

COASTAL PROPERTY

Oceanfront 900± ft

2195 Cutler Rd, Cutler

6.64± acres



\$275,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

6.64± acres with approximately 900 feet of owned frontage on Little Machias Bay. The property is mostly open field with panoramic water views, approximately 840 feet of road frontage, and a driveway already in place. It's believed to have multiple existing septic systems, giving you a strong head start whether you're building, camping, or exploring future subdivision potential.

One of the biggest highlights is the ability to legally drive from your own property directly onto the beach and clam flats. That's an uncommon feature on the Maine coast and makes it easy to launch a kayak, dig clams, or simply enjoy the shoreline.



Located just down the road from Cutler's working lobster wharf and minutes from Cutler Coast Public Reserved Land, you'll be in one of Maine's most authentic fishing communities with easy access to hiking, boating, and the open ocean.

If you're looking for a large oceanfront parcel with extensive frontage, existing infrastructure, and a truly unique coastal setting, this property is worth a look.



**Lifestyle
Properties
of Maine**





2195 CUTLER RD, CUTLER

PRICE

\$275,000

TAXES

\$2,622/2025

6.64± ACRES

ROAD FRONTAGE 840FT

HOW FAR TO...



Shopping | Machias, 12± miles



Hospital | Machias, 13± miles



Airport | Trenton, 80± miles



Interstate | Exit 182, 105± miles



City | Machias, 12± Miles



Boston | 335± miles 6 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) 255-4422

Fire

Cutler Volunteer Fire Department
(207) 259-3632

Town Office

2655 Cutler Road P.O. Box 236 Cutler, ME 04626
(207) 259-3693
townclerk@cutlermaine.gov
Tuesday & Wednesday 9:30 AM–5:00 PM; Thursday 9:30 AM–1:30 PM

Tax Assessor

RCS Assessment Services
(207) 605-0200

Code Enforcement

Stephen Cox
(207) 263-6887

2195 Cutler Rd, Cutler, ME, 04626
Maine, AC +/-



Boundary

2195 Cutler Rd, Cutler, ME, 04626

Maine, AC +/-



Boundary

2195 Cutler Rd, Cutler, ME, 04626
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. 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 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: 2195 Cutler Road, Cutler, ME 04626**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: Old septic tank on site

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 PSF _____

PROPERTY LOCATED AT: 2195 Cutler Road, Cutler, ME 04626

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: 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 _____

Page 2 of 4

Seller Initials PSF

PROPERTY LOCATED AT: 2195 Cutler Road, Cutler, ME 04626

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: 23029C1686E Year: 2017 (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: shoreland zone

Source of information: _____

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 PSF

PROPERTY LOCATED AT: 2195 Cutler Road, Cutler, ME 04626

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>Patrick S. Feeney</u> SELLER	<u>07/29/2026</u> DATE	_____ SELLER	_____ DATE
Patrick S. Feeney			

_____ SELLER	_____ DATE	_____ SELLER	_____ DATE
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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
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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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Doc#: 9525
Bk: 2770 Pg: 328

WARRANTY DEED

I, **MALCOLM MCDOWELL**, with a mailing address of 56 Riveredge Road, Billerica, MA 01862, for ample monetary consideration, the receipt of which is acknowledged, give, grant, bargain and sell to **PATRICK S. FEENEY**, with a mailing address of 113, No. 9 Road, Cutler, ME 04626, with **Warranty Covenants**, the following described property located in Cutler, Washington County Maine, viz:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in said Cutler, and being the premises described in a deed from Ronald A. Davis and Sandra S. Davis as recorded in Book 625, Page 378 of the Washington County Registry of Deeds. Said property commences at the northwest corner of the Town Cemetery near Turner's Bridge, so-called, and thence from said point of beginning in a general southerly direction but at all times along the West line of the Cemetery Lot to the shore of Little Machias Bay: thence following the shore in a general westerly and then northerly direction to its intersection with Maine State Highway #191; thence by and along the road in a general northeasterly and easterly direction to the northwest corner of the cemetery and place of beginning.

Meaning to convey, and hereby conveying, the same property described in a deed recorded in the Washington County Registry of Deeds at Book 744, Page 16.

Together with all easements, rights, privileges and appurtenances belonging to the granted estate.

In addition to the purchase price, Mr. Feeney agrees to assume responsibility for all outstanding municipal taxes.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all of the privileges and appurtenances thereof to the said Patrick S. Feeney, his heirs and assigns, to them and their use and behoof forever.

IN WITNESS WHEREOF, I, Malcolm McDowell, have hereunto set my hand and seal this 25 day of July in the year of our Lord, 2003.

Kristine E. Noonan
Witness

Malcolm McDowell
Malcolm McDowell

TRANSFER TAX PAID

Doc# 9525
Bk: 2770 Pg: 329

STATE OF MASSACHUSETTS

Personally appeared Malcolm McDowell and made oath that the signing of this instrument is his free act and deed.

Date:



7/25/03

Kristina E. Noonan
Notary Public

KRISTINA E. NOONAN
Typed/Printed Name of
Person Taking Acknowledgment

My commission expires:

MY COMMISSION EXPIRES 7/10/2008

Received
Recorded Register of Deeds
Jul 31, 2003 10:18:16A
Washington County
Sharon D. Strout