

WOODED LOT

Building Lot

**Lot 2 Mill River Road
Harrington, Maine**

Recreational



\$42,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

This 21-acre wooded lot has a driveway tucked in across from #44 Mill River Rd with 700± feet of frontage. On US RT 1 it also has about 650 ft. This would make a good place for a home, woodlot or hunting spot. Not too far out of town but with the drive on Mill River you could have total privacy.

Settled in the late 18th century, Harrington is an idyllic location for access to the sea and river. It's a beautiful little town with both a farming and fishing industry; they are famous for both their clam fishing and balsam fir farming for Wreaths Across America. Harrington is close to many coastal hiking trails around Beals, Culter, Bar Harbor, and Gouldsboro's Schoodic point are all easy trips. The area has some fantastic beaches both on the ocean and the many area lakes for you to enjoy. Miles of trails for hiking, 4 wheeling, biking, or horseback riding are easy to reach from the property. If you enjoy being outside in the winter, the area is also a great outdoor recreation area for that as well... snowmobiling, cross country skiing, snowshoeing, and ice fishing are very popular.





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of Maine**

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LOT 2 MILL RIVER ROAD, HARRINGTON

PRICE **\$42,000**

TAXES \$384.71/2024

ACREAGE 21 ROAD FRONTAGE 1350



HOW FAR TO...



Shopping | Milbridge, 5± miles



Hospital | Machias, 25± miles



Airport | Bar Harbor, 37± miles



Interstate | 182A, 63± miles



City | Ellsworth, 32± Miles



Boston | 293± miles



Janine Hawkins

BROKER | REALTOR®



207.263.9089 cell



207.794.6164 office



janine@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Janine's bio and
other listings



Testimonial:

Our family has had the pleasure of Janine Hawkins being our real estate agent on three occasions. She is exactly the kind of person you hope to find when searching for property...someone who is professional and has integrity.

Janine is friendly, knowledgeable, down to earth, and honest. And... she listens, really listens to her clients. Never tried to talk us into something that we did not want or need in our property search.

Thanks to Janine's help, we have a very special place to call ours. We highly recommend her to all.

Better Honeker



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

911

Fire

911

Town Office

114 East Main Street

(207) 483-2061

harringtonmaine@gmail.com

Tax Assessor

Joel Sprout | Chairman

(207) 483-4097

Code Enforcement

Town Office

(207) 483-2061

Lot 2 Mill River Rd (Daniel Balasko)

Maine, AC +/-



Boundary

Lot 2 Mill River Rd (Daniel Balasko)

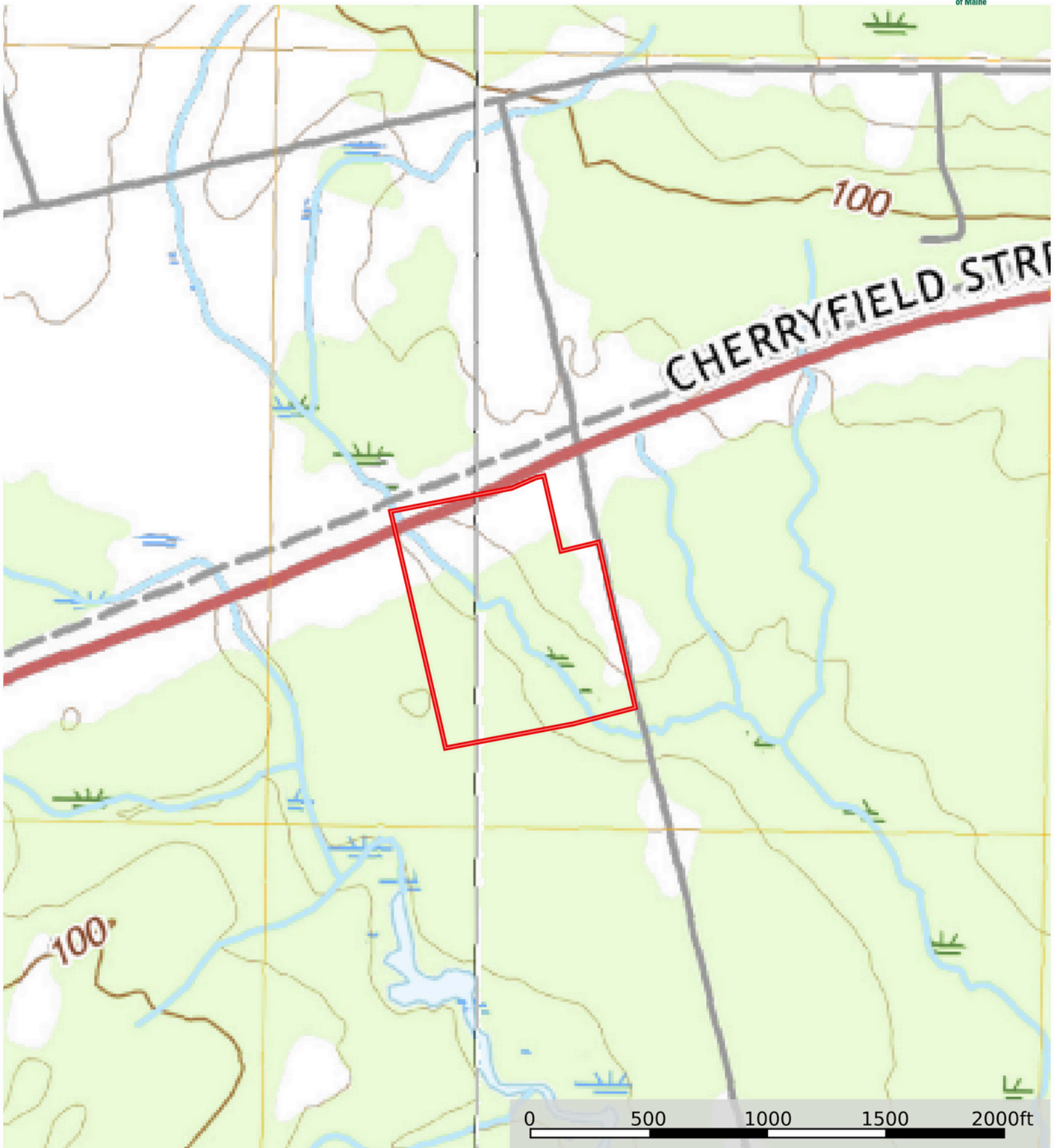
Maine, AC +/-



 Boundary

Lot 2 Mill River Rd (Daniel Balasko)

Maine, AC +/-



 Boundary



UPDATED BY:
AERIAL SURVEY AND PHOTO, INC.
1000 W. 655
NORRIDGEVOCK, ME 04857
TEL: 207 634-2006

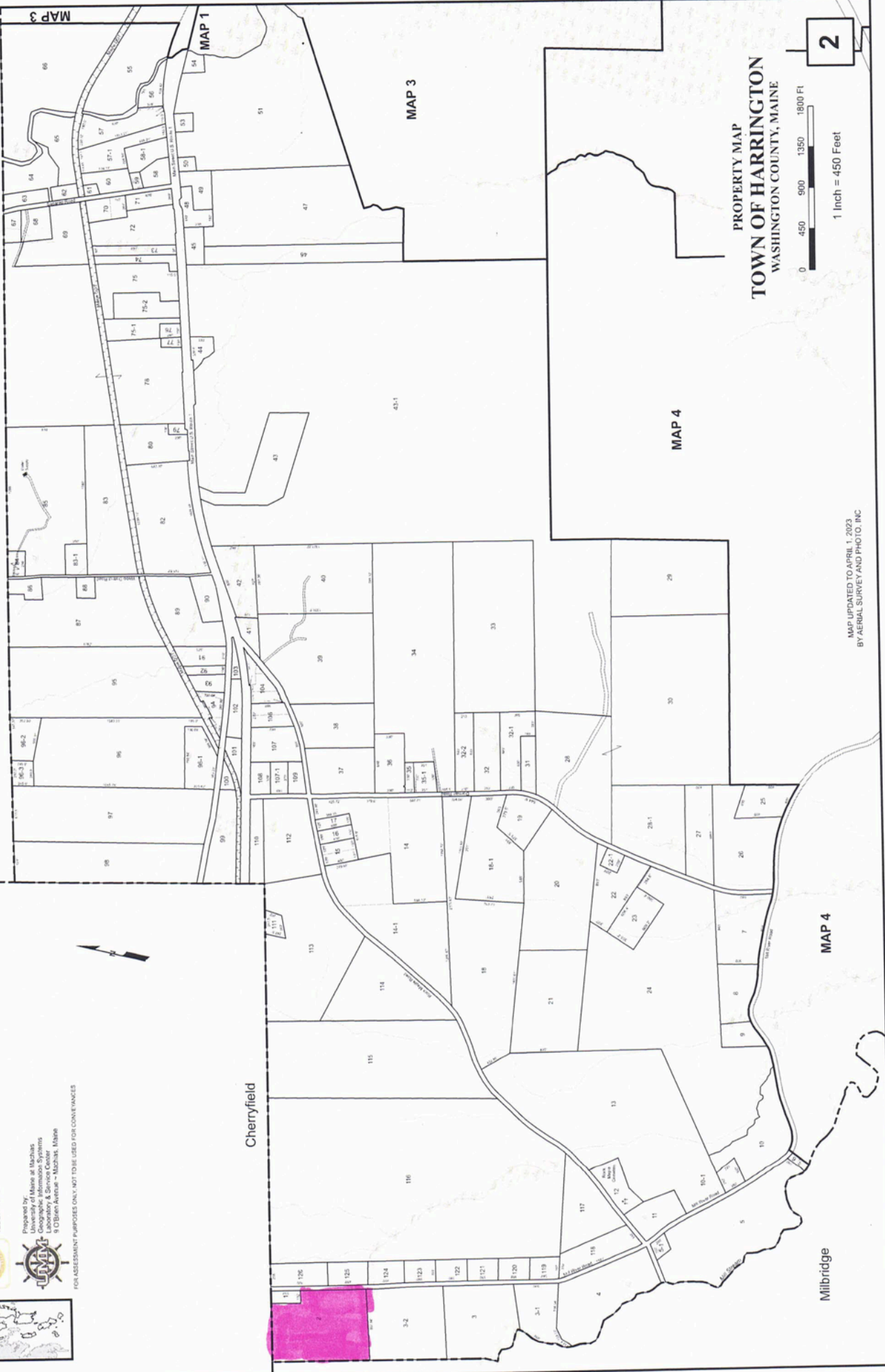
Prepared by:
University of Maine at Machias
Geographic Information Systems
Department
8 O'Brien Avenue - Machias, Maine

FOR ASSESSMENT PURPOSES ONLY. NOT TO BE USED FOR CONVEYANCES

Columbia

Cherryfield

Milbridge



PROPERTY MAP
TOWN OF HARRINGTON
WASHINGTON COUNTY, MAINE



1 Inch = 450 Feet

MAP UPDATED TO APRIL 1, 2003
BY AERIAL SURVEY AND PHOTO, INC.

PROPERTY LOCATED AT: Lot 2 Mill River Rd, Harrington, ME 04643

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 4 Seller Initials DB JL

PROPERTY LOCATED AT: Lot 2 Mill River Rd, Harrington, ME 04643

SECTION II – 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: _____

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: seller

SECTION III – 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: _____

Buyer Initials _____

Seller Initials DB JL

PROPERTY LOCATED AT: Lot 2 Mill River Rd, Harrington, ME 04643

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?

Relevant Panel Number: 23029C1776E Year: 2017 (Attach a copy)

Comments: _____

Source of Section III information: FIRMette

SECTION IV – 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: 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 Section IV information: town records/seller

Additional Information: 30' gravel drive has been placed on property (across from 44 Mill River Rd)

Property has frontage on Mill River Rd and US Rt 1.

Buyer Initials _____ Page 3 of 4 Seller Initials DB JL

PROPERTY LOCATED AT: Lot 2 Mill River Rd, Harrington, ME 04643

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.

Daniel Balasko 09/22/2024

Jessa Loane 09/22/2024

SELLER DATE
Daniel Balasko

SELLER DATE
Jessa Loane

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





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- Without Base Flood Elevation (BFE)
Zone A (AE, AO, AH, VE, AR)
Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone 3
- Area with Flood Risk due to Levee. Zone 3

- OTHER AREAS OF FLOOD HAZARD
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMFRS
- Area of Undetermined Flood Hazard Zone X

- OTHER AREAS
- GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

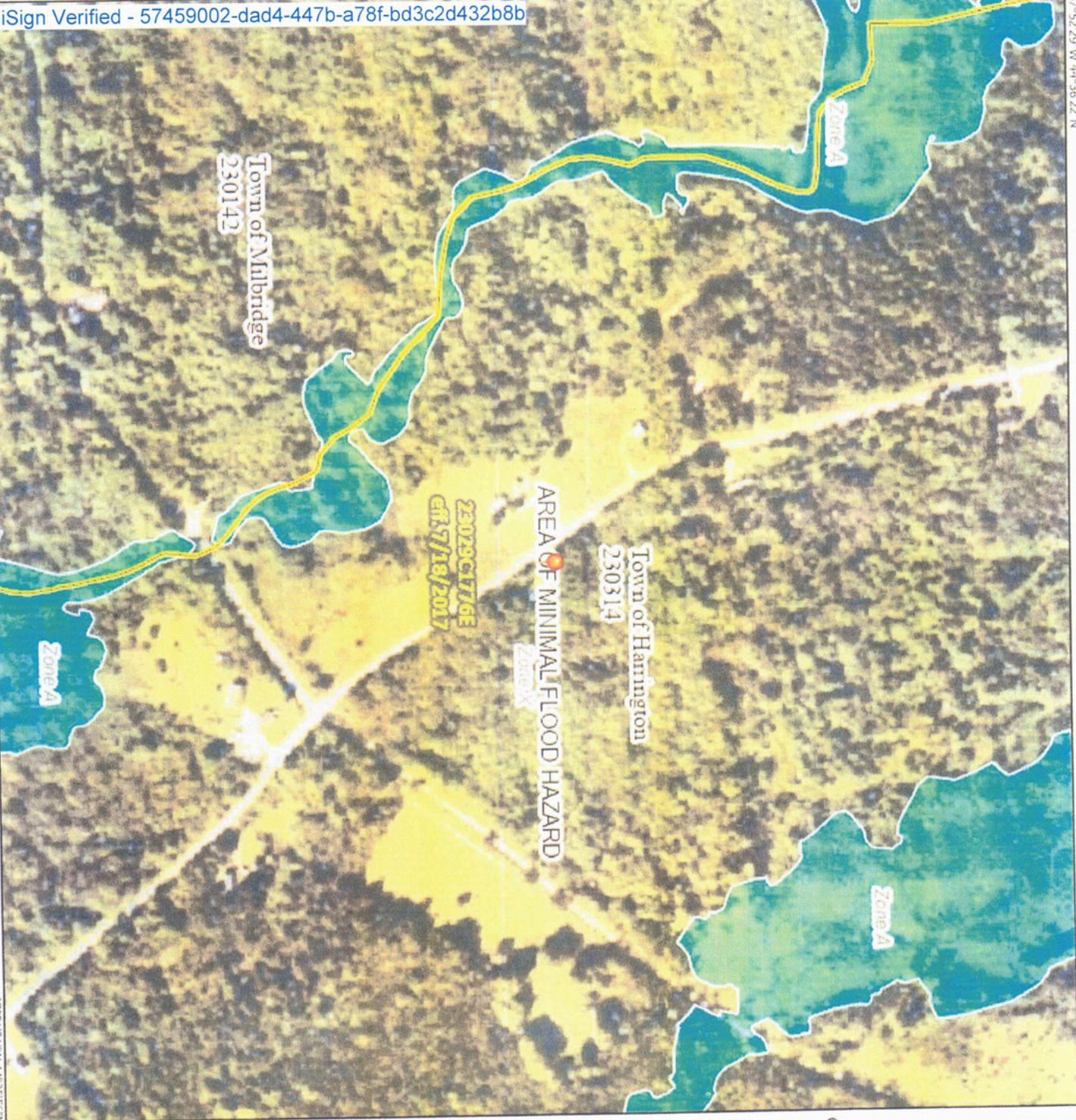
- OTHER FEATURES
- Digital Data Available
- No Digital Data Available
- Unmapped

- MAP PANELS
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/22/2024 at 2:23 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



TRUSTEE'S DEED**DLN: 1002240196651**

JON J. WILDERMAN, TRUSTEE OF THE MARTHE ALIX WILDERMAN REVOCABLE TRUST dated July 14, 2000, for consideration paid, by the power conferred by law, and every other power, grants to **DANIEL BALASKO AND JESSA LOANE**, with a mailing address of 1106 Jefferson Avenue, Akron, Ohio 44313, with **QUITCLAIM COVENANT**, as joint tenants, a certain lot or parcel of land, together with any buildings and improvements thereon, situated in Harrington, Washington County, State of Maine, bounded and described as follows:

"Certain lots or parcels of land situated in the Town of Harrington, County of Washington, State of Maine, bounded and described as follows;

First Lot: Bounded and described in a deed from Clarissa B. McCarty, et al, to George McLaughlin dated August 24, 1936 and recorded in Book 447, Page 391 of the Washington County, Maine, Registry of Deeds, as follows:

"a certain lot or parcel of land situated in said Harrington and bounded and described as follows. to wit: Bounded on the North by the Maine Central Railroad; on the East by the town road leading to Willey District; on the South by land of Frank Willey; and on the West by land of Edward Fickett and the F. G. Coffin lot, so-called; containing fifty acres more or less.

Also, reserving a right of way across said lot along an old woods road adjoining the railroad, to the said F. G. Coffin lot"

Excepting and reserving and not hereby conveying, however, so much of said premises as is described in deed from Roland A. Flaherty, et ux, to Hollis C. Fickett, dated February 10, 1969 and recorded in Book 663, Page 229 of said Registry of Deeds.

Also excepting and reserving from said premises the land and buildings situated on the southerly side of U.S. Route #1 at the intersection of the Old County Road leading to Willey District, so-called, and generally bounded and described as follows:

Beginning at a point marking the intersection of the southerly sideline of said U. S. Route #1 and the westerly sideline of said Old County Road; thence in a general southerly direction and always following along the westerly sideline of said Old County Road, twenty (20) rods to a point; thence in a general westerly direction eight (8) rods to a point; thence in a general northerly direction and always parallel with the westerly sideline of said Old County Road, twenty (20) rods to a point on the southerly sideline of said U. S. Route; thence in a general easterly direction and always following along the southerly sideline of said U. S. Route #1 eight (8) rods to the point of beginning.

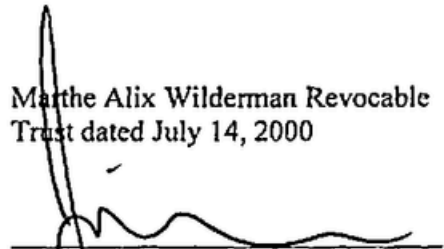
Second Lot: Bounded and described in a deed from Clarissa B. McCarty to George McLaughlin dated August 24, 1936 and recorded in Book 589, Page 397 of said Registry of Deeds, as follows:

"a certain lot or parcel of land situated in said Harrington and Bounded and described as follows to wit; Beginning at a point 80 rods North of the South east corner of land now occupied by Voranus Willey and known as the John Willey lot, and at the Northwest corner of the Lovinia Cox land; thence North by the said John Willey lot to the town line of Cherryfield; thence East on said town line forty rods to said Livinia Cox land; thence South until this line strikes a line running East and West with the Usual variations as run by D. W. Dinsmore the 11th of Sept., 1888; thence West to the point of beginning; containing twenty acres more or less."

Meaning and intending to convey all of the premises as conveyed from Jon J. Wilderman and Geoffrey L. Wilderman to Jon J. Wilderman, as Trustee of the Marthe Alix Wilderman Revocable Trust, dated July 14, 2000, by deed dated September 24, 2007 and recorded in the Washington County Registry of Deeds in Book 3341, Page 207.

WITNESS my hand and seal this 6 day of June, 2022.

Marthe Alix Wilderman Revocable
Trust dated July 14, 2000

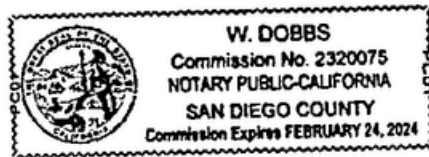



Jon J. Wilderman, Trustee

STATE OF California
COUNTY OF San Diego

JUNE 6, 2022

Personally, appeared before me, Jon J. Wilderman, who acknowledged the foregoing instrument to be his free act and deed in his capacity as Trustee of the Marthe Alix Wilderman Revocable Trust dated July 14, 2000.





Attorney at Law/Notary Public

W. Dobbs

Print Name



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

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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*