

SECOND LAKE FOREST

A secluded peninsula stretching between two significant Downeast lakes highlights this unique, waterfront parcel with over three miles of rocky shoreline, internal roads, and multiple options for a lakeside retreat.



524 Acres
Marion Township, Washington County, Maine

New Price: ~~\$595,000~~ \$555,000

LOCATION

Second Lake Forest is located in the Downeast region of coastal Maine, a few miles northeast of the village of East Machias on US Route 1. The border with New Brunswick, Canada, is 24 miles further east. This region of Maine is largely privately-owned working forests managed for timber, wildlife habitat, and outdoor recreation, and graced by many unspoiled lakes, ponds and rivers. Small villages dot the landscape between the dispersed year-round and seasonal homes.

Forestry, blueberry cultivation, and the shellfish industry serve as the major employers of the regional economy. Boating and fishing are popular recreational sports as the area is known for its quality native trout and recovering native Atlantic salmon populations.

Machias is the closest population center to the forest and home to a University of Maine satellite campus. The town also offers motels, restaurants, grocery stores and outdoor sporting supply outlets. Maine's largest city with an airport is Portland, about three hours to the southwest. Bangor is roughly two hours west on Route 9 and Boston, Massachusetts, is about a 7.5 hours' drive southwest.



The east-facing shoreline of the peninsula is mostly rocky, with good depth and dock building potential.

ACCESS/BOUNDARIES

Access is provided via a 50'-wide, deeded right-of-way over Old Woods Road, a private gravel road that begins off Route 191 just a few miles north of East Machias village. The first two miles of this road are in good condition as it also provides access to an adjacent forest landowner and two seasonal homes on Gardner Lake.

The boundary of the first, non-contiguous tract of 44.7 acres begins close to the two-mile mark. Here the road narrows a bit but has recently been brushed out to facilitate travel. The road continues through the tract and, just before exiting the tract, forks left and right to provide access to the other two tax parcels that complement the total offering.



The maintained Old Woods Road leads to the property from State Highway 191.

The left fork heads north for about 3,000', through an adjacent landowner (via the same deeded right-of-way), where it re-enters the subject. The road is overgrown beyond this point, but it continues on to provide access to the northern shore of Second Lake.

The right fork travels south, through the same adjacent landowner for about 4,000' before re-entering the southern section of the forest. Within a few hundred feet of crossing back on to the subject, a spur road commences to the north to provide access to the shoreline. The main road continues on to provide additional access to a remarkable peninsula offering big lake views of both Second Lake and Gardner Lake (which are actually one big lake separated by this peninsula and another opposing peninsula.)

ACCESS/BOUNDARIES (continued)

Despite a lack of maintenance since the timber salvage years, the gravel roads are still very solid and suitable for continued forestry and recreational activities. The owner recently had the roads brush-hogged to improve ease of travel, visibility and the long-term viability of the road network.

Property boundaries are visible in the form of red tree blazes, but appear to need some maintenance in certain areas of the forest.

SITE DESCRIPTION

Second Lake Forest offers flat to gently rolling terrain with well-drained, gravelly soils, punctuated by a few small wetland areas. The southern peninsula offers the highest terrain where a modest knoll rises at just over 100' ASL, with the greatest potential for lake views to the north, south and east. Some tree-clearing would be necessary to capture these views.

The forest enjoys nearly 3.5 miles of undeveloped, rocky shoreline, most of which fronts the 1,650-acre Second Lake. The extreme eastern and southern shore of the peninsula offers the best quality shoreline which is mostly weed-free and rocky. The southern shore fronts the 3,886-acre Gardner Lake. In reality, Second Lake is a warm water bay of Gardner Lake "separated" by the peninsula (see maps in this report.)

Second Lake is the smaller, less developed of the two lakes; although most of Gardner's shoreline development is located at the southern end. Second Lake is over 8 miles in length, over a mile at its widest, with a maximum depth of 25 feet. Gardner Lake is over 5 miles long, nearly 2 miles wide in places, with a maximum depth of 56 feet.

Both lakes support a warm water fishery of white perch, small and large mouth bass, and chain pickerel. According to Maine's Inland Fisheries & Wildlife, Second Lake is "perhaps best known of its white perch fishery. Anglers make good catches of 9 to 12 inch perch from July through September." In addition, landlocked salmon, which have migrated up from Gardner Lake, have been taken occasionally by anglers. Clifford Stream, a major tributary, offers spawning habitat and a nursery area for both landlocked and Atlantic salmon.



The forest offers over three miles of peaceful lake frontage from nearly every aspect.



A channel marker directs boaters through shallow areas.



A unnamed brook flows through the parcel center.

SITE DESCRIPTION (continued)

Neither Second or Gardner Lake receive the kind of boating or fishing pressure that one would expect to find on lakes of similar size in other parts of southern or central New England. The majority of the vast shorelines on both lakes are largely free of the usual visual clutter of tightly-spaced summer cottages or large homes. The quiet offered on these waters is unsurpassed, lending to an enjoyable experience regardless of the activity.

Not to be overlooked, the curious 10-acre Hammond Pond is located near the center of the parcel and completely surrounded by wide margin of heath, a visually stark, but relatively common, shrub-land community in Maine often occurring in association with wetlands and characterized by infertile, acidic soils supporting scattered sentinel conifers and low-growing woody vegetation. Little is known about this pond or if it has a viable fish population. However, it does appear that foot trails have been made from the gravel roads to the pond shoreline indicating that some undaunted anglers have scouted it for potential trout.



The 10-acre Hammond Pond surrounded by heath.

FOREST RESOURCE

The forest supports a softwood species composition of red spruce, balsam fir, white pine, and northern white cedar, with a lesser mix of hardwoods (red maple, aspen, white and yellow birch). Like most of the forests in Downeast Maine, the tract was harvested about 25 years ago in response to the spruce budworm outbreak that ravaged forests throughout the region in the late 70s and early 80s. After the salvage operations, a new forest regenerated quickly into the thick stands of poles and saplings that dominate the forest today. From a wildlife perspective, the patchwork of young forest age classes provide habitat for deer, moose, snowshoe hare, ruffed grouse and woodcock.

There is no recent timber data available, although a Tree Growth management plan has been updated for all three tax lots. Depending on the new landowners' land use goals, this plan can serve as a reference for more specific forestry and habitat management activities in the future.



The forest is composed of a mix of spruce, fir, white pine and northern hardwoods. There is opportunity for continued timber management on the tract.

MUNICIPAL ZONING

Marion Township is one of many unorganized townships in Maine in which all forestry and development activities fall under the jurisdiction of the Land Use Planning Commission (LUPC). The LUPC serves as the planning and zoning authority for the state's townships, plantations and unorganized areas. LUPC subdivision law allows for the creation of two lots via subdivision by a single ownership per township in a five-year period without a formal site plan review process. The town has also adopted the state Shoreland Protection Act which requires certain setback limitations for development and forestry activity. For more details on these regulations, including LUPC zoning maps, please contact the listing broker.

TAXES, ACREAGE AND TITLE

Marion Township tax records indicate three separate tax lots as recorded on Tax Map Plan 02, Lots 1.10, 1.11 and 1.20, representing a total of 523.7 acres which matches the recorded deed acres.

The property is enrolled in Maine's Tree Growth Tax Program. Municipal property taxes in 2016 were \$3,541. The Tree Growth Tax Program is a municipal tax that is based on the land's capacity to grow timber rather than the fair market value.

The property is owned by the Arthur T. Houlihan Living Trust whose warranty deeds are recorded in Book 3800 Pages 198-200 and Book 2685 Page 88-92 of the Washington County Registry of Deeds. A copy of the deed, tax bills, tax maps and other related documents are available upon request.



The entire peninsula, featured above, represents the topographic highlight of Second Lake Forest with Gardner Lake at the top left and Second Lake in the foreground.

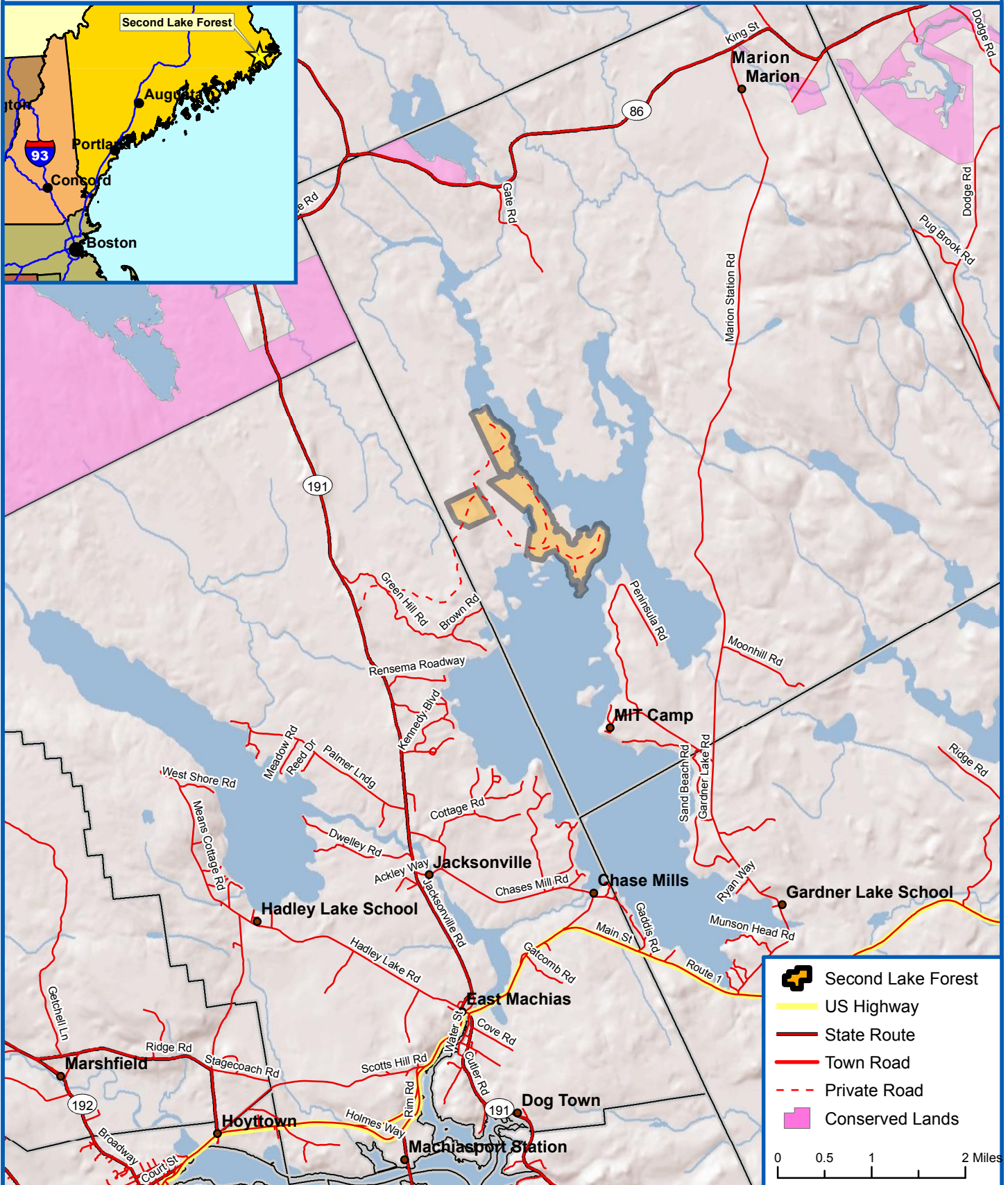
Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests.

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 Second Lake Forest

524 Tax Acres
Marion, Maine

fountains



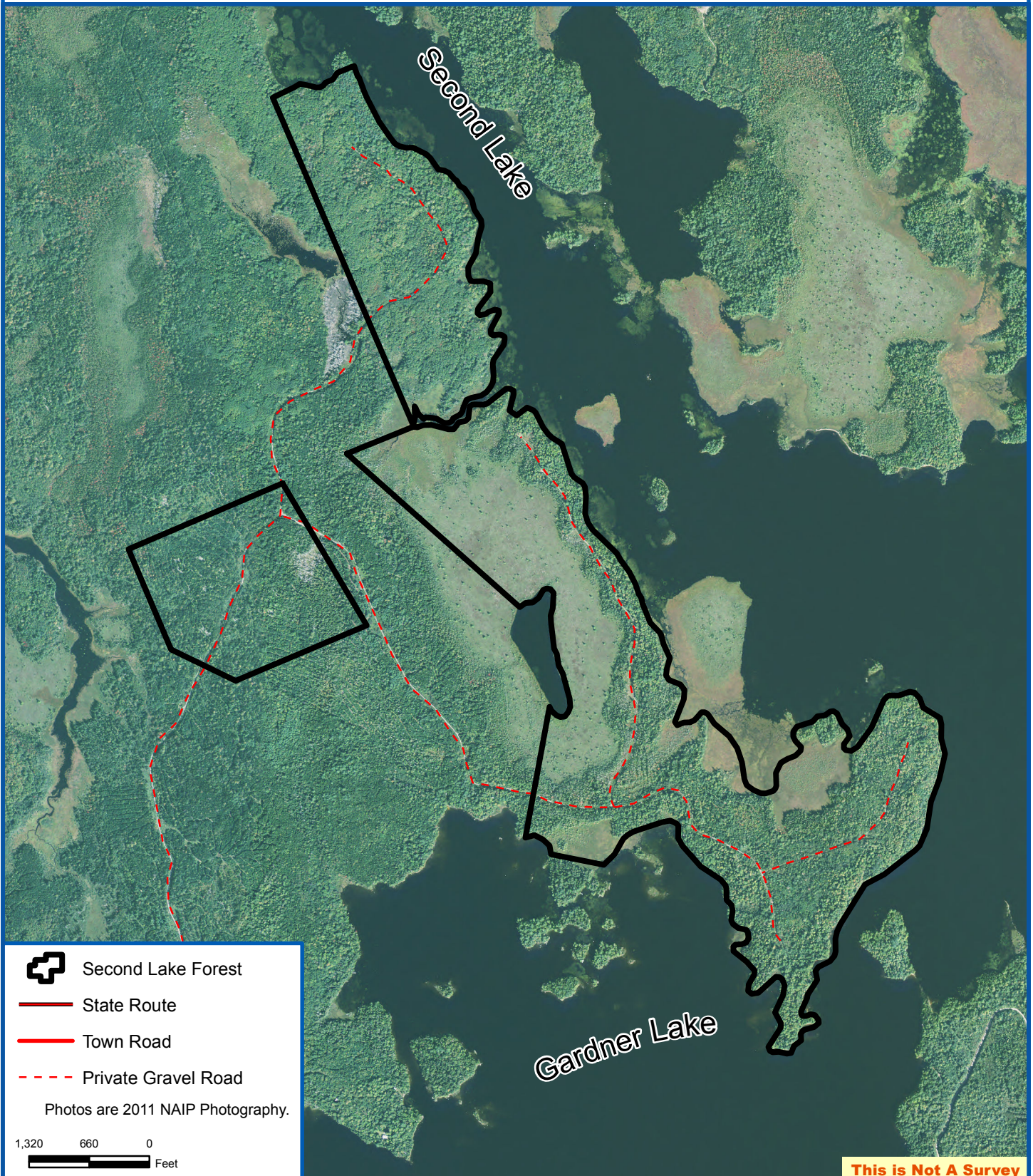
Map produced from information supplied by Seller, aerial photography and reference information obtained from ME GIS.
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



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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 Patrick Hackley
Licensee's Name

on behalf of Fountains Land Inc.
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.