

# LAND FOR SALE

Gated community

**Lot 80 Yoho Head Rd,  
Machiasport**

Multiple shared beach  
areas



**\$45,000**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://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*

A rare opportunity to own a piece of coastal Maine awaits at Lot 80 in the private Yoho Head subdivision in Machiasport. This 3.28± surveyed acre parcel offers privacy, convenience, and access to the ocean through a well-maintained gated community—without the high cost and upkeep of direct oceanfront ownership.

The property includes access to multiple shared common lots with direct beach access, offering three or four different beaches within walking distance of the property. These coastal access points provide several places to enjoy the shoreline, walk the beach, launch a kayak, explore the coast, or simply take in the beauty of Maine's rugged coastline.

Yoho Head is a quiet and established coastal community featuring paved private roads, power available along the road, and good cell phone service. Annual association fees are approximately \$450, and property taxes are less than \$200 per year, making this an affordable way to own land near the Maine coast.





Machias is only a short drive away for groceries, restaurants, medical care, and everyday conveniences. The surrounding area offers easy access to Jasper Beach, Roque Bluffs State Park, Lubec, Campobello Island, and the Bold Coast. Bangor is approximately two hours away, the Canadian border is about an hour away, Portland is roughly four hours, and Boston is around five and a half hours.

Whether you are dreaming of a year-round residence, vacation retreat, or peaceful coastal escape, Lot 80 offers the perfect combination of privacy, community, and ocean access—an opportunity that is becoming increasingly rare along the Maine coast. Don't miss the chance to explore this unique coastal property.



**Lifestyle  
Properties  
of Maine**







# LOT 80 YOHO HEAD RD, MACHIASPORT

PRICE

**\$45,000**

TAXES

\$161/2026

3.28± ACRES

ROAD FRONTAGE 297FT

## HOW FAR TO...



Shopping | Machias, 5± miles



Hospital | Machias, 6± miles



Airport | Trenton, 80± miles



Interstate | Exit 182, 95± miles



City | Bangor, 95± Miles



Boston | 330± miles 5 1/2 Hours







# 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's Office  
(207) 255-8308

## Fire

Machiasport Volunteer Fire Department  
(207) 255-6871

## Town Office

6 Frawley Road, Machiasport, ME 04655  
(207) 255-3314  
[townclerk@machiasport.org](mailto:townclerk@machiasport.org)  
Monday–Thursday, 8:00 AM–4:00 PM

## Tax Assessor

Machiasport Assessing Department  
(207) 255-3314  
[assessing@machiasport.org](mailto:assessing@machiasport.org)

## Code Enforcement

Machiasport Code Enforcement Office  
(207) 255-3314  
[ceo@machiasport.org](mailto:ceo@machiasport.org)



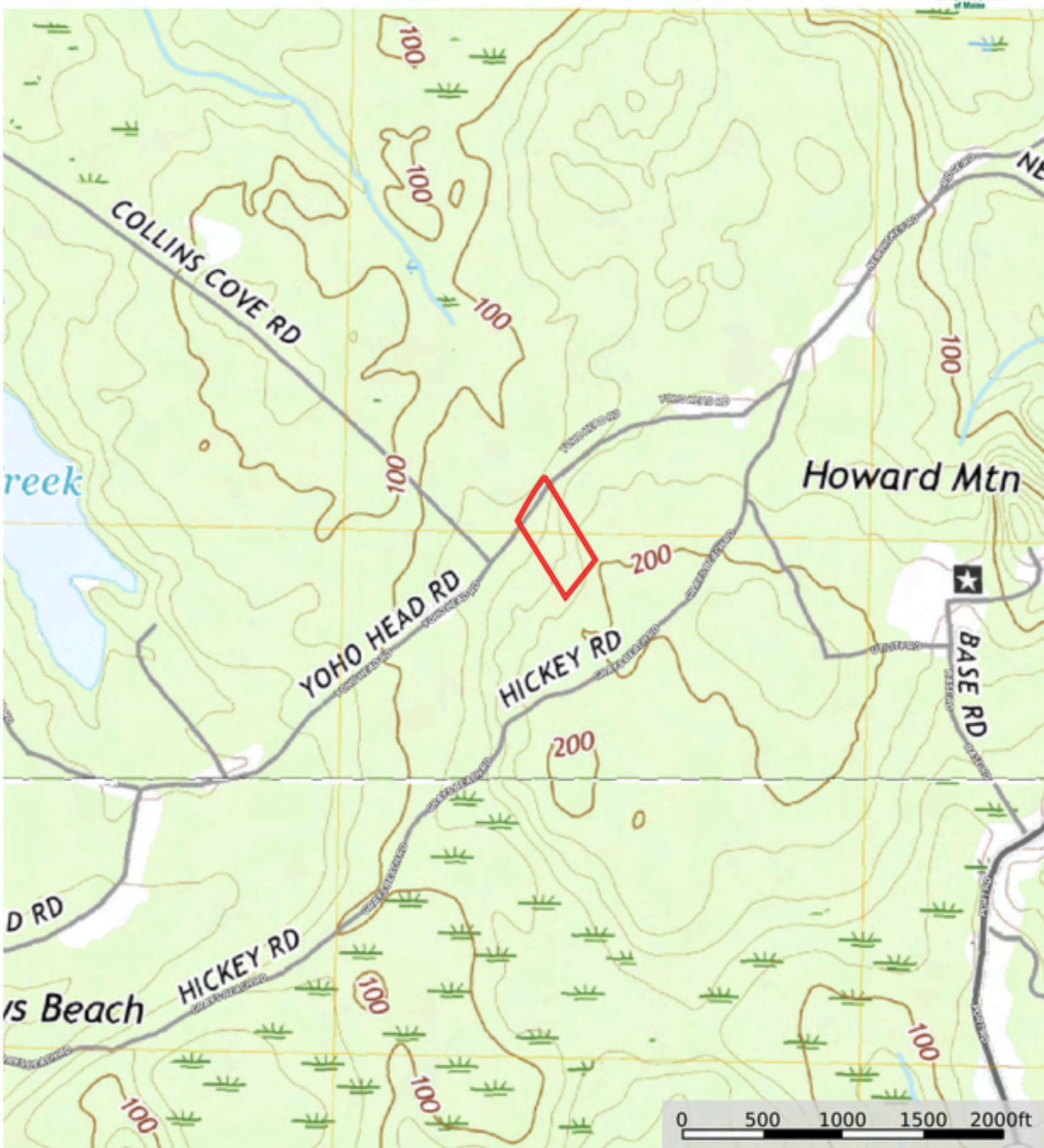
Yoho Head Rd #80, Machiasport, ME, 04655

Maine, AC +/-



Boundary



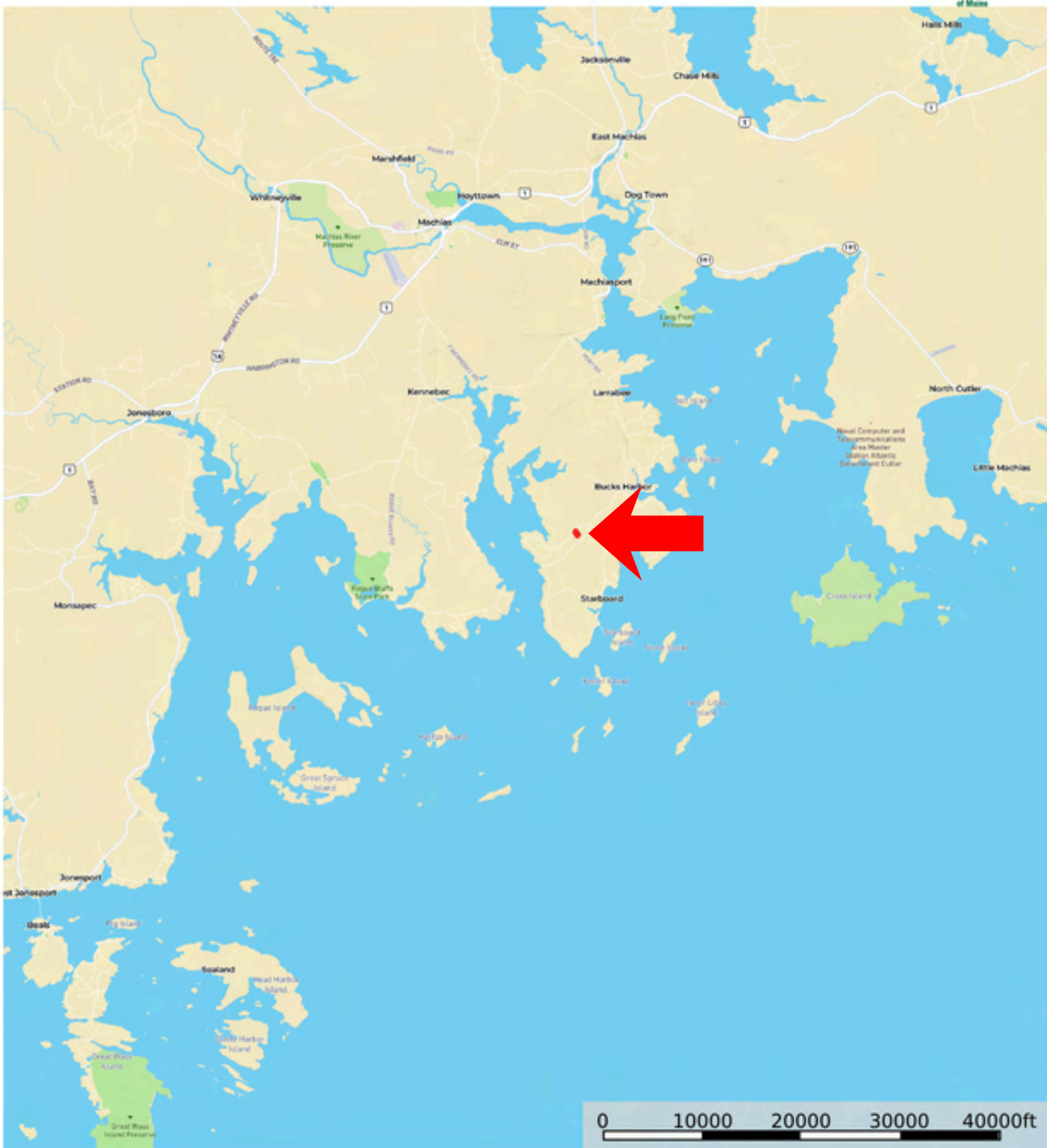


Boundary



# Yoho Head Rd #80, Machiasport, ME, 04655

Maine, AC +/-



Boundary









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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*



# Maine's #1 YouTube Channel



## United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

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

[lifestylepropertiesofmaine.com](https://lifestylepropertiesofmaine.com) and 4 more links



## 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: Lot 80 Yoho Head , Machiasport, ME 04655**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 PB \_\_\_\_\_

PROPERTY LOCATED AT: Lot 80 Yoho Head, Machiasport, ME 04655

## 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: HOA

Source of information: Deed & 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? HOA

Road Association Name (if known): Yoho head Assocation

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 \_\_\_\_\_

Page 2 of 4

Seller Initials PB



PROPERTY LOCATED AT: Lot 80 Yoho Head, Machiasport, ME 04655

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: **FEMA Mapping**

#### 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 \_\_\_\_\_

Page 3 of 4

Seller Initials **PB**

PROPERTY LOCATED AT: Lot 80 Yoho Head , Machiasport, ME. 04655

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.

Patricia Brophy 06/14/2026  
 SELLER DATE  
 Patricia Brophy

\_\_\_\_\_  
 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  
 Carlos B. Pagan

\_\_\_\_\_  
 BUYER DATE

\_\_\_\_\_  
 BUYER DATE

\_\_\_\_\_  
 BUYER DATE





## WARRANTY DEED

MAINE WOODLAND PROPERTIES, a Maine corporation with a mailing address of P.O. Box 1039, Portland, ME 04104, for consideration paid, grants to PATRICIA A. BROPHY, with a mailing address of 810 Brook Street, Dighton, MA 02715, with Warranty Covenants, a certain lot or parcel of land in Machiasport, Washington County, Maine, described as follows:

Lot 80 as shown on a plan of Yoho Head prepared by Herrick & Salisbury, Inc., recorded in Plan Book 19, Pages 33-36, as amended by plans recorded in Hanger 2, Slides 114 and 115, inclusive of the Washington County Registry of Deeds (said latter plans entitled "YoHo Head, Machiasport, Maine", prepared by Almer Huntley, Jr. & Associates, Inc., land surveyors - civil engineers, 34 Center Street, P.O. Box 587, Machias, Maine, as Job No. 510-058-8), together with a right of way for all purposes of a way including installation and maintenance of utility lines, poles and cables over and across all roads as shown on said plans. The right of way conveyed herein is appurtenant to and for the benefit of the lot conveyed herein. Said right of way is to be used in common with others and the Grantor, its successors and assigns, including but not limited to public utility companies, and the Grantor herein expressly reserves a right of way for the aforesaid purposes over and across said roads for the benefit of its remaining land in Machiasport.

Together with the right, in common with others, to use a dock, if governmental approvals are obtained and it is constructed by Grantor. Said dock is proposed to be constructed northerly of Lot 1 of the Little Kennebec Bay Shores Subdivision, a plan of that subdivision being recorded in the Washington County Registry of Deeds in Plan Cabinet 3, Drawer 15, #13 and #14. Said right of usage shall include passive recreational uses such as walking, fishing, or swimming. In addition, upon payment of the annual fee established by the Little Kennebec Bay Shores Homeowner's Association, said right of usage shall include the right to tie up a dinghy of not more than 10 feet in length to the dock. All rights of usage are also subject to compliance with any rules and regulations adopted by the Little Kennebec Bay Shores Homeowner's Association.

The property is conveyed subject to the following conditions and restrictions, which are intended to insure the quality and enjoyment of said Yoho Head Subdivision by the lot owners within said subdivision:

1. No lot shall be further subdivided and no part thereof shall be leased, rented or conveyed except in its entirety.
2. No more than one principal dwelling designed for single family occupancy, together with the usual and necessary outbuildings, shall be erected on any lot.

TRANSFER TAX PAID

3. Commercial Uses Prohibited. No lot hereby conveyed shall be used for any commercial purposes whatsoever, but shall be used solely for single family residential purposes.

4. The living area of such principal dwelling shall contain at least fifteen hundred square feet of floor space if such dwelling is located on a lot with shore frontage and at least twelve hundred square feet of floor space if such dwelling is located on a lot without shore frontage.

5. Any structure erected on the lot hereby conveyed shall be finished with at least seventy-five (75) percent cedar shingles or cedar clapboard and in such manner as shall be compatible with surrounding structures. If cedar shingles are used, said shingles shall not be painted but may be stained. No aluminum, vinyl or plastic siding shall be used on the exterior of any structure erected on the lot. No metal sheds or metal outbuildings shall be permitted on the lot.

6. The exterior of the principal dwelling and the usual and necessary outbuildings and the grading of the lot shall be completed within one year from the date of the initial excavation.

7. No house trailer, mobile home or other structure of a temporary nature shall be placed or used thereon, provided, however, that a camper, recreational vehicle or tent shall be permitted on the lot for purposes of recreational use by the lot owner for no more than twenty-one (21) consecutive days and only so long as the principal dwelling is being constructed.

8. No structure shall be erected or placed on any lot with shore frontage unless it shall be at least one hundred feet from any right of way. No structure shall be erected or placed on any lot not having shore frontage unless it shall be at least seventy-five feet from any right of way.

9. Construction, excavation, clearing and any use of any lot is and shall remain subject to state and local environmental, zoning and land use laws, ordinances and regulations including, but not limited to, shoreland zoning, subdivision laws and ordinances, and the coastal wetlands law. Nothing herein contained shall in any way alter or amend the obligations of any lot owner to comply with said laws and regulations.

10. There shall be no clear cutting of trees or timber on the property. The owner may cut, thin or remove standing timber on the lot, provided, however, that no more than fifty (50) percent of the live trees on the lot as of the date of this conveyance may be cut, thinned or removed.

11. No wild animals, livestock, or fowl shall be maintained on any lot. Nothing herein contained shall be construed to preclude the owner of any lot from maintaining and keeping domestic or household pets on the premises, provided, however,



that such pets shall at all times be accompanied by the owner, be leashed, or be kept in an enclosure. The owner shall take whatever steps are necessary to ensure that such pets do not interfere with the use and enjoyment of any other lot within Yoho Head Subdivision by the respective lot owner.

12. Hunting, trapping and the discharge of firearms on the property is prohibited.

The property hereby conveyed is conveyed subject to the terms and conditions of the Site Location Order issued by the Department of Environmental Protection dated July 9, 1975 and recorded in the Washington County Registry of Deeds in Volume 930, Page 60, as revised by Order dated December 17, 1975 and recorded in Volume 930, Page 62, as amended by Orders dated May 11, 1976 and recorded in Volume 923, Page 58; dated April 26, 1976 and recorded in Volume 930, Page 64; dated October 10, 1986 and recorded in Volume 1413, Page 167; and dated August 17, 1988, recorded in Volume 1529, Page 317. The property is further conveyed subject to the terms and conditions of a Homeowners Association Declaration dated July 1, 1976 and recorded in Volume 935, Page 85.

Said lot is conveyed subject to the condition imposed by the Maine Department of Environmental Protection that any subsurface sewerage disposal system installed shall be located only within the area as shown on said above referred to plan, unless the DEP approves another location based on additional soil investigations provided by the grantee showing another suitable location for any subsurface disposal system. Any communications in this regard should be addressed to the Maine Department of Environmental Protection, State House, Augusta, Maine 04333, and referred to Yoho Head Subdivision, Machiasport, Maine, DEP Project No. 81-1961-29280.

The property is further conveyed subject to a pole line easement given by Ben Benson and Elizabeth Benson to Bangor Hydro-Electric Company, dated July 6, 1987 and recorded in Volume 1455, Page 45 of said Registry.

The property is being conveyed subject to the real estate taxes for the July 1, 2006 to June 30, 2007 fiscal year of the Town of Machiasport, which shall be prorated between the parties as of the date of delivery of this deed.

Being a portion of the premises conveyed by Yoho Head, LLC to Maine Woodland Properties by deed dated June 12, 2006, recorded in the Washington County Registry of Deeds in Volume 3155, Page 84.

IN WITNESS WHEREOF, Maine Woodland Properties has caused this deed to be duly executed on its behalf this 11 day of September, 2006.

Bonnie J Meserve  
Witness

MAINE WOODLAND PROPERTIES

By: [Signature]  
Name: SUSAN GIRONARD  
Title: Vice President

Cumberland County, ss.

STATE OF MAINE

Sept. 11, 2006

Then personally appeared the above named SUSAN GIRONARD and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

**SEAL**

Before me

[Signature]  
Notary Public  
Printed Name: John Jamieson

JOHN A. JAMIESON  
Notary Public, Maine  
My Commission Expires January 19, 2013

Received  
Recorded Register of Deeds  
Sep 18, 2006 02:02:02P  
Washington County  
Sharon D. Strout