



Maine
Recreational
Real Estate
Professionals



Nicatous Lake Lodge & Cabins



T3 ND, ME

2.43 Acres

\$839,000



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Nicatous Lake Lodge & Camps



MLS #: 1436790 | Agent: Deb Henderson | Price: \$ 839,000 | Size: 2.43 Acres

An authentic Maine Sporting Camp established in 1929 & ran as a boy's camp until 1937. Nicatous Lake Lodge & Cabins has been established to present day w/a handful of owners who cherish Maine sporting traditions. Lake Nicatous & Nicatous Stream are pristine wilderness waterways. The surrounding woods are much like they have been for thousands of years. Nicatous Lodge has been a jumping off point to the Maine Wilderness since erected in 1928. Designed for those who appreciate meaningful things in life: pleasure of a warm fire, the healing ability of cool, crystal clear water, & the joy of early morning light when fish are biting! Off grid with round the clock electricity due to generated battery storage. Nicatous Lake Region is a vast protected wilderness area to remain forever wild. The lifestyle of owning Nicatous Lake Lodge & Cabins offers a haven from the outside world where one can be connected to a healthy natural environment offering endless adventures for your journey in life!

The information contained herein was obtained by brokers from the sellers and other sources. This information is considered reliable, neither the brokers or owners make any guarantee, warranty, or representation as to the correctness of any data or descriptions and the accuracy of such statements. All information contained herein should be verified by independent investigation.



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Home Characteristics:

Building: Generator, Internet Access Available

Year Built: Early 1900's

Basement: Block, Pillar/Post/Pier

Heat System: Propane/Wood

Square Feet: 8,894

Parking: On site

Roof: Metal/Shingle

Location: Rural, Waterfront, Waterview

Legal Data:

Deed: Warranty.

County Registry Deed Book & Page: Book 5963, Page 133, Recorded in Hancock County Registry of Deeds.

State: Maine.

County: Hancock.

Tax Data:

Tax Amount: \$1,737

Tax Year & Mil Rate: Contact County Office

Tax Map/Lot Number: HA001/02/2,3,5.1

Property Type: General Commercial

Zoning Data:

Zone: Shoreland

Current Use: Commercial

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The History of Nicatous Lake Lodge & Cabins

November 13, 1928 Robert Denniston leased the land from Horace B. Morrison. Mr. Denniston was a friend of the Bacons who have an island on the lake.

1929 Denniston built Camp Nicatous for boys ages 8-17 that ran until 1937. In the spring and fall he ran it as a sporting camp.

1937 Camp Nicatous for boys went out of business and in 1938 Jack and Cissie Williams purchased the buildings (not the land) from the bank and continued to run it as a sporting camp.

Adjacent to the lodge was Charlie Potter's place, and in 1941 Mr. Williams bought Potter's camps for the lodge.

1944 the main lodge and one cabin burned to the ground and were rebuilt in the Spring of 1945. With the loss from the fire Mr. Williams sold Potter's side to Duffy and Judy Lewis.

1947 Duffy purchased the main lodge and camp from Jack Williams and the land from the bank.

1947 Duffy sold Potter's side to Kay Chamberlin (grand daughter of western explorer Horace Greely) as an anniversary gift for her husband Harmon.

1954 Bill Brugas took over Nicatous Lodge from Duffy until 1958 when the Chamberlins took over both camps on the northern shore of the lake.

1975 The Chamberlins deeded the land, lodge, and camps to the University of Maine for their forestry department.

1977 Barry and Joan Tyne purchased all the property from the University of Maine, and in 1984 sold Nicatous Lodge and Camps to Peter and Christina Norris.

1997 Gary and Denise Betz took over.

2002 Ron and Linda Sheldon took over.

2008 In early June Ray and Christine Sealey purchased the lodge from Ron and Linda Sheldon and are working hard to maintain the Nicatous tradition.

2009 Ron and Linda Sheldon again acquired ownership and are now operating the lodge. 2009 Ron and Linda Sheldon again acquired ownership and are now operating the lodge.

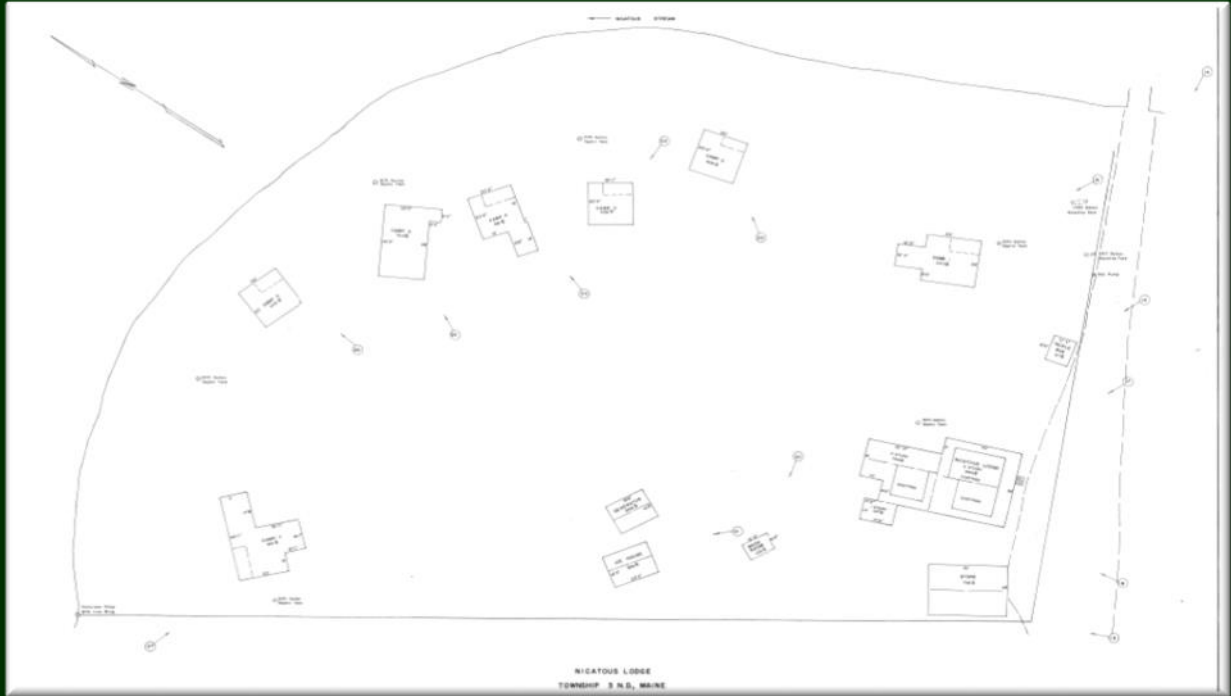
2010 Jeff and Theresa Harriman, themselves from the Nicatous area, are now owners and proprietors of the lodge, reporting a very successful 2010-2011 snowmobiling season.

In January 2013, Dave Dane and Steve Schuster take ownership of the Lodge and retain Jeff and Theresa Harriman as caretakers. Dave and Steve have been enjoying Lake Nicatous for over thirty years and look forward to owning and managing the Lodge for years to come.

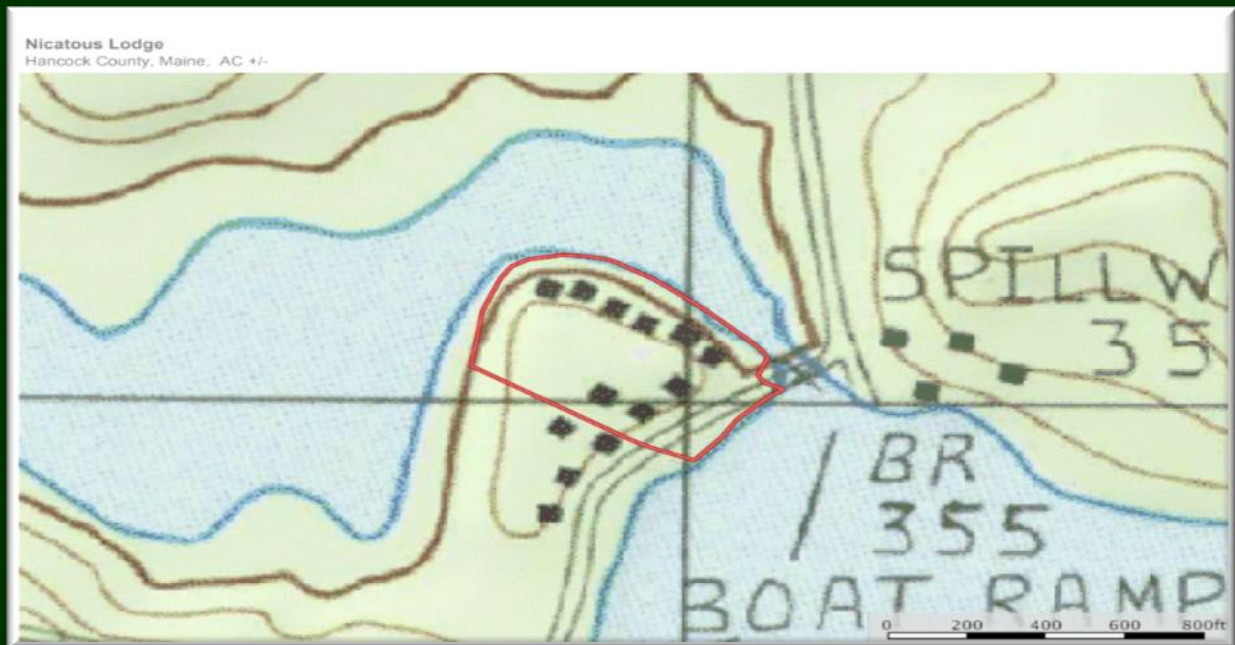
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Lodge Layout



Topographical Map

Nicatous Lake Lodge & Camps



Disclaimer:

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For portable maps and directions to the property, check out the MapRight Mobile App, available in both the Google Play Store & the App Store!

844.932.6277 - mapright.com

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WARRANTY DEED

Know All Men By These Presents, we, **JEFFREY C. HARRIMAN** and **THERESA A. HARRIMAN**, having a mailing address of P.O. Box 100, Burlington, ME 04417 for consideration paid GRANTS to **NICATOUS LAKE LODGE & CABINS, LLC**, a limited liability company, having a mailing address of 324 Troxell Spring Road, Flinton, PA 16640, its successors and assigns forever,

Three certain lots or parcels of land, together with the buildings thereon, situate in Township 3, North Division, County of Hancock and State of Maine bounded and described as follows:

"Nicatous Lodge Property"

PARCEL ONE: A certain lot or parcel of land with the buildings thereon, situated in Township Number Three (3), Northern Division, Bingham's Penobscot Purchase, Hancock County, Maine, bounded and described as follows, viz: Beginning in the easterly line of land now or formerly owned or occupied by R. P. Hazzard, at a drill hole in a large boulder, said drill hole being forty-five (45) feet along said line from an iron pipe driven into the ground on the northerly shore of Nicatous Lake at approximately high water mark; thence North 32 degrees 10 minutes West, along the easterly line of said Hazzard lot, four hundred twenty-three tenths (420.3) feet to stone monument on the southerly bank of Nicatous Stream; thence easterly and southerly by the bank of the stream to an iron bolt driven into the ground on the westerly bank of said stream; thence South 66 degrees 30 minutes West two hundred twenty-eight and four tenths (228.4) feet to the place of beginning.

Excepting and reserving to the Prentiss & Carlisle Company, its successors and assigns, the right to use the banks and shore of said stream for all purposes necessary or convenient in the driving of forest products down and along the stream for all purposes necessary or convenient in the driving of forest products down and along the stream.

Also granting hereby to the said Grantee, its successors and assigns, the right to use the following described strip of land lying between the parcel above conveyed and Nicatous Lake for the purpose of access to the lake and for maintaining a flow in a like manner as heretofore used by Harmon P. Chamberlain and K. Greely Chamberlain and Barry J. Tyne and Joan C. Tyne and Grantor in such a manner however as not to interfere with the use of the lake shore by the Prentiss & Carlisle Company for driving, booming or removal of forest products from said lake; said strip being bounded and described as follows: Beginning at the above mentioned iron pipe as driven into the ground at approximate high water mark on the northerly shore of Nicatous Lake and in the easterly line of said Hazzard land; thence North 32 degrees 10 minutes West, along said line, forty-five (45) feet to a drill hole in a large boulder; thence North 66 degrees 30 minutes East, by the southerly line of the parcel next above conveyed, two hundred (200) feet; thence South 23 degrees 30 minutes East to high water of said lake; thence westerly by high water of said lake to the place of beginning.

MAINE REAL ESTATE
TRANSFER TAX PAID

Nicatous Lake Lodge & Camps



Property Deed Page 2

OR BK 5963 PG 134 INSTR #2013000108

Also the right to use the road as now located over said strip of land for ingress and egress from the land herein above conveyed to it.

PARCEL TWO: A certain lot or parcel of land situated in Township Number Three (3), North Division, Bingham's Penobscot Purchase, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at an iron pipe at the approximate high water mark on the northerly shore of Nicatous Lake and in the easterly line of land now or formerly of R-P. Hazzard; thence North 32 degrees 10 minutes West along said line 45 feet to a drill hole in a large boulder; thence North 66 degrees 30 minutes East by the southerly line of land formerly of Harmon Chamberlain, then owned by the University of Maine, then owned by Barry J. Tyne and Joan C. Tyne, being parcel one hereinabove described, 200 feet to a point; thence South 23 degrees 30 minutes East to the high water mark of Nicatous Lake; thence, westerly by said high water mark of said lake to a point which lies South 32 degrees 10 minutes East from said iron pipe at the point of beginning; thence North 32 degrees 10 minutes West to the point of beginning. Intending the area to include 0.2 acres, more or less.

Excepting and reserving, however, to Diamond International Corporation and its successors and assigns, forever, the right for itself, its agents, employees, servants, lessees, contractors, successors and assigns, in common with the University of Maine and its successors and assigns, and with others having such right, to pass and repass, for any and all lawful purpose including but not limited to the transportation of logs, pulpwood, and other forest products, on foot and by vehicle of any and every kind and nature over the road as it now exists over said parcel next hereinabove described and over a strip of land 25 feet in width lying 15 feet northerly of and 10 feet southerly of the following described line, to wit: Beginning at a point in the easterly line of said parcel next hereinabove described, which point is South 77 degrees West from the point of beginning of the aforesaid First Parcel described in aforesaid Quitclaim Deed from Diamond International Corporation to University of Maine, dated June 29, 1976 and recorded in Volume 1269, Page 446 in the Hancock County Registry of Deeds; thence South 77 degrees West to a point which is 224.9 feet on a bearing of South 77 degrees West from the point of beginning of said First Parcel; thence South 68 degrees West to a point in the westerly line of said parcel next hereinabove described.

Diamond International Corporation has reserved to itself and its successors and assigns, forever, the right to maintain, repair and reconstruct the existing road hereinabove referred to and to construct, maintain, repair and reconstruct a road or roads over the strips of land hereinabove excepted and reserved for right of way purposes in Section B and Section C, together with the right to plow snow from said roads and to construct and maintain ditches along the sidelines of said roads.

There is also hereby conveyed to the Grantees and their heirs and assigns, forever, the right to use, in common with others having such right, the existing road on the land of Diamond International Corporation and such road or roads as may be constructed by

Nicatous Lake Lodge & Camps



Property Deed Page 3

OR BK 5963 PG 135 INSTR #2013000108

Diamond International Corporation or its successors and assigns over the strips of land herein excepted and reserved to Diamond International Corporation and its successors and assigns for right of way purposes, the right of the Grantees, their heirs and assigns to sue said roads to be only for purpose of access to and egress from the premises herein conveyed to said Grantee.

Subject, however, to an easement given by Nicatous Lodge & Camps to Barry J. Tyne dated May 10, 1995, and recorded in the Hancock County Registry of Deeds at Book 2395, Page 273.

Above two parcels being a part of the premises described in a deed from Ronald Sheldon to Jeffrey C. Harriman and Theresa A. Harriman recorded in the Hancock County Registry of Deeds in Book 5512, Page 257.

PARCEL THREE: A certain lot or parcel of land located on the northwesterly side of Nicatous Lake, in the Township of T3.ND.BPP, County of Hancock and State of Maine, bounded and described as follows:

Beginning at a found iron pin and ring in a stone monument near the north corner of land described in a deed to John W. Starrett and Susan Scott Starrett, recorded in the Hancock County Registry of Deeds in Book 2629, Page 241, Second Parcel, being near the northwest corner of land of Jeffrey C. Harriman and Theresa A. Harriman, Book 5512, Page 257, being the South $32^{\circ} 10'$ East 7 feet, more or less, from the high water line of Nicatous Stream; thence by the common line of the above described owners, on a magnetic bearing according to the deed to Harriman, South $32^{\circ} 10'$ East 323.6 feet to a capped iron rod cemented in a drill hole in a boulder, the true point of beginning;

- 1) Thence by said common line, South $32^{\circ} 10'$ East 174.4 feet to a set capped iron rod, being 7 feet, more or less, on the reverse of said course from the high water mark of Nicatous Lake;
- 2) Thence, from said iron rod, North $47^{\circ} 19' 29''$ West 90.3 feet to a set capped iron rod cemented in a drill hole in a large boulder;
- 3) Thence North $17^{\circ} 02' 31''$ West 90.4 feet to the true point of beginning.

Containing 2,058 square feet.

SUBJECT TO the rights of others to pass over the Nicatous Tote Road.

LINES ARE painted orange.

Being the same premises as described in a deed from John W. Starrett and Susan Scott Starrett to Jeffrey C. Harriman and Theresa A. Harriman recorded in the Hancock County Registry of Deeds in Book 5822, Page 187.

Nicatous Lake Lodge & Camps



Property Deed Page 4

OR BK 5963 PG 136 INSTR #2013000108 LAST PAGE OF DOCUMENT

IN WITNESS WHEREOF, we, Jeffrey C. Harriman and Theresa A. Harriman, hereby set our hand and seal this 31 day of December, 2012.

Jeffrey C. Harriman
Jeffrey C. Harriman

Theresa A. Harriman
Theresa A. Harriman

State of Maine
Penobscot, ss.

December 31, 2012

Personally appeared the above named Jeffrey C. Harriman and Theresa A. Harriman and acknowledged the above to be their free act and deed.

Tammy Asher

Tammy Asher
Notary Public
Comm. Ex. 9-03-2018

HANCOCK COUNTY

01/03/2013 12:59:29 PM

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(4) #1

Nicatous Lake Lodge & Camps



Property Disclosure Page 1

PROPERTY DISCLOSURE (Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: Nicatous Lake Road, T3 ND, ME 04417

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

DAD No underground storage facility for the storage of oil or petroleum products exists on the premises.

_____ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

NONE DAD

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

NONE, BUT MAINTENANCE LIST IN PLACE

(attach additional sheets as necessary)

Page 1 of 2 Buyer Initials _____

Seller Initials DAD

Realty of Maine, 458 Main Street Bangor ME 04401
Deborah Henderson

Produced with zipForm® by zipLogic, 10070 Fifteen Mile Road, Fraser, Michigan 48036 www.zipLogic.com

Phone: (207)852-7577

Fax: (207)732-5874

Nicatous Lake

Nicatous Lake Lodge & Camps



Property Disclosure Page 2

PROPERTY LOCATED AT: Nicatous Lake Road, T3 ND, ME 04417

SECTION IV. ROAD MAINTENANCE

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): _____

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

David A. Edm 9/22/2019
Seller Date Seller Date
Nicatous Lake Lodge and Cabins LLC

Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date Buyer Date

Buyer Date Buyer Date



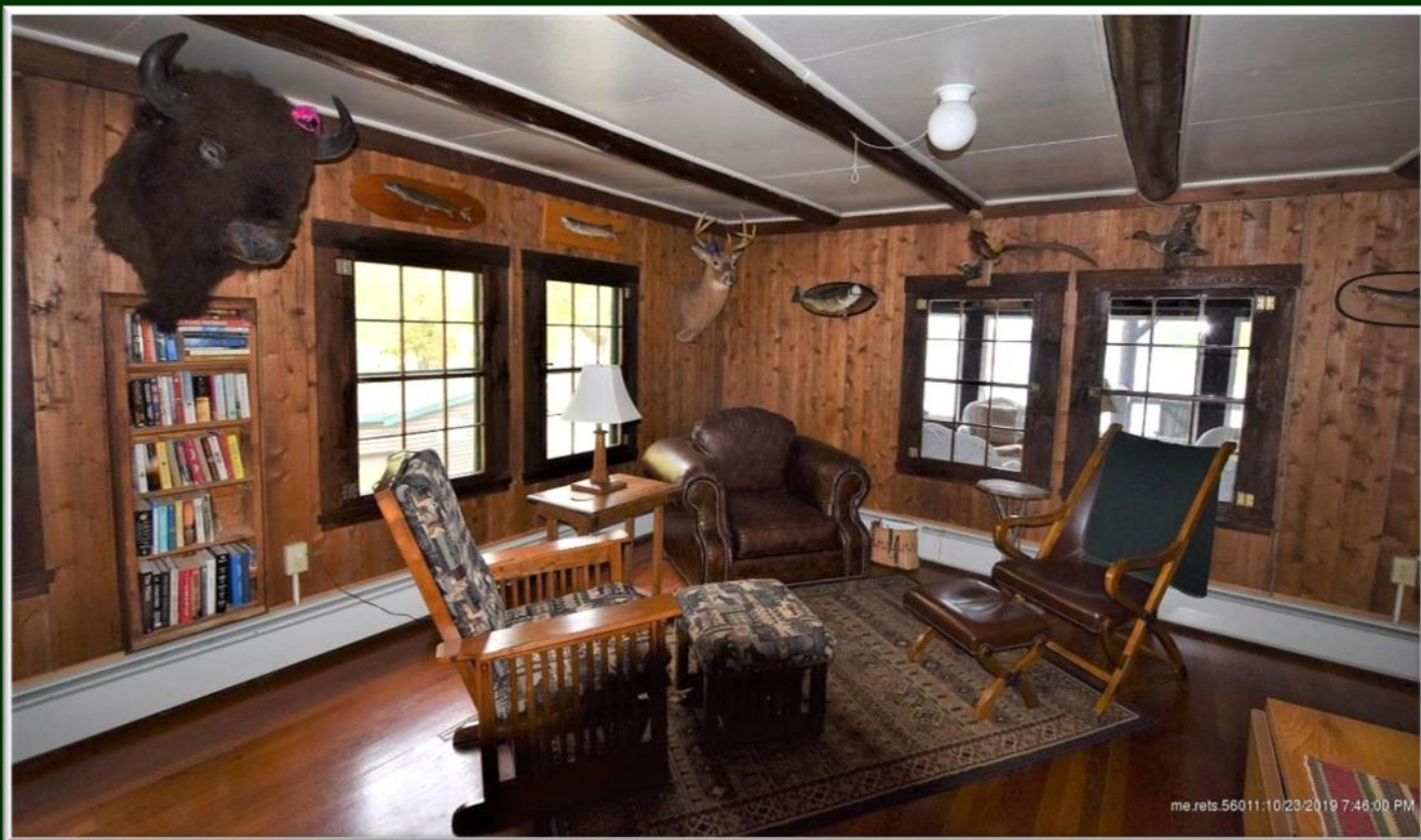
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**NICATOUS
LODGE
and CABINS**

*in the Beautiful
Nicatous Region*

**One of the Best
Hunting and Fishing
Regions in Maine**

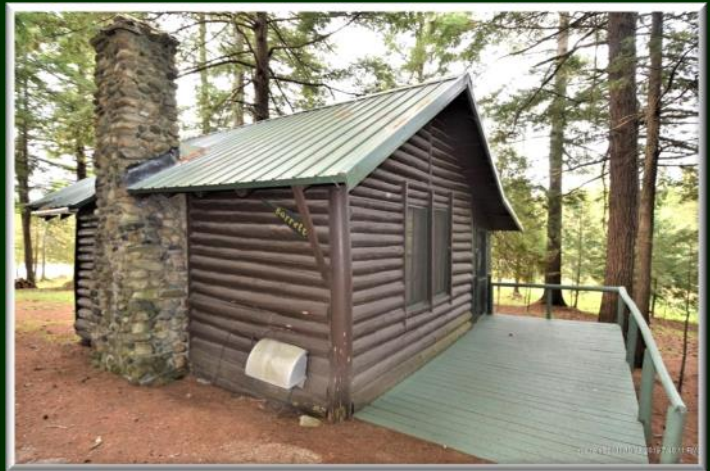
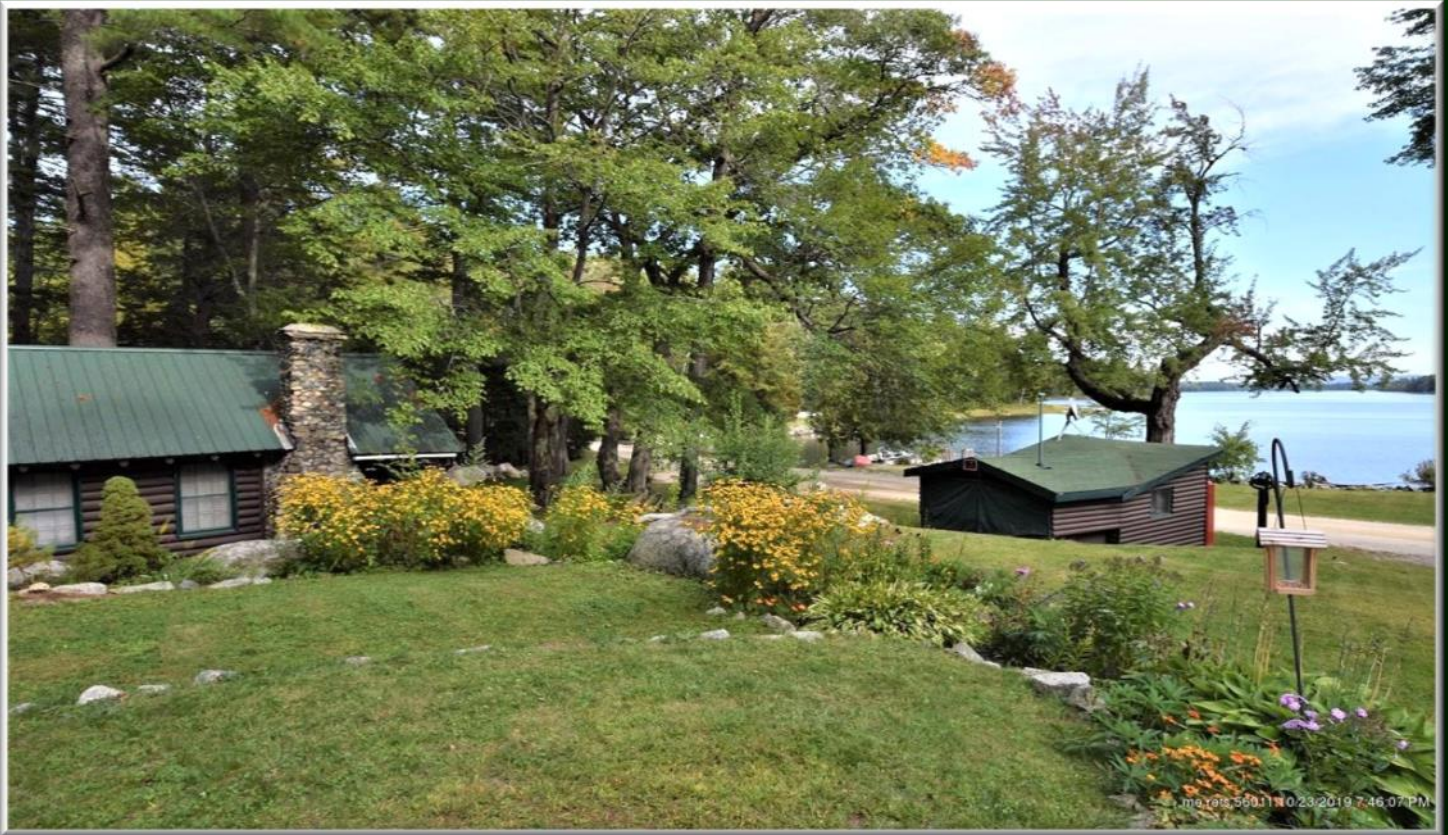


JACK WILLIAMS, Proprietor
BURLINGTON, MAINE

Nicatous Lake Lodge & Camps



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FOR ADDITIONAL INFORMATION

Deb Henderson

Maine Outdoor Properties Team | Realty of Maine

Let us be your guide to a better way of life!

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MAINE OUTDOOR PROPERTIES TEAM

