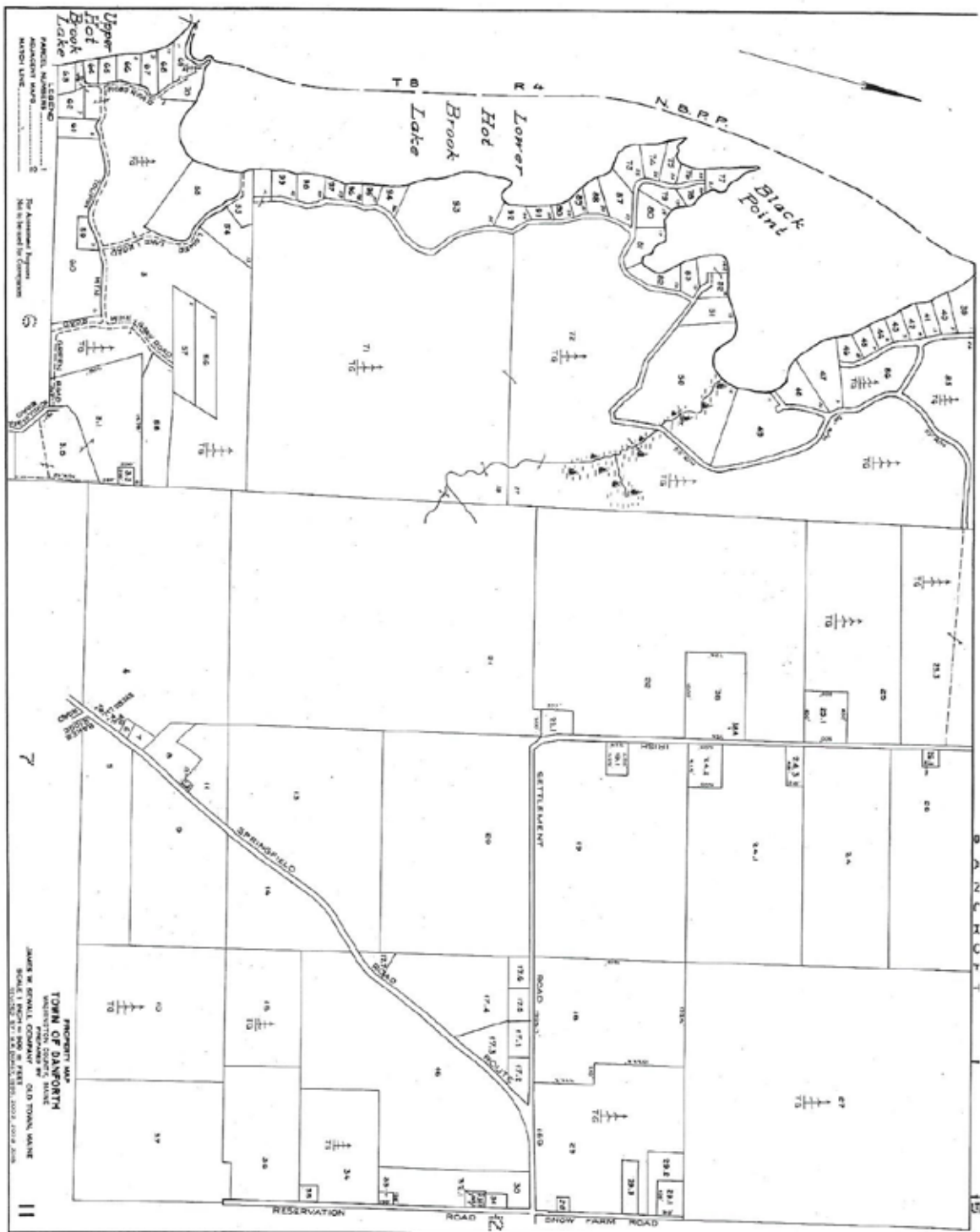


Danforth - 37 & 38 Woodland Ridge Road
Washington County, Maine, 1.03 AC +/-



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- Other
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PROPERTY LOCATED AT: Lot 37 & 38 Woodland Ridge Rd, Danforth, Me 04424

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 CAL CMJ

PROPERTY LOCATED AT: Lot 37 & 38 Woodland Ridge Rd, Danforth, Me 04424

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: easements, rights of way, covenants

Source of information: Plan recorded in Washington County Registry Cabinet 3 Drawer 21 #96 et al

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? land owners on road with informal association

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: 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: public record

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: public record

Additional Information: subdivision plan attached for additional information

Buyer Initials _____

Page 2 of 3

Seller Initials CAJ

CML

PROPERTY LOCATED AT: Lot 37 & 38 Woodland Ridge Rd, Danforth, Me 04424

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.

Corey A. Lord 11/08/2023
SELLER DATE
Corey A. Lord

Christiana M. Lord 11/09/2023
SELLER DATE
Christiana M. Lord

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



MAINE REAL ESTATE TAX-PAID

QUITCLAIM DEED WITH COVENANT

(DLN: 1002140129970)

WOODLAND RIDGE LAKE LAND COMPANY, a Florida corporation, with a mailing address of P.O. Box 1956, Ocala, Florida 34478-1956, for consideration paid, grants to **COREY ALLEN LORD** and **CHRISTIANA MICHELLE LORD**, with a mailing address of 314 Irish Settlement Road, Danforth, Maine, 04424, as joint tenants, with quitclaim covenant, **the land in Danforth, Washington County, Maine**, bounded and described as follows:

Lot 38 as shown on a plan of land entitled "The 2012 Addition to Woodland Ridge Lake Estates", dated July 25, 2012 and recorded on June 3, 2013 in Cabinet 3, Drawer 21, Number 96 of the Washington County Registry of Deeds. Said lot contains approximately 0.97 acres.

The above described property is conveyed together with a right of way described in the deed from George Gillis to G. Pierce Webber, et al., dated November 23, 1982, and recorded in said Registry in Book 1206, Page 46.

Further conveying, in common with Grantor and others, a fifty (50') foot wide right of way, for all purposes of a way, including the placement, operation and maintenance of utility services, over the existing gravel surface roads shown on plans of land entitled "Woodland Ridge Lake Estates", dated June 5, 2002 and recorded on June 6, 2002 in Cabinet 3, Drawer 11, Number 60 of the Washington County Registry of Deeds; "The 2007 Addition to Woodland Ridge Lake Estates", dated January 22, 2007 and recorded on August 16, 2007 in Cabinet 3, Drawer 16, Number 48 of the Washington County Registry of Deeds; "The 2007 Addition to Woodland Ridge Lake Estates", dated June 27, 2007 and recorded on August 16, 2007 in Cabinet 3, Drawer 16, Number 49 of the Washington County Registry of Deeds and "The 2012 Addition to Woodland Ridge Lake Estates", dated July 25, 2012 and recorded on June 3, 2013 in Cabinet 3, Drawer 21, Number 96 of the Washington County Registry of Deeds.

The above described property is subject to the following:

1. Easement given by Sidney L. W. Lea, Jr., and signed by G. Pierce Webber, Agent to Eastern Maine Electric Cooperative et al dated September 5, 1967 and recorded in the Washington County Registry of Deeds in Book 599, Page 436.

2. Easement given by Webber Timberlands by G. Pierce Webber, Agent, to Eastern Maine Electric Cooperative, et al. dated August 6, 1969 and recorded in the Washington County Registry of Deeds in Book 679, Page 302.

This conveyance is further made subject to the conditions and restrictions noted on said Plans recorded in Cabinet 3, Drawer 11, Number 60; Cabinet 3, Drawer 16, Number 48; Cabinet 3, Drawer 16, Number 49 of the Washington County Registry of Deeds as well as the conditions and restrictions on said Plan in Cabinet 3, Drawer 21, Number 96 of the Washington County Registry of Deeds which include, but are not limited to, the following:

"... 4. The Town of Danforth shall not be responsible for the maintenance of roads or right of ways shown or be required to assume ownership.

5. Lots may not be further divided for a period of five years from the recording date of this plan.

6. All lots shall be for single family, detached, residential housing for a period of five years.

7. All rights of way shown hereon shall be used in common with Woodland Ridge Lake Land Company and the lot owners for all purposes of a right of way, including the placement of utilities...

12. Setbacks for buildings from shore shall not be less than 100,' 75' setback required from streams. Consult Danforth Code Enforcement Office before making any improvements to any of the lots."

This conveyance is subject to, or there is excepted from this conveyance as appropriate, all real estate or rights therein, if any, including without limitation, flowage rights, rights of way, easements, licenses, leases, and permits conveyed of record by the grantor herein or grantor's predecessors in interest and all real estate or rights therein, if any, acquired by the exercise of the power of eminent domain by the State of Maine or any political subdivision thereof or any other quasi-municipal or public utility entity having the power of eminent domain, which may be of record but not specifically referred to herein.

Also excepting and reserving from this conveyance all great ponds, and the property underlying said great ponds, falling in whole or in part within the property herein conveyed. Hereby conveying, however, as appurtenant to the above-described property, any right, title or interest that the grantor may ever be determined to hold in or to said great ponds, or the property underlying said great ponds.

By acceptance of this deed, Grantees agree to enter into reasonable pro-rata cost sharing arrangements to maintain Woodland Ridge Road, so-called, and its extensions as depicted on said plans recorded in Cabinet 3, Drawer 11, Number 60; Cabinet 3, Drawer 16, Number 48; Cabinet 3, Drawer 16, Number 49 and Cabinet 3, Drawer 21, Number 96 of the Washington County Registry of Deeds, in a passable graveled condition, with Grantor, and Grantor's successors and assigns, and also with other landowners who use the road (including any homeowners' association which may be formed to maintain the road).

Woodland Ridge Lake Land Company, the Grantees, and successors, heirs and assigns, of deeds from Woodland Ridge Lake Land Company and its successors, conveying lots in Woodland Ridge Lake Estates subdivision, the 2007 Addition to Woodland Ridge Lake Estates subdivision and the 2012 Addition to Woodland Ridge Lake Estates subdivision, as recorded in Cabinet 3, Drawer 11, Number 60; Cabinet 3, Drawer 16, Number 48; Cabinet 3, Drawer 16, Number 49 and Cabinet 3, Drawer 21, Number 96 of the Washington County Registry of Deeds, and any homeowners' association they may form to maintain the road shall be third party beneficiaries of this maintenance covenant with rights to enforce the same.

Meaning and intending to convey a portion of the premises described in the deed from Lakeville Shores, Inc., to Woodland Ridge Lake Land Company, dated December 28, 2001 and recorded in Book 2593, Page 194 of the Washington County Registry of Deeds.

This conveyance is subject to all easements, reservations and restrictions of record.

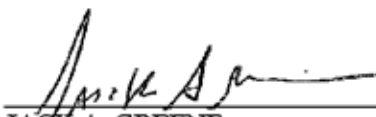
This deed shall be construed according to the laws of the State of Maine.

IN WITNESS WHEREOF, Woodland Ridge Lake Land Company has caused this instrument to be executed by Jack A. Greene, its President, hereunto duly authorized this 7th day of January, 2021.

Witness:

WOODLAND RIDGE LAKE
LAND COMPANY

By:


JACK A. GREENE
Its President

STATE OF FLORIDA

County of Manatee, ss.

January 7, 2021

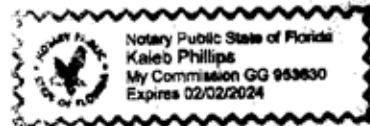
Then personally appeared the above named Jack A. Greene, President of Woodland Ridge Lake Land Company, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

Kaleb Phillips
NOTARY PUBLIC

Kaleb Phillips
TYPE OR PRINT NAME AS WRITTEN

2/2/24
COMMISSION EXPIRES





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 United Country Lifestyle Properties of Maine
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.