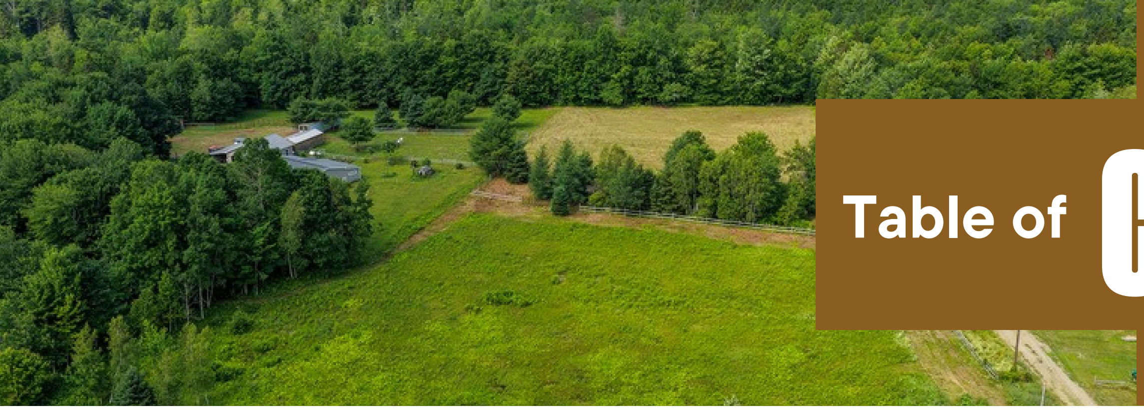
DISCOVER RURAL MAINE

RECREATIONAL PROPERTY | HUNTING | TIMBERLAND

Building Lot	**156 North Union, Cooper**	Blueberry Field

$68,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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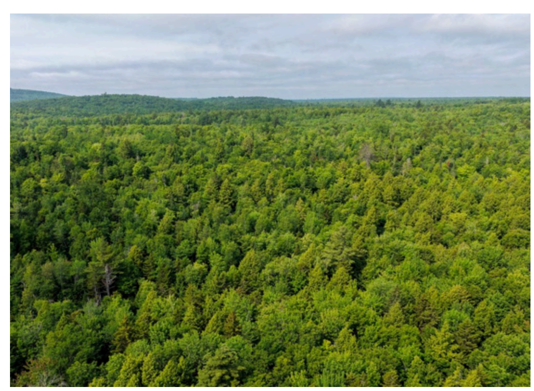
Scan to view the full property details and video!

Photography by Mayhem Media

If you are looking for land in Washington County this may be the spot for you. 29.9 surveyed acres on the North Union Rd in the small town of Cooper. 240' of road front with a small blueberry field, some open field and the majority of the lot being woods. This lot has a little bit of everything to offer including a small stream across the woods portion of the lot. The location is about a half hour from Calais, 45 min to Machias, and a couple hours to Bangor

Cooper, Maine nestled in Washington County, offers a peaceful, nature-rich lifestyle perfect for those seeking tranquility, outdoor adventures, and a strong sense of community. With a low population density and expansive natural surroundings, this small town welcomes individuals and families from all backgrounds who appreciate clean air, scenic beauty, and the rhythms of rural living. Cooper stands out for its pristine lakes and preserved lands, making it an ideal destination for year-round recreation accessible to everyone.



Cathance Lake shines as a highlight-a large, spring-fed body of water known for its exceptional clarity. You can enjoy fishing for species like landlocked salmon and smallmouth bass, as well as boating, kayaking, swimming, and wildlife observation, including loons and other birds. A public boat ramp ensures convenient access for all. The town maintains its own Town Beach, a welcoming spot for relaxed lakeside gatherings during the warmer months. Families, friends, and individuals of all ages can gather here for picnics, swimming, or simply unwinding by the water.

Nearby, the Vining Lake Community Preserve spans over 400 acres and features well-maintained trails through diverse woodlands, bogs, and fens surrounding a scenic, undeveloped 26-acre lake. Highlights include a 1.6-mile loop trail, a spur to excellent swimming ledges, a boat launch, and opportunities for hiking, birdwatching, fishing, and peaceful reflection. This preserve, stewarded by the Downeast Coastal Conservancy, remains open to the public for low-impact recreation and even hosts community events like youth ice fishing derbies. wetlands, and waterfront areas, Cooper provides privacy and space for activities such as hiking, snowmobiling, cross-country skiing and hunting.

Rich History and Community Spirit named after General John Cooper, a prominent landowner, the town has deep roots dating back to the early 19th century. Early settlers engaged in farming, trade, and transportation along routes connecting to larger areas like Machias and Princeton. Historical records highlight contributions from local residents, including those who served in the Civil War, as documented through soldiers' letters and biographical sketches preserved by the community.

United Country Real Estate | Lifestyle Properties of Maine

Today, Cooper maintains a welcoming atmosphere where neighbors support one another. The Community Center at the Cathance Grange Hall serves as a central hub for town meetings, events, social gatherings, and activities open to all residents. This space fosters connections and provides opportunities for participation in local decision-making and shared interests.

The town office, located at 425 Cooper Highway, handles essential services with convenient hours, including Saturday mornings twice a month. Resources like broadband access in many areas, a transfer station, planning board support, and general assistance programs help ensure practical needs are met.

Annual reports and warrants keep everyone informed about community priorities and developments. Cooper's small size (approximately 32.57 square miles, with a 2020 population of 168) contributes to its low-density charm-about 5 people per square mile-allowing for spacious properties and a genuine sense of privacy while building neighborly bonds.

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

156 NORTH UNION, COOPER

PRICE	$68,000
TAXES	$250/2025
29.9± ACRES	ROAD FRONTAGE 240FT

HOW FAR TO...

Shopping | Calais, 20± miles

Hospital | Calais, 20± miles

Airport | Bar Harbor, 87± miles

Interstate | Exit 182, 100± miles

City | Calais, 20± Miles

Boston | 325± miles 5 Hours

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:

"Janine helped us find the perfect home. She is an expert in her field and she absolutely helped us navigate our move to Maine, and familiarized us with the area. We came to think of her as a friend. She has a genuine desire to help her clients make their new house a home. Circumstances for us have changed and we moved. Janine is now getting our listing. She is a person we feel we can trust. She is dedicated and approachable. She is professional yet friendly. No matter what your real estate need is, this is your agent. You can do no better.

She also makes good donuts."

Joel & Lisa Purcell

@uclifestylepropertiesme

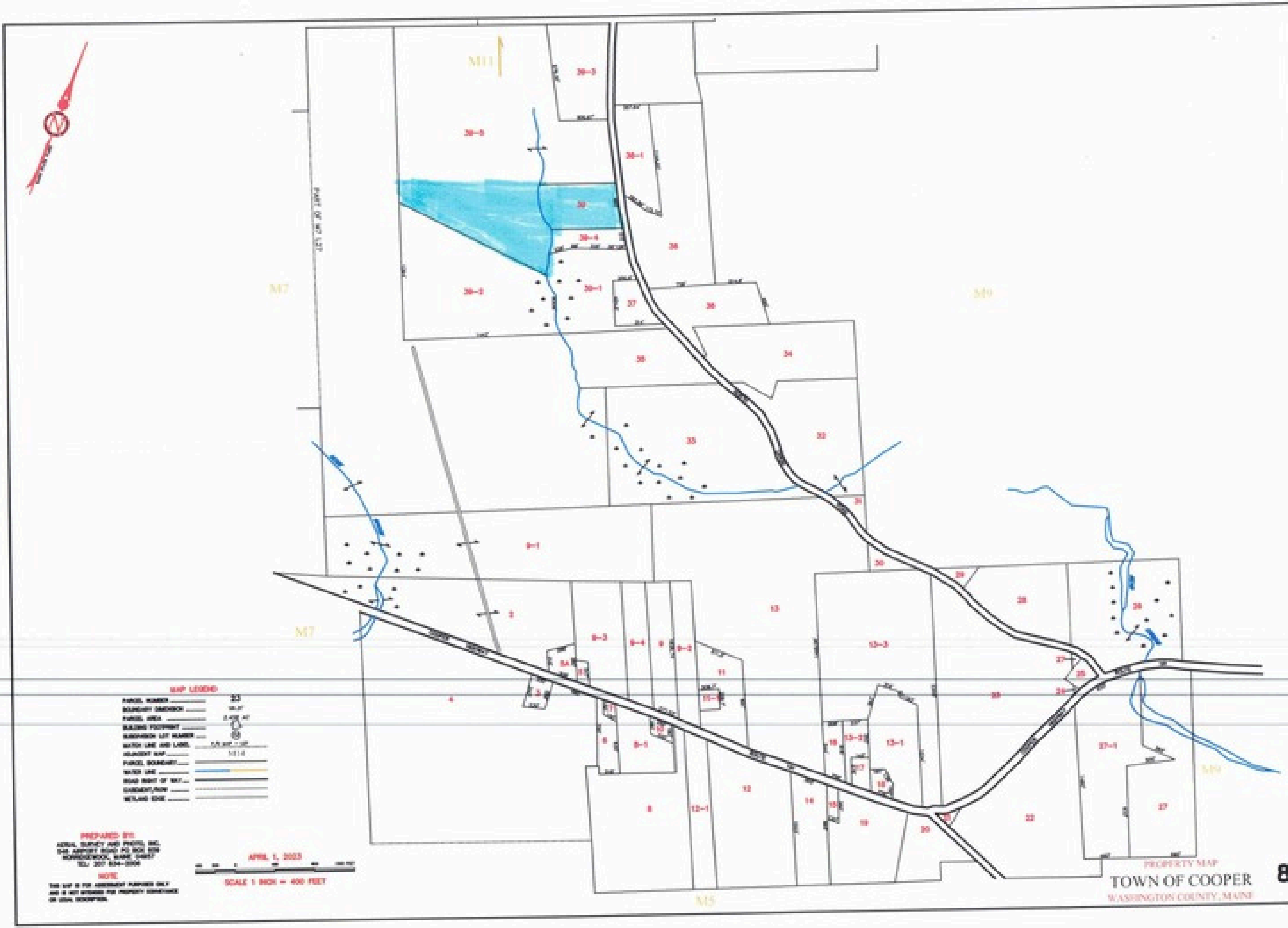
@uclifestylepropertiesme

@lifestyleproperties

@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police	911
Fire	911
Town Office	425 Cooper Highway, Cooper, Maine 207-214-4448
Tax Assessor	Tony Pennet 207-214-7130 maine.assessor @pm.me
Code Enforcement	Steven Cox 207-263-6887



MAP LEGEND
PARCEL NUMBER
BOUNDARY DIMENSION
PARCEL AREA
BUILDING FOOTPRINT
SUBDIVISION LOT NUMBER
MATCH LINE AND LABEL
ADJACENT MAP
PARCEL BOUNDARY
WATER LINE
ROAD RIGHT OF WAY
EASEMENT/ROW
WETLAND EDGE
PREPARED BY:
NOTE
APRIL 1, 2023
SCALE 1 INCH = 400 FEET
M7
M9
M11
M5
PART OF M7 L27
PROPERTY MAP
TOWN OF COOPER
WASHINGTON COUNTY, MAINE
8

National Flood Hazard Layer FIRMette

FEMA

67°26'47"W 45°0'57"N

67°26'10"W 45°0'32"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

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

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

BMG.

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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 5/19/2026 at 3:41 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.

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:

- √ 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

United Country Real Estate
Lifestyle Properties of Maine

@lifestyleproperties · 99.8K subscribers · 1.1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, ...more

lifestylepropertiesofmaine.com and 4 more links

SUBSCRIBE

Do you need to sell your Maine property?

Scan the code to learn how to get the most money for your property, with the least amount of hassle.

Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, *Previous Client*

PROPERTY LOCATED AT: 156 North Union

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 ____ ____ ____ ____

Seller Initials BMG ____ ____ ____

PROPERTY LOCATED AT: 156 North Union

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 BMG ____ ____ ____

Brenda Gove

PROPERTY LOCATED AT: 156 North Union

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: **23029C0915E** Year: **2017** (Attach a copy)

Comments: **none**

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: **seller has divided this lot off from her property**

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: ______

______

Buyer Initials ____ ____ ____ ____ Seller Initials BMD ____ ____ ____

PROPERTY LOCATED AT: 156 North Union

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.

Brenda Gove 5/19/26

SELLER DATE SELLER DATE

Brenda Gove

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

TRANSFER TAX PAID

WARRANTY DEED

Jorge Tavares, being single, whose mailing address is PO Box 245, Pembroke, ME 04666,

for consideration paid,

grants to Brenda M. Gove, whose mailing address is PO Box 302, Machias, ME 04654,

with Warranty Covenants,

A certain lot or parcel of land, together with the barn thereon, situated on the westerly side of the North Union Road, in the town of Cooper, County of Washington, State of Maine, bounded and described as follows:

Beginning at a point on the westerly sideline of the North Union Road at a ½" rebar (found), said rebar being located about sixty feet (60') north of an existing barn and on the edge of a blueberry field on the Alta Cousins homestead lot, now or formerly, thence running in a southerly direction along the westerly sideline of the North Union Road for a distance of one thousand fifty-six feet (1,056') to a ½" rebar set at the northeast corner of the Michael Cousins lot;

Thence South 84° West for a distance of eight hundred forty feet (840'), more or less, to the thread of Dead Stream;

Thence in a southerly direction along the thread of Dead Stream, a distance of four hundred forty feet (440'), more or less, to a point located on the northerly line of retained land of the Grantors herein, Ronald L. Hawkins and Lyn E. Hawkins, said point being located South 62° 10' East a distance of two hundred fifteen feet (215'), more or less, from a rebar (set) as shown on the Exhibit A attached hereto;

Thence North 62° 10' West for a distance of two hundred fifteen feet (215'), more or less, to the aforesaid rebar (set);

Thence continuing in the same North 62° 10' West direction across land of said Hawkins for a distance of one thousand four hundred seventy-five and eighty-five hundredths feet (1,475.85') feet to a rebar set on the Easterly property line of Justin Day's lot, now or formerly;

Thence North 04° 40' West along said Day line for a distance of one thousand six hundred forty-eight feet (1,648'), more or less, to a cedar stake set in a pile of stones;

Thence North 85° East along the southerly line of the Crosby family, now or formerly, for a distance of one thousand five hundred forty-eight feet (1,548'), more or less, to a ½" rebar set on the southerly line of said Crosby family, also being a northwest corner of the 12.99 acre lot retained by said Hawkins;

Thence South 11° 56' East across the land of said Hawkins for a distance of nine hundred seventy-eight and thirty hundredths feet (978.30') to a ½" rebar (found);

Thence North 83° 07′ East across the land of said Hawkins for a distance of five hundred three and eighty-eight hundredths feet (503.88′) to a ½" rebar set at the point of beginning.

Containing approximately 92.74 acres.

All bearings refer to the magnetic meridian of 2008. Some distances are approximate.

Granting also to the Grantee herein, any interest of the Grantor herein lying between the easterly boundary line of the above conveyed parcel of land and the centerline of the North Union Road, subject to the rights of the public and State of Maine according to the laws of the State of Maine.

Being a portion of the land conveyed in a deed from Alta Cousins to Ronald L. Hawkins and Lyn E. Hawkins dated June 26, 2008 and recorded in Book 3424, Page 244 of the Washington County Registry of Deeds.

Meaning and hereby conveying the same property described in the deed from Ronald L. Hawkins and Lyn E. Hawkins to Brenda M. Gove, the Grantee herein, and Jorge Tavares, the Grantor herein, dated November 8, 2008 and recorded in Book 3469, Page 119 of said Registry.

Granting also to the Grantee herein, her heirs and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by M.R.S.A., Title 33, Section 773.

The above property is conveyed subject to the restriction that the above property shall not be split for a period of five years from November 10, 2008 without subdivision approval from the town of Cooper.

The above property is conveyed subject to the mortgage from Brenda M. Gove and Jorge Tavares to Ronald L. Hawkins and Lyn E. Hawkins dated November 10, 2008 and recorded in Book 3469, Page 122 of said Registry, which the Grantee herein hereby assumes and agrees to pay.

WITNESS my hand and seal this 29 day of June , 2011.

Witness

Jorge Tavares

Jorge Tavares

STATE OF MAINE
County of Washington

Dated: 6-29-2011

SEAL

Then personally appeared the above named Jorge Tavares and acknowledged the foregoing instrument to be his free act and deed.

Before me,

JANICE A. SCANLON
Notary Public, Maine
My Commission Expires June 8, 2014

Typed or printed name of Notary Public

Notary Public

c:\documents and settings\valued customer\my documents\deed\govetavares.doc

Received
Recorded Register of Deeds
Jul 15,2011 08:27:09A
Washington County
Sharon D. Strout