

SEASIDE VIEW PARCELS

Two nearly contiguous coastal parcels offer residential, agricultural and forestland opportunities, with nearly a mile of oceanfront on Cobscook Bay in scenic Downeast Maine.



Perry, Washington County, Maine

Lincoln Cove Forest - 126 Acres
New Price: ~~\$650,000~~ \$449,000

Cannon Hill Forest - 106 Acres
New Price: ~~\$150,000~~ \$115,000

LINCOLN COVE FOREST

LOCATION

Lincoln Cove Forest is located in the coastal town of Perry, part of Maine's well-known Downeast Region. Adjacent to New Brunswick, the area landscape combines rocky seashore, blueberry fields, working forests and miles of rivers that feed into hundreds of ponds and lakes. US Route 1 winds its way up the scenic coastline through small villages where forestry, blueberry cultivation, and the shellfish industry serve as the major employers of the local economy.

The property is five miles northeast of the small city of Eastport (population 1,331), the easternmost city in the United States. Machias, the small but busy harbor town located on Route 1, is about 30 miles away. Machias is home to a University of Maine satellite campus and offers a host of amenities including motels, restaurants, grocery stores and outdoor sporting supplies. Maine's largest city with an airport is Portland, about three hours to the southwest. Bangor, which also has an international airport, is roughly two hours west on Route 9. Boston, Massachusetts is about four hours' drive beyond Portland to the southwest.

ACCESS

The property has approximately 800' of frontage on Cannon Hill Road, a paved, town road that runs south from coastal Route 1. The property also has a legally deeded right-of-way and 600' of frontage along Lincoln Cove Road, a gravel, private road. Currently, the developed access to the property is by way of a road running south off Lincoln Cove Road. The road starts at the western boundary of the parcel and provides seasonal driving access to the southern half of the property.

SITE DESCRIPTION

Lincoln Cove offers nearly a mile of scenic frontage on Cobscook Bay, including sheltered Lincoln Cove. The property slopes moderately upwards from the frontage where expansive views of Cobscook Bay can be enjoyed. From many points on the property, there are 180° views of the ocean and surrounding landscape. The property also includes approximately 25-30 acres of land that was once farmed and is currently overgrown with shrubs and alders. This area of the property could easily be converted back to open or agricultural land.



The parcel's stony shoreline provides for ample beachcombing until high tide reclaims it.



The internal road on Lincoln Cove provides water views from parcel center.



One of several views of Lincoln Cove and potential home sites to consider on the peninsula.

CANNON HILL FOREST

LOCATION

Cannon Hill Forest is also located in the town of Perry, Maine on Cannon Hill Road, less than a quarter mile west of its coastal cousin Lincoln Cove Forest.

ACCESS

The property features approximately 1,300' of frontage on Cannon Hill Road, a paved town road that runs south from coastal Route 1. The frontage slopes up slightly from the road and could easily be utilized for recreational or development purposes.

A gravel road provides central access off Cannon Hill Road, including a small in-holding, as it bisects the entire length of the parcel

SITE DESCRIPTION

Cannon Hill Forest is named for the small knoll on which it rests. The height of the hill, at 229' above sea level, is in the southwest corner of the tract near the road frontage. From here, the hill slopes gently to the northeast, ending on fairly level ground in the property's northeast corner.

The central road skirts the east side of Cannon Hill which appears to have several rock outcroppings. With minimal clearing on the hill, new owners could enjoy 180° views of Cobscook Bay and the surrounding landscape of fields and forests.

The majority of the parcel soils are well-drained, allowing for several options to site a home. While the upper terrain offers more expansive views of the bay, the soils here are more rocky so locating a home site would take some planning.

The forest is comprised of a mix of well-stocked red spruce, balsam fir and white pine, which has not been managed in the past 25 years.

The balance of the landscape (<20 acres) has scattered pockets of open areas where the shallow soils inhibit significant tree growth but may be suitable for small-scale, wild blueberry cultivation. Native blueberries are a major crop in this region with both commercial and "farmers' market" outlets available.



Views of Lincoln Cove are readily available from the parcel.



Cannon Hill Road is paved and has power, providing ample frontage to the parcel.



The central road becomes a grassy trail through the parcel center.

MUNICIPAL ZONING

Perry's municipal zoning regulations allow for a minimum lot size of 30,000 ft² with no less than 150' of road frontage. The shoreland zoning ordinance requires a 75' setback from the normal high water line of saltwater bodies.

Lincoln Cove Forest consists of five separate tax parcels and has a preliminary subdivision plan for a multi-lot development.

For more details regarding municipal zoning and planning ordinances, visit the town's website www.perrymaine.org.



TAXES, ACREAGE AND TITLE

Municipal property taxes for Lincoln Cove Forest in 2015 (five separate tax lots) were collectively \$6,453.46. Municipal taxes for Cannon Hill Forest in 2015 for Map/Lot 003-030 were \$928.26. For more detailed information regarding taxes for each parcel, please contact the listing broker.

The Cannon Hill tract has some dense areas of forest that have not seen thinning in a few decades.

Perry tax records indicate a total of 124 acres for Lincoln Cove Forest and 106 acres for Cannon Hill Forest. Deed acreage references are incomplete. GIS acres reference 126 acres for Lincoln Cove Forest and 106 acres for Cannon Hill Forest. For purposes of marketing, the GIS acres serve as the primary reference.

Both properties are owned by Lincoln Cove & Cannon Hill Holdings LLC., with Cannon Hill recorded in Deed Book, 1982, Page 112, and Lincoln Cove recorded in Deed Book 3542, Page 8; Book 2874, Page 146; Book 2887, Page 290; Book 1982, Page 20 and Book 2868, Page 166. Copies of the deeds, tax bills and other related documents are available upon request.

With nearly a mile of frontage on Cobscook Bay, Lincoln Cove Forest offers peaceful views such as this in several directions.



Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests.

All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



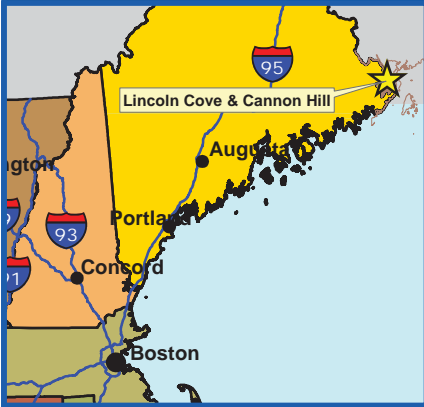
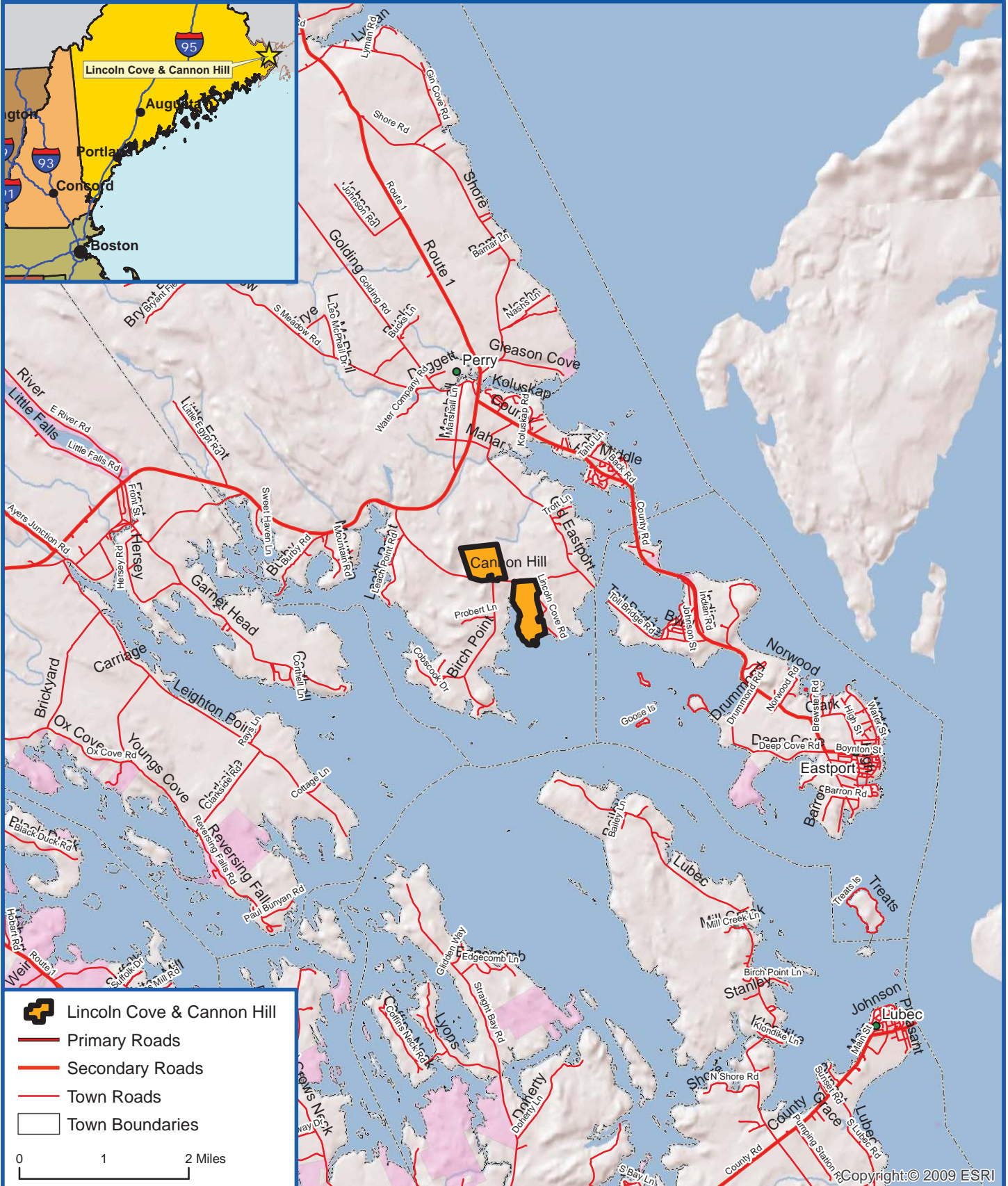
Locus Map

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Lincoln Cove & Cannon Hill Holdings, LLC

106 GIS Acres & 126 GIS Acres

Perry, Maine



Lincoln Cove & Cannon Hill

Primary Roads

Secondary Roads

Town Roads

Town Boundaries

0 1 2 Miles

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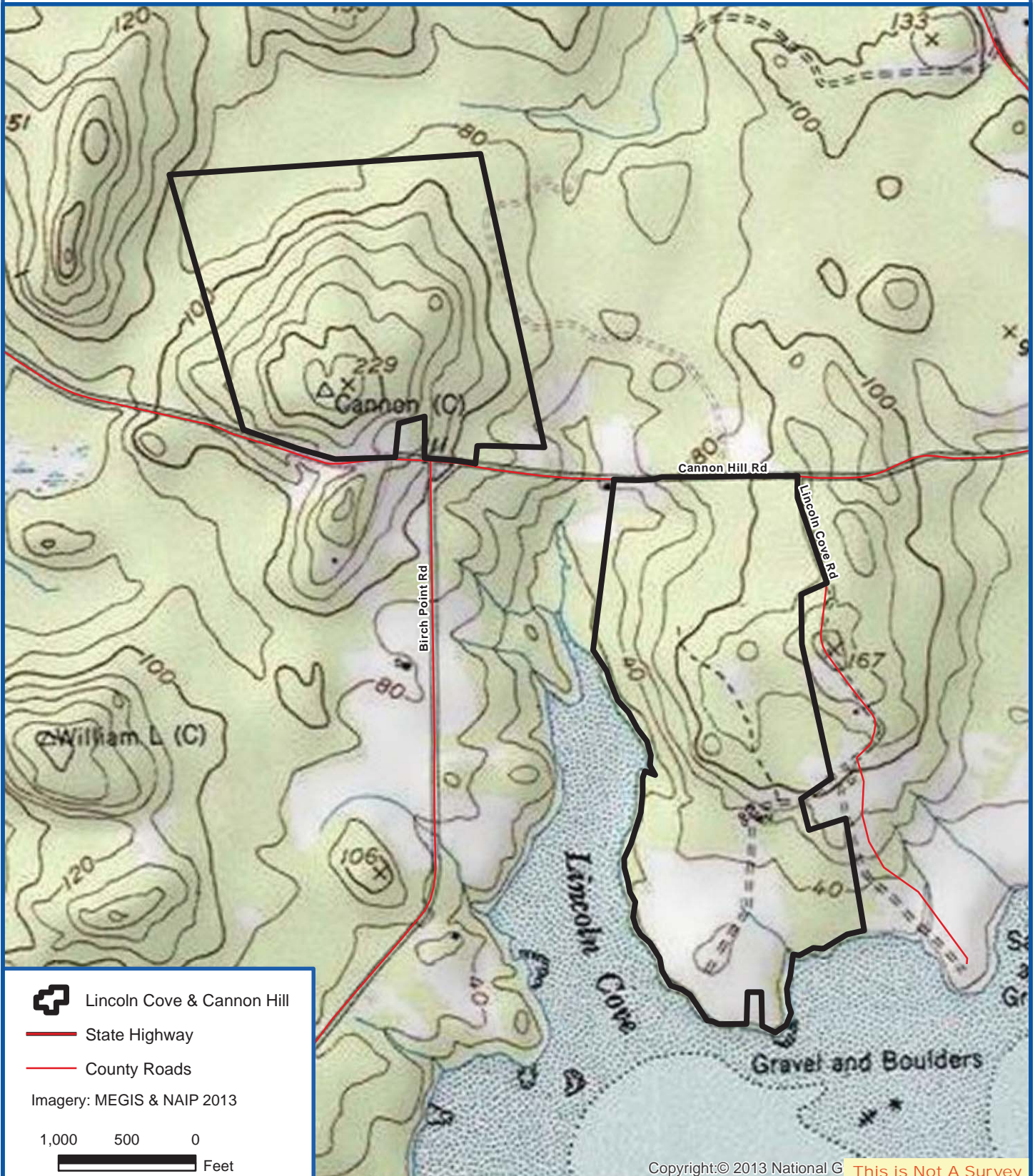


Lincoln Cove & Cannon Hill Holdings, LLC

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106 GIS Ac., 126 GIS Ac.

Perry, Maine



Map produced from information supplied by Seller, aerial photography and reference information obtained from ME GIS.
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

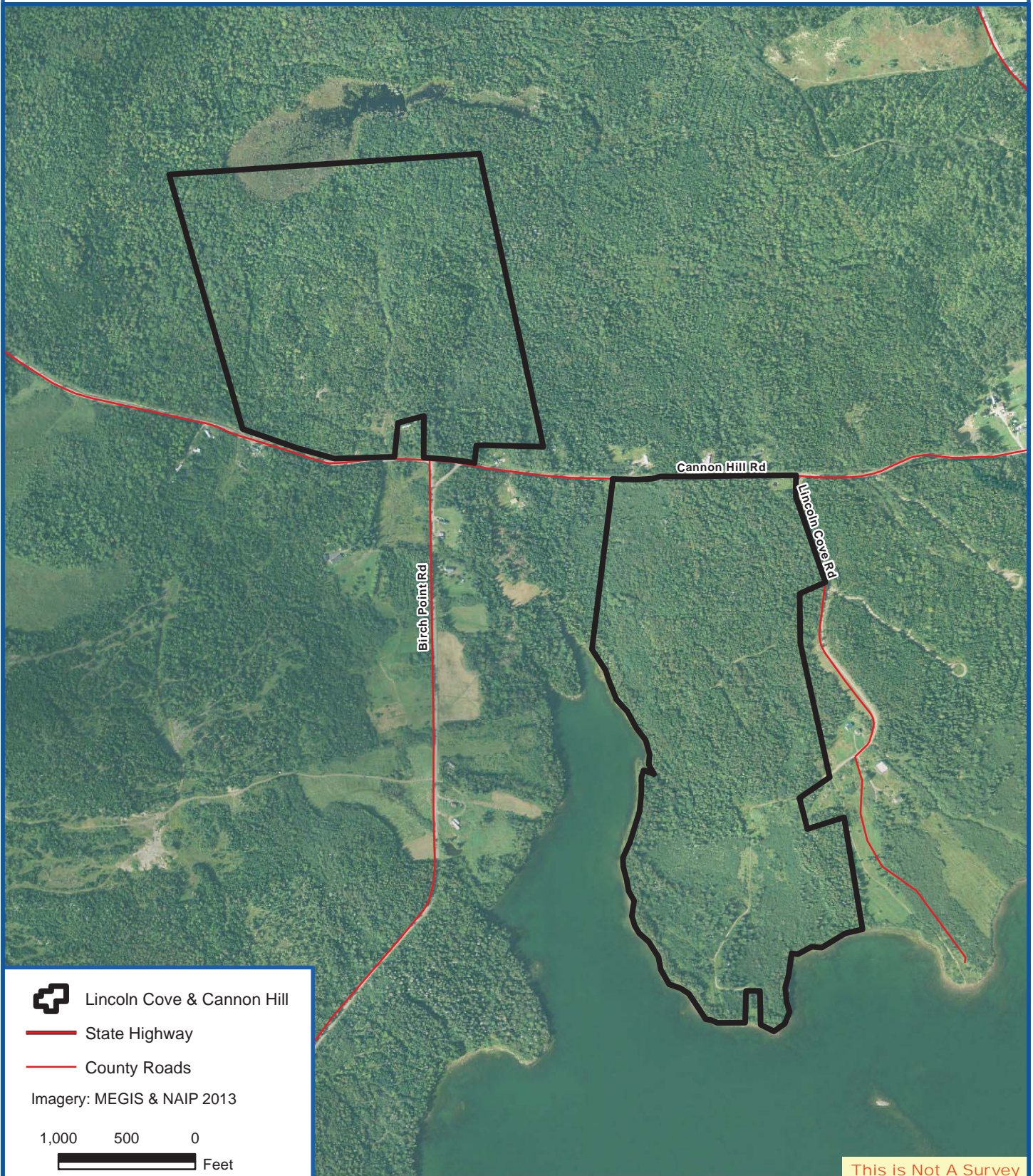


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106 GIS Ac., 126 GIS Ac.

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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 may not act as 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**"); or
- ✓ 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**. The possibilities and consequences of dual agency representation must be explained to you by the licensee. *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. Also, a dual agent may not be the advocate for either party and cannot negotiate for nor advise as to the price or terms of the transaction.

THIS IS NOT A CONTRACT

Remember!

Unless you enter into a written agreement for agency representation, a licensee is not allowed to represent you!

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 Jesse Studley
Licensee's Name

on behalf of Fountains Land
Company/Agency

MREC Form#3 12/05

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.