

BUILDABLE LOT

DRILLED WELL | POWER HOOK-UP | PARTIALLY CLEARED

2 Acre Lot

**356 Lead Mine Road
Lubec, Maine**

Year Round Access



\$69,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!

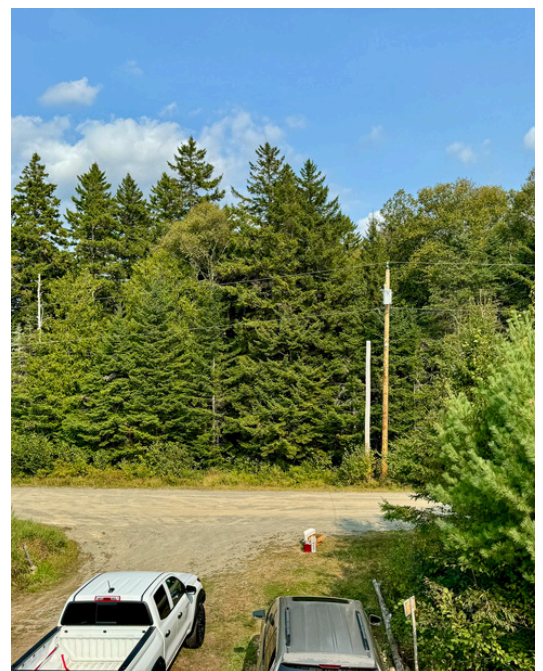




This beautiful 2-acre partially cleared lot in the coastal town of Lubec, Maine, offers a fantastic opportunity for those seeking a serene and peaceful escape in the northeastern most part of the United States. With a drilled well, a 1000-gallon septic tank installed, complete septic design with permits in place, ready for the leach field to be installed, and power hook-up on site, this property is ready for your vision, whether it's a dream home, a vacation retreat, or an investment property.

The current owners parked their travel trailers here so you have two sites that have the well and septic lines plumbed in and ready for hookup. Live in your camper or travel trailer while you are building your vacation cottage. The property is being sold with a 20-foot shipping container and a 7 x 11 shed so you will have plenty of storage room while you are building. Situated on a town-maintained road, you'll enjoy year-round access, ensuring convenience and ease no matter the season.

Lubec is known for its rugged natural beauty and some of the most scenic Atlantic coastline in the United States. Nearby, you'll find Quoddy Head State Park, home to the iconic West Quoddy Head Lighthouse, with hiking trails that offer breathtaking views of the Atlantic Ocean and the Bay of Fundy. The park's trails are perfect for birdwatching and exploring Maine's coastal environment. If you enjoy outdoor activities, Lubec's location also provides opportunities for whale watching, boating, and fishing.



For a more cultural experience, explore the local art galleries and seasonal festivals that celebrate the town's heritage. Campobello Island, just a short drive over the Canadian border, offers more scenic hikes and is home to the historic Roosevelt Campobello International Park. Whether you're drawn to the quiet solitude of nature or the charm of a coastal Maine town, this Lubec property places you in the heart of it all, with access to both outdoor adventure and the welcoming spirit of Downeast Maine.



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newsletter



**Lifestyle
Properties
of Maine**





356 LEAD MINE ROAD, LUBEC

PRICE **\$69,900**

TAXES \$350/2024

ACREAGE 2 ROAD FRONTAGE 300

HOW FAR TO...



Shopping | Machias, 33± miles



Hospital | Machias, 25± miles



Airport | Answer, XX± miles



Interstate | Bangor, 113± miles



City | Bangor, 113± Miles



Boston | 345± miles





Carson McPhail

Sales Agent | REALTOR®



207.290.3816 cell



207.794.6164 office



carson@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Carson's bio and
other listings



Testimonial:

'From start to finish the process was fantastically organized, prompt and professional! They take pride in how they do business and their great mannerisms certainly stand out ! I couldn't be more pleased and of course the sale happened in record time!! Thanks so much to the entire team!!!'

Robert Spencer



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme



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



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MUNICIPAL CONTACTS

Police

Washington County Sheriffs
(207) 255-4422

Fire

Lubec Fire Dept
(207) 733-4641

Town Office

40 School Street
(207) 733-2341
Mon-Fri 8-4

Tax Assessor

Ruby Fry
(207) 733-2341

Code Enforcement

Alex Henry
(207) 210-4869
lubecceo@gmail.com

T R E S C O T T



LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE 3
 MISSING LOTS: 1

PROPERTY MAP
TOWN OF LUBEC
 WASHINGTON COUNTY, MAINE
 JAMES W. SEWALL COMPANY
 SCALE 1 INCH = 500 FEET
 APRIL, 1959

PROPERTY LOCATED AT: 356 Lead Mine Rd Lubec , Lubec,

PROPERTY DISCLOSURE – LAND ONLY (With Improvements)

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 – WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): N/A Yes No Unknown
Quantity: Yes No Unknown
Quality: Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
IF Yes: Date of most recent test: _____ Are test results available? .. Yes No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
IF Yes, are test results available? Yes No

What steps were taken to remedy the problem? _____
Has the water been tested for radon?..... Yes No
If Yes: Date: _____ By: _____

Results: _____
If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No Unknown
Are test results available? Yes No
Results/Comments: _____

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: Left side of driveway
Installed by: Shannon Drilling
Date of Installation: June 7, 2024

USE: Number of persons currently using system: 3
Does system supply water for more than one household? Yes No Unknown

Comments: Information provided to the best of the sellers knowledge

Source of Section I information: Seller
Buyer Initials _____ Page 1 of 5 Seller Initials KG CG

PROPERTY LOCATED AT: **356 Lead Mine Rd Lubec , Lubec,**

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected?..... Yes No~~

~~If Yes, what results:~~

~~Have you experienced any problems such as line or other malfunction?..... Yes No~~

~~What steps were taken to remedy the problem?.....~~

IF PRIVATE (Strike Section if not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: **Right side of property** _____ OR Unknown

Date Installed: **08/07/2024** Date last pumped: **09/05/2024** Name of pumping company: _____

Have you experienced any malfunctions?..... Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: **09/05/2024** Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: **N/A**

Date of installation of leach field: **N/A** Installed by: **N/A**

Date of last servicing of leach field: **N/A** Company servicing leach field: **N/A**

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: **N/A**

Do you have records of the design indicating the # of bedrooms system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone?..... Yes No Unknown

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

Source of Section II information: **Seller**

Buyer Initials _____

Seller Initials **KG CG**

PROPERTY LOCATED AT: **356 Lead Mine Rd Lubec , Lubec,**

SECTION III – 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 the 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 the 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.

SECTION IV – ACCESS TO THE PROPERTY

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

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): _____

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

Buyer Initials _____

Seller Initials **KG**

CG

PROPERTY LOCATED AT: 356 Lead Mine Rd Lubec , Lubec,

SECTION V – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

AE

Relevant Panel Number: 23029C1458E Year: 2017 (Attach a copy)

Comments: Information provided to the best of the sellers knowledge

Source of Section V information: Seller

Buyer Initials _____ Page 4 of 5 Seller Initials KG CG

PROPERTY LOCATED AT: 356 Lead Mine Rd Lubec , Lubec,

SECTION VI – GENERAL INFORMATION

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

If Yes, explain: _____

Source of information: Information provided to the best of the sellers knowledge

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: Information provided to the best of the sellers knowledge

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 Section VI information: Information provided to the best of the sellers knowledge

Additional information: None

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.

Kenneth Gavin 09/06/2024
SELLER DATE
Kenneth Gavin

Cassandra Gavin 09/07/2024
SELLER DATE
Cassandra Gavin

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

ERECORD

Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

WARRANTY DEED

DLN# 1002440264002

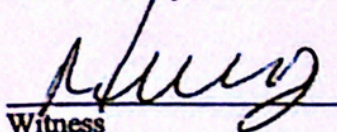
DANIEL W. WORMELL, of Lubec, County of Washington, and State of Maine, for consideration paid, GRANT to CASSANDRA GAVIN AND KENNETH GAVIN, both of Perry, County of Washington, and State of Maine, with Warranty Covenants, as Joint Tenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Lubec, County of Washington, and State of Maine, more particularly bounded and described as follows:

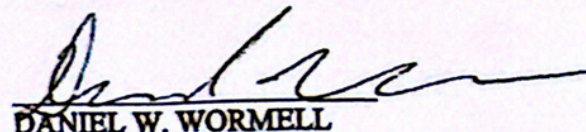
Beginning at a point on the westerly edge of the Lead Mine Road where the southeast corner of land conveyed to Michael A. Murphy by David Rice and Thomas Flanagan abuts the northeast corner of the land conveyed to Michael A. Murphy by Joe L. Murphy and Lorraine L. Murphy; thence continuing in a southeasterly direction along the Westerly edge of the Lead Mine Road a distance of 375 feet to an iron stake marking the true point of beginning; thence continuing in a southeasterly direction along the westerly edge of the Lead Mine Road a distance of three hundred (300) feet, to an iron stake driven into the ground; thence continuing in a southwesterly direction across the land now or formerly of Michael A. Murphy a distance of three hundred (300) feet to an iron stake driven into the ground; thence continuing in a northwesterly direction across the land of said Murphy a distance of three hundred (300) feet to an iron stake driven into the ground; thence continuing in a northeasterly direction across the land of said Murphy, a distance of three hundred (300) feet to the first mentioned iron stake marking the true point of beginning.

Granting also to the Grantee, his heirs and assigns, any interest which the Grantor may have in the land lying between the easterly boundary line of the above conveyed property and the centerline of the Lead Mine Road, subject to the rights of the Public and the State of Maine.

Being the same premises as described in the deed from Ronald B. Tinker to Daniel W. Wormell, dated May 19, 2008 and recorded in the Washington County Registry of Deeds, Book 3411, Page 59.

WITNESS my hand and seal this 7 day of February, 2024


Witness


DANIEL W. WORMELL

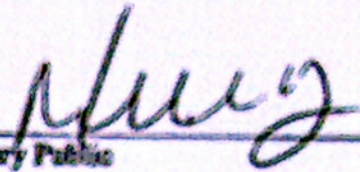
STATE OF MAINE
COUNTY OF WASHINGTON, ss

February 7, 2024

Personally appeared the above named Daniel W. Wernell and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

NICHOLE C. JIPSON
Notary Public, State of Maine
My Commission Expires Nov. 4, 2028



Notary Public

(Print Name and Affix 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:

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