

TIMBERLAND INVESTMENT OPPORTUNITY

TIMBERLAND | RECREATIONAL | HUNTING

HEAVILY TIMBERED

Lot 14 Route 9
T24 MD, Maine

SURVEYED



\$54,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Discover 42.11 surveyed acres of prime timberland in T24 MD, Washington County. Heavily timbered and boasting a diverse mix of soils, this land offers significant potential for long-term timber growth, with the property currently enrolled in the tree growth tax program keeping taxes impressively low at under \$60 per year.

This property features varied topography, gently sloping from an elevation of 390 feet on the southern edge to 450 feet along the north road frontage. Access is excellent, with the northern boundary on Route 9 and a gravel road providing western boundary access shared with neighboring landowners.

The soils consist of approximately 66% Skerry-Colonel association, along with Hermon-Monadnock-Skerry complex and Brayton-Colonel association types—all well-suited for forestry, with naturally stony characteristics that support tree growth.



This secluded parcel provides a peaceful retreat in a small unorganized territory governed by the Land Use Planning Commission (LUPC). While secluded, the property is just a short 30-minute drive to the coast, 39 minutes to Machias for local amenities, 49 minutes to Bangor for broader city amenities and airport access, and under five hours from Boston.

For those looking to invest in Maine's timberlands, this property offers ideal conditions for sustainable forestry and an escape to the tranquility of Downeast Maine's scenic woodlands.



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











LOT 14 ROUTE 9, T24 MD

PRICE	\$54,900
TAXES	\$59.84/2024
ACREAGE 42.11	ROAD FRONTAGE 603.39



HOW FAR TO...

-  Shopping | Machias, 35± miles
-  Hospital | Machias, 35± miles
-  Airport | Bangor, 52± miles
-  Interstate | I395, 52± miles
-  City | Bangor, 49± Miles
-  Boston | 286± miles



Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Washington County Sheriff
(207) 255-4422

Fire

Epping Volunteer Fire Dept

Town Office

LUPC
(207) 485-8354
Bryan.C.Way@maine.gov

Tax Assessor

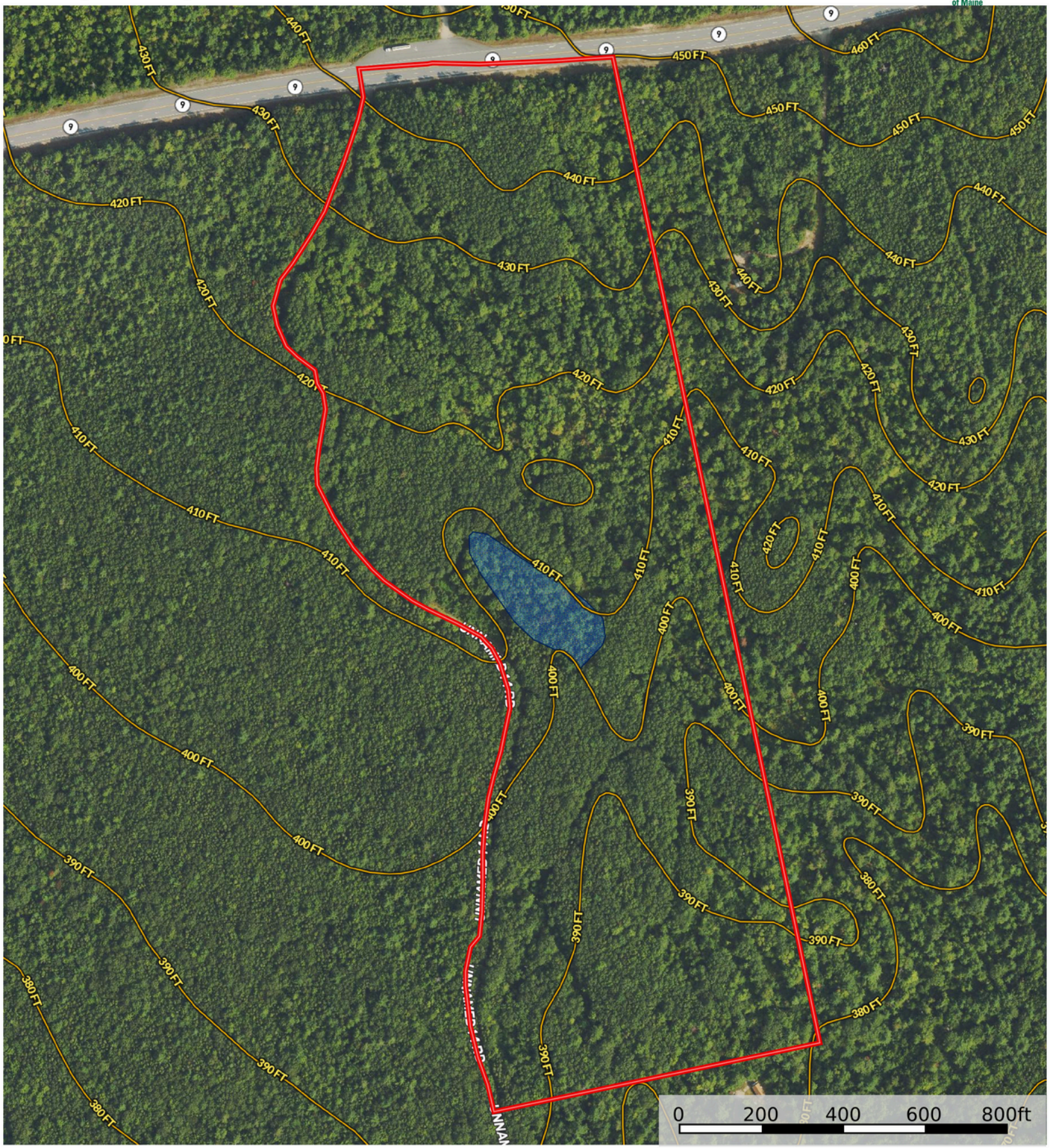
LUPC

Code Enforcement

LUPC

T24 MD BPP- Lot 14 Route 9, 42.11± Acres

Washington County, Maine, 42.11 AC +/-



- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

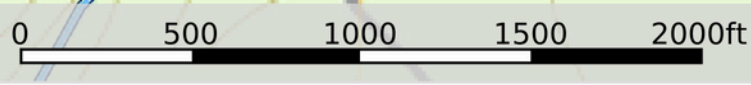
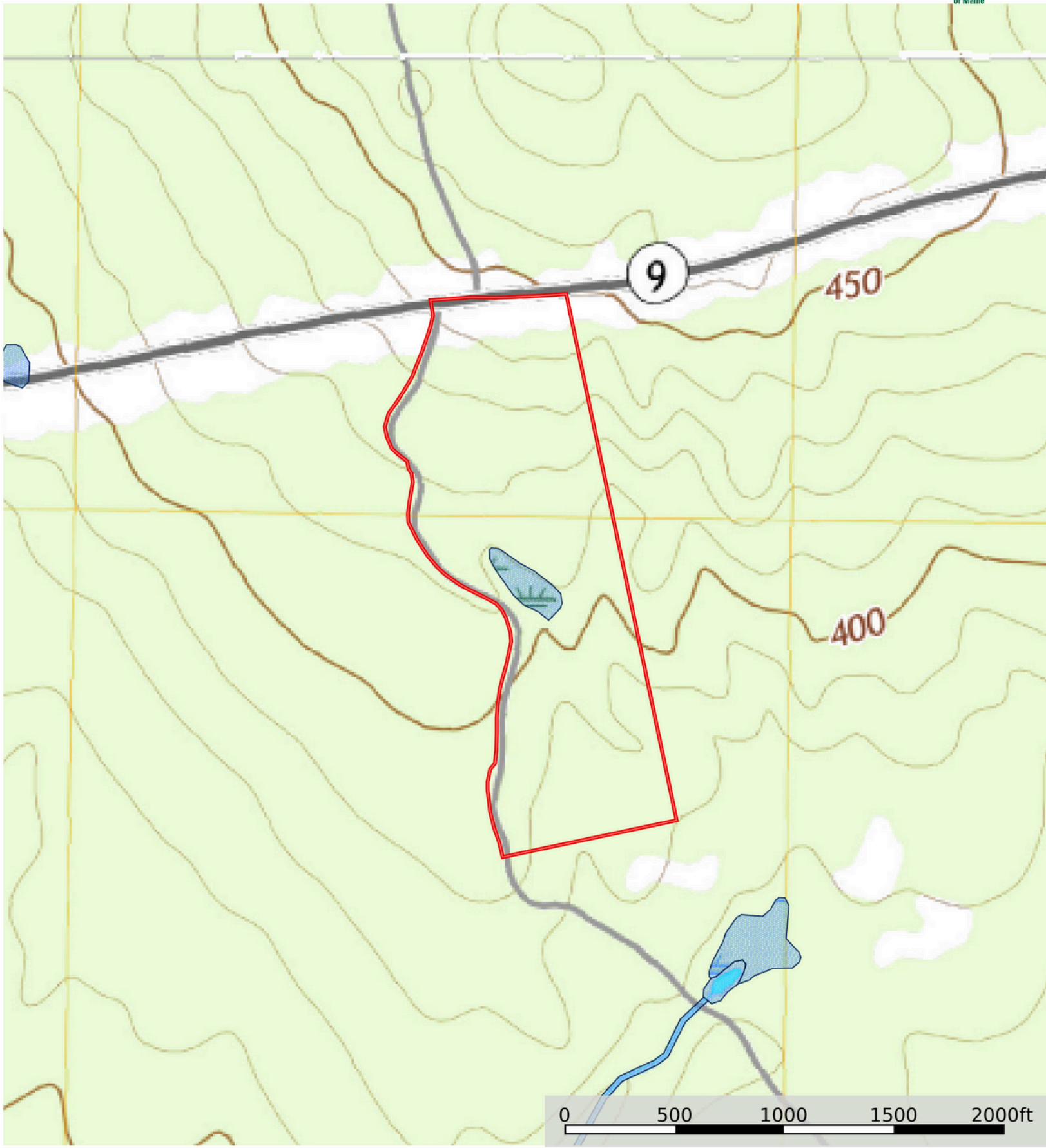
T24 MD BPP- Lot 14 Route 9, 42.11± Acres

Washington County, Maine, 42.11 AC +/-



Boundary

T24 MD BPP- Lot 14 Route 9, 42.11± Acres
Washington County, Maine, 42.11 AC +/-



- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

PROPERTY LOCATED AT: Lot 14 off Route 9, Township 24 M.D.

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 *AR* _____

PROPERTY LOCATED AT: Lot 14 off Route 9, Township 24 M.D.

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: ROW

Source of information: Deed & Survey

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 AR

PROPERTY LOCATED AT: Lot 14 off Route 9, Township 24 M.D.

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: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section III information: **Seller**

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: **Seller**

Additional Information: _____

Buyer Initials _____

Seller Initials **AR**

PROPERTY LOCATED AT: Lot 14 off Route 9, Township 24 M.D.

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.

Alex Reunew 10/17/2024
SELLER DATE
Great Lakes Homebuyers

SELLER DATE

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



**PROPERTY DISCLOSURE 2024 ADDENDUM
(Flood Hazard)**

For Property Located At: Lot 14 off Route 9, Township 24 M.D.

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

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- (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).

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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: _____

Buyer Initials _____

Seller Initials AR

For Property Located At: Lot 14 off Route 9, Township 24 M.D,

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: _____ Year: _____ (Attach a copy)

Comments: _____

Source of information: Seller

Alex Revnew 10/17/2024
Seller Date
Great Lakes Homebuyers

Seller Date

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer Date

Buyer Date

Buyer Date

Buyer Date



Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

DLN: 1002440285023

TRUSTEE'S DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, Anthony J. Palmisano, Trustee of the Palmisano Family Realty Trust of 2018 of Methuen, State of Massachusetts, by the power conferred by law, and every other power, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANTS unto Great Lakes Homebuyers LLC, an Ohio corporation, having a mailing address of 277 Main St., Apt. #429, Westlake, OH 44145, with QUITCLAIM COVENANT, the land with any buildings thereon, situated in Township 24 M.D., County of Washington and State of Maine, described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A"
ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to Anthony J. Palmisano, Trustee of the Palmisano Family Realty Trust of 2018 by virtue of a deed from Anthony J. Palmisano dated December 20, 2018 and recorded in the Washington County Registry of Deeds in Book 4530, Page 139.

Witness my hand and seal this 21 day of August, 2024.

[Signature]
Witness

Palmisano Family Realty Trust of 2018
BY [Signature]
Anthony J. Palmisano, Trustee

State of NH
County of Rockingham

August 21, 2024

Personally appeared before me the above-named Anthony J. Palmisano, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of Palmisano Family Realty Trust of 2018.

Before me, [Signature]
Notary Public
Printed Name: Kristina M. McElroy
My Comm. Exp: _____



EXHIBIT A

A certain lot or parcel of land, situated in Township 24 M.D., Washington County, Maine and being more particularly bounded and described as follow:

Lot 14 as said lot is depicted on a plan entitled "Mopang Stream, Township 24 M.D., Washington County, Maine, for Patten Corporation-DownEast", prepared by Herrick & Salisbury, Inc., dated October 15, 1985, and recorded in the Washington County Registry of Deeds in Hanger 2, Slide 34, reference to which is hereby made to a more particular description of the property herein conveyed.

There is also hereby conveyed to the grantee herein, and to the successors, heirs and assigns of the grantee, to be used in common with granter, its successors and assigns, sixty-six (66) foot wide rights of way, for all purposes of a way, said rights of way being located thirty-three (33) feet on either side of the right of way centerline depicted on the above referred to plan.

This conveyance is made subject to any portion of the above-described sixty-six (66) foot wide rights of way that lie within the bounds of property hereby conveyed.

This conveyance is made subject to the rights of way expected and reserved in the deed from Arthur R. Elbthal and Lawrence J. Elbthal, Trustees of Elbthal Realty Trust, to Old Winterport AG, dated September 15, 1980, and recorded in the Washington County Registry of Deeds in Volume 1111, Page 142.

The conveyance is also made subject to the right to cross and recross roadways as they presently exist or may be relocated reserved in the deed of Medomak Canning Company, dated September 7, 1985, and recorded in the Washington County Registry of Deeds in Volume 1346, Page 272.

This conveyance is also made subject to the right or easement for State Highway Route 9.



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



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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