

WOODED HAVEN

Quiet Neighborhood

**P/O Lot 6 Higgins Farm Rd
Calais, Maine**

Trail Access



\$28,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

MAPS

14

PROPERTY DISCLOSURE

17

DEED

Scan to view the
full property details
and video!



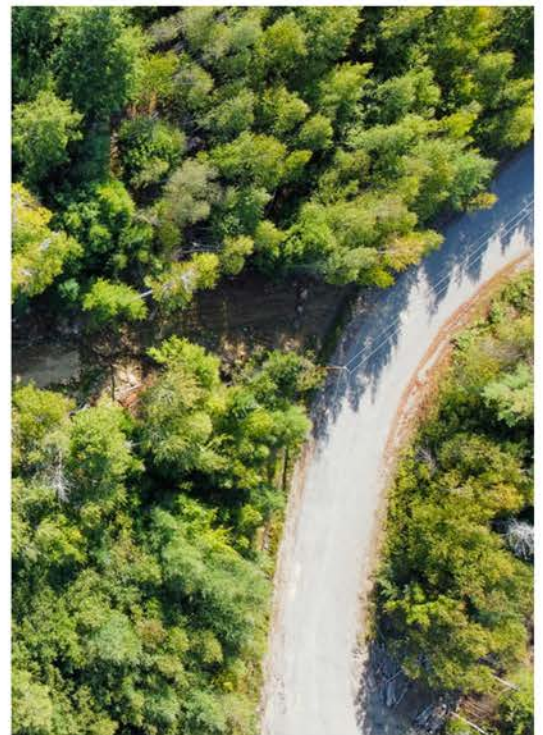


Photography by Mayhem Media

This house lot is right on the outskirts of Calais, this 1.7-acre lot offers privacy in a quiet neighborhood while keeping everything you need close at hand. With 178 feet of road frontage, it's an easy property to access, and its wooded setting gives you the option to carve out your own spot without neighbors crowding in.

The St. Croix River defines life in Calais. Flowing more than 100 miles from East Grand Lake to Passamaquoddy Bay, it forms the international border with Canada and has shaped the region's history since the lumber and shipping days of the 1800s. Today, it provides public boat launches, scenic walks, and fishing opportunities right in town.

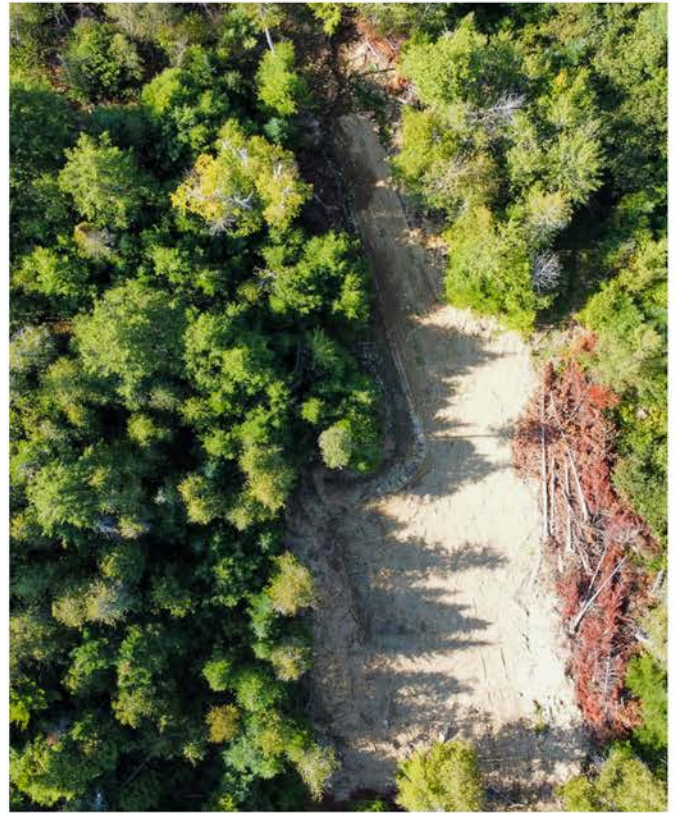
From Calais, you can follow the river south into the bay and out toward the Atlantic, or simply enjoy it from the 1.5-mile Waterfront Walkway downtown.



Coastal recreation is everywhere. Whitlocks Mill Light, Maine's northernmost lighthouse, sits on the river just north of town. Devils Head Conservation Area offers 318 acres of trails and a 340-foot summit overlooking the St. Croix. Moosehorn National Wildlife Refuge protects more than 20,000 acres in Calais alone, with over 50 miles of trails and interior roads to explore. A very unique must see!

For daily needs, Calais has it covered: Calais Regional Hospital, Washington County Community College, IGA, Walmart, Tradewinds Shop 'n Save, Marden's, Hammond Lumber, Tractor Supply, and multiple auto parts stores. Dining options range from Dunkin and McDonald's to more than a dozen local restaurants. And when you need to cross the border, the Canadian port of entry is right in town.

If you want down east living, this is a great and affordable opportunity.



**Lifestyle
Properties
of Maine**





P/O LOT 6 HIGGINS FARM RD, CALAIS

PRICE **\$28,900**

TAXES \$118/2025

ACREAGE 1.7± ROAD FRONTAGE 178'

HOW FAR TO...



Shopping | Calais, 1.8± miles



Hospital | Calais, 2.5± miles



Airport | Bangor, 98± miles



Interstate | Exit #182, 95± miles



City | Calais, 3± Miles



Boston | 340± miles





Peter McPhail

Broker / Owner | ALC | GRI | 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 to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's 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 a "made to order" home sale experience.

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

Stephen Grant



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Calais Police Dept.
207-454-2754
911

Fire

Calais Fire Dept.
207-454-7400
911

Town Office

11 Church St.
207-454-2521
Mon-Fri 8a-5p

Tax Assessor

Andrea Walton
207-454-2521 ext. 1006
assessor@calaismaine.org

Code Enforcement

Andrea Walton
207-454-2521 ext. 1006
assessor@calaismaine.org

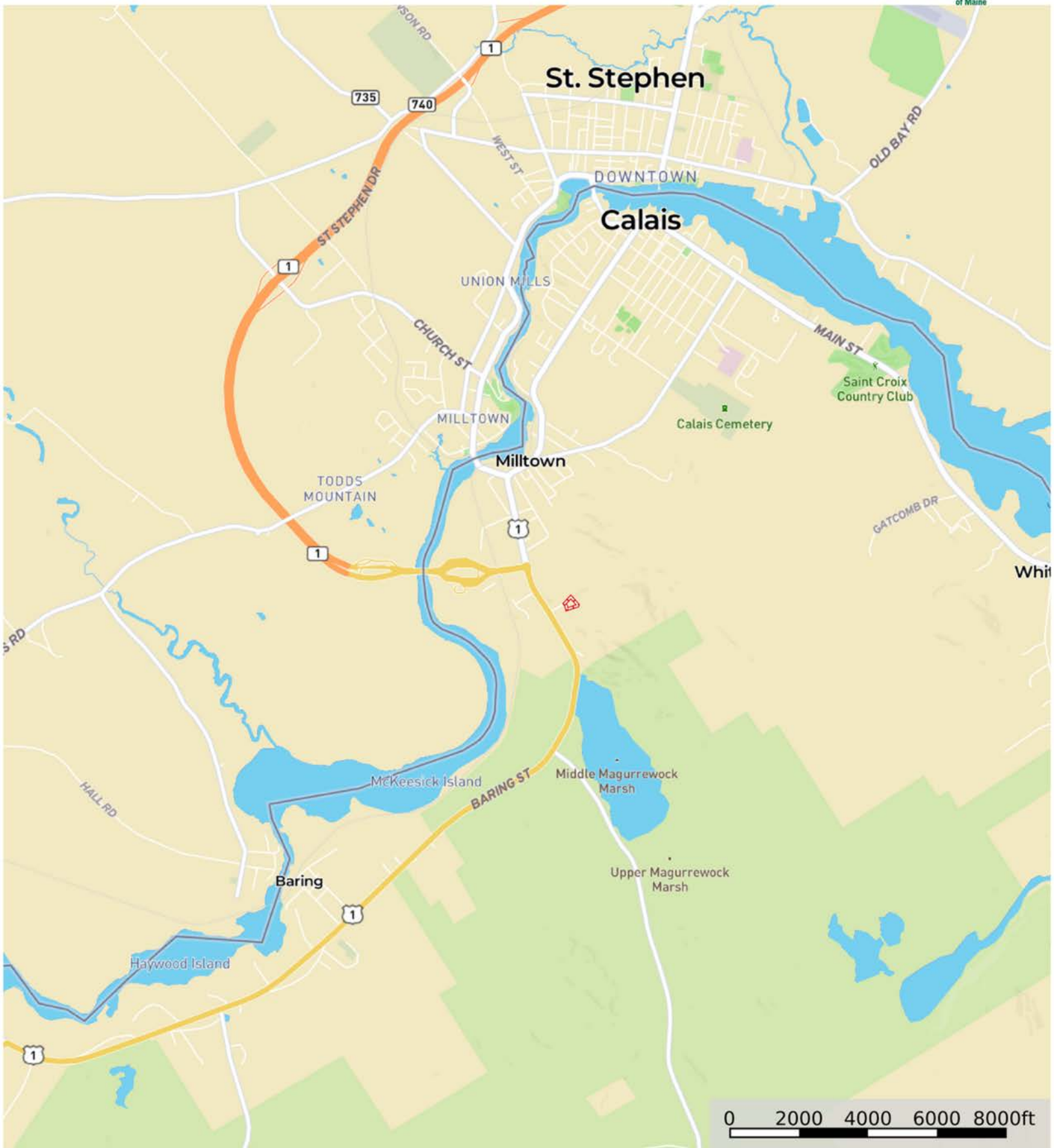
Calais lot 6 Higgins Farm Rd Maine, AC +/-



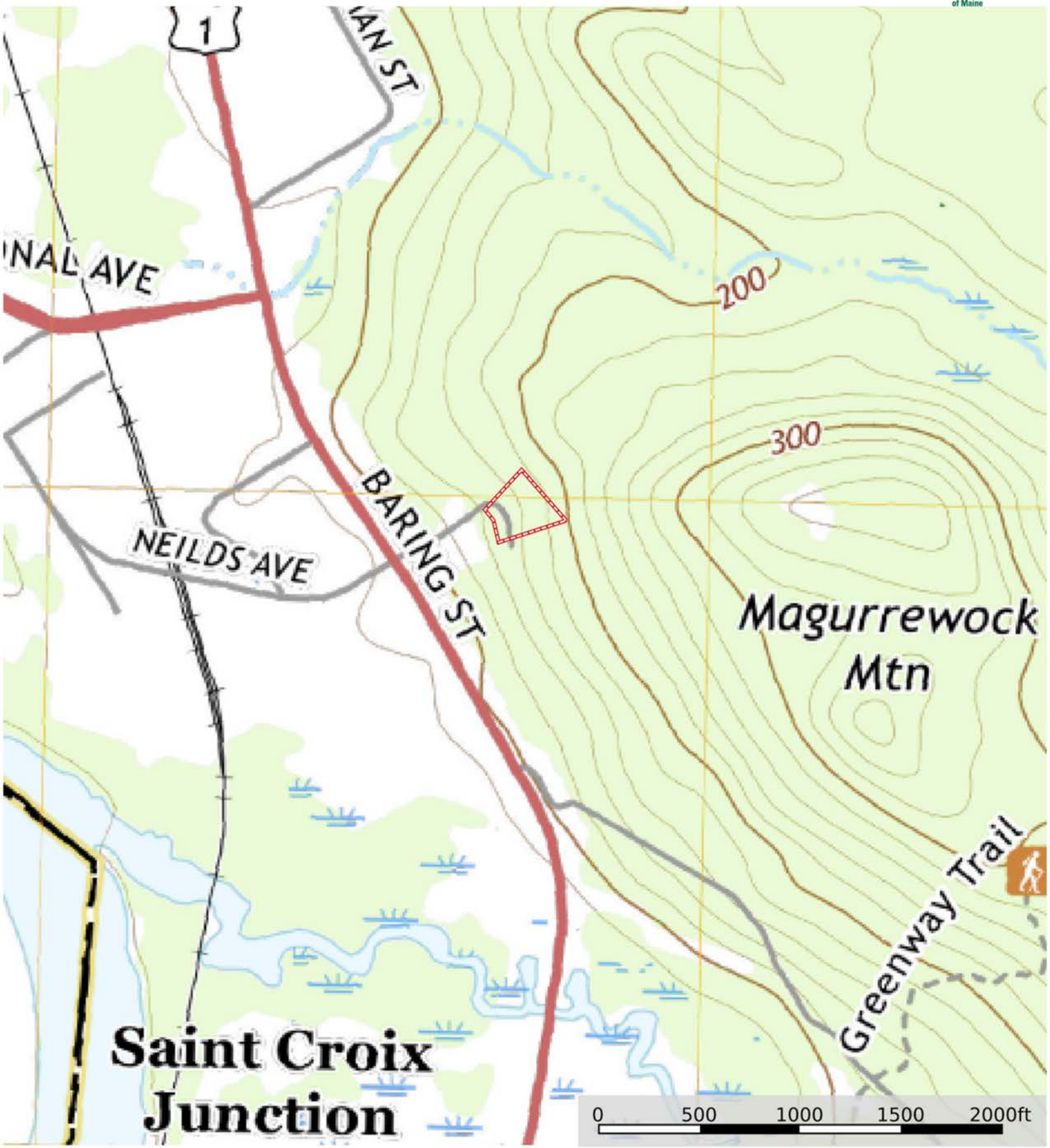
Boundary Boundary

Calais lot 6 Higgins Farm Rd

Maine, AC +/-



Boundary Boundary



Boundary Boundary



September 8, 2025



PROPERTY LOCATED AT: Part of Lot6 Higgins Farm Sub-Division, Calais, ME 04619

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: **none**

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 TCI

PROPERTY LOCATED AT: Part of Lot6 Higgins Farm Sub-Division, Calais, ME 04619

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: n/a

Source of information: seller

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 TCI

PROPERTY LOCATED AT: Part of Lot6 Higgins Farm Sub-Division, Calais, ME 04619

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: **property is in a subdivision but it was created more than 5 years ago.**

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: **none,**

Buyer Initials _____

Seller Initials TCI

PROPERTY LOCATED AT: Part of Lot6 Higgins Farm Sub-Division, Calais, ME 04619

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.

<u>Thomas Collins III</u>	<u>09/17/2025</u>	_____	_____
SELLER	DATE	SELLER	DATE
Thomas Collins III			

_____	_____	_____	_____
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

CORRECTIVE DEED

QUITCLAIM DEED

DLN# 2115253

THOMAS COLLINS, III, whose mailing address is P.O. Box 44, Robbinston, Maine 04671, for valuable for consideration paid, GRANTS to **EDWARD A BELL and KATHERINE E. BELL, Trustees, under the EDWARD A. BELL LIVING TRUST dated May 27, 2010**, whose mailing address is 58 Hidden Lane Meddybemps, Maine 04657, with Quitclaim Covenant. a certain lot or parcel of land, situated in Calais, County of Washington and State of Maine, bounded and described as follows:

A certain lot or parcel of land situated in said Calais in that part thereof known as and called Mill town, and bounded and described as follows:

All that part of a certain lot or parcel of land situated in said Milltown so-called, in said Calais and being lot numbered forty-four (44) and marked D on the plan of the Town of Calais made by Benjamin R Jones and recorded in the Washington County Registry of Deeds which lies on the easterly side of Baring Street, so called, also known as U.S. Route #1, and also being the same land conveyed to Reuben Lowell by two deeds of Amaziah Nash dated respectively, August 14, 1828 and June 25, 1829, recorded in the said Registry to which plan and deed reference may be had for a more particular description.

Reserving to Foster and Mildred Higgins herein, their heirs and assigns, the exclusive right to the use of the spring, presently used by them, for domestic purposes and for right of way thereto as now used and travelled over the premises conveyed and the right to lay and maintain pipes under the ground in connection therewith, and to make necessary repairs, and to enter thereupon for such purposes.

Excepting, however, from this conveyance a lot of land on the East end of said lot numbered forty-four (44) which was conveyed by Reuben B. Lowell to George A, Lowell, containing fifty-two and three-fourths ($52 \frac{3}{4}$) acres.

Also excepting and reserving from this conveyance a lot of land conveyed to Lawrence W. Gillespie, et al., by deed dated December 5, 1956 and recorded in Book 553, Page 177 of the Washington County Registry of Deeds.

Also excepting and reserving from this conveyance a lot of land conveyed to Alan Thibodeau dated May 11, 1963 and recorded in Book 589, Page 252, in said Registry of Deeds, and the grantors also transfer and assign to the grantee such rights of repurchase as they may have in and to this said excepted lot.

Also excepting and reserving here from a certain lot or parcel of land situated on the

Northeasterly side of Baring Street, in that part of Calais called Milltown, in the County of Washington, State of Maine, bounded and described as follows to wit:

Starting at a blazed and orange painted 3- inch Cedar post driven into the ground on the northeasterly right of way line of Baring Street, said Cedar post being designated as the northwest corner of Wallace Gillispie lot and southwest corner of herein described lot; thence deflecting to the left $86^{\circ} 00'$ from the northwesterly line of Wallace Gillespie lot and running on a bearing of North $9^{\circ} 45'$ West and along the northeasterly right of way line of Baring Street for a distance of 155' 9" (one hundred fifty-five feet and nine inches), to a blazed and orange painted five inch Cedar Tree; thence deflecting to the left $95^{\circ} 00'$ from last mentioned line and running on a bearing of North $76^{\circ} 00'$ East and along the southerly line of Foster Higgins lot for a distance of 77' 0" (seventy-seven feet) to a 3 inch orange painted and blazed cedar post driven into the ground; thence deflecting to the left $85^{\circ} 00''$ from the last mentioned line and running on a bearing of South $9^{\circ} 45'$ East and along the westerly line of Foster Higgins lot, the same being marked by blazed and orange painted trees, for a distance of 155' 9" (one hundred fifty five feet and nine inches), to a 3 inch blazed and orange painted cedar post driven into the ground; thence deflecting to the left $94^{\circ} 00'$ from last mentioned line and running on a bearing of South $76^{\circ} 00'$ west along the northwesterly line of Wallace Gillispie lot, the same being marked by a wire fence, for a distance of 77' 0" (seventy seven feet) to a 3 inch blazed and orange painted cedar post driven into the ground and place of beginning. Meaning and intending to describe the above lot or parcel of land as surveyed by Lewis E. Kenison, Engr. on July 7 & 10, 1967 and containing 11,992.75 square feet of land.

Also, a certain lot or parcel of land situated at Milltown in said Calais on the Easterly side of the Baring Road, and known as the McQuire Pasture Lot, and bounded on the North by land known as the David Leighton property, now owned by Earl Porter; on the East by the Taylor Pasture property, (now the William O. Redding property); on the south by the E. R. Hitchings Pasture Property (now the Foster B. Higgins property) and on the west by Baring Street.

Excepting and reserving therefrom a certain lot or parcel of land, with the buildings thereon, situated on the Easterly side of said Baring Street and owned and occupied now or formerly as a homestead by Alice Casey. Reference may be had to her deed of said property for a more definite description.

Excepting and reserving therefrom certain lots or parcels of land now or occupied by squatters, and in whom title now rests by right of possession in which said properties are known as Courtneyville.

Excepting and reserving further all mineral rights in said property, together with all rights and

privileges appertaining or belonging thereto.

Also excepting and reserving from this conveyance a lot of land conveyed to Erlen R. Porter by deed dated September 3, 1965, and recorded in said Registry of Deeds in Book 626, Page 567, All of the premises conveyed by this instrument are subject to a transmission line right of way easement to Eastern Maine Electric Cooperative Inc., dated August 22, 1962 and recorded in said Registry of Deeds in Book 588, Page 187,

Also excepting and reserving from both of the parcels hereby conveyed so much thereof taken by the State of Maine by Highway condemnation Proceedings by its Notice of Taking recorded in said Registry of Deeds in Book 646, Page 375, on October 31, 1966.

Also excepting from the above-described premises a small lot sold off to Carl and Debbie Gordon by deed dated July 15, 1983 and recorded in the Washington County Registry of Deeds at Book 1236, Page 252.

For source of Grantors title, reference may be had to a deed from Border Investment Company dated November 13, 1939 and recorded in said Registry of Deeds in Book 380, Page 47, and a deed from Foster B. Higgins to the Grantors dated June 4, 1965 the recorded deed in said Registry of Deeds in Book 623, Page 113. The grantors herein also release any right or interest they may have or had in and to the above-mentioned mineral rights and together with all rights and privileges appertaining or belonging thereto. The third paragraph of the description in this instrument wherein it is provided for the reservation of the exclusive use of the spring is to be construed strictly to mean the one spring as therein mentioned and located and not to allude to any other springs which may also be located on the premises, and any such other springs are conveyed hereby without reservation or restriction of any kind.

Meaning and intending to convey and hereby conveying by these presents all premises owned by the granter on the Easterly side of said Baring Street, also known as Route #1, and together therewith the buildings thereon, subject to the various exceptions and reservations, as hereinbefore set out.

Excepting and reserving, however, the following lots previously conveyed:

1. To William T. Barnett and Mary L. Barnett, dated March 24, 1998, recorded in Book 2229, Page 324; and,
2. To William T. Barnett and Mary L. Barnett, dated October 31, 2003, recorded in Book 2837, Page 321; and

- 3. To Pioneer Wireless Inc., dated September 27, 2006 recorded in Book 3203, Page 140;
- 4. To Scott R. Geel and Celia D. Geel, dated February 22, 2022, recorded in Book 4883, Page 145.


Also, conveying Lots, 4, 5, as depicted on a plan entitled "Higgin's Farm Subdivision" dated September 22, 1997 and recorded in Plan Cabinet 3, Drawer 8, #55 of the Washington County Registry of Deeds. Also, conveying the two sixty-foot right of ways depicted on the subdivision plan, subject to the rights of the public

The purpose of this deed is to correct the conveyance in the deed from Edward A. Bell and Katherine E. Bell, Trustees under the Edward A. Bell Living Trust dated May 27, 2010 to Thomas Collins, III, dated October 31, 2024 and recorded in Washington County Registry of Deeds, Book 5149 Page 96, in which only Lot 6 of Higgins Farm Subdivision was to be conveyed.

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

Witness my hand and seal this 7th day of November 2024.

Witness



THOMAS COLLINS, III

STATE OF MAINE
COUNTY OF WASHINGTON, ss.

November 7 2024.

Personally appeared the above named Thomas Collins, III, and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

Print Name

CASEY LEA MARIE CARR
Notary Public, State Of Maine
My Commission Expires August 3, 2031



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.

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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*