

LAKE SIDE LOT

LAND FOR SALE | OFF-GRID | CAMP LOTS

Near Boat Launch

**1 Baskaheagan Lake Rd
Brookton, Maine**

Power at Road



\$17,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Looking for a great place to set your RV close to Baskahegan Lake? This is the perfect spot! 0.37± acres of land with driveway and power at street. There is currently an old camp on site that you may be able to save the front half of if you're inclined to preserve it.

Otherwise, you could tear it down and level out the lot for a nice sized recreational camper pad. No water on site. There may be an old septic system on site, but replacement may not be possible due to the lot size.

Baskahegan Lake is a 6944± acre lake located in Brookton and Topsfield Maine in Washington County and is a highly productive warm water fishery. The lake offers depths of up to 22 feet, several small islands and a highly irregular shoreline making great bass habitat for the smallmouth that are in abundance here. There are also Brook Trout, White Perch, Yellow Perch, Sunfish, Hornpout & Pickerel making this a great lake for children and adults to fish for fun or sport. The public landing is located at the end of Baskahegan Lake Road – just 1 mile away from this parcel.



Brookton itself is a small unincorporated village in western Washington County with less than 200 permanent residents as of the 2020 census. The attraction here is the proximity to many of Washington County's great fisheries and lakes including East Grand, the St Croix River and the entire Grand Lake Chain of lakes.

Fishing, boating and other watersports are available via public boat launches on many of these bodies of water. There are also plenty of opportunities to jump on an ATV or snowmobile trail near this location as well as some hiking trails in the area making this a great place to park your RV and live the outdoor life you love.



**Lifestyle
Properties
of Maine**

COME SEE IT Don't miss the chance to own a piece of Brookton, Maine—call for more information or to schedule a showing.





1 BASKAHEGAN LAKE RD, BROOKTON

PRICE **\$17,900**

TAXES \$31.60/2024

ACRES 0.37± ROAD 135'± FRONTAGE

HOW FAR TO...



Shopping | Danforth, 12.3± miles



Hospital | Houlton Regional, 47.2± miles



Airport | Bangor International, 99.6± miles



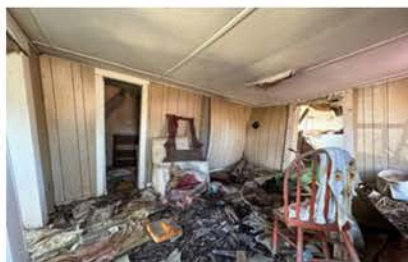
Interstate | Exit #227, 55.2± miles



City | Houlton/Calais, 55 Minutes



Boston | 338± miles





Carmen McPhail

ASSOCIATE BROKER | REALTOR®



207.290.0371 cell



207.794.6164 office



carmen@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Carmen's bio and
other listings



Testimonial:

'A note to say thank you for all of Carmen's efforts concerning the sale of our home in Monson. She really is very experienced in the real estate market and we couldn't be more happy with the whole process. It went smoothly, and in a very short time the house was sold. Her advice along the way made our job less stressful and whenever we had questions she would always return our calls and answer us. Again, we appreciated the working relationship with Carmen and your company, I would give you an A plus and recommend you to others who want to sell or purchase a home.'

Steve Day



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sherrif

Sheriff's Office is (207) 255-4422, **or** (207) 255-3128 for the Machias RCC

Fire

Danforth FD

(207) 448-2255

Town Office

Downeast LUPC Office

106 Hogan Rd, Suite 8 Bangor, Maine 04401

FAX (207) 287-7439

Tax Assessor

LUPC

Code Enforcement

LUPC

Brookton- 1 Baskahegan Road, 0.37± Acres
Washington County, Maine, 0.37 AC +/-



 Boundary

Brookton- 1 Baskahegan Road, 0.37± Acres

Washington County, Maine, 0.37 AC +/-



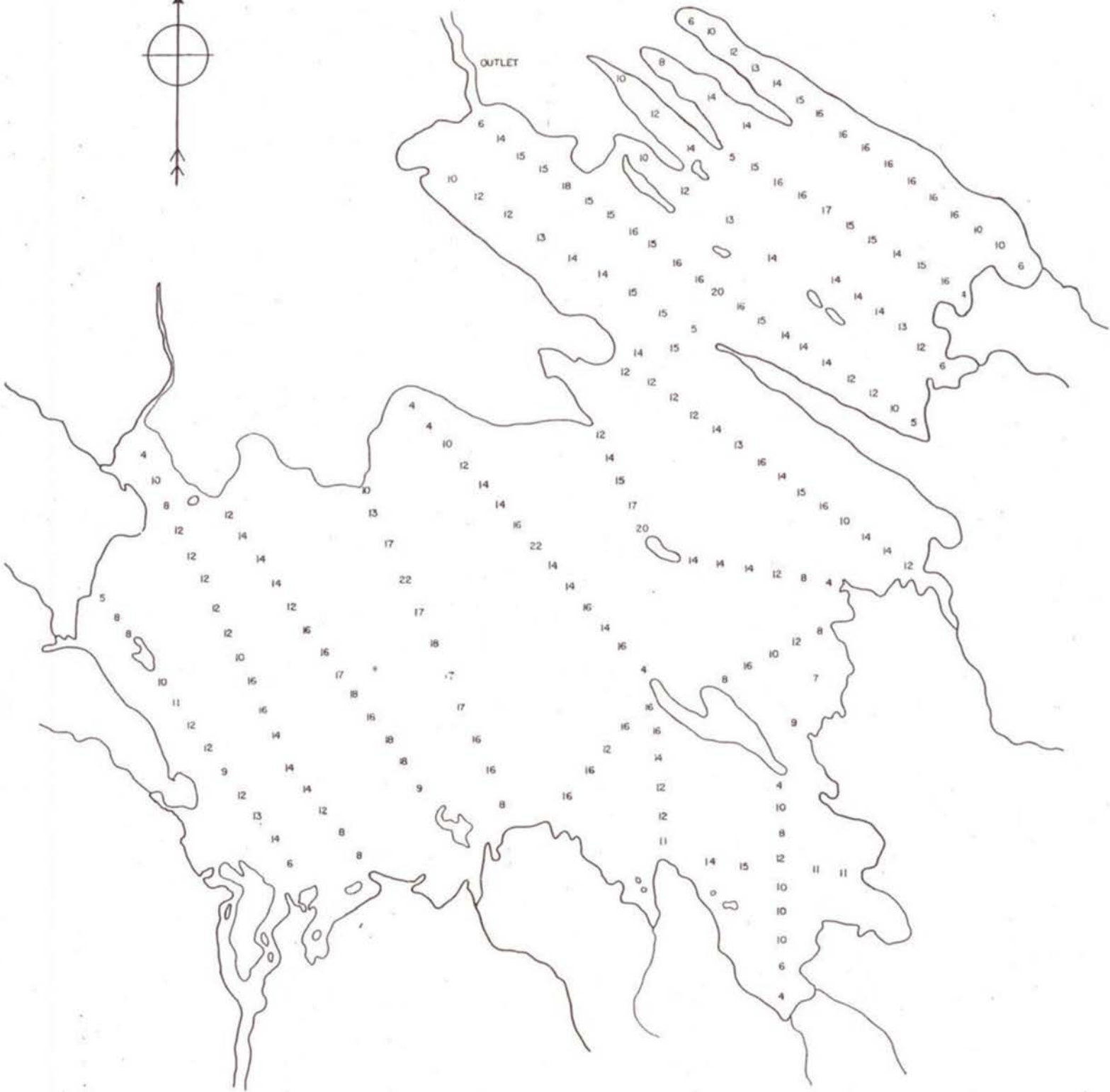
Boundary

Brookton- 1 Baskahegan Road, 0.37± Acres

Washington County, Maine, 0.37 AC +/-



 Boundary



BASKAHEGAN LAKE

BROOKTON AND TOPSFIELD TWPS., WASHINGTON CO., MAINE

AREA 6944 ACRES



PROPERTY LOCATED AT: 1 Baskahegan Lake Road, Brookton, ME 04413

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: N/A

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: current 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 known

Source of information: current owner

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

Buyer Initials _____

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Seller Initials JM

PROPERTY LOCATED AT: 1 Baskahegan Lake Road, Brookton, ME 04413

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: _____

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 _____

Seller Initials JM _____

PROPERTY LOCATED AT: 1 Baskahegan Lake Road, Brookton, ME 04413

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: **none**

Source of Section III information: **FEMA maps, current owner**

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: **public record**

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: **current owner**

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: **current owner/deed**

Additional Information: **none**

Buyer Initials _____

Seller Initials JM

PROPERTY LOCATED AT: 1 Baskahegan Lake Road, Brookton, ME 04413

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>Jeffrey Martin</u>	<u>04/02/2025</u>	_____	_____
SELLER	DATE	SELLER	DATE
Jeffrey Martin			

_____	_____	_____	_____
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



Washington COUNTY STATE OF MAINE
QUITCLAIM DEED
KNOW ALL MEN BY THESE PRESENTS

THAT the State of Maine, in consideration of the sum of one dollar (\$1.00) and other valuable consideration paid by **Jeff Martin**, successor in title to the State of Maine.

The receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said **Jeff Martin**, and their Heirs and Assigns forever, all the right, title and interest heretofore acquired by the State of Maine, as recorded in the Washington County Registry of Deeds, Book 4237 Page 201 and Book 4342 Page 302 in and to the premises hereinafter described. This conveyance is made, executed and delivered by the State Tax Assessor in the name of the State of Maine under and by virtue of the authority vested in him by the Legislature, in accordance with 36 M.R.S., section 1283, as follows:

Brookton Township, Washington County
Map WA028, Plan 02, Lot 16
Land only +/- .37 acres

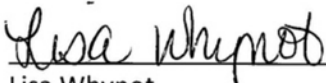
As described in Resolve, chapter 11, enacted in the 128th Maine Legislature 2nd Regular Session of 2018.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said **Jeff Martin**, and their Heirs and Assigns forever.

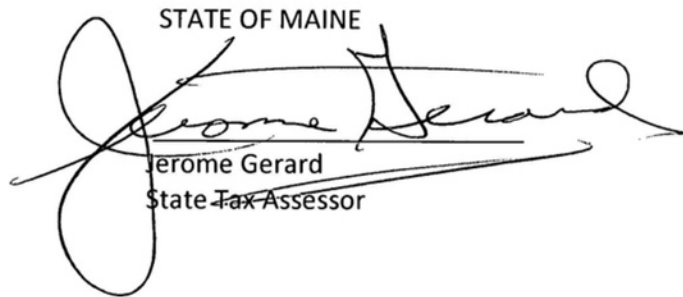
IN WITNESS WHEREOF, the said State of Maine has caused these presents to be executed in its name and its seal to be hereunto affixed by Jerome Gerard, State Tax Assessor, this twenty-eighth day of January in the year of our Lord two thousand nineteen.

TRANSFER TAX PAID

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF



Lisa Whynot
Supervisor, Unorganized Territory

STATE OF MAINE


Jerome Gerard
State Tax Assessor

STATE OF MAINE)
)ss.
KENNEBEC

Then personally appeared the above named Jerome Gerard, State Tax Assessor, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and free act and deed of the State of Maine.



Elisha Dipietro Notary Public, Maine
My Commission expires September 22, 2023

Received
Recorded Register of Deeds
Feb 04, 2019 11:51:06A
Washington County
Sharon D. Strout



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:

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 · 54.8K subscribers · 813 videos

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

lifestylepropertiesofmaine.com and 3 more links

Subscribed



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*