

Hunters Hideaway



** Not on property

00 FRENCHVILLE ROAD | ASHLAND, MAINE

- Timberland
- Hunting
- Recreational
- Off-Grid
- Harvested Timberland
- 90± acres
- Mixed Timberland
- Private

\$69,000



Hunters Hideaway is a large tract of recreational timberland for sale in Ashland, Maine. The ninety plus or minus acre parcel of harvested timberland was last cut around 2012. The most recent harvest provided a nice gravel interior road to the center of the lot, and a really nice-looking stand of young aspen and birch amongst the taller softwood trees remaining from the prior harvest. The property is located in an area with a healthy deer population. This section of the town of Ashland has a large deer wintering area. Knowledgeable deer hunters look to the Ashland area, especially late season, as deer are migrating from their summer areas to this area to “yard up” for the winter.



**Lifestyle Properties
of Maine**



**SCAN TO
VIEW THE
FULL
PROPERTY
DETAILS &
VIDEO!**





Ashland, Maine

Local Government

Police

Ashland Police Dept
(207) 435-6626

Fire

Ashland Fire Dept
(207) 435-6323

Town Office

(207) 435-2311
M-W-F 8am-5pm
Tuesday 730am-430pm

Tax Assessor

Board of Assessors
(207) 435-2311

Code Enforcement

Dave Milligan
ceo@townofashland.org

The topography of the lot is fairly flat through the majority of the parcel, but drops off to the west. Opening up a majestic view looking over the valley to the west is easily obtained by clearing a few acres of timber along the hillside. Building a cabin in that area would provide great sunsets as well as nice summer breezes from the prevailing winds from the west. Along with a flat topography the land has very good soils with 70% of the acreage having class 2 soils. Class 2 soils can handle intense farming. They also grow healthy stands of trees.

Throughout the acreage there is sign of moose, deer and small game. Several rubs, and lots of droppings and sign of browsing by whitetail on the fresh hardwood shoots show the presence of whitetail deer on the property. This is an outstanding parcel that is surrounded by farmland, rivers and streams as well as timberland of various age class. This is a location that with some advance preparation, some patience and time should yield opportunities to harvest a mature whitetail buck. On a recent visit to the property, I encountered a shed hunter who showed me a nice 10-point rack he had found that morning as he was headed into the woods to look for a couple more drops from larger bucks he had seen on the property. At the very back of the property the local ITS trail crosses by. So, you do have direct trail access from the property with just a small amount of clearing.



Rick Theriault
REALTOR®
(207) 731-9902

rick@lifestylepropertiesme.com

00 FRENCHVILLE ROAD | ASHLAND

Shopping

Presque Isle, 20± miles

City

Presque Isle, 20± miles

Airport

Presque Isle International, 20± miles

Interstate

Exit #302, 63± miles

Hospital

Northern Light AR Gould, 20± miles

Boston, MA

376± miles (6± hours)

LISTING PRICE

Acres 90± \$69,000 Taxes \$1290.28



Forester

N/A

Easement

N/A

View

Fields | Scenic

Most Recent Harvest

2012

Leases

N/A

Zoning

Rural

Timber Type

Mixed

Tree Growth Status

N/A

Road Frontage

Yes | 50'

Nearest Mill

Daaquam Lumber

Tree Growth Plan

N/A

Water Frontage

N/A

This is a great opportunity to purchase a tract of recreational timberland that you can utilize to hunt, camp and recreate on while each and every year the young forest grows larger with time. The property has good access off the Frenchville Road and is just 20 miles from Presque Isle, and about 5 miles from the center of Ashland where you will find a small grocery store, furniture store, auto repair facilities and a few other small businesses. Ashland is the gateway to the North Maine Woods which is an area of roughly 3.5 million acres of working forest. Here you will find numerous trout filled waters, grouse filled patches of early successional forestland, large numbers of moose, and very few people. If this sounds appealing to you, then give me a call so we can take a walk and view the potential of Hunters Hideaway, in Ashland, Maine.



Ashland-Frenchville Road

Aroostook County, Maine, 90 AC +/-



— Access Road to the
□ Boundary
--- Stream, Intermittent
— River/Creek
Water Body

United Country Lifestyle Properties of Maine

P: 800-286-6164

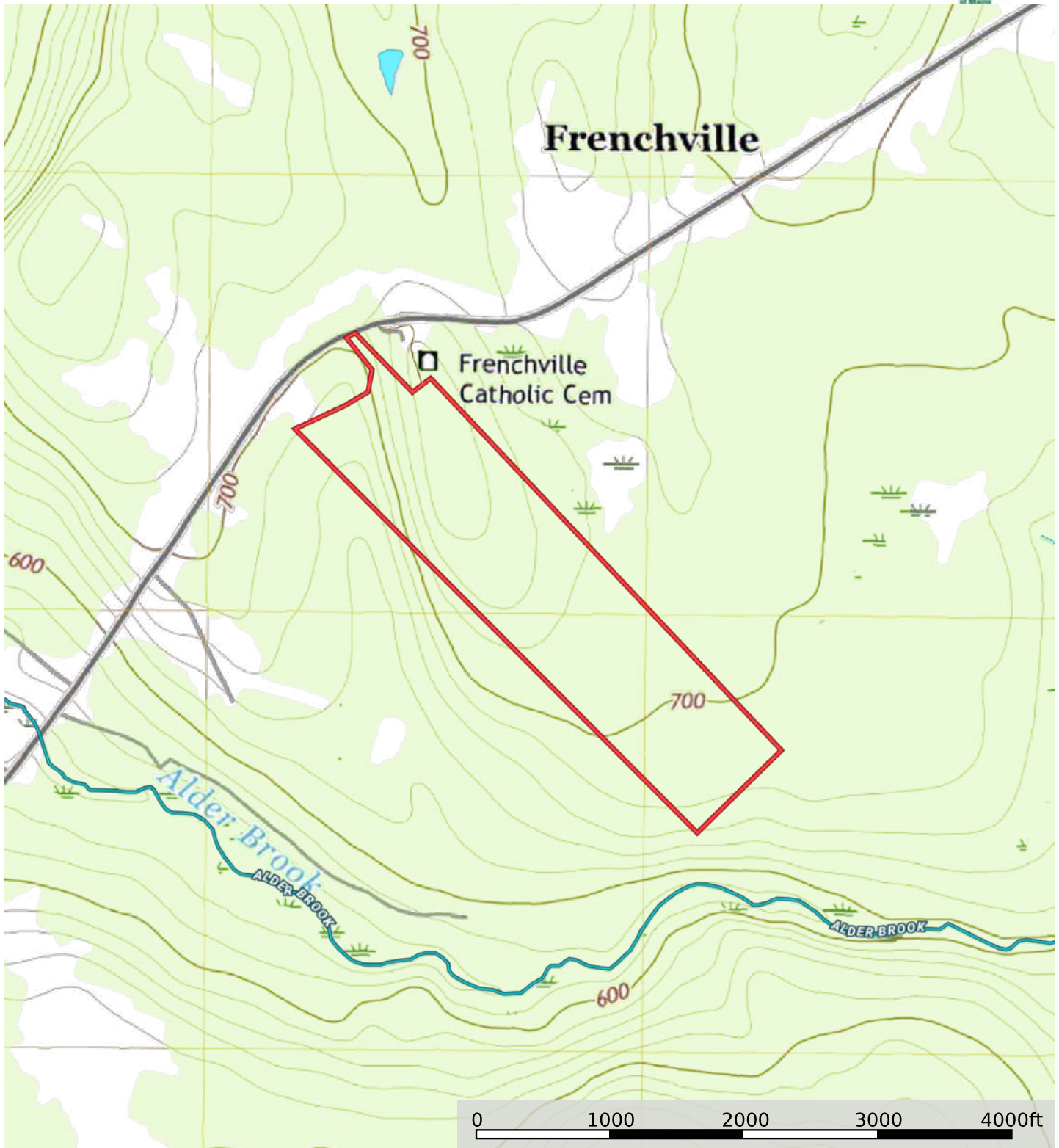
<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Ashland-Frenchville Road
Aroostook County, Maine, 90 AC +/-



Access Road to the Boundary Stream, Intermittent River/Creek Water Body

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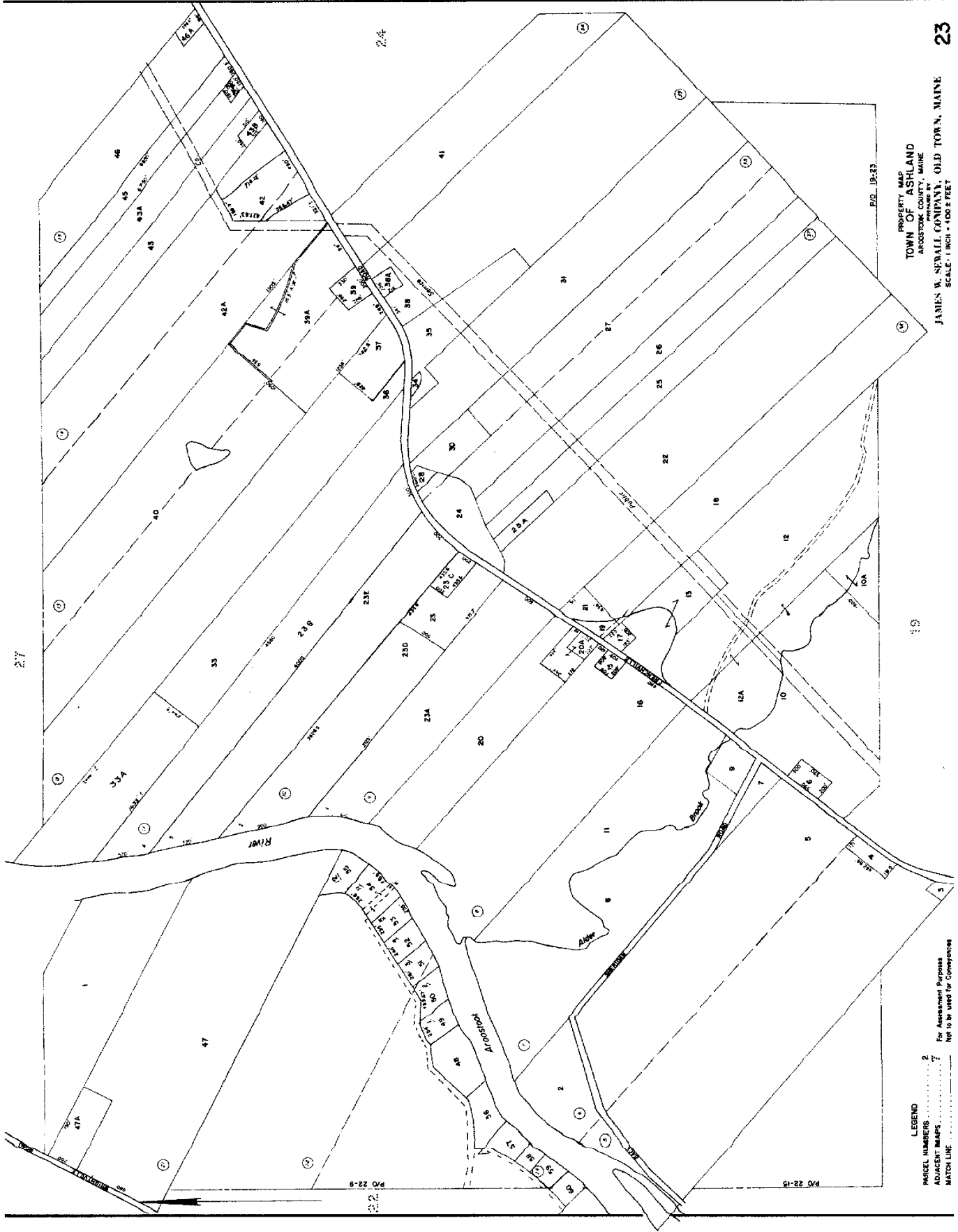
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LEGEND
 PARCEL NUMBERS 2
 ADJACENT MAPS 7
 MATCH LINE 1

For Assessment Purposes
 Not to be Used for Conveyances

P.O. 19-23

PROPERTY MAP
 TOWN OF ASHLAND
 ARCADE COUNTY, MAINE
 JAMES W. NEWELL COMPANY, OLD TOWN, MAINE
 SCALE: 1 INCH = 100 FEET

PROPERTY LOCATED AT: Frenchville Road S-S, Ashland, ME 04732

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown

If Yes. Are tanks in current use?..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage. ☐ Yes ☐ No ☐ Unknown

Comments: none

Source of information: seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE: ☐ Yes ☒ No ☐ Unknown

Comments: none

Source of information: seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____ Page 1 of 3 Seller Initials ST

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Buyer Initials _____ Page 1 of 3 Seller Initials ST

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That, ROBERT R. GOUGH of Mapleton, County of Aroostook, State of Maine, (GRANTOR), in consideration of one dollar and other valuable considerations, paid by STEVEN W. DUNLAVEY, of Ashland, County of Aroostook, State of Maine, (GRANTEE), the receipt whereof Grantor does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quit-claim unto the said Grantee, his heirs and assigns forever, with warranty covenants, certain lots or parcels of land situated in the County of Aroostook, State of Maine:

A certain piece or parcel of real estate embracing two lots, both situated in that part of Ashland that was formerly Sheridan Plantation, County of Aroostook and State of Maine, bounded and described as follows, to wit:

The first being a part of lot numbered thirty-seven (37) according to the Plan of southeast part of Sheridan Plantation by C. E. F. Stetson in 1881 and recorded in the Southern District of the Aroostook County Registry of Deeds in Vol. 168, Page 200; said piece being a strip off the northeasterly side of said lot of uniform width and being one half the total width of said lot and containing forty-seven (47) acres, more or less.

The second piece being a part of lot numbered thirty-six (36) according to said plan and survey of C. E. F. Stetson in 1881. This piece being uniform strip off the southwestern side of said lot thirty-six (36) and being one-half the total width and containing forty-three (43) acres, more or less, but excepting the following parcels: That part of the lot that was deeded to Wilfred Boucher, said part being a small strip containing one-half acre, more or less, off the northwesterly side of said lot along the Old Presque Isle Road, so-called; also the parts used for Church and Cemetery, and the house lot of Frank St. Peter, containing one-fourth acre, more or less.

Being the same premises conveyed by Warranty Deed dated June 14, 1966 from Henry Beaulier to William E. Bronson and recorded in the Southern District of the Aroostook County Registry of Deeds in Vol. 979, Page 185.

ALSO, EXCEPTING, HOWEVER, those premises conveyed by the following:

1. Warranty Deed dated September 1, 1943 from Henry Beaulier to the Roman Catholic Bishop of Portland and recorded in said Registry in Vol. 539, Page 32;
2. Easement dated April 25, 1956 from Henry B. Beaulier to New England Telephone and Telegraph Company and recorded in said Registry in Vol. 727, Page 365; and
3. Deed of Pole Line Easement dated November 27, 1973 from William E. Bronson to Maine Public Service Company and recorded in said Registry in Vol. 1140, Page 493.

Any and all rights, easements, privileges and appurtenances belonging to the within granted estate are hereby conveyed.

Being all and the same premises as were conveyed to Kelly R. Rioux by Warranty Deed given by William E. Bronson, dated June 16, 2017 and recorded in Book 5670, Page 260, Southern District Aroostook Registry of Deeds.

Meaning and intending hereby to convey all and the same premises as were conveyed to Pocwock Holdings, LLC by Warranty Deed given by Kelly E. Rioux, dated June 22, 2017 and recorded in Book 5670, Page 262, Southern District Aroostook Registry of Deeds.

In Witness Whereof, ROBERT R. GOUGH has hereunto set his hand this 22nd day of April, 2021.

Signed, Sealed and Delivered

in presence of

WITNESS


GRANTOR - ROBERT R. GOUGH

April 22, 2021

STATE OF MAINE,
AROOSTOOK, ss:

Personally appeared the above named ROBERT R. GOUGH and acknowledged the above instrument to be his free act and deed.

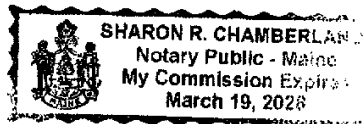
Before me,


NOTARY PUBLIC

TYPE OR PRINT NAME

MY COMMISSION EXPIRES

NST File No. RE-20-209A (src)





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 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.