

Land on Morrison Cove



M40 L85 LYONS ROAD | LUBEC, MAINE

- Coastal
- Waterfront
- Abutting Conservation
- Acreage
- Morrison Cove
- Recreational
- Washington County
- Boating

\$145,000



Morrison Cove

Located on a private road, this 5.2-acre parcel offers 485' on Morrison Cove and abuts conservation Land. Great location for a summer home or forever home! The property offers easterly views over the cove. An offshore island can be reached at low tide or a short kayak paddle at high tide. The wooded lot has a variety of apple trees, cedar, spruce, and other evergreens. The land is fairly level until you reach the shore on the northern end and it rises slightly to a high point. A natural rain gully helps drain the water during heavy spring runoffs or summer storms. There are a few open areas scattered throughout the lot.



Lubec is a traditional fishing village and is the easternmost town in the United States. Formerly the home to a large sardine industry, the town now plays host to the Regional Medical Center as well as local fishermen and lobstermen. Lubec's downtown area boasts large homes built by sea captains and industry leaders and quaint restaurants and shops. The public boat launch, Fisherman's Memorial Park, and the breakwater are all within walking distance from each other. Watch the seals frolic in the tidal current, the fishermen as they head out for their daily catch, or just relax on one of the granite benches overlooking the waterfront.



**Lifestyle
Properties
of Maine**



Debbie Holmes
REALTOR®
(207) 461-6473

debbie@lifestylepropertiesme.com



Lubec, Maine

Local Government

Police

Washington County Sheriff
(207) 255-3434

Fire

Lubec Fire Dept
(207) 733-4641

Town Office

40 School Street
(207) 733-2341

Tax Assessor

Jimmy Clark
(207) 733-2341

Code Enforcement

Kevin Brodie
(207) 263-4243

Lubec, and its surrounding area, is also home to over 43,000 acres of public and preserved lands open to the public for hiking, biking, kayaking, canoeing, and other low-impact recreational activities. Nearby is the Downeast Sunrise Trails which is an 85-mile trail built along a former rail corridor from Washington Junction in Hancock to Ayers Junction in Pembroke. It has a compact gravel base and is ideal for snowmobiling, ATVing, walking, bicycling, cross-country skiing, and horseback riding.

Washington County is a lot of things. It is the most gorgeous, has the deepest cargo port, the longest coastline including the Bold Coast, the highest tides, and produces the most lobster and clam landings. What Washington County does not have is lots of traffic lights (only three in the whole county), an interstate, a Red Lobster Restaurant, or poisonous snakes. Known as the Sunrise County, Washington County welcomes the first rays of sun to shine on the US each day. With tides averaging between 18 and 22 feet, the bold, salt-sprayed shoreline of Downeast Maine offers deserted beaches, quiet hiking trails, rugged cliffs, and unnamed beauty. Truly one of the last frontiers on the Eastern seaboard, one does not have to go far to enjoy the natural beauty of the area. With 2 cities, 44 towns, and a population of approximately 32,000, Washington County is larger than the states of Delaware and Rhode Island combined. Something for everyone in beautiful Downeast Maine and coastal Washington County!



M40 L85 LYONS ROAD | LUBEC

Shopping

Machias, 26± miles

City

Calais, 44± miles

Airport

Bangor International, 114± miles

Interstate

I395, 110± miles

Hospital

Regional Medical Center, 8± miles

Boston, MA

345± miles (5.5± hours)

LISTING PRICE

Acres 5.2± \$145,000 Taxes \$1487



View

Woods | Waterfront

Zoning

Shoreland

Road Frontage

Yes | 425±


Water Frontage

488' | Morrison Cove




Lubec 5.2 Acres M40L85 Lyons Road
Washington County, Maine, 5.2 AC +/-



 Boundary

Lubec 5.2 Acres M40L85 Lyons Road
Washington County, Maine, 5.2 AC +/-



 Boundary

Lubec 5.2 Acres M40L85 Lyons Road

Washington County, Maine, 5.2 AC +/-



Boundary

PROPERTY LOCATED AT: Lot 85 Lyons Rd., Lubec, Me 04652

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: **none**

Source of information: **Agent knowledge of land and review of state website DEP**

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: **neither seller nor agent believe there are any hazardous materials based on observance,**

however it is unknown

Source of information: **review of land, records and personal knowledge**

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

Buyer Initials _____

Page 1 of 3

Seller Initials GHH

PROPERTY LOCATED AT: Lot 85 Lyons Rd., Lubec, Me 04652

SECTION II — GENERAL INFORMATION

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: **ROW on road to property, Cemetery on property and others may have right to access**

Source of information: **restrictive covenants in deed**

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? **property owners**

Road Association Name (if known): **none known**

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 and state regulations**

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: **Agent knowledge/ review of Planning board minutes**

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 information: **review of deed**

Additional Information: **none**

GHH

Buyer Initials _____

Page 2 of 3

Seller Initials _____

PROPERTY LOCATED AT: Lot 85 Lyons Rd., Lubec, Me 04652

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>G. Henry Hagar</u>	<u>11/02/2023</u>	<u>SELLER</u>	<u>DATE</u>
G. Henry Hagar			

<u>SELLER</u>	<u>DATE</u>	<u>SELLER</u>	<u>DATE</u>
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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.

<u>BUYER</u>	<u>DATE</u>	<u>BUYER</u>	<u>DATE</u>
Cobscook Shores, Inc			

<u>BUYER</u>	<u>DATE</u>	<u>BUYER</u>	<u>DATE</u>
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10974

VOL 1546 PAGE 041

WARRANTY DEED

MOUNT HOLLY, INC., a Maine corporation with a place of business at Lower Falls Landing, PO Box 727, Yarmouth, Maine, for consideration paid, grants to G. Henry Hagar and Roberta T. Hagar, RR 1 Box 1140, North Ferrisburg, VT 05473, as joint tenants, with warranty covenants,

a certain lot or parcel of land located in Lubec, Washington County, Maine, bounded and described as follows:

Being Lot 21, as shown on a plan of Paul Bunyan Shores, Lubec By The Sea (Huckins Neck) prepared by Kolman Timberland Service dated August, 1968, approved by the Lubec Planning Board on January 8, 1969, and recorded in the Washington County Registry of Deeds in Plan Book 5, Page 18.

Together with the right to the Grantees herein and their successors in title, in common with the Grantor herein and others to the use of the ways as shown on the Plan of Paul Bunyan Shores, Lubec By The Sea (Huckins Neck), recorded in Plan Book 5, Page 18, as a right of way for ingress and egress to the above described parcels, and for the installation of utilities of every name and nature, including but not limited to water, sewer, power, electricity, telephone and cable television line, whether the same be overhead or underground, and by the granting and acceptance of this deed, the Grantor and the Grantees herein covenant and agree, for themselves and their successors in title, to share equally in the cost of construction and/or maintenance of said right-of-way with those who, by deed of grantor, may in the future have the right to the use of it.

Subject to the rights of others in and to said right of way.

Together with the fee title in and to all roads located thereon; subject to the rights of the public and others in and to said ways.

Subject to the rights of the public given under the Colonial Ordinance of 1641 to use and enjoy the portion of the premises lying between the low and high water marks.

Subject to two pole line easements granted to New England Telephone and Telegraph Company dated June 3, 1969 and July 14, 1972 and recorded in Book 674, Page 256, and Book 764, Page 74, of the Washington County Registry of Deeds.

TRANSFER
TAX
PAID

Subject to the following further restrictions:

COMMERCIAL USES PROHIBITED: No lot hereby conveyed shall be used for any commercial purposes whatsoever, but solely for private residential purposes. This restriction shall not be construed to prevent rental of any home on said lot for private residential purposes, or to prevent on individual lots certain non-objectable commercial activities, such as the practice of professions, craft work, artistic endeavors, and similar occupations to be conducted from within a private residence.

No house trailer, mobile home, or tent shall be permanently placed thereon.

Any and all uses of the property and construction on the property shall be subject to the Shoreland Zoning Ordinance of the Town of Lubec as said ordinance may be amended.

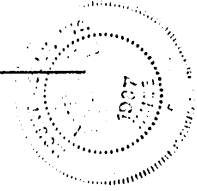
Any building erected or placed on any lot shall be completely enclosed, with finished exterior siding, roofing, and glazing, within one year from the date construction is commenced.

IN WITNESS WHEREOF, MOUNT HOLLY, INC. has caused this instrument to be signed by a duly authorized officer and sealed with its corporate seal this 7th day of November, 1988.

Kimberly Ward Shepard

Mount Holly, Inc.

Alan L. Murray
Alan L. Murray
Its President



State of Maine
County of Cumberland

Then personally appeared before me Alan L. Murray, President of Mount Holly, Inc. and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said corporation.

Date: 11/7/88

Kimberly Ward Shepard
Kimberly Ward Shepard
Attorney at law

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received NOV 14 1988
at 11 H 10 M 27 M recorded
in Book _____ Page _____
Attest:

Register

RELEASE DEED
FOR TITLE PURPOSES

DLN:1002340254322

DEAD RIVER COMPANY, LLC, a Delaware limited liability company with a mailing address of 82 Running Hill Road, South Portland, ME 04106, for no consideration, releases to **G. HENRY HAGAR**, whose mailing address is 5979 Mont Philo Road Charlotte, VT 05445, all right, title and interest, if any, in and to a certain lot or parcel of land, together with any improvements thereon, situated in the town of Lubec, Washington County, Maine, being an unnamed and unnumbered lot that abuts Lot 21 and two roads as depicted on the plan of Paul Bunyan Shores, Lubec By The Sea (Huckins Neck) prepared by Kolman Timberland Service dated August, 1968, approved by the Lubec Planning Board on January 8, 1969, and recorded in the Washington County Registry of Deeds in Plan Book 5, Page 18. The purpose of this deed is to release any interest in said premises by virtue of the deed from Alfred F. Gostyla to Englishmans Bay Company dated May 21, 1968 and recorded at said Registry of Deeds in Book 1207, Page 278. Englishmans Bay Company was merged into Dead River Company on July 1, 1982. By Articles of Entity Conversion filed with the State of Main, Secretary of State, Dead River Company converted to Dead River Company, LLC.

This deed supplements the deed of the Grantee dated November 7, 1988, and recorded at the said Registry of Deeds in Book 1546, Page 41.

IN WITNESS WHEREOF, Dead River Company, LLC has cause this instrument to be signed in its company name by Peter S. Black, it duly authorized General Counsel, this 17th day of October, 2023.

DEAD RIVER COMPANY, LLC



BY: Peter S. Black
vice President and General Counsel

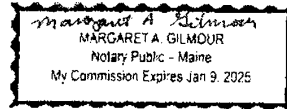
STATE OF MAINE

County of Cumberland, ss.

October 17th, 2023

Personally appeared the above named Peter S. Black, General Counsel of Dead River Company, LLC, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of said LLC.

Before me,



Notary Public

Print Name: Margaret A Gilmore

Commission Expires: January 9 2025



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.