LAND FOR SALE

Waterfront on Dead Brook	**M14L24-2 Swan Lake Ave, Monroe**	Hunting



$145,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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Scan to view the full property details and video!

Scan Me



Photography by Mayhem Media

Discover 27.4± surveyed acres with approximately 2,600 feet of owned frontage on scenic Dead Brook. With roughly 1,500 feet of road frontage, an established driveway, power at the road, and the field maintained every couple of weeks, this property is ready for your vision.

The land offers a great mix of open space and mature woods with several excellent building sites. Trails lead down to the brook, making it easy to enjoy the water, explore the property, or simply relax in the peaceful setting. Whether you're planning a year-round home, a seasonal camp, or a private getaway, much of the hard work has already been done.



Wildlife is abundant, and there's plenty of room for hiking, hunting, ATV riding, snowshoeing, or just enjoying your own piece of Maine. The combination of usable land, existing infrastructure, and extensive waterfront is becoming increasingly difficult to find.

Located in the quiet town of Monroe, you're about 20 minutes from Belfast for shopping, restaurants, and the coast, 40 minutes from Bangor International Airport, and have easy access to Interstate 95 via Newport.

If you've been looking for a turnkey building lot with exceptional privacy, beautiful waterfront, and room to explore, this property is ready to make it happen.



United Country Real Estate | Lifestyle Properties of Maine





M14L24-2 SWAN LAKE AVE, MONROE

PRICE	**$145,000**
TAXES	$511/2026
27.4± ACRES	**ROAD FRONTAGE 1,500FT**



HOW FAR TO...

- Shopping | Belfast, 13± miles
- Hospital | Belfast, 13± miles
- Airport | Bangor, 33± miles
- Interstate | Exit 167, 18± miles
- City | Belfast, 13± Miles
- Boston | 235± miles 4 Hours 10 Minutes



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 selll 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	Waldo County Sheriff's Office (207) 338-6786
Fire	Monroe Fire Department (207) 525-3515
Town Office	8 Swan Lake Avenue Monroe, ME 04951 (207) 525-3515 townclerk@townofmonroe.me Hours: Monday: 8:00 AM – 5:00 PM, Wednesday: 8:00 AM – 2:00 PM & 4:00 PM – 7:00 PM, Friday: 8:00 AM – 5:00 PM
Tax Assessor	Jacki Robbins (207) 525-7706
Code Enforcement	Cindy Abbott (207) 505-0743

Monroe, juan

Maine, AC +/-

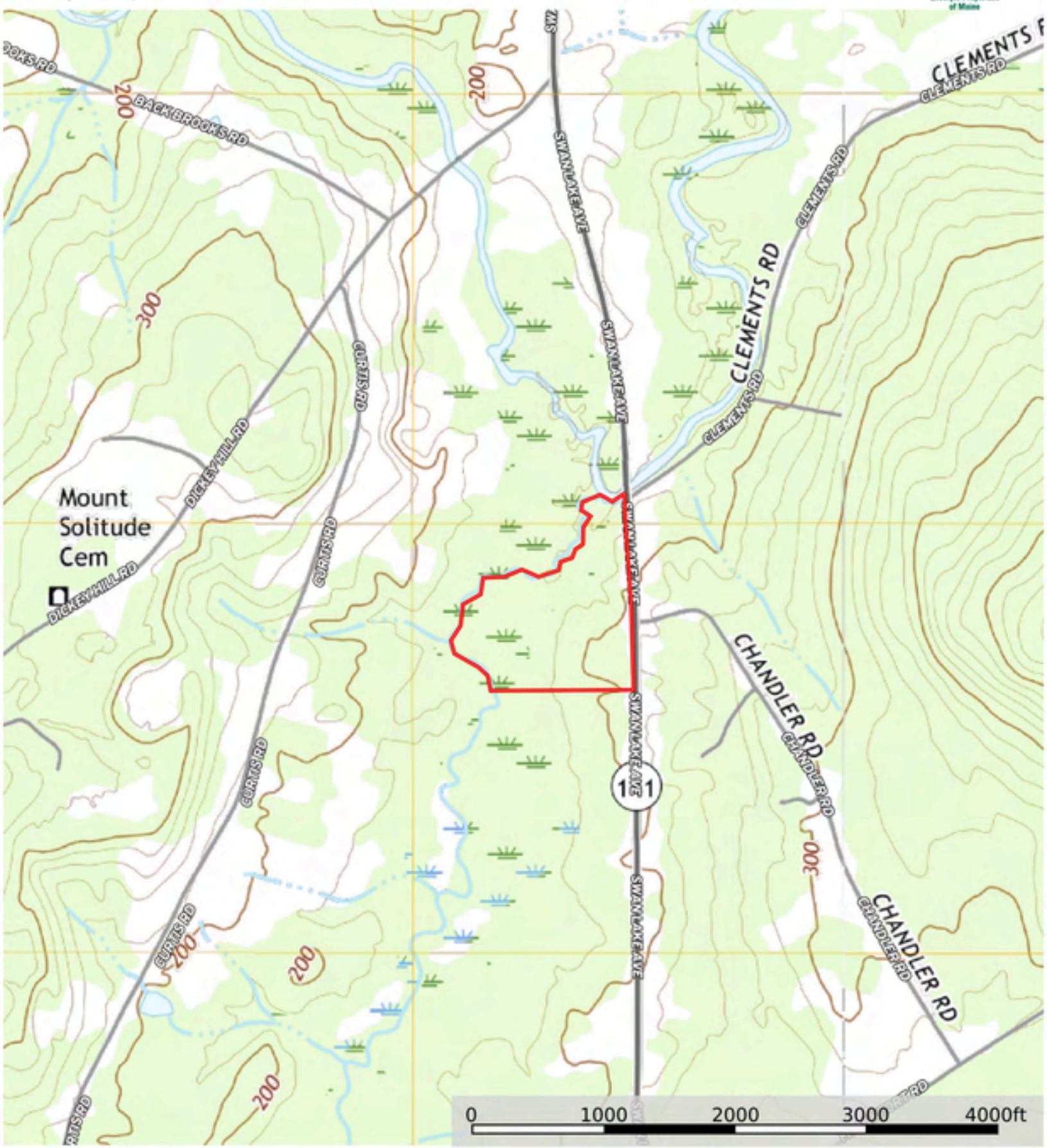


Boundary

United Country Lifestyle Properties of Maine
P: 800-286-6164 https://www.lifestylepropertiesofmaine.com/ 113 West Broadway

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Monroe, juan
Maine, AC +/-



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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

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*

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PROPERTY LOCATED AT: **M14L24-2 Swan Lake Ave, Monroe, ME 04951**

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.

Land Brothers, 57 Elm Bangor ME 03268 Phone (603)568-2475 Fax M14L24-2 Swan Lake
Spencer Wood

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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: _____

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PROPERTY LOCATED AT: **M14L24-2 Swan Lake Ave, Monroe, ME 04951**

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: **23027C0285E** Year: **2015** (Attach a copy)

Comments: **area of minimal flood hazard**

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: **water frontage on Dead Brook**

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: **Survey, 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: _____

_____

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PROPERTY LOCATED AT: **M14L24-2 Swan Lake Ave, Monroe, ME 04951**

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.

Juan P Acevedo	07/30/2026	*Luz Viviana Acevedo*	07/29/2026
SELLER	DATE	SELLER	DATE
Juan P. Acevedo		**Luz Viviana Acevedo**	
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

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Receipt # 163527 WALDO SS: RECEIVED
ERECORDED
VOL 4770 PG 303
02/25/2022 09:54:09 AM
2 Pages
Instr # 2022-1677
ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

DLN #1002240184188

QUITCLAIM DEED WITH COVENANT

Juan P. Acevedo, of Lowell, Massachusetts, for consideration paid, grants to Juan P. Acevedo and Luz Viviana Acevedo, whose mailing address is 29 Woodward Avenue, Lowell, MA 01854-2620, with Quitclaim Covenant, as joint tenants, the following land:

A certain lot or parcel situated in the Town of Monroe, County of Waldo, and State of Maine bounded and described as follows:

Beginning on the westerly sideline of Swanville Lake Avenue, also known as State Route 141, at a set 5/8 inch rebar marked PLS #2189 located the following two courses and distances from another set 5/8 inch rebar marked PLS #2189 in the westerly sideline of Swanville Lake Avenue and the northwesterly boundary of land now or formerly of Central Maine Power Company as described in a deed recorded in the Waldo County Registry of Deeds Book 680, Page 185: (1) N 00° 07' 39" E by Swanville Lake Avenue a distance of 202.00 feet to a point, and (2) N 00° 06' 11" E by said Swanville Lake Avenue a distance of 282.22 feet to the point or beginning;

NO TRANSFER TAX PAID

Thence, S 89° 38' 58" E by said remaining land of Bucktail, LLC a distance of 973.13 feet to a set 5/8 inch rebar marked PLS #2189;

Thence, S 89° 38' 58" E by said remaining land of Bucktail, LLC a distance of 30 feet, more or less, to Dead Brook;

Thence, northerly and easterly by Dead Brook a distance of 2,890 feet, more or less, to the westerly side of Swan Lake Avenue;

Thence, southerly by Swan Lake Avenue 20 feet, more or less, to a set 5/8 inch rebar marked PLS #2189, said rebar being located on a tie line N 33° 25' 42" E a distance of 1,668.84 feet from the last mentioned rebar;

Thence, S 04° 00' 48" E by the westerly sideline of Swan Lake Avenue a distance of 782.79 feet to a point;

Thence, S 00° 06' 11" W by the westerly sideline of Swan Lake Avenue a distance of 70.02 feet to a point;

Thence, S 00° 05' 38" W by the westerly sideline of Swan Lake Avenue a distance of 547.84 feet to the point of beginning;

Containing 27.4 acres, more or less.

Being the same premises conveyed to the Grantor by deed of Bucktail, LLC dated February 25, 2022, to be recorded in the Waldo County Registry of Deeds.

This conveyance is made subject to a mortgage given by the Grantor to Bucktail, LLC to secure a note in the amount of $63,900.00.

In witness whereof, Juan P. Acevedo has executed this instrument this 24th day of February, 2022.

Juan P. Acevedo

State of Maine
York, ss. February 24, 2022

Personally appeared before me the above named Juan P. Acevedo and acknowledged the foregoing instrument to be his free act and deed.

Attorney at Law
Print name: David J. Jones
ME Bar No.: 710