

Southern Maine Acreage



** Not on property

M3 L1 MOUNTAIN ROAD | ARUNDEL, MAINE

- Kingdom Lot
- Near Boston
- Near Old Orchard Beach
- Near Portland
- 100+ Acres
- Near Ocean
- Wooded
- Near University of New England

\$495,000



Situated on a sprawling 122± acres with elevations ranging from 110 to 200 feet above sea level, this remarkable property presents a unique opportunity in close proximity to Old Orchard Beach and Portland. The land features an abundance of flat areas suitable for building your dream home. Nestled within this expansive landscape is a predominantly Red Oak forest, small ravines, and beautiful granite rock faces creating a picturesque and truly remarkable setting.

With frontage on the paved mountain road, the property offers ease of entry and exploration. Boasting over 40 acres of Loamy soil, ranging from Elmwood & Madawaska fine sandy loam to Scantic and Raynham silt loams, the fertile ground holds potential for land uses.

Perfectly positioned just under 5 minutes away on Mariner Way is a shopping center with popular retailers including Target, PetSmart, Kohl's, Home Depot, TJ Maxx, Panera Bread, and many more. The convenience extends further with Old Orchard Beach merely 16 minutes away making this property all the more unique.



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



**Lifestyle Properties
of Maine**



Arundel, Maine

Local Government

Police

Arundel Police Dept
(207) 324-1113

Fire

Chief: Andrew Stevenson
(207)985-2572

Town Office

257 Limerick Road
(207)985-4201
Monday-Thursday 7-5:30

Tax Assessor

Beth Newcombe
(207) 985-4201

Code Enforcement

James Nagle
ceo-lpi-bi@arundelmaine.or

For golf enthusiasts, options abound, with the Dunegrass Golf Club in Old Orchard Beach offering 18 holes spread across 300+ acres of wooded back dunes, and the Dutch Elm Golf Club just 3 minutes away providing an additional 18-hole course.

The property's location is a commuter's dream, with Boston a mere 1 hour and 45 minutes south, New York City 6 hours away, and Portland International Jetport (PWM) just 20 minutes to the north.

Surrounding amenities include the Biddeford-Saco Country Club (13 minutes), Kennebunkport (14 minutes), and the bustling Maine Mall (20 minutes) with 135 stores, including popular brands such as Apple, Macy's, JCPenney, and Express. Outdoor enthusiasts will appreciate the proximity to Biddeford (16 minutes) and the recreational offerings at Saco and the various hiking and biking trails in the area.

If you have young adults attending the University of New England, UNE's Biddeford campus is only 20 minutes away.

This 122-acre property, with its diverse landscape, strategic location, and proximity to key attractions, stands as an unparalleled opportunity for those seeking a versatile and picturesque piece of land in Southern Maine. Whether envisioning your perfect dream home, recreational ventures, or your private home, this property holds immense potential and is one in a million.



Peter McPhail
REALTOR®
(207) 794-4338

peter@lifestylepropertiesme.com



M3 L1 MOUNTAIN ROAD | ARUNDEL

Shopping

Biddeford Mariner Way, 3± miles

City

Biddeford, 4± miles

Airport

Portland, 18± miles

Interstate

Exit #32, 2± miles

Hospital

Maine Medical Center, 19± miles

Boston, MA

90± miles (90± minutes)

LISTING PRICE

Acres 122.08± **\$495,000** **Taxes \$3587.50**

View

Scenic | Trees

Zoning

R2

Road Frontage

Yes | 66'


Water Frontage

N/A

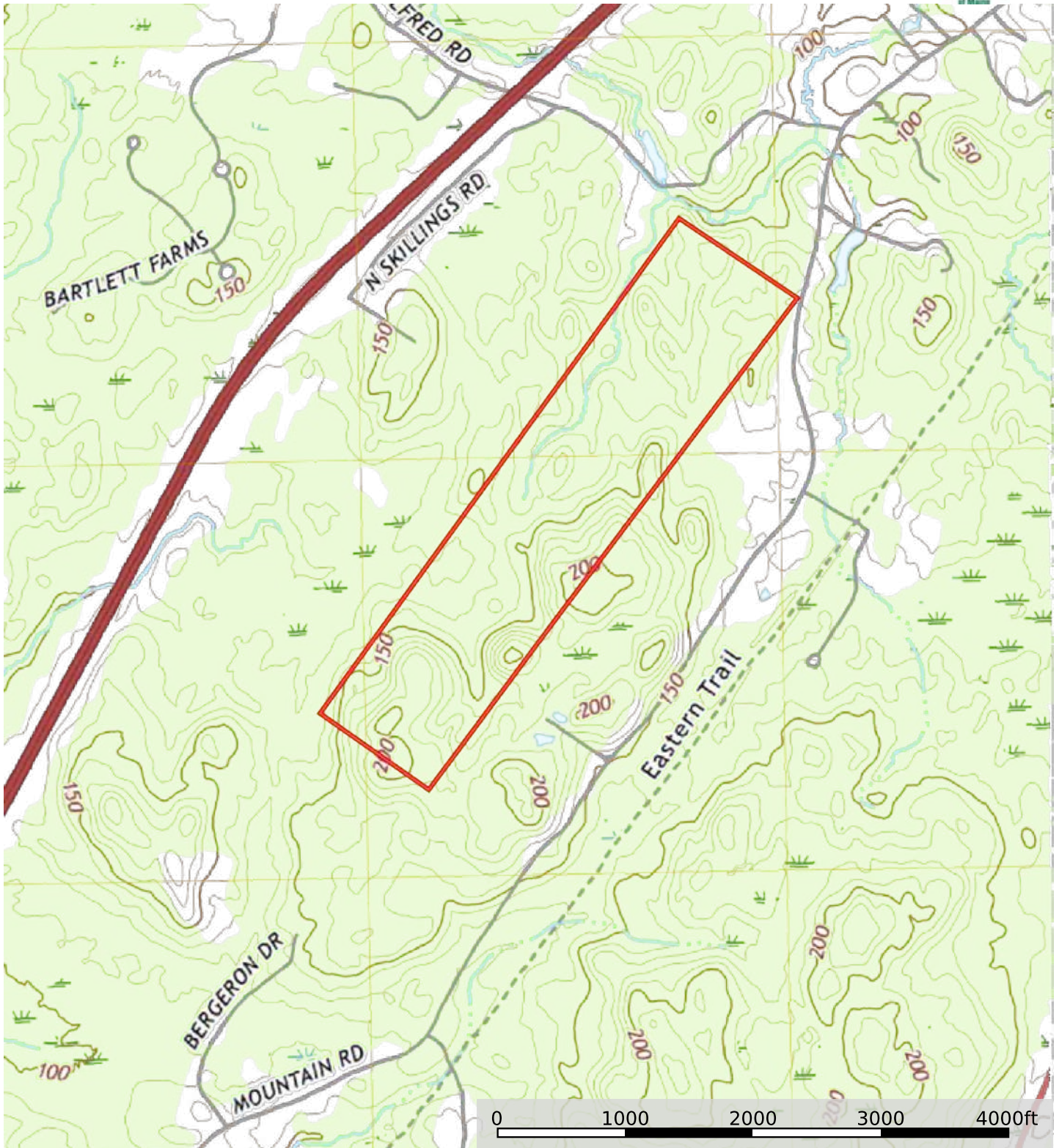


Arundel mountain road 122 acres
Maine, AC +/-



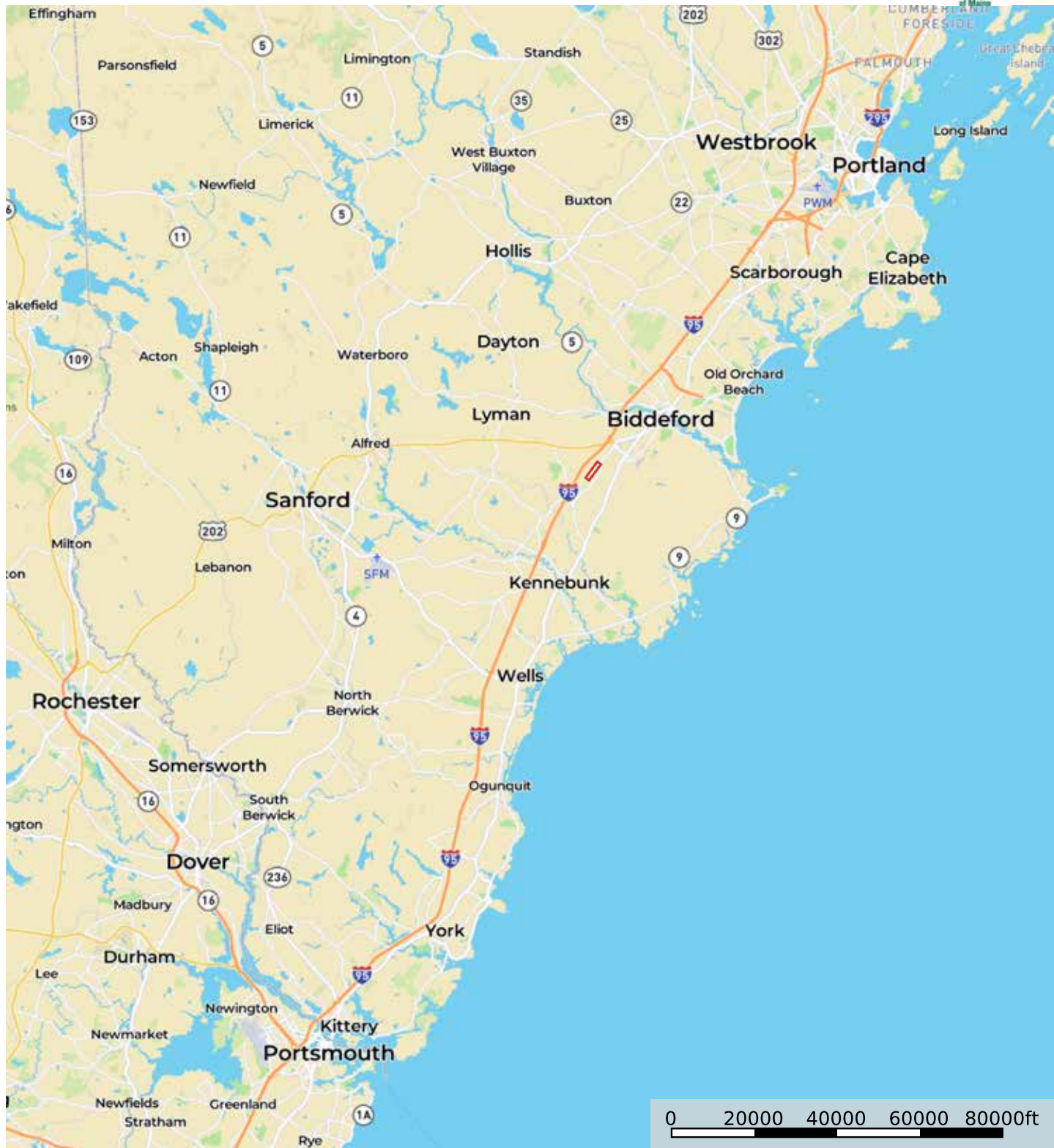
 Boundary

Arundel mountain road 122 acres
Maine, AC +/-



Boundary

Arundel mountain road 122 acres
Maine, AC +/-



Boundary

Arundel mountain road 122 acres
Maine, AC +/-



Boundary

 Boundary 118.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	44.1	37.15	0	15	6s
RoE	Rock outcrop-Lyman complex, 15 to 80 percent slopes	16.4	13.82	0	1	8s
Sc	Scantic silt loam, 0 to 3 percent slopes	15.33	12.91	0	61	4w
LyE	Lyman-Rock outcrop complex, 15 to 80 percent slopes	14.35	12.09	0	4	7s
EmC	Elmwood fine sandy loam, 8 to 15 percent slopes	10.2	8.59	0	72	3e
Ra	Raynham silt loam	9.97	8.4	0	67	4w
MaB	Madawaska fine sandy loam, 0 to 8 percent slopes	3.7	3.12	0	56	2w
LnC	Lyman loam, 8 to 15 percent slopes, rocky	2.53	2.13	0	25	3e
RoC	Rock outcrop-Lyman complex, 3 to 15 percent slopes	2.09	1.76	0	6	8s
BuC	Buxton silt loam, 8 to 15 percent slopes	0.03	0.03	0	67	3e
TOTALS		118.7(*)	100%	-	28.29	5.56

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



PROPERTY MAPS
TOWN OF ARUNDEL MAINE


James H. Thomas
GIS Solutions of Maine
Cumberland, Maine
jht@maine.rr.com

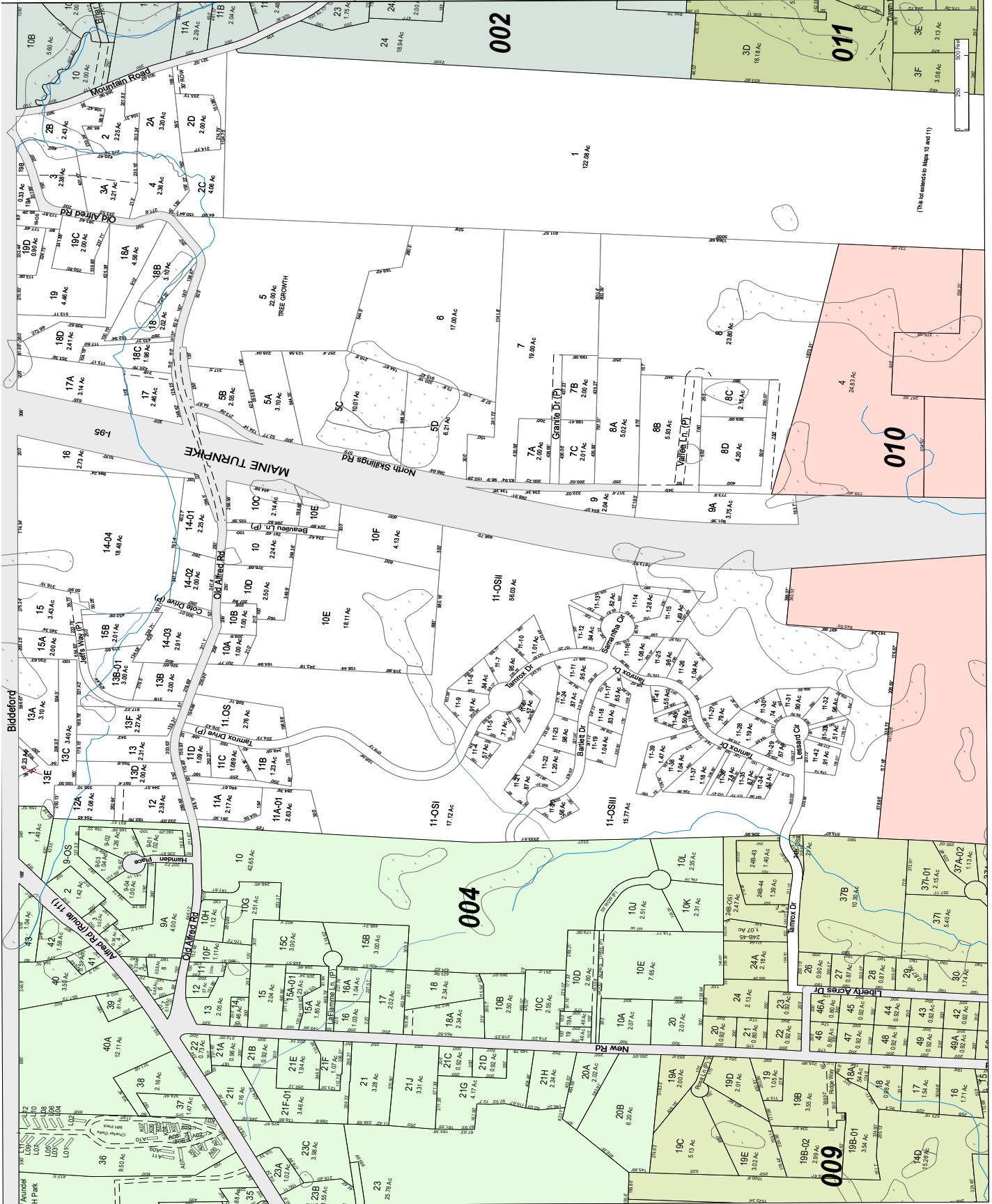
These maps are intended to be used for the purpose of Property Tax Assessments and should not be used for conveyances.
Revised to April 1st

Scale: 1 inch = 250'

-  Forest
-  Shrubland
-  Water
-  Wetland
-  Other

2023

MAP: 003



PROPERTY LOCATED AT: M3 L1 Mountain Road, Arundel, ME

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? n/a

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): n/a Size of tank(s): n/a

Location: n/a

What materials are, or were, stored in the tank(s): n/a

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 DA SL

PROPERTY LOCATED AT: M3 L1 Mountain Road, Arundel, ME

SECTION II – GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: n/a

Source of information: seller.

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? n/a

Road Association Name (if known): n/a

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: n/a

Source of information: seller.

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: n/a

Source of information: seller.

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Has all or a portion of the property been surveyed?..... Yes No Unknown

If Yes, is the survey available?..... Yes No Unknown

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: seller

Additional Information: none.

Buyer Initials _____

Seller Initials DA

SL

PROPERTY LOCATED AT: **M3 L1 Mountain Road, Arundel, ME**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

_____ SELLER Granite Land Development LLC Steve LaFreniere	_____ DATE 01/20/2024	<i>David Alves</i> _____ SELLER David Alves	_____ DATE 01/21/2024
_____ SELLER Steve LaFreniere	_____ DATE	_____ SELLER	_____ DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
_____ BUYER	_____ DATE	_____ BUYER	_____ DATE



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **EASTBROOK TIMBER COMPANY, INC.**, a Maine corporation with a mailing address of 1013 Main Road, Brownville, Maine 04414,

grants to **GRANITE LAND DEVELOPMENT, LLC**, a Maine limited liability company with a mailing address of P.O. Box 1139, Sanford, Maine 04073

with **QUITCLAIM COVENANT** the following described real property:

Parcel 1

A certain lot or parcel of land situated in the Town of Arundel, County of York and State of Maine on the westerly side of Mountain Road, being bounded and described as follows:

Beginning at a hub on the westerly sideline of Mountain Road; Thence running southwesterly on a straight line course by land now or formerly of Stinson and George Fogg striking an oak stump in this line; Thence continuing on the same course by land now or formerly of John Day, et al to a stone post and other land now or formerly of said Day, et al; Thence turning at nearly a right angle and running northwesterly by said Day land to a stone post and land now or formerly of Robert S. Gilpatric; Thence turning at nearly a right angle and running northeasterly by said Gilpatric land, land now or formerly Edward Deering, land now or formerly of Lamothe, Whitten and Gendron to a hub near Old Alfred Road and land now or formerly of Britton; Thence turning at nearly a right angle and running southeasterly by said Britton land to the point of beginning.

Being the same premises conveyed to Grantor by deed from the Hovermale Family Trust dated April, 2021 and recorded in the York County Registry of Deeds at Book 18623, Page 942.

Parcel 2

Also another certain lot or parcel of land situated in said Arundel on the westerly side of Mountain Road, being bounded and described as follows:

Beginning at an iron rod set at the southwesterly corner of land now or formerly of Daniel T. and Catie-An Seavey as described in deed recorded in the York County Registry of Deeds at Book 17702, Page 661, said point of beginning being located S 16° 42' 32" W and 93.50 feet distant from a 2 inch iron pipe found 6 inches above grade on the westerly sideline of Mountain

NO R.E. TRANSFER TAX PAID

Road; Thence running generally southerly by the westerly sideline of Mountain Road and a circular curve deflecting to the left an arc distance of 66.00 feet to an iron rod set and land now or formerly of Ronald E. Cain as described in deed recorded in the York County Registry of Deeds at Book 17381, Page 843, the chord of said curve bearing S 13° 34' 42" W, 65.99 feet, the radius of said curve being 1,249.64 feet; Thence running N 80° 26' 23" W by said Cain land a distance of 62.38 feet to an iron rod set and Parcel 1 described above; Thence running N 35° 56' 43" E by said Parcel 1 a distance of 88.95 feet to an iron rod set and said Seavey land; Thence running S 53° 40' 00" E by said Seavey land a distance of 30.75 feet to the point of beginning. Containing 3,396 Square Feet.

Being the same premises conveyed to Grantor by deed from Ronald E. Cain dated April 12, 2021 and recorded in the York County Registry of Deeds at Book 18630, Page 667.

The above bearings refer to Grid North on the Maine State Plane Coordinate System, Maine West Zone 4101, FIPS Zone 1802, North American Datum 1983.

The above referenced iron rods set are 5/8 inch rebar with plastic survey caps marked "CNR POST LAND SURV PLS 1350".

The above description is based upon "Plan Showing A Proposed Conveyance of 3,396 Sq. Ft. from Ronald E. Cain To: Eastbrook Timber Co., Inc." prepared by Corner Post Land Surveying, Inc. and dated April 7, 2021.

IN WITNESS WHEREOF, Eastbrook Timber Company, Inc. has caused this instrument to be executed on its behalf by its undersigned authorized representative this ~~October~~ ^{27th} day of ~~October~~ ^{November}, 2023.

C. Holly Cho
Witness

Eastbrook Timber Company, Inc.
By *Stephen LaFreniere*
Stephen LaFreniere, President

STATE OF MAINE
COUNTY OF Penobscot

~~October~~ ^{November} 27, 2023

Personally appeared the above-named Stephen LaFreniere, in his above-stated capacity, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Charles W. Cox
Notary Public *Charles W. Cox*
Attorney at Law
State of Maine
ME BAR No. 3714

Stankowski; PO Box 1139 Searsville ME 04023



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 United Country Lifestyle Properties of Maine
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.