

WATERFRONT LAND

COASTAL | RECREATIONAL | PRIVATE

Rogue Lake

**M2 L1 Off Bear Hollow Road
Robbinston, Maine**

Seasonal



\$325,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Nestled in the small town of Robbinston, Maine, this sprawling 330-acre lot offers a unique blend of natural beauty and convenient access to amenities. The land encompasses the entirety of Rogue Lake, offering a secluded 1000+ feet of frontage, a perfect retreat for those seeking a quiet escape.

An ATV trail meanders through the property, making it ideal for outdoor enthusiasts who enjoy exploring the rugged landscape. Whether you're into hiking, ATV riding, or simply savoring the sights and sounds of nature, this property has something for everyone. Additionally, a small sand pit on the premises offers a convenient source of materials, adding to the land's versatility and potential for development.

Located just minutes from boat launches at Nash Lake and Magurrewock Lakes, the property is perfect for boating, fishing, and other water-based recreation. For those who love the ocean, Passamaquoddy Bay is within close proximity, providing yet another stunning locale for adventure and exploration.





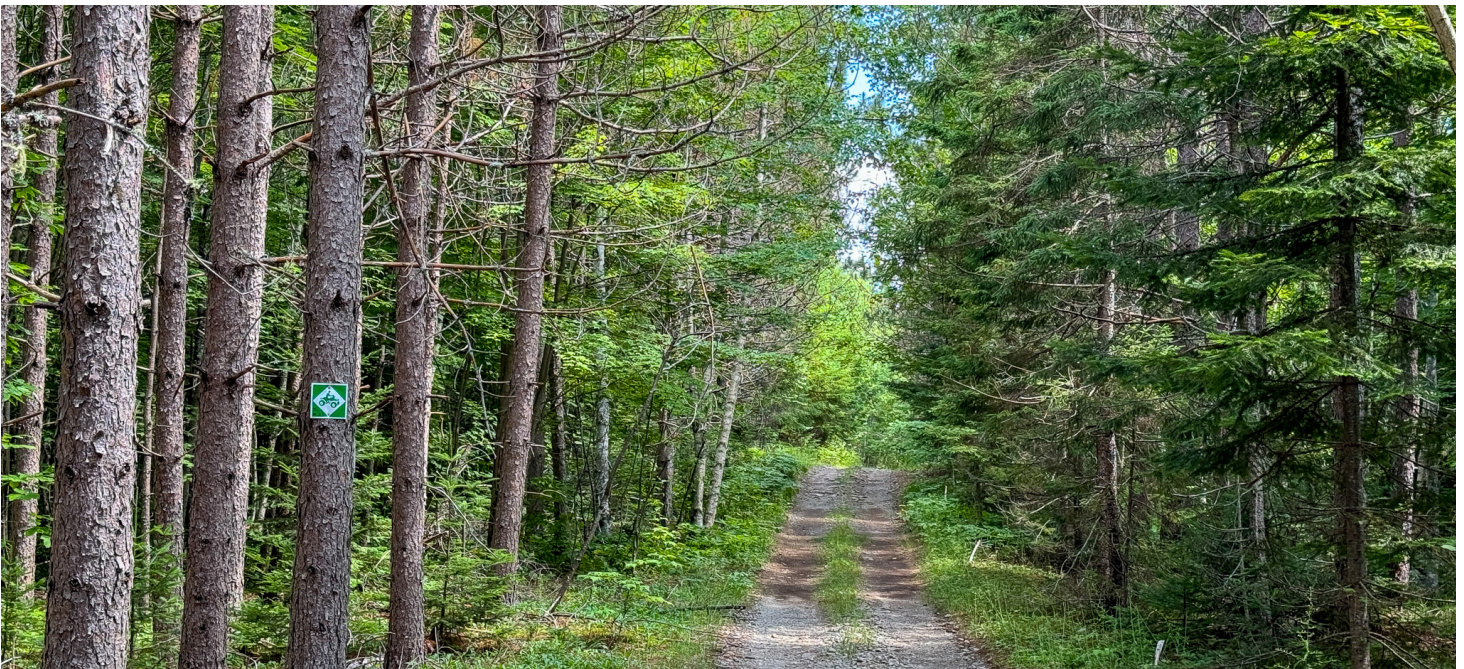
Lifestyle Properties of Maine



Despite its secluded feel, the property is not far from essential services and amenities. The town of Calais, the nearest service town, is a short drive away. Here, you'll find a variety of restaurants, charming small shops, and larger stores like Walmart, Tractor Supply, and Hammond Lumber. You're also within a short distance of the historic town of east port, home to many small restaurants and shops, including the oldest diner in Maine, the WaCo diner. This blend of convenience and seclusion makes the property a rare find, ideal for anyone looking to have a recreational get away, build a camp, or simply enjoy the beauty of Maine's wilderness.

Whether you're drawn by the allure of expansive land, the potential for outdoor activities, or the convenience of nearby services, this 330-acre lot in Robbinston, Maine, offers an exceptional opportunity to own a piece of the state's stunning natural landscape.

Like what you see?
Scan to subscribe
to our monthly
newsletter





M2 L1 OFF BEAR HOLLOW ROAD, ROBBINSTON

PRICE **\$325,000**

TAXES \$831/2023

ACREAGE 365 ROAD FRONTAGE NONE



HOW FAR TO...



Shopping | Calais, 15± miles



Hospital | Calais, 15± miles



Airport | Bangor, 100± miles



City | Bangor, 100± Miles



Boston | 340± miles



Peter McPhail, ALC

Broker | CRS | ALC | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Peter's
bio and other
listings



Testimonial:

'We were blessed meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for quiet professionals to sell our family home. From the start, Peter's his extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in "made to order" home sales experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for to those looking for results in the Maine reality market.'

Stephen Grant



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Calais Police Dept
(207) 454-2751

Fire

Robbinston Fire Dept
(207) 904-7625

Town Office

904 US Rte 1
(207) 454-3220
Monday 7am-9am
Tuesday 430pm-630pm

Tax Assessor

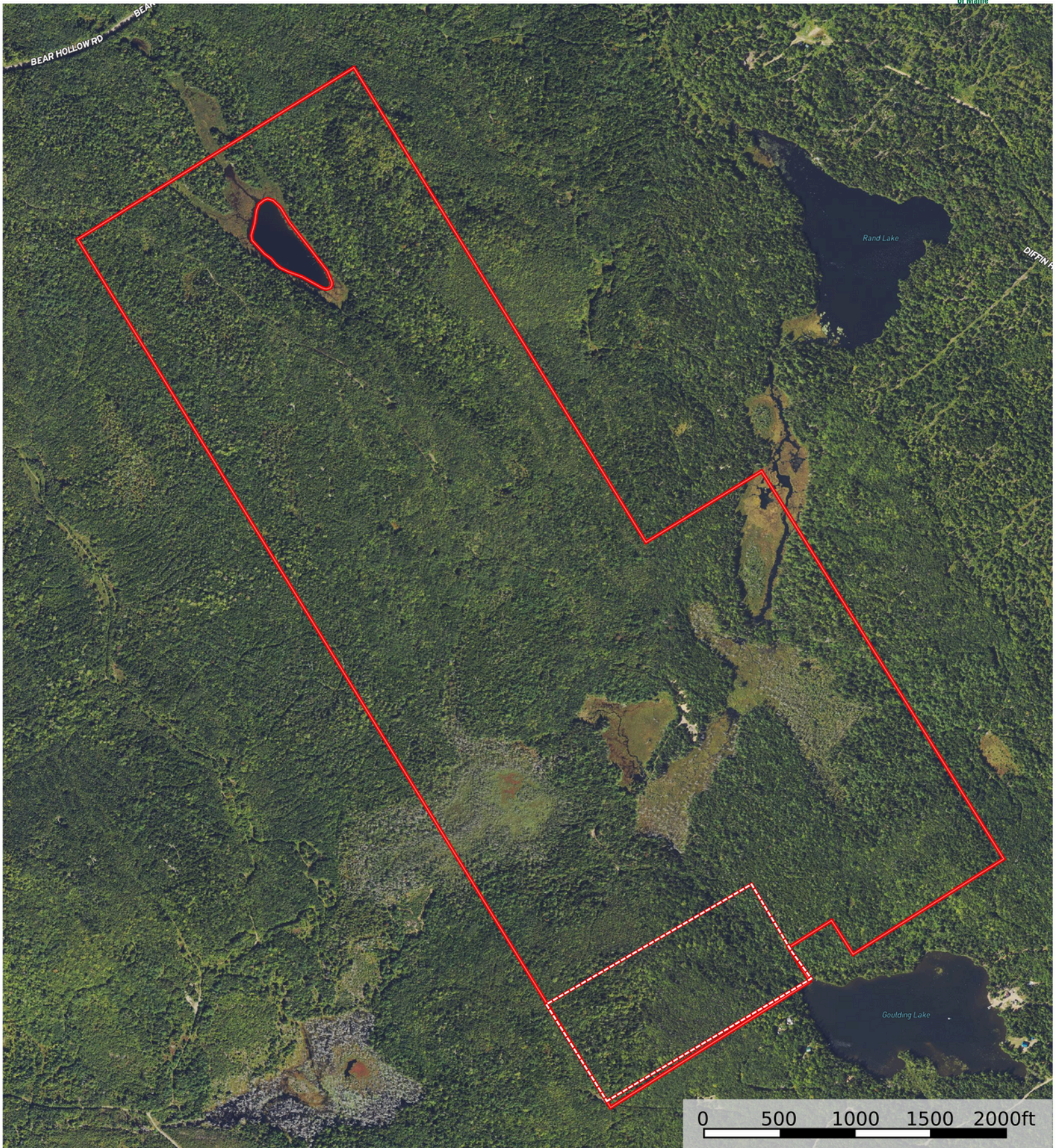
Town Office
(207) 454-3220

Code Enforcement

Andrew Snowman
(207) 214-6300

Robbinston - 365 acres

Washington County, Maine, AC +/-

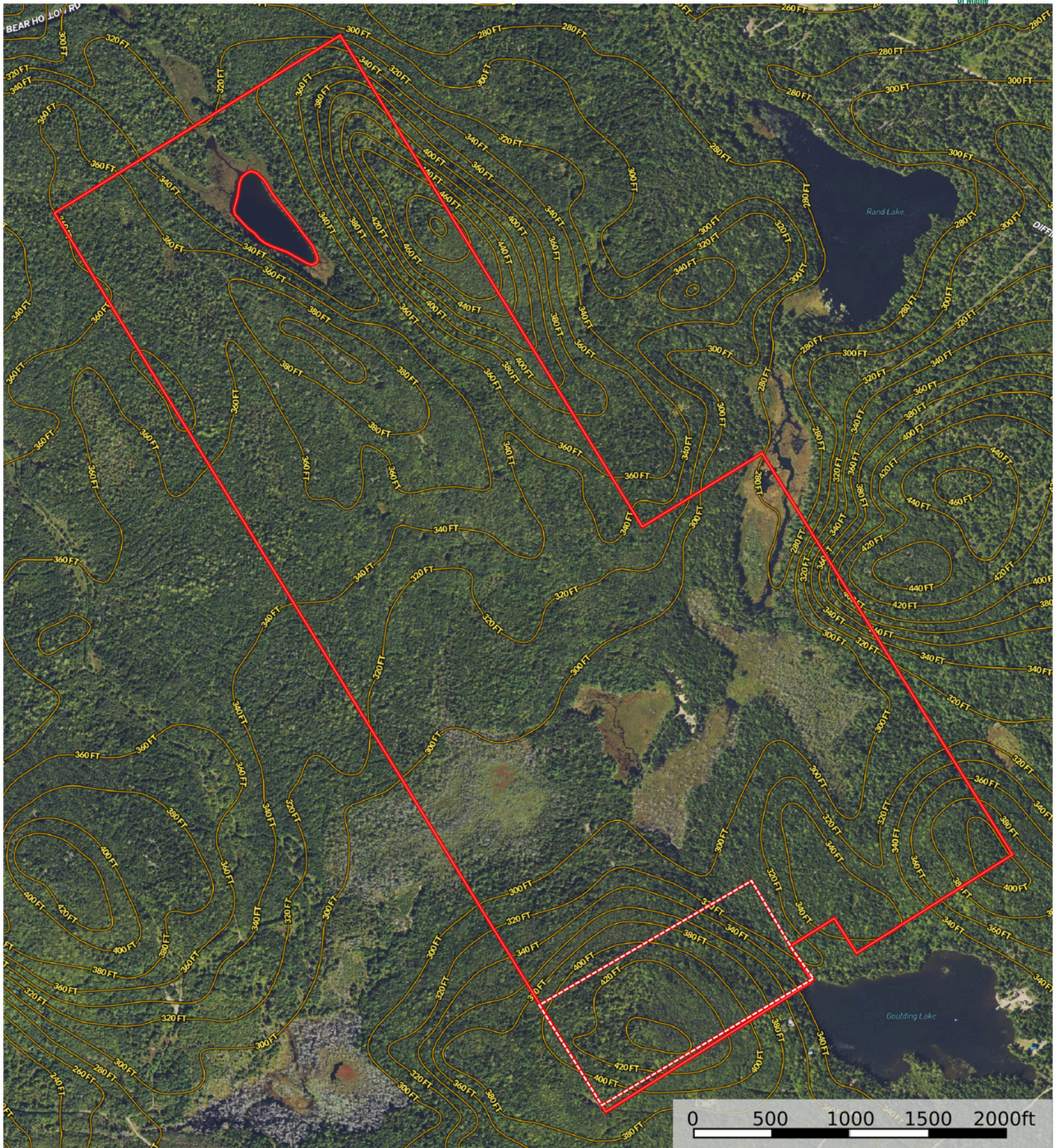


Legend for land ownership and boundaries:

- Boundary (Red outline)
- Boundary (Red outline)
- Forest Service (Green polygon)
- State Land (Blue polygon)
- Fish and Wildlife (Pink polygon)
- National Park (Purple polygon)
- Other (Orange polygon)
- BLM (Yellow polygon)
- Local Government (Red polygon)
- Conservation Easements (Light blue polygon)

Robbinston - 365 acres

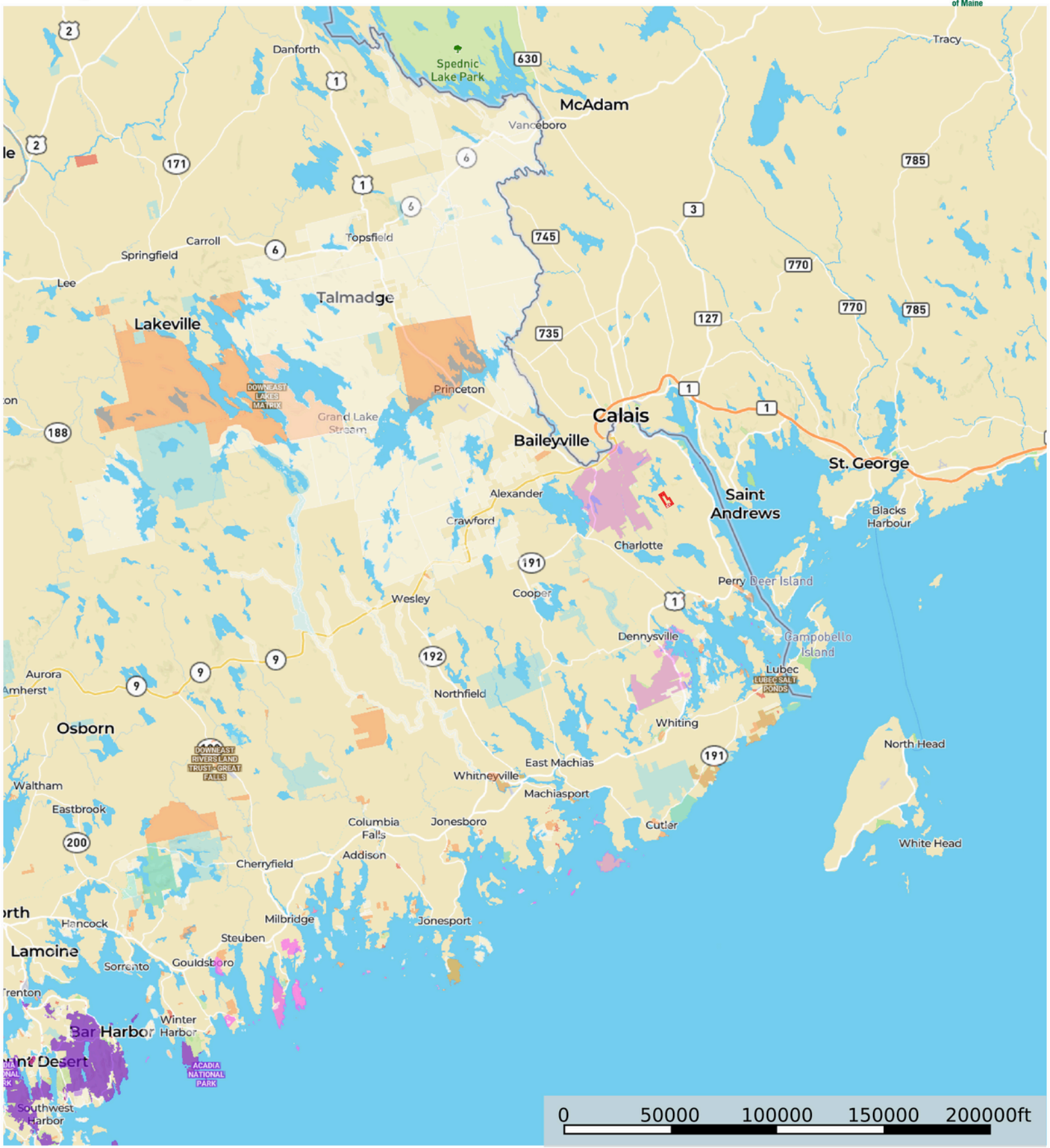
Washington County, Maine, AC +/-

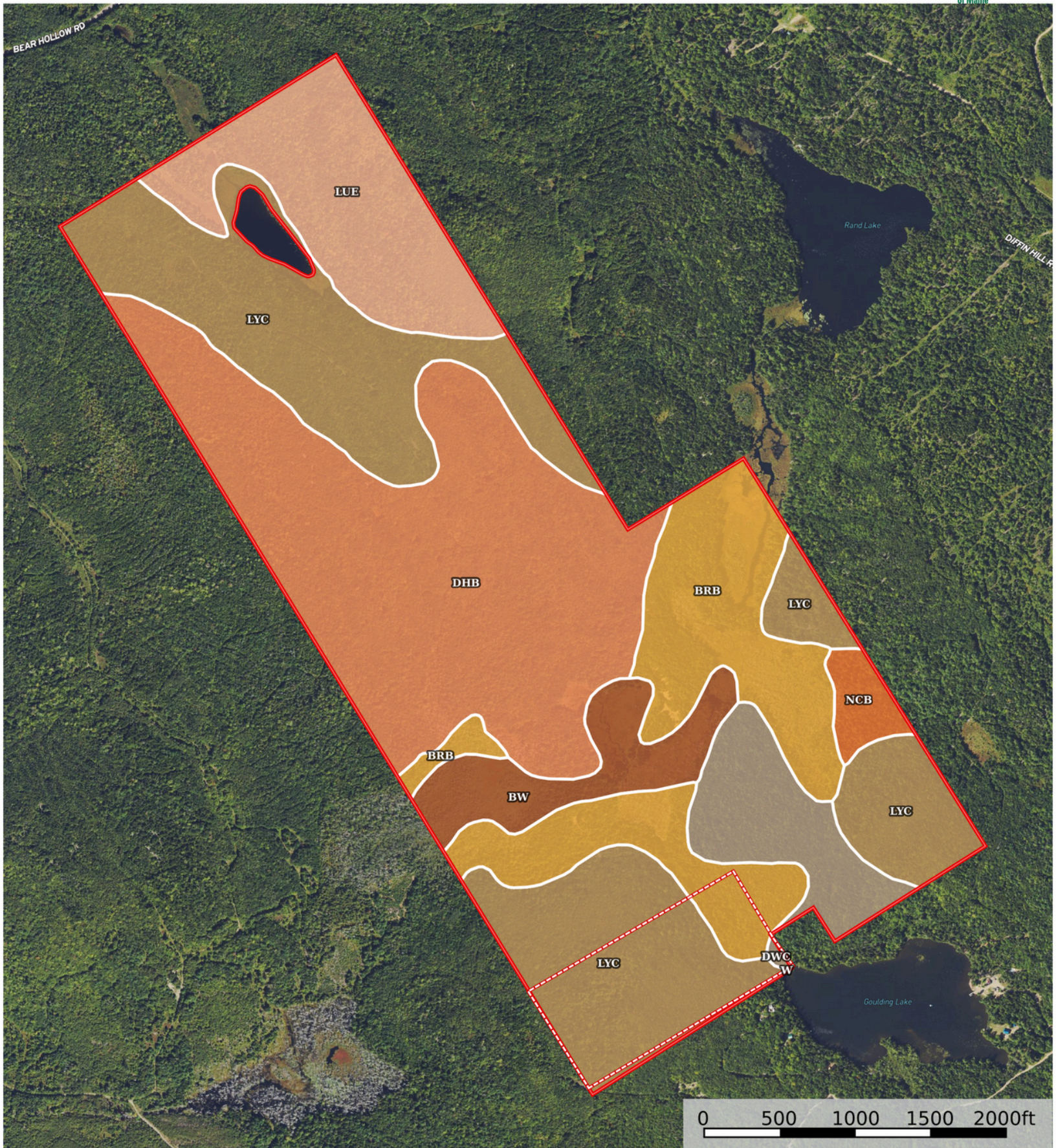


- Boundary
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements

Robbinston - 365 acres

Washington County, Maine, AC +/-





Boundary 393.27 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DHB	Peru-Colonel complex, 0 to 8 percent slopes, very stony	121.29	30.84	0	-	6s
LYC	Lyman-Tunbridge-Abram complex, 3 to 15 percent slopes, rocky	117.16	29.79	0	-	6s
BRB	Brayton-Colonel association, 0 to 8 percent slopes, very stony	62.98	16.01	0	-	6s
LUE	Lyman-Abram-Tunbridge complex, 15 to 60 percent slopes, rocky	41.98	10.67	0	-	6s
DWC	Peru-Tunbridge-Colonel complex, 3 to 15 percent slopes, very stony	22.72	5.78	0	-	6s
BW	Bucksport and Wonsqueak mucks, 0 to 2 percent slopes	21.36	5.43	0	-	5w
NCB	Naskeag-Tunbridge-Lyman complex, 0 to 8 percent slopes, rocky	5.77	1.47	0	-	7s
W	Water	0.01	0.0	0	-	-
TOTALS		393.27(*)	100%	-	-	5.96

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

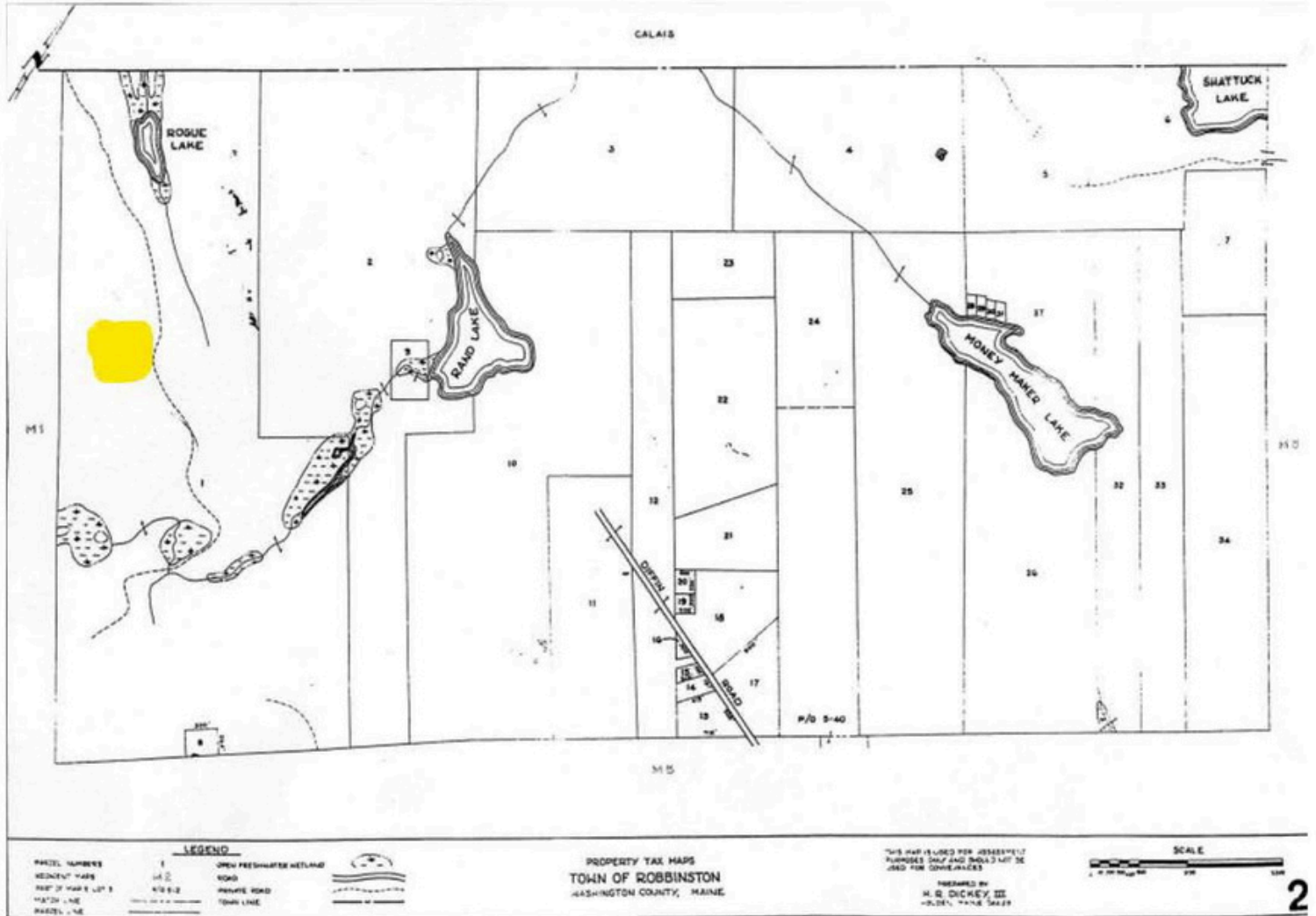
Increased Limitations and Hazards
Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water



PROPERTY LOCATED AT: M2 L1 Off Bear Hollow Road, Robbinston,

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: **Information provided to the best of the sellers knowledge**

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: **Information provided to the best of the sellers knowledge**

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 PM PM

PROPERTY LOCATED AT: M2 L1 Off Bear Hollow Road, Robbinston,

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 onto the property

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): None

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

If Yes, explain: _____

Source of information: S 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: Seller

Additional Information: Information provided to the best of the sellers knowledge. Sellers are licensed real estate agents.

Buyer Initials _____

Seller Initials PM PM

PROPERTY LOCATED AT: M2 L1 Off Bear Hollow Road, Robbinston,

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.

Phil McPhail 06/10/2024
SELLER DATE
Kate's LLC

SELLER DATE
Phil McPhail

Peter McPhail 06/10/2024
SELLER DATE
Peter McPhail

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



WARRANTY DEEDDLN: 1002040116177

ANDRIA ZINKA, formerly known as ANDRIA STRAUJUPS, as TRUSTEE of the EGIL A. STRAUJUPS TRUST under Declaration of Trust dated November 27, 2012, having a mailing address of 1752 Islington Street, Portsmouth, New Hampshire 03801, hereby grants to KATE'S, LLC, a Maine limited liability company, having a mailing address of 18 River City Drive, Unit 18B, Brewer, Maine 04412, with Warranty Covenants, the land, together with any improvements thereon, situated in Robbinston, Washington County, State of Maine, more particularly bounded and described as follows:

Commencing at a point where the northerly line of the Town of Robbinston meets the southerly line of the City of Calais at the point where it is intersected by the westerly line of the Merryfield lot which point is marked by a yellow birch tree; thence on a course South 32° East by the Merryfield lot 3,670 feet to a point; thence North 58° East by the Merryfield lot 930 feet to a wood stub and a heath; thence South 32° East 2,966 feet to a post at a corner of land of Diamond International Corporation; thence South 58° West 2,955 feet to a wood post at the corner of Diamond International lands; thence North 32° West 6,616.5 feet by Diamond International lands to a post at the Town line; thence North 58° East by the Town line 2,020 feet to place of beginning.

Together with any rights of way leading to the foregoing premises, including specifically a right of way as described in a deed of Mount Holly, Inc. to Alden and Donna Mingo dated February 27, 1989 recorded in Book 1563, Page 263 of the Washington County Registry of Deeds, and being the third right of way as described in that deed. Also conveying a right of way reserved in a deed from Alden and Donna Mingo to Gregg and Patricia Brooks dated March 10, 1989 and recorded in Book 1564, Page 298 of said Registry, and subject to the right of way to the Brooks parcel described therein.

EXCEPTING however from the above land a parcel of land deeded to Gregg and Patricia Brooks by deed of Alden and Donna Mingo dated March 10, 1989 and recorded in Book 1564, Page 298 of the Washington County Registry of Deeds, consisting of two acres on the northerly shore of Goulding Lake more particularly described as follows:

Commencing at a point ten (10) rods easterly of the southeast corner of the Stevenson lot at a spotted tree; thence northerly parallel to the Stevenson line sixteen (16) rods to a point; thence easterly twenty (20) rods to a point; thence southerly sixteen (16) rods to land of Diamond International; thence westerly by said Diamond International line twenty (20) rods to the place of beginning.

ALSO EXCEPTING from the above described land a certain parcel of land described in the deed from Andria Straujups, Trustee of the Egil A. Straujups Trust dated November 27, 2012 to Howard E. Duvall and Mary Ann Duvall dated July 21, 2015 and recorded in Book 4173, Page 259 of the Washington County Registry of Deeds.

ALSO CONVEYING the right of way described in the Confirmatory Easement Deed from Alden R. Mingo and Donna R. Mingo to Andria Zinko (f/k/a Andria Straujups), Trustee of the Egil A. Straujups Trust dated November 27, 2012 of recent date to be recorded in the Washington County Registry of Deeds, as follows:

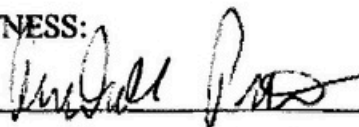
“A right of way, in common with Grantors and others, for ingress and egress and for the installation of utilities of every name and nature, including but not limited to water, sewer, power, electricity, telephone and cable television line, whether the same be overhead or underground, said right of way being more particularly described in Exhibit A to the Right of Way deed from Alden R. Mingo and Donna Mingo to Mount Holly, Inc. recorded March 7, 1989 in Book 1563, Page 258 of the Washington County Registry of Deeds, which description is incorporated herein by reference.”

Grantee and Grantee’s successors and assigns shall be obligated to join and contribute to a road association formed for the purposes of maintaining said way. Reference is also made to the Confirmatory Easement Deeds to Andria Zinko (f/k/a Andria Straujups), Trustee of the Egil A. Straujups Trust dated November 27, 2012 from Richard Mingo and from Arthur Mingo, both of recent date to be recorded herewith in the Washington County Registry of Deeds.

For Grantor’s source of title, reference is made to the deed from Alden Mingo and Donna Mingo to Egil Straujups dated March 10, 1989 and recorded in Book 1564, Page 299. Reference is also made to the Certificate and Abstract of Probate for the Estate of Egil A. Straujups, dated July 1, 2013 and recorded in Book 3970, Page 67.

WITNESS my hand and seal this 14 day of October, 2020.

WITNESS:




_____ **Andria Zinko (f/k/a Andria Straujups), Trustee**

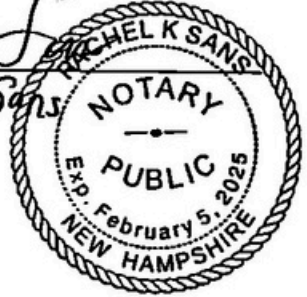
STATE OF NEW HAMPSHIRE
ROCKINGHAM COUNTY

10/14, 2020

Then personally appeared the above-named Andria Zinko, formerly known as Andria Straujups, and acknowledged the foregoing instrument to be her free act and deed in her capacity as Trustee of the Egil A. Straujups Trust dated November 27, 2012.

Before me,

Rachel S.
Print Name: *Rachel Sang*
Notary Public





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.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 54.8K subscribers · 813 videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa... >

lifestylepropertiesofmaine.com and 3 more links

Subscribed



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

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*