

Expansive Serene Land Lot



** Not on property

M3 L19 GREEN HILL ROAD | MEDDYBEMPS, MAINE

- 695± Acres
- Mountains
- Hunting
- Farming
- Recreational
- Off Grid
- Serene
- Blueberry Fields

\$500,000



695± Acres

695± Acres in Meddybemps, Maine! Nestled in the serene beauty of Meddybemps, this expansive 695± acre property presents an unparalleled opportunity for those seeking a slice of tranquility amidst nature's bounty. Boasting an incredible blend of features and resources, this estate is a dream canvas awaiting your vision.

Key Features:

200± Acres of Active Blueberry Fields: A lucrative opportunity for agricultural endeavors or as a steady source of income, these meticulously maintained blueberry fields offer both productivity and natural beauty.

360-Degree Panoramic Views from Green Hill: A crowning jewel of this property, Green Hill provides breathtaking views in every direction. Perfect for building your dream residence or as a picturesque retreat.



**Lifestyle Properties
of Maine**



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

Meddybemps, Maine

Local Government

Police

Sheriff & State
207-255-4422

Fire

N/A

Town Office

N/A

Tax Assessor

N/A

Code Enforcement

N/A

Exclusive Access: A deeded, chained Right of Way (ROW) ensures privacy and exclusivity, guaranteeing sole access without intrusion from others.

Abundant Natural Resources: Explore the landscape dotted with apple trees and an aged yet charming barn, adding rustic charm and potential for restoration projects.

Ideal for Hunting and Farming: The diverse terrain and ample acreage make this property a haven for hunting enthusiasts and an excellent canvas for various farming pursuits.

Waterfront Appeal: Enjoy the tranquility of thousands of feet of waterfront along unnamed streams and the enchanting fifteenth Stream, adding a touch of serenity and natural allure.

Miles of Roads: Explore the vastness of this estate effortlessly, courtesy of well-maintained roads that wind through the property, providing easy access to various points of interest.

Potential Uses: Whether envisioning a private retreat, an agricultural venture, or an outdoor enthusiast's haven, this expansive property offers endless possibilities. Embrace the allure of country living, indulge in recreational pursuits, or capitalize on the agricultural potential—this property is poised to fulfill your ambitions.



M3 L19 GREEN HILL ROAD | MEDDYBEMPS

Shopping

Calais, 15± miles

City

Calais, 15± miles

Airport

Bangor International, 91± miles

Zoning

Rural

View

Trees | Woods

Interstate

Exit #185, 91± miles

Hospital

Calais, 15± miles

Boston, MA

322± miles | 5± miles

Road Frontage

N/A

Water Frontage

3000± | Fifteen Stream (Unnamed)

LISTING PRICE

Acres 695± \$500,000 Taxes \$1049




Summary: With its sprawling acreage, diverse landscapes, exclusive access, and a myriad of natural resources, this 695± acre property in Meddybemps stands as a testament to Maine's natural beauty and potential. Whether seeking a private sanctuary, an agricultural venture, or an outdoor enthusiast's paradise, this estate embodies limitless possibilities.

Serene, private, and teeming with potential—schedule your visit to experience this unparalleled



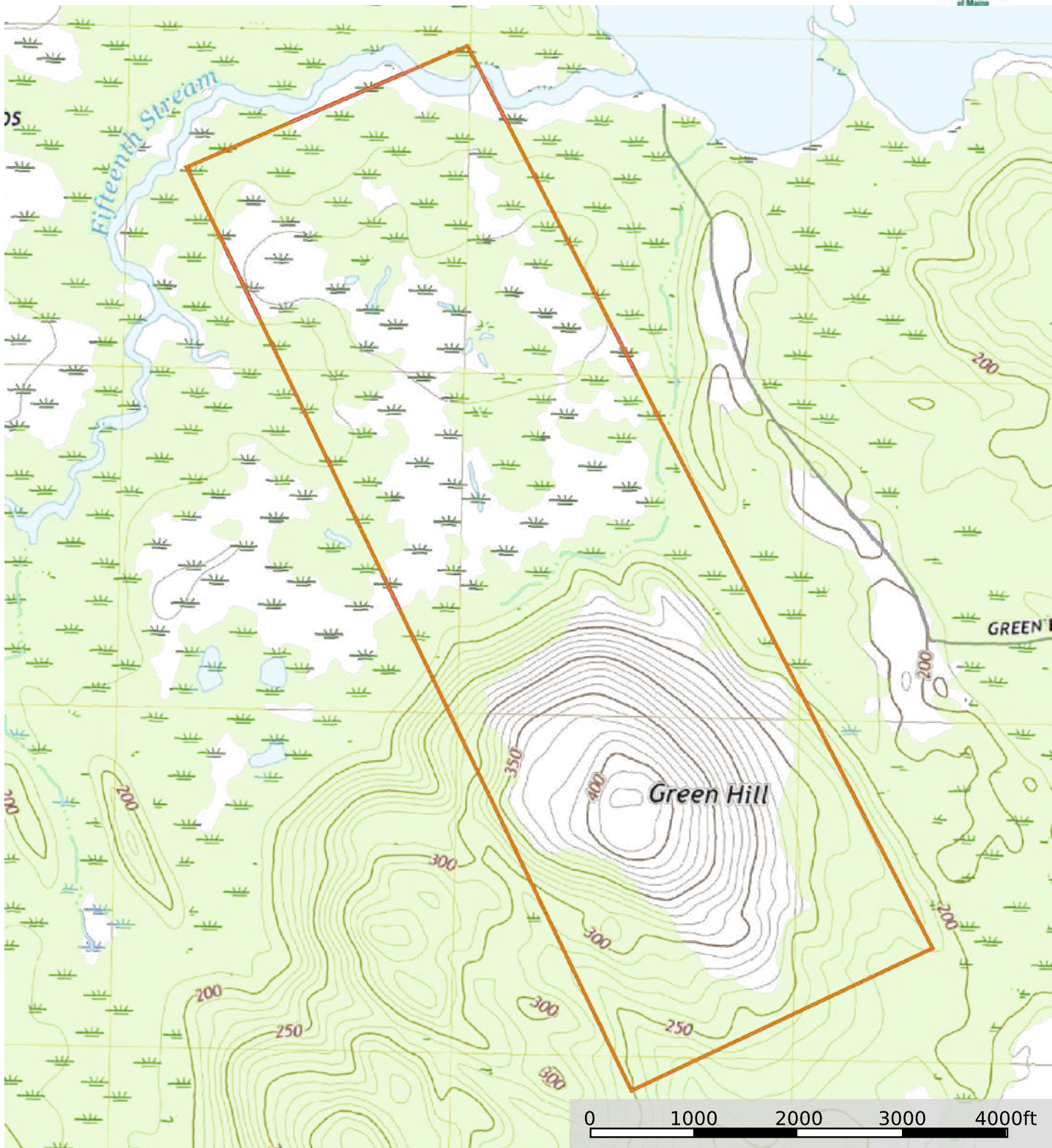
Meddybemps - M3-L19
Maine, 695 AC +/-



 Boundary

Meddybemps - M3-L19

Maine, 695 AC +/-



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

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

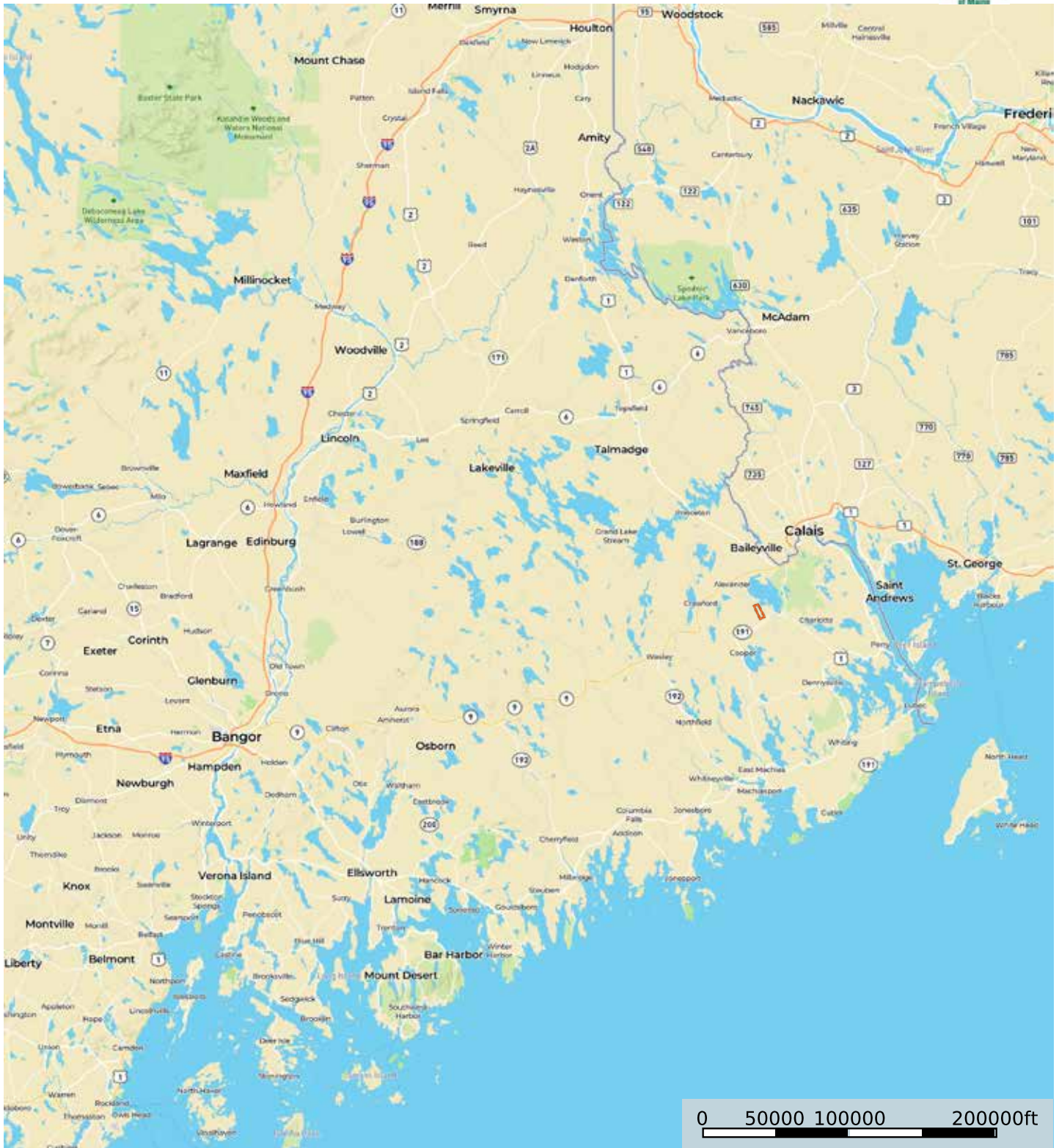
113 West Broadway



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.

Meddybemps - M3-L19

Maine, 695 AC +/-



Boundary

PROPERTY LOCATED AT: Map 3 Lot 19, Meddybemps, 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 W.D.

Page 1 of 3

Seller Initials W.H.

PROPERTY LOCATED AT: Map 3 Lot 19, Meddybemps, 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: ROW

Source of information: Seller

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? Owner

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

Source of information: Observation

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: 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: Seller

Additional Information: Old barn on the property. Bunch of old apple trees. Most of the property is active blueberry field.

Buyer Initials WJ

Seller Initials WJH

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that DENNIS D. GILLESPIE, and CHRISTINA GILLESPIE, of Meddybemps, Maine, for consideration paid, grants to DENNIS D. GILLESPIE and CHRISTINA GILLESPIE, with a mailing address of 29 Lake Shore Lane, Meddybemps, ME 04657, with WARRANTY COVENANTS, as TENANTS-IN-COMMON, a certain lot or parcel of land together with the improvements thereon, and appurtenances thereto, situated in the Town of Meddybemps, County of Washington, and State of Maine, and more fully bounded and described as follows:

Being the same property conveyed from Jane L. Gillespie, to the grantors herein, by deed dated October 26, 2011 and recorded September 25, 2012 in the Washington County Registry of Deeds in Book 3886, Page 230.

The purpose of this deed is to change ownership from Joint Tenants to Tenants-in-Common.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

IN WITNESS WHEREOF, Dennis D. Gillespie and Christina Gillespie have caused this deed to be executed this 8 day of September, 2014.

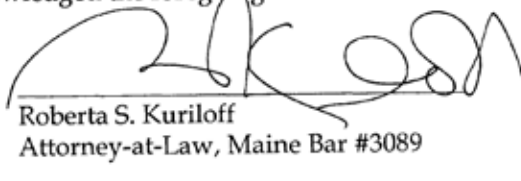

DENNIS D. GILLESPIE


CHRISTINA GILLESPIE

STATE OF MAINE
COUNTY OF HANCOCK, ss.

Dated: September 8, 2014

Personally appeared the above-named Dennis D. Gillespie and Christina Gillespie, and acknowledged the foregoing instrument to be their free act and deed.


Roberta S. Kuriloff
Attorney-at-Law, Maine Bar #3089

NO TRANSFER TAX PAID

Received
Recorded Register of Deeds
Jan 16, 2015 10:24:29A
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 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 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.