

174.5 Acre Timberland



** Not on property

123 GRONDIN ROAD | MOUNT CHASE, MAINE

- Hunting
- Cabin or Homesite
- Recreational Land
- Near Katahdin Woods & Waters
- Direct ITS & ATV Trail Access
- Maine Timberland
- Near Baxter State Park
- Views of Mount Katahdin

\$295,000



Lot 123 Grondin Road presents a unique opportunity to own a 174.5± acre tract of timberland in the historic community of Mount Chase, Maine. Nestled within the charming town, this property is part of the original 144 parcels surveyed and divided in 1832, maintaining its integrity and productivity for over 192 years.

The timberland, predominantly hardwood with notable species such as yellow birch, maple, white birch, poplar, and beech trees, was last logged approximately 20 years ago. The lush, densely stocked forest promises a thriving timber resource. A recent walk through the property highlighted the robust growth of yellow birch, showcasing its potential value.



**Lifestyle Properties
of Maine**



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



Mount Chase, Maine

Local Government

Police

Penobscot County Sheriff
(207) 947-4585

Fire

Patten Volunteer Fire Dept
(207) 528-2197

Town Office

1094 Shin Pond Road
(207) 528-2225
M & W & Thur 8am-430pm

Tax Assessor

Randy Tarr
(207) 227-1988

Code Enforcement

LUPC
(207) 485-8354

Access to Lot 123 is facilitated by a 50-foot right-of-way from the state-maintained Shin Pond Road, leading to the off-grid property via the private gravel Grondin Road. The deed guarantees this right-of-way for all purposes, including utilities. The property boasts Class 2 silty loam soils, suitable for intense farming, contributing to the flourishing timber growth.

Elevating from 900 to over 1000 feet above sea level, the property offers breathtaking views of Mount Katahdin and the Appalachian Mountains from its southwest corner. Well-marked boundaries and gravel roadways along the northern, western, and southern perimeters provide easy access, and the southern property line connects to the ITS trail, offering direct trail access.

Grondin Road leads to the Katahdin Woods & Waters National Monument, Lower Shin Pond Lake, the Seboeis River, and several brooks, providing ample recreational opportunities nearby. Wildlife enthusiasts will appreciate the presence of moose, deer, bear, snowshoe hare, and ruffed grouse, evident through tracks and other animal sign around the property.



Rick Theriault
REALTOR®
(207) 731-9902

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123 GRONDIN ROAD | MOUNT CHASE

Shopping

Patten, 7.5± miles

City

Houlton, 44± miles

Airport

Bangor International. 98± miles

Interstate

Exit #264, 16± miles

Hospital

Houlton Regional, 44± miles

Boston, MA

331± miles (5± hours)

LISTING PRICE

Acre 174.5± \$295,000 Taxes \$368.60



Forester

Ervin Tower

Most Recent Harvest

2003

Timber Type

Hardwood | Mixed

Nearest Mill

Katahdin Log Homes

Easement

N/A

Leases

None

Tree Growth Status

Yes

Tree Growth Plan

Yes

View

Scenic | Trees | Mountains

Zoning

Rural

Road Frontage

Yes | 3000'

Water Frontage

N/A


Mount Chase, with its current population of 187 residents, offers a quiet and scenic setting, ideal for outdoor enthusiasts. The town serves as a gateway to Baxter State Park and the Katahdin Woods & Waters National Monument, with active ATV and snowmobile clubs ensuring well-maintained trails. Numerous guiding businesses in the area attest to the rich hunting and fishing opportunities.

Whether you seek a timberland investment, an off-grid vacation cabin site, or both, Lot 123 Grondin Road is a rare find in the heart of beautiful Maine. This property invites you to not only invest but also to experience the natural beauty and recreational offerings that make Mount Chase a sought-after destination. Arrange an appointment to explore the potential of this 174.5± acre gem in Mount Chase on the Grondin Road.

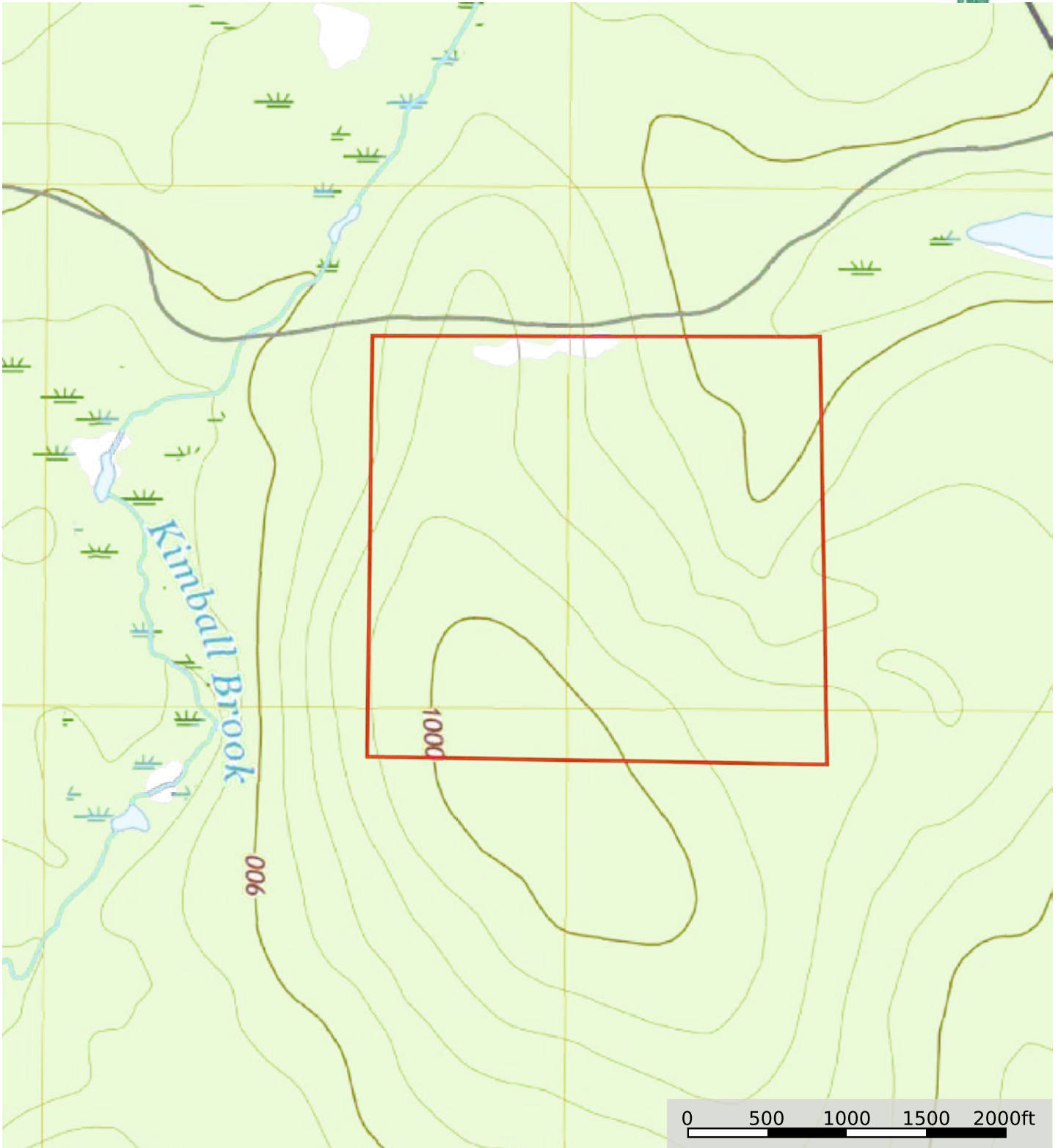


Mount Chase- Grondin Road
Penobscot County, Maine, 159 AC +/-



 Boundary

Mount Chase- Grondin Road
Penobscot County, Maine, 159 AC +/-



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Mount Chase- Grondin Road
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Boundary

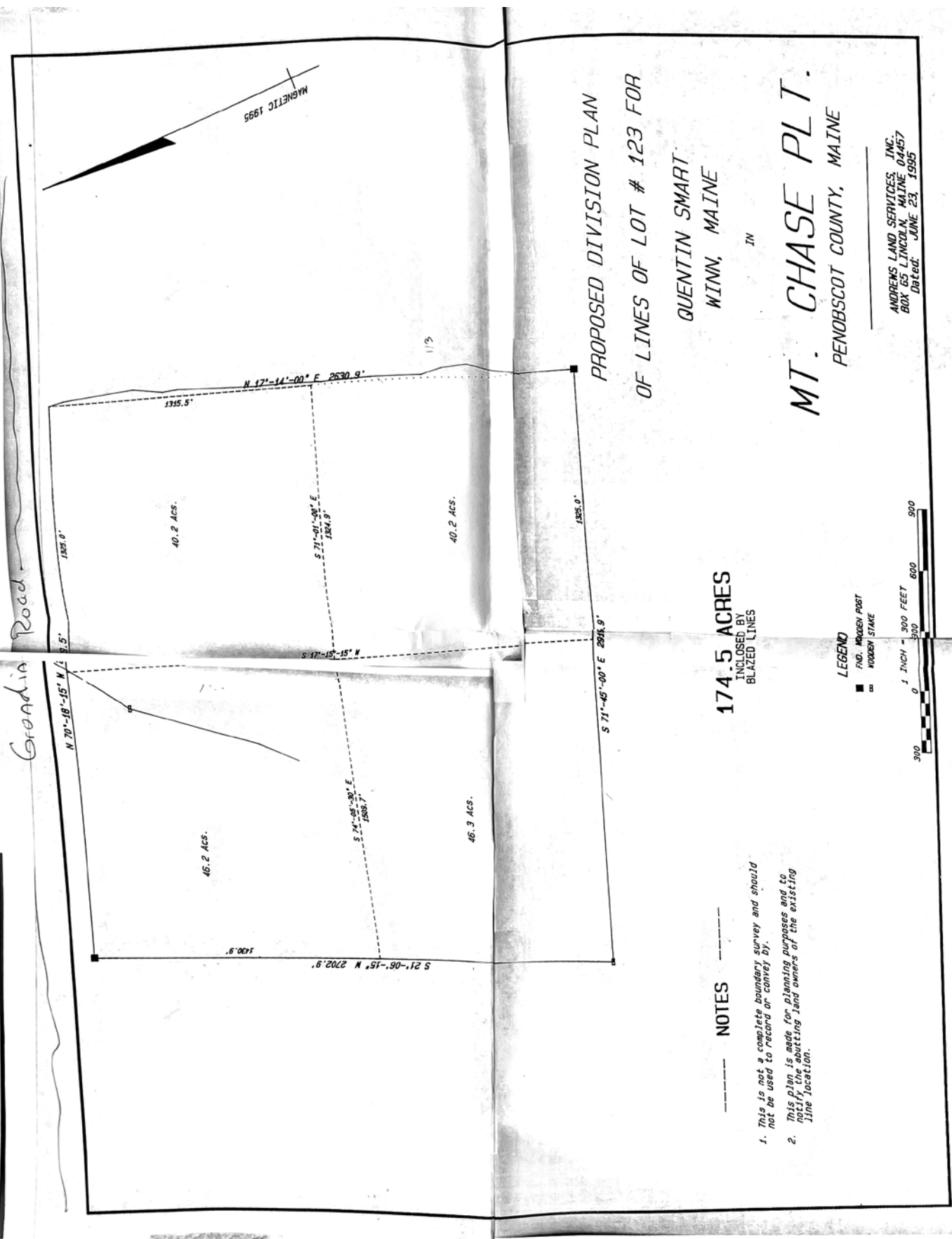
|  Boundary 174.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ThB	Thorndike channery silt loam, 0 to 8 percent slopes, rocky	83.84	48.11	0	18	2s
ThC	Thorndike channery silt loam, 8 to 15 percent slopes, rocky	36.86	21.15	0	21	6s
DxB	Dixmont silt loam, 2 to 8 percent slopes	33.82	19.41	0	60	2w
BrA	Burnham silt loam, frequently ponded, 0 to 3 percent slopes	19.73	11.32	0	18	7s
TOTALS		174.25(*)	100%	-	26.79	3.41

(*) 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.



Grandia Road



MAGNETIC 1995

PROPOSED DIVISION PLAN
OF LINES OF LOT # 123 FOR
QUENTIN SMART
WINN, MAINE

174.5 ACRES
ENCLOSED BY
BLAZED LINES

IN
MT. CHASE PLT.
PENOBSCOT COUNTY, MAINE

- NOTES -----
1. This is not a complete boundary survey and should not be used to record or convey by.
 2. This plan is made for planning purposes and to notify the abutting land owners of the existing line location.

LEGEND

- END, WOODEN POST
- WOODEN STAKE



ANDREWS LAND SERVICES, INC.
BOX 65 LINCOLN, MAINE 04457
Dated: JUNE 23, 1995

PROPERTY LOCATED AT: Lot 123 Grondin Road, Mount Chase, ME 04765

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: no known underground storage tanks

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 JW

PROPERTY LOCATED AT: Lot 123 Grondin Road, Mount Chase, ME 04765

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: **ROW for access and utilities**

Source of information: **seller and deed**

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? **those that benefit**

Road Association Name (if known): **none**

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 and observation**

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: **Tree Growth**

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 and deed**

Additional Information: **none**

Buyer Initials _____

Seller Initials *JWN*

PROPERTY LOCATED AT: Lot 123 Grondin Road, Mount Chase, ME 04765

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.

<u>James W. Nichols</u>	<u>02/04/2024</u>	_____	_____
SELLER	DATE	SELLER	DATE
James W. Nichols			

_____	_____	_____	_____
SELLER	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



QUIT-CLAIM DEED WITH COVENANT

LAKEVILLE SHORES, INC., a Maine corporation, with a mailing address of P.O. Box 96, Winn, Maine, 04495, for consideration paid, grants to **JAMES W. NICHOLS**, whose mailing address is P.O. Box 904, Bangor, Maine, 04402-0804, with quit-claim covenant (except as noted below), the land, together with any improvements thereon, in Mount Chase, Penobscot County, Maine, bounded and described as follows:

Being Lot #123 in Mount Chase, bounded on the North by Lot #111 and on the West by Lot #122, both lots known as Cassidy lots; bounded on the East by Lot #124, known as one of the Brown farm lots; and on the South by Lot #135, known as the Coady lot.

ALSO HEREBY CONVEYING to Grantee, his heirs, successors and assigns, a fifty (50') foot wide right of way, for all purposes of a way, including the placement, maintenance and operation of utility services, over the following parcel of land:

A certain lot or parcel of land consisting of a gravel way situated on the westerly side of the Shin Pond Road, so-called (Route 159), in Mount Chase in the County of Penobscot and State of Maine, and being more particularly bounded and described as follows to wit:

commencing at a point at the westerly limits of the Shin Pond Road, so-called (Route 159), and also being the northeasterly corner of the premises conveyed to Wayne J. Pope, et al by Freeman A. Robinson by deed recorded in the Penobscot County Registry of Deeds in Book 2356, Page 280; thence in a westerly direction along the northerly line of land now or formerly owned by said Wayne J. Pope, et al a distance of two thousand feet (2,000'), more or less to the westerly line of land of Lot #112 and being the easterly line of land now or formerly owned by the estate of John Cassidy; thence in a northerly direction along the westerly line of land of Lot #112 a distance of fifty feet (50'), more or less to a point, said point also being the southwesterly corner of land conveyed to Gerald Drew by the said Freeman A. Robinson by deed dated March 26, 1973, and recorded in the Penobscot County Registry of Deeds in Book 2352, Page 229; thence in an easterly direction along the southerly line of land now or formerly owned by said Gerald Drew a distance of two thousand feet (2,000'), more or less, to the westerly limits of said Shin Pond Road, so-called (Route 159); thence in a southerly direction along the westerly limits of said Shin Pond Road, a distance of fifty feet (50'), more or less, to the point of beginning.

Included with this right of way is the right to install, maintain, repair and operate utility services within said right of way, along with the right to assign such rights to utility companies and others. Also included with this right of way is the right to relocate, maintain and improve the right of way within said strip as well as the right to use said right of way for all purposes, along with the right to assign such rights to other landowners. Said right of way being twenty-five (25') feet on each side of the centerline of said existing gravel way.

ALSO CONVEYING, *without covenant*, a right of way, for all purposes of a way, including the placement, maintenance and operation of utility services, over a fifty (50') foot wide strip of land, as it now exists, across and along the "Grondin Road" so-called, commencing at the terminus of the above described right of way and continuing in a westerly direction to the west line of Lot 123.

The within conveyance is subject to an Easement over and upon said gravel way granted by the said Freeman A. Robinson to the said Gerald Drew by Deed dated March 26, 1973, and recorded in the Penobscot County Registry of Deeds in Book 2352, Page 229.

This conveyance is made subject to any current conditions, restrictions, covenants, exceptions and reservations of record affecting the described premises. This conveyance is also made subject to any and all current easements of record concerning the above described property.

Meaning and intending to convey a portion of the premises described in the deed from Grant Forest Products, Inc., to Lakeville Shores, Inc., dated September 3, 2004 and recorded on September 10, 2004 in Book 9531, Page 336 of the Penobscot County Registry of Deeds.

This conveyance is made pursuant to one certain contract with Lakeville Shores, Inc., dated April 4, 2006.

This deed shall be construed according to the laws of the State of Maine.

GRANTEE ACKNOWLEDGES THAT THE PREMISES ARE TAXED UNDER THE PROVISIONS OF THE TREE GROWTH TAX LAW.

IN WITNESS WHEREOF, Lakeville Shores, Inc., has caused this instrument to be executed by Herbert C. Haynes, Jr., its President, hereunto duly authorized this 2nd day of June, 2006.

Witness:

LAKEVILLE SHORES, INC.

By:


HERBERT C. HAYNES, JR.
Its President

STATE OF MAINE
PENOBSCOT, ss.

June 2, 2006

Then personally appeared the above named Herbert C. Haynes, Jr., President, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

Sherrri Ann Rogerson
NOTARY PUBLIC

Sherrri Ann Rogerson
Notary Public • Maine

My commission expires September 2, 2007

Sherrri Ann Rogerson
Type or print name as written



Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulley
Register of Deeds



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.