BLUEBERRY FIELDS

FARMLAND | RECREATIONAL | RURAL

50± ACRES	**M4L25-1 Off Smith Road Charlotte, Maine**	28x50 BARN



$274,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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Scan to view the full property details and video!

Scan Me



Photography by Mayhem Media

Welcome to the picturesque blueberry fields of Charlotte, Maine. This stunning 50-acre property is a rare opportunity for those looking to start an agricultural operation or simply enjoy a peaceful rural retreat.

The centerpiece of this property is the recently renovated 28x50 barn, featuring a new roof and locally sourced cedar shingle siding. Inside, the cedar walls add a warm, rustic touch, perfect for those looking to create a cozy living space or a working blueberry operation.



While the property currently lacks a well and septic system, access is provided via a right of way, with power and a publicly maintained road just 0.45 miles away. The potential for a homestead is endless, with panoramic views and great opportunities for solar power.

Located in the tranquil town of Charlotte, just 25 minutes from the full-service town of Calais, this property offers a perfect balance of seclusion and convenience. Surround yourself with the stunning natural beauty of Washington County, known for its state parks and public reserve lands, and make this property your own private paradise. This is a rare opportunity to own a piece of Maine's beautiful landscape and create the rural retreat you've always dreamed of.





United Country Real Estate | Lifestyle Properties of Maine

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M4L25-1 OFF SMITH RD, CHARLOTTE

PRICE	**$274,900**
TAXES	$2482.20/2024
ACREAGE 50±	**ROAD FRONTAGE** NONE



HOW FAR TO...

- Shopping | Calais, 13± miles
- Hospital | Calais, 13± miles
- Airport | Bangor, 104± miles
- Interstate | I395, 96± miles
- City | Calais, 13± miles
- Boston | 334± miles



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

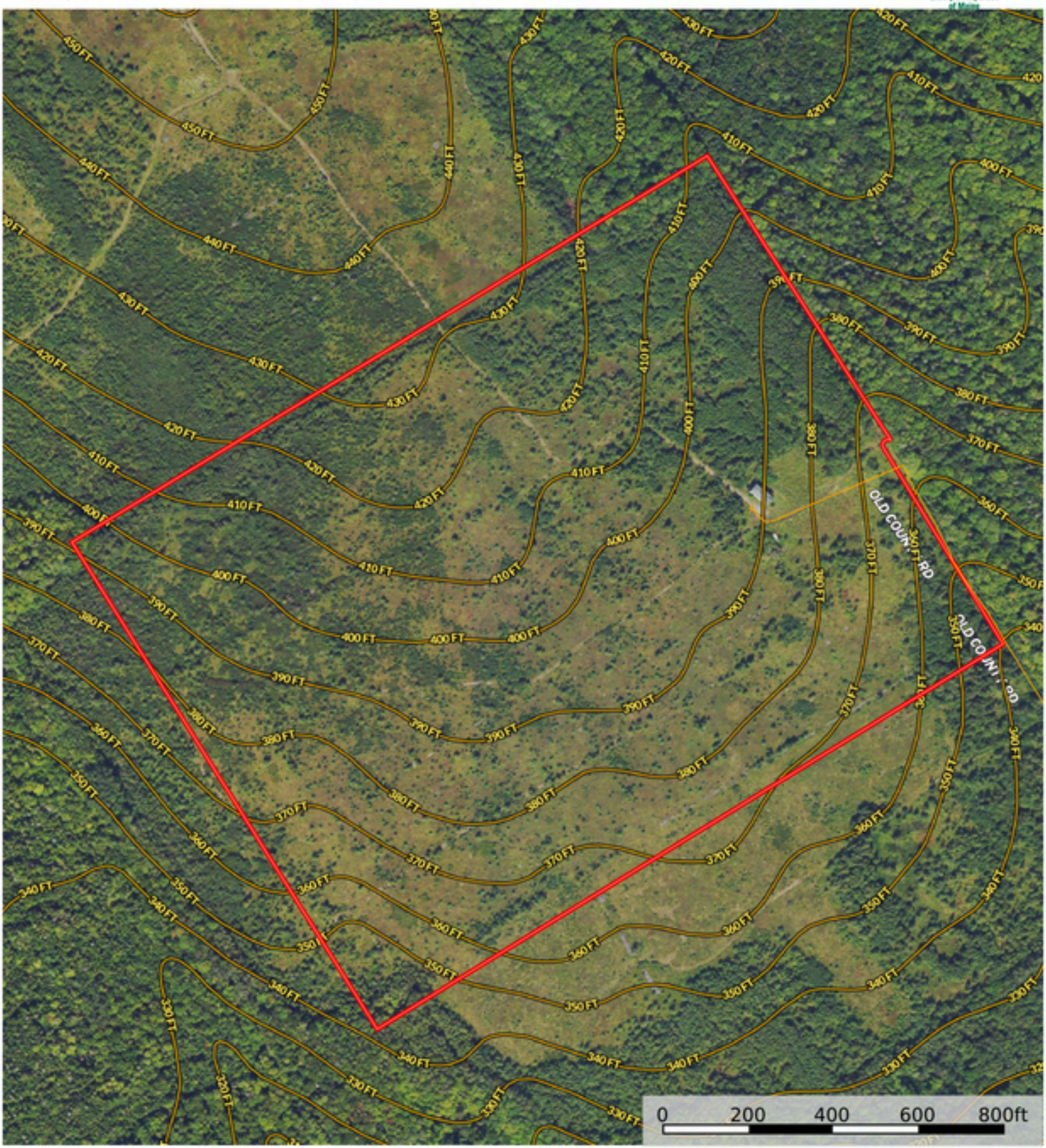
@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police	Washington County Sheriff (207) 255-4422
Fire	Charlotte Fire Dept (207) 454-8406
Town Office	1000 Ayers Junction Road (207) 454-2114 charlotteselectmen2022@outlook.com
Tax Assessor	J Douglas Guy (207) 263-6824
Code Enforcement	Tim Krug

Charlotte BARN!- 50ac

Maine, AC +/-



Track 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.

Charlotte BARN!- 50ac

Maine, AC +/-

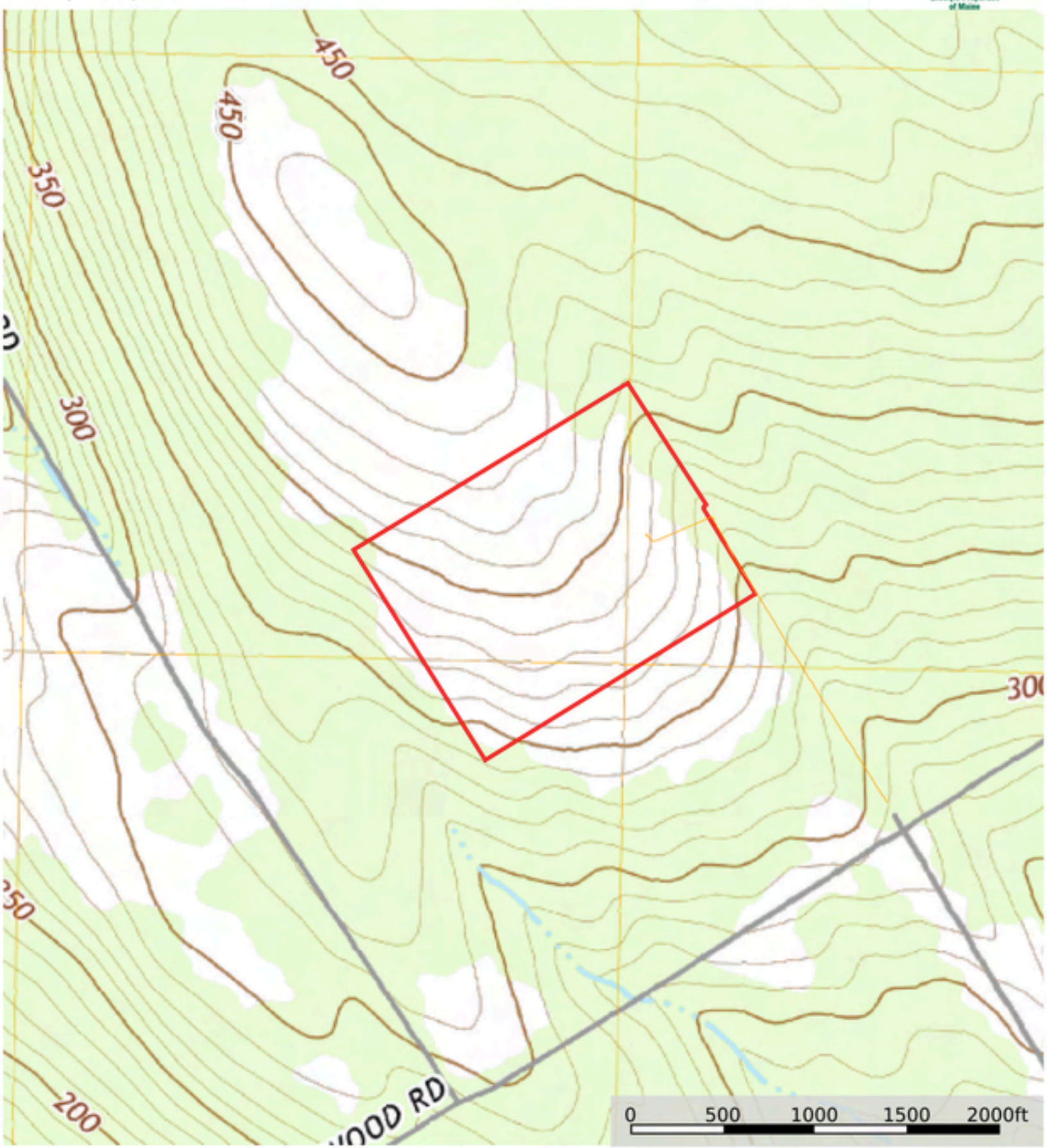


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PROPERTY LOCATED AT: **Map 4 lot 25-1 Off Smith Ridge Rd, Charlotte ,**

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.

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PROPERTY LOCATED AT: **Map 4 lot 25-1 Off Smith Ridge Rd, Charlotte ,**

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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **ROW**

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 [X] No [ ] Unknown

If No, who is responsible for maintenance? **Property is .45miles away from power and maintained road.**

Road Association Name (if known):

Source of information: **Seller and Mapping**

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 [X] No [ ] Unknown

If Yes, explain:

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain:

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain:

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, indicate the dates of each claim:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Charlotte - Map 4

DigiSign Verified - e67d2023-5a9a-4ea7-b100-70f045821cfe

PROPERTY LOCATED AT: **Map 4 lot 25-1 Off Smith Ridge Rd, Charlotte ,**

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: **Seller**

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 & Deed**

Additional Information: **Barn on the property has undergone a full renovation, including new locally sourced cedar shingles and a new roof. The interior has been refreshed with new cedar walls.**

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PROPERTY LOCATED AT: **Map 4 lot 25-1 Off Smith Ridge Rd, Charlotte ,**

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.

Wallace Hall 10/24/2024			
SELLER	DATE	SELLER	DATE
Wallace Hall			
SELLER	DATE	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	BUYER	DATE
BUYER	DATE	BUYER	DATE

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ME REAL ESTATE TRANSFER
TAX PAID

Receipt # 175044

ERECORD

BK 5110 PG 163
Instr # 2024-4286
06/07/2024 08:50:24 AM
Pages 2

Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

QUITCLAIM DEED WITH COVENANT

DLN: 10034402175852

DAVID MILTON HUNNEWELL, of Calais, Washington County, Maine, and **AVERY DANIEL HUNNEWELL**, of Calais, Washington County, Maine, for consideration paid, grant to **WALLACE A. HALL**, with a mailing address of 17 Sunshine Lane, East Machias, ME 04630, with QUITCLAIM COVENANT, a certain lot or parcel of land situated in Charlotte, Washington County, Maine, more particularly bounded and described as follows, to wit:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in said Charlotte on the west side of the Smith Ridge Road, so-called, more particularly bounded and described as follows:

Commencing at an iron stake at the northeast corner of the Palmeter lot; thence westerly by the Palmeter lot 575 yards to a wood lot; thence northerly 390 yards, more or less, to the Bridges lot; thence easterly 580 yards to the Smith Ridge Road; thence southerly by the Smith Ridge Road 420 yards to the place of beginning. Being a 50-acre parcel carved out of the lot described as Lot 5 on a deed of record with the Washington County Registry of Deeds in Book 485, Page 223. References to adjoiners may be historical.

This conveyance is made SUBJECT TO a Grant of Right of Way from Milton Hunnewell and Pauline Hunnewell to Bridges Brothers Incorporated dated April 11, 1992 and recorded with the Washington County Registry of Deeds in Book 1763, Page 316.

Together with all rights, privileges, appurtenances and easements belonging to the granted estate as intended by 33 M.R.S. §773.

For source of title, reference may be made to "Lot 2" described in a deed from Milton Hunnewell and Pauline Hunnewell to David Milton Hunnewell and Avery Daniel Hunnewell recorded on October 18, 2010 with the Washington County Registry of Deeds in Book 3679, Page 257.

Milton Hunnewell died on May 25, 2011 and Pauline Hunnewell died on March 17, 2018, thereby terminating the life estate reserved by the Grantors in said deed.

WITNESS our hands and seals this ____ day of 6/6, 2024.

Witness

David Milton Hunnewell
David Milton Hunnewell

Witness

Avery Daniel Hunnewell
Avery Daniel Hunnewell

STATE OF Maine
COUNTY OF Washington ss. June 6, 2024

Then personally appeared the above-named David Milton Hunnewell and Avery Daniel Hunnewell and severally acknowledged the foregoing instrument to be their free act and deed.

SERENA L BOYNTON-WOOD
Notary Public - Maine
My Commission Expires
MARCH 22, 2030

Before me,

Attorney-at-Law/Notary Public

Typed or printed name
My Commission Expires/Bar No.:_____

K:\QUIT CLAIM DEED\Hunnewell to Hall 24-1379M.docx

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



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*