

PEMBROKE RETREAT

TIMBERLAND | RECREATIONAL | SUSTAINABLE

Beaver Pond

**M10L1 Off Route 1
Pembroke, Maine**

3 Cabin Shells



\$199,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

80± acres in Pembroke, Maine with easy access off Route 1 and minutes from the ocean and Cobscook bay. The property includes three 12x24 dried-in cabin shells—framed, roofed, and set on gravel pads, but unfinished inside. They're ideal for hunting cabins, off-grid retreats, or simple weekend getaways.

A deeded right-of-way brings you into the land. Once on site, you'll find woods, trails, and a 10± acre beaver pond that draws wildlife year-round. Deer, bear, moose, and waterfowl are common in this area, and there's plenty of space for food plots, additional buildings, camping, or ATV and snowmobile use.

Close to Reversing Falls, Eastport, public beaches, and miles of coastal water. Large tracts with road access and structures already in place are hard to find. A great opportunity for hunting, recreation, or building out a private retreat.





**Lifestyle
Properties
of Maine**

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(800) 286-6164

www.landbrothers.com



M10L1 OFF ROUTE 1, PEMBROKE

PRICE **\$199,000**

TAXES \$554.4/2024

ACRES 80± WATER FRONTAGE 2,000'

HOW FAR TO...



Shopping | Calais, 24± miles



Hospital | Calais, 24± miles



Airport | Bangor, 109.1± miles



Interstate | I395 Exit #4, 107± miles



City | Calais, 24± Miles



Boston | 342.9± 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) 255-3434
911

Fire

Pembroke Fire Dept.
(207) 726-5886
911

Town Office

48 Old County Road
(207) 726-2036
M 10-5, W 12-6, F 12-5, S 9-12

Tax Assessor

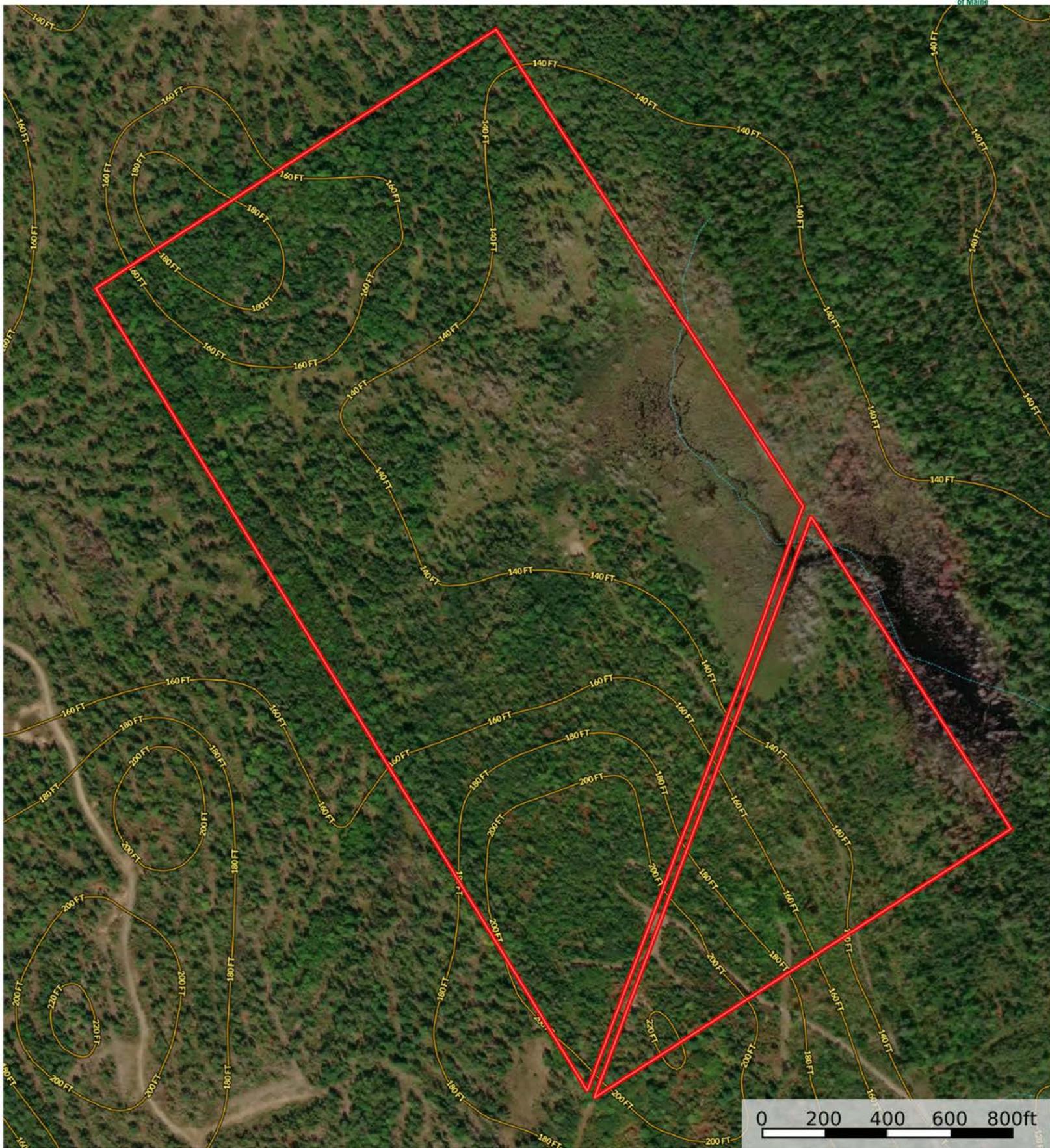
Janice Scanlon
clerk@pembrokemaine.org

Code Enforcement

Steve Cox
(207) 263-6887

88 Us Route 1 pembroke

Maine, AC +/-



88 Us Route 1 pembroke

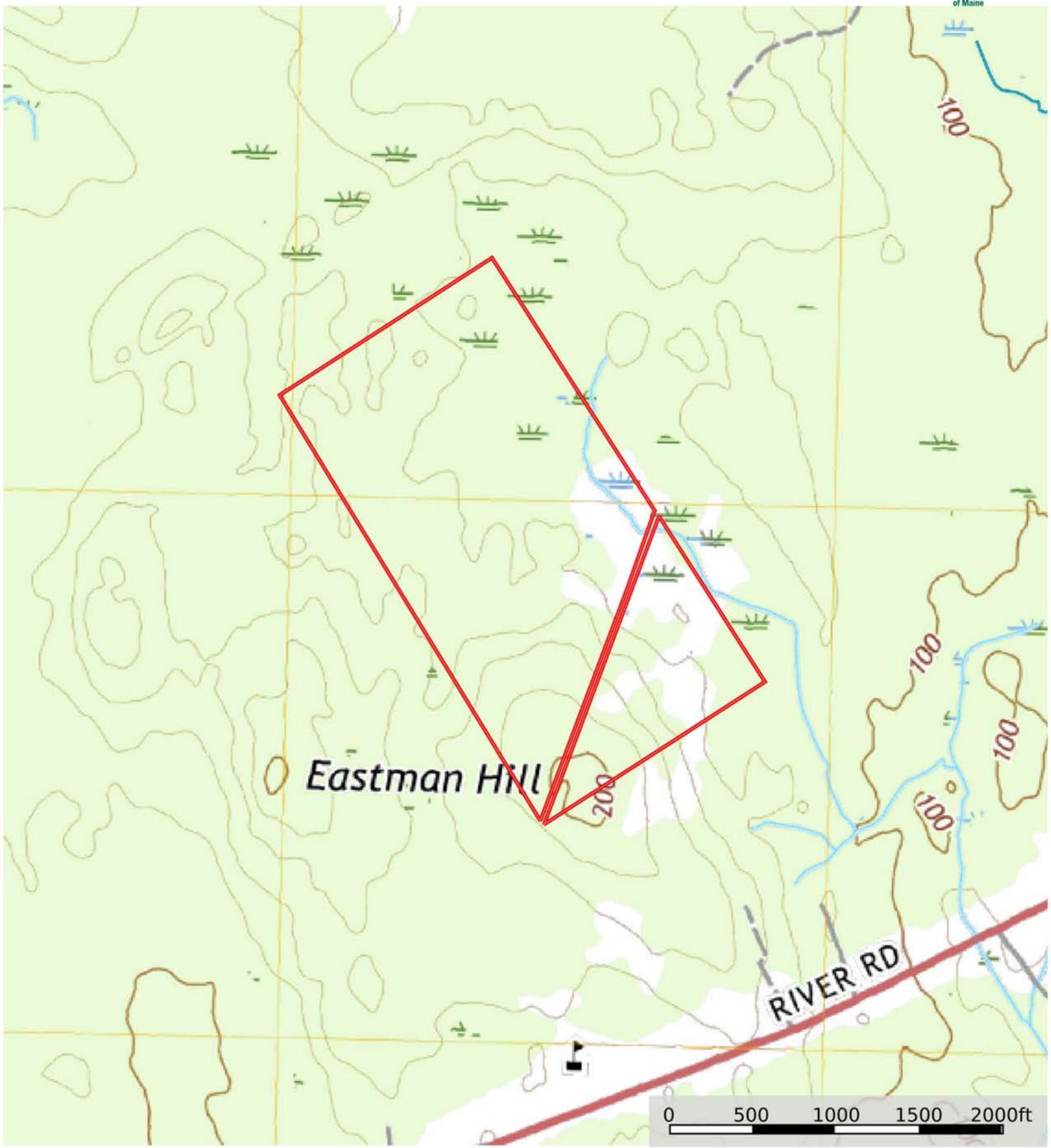
Maine, AC +/-



Boundary

88 Us Route 1 pembroke

Maine, AC +/-

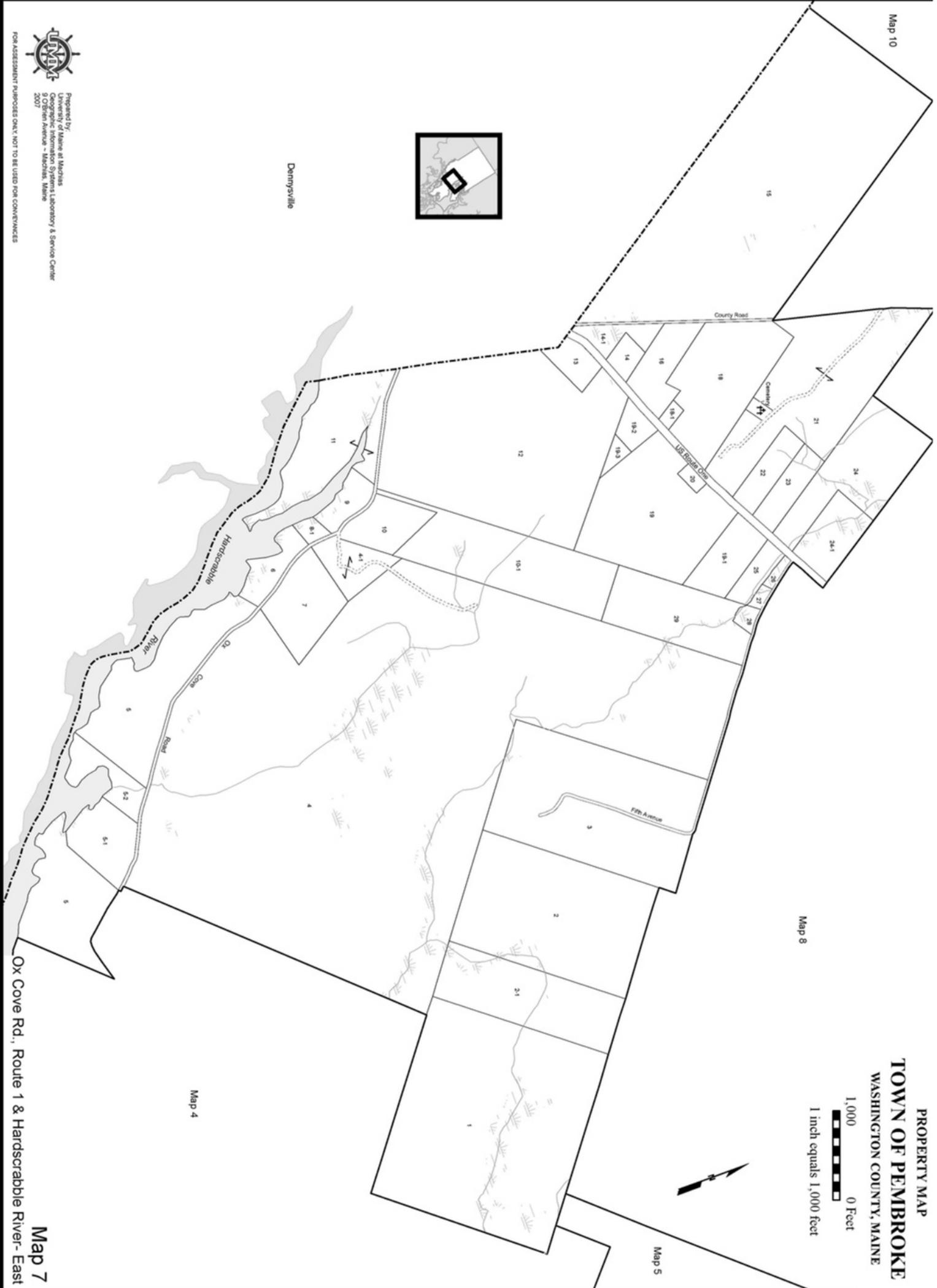


PROPERTY MAP
TOWN OF PEMBROKE
WASHINGTON COUNTY, MAINE

1,000
0 Feet
1 inch equals 1,000 feet



Dennysville



Prepared by:
University of Maine at Machias
Geographic Information Systems Laboratory & Service Center
500 State Avenue - Machias, Maine
2007

FOR ASSESSMENT PURPOSES ONLY, NOT TO BE USED FOR CONVEYANCES

Map 7
Ox Cove Rd., Route 1 & Hardscrabble River- East

Map 4

Map 5

Map 8

PROPERTY LOCATED AT: Map 10 Lot 1 Off Route 1, Pembroke, ME

PROPERTY DISCLOSURE

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 None

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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: _____

Does system supply water for more than one household? Yes No Unknown

Comments: No well onsite

Source of Section I information: Seller

Buyer Initials _____

Page 1 of 8

Seller Initials [Signature]

PROPERTY LOCATED AT: Map 10 Lot 1 Off Route 1, Pembroke, ME

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public None 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 malfunctions? 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: _____ OR Unknown

Date installed: _____ Date last pumped: _____ 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: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

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

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: **No septic onsite**

Source of Section II information: **Seller**

Buyer Initials _____

Page 2 of 8

Seller Initials  _____

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	None	none		
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
- If Yes, are they lined: Yes No Unknown
- Is more than one heat source vented through one flue? Yes No Unknown
- Had a chimney fire: Yes No Unknown
- Has chimney(s) been inspected? Yes No Unknown
- If Yes, date: _____
- Date chimney(s) last cleaned: _____
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: **No heating system**

Source of Section III information: **Seller**

SECTION IV - 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 DEP? Yes No Unknown
- Age of tank(s): _____ Size of tank(s): _____
- Location: _____

Buyer Initials _____

Seller Initials  _____

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. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: _____

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No | Unknown

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: _____

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No | Unknown

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: _____

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: **Seller**

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: Map 10 Lot 1 Off Route 1, Pembroke, ME

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: _____

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - 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: Seller & Deed

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? | Yes No Unknown

If No, who is responsible for maintenance? Owner

Road Association Name (if known): _____

Source of information: Seller

Buyer Initials _____

Seller Initials  _____

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... Yes No Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? Yes No Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: _____ What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: _____

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: None Unknown

Comments: _____

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure Yes No Unknown

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section VII information: _____

Buyer Initials _____

Seller Initials AS

PROPERTY LOCATED AT: Map 10 Lot 1 Off Route 1, Pembroke, ME

SECTION VIII - ADDITIONAL INFORMATION

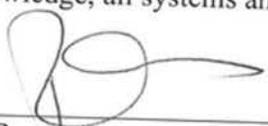
There are multiple cabins on the property, each with its own character. Some could benefit from a bit of updating and care, giving the next owner a chance to put their own touch on them and add value.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.



SELLER **Randall S. Simpson Living Trust** DATE

SELLER DATE

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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



RIGHT OF WAY AND EASEMENT

Randall S. Simpson, as Trustee of the Randall S. Simpson Living Trust, whose mailing address is 1313 Orchard Way, Frederick, MD 21703,

for consideration, grants to Kerry L. Simpson and Deborah L. Simpson, whose mailing address is P.O. Box 94, Pembroke, ME 04666, their heirs and assigns,

A right of way and easement for all purposes of a way, including utilities, fifty feet (50') in width, to be used in common with the Grantor herein, his successors, heirs and assigns, over and upon lot #1 described in a deed from Ronald L. Hawkins and Lyn E. Hawkins to the Grantees herein, Kerry L. Simpson and Deborah L. Simpson, dated February 7, 2006 and recorded in Book 3112, Page 127 of the Washington County Registry of Deeds, also being the land described in the deeds from Kerry L. Simpson and Deborah L. Simpson to Randall S. Simpson, as Trustee of the Randall S. Simpson Living Trust, dated May 7, 2007 and recorded in Book 3282, Page 140 of the Washington County Registry of Deeds and dated June 26, 2007 and recorded in Book 3305, Page 143 of said Registry, said right of way and easement is described as follows:

Beginning at the intersection of the northerly sideline of U.S. Route #1 with the existing access driveway (2008) leading to the home located on Lot #1 in the aforesaid Hawkins to Simpson deed and following said driveway across land of Randall Simpson, Trustee, in a generally northerly or northwesterly direction and continuing beyond the driveway in a generally northerly or northwesterly direction over the existing gravel road (2008) to the northwesterly boundary line of the aforesaid Lot #1, also being the southeasterly boundary line of Lot #2 as described in said deed from Ronald L. Hawkins and Lyn E. Hawkins to the Grantees herein, Kerry L. Simpson and Deborah L. Simpson, dated February 7, 2006 and recorded in Book 3112, Page 127 of the Washington County Registry of Deeds. Said right of way and easement shall include a right of way and easement over any existing extensions off said gravel road (2008) and be appurtenant to Lot #2 and Lot #3 in said Hawkins to Simpson deed. The centerline of said right of way shall be the centerline of the aforesaid existing driveway and gravel road and any extensions thereof and shall extend twenty-five feet on each side of said centerlines.

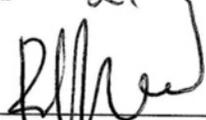
Also granting to the Grantees herein, their heirs and assigns, the right, privilege and easement to construct, maintain, operate and upgrade, including paving, from time to time, and for utility purposes, poles, lines, supports and/or cables following the course of the above right of way and easement for ingress and egress, with the right to transmit electricity and intelligence over said lines and/or cables, and to clear and dispose of interfering trees and other growth from time to time with permission to enter upon adjacent land of the grantor herein for the above purposes, and further granting to the Grantees herein, their heirs and assigns, the right to assign said rights to utility companies.

This conveyance is subject to the rights of others in and to any portion of the above conveyed right of way and easement which lies within the U.S. Route #1 right of way, according to the laws of the State of Maine.

The cost of maintenance (but not construction and/or improvements) of said right of way and easement shall be shared by all parties having similar rights. Neither party shall be responsible for paving the right of way but shall be permitted to do so at their own expense. Snowplowing shall not be considered maintenance and each party shall pay an equal share for plowing depending on percentage of use of the road in the winter.

WITNESS my hand and seal this day of 21, 2008.


Witness


Randall S. Simpson, Trustee

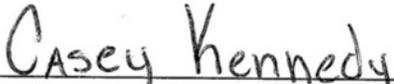
STATE OF Maryland,
County of Montgomery

Dated: 7/21/08

Then personally appeared the above named Randall S. Simpson and acknowledged the foregoing instrument to be his free act and deed and his free act and deed as Trustee of the Randall S. Simpson Living Trust.

Before me,

SEAL


Typed or printed name of Notary Public


Notary Public

Received
Recorded Register of Deeds
Aug 04, 2008 03:41:41P
Washington County
Sharon D. Strout



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

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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*