

# Land for Sale



\*\* Not on property

## L R01-001 ROUTE 1 | CHERRYFIELD, MAINE

- Building Lot
- Fields
- Waterfront
- Riverfront
- Recreational
- Land
- Rural
- Narraguagus River

\$135,000





# Large Field

Cherryfield, this 7.7± open rolling field offers around 306' on Rt 1 and 950± on the river. This field was part of a long time family farm, first with dairy cattle and most recently a working horse farm. The area is rich in history and this lot offers a great variety of very nice building spots with the river as a focal point. Open fields for your use, animals, lawn, or very generous garden spots. What would you build here?



**Lifestyle Properties  
of Maine**



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







# Cherryfield, Maine

## Local Government

### Police

911

### Fire

Cherryfield  
911

### Town Office

12 Municipal Way  
(207) 546-2376

### Tax Assessor

Marc Perry  
(207) 460-9949

### Code Enforcement

Town Office  
(207) 546-2376

Rich in local history, the town of Cherryfield was settled in 1757 by Ichabod Willey and Samuel Colson, incorporated in 1816 and named for the mass amounts of wild cherries that once covered the riverbanks of the Narraguagus River. (Narraguagus is Abenaki Indian for "Above the boggy place.") Now known as the Blueberry capital of the world due to the wild blueberry barrens and the processing of the berries by both Wymans and Cherryfield Foods. The current population is around 1100 people. If you tour along near the river in town you will notice many fine larger historic homes that are on the Nation Register of Historic places, most coming from the area lumber barons when the river was heavily used for marketing lumber.

This Rt 1 lot is approximately 7.7± acres of open gently rolling field, once part of a working dairy farm and most recently pasture for a horse farm. This lot offers about 300 feet of frontage on Rt 1 and 950± on the river. The lot would be fantastic for your dream home and would be suitable for most building styles. Cherryfield is about a half hours drive from Machias, the county seat of the area... close to many area public parks and hiking trails along with the sunrise trail for ATV and snowmobile use. Just over a half hours drive will take you to Ellsworth and Bar Harbor beyond that, about an hour to Bangor.



**Janine Hawkins**  
REALTOR®  
(207) 263-9089  
janine@lifestylepropertiesme.com

# L R01-001 ROUTE 1 | CHERRYFIELD

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## Shopping

Milbridge, 5± miles

## City

Milbridge, 5± miles

## Airport

Bar Harbor, 40± miles

## View

Fields

## Zoning

Shoreland

## Interstate

Exit #182A, 62± miles

## Hospital

Downeast Community, 25± miles

## Boston, MA

291± miles (5± hours)

## Road Frontage

Yes | 306'

## Water Frontage

Narraguagus River | 950'

LISTING PRICE


**Acres 7.5± \$135,000 Taxes \$5887.02**





Rt 1 XCherryfield (Melanie Gay)  
Maine, 7.72 AC +/-



 Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

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

113 West Broadway

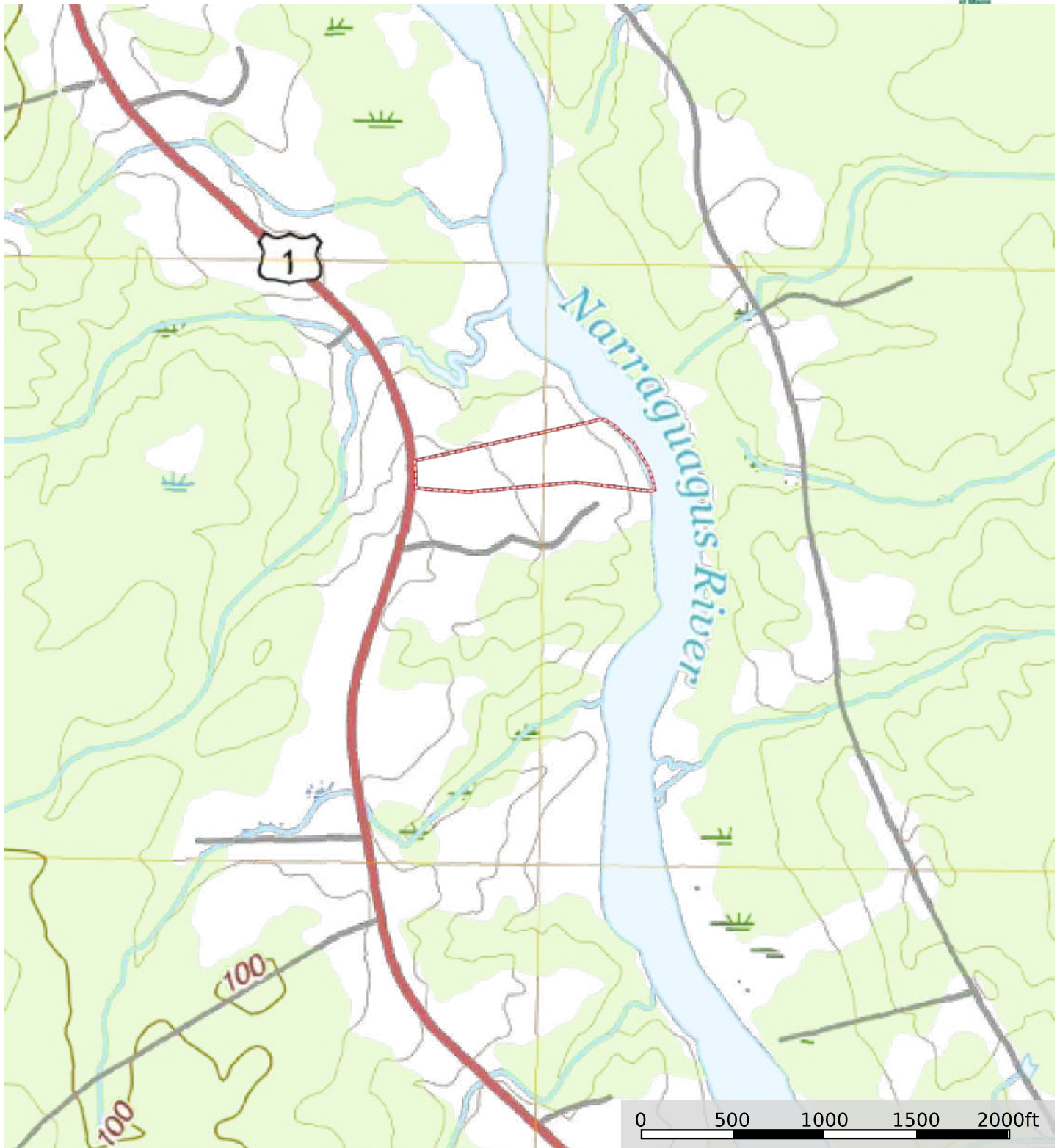



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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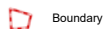
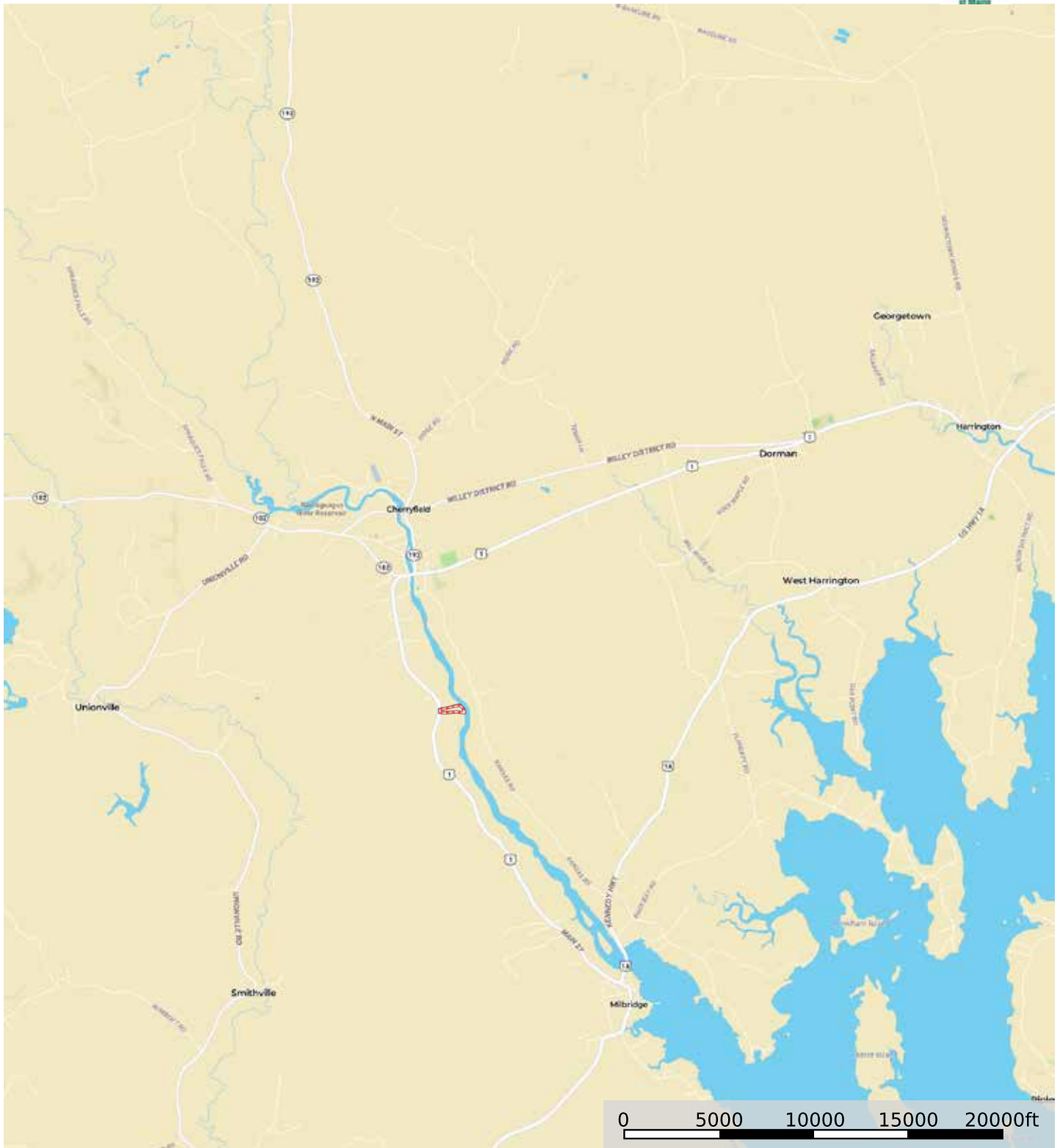
113 West Broadway



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Maine, 7.72 AC +/-



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113 West Broadway



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R-2



PREPARED BY PHOTOGRAPHIC METHODS BY  
JOHN E. O'DONNELL & ASSOCIATES  
AUBURN, MAINE  
1978

LEGEND  
PLASTER FRONT NO. 100  
COMMON OVERLAP 100  
DEVELOPMENT LOT NO. 100  
SCALE ORIGIN 100

PROPERTY MAP  
CHERRYFIELD  
MAINE

SCALE IN FEET  
0 200 1000

R-1



PROPERTY LOCATED AT: portion of Lot R01-001 Rt 1, Cherryfield, 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: \_\_\_\_\_

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

MG

PROPERTY LOCATED AT: portion of Lot R01-001 Rt 1, Cherryfield, 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: \_\_\_\_\_

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? \_\_\_\_\_

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: seller

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: town records & seller

Additional Information: seller is working on a survey

Buyer Initials \_\_\_\_\_

Page 2 of 3

Seller Initials MG



PROPERTY LOCATED AT: portion of Lot R01-001 Rt 1, Cherryfield, 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>Melanie Gay</u>	<u>01/19/2024</u>		
SELLER	DATE	SELLER	DATE
Melanie Gay			

_____ 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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### RELEASE DEED

Lois A. Gay of Cherryfield, Washington County, Maine, for consideration paid, releases to Lois A. Gay and Melanie M. Gay, both of Cherryfield, Washington County, Maine (whose mailing address is 372 Milbridge Road, Cherryfield, ME 04622), as joint tenants, the following described real estate:

Certain lots or parcels of land with the buildings thereon, bounded and described as follows:

#### PARCEL ONE - Nickels Farm

A certain lot or parcel of land together with the buildings thereon, known as the Nickels Farm, situated in Cherryfield, Washington County, Maine on the west side of Narraguagus River and bounded and described as follows: Beginning on said river at the southeast corner of land formerly of Rufus Madden, now known as the Schoppe lot; thence west, by the line of said Madden lot to the head of the same, thence same course through the middle of the Bracy lot, so called, to the Bailey land, so called; thence south, by said Bailey lot line to the Daniel Small lot, so called, now owned by Earnest Cotton; thence east, by the north line of said Small lot to said river; thence northerly, by said river, to point of beginning. Excepting however the Marsh included in the above boundaries and lying on said river.

Excepting from the above described premises those portions described in deed Clayton H. Gay and Clayton H. Gay, Jr. to Hampy F. Michaud and Delphie A. Michaud dated July 26, 1946 and recorded in Washington Registry of Deeds Volume 471, Page 411; deed from Clayton H. Gay, Jr. and Lois A. Gay to Robert E. DuBois and Martha L. Dubois dated December 9, 1986 and recorded in Washington Registry of Deeds Volume 1426, Page 3 and deed from Clayton H. Gay, Jr. a/k/a Clayton Gay and Lois A. Gay to Earle S. Tyler, Jr. and J. Sarah Tyler acknowledged June 5, 1990 and recorded in Washington Registry of Deeds Volume 1643, Page 96.

#### PARCEL TWO - Homestead of Clayton H. Gay, Sr.

A certain lot or parcel of land, together with the buildings thereon, situated in said Cherryfield, known as the homestead of Clayton H. Gay, Sr., and bounded and described as follows: Bounded northerly by the Collins lot, so-called; easterly by the Narraguagus River; southerly by the Beatrice Moore lot and land of Lena A. Gay; and westerly by the Fred Ward lot, so-called.

Excepting from the above described premises those portions described in deed from Clayton H. Gay, Jr. and Lois A. Gay to Joel C. Cladon and Patricia Gleason-Cladon dated July 24, 1987 and recorded in Washington Registry of Deeds Volume 1458, Page 185 and deed from Clayton H. Gay, Jr. and Lois Gay to Jan Day Hanson dated December 20, 1991 and recorded in Washington Registry of Deeds Volume 1740, Page 101.

NO TRANSFER TAX PAID



For grantor's source of title, reference may be had to a deed from Lois A. Gay, Terrence S. Gay and Melanie M. Gay, as Trustees of the Clayton H. Gay, Jr. Family Trust and or Trustees of the Lois A. Gay Family Trust to Lois A. Gay, dated August 16, 2007, recorded in Washington Registry of Deeds, Volume 3337, Page 196. Further reference may be had to a deed from Clayton H. Gay, Jr. and Lois A. Gay to Clayton H. Gay, Jr. and Lois A. Gay as Trustees of the Clayton H. Gay Family Trust and as Trustees of the Lois A. Gay Family Trust dated October 12, 1995 and recorded in Washington Registry of Deeds, Volume 2043, Page 43.

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

Witness my hand and seal this 28 day of May, 2009.

WITNESS:

Clair Haulon Lois A. Gay  
Lois A. Gay

STATE OF MAINE  
WASHINGTON, ss

Then personally appeared the above named Lois A. Gay and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Rosemary West  
Notary Public  
Rosemary West, Notary Public  
State of Maine  
My Commission Expires 7/11/12

Re: our file no: 09-0467  
Deed - Release

Received  
Recorded Register of Deeds  
Jun 04, 2009 09:55:25A  
Washington County  
Sharon D. Strout

**SEAL**



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*