

## LITTLE CATHANCE LAKE

**A private, recreational property featuring a forest that cradles nearly the entire shoreline of an unspoiled, 140-acre lake in the heart of Maine's Downeast Region.**



**420 Tax Acres**  
**Cathance Township, Washington County, Maine**

**New Price: ~~\$695,000~~ \$655,000**

## LOCATION

Little Cathance Lake is located in the Downeast region of coastal Maine, approximately twenty miles north of the village of East Machias and less than 30 miles from Lubec on the border with New Brunswick, Canada. The forest is located on East Ridge Road off Maine Route 82 in the unorganized township of Cathance.

The property is part of a huge territory of privately-owned working forests managed for timber, wildlife habitat, and outdoor recreation. Forestry, blueberry cultivation, and the shellfish industry serve as the major employers of the local economy. The region is known for its miles of winding, unspoiled rivers and streams, feeding into hundreds of ponds and lakes, many of which support native trout and a recovering native Atlantic salmon population.

The nearest major town is Machias, a small but busy harbor town located on Route 1 about 22 miles away. Machias is home to a University of Maine satellite campus and offers 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 4 hour's drive beyond Portland to the southwest.

## ACCESS/BOUNDARIES

Access is provided by East Ridge Road, a publicly-maintained gravel road travelling up the eastern flank of the property.

The property can be reached from the south via Route 86. From East Machias, travel north on Route 191 to the intersection with Route 86. Take Route 86 for about 5.3 miles, then turn left onto East Ridge Road. Travel another 6.5 miles on this road and, shortly after the intersection with Cross Road, the property boundary is on the left. The East Ridge Road frontage stretches all the way to Eastern Arm Road, almost a mile. The property boundary then follows the Eastern Arm Road for over a mile until it dead ends at a former log landing.

From the north, the property can be reached via Route 191 south of the town of Baileyville on the Canadian border. After approximately 5 miles on Route 191, East Ridge Road will be on your left. Turn left onto East Ridge Road and travel approximately 5 miles to the intersection with Eastern Arm Road on the left. The property boundary follows Eastern Arm Road around Little Cathance Lake.

Property boundaries are well-marked as red or yellow blazed trees but may need maintenance in some sections.



The 140-acre Little Cathance Lake is surrounded by thousands acres of private forest. Note East Ridge Road running parallel to the lake above.



The forest has nearly a mile of frontage on the publicly-maintained East Ridge Road.

## SITE DESCRIPTION

The majority of the terrain on the property is gently rolling with predominantly well-drained, gravelly soils. There is a small rise along the eastern boundary road frontage, with the potential to offer a view of Little Cathance Lake after some tree clearing. The general topography surrounding the lake resembles a modestly sloped “bowl” which supports a host of springs that feed into the lake.

Little Cathance Lake is an undeveloped, private and serene 140-acre water body. The current ownership includes nearly all of the lake shoreline with the exception of a small section along the southwest edge. This portion of shoreline is owned by the Maine Atlantic Salmon Commission, a public entity that promotes the protection and reintroduction of Atlantic Salmon. The lake outlet that flows into Cathance Stream is along this section of waterfront.

The lake is 3/4 of a mile long, about a half-mile at its widest, and a maximum of 17 feet deep. There is a warm water fishery of smallmouth bass and yellow perch. Brook trout, which are likely migrating in from the good spawning and nursery habitat of the outlet, have been taken as well.

The lake does not have a public boat ramp which enhances its already private character. However, there are two areas with gradual slopes, one on the eastern and one on the southern shoreline, where a canoe or a small motor boat can be easily launched.

The shoreline of the lake is stony on the eastern end, allowing for swimming. The shallow waters along the shore gradually drop off to a depth of about 10 feet within a short distance.

Beavers are active on the lake. A well-established lodge sits on the eastern shore between the two abandoned lease camps. The family appears to be active on the opposite shore as well.

The northern shore has an irregular shape with several small coves, perfect for fishing or watching the wildlife species that enjoy these sheltered areas.



The view from the bay at the southern end of the lake looking north across the longest stretch of water.



A view from the eastern shore near one of two camps.



A usable dock sits on the northern shore.

## FOREST RESOURCE

The forest surrounding the lake is comprised of a mix of species: red spruce, balsam fir, white pine, red maple, aspen, white and yellow birch. Like most Downeast forests, extensive harvesting occurred about thirty-five years ago, partly in response to the spruce budworm outbreak that ravaged forests throughout the region in the late 70s and early 80s. After the salvage operations, the new forest regenerated quickly into the thick stands of poles and saplings that dominate the forest today. The most recent harvesting on this forest is estimated to be at least fifteen to twenty years ago.



The surrounding forest supports both softwoods and northern hardwoods.

The buffer strip that surrounds the lake offers an excellent example of the forest’s productive ability to grow quality sawtimber, particularly red spruce and white pine. While these buffers provide a pleasing visual aesthetic while shading and protecting the lake from storm run-off, there are management options under the state’s Shoreland Protection Act that allow timber harvesting under specific guidelines that still maintain appropriate forest cover.

An updated Tree Growth Management Plan is available that could serve as a basis in establishing a more detailed forest management plan by the new owner.

## RECREATIONAL OPPORTUNITIES

With Little Cathance Lake as the center piece surrounded by extensive forest, this property makes an ideal candidate for an exceptionally private hunting and fishing retreat.

As an added feature to the recreational potential of the forest, there are two seasonal camps on the shores of the lake. Formerly leased on an annual basis by the prior commercial landowner, the camps sit on fee-owned land where the lessees were allowed to build a seasonal structure in a designated area and pay an annual fee to enjoy recreational use of the land. Such a leasing program was, and still is, a common practice by many large commercial landowners throughout northern New England.

Today, the camps are abandoned and in need of repair. However, both have potential for restoration and are well-located with desirable, sunny views looking south across the lake. With permitting through the Land Use Planning Commission (see municipal zoning on the next page), the camps could be restored and expanded or razed and replaced with more modern, spacious, off-grid structures.

Two seasonal camps along the shore can be restored or replaced for residential retreat options.



## MUNICIPAL ZONING

Cathance 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). 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.



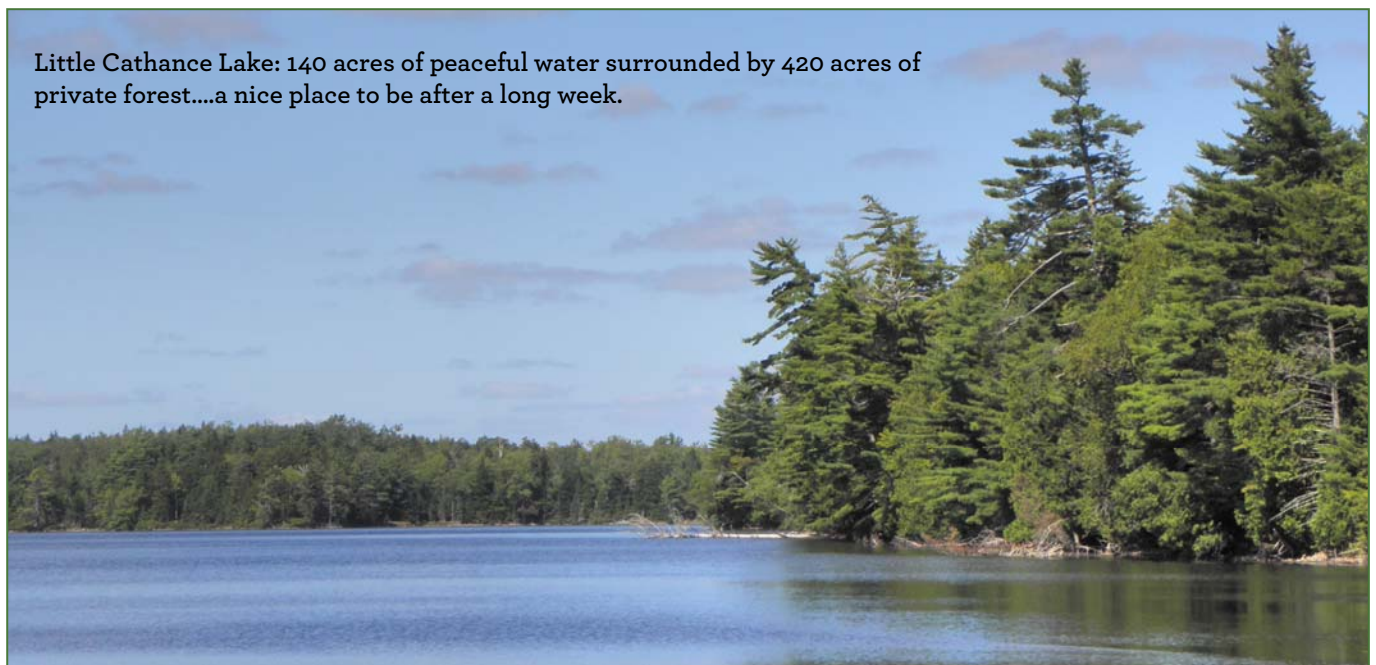
Southern view from the deck of one of the two camps.

## TAXES, ACREAGE AND TITLE

Maine Revenue Service tax records for Cathance Township denote the parcel as Plan 01, Lot 14.1, measuring 420 acres.

The property is enrolled in Maine’s Tree Growth Tax Program. Municipal property taxes in 2016 were \$1,184. 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 recorded in Book 3604, Page 139-143 of the Washington County Registry of Deeds. A copy of the deed, title policy, tax bills, tax maps and other related documents are available upon request.



Little Cathance Lake: 140 acres of peaceful water surrounded by 420 acres of private forest....a nice place to be after a long week.

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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.

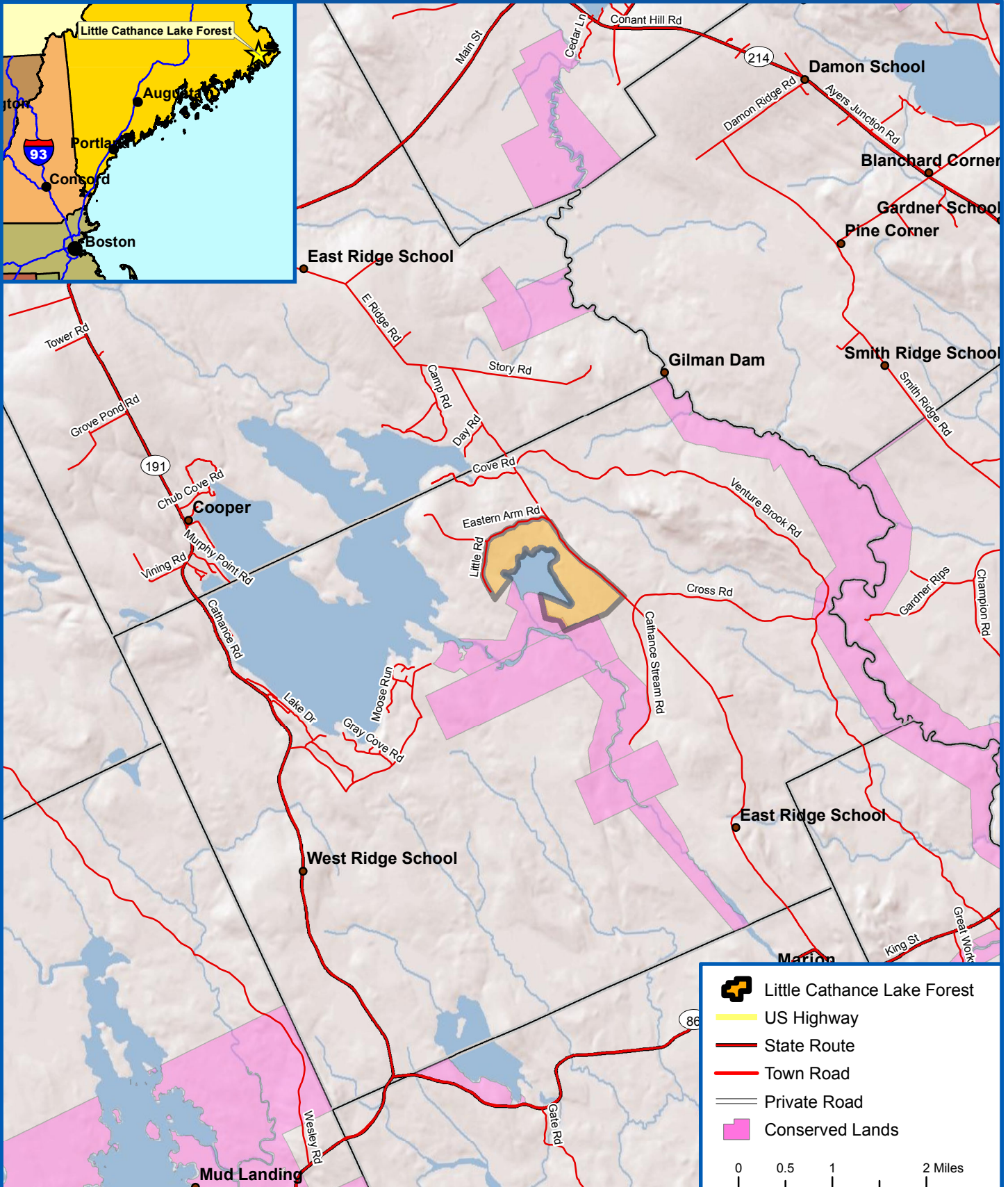
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# Locus Map Little Cathance Lake Forest

469 GIS Acres  
Cathance, Maine

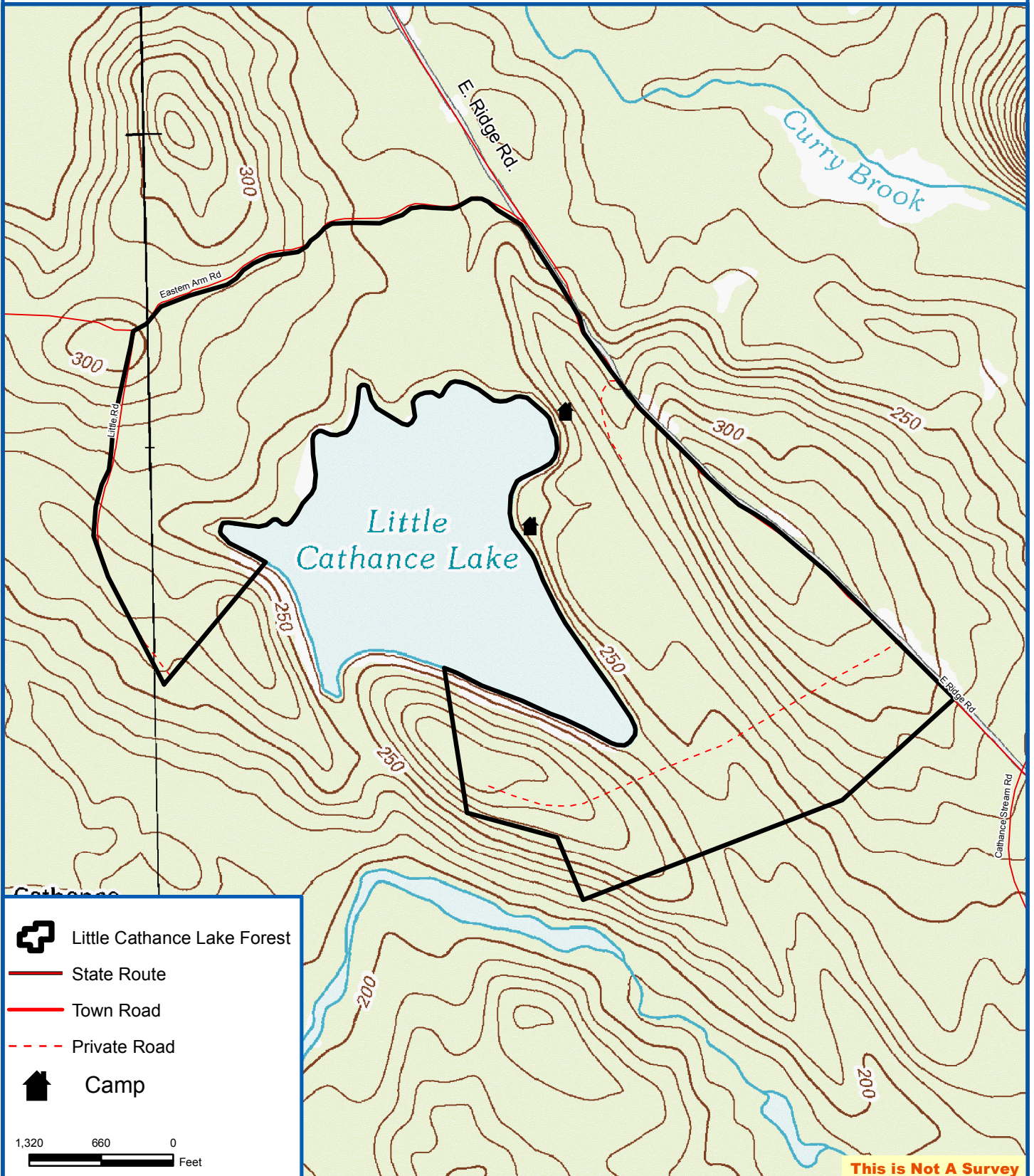
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# Little Cathance Lake Forest

# fountains

420 Tax Acres  
Cathance, Maine



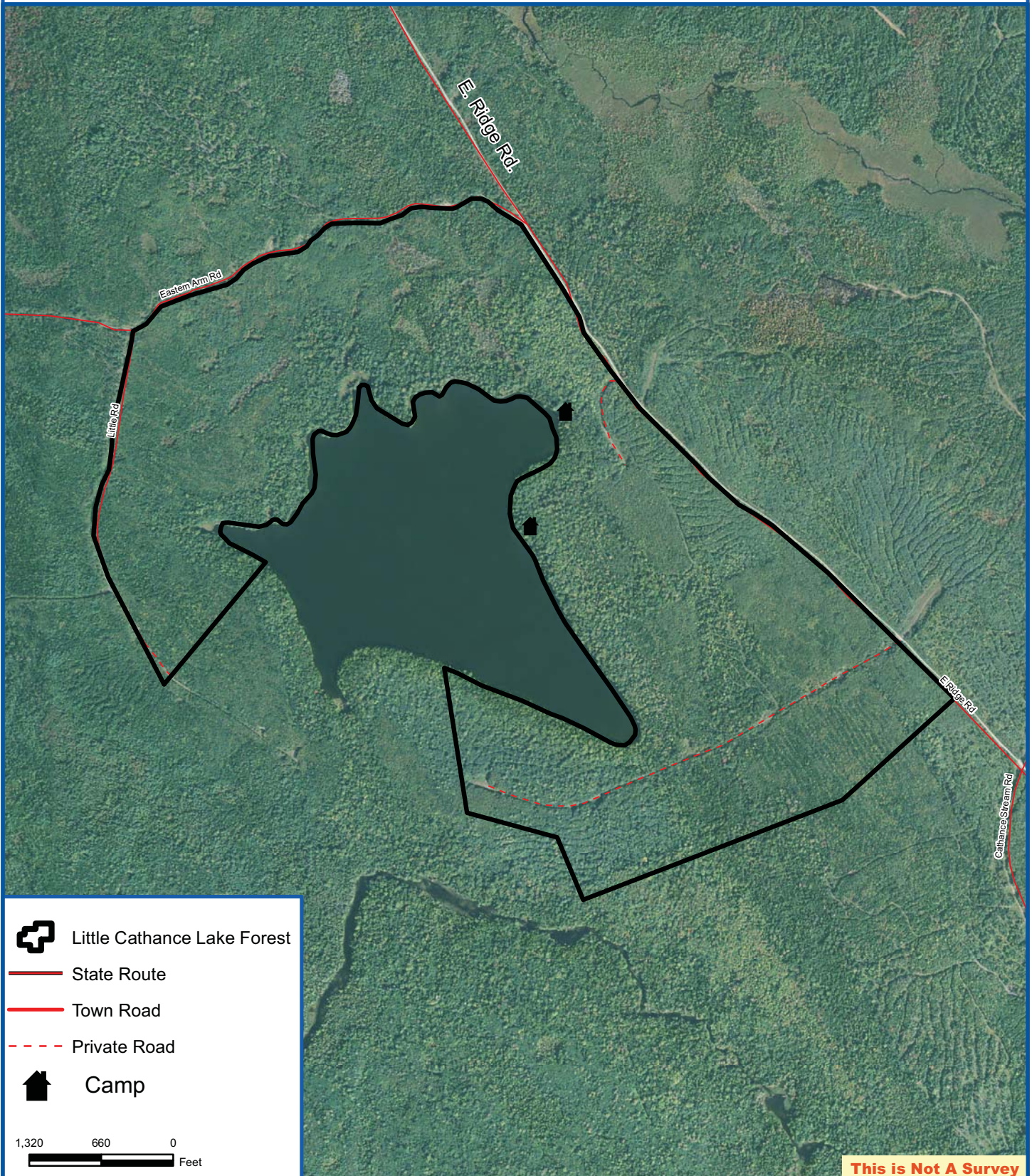
Map produced from information supplied by Seller, aerial photography and reference information obtained from ME GIS.  
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



# Little Cathance Lake Forest

# fountains

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Dept. of Professional & Financial Regulation  
Office of Licensing & Registration  
**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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.