

LAKE ACCESS LOT

RECREATIONAL | ELECTRIC AVAILABLE | FISHING

Lower Hot Brook Lake

**Lot 2 Woodland Ridge Road
Danforth, Maine**

Level Lot



\$30,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Are you in search of an affordable lake access lot in Maine that comes without numerous restrictions? Perhaps you're looking for a place where you can park your RV, relish the wilderness of Maine, and still have access to grid power? If so, this is the perfect opportunity for you. Located on Woodland Ridge Road in Danforth, this lot offers lake access to Lower Hot Brook Lake and electricity available roadside.

LOCATION Danforth is a small town in Northern Washington County with a population of just 587. Despite its small size, it boasts a downtown area equipped with essential services, including a bank, grocery store, gas station, and other amenities. For more extensive needs, the nearest hospital is in Houlton, about 40 miles away, while the nearest city, Calais, is approximately 60 miles away. If you're looking to travel further afield, Fredericton, the capital city of New Brunswick, Canada, is 90 miles away, and Boston is a 330-mile drive, taking about five and a half hours.



LAKE Lower Hot Brook Lake spans 713 surface acres and has a maximum depth of 13 feet. Remarkably, more than half of the lake remains undeveloped, preserving its natural beauty and serenity. These hidden waters are ideal for those who love canoeing, kayaking, or fishing from a paddleboard. The lake is home to a thriving bass and perch fishery, making it a paradise for anglers of all ages.

LAND The surveyed lot features 214 feet of road frontage on Woodland Ridge Road with access to grid power at the roadside. The land is mostly level ground and should be easy to clear a spot for your camper, RV, cabin, or home. A driveway is started onto the property and can be expanded for more privacy.

The land is all wooded with various tree species such as red maple, poplar, spruce, fir and hemlock. The lot comes with two lake access points. The first being a 25-foot-wide pedestrian easement over other lands of the sellers. This access is about 200 feet from the boundary of the land. The other access is a community boat landing, surprisingly located off Boat Landing Road about 2 miles north of the land.



**Lifestyle
Properties
of Maine**





POINTS OF INTEREST The area surrounding these lots is rich with recreational opportunities. ATV and snowmobile enthusiasts will find numerous trails to explore, while paddlers and wildlife watchers can enjoy the nearby Baskahegan Stream, perfect for moose watching and fishing. The St. Croix River and the Canadian border are also within easy reach. For those who love fishing, East Grand Lake and Spednic Lake are notable spots to visit, with Spednic Lake offering exceptional fishing experiences.

Washington County is renowned for its vast expanses of private forest lands, many of which are conserved and open to the public for hunting and other recreational activities. Whether you're an outdoor enthusiast or simply seeking a tranquil retreat, this lot offers an opportunity to experience the natural wonders of Maine while enjoying the conveniences of modern amenities. Call today for a property information package and schedule your private showing.

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to our monthly
newsletter





LOT 2 WOODLAND RIDGE ROAD, DANFORTH

PRICE **\$30,000**

TAXES \$300/2024 *ESTIMATED

ACREAGE 1.19 ROAD FRONTAGE 203'



HOW FAR TO...



Shopping | Danforth, 5± miles



Hospital | Houlton, 40± miles



Airport | Presque Isle, 82± miles



Interstate | Houlton, 40± miles



City | Calais, 62± Miles



Boston | 330± miles



Phil McPhail, ALC

DESIGNATED BROKER | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country LifeStyle Properties of Maine is your realtor!'

Kelly Simmons



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
(207) 255-3434

Fire

Danforth Fire Dept
(207) 448-2255

Town Office

18 Central Street
(207) 448-2321
M-F 8:00 to 4:00

Tax Assessor

RJ Appraisals
(207) 487-3273

Code Enforcement

Dwight Tilton
(207) 448-2321

Danforth - Woodland Ridge Road (Deer Run Estates)

Washington County, Maine, AC +/-



Boat Landing Access 25 Foot Pedestrian Boundary

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Washington County, Maine, AC +/-



Boat Landing Access 25 Foot Pedestrian Boundary

PROPERTY LOCATED AT: Woodland Ridge lots 1,3-7, 9 11,13, 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: None

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: none

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 CL CL

PROPERTY LOCATED AT: Woodland Ridge lots 1,3-7, 9 11,13, 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: right of way for access, utility easement, conditions in deed

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? owners

Road Association Name (if known): unknown

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: Part of an approved subdivision

Source of information: survey

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: N/A

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 and survey plan

Additional Information: N/A

Buyer Initials _____

Seller Initials CL CL

PROPERTY LOCATED AT: Woodland Ridge lots 1,3-7, 9 11,13, 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 Lord 07/01/2024
SELLER DATE
Corey A. Lord

Christiana Lord 07/01/2024
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

DLN 1002040118940
QUITCLAIM DEED

DENNIS M. HAYDEN and MIRIAM HAYDEN, husband and wife, both having a mailing address of PO Box 1789, Sagamore, Massachusetts 02562,

for consideration paid

grant to COREY A. LORD and CHRISTIANA M. LORD, husband and wife, both of 314 Irish Settlement Road, Danforth, Maine 04424, as JOINT TENANTS, with QUITCLAIM COVENANTS,

Real Estate situated in Danforth, County of Washington and State of Maine, bounded and described on Schedule A attached hereto.

Excepting, however, Electric Distribution Line Easement dated March 14, 2003 from Woodland Lake Ridge Estates to Eastern Maine Electric Cooperative and New England Telephone and recorded in the Washington County Registry of Deeds in Vol. 2727, Page 44.

Subject to terms and conditions of Developer's Line Extension Agreement dated March 27, 2003 between Eastern Maine Electric Cooperative and Woodland Lake Ridge Estates and recorded in said Registry in Vol. 2727, Page 45 and Vol. 2727, Page 47.

Being the same premises conveyed by Quitclaim Deed dated October 17, 2007 from Woodland Ridge Lake Land Company to Dennis Hayden and Miriam Hayden and recorded in said Registry in Vol. 3363, Page 191.

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

The Grantors hereby certifies that this transfer is for adequate and full consideration in money or monies worth.

IN WITNESS WHEREOF, DENNIS M. HAYDEN and MIRIAM HAYDEN have hereunto set their hands and seals this 4 day of November, 2020.

Signed, Sealed and Delivered
in the presence of




DENNIS M. HAYDEN

[Signature]

[Signature]
MIRIAM HAYDEN

STATE OF MASSACHUSETTS
COUNTY OF Plymouth

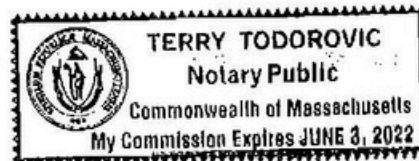
November 5, 2020

Personally appeared the above-named MIRIAM HAYDEN and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]

Notary Public Terry Todorovic



SCHEDULE A

Lots 27 and 28 as shown on a plan of land entitled "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. Said Lot 27 contains 206.41 acres \pm and Lot 28 contains 233.30 acres \pm .

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 Volume 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 and "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 and "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.

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 Volume 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 Volume 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, and Cabinet 3, Drawer 16, Number 49 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 Land Lake Company and the lot owners for all purposes of a right of way, including the placement of utilities...

10. Setbacks for buildings from shore shall not be less than 100,' 75' setback 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.

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 Vol. 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.



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:

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 _____
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.



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Subscribed



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Testimonial

“We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm.”

Allen LeBrun, *Previous Client*