

# SURVEYED FIELDS

WATERFRONT | INVESTMENT | FIELDS

Solar Lease

**Lot 50 Dublin Street  
Machias, Maine**

Route 1 Frontage



**\$383,500**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



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**DEED**

Scan to view the  
full property details  
and video!







*Photography by Mayhem Media*

This surveyed 56.25± acre property offers acres of open fields with unlimited potential. With town water at the road, power, and internet available, plus paved Route 1 frontage, the property is perfectly suited for commercial, residential, or recreational use.

A 10-acre solar lease, set to begin in 2025, will provide steady income of \$1,500 per month for 15 years, transferable to the new owner. This opens up exciting opportunities for passive income while leaving ample space for additional development.

The property's strategic location and layout make it ideal for a commercial project along Route 1, a large residential development, or a private riverside retreat. The well-built 0.5-mile gravel road ensures convenient access throughout the property.

With so many possibilities, this property is ready to bring your vision to life. Contact us today to learn more or schedule a visit!







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Properties  
of Maine**

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Scan to subscribe  
to our monthly  
newsletter







# LOT 50 DUBLIN STREET, MACHIAS

PRICE **\$383,500**

TAXES \$4649.70/2024

ACREAGE 56.25 WATER FRONTAGE 865FT

## HOW FAR TO...



Shopping | 1± miles



Hospital | Machias, 1± miles



Airport | Bangor, 89± miles



Interstate | I395, 89± miles



City | Machias, 1± Miles



Boston | 327± miles







# Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office

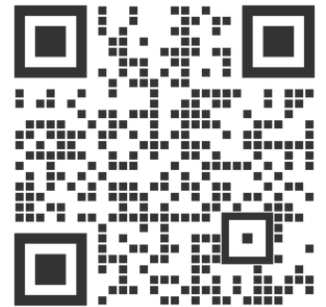


spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Spencer's bio and  
other listings



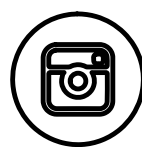
## Testimonial:

'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



@uclifestylepropertiesme



# MUNICIPAL CONTACTS

## Police

Machias Police Department  
(207) 255-8558

## Fire

Machias Fire Dept  
(207) 255-4424

## Town Office

P.O. Box 418  
(207) 255-6621/8683

## Tax Assessor

J. Douglas Guy III  
(207) 255-6621  
[douguy@myfairpoint.net](mailto:douguy@myfairpoint.net)

## Code Enforcement

Betsy Fitzgerald  
(207) 255-6621  
[townclerk@machiasme.org](mailto:townclerk@machiasme.org)



# Machias- Lot 50 Dublin Road, 55.64± Acres

Washington County, Maine, 55.64 AC +/-

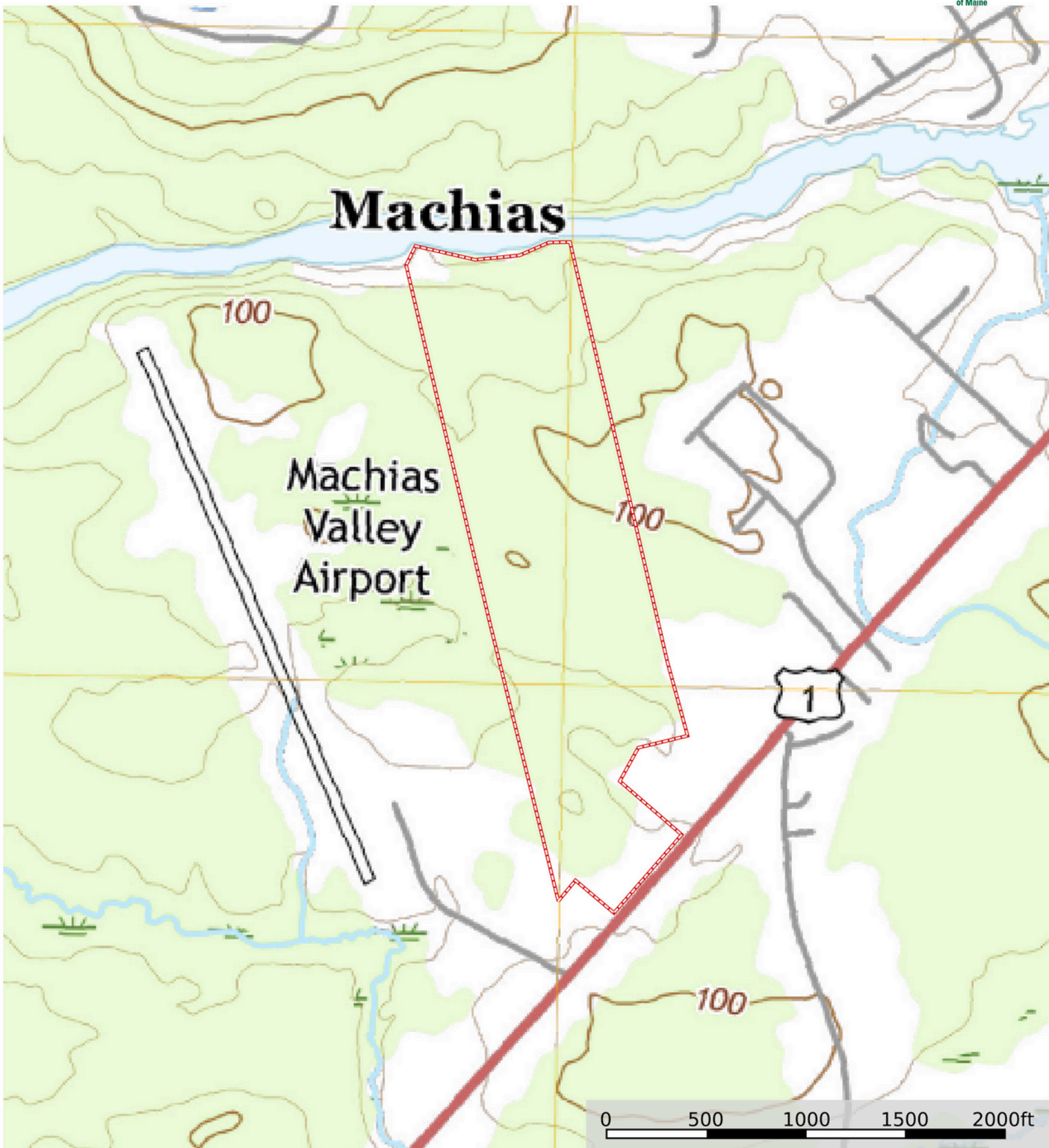


Boundary



# Machias- Lot 50 Dublin Road, 55.64± Acres

Washington County, Maine, 55.64 AC +/-



Boundary



# Machias- Lot 50 Dublin Road, 56.25± Acres



Boundary





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LSB	Lamoine-Scantic-Colonel complex, 0 to 8 percent slopes, very stony	46.68	80.94	0	44	3w
LmB	Lamoine-Scantic complex, 0 to 8 percent slopes	10.08	17.48	0	62	3w
Ud	Udorthents-Urban land complex	0.47	0.81	0	29	-
W	Water	0.44	0.76	0	-	-
TOTALS		57.67(*)	100%	-	46.69	3.0


(\*) 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: Map 5 Lots 49 & 50, Machias,**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 JT



PROPERTY LOCATED AT: Map 5 Lots 49 & 50, Machias,**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: ROWSource of information: Survey and 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 JT



PROPERTY LOCATED AT: Map 5 Lots 49 & 50, Machias,

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: **Deed**

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**

Additional Information: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Page 3 of 4

Seller Initials **JT**



PROPERTY LOCATED AT: Map 5 Lots 49 & 50, Machias,

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>Josh Trundy</u>	<u>01/14/2025</u>		
SELLER	DATE	SELLER	DATE
<b>Rocky Shore Properties, LLC,</b>			

_____ 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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**QUITCLAIM DEED**  
**DLN: 1002240210126**

KNOW ALL PERSONS BY THESE PRESENTS THAT, **W900 Limited Partnership**, a New Hampshire Limited Partnership of Concord, State of New Hampshire, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANTS unto **Rocky Shore Properties, LLC**, a Maine Limited Liability Company, having a mailing address of 860 US Highway 1, Hancock, ME 04640, with QUITCLAIM COVENANT, the land with any buildings thereon, situated in Machias, 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 W900 Limited Partnership by virtue of a deed from Machias Savings Bank, dated February 14, 1997 and recorded in Book 2142 Page 147, Washington County Registry of Deeds.

Witness my hand and seal this 10 day of September, 2022.

W900 Limited Partnership, a New  
Hampshire Limited Partnership

Carol Alosa  
 Carol Alosa, Sole Member

State of NH  
 County of Merrimack

September 10, 2022

Personally appeared before me the above named Carol Alosa, in her capacity as member of **W900 Limited Partnership**, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of W900 Limited Partnership.

Before me,

Mary Beth Alosa  
 Notary Public / Attorney at Law  
 Printed Name: Mary Beth Alosa  
 My Comm. Exp: 12/2/2025



## EXHIBIT A

A certain lot or parcel of land, together with any buildings thereon, located in Machias, Washington County, Maine, being described as follows:

LOT ONE: Those certain lots or parcels of land described in a Warranty Deed of Bertha W. Johnson and Ann Savio to Larch Corporation dated October 1988 and acknowledged October 28, 1988, and recorded in Volume 1557, Page 69 of the Washington County Registry of Deeds. Said real estate is more fully described in a survey entitled "Plan of Land in Machias, Maine, Washington County, Prepared for The Larch Corporation" by Almer Huntley, Jr., & Associates, Inc., dated January 15, 1989, and recorded January 31, 1989, in Hanger 2, Slide 136 of the Washington County Registry of Deeds.

EXCEPTING and RESERVING, however, from the above referenced real estate those parcels conveyed by the following deeds:

A Warranty Deed of Larch Corporation to Stephen Rollins, dated March 1, 1990, and recorded in Volume 1625, Page 84.

A Quitclaim Deed with Covenant of Larch Corporation to Bluebird Motel, Inc., dated March 2, 1990, and recorded in Volume 1625, Page 220.

A Boundary Line Agreement between Larch Corporation and Bluebird Motel, Inc., dated March 15, 1990, and recorded in Volume 1632, Page 145.

A Warranty Deed of Larch Corporation to Ray S. Wood and Judy A. Wood as joint tenants, dated March 18, 1991, and recorded in Volume 1688, Page 304.

Reference may be had to a Standard Boundary Survey entitled "Plan of Land Machias, Maine, Washington County, Prepared for The Larch Corporation" dated October 25, 1990, and recorded in Cabinet 3, Drawer 4 as Plan 26 of the Washington County Registry of Deeds as it relates to the exceptions and reservations set forth above.

LOT TWO: A certain triangular parcel of land situated in Machias, County of Washington, State of Maine, and bounded Northerly and Easterly by the line of land of the Old Whitneyville and Machiasport Railroad; Southerly by the County Road leading to Jonesboro; and Westerly by land heretofore of Harland P. Smith.

EXCEPTING and RESERVING, however, from the above-described LOT TWO that portion thereon conveyed by Larch Corporation to Donald G. Smith by Warranty Deed, dated October 25, 1995, and recorded in Volume 2038, Page 57 of the Washington County Registry of Deeds.

The above-described real estate is more fully described in a survey entitled "Plan of Land in Machias, Maine, Washington County, Prepared for The Larch Corporation" by Almer Huntley, Jr. & Associates, Inc., dated January 15, 1989, and recorded January 31, 1989, in Hanger 2, Slide 136 of the Washington County Registry of Deeds. See also a Standard Boundary Survey entitled "Plan of Land in Machias, Maine, Washington County Prepared for The Larch



DOC: 8737 BK: 4949 PG: 225

RECEIVED-RECORDED, WASHINGTON COUNTY REGISTER OF DEEDS

09/15/2022, 01:48:32P

Acting Registrar of Deeds, Tammy C. Gay

RECORDED

Corporation dated April 29, 1995, and recorded in Cabinet 3, Drawer 7 as Plan 133 of said Registry.

Any and all other rights, easements, privileges, and appurtenances belonging to the granted estate are hereby conveyed.





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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.





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"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*