

826 ATLANTIC HIGHWAY - DAMARISCOTTA

50+/- ACRE AGRICULTURAL PARCEL FOR SALE



TYPE: SPECIAL PURPOSE RAW LAND

SPANNING DAMARISCOTTA & NOBLEBORO

ACREAGE: 50+/- ACRES

IDEAL FOR AGRICULTURE, SOLAR FARM,
HUNTING, OR RECREATION*

ZONING: C-2, RURAL, RESOURCE PROTECTION

POTENTIAL TIMBER HARVESTING*

FRONTAGE: 2,500+/- FT

SALE PRICE: \$165,000

*See following page



For more information contact:

KIRK BUTTERFIELD or ZACH RESNIKOFF

Kirk: 207-205-4007

kbutterfield@kw.com

Zach: 207-606-9665

zachary.resnikoff@kw.com



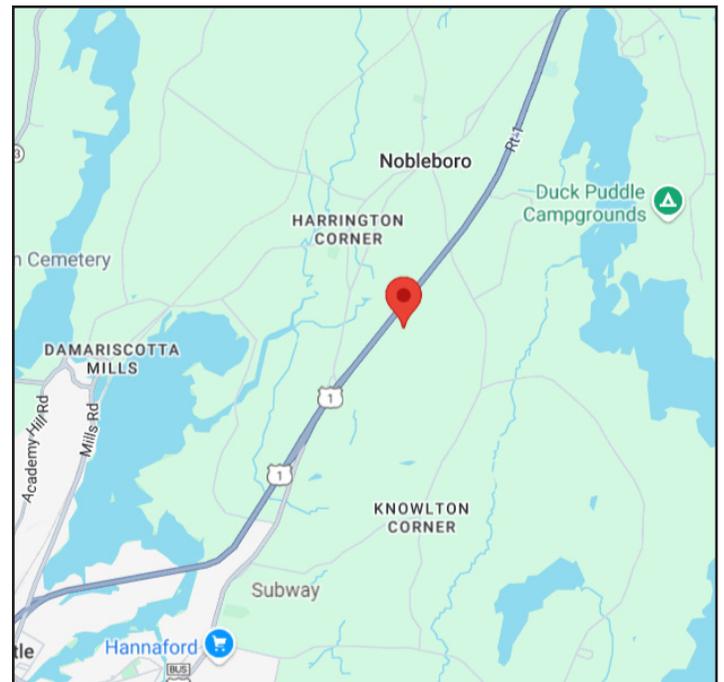
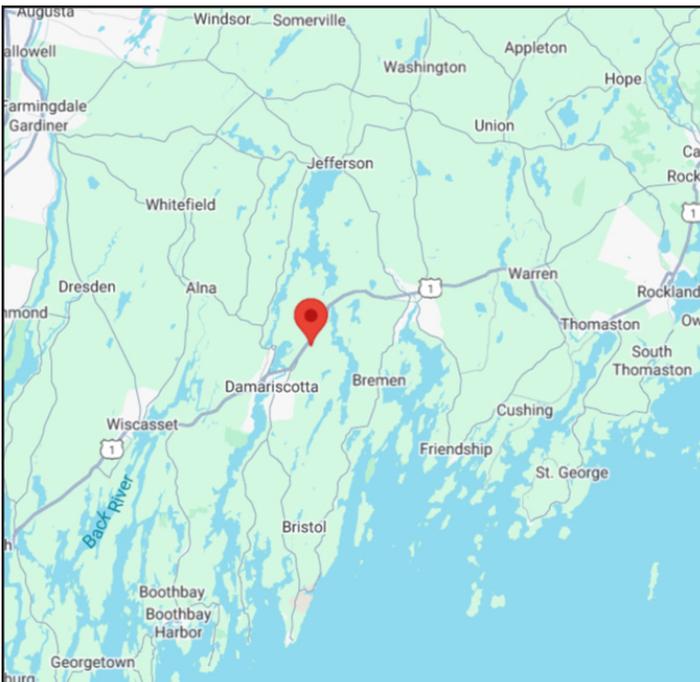
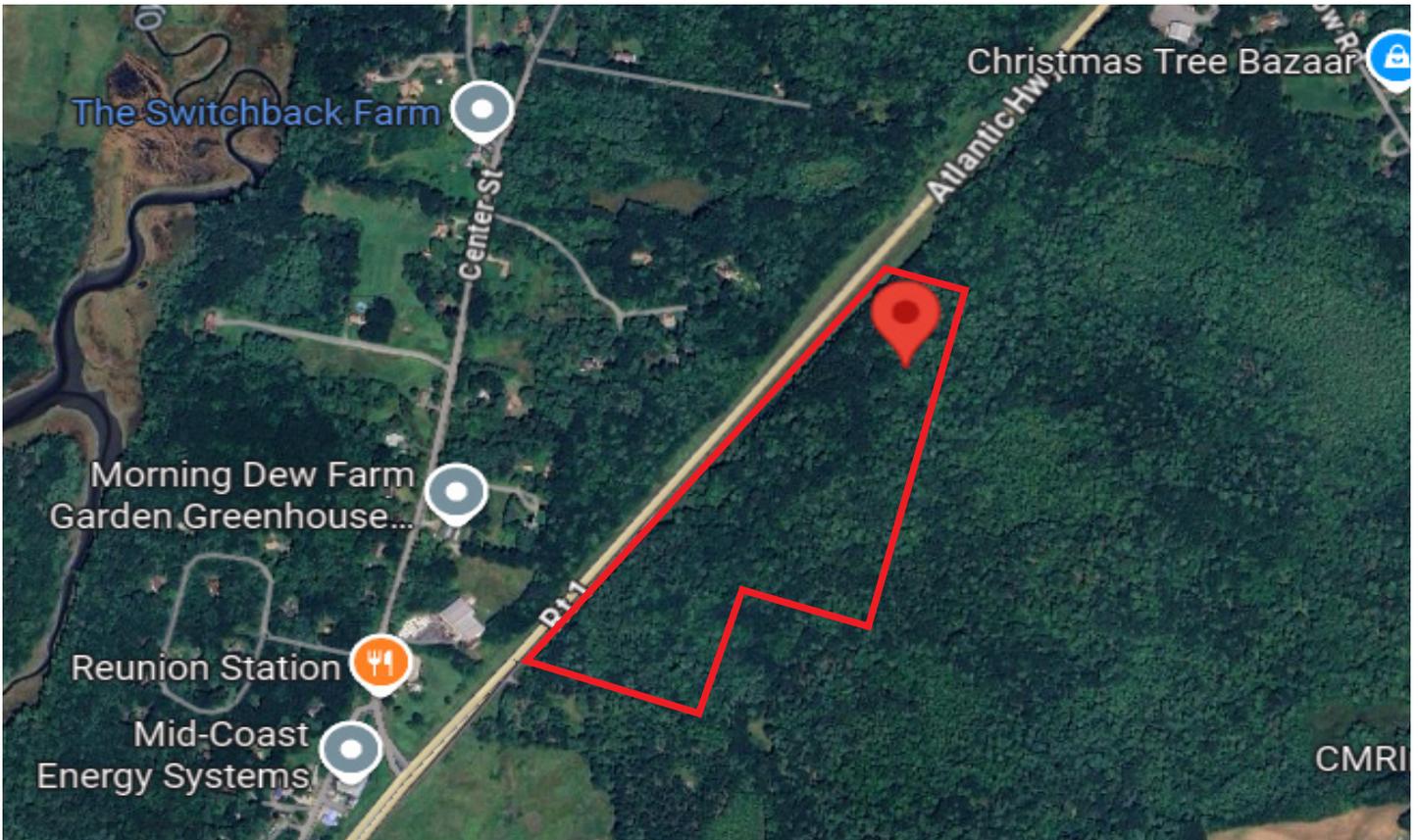
OWNER	Wayne Oliver & Thomas Oliver
PROPERTY TYPE	Special Purpose
BEST OR CURRENT USE	Agriculture, solar farm, hunting, recreation, potential timber harvesting*
ZONING	C-2, Rural, Wireless, Resource Protection
ACREAGE	50+/- Acres (39 in Damariscotta and 11 in Nobleboro)
PARKING	None
TAXES/YEAR	\$3,528.25 (2025)
BOOK/PAGE	1820/030 & 6115/111
MAP/BLOCK/LOT	Damariscotta: 03/64-5 & Nobleboro: 01/20
ROAD FRONTAGE	2,500+/- Ft
TRAFFIC COUNT	N/A
ELECTRIC	None
GAS	None
SEWER	None
WATER	None
DEED RESTRICTIONS	Yes (see pages 7-11)*

OVERVIEW

This expansive 50± acre parcel offers a unique opportunity to own a large tract of raw land that spans both Damariscotta and Nobleboro. With extensive acreage and a diverse natural landscape, the property is ideally suited for agricultural endeavors, recreational activities, hunting, or potential use as a solar farm. The land features frontage along US Route One, enhancing visibility. However access is limited due to deed restrictions in place. Timber harvesting may also be a viable option, offering long-term value. A rare offering with significant potential in Midcoast Maine.

*Interested parties should contact the towns of Nobleboro and Damariscotta to verify allowed use. Property has a highway access permit Waiver via the Maine Department of Transportation for agricultural, foresting, and solar array. See pages 7 & 8 for more information.

Published 6/19/25; revised 6/25/25

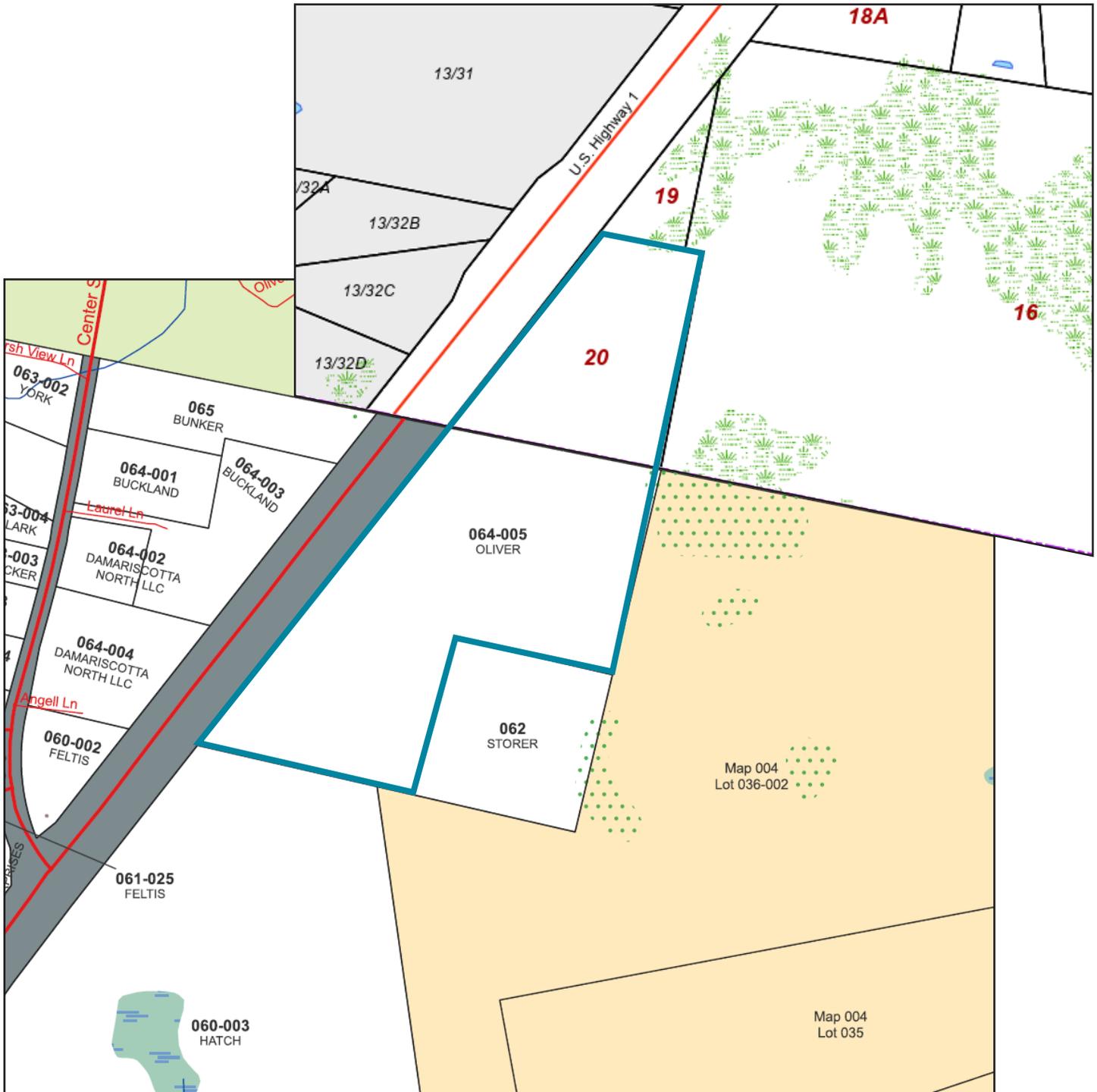


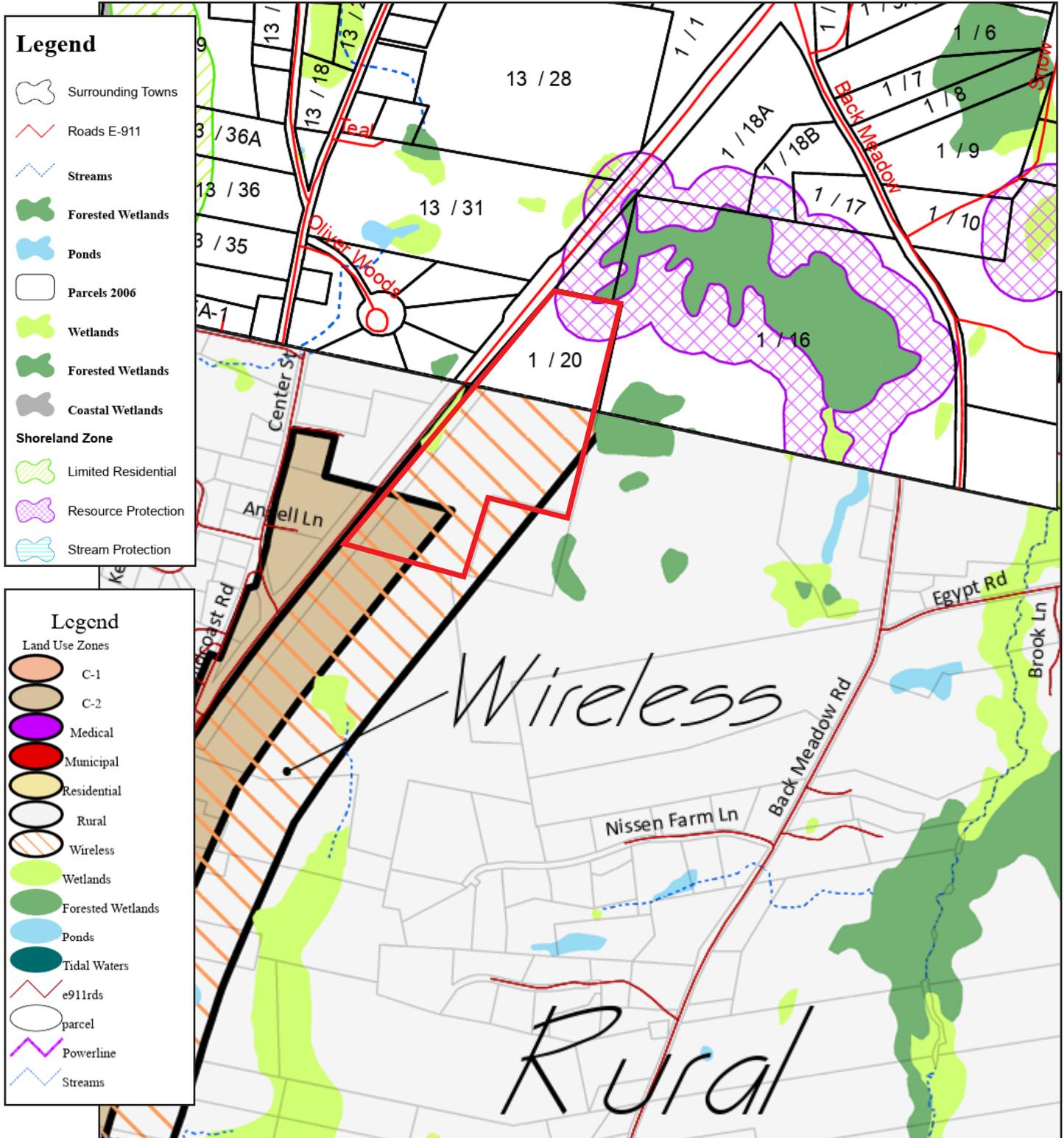
*Property markers shown below are approximate



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**MEMORANDUM OF
HIGHWAY ENTRANCE PERMIT WAIVER**

Pursuant to 23 M.R.S.A. § 704 and the Driveway and Entrance Rules promulgated hereunder, 17-229 CMR Chapter 299, the **Maine Department of Transportation** has granted a waiver that allows the access to the highway from the parcel of land, all as described below.

OWNER(S) OF PARCEL:

Wayne Oliver

APPLICANT(S):

Damariscotta Solar I, LLC

PARCEL DESCRIPTION:

Location: Damariscotta, 0001X, Atlantic Highway, 1,545 feet North of Center Street

Deed Reference: Lincoln County Book 1820 Page 030

Tax Map Reference: Map 3 Lot 64-5

Permit No. 39338

Physical Address: 0001X, Atlantic Highway, Damariscotta, Maine 04543

ENTRANCE DESCRIPTION:

Location: Damariscotta, 0001X, Atlantic Highway, 1,545 feet North of Center Street

Maine DOT Route Log Miles: 104.74 RT

Type: Driveway

Maximum Width: 16 Feet

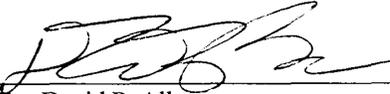
Use: Solar Array

SPECIAL WAIVER CONDITIONS:

PERMITTEE MUST PAVE THE APRON TO A DISTANCE OF TEN (10) FEET TOWARDS THE PROPERTY TO PROTECT THE EDGE OF HIGHWAY DURING CONSTRUCTION.

THIS PERMITTEE IS FOR AGRICULTURAL, FORESTING AND ACCESS TO SOLAR ARRAY. PERMITTEE MUST ENSURE THAT THE DRIVEWAY IS GATED WHEN NOT IN USE.

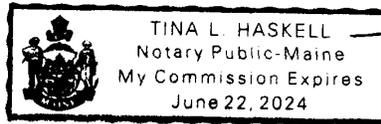
Date: 4-17-2024

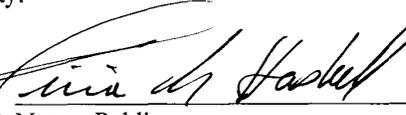

By: David P. Allen
Region Engineer

STATE OF MAINE
County of: Kennebec

Date: April 17, 2024

Personally, appeared the above named David P. Allen and acknowledged the foregoing instrument to be his free act and deed in his said capacity.




Notary Public
Print Name: Tina L. Haskell
My Commission Expires: June 22, 2024

Please return a copy of the two-page recorded document to:

**Maine Department of Transportation
Attn: Randy Rodrigue
98 State House Station
Augusta, Maine 04333-0098**

010869

BK1820PG030

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
(Statutory Short Form)

WAYNE P. OLIVER of Gray, Cumberland County, Maine duly appointed and acting Personal Representative of the Estate of WESLEY G. OLIVER, whose will was duly admitted to probate in the Probate Court for Cumberland County, Maine by the power conferred by law, and every other power, (in distribution of estate) grants to LARRY W. OLIVER, of Berwick, York County, Maine; WAYNE P. OLIVER, of Gray, Cumberland County, Maine; and THOMAS E. OLIVER, of Gray, Cumberland County, Maine, as tenants in common, whose collective mailing address is: c/o Wayne P. Oliver, Personal Representative, P.O. Box 703, Gray, ME 04039, being the persons entitled to distribution of those certain lots or parcels of land, with any buildings thereon, situated partly in Nobleboro and partly in Damariscotta, Lincoln County, Maine, bounded and described as follows:

PARCEL 1:

A certain lot or parcel of land together with the buildings thereon partly in Nobleboro and partly in Damariscotta, bounded and described as follows, to wit:

On the North by land formerly of Asa H. Snow and Joseph C. Rollins; on the East by land formerly of Joseph C. Rollins and Joel E. Chapman; on the South by land formerly of Joel E. Chapman and land formerly owned by John G. Leeman; and on the West by Oyster Creek, so-called, containing one hundred forty (140) acres, more or less.

PARCEL 2:

Also one other lot or parcel of land situated in the Town of Damariscotta, bounded and described as follows, viz:

BEGINNING on the East side of the road leading from Damariscotta to Waldoboro at a point about sixty (60) rods from the town line between Damariscotta and

BK 1820PG031

Nobleboro being the southern line of land formerly owned by James Benner;

thence, East about ninety eight (98) rods on said line to land formerly of Joel E. Chapman;

thence, South on said Chapman's land about thirty (30) rods to land of said Joel E. Chapman;

thence, West about nine (9) rods on said Chapman's land to the West line of land of the said Chapman;

thence, south on said West line one (1) rod to a stake and stones;

thence, West about seventeen (17) rods to a stake and stones;

thence, North at right angles one (1) rod to a stonewall being the South line of land formerly owned by John G. Leeman;

thence, West about seventy-three (73) rods on said last named line to the road aforesaid;

thence, North on said road about thirty (30) rods to the first mentioned bounds containing eighteen (18) acres, more or less.

EXCEPTING HOWEVER, from the foregoing, those parcels of land conveyed by Sunie M. Oliver during her lifetime, or by Marie S. Berry, George W. Oliver, and Wesley G. Oliver, as described in the following deeds recorded in the Lincoln County Registry of Deeds as follows:

To George M. Oliver - Book 524, Page 158
To Main-a-acs, Incorporated - Book 579, Page 116
To James E. York, et ux - Book 604, Page 19
To Davie E. Hatch, et ux - Book 628, Page 50
To Earl F. Howes, et ux - Book 636, page 287
To State of Maine - Book 654, Page 47
To Lyndon W. Delano - Book 706, Page 255
To Sanford S. Bartlett, Jr. - Book 726, Page 255
To Jeffery B. Bradbury, et ux - Book 741, Page 10
To Mellicent Ball - Book 818, Page 187
To James E. York, et ux - Book 914, Page 255

AND SUBJECT TO, HOWEVER, the devise of a Right of First Refusal, by Will of Wesley G. Oliver, to RICHARD STORER, of Damariscotta, Lincoln County, Maine, to purchase the premise described herein at current market value, at such time as the

BK 1820PG032

property is sold.

Title is derived by Deed of Marie S. Berry, George W. Oliver, and Wesley G. Oliver to Wesley G. Oliver and Marilyn H. Oliver, dated October 22, 1977, and recorded in the Lincoln County Registry of Deeds in Book 935, Page 194. Wesley G. Oliver acquired sole ownership as surviving joint tenant as a result of the death of Marilyn H. Oliver on October 25, 1985. Wesley G. Oliver died testate on November 27, 1991. See Cumberland County Probate Docket No. 92-17.

For clarification of the common boundary between the above parcel situated in Damariscotta and land now or formerly of Frances C. Hayden, see also Deed of Frances C. Hayden to Wesley G. Oliver, dated March 11, 1986, and recorded in the Lincoln County Registry of Deeds in Book 1292, Page 285.

Also conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my hand and seal on 7/23/92, 1992.

ESTATE OF WESLEY G. OLIVER

Wayne P. Oliver
Wayne P. Oliver,
Personal Representative

Mary B Devine
Witness

NO TRANSFER TAX
NECESSARY

STATE OF MAINE
CUMBERLAND, ss.

7/23, 1992

Personally appeared, before me, the above-named WAYNE P. OLIVER and acknowledged the foregoing instrument to be his free act and deed.

Mary B Devine
~~Notary Public/Attorney~~

MARY. B. DEVINE
Print Name

wp|m\oliver3b.dod

3

RECEIVED LINCOLN SS
RECORDED FROM ORIGINAL

92 OCT 14 AM 11:28



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:

- ✓ 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.