

DOWNEAST RIVER ESCAPE

7.26 ± Acres

**M1L3-5 Kansas Rd,
Milbridge**

Building Lot



\$117,450

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!



**Lifestyle
Properties
of Maine**



Photography by Mayhem Media

Build your Maine dream along the beautiful Narraguagus River! This 7.26-acre property offers an impressive 352 feet of river frontage in a peaceful and scenic setting in Milbridge, Maine.

The property features a high, dry building site with an open, southwest-facing orientation and several natural plateaus, providing multiple potential locations for a home and different vantage points for enjoying the surrounding landscape and river. A shared driveway provides access from Kansas Road, and electrical power has been partially extended onto the property.



A significant advantage for the future owner is that a septic system design and building permit were previously approved for the property. The site was never developed, and the previous approvals have since expired. The septic design would need to be recertified, and a new building permit obtained by the new owner.



The Narraguagus River, approximately 55 miles long, winds southeast through Washington County before reaching Narraguagus Bay. This wide, relatively shallow river is an important and ecologically diverse waterway, providing habitat and spawning areas for alewives, Atlantic salmon, shad, and brook trout. The river's changing landscape—from wooded stretches to tidal waters near the bay—offers outstanding opportunities to enjoy Maine's natural beauty and abundant wildlife.



Located at the mouth of Narraguagus Bay, Milbridge is a charming coastal community in southeastern Washington County. With a population of approximately 1,375 according to the 2020 Census, Milbridge provides a quintessential Downeast Maine setting while offering convenient access to the coast, rivers, forests, recreational opportunities, and nearby communities.





The area's rich maritime history is highlighted by the Narraguagus Light, built in 1853 on Pond Island at the mouth of the bay. The lighthouse was decommissioned in 1934 and is now privately owned.

Whether you're envisioning a year-round riverfront residence, seasonal Maine retreat, or private recreational property, this parcel offers the rare combination of acreage, substantial river frontage, multiple potential building sites, and a beautiful natural setting.



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newsletter





M1L3-5 KANSAS RD, MILBRIDGE

PRICE

\$117,450

TAXES

\$1.225/2025

7.26± ACRES

ROAD FRONTAGE 225FT



HOW FAR TO...



Shopping | Milbridge, 3± miles



Hospital | Ellsworth, 31.8± miles



Airport | Bangor, 67± miles



Interstate | I395, 64± miles



City | Ellsworth, 31± Miles



Boston | 295± miles 4 Hours 46 Minutes



Debra Holmes

ASSOCIATE BROKER | REALTOR®



207.461.6473 cell



207.794.6164 office



selllubec@gmail.com



113 W Broadway Lincoln, ME 04457

**Scan to view Debra's
bio and other
listings**



Biography:

I started in the real estate business in 1996 while managing the Mom & Pop store my husband Bill and I owned. I worked my way from sales agent to associate broker to achieving my broker license in 2000. I opened Bold Coast Realty the following year and joined the United Country Real Estate family in 2006. As a native Mainer, I have been sharing my knowledge of small town coastal living for over 25 years, first in my store and then in real estate. I am committed to providing my clients and customers with individualized service; sharing with them my knowledge of the area and the processes needed to achieve their real estate goals. I received The Graduate, REALTOR® Institute (GRI) from the National Association of Realtors, this is the mark of a real estate professional who has made the commitment to provide a high level of professional services by securing a strong educational foundation. I have served in numerous capacities on the local Board of REALTORS and was voted REALTOR® of the year in 2007. I specialize in residential and vacant land sales along the Downeast Maine Coast. Within these special property types I specialize in the second home market as well as helping first time home buyers realize there dream of owning a piece of Maine.



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MUNICIPAL CONTACTS

Police

Milbridge Police Dept.
207-546-2422

Fire

Milbridge Fire and Emergency
911

Town Office

18 School Street, Milbridge
207-546-2422

Tax Assessor

RJD Appraisals
207-546-2422

Code Enforcement

Charlie Peterson
207-546-2422



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 • 99.8K subscribers • 1.1K 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: MIL3-5 Kansas RD, Milbridge, Me 04658**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): N/A

Location:

What materials are, or were, stored in the tank(s):

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of information: Owner

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: none

Source of information: owner, agents visit to sight and saw no evidence

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

Buyer Initials _____ Page 1 of 4 Seller Initials _____ SCB

PROPERTY LOCATED AT: M1L3-5 Kansas RD, Milbridge, Me 04658**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: shared driveway, easement for a walking path for certain lots in subdivision

Source of information: deed and owner

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: deed, town, owner

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 SCB _____

PROPERTY LOCATED AT: M113-5 Kansas RD, Milbridge, Me 04658

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: _____

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 zoning

Source of information: town, owner

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: owner agent

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: deed, owner

Additional Information: none

Buyer Initials _____

Page 3 of 4

Seller Initials SCB

PROPERTY LOCATED AT: M113-5 Kansas RD, Milbridge, Me 04658

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.

Shaleen C. Barnes
SELLER 08/15/2026 SELLER _____
DATE DATE DATE
Shaleen C. Barnes

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 _____



Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTYQUITCLAIM DEED

DLN#2263641

Henry V. DeJesus, Trustee of the Henry V. DeJesus Living Trust dated July 13, 2004 as amended, of P.O. Box 79323, Dartmouth, Massachusetts 02747 ("Grantor"), in full consideration of One Dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, grant to **Henry V. DeJesus and Shaleen C. Barnes**, as Joint Tenants ("Grantee") of P.O. Box 79323, Dartmouth, Massachusetts 02747, with **QUITCLAIM COVENANTS**: the premises further described on Exhibit A attached hereto and made a part hereof.

For title of the Grantors, see deed dated September 3, 2008, recorded September 23, 2008 recorded in Book 3454 on Page 181 of the Washington County Registry of Deeds.

Title not examined by preparer.

Executed as a sealed instrument this 3rd day of January, 2025
~~December, 2024~~.

In the presence of:

Henry V. DeJesus Living Trust dated July
13, 2004

Kathy Barnes

By: [Signature]
Henry V. DeJesus, Trustee

STATE OF Massachusetts
COUNTY OF Bristol

In Massachusetts on the 3rd day of January, 2025
~~December, 2024~~, before me personally appeared Henry V. DeJesus, Trustee of the Henry V. DeJesus Living Trust dated July 13, 2004, to me known and known by me to be the party executing the foregoing instrument for and on behalf of said Henry V. DeJesus Living Trust dated July 13, 2004, and he acknowledged said instrument by him executed to be his free act and deed, in his said capacity as Trustee and the free act and deed of said Henry V. DeJesus Living Trust dated July 13, 2004.



W:\MATTHEW\DEEDS\179182\OC-MAINS.wpd

Lori Desouza
Notary Public
Printed Name: Lori Desouza
My Commission Expires: 5/30/2025

EXHIBIT A

A certain lot or parcel of land, situated in Millbridge, Washington County, State of Maine, described as follows:

Lot #5 Tidewater Farm Subdivision, as set forth in the Survey entitled "Final Plan of Tidewater Farm Subdivision for Winfield Properties, LLC, dated May 5, 2006, and recorded in the Washington County Registry of Deeds in Cabinet 3, Drawer 15 Plan #19, containing 7.26 acres, more or less.

Granting also to the Grantee herein, their heirs and assigns, to be used in common with the Grantor herein, its successors and assigns, a 30' wide right of way over that portion of said 30' wide right of way which lies within the bounds of Lot 6 in the aforesaid Survey Plan for the ingress and egress of motor vehicles and foot traffic and utility services, in, over, under and through the same, to run from Kansas Road in an Easterly direction a distance of 500' feet following the bounds of the 30' wide private driveway which is noted on the aforesaid Survey Plan between the boundary lines of Lots #5 and #6.

Together with any right, title and interest which the Grantor may have in and to the adjacent shores and flats to the low water mark of Narraguagus River, subject to the laws of the State of Maine.

Subject however to the condition that the owners of Lot #5 and Lot #6 shall share equally in the upkeep and maintenance of the aforesaid 30' wide private drive way.

Provided however, that if the use of the property is seasonal and not occupied over the winter months, then said lot owner will not be responsible for his or her proportional share of any snow plowing bills.

Also subject to the "Notes" in the aforesaid survey plan recorded in Cabinet 3, Drawer 15, Plan #19.

Excepting and reserving however to the Grantor herein, its successors and assigns, the private 6' wide Pedestrian Right of Way, which right of way runs along the southerly boundary line of the above conveyed lot #5, and which right of way runs from the Kansas Road to the shore of the Narraguagus River, all as noted in the aforesaid Survey Plan, and which right of way is appurtenant to Lots #8, #9 and #10.

The premises are conveyed subject to the following permanent restrictions (not conditions subsequent) to wit:

1. No lots of the Tidewater Farm Subdivision can be further subdivided.
2. Lots shall be used for single family purposes only and not for any commercial or industrial use. No part of this restrictive covenant should be construed to make the rental of a residence on said property a commercial use.
3. No tent, camper, trailer, motor home or mobile home shall be used or placed on the premises as a seasonal or permanent dwelling, except that a tent, camper or motor home may be used as temporary shelter prior to building for intervals not to exceed three weeks at one time.
4. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl other than ordinary domestic pets shall be kept thereon expressly prohibiting but not limited to sheep, goats, swine, cattle, poultry and other "farm animals". Nothing herein shall prohibit the keeping of saddle horses, together with appropriate shelter.

5. No unregistered motor vehicles intended for over the road use shall be stored on the premises.
6. Construction on said lot shall employ conservation service erosion control standards.
7. The property owner shall provide for his or her children school transportation to the Kansas Road, provided it is in compliance with Maine Statutes.
8. All potential wastewater systems shall be maintained by the lot owner.
9. The water supply for each lot in this subdivision will be by individual private wells

Meaning and hereby conveying a portion of the property described in a deed from Winfield Properties, LLC by deed of Earle S. Tyler, Jr. and Sarah Tyler, dated April 11, 2006 recorded in Book 3132, Page 195 of the Washington County Registry of Deeds.

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

Property Address:

**Lot #5 Tidewater Farm Subdivision
Kansas Road
Milbridge, Maine**