

WOODED LOT

RECREATIONAL | RURAL | RIVER-FRONT

River Views

**Lot 2.2 Belyea Road
Edmunds TWP, Maine**

Coastal Land



\$53,500

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

This beautifully wooded 2± acre lot in Edmunds Township offers the perfect opportunity to build your dream home or getaway retreat. With 285 feet of paved public road frontage and power at the street, the property offers both accessibility and convenience. The lot boasts 265 feet along the picturesque Dennys River, providing a natural setting for enjoying the beauty of coastal Maine.

The property features a level area near the road at approximately 60 feet above sea level, which gently slopes down to about 20 feet near the river's edge. With selective clearing, this lot holds the potential for stunning views of the Dennys River, creating the ideal backdrop for your future home.

Located in Washington County, Edmunds Township offers a peaceful, rural lifestyle while being just 35 minutes from Machias, where you'll find restaurants, shopping, and medical care. Outdoor enthusiasts will appreciate the nearby Moosehorn National Wildlife Refuge, the Dennys River Corridor, and Cobscook Bay State Park, all providing excellent opportunities for recreation.



Whether you're looking for a quiet spot to enjoy Maine's natural beauty or a base for exploring the region, this property offers a unique blend of seclusion and convenience. Don't miss out on this prime piece of Maine real estate!



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Properties
of Maine**



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LOT 2.2 BELYEA ROAD, EDMUNDS TWP

PRICE

\$53,500

TAXES

\$539.64/2024

ACREAGE 2±

ROAD
FRONTAGE 285

HOW FAR TO...



Shopping | Dennysville, 5± miles



Hospital | Machias, 27± miles



Airport | Bangor, 107± miles



Interstate | I395, 107± miles



City | Machias, 26± Miles



Boston | 348± 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



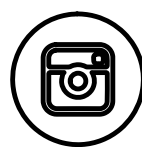
Testimonial:

'My husband and I would like to thank Spencer for helping us sell 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



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MUNICIPAL CONTACTS

Police

Washington County Sheriff
(207) 255-4422

Fire

Denny's River Volunteer Fire Dept
(207) 726-4006

Town Office

LUPC
(207) 485-8354

Tax Assessor

LUPC

Code Enforcement

LUPC

Edmunds Twp- Lot 2.2 Belyea Rd | 2± Acres
Washington County, Maine, 2 AC +/-



Boundary

Edmunds Twp- Lot 2.2 Belyea Rd | 2± Acres

Washington County, Maine, 2 AC +/-

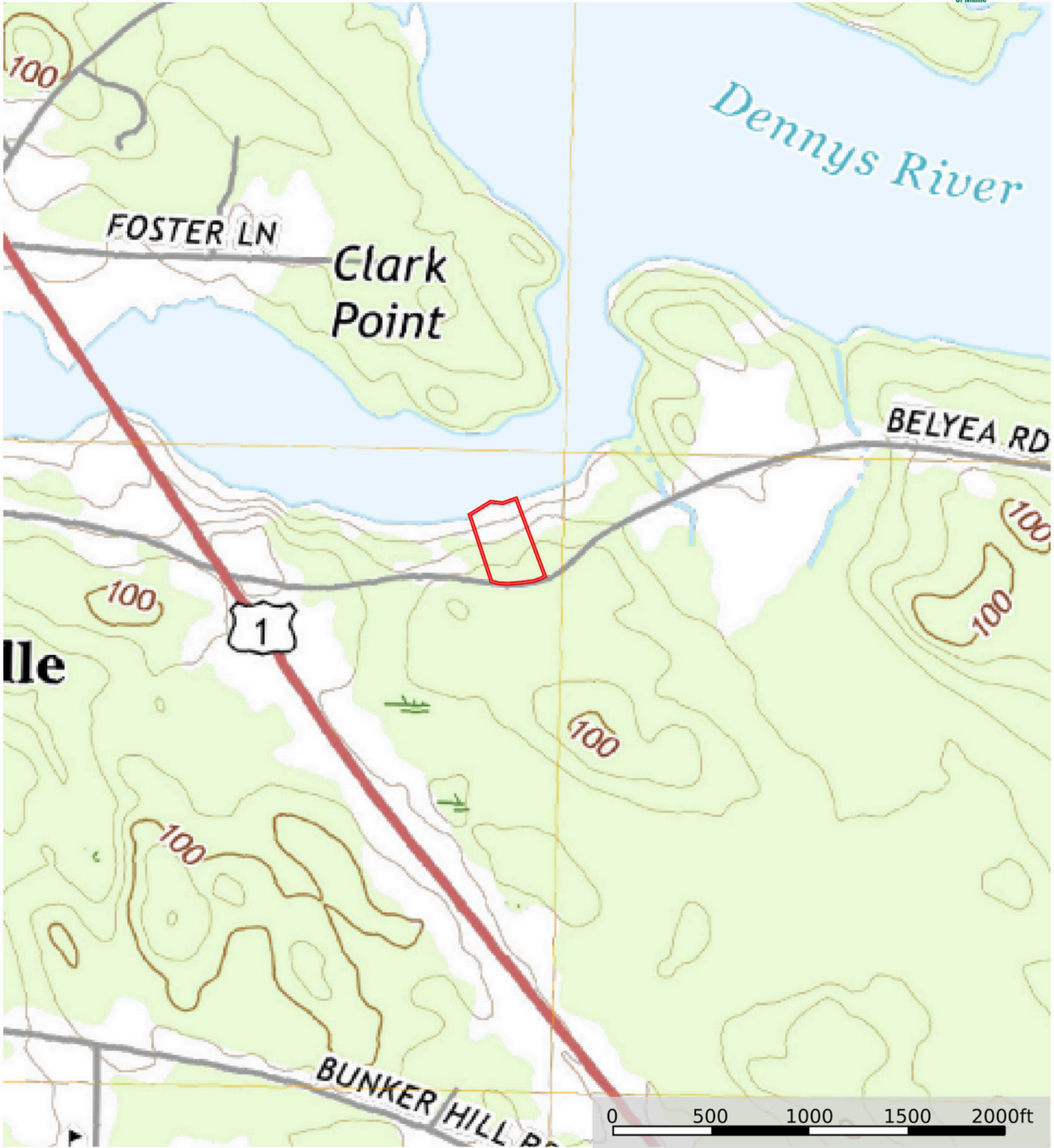


Boundary



Edmunds Twp- Lot 2.2 Belyea Rd | 2± Acres

Washington County, Maine, 2 AC +/-



Boundary

Edmunds Twp- Lot 2.2 Belyea Rd | 2± Acres

Washington County, Maine, 2 AC +/-



Boundary

|  Boundary 2.49 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RNC	Rawsonville-Lamoine-Hogback complex, 0 to 15 percent slopes, very stony	2.15	86.69	0	37	6s
W	Water	0.34	13.71	0	-	-
TOTALS		2.49(*)	100%	-	32.08	6.0









(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

PROPERTY LOCATED AT: Lot 2.2 off Belyea Rd, Edmunds,**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.

Buyer Initials _____

Page 1 of 4

Seller Initials AR _____

PROPERTY LOCATED AT: Lot 2.2 off Belyea Rd, Edmunds,**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: **Seller & 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? _____

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: _____

Buyer Initials _____

Page 2 of 4

Seller Initials **AR** _____

PROPERTY LOCATED AT: Lot 2.2 off Belyea Rd, Edmunds,

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: Shoreland

Source of information: Observation

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: There is remanence of an old camp/ shed on the property

Buyer Initials _____

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Seller Initials LR

PROPERTY LOCATED AT: Lot 2.2 off Belyea Rd, Edmunds,

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>Alex Revnew</u>	<u>10/17/2024</u>		
SELLER	DATE	SELLER	DATE
Great Lakes Homebuyers			

_____ 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
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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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ME REAL ESTATE TRANSFER
TAX PAID

ERECORD

Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY**DLN: 1002440288142****QUITCLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS THAT, Laurie E. Sheaf, f/k/a Laurie E. Baker, f/k/a Laurie Elizabeth Latta of Glen Rock, State of Pennsylvania, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANTS unto Great Lakes Homebuyers LLC, an Ohio Limited Liability Company, having a mailing address of 227 Main St # 429, Westlake, OH 44145, with QUITCLAIM COVENANT, the land with any buildings thereon, situated in Edmunds Twp, County of Washington and State of Maine, described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A"
ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to convey the same premises conveyed to Laurie E. Baker by virtue of a deed from Charles H. Amann and Lynda E. Amann to David E. Baker and Laurie E. Baker dated July 14, 1978 and recorded in the Washington County Registry of Deeds in Book 1022, Page 29. Further reference is made to Divorce Judgment dated March 25, 1980 and recorded in Book 1090, Page 256, which awarded the property to Laurie E. Baker.

Witness my hand and seal this ____ day of September, 2024.

Witness

Laurie E. Sheaf
Laurie E. Sheaf

State of Pennsylvania
County of York

September 16, 2024

Personally appeared before me the above-named Laurie E. Sheaf and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Nicole T. Petruny
Notary Public
Printed Name: Nicole T. Petruny
My Comm. Exp: Feb 23, 2025

Commonwealth of Pennsylvania - Notary Seal
Nicole T. Petruny, Notary Public
York County
My commission expires February 23, 2025
Commission number 1305741
Member, Pennsylvania Association of Notaries

EXHIBIT A

A certain lot or parcel of land situated in Edmunds, County of Washington, State of Maine, together with the buildings thereon and bounded and described as follows, to wit:

Bounded on the North by the southerly bank of Dennys River at high water mark; easterly by the West line of the three-acre lot sold by Thomas Eastman to Dugal C. McGlauflin; southerly by the Town Road; and westerly by a line running parallel with said McGlauflin's West line, sixteen (16) rods westerly of the same, said lot being sixteen (16) rods in width and the lines running North from the Town Road to Dennys River at high water mark.



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.



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United Country Lifestyle Properties of Maine

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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