

Clayton Brook Forest



** Not on property

LOT 11-04 FENDERSON ROAD | ASHLAND, MAINE

- Hunting
- Cabin Site
- Recreational
- Deer Hunting
- Timberland
- ITS Trail Access
- 1031 Exchange Property
- Home Site

\$277,500

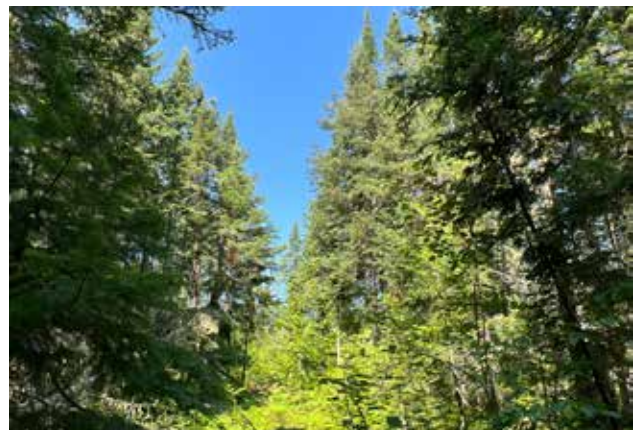


Clayton Brook Forest is a 370± acre parcel of surveyed forest land that is for sale. The property is a fantastic buy and hold parcel as a recreational timberland investment. It has everything the recreational land buyer is looking for which is privacy, good access, merchantable timber, a water feature, recreational opportunities and finally access to utility power.

Access to the property is along the town maintained Fenderson Road. There is approximately 2950± feet of road frontage along the roadway. Fenderson Road ends just beyond the property and there is only one year-round residence at the end of the road beyond the parcel. With only one residence at the end of the road there will be very little traffic most of the year. There are large tracts of farmland surrounding the property, so you will have activity when crops are planted and harvested. Access to the interior of the lot is benefitted by an existing 3800-foot-long winter road, that could be upgraded to provide access to a home or cabin site on the property.



**Lifestyle Properties
of Maine**



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



Local Government

Police

Ashland Police Dept
(207) 435-6626

Fire

Ashland Fire Dept
(207) 435-6323

Town Office

17 Bridgham Street
(207) 435-2311

Tax Assessor

Board of Assessors
(207) 435-2311

Code Enforcement

David Milligan
(207) 435-2311

The tract of land has been logged in the past, with parts of it heavily harvested. The areas that were cut hard have dense popple and other hardwoods growing. A recent walk through the property highlighted a fair amount of spruce, fir, pine that are merchantable in size. In addition to the aforementioned species there is a good amount of both white cedar and tamarack growing in areas along Clayton Brook. Tamarack is a deciduous tree with needles. Its name comes from the Algonquin Indian language and translates to "wood used for snow shoes."

The water feature on this property is extensive. There is over 6700 feet of brook frontage. Clayton Brook runs right down the middle of the property. Clayton Brook is a trout stream and tributary of Scopan Stream which terminates in Scopan Lake. I am certain during late May and early June that exploring the shadowy riffles and pools along Clayton Brook may reward the angler with a feed of brook trout.



Rick Theriault
REALTOR®
(207) 731-9902
rick@lifestylepropertiesme.com



LOT 11-04 FENDERSON ROAD | ASHLAND

Shopping

Presque Isle, 24± miles

City

Presque Isle, 24± miles

Airport

Presque Isle International, 24± miles

Interstate

Exit #286, 43± miles

Hospital

Northern Light, 24± miles

Boston, MA

370± miles (5.5± hours)

LISTING PRICE

Acres 370± \$277,500 Taxes \$1583.18



Forester

None

Most Recent Harvest

2018±

Timber Type

Mixed

Nearest Mill

Masardis

Easement

ROW for Abutter

Leases

None

Tree Growth Status

Yes

Tree Growth Plan

N/A

View

Trees | Woods

Zoning

Rural

Road Frontage

Yes | 2950'

Water Frontage

6700' | Clayton Brook

The outdoor recreational opportunities available from the property are numerous. Through the spring and summer, trout fishing along Clayton Brook is the pursuit of choice. During the autumn months hunters would be rewarded for opportunities to hunt whitetail deer and black bear right on the property. The young regenerating forest is ideal grouse habitat, and frequent thunderous encounters with ruffed grouse can be expected on this timber tract. The Ashland area is a deer wintering yard. The surrounding woods and farm fields support a good population of deer and other game animals. Snowmobilers have direct access to ITS 85 which crosses through the property.



Utility power runs the length of Fenderson Road. So, if your desire is to build a home or camp in northern Maine, but utility power is an absolute, then this property is for you. It has everything you are looking for. Clayton Brook Forest is an exceptional tract of recreational timberland with great access, privacy, utility power, a meandering trout stream at a great price.

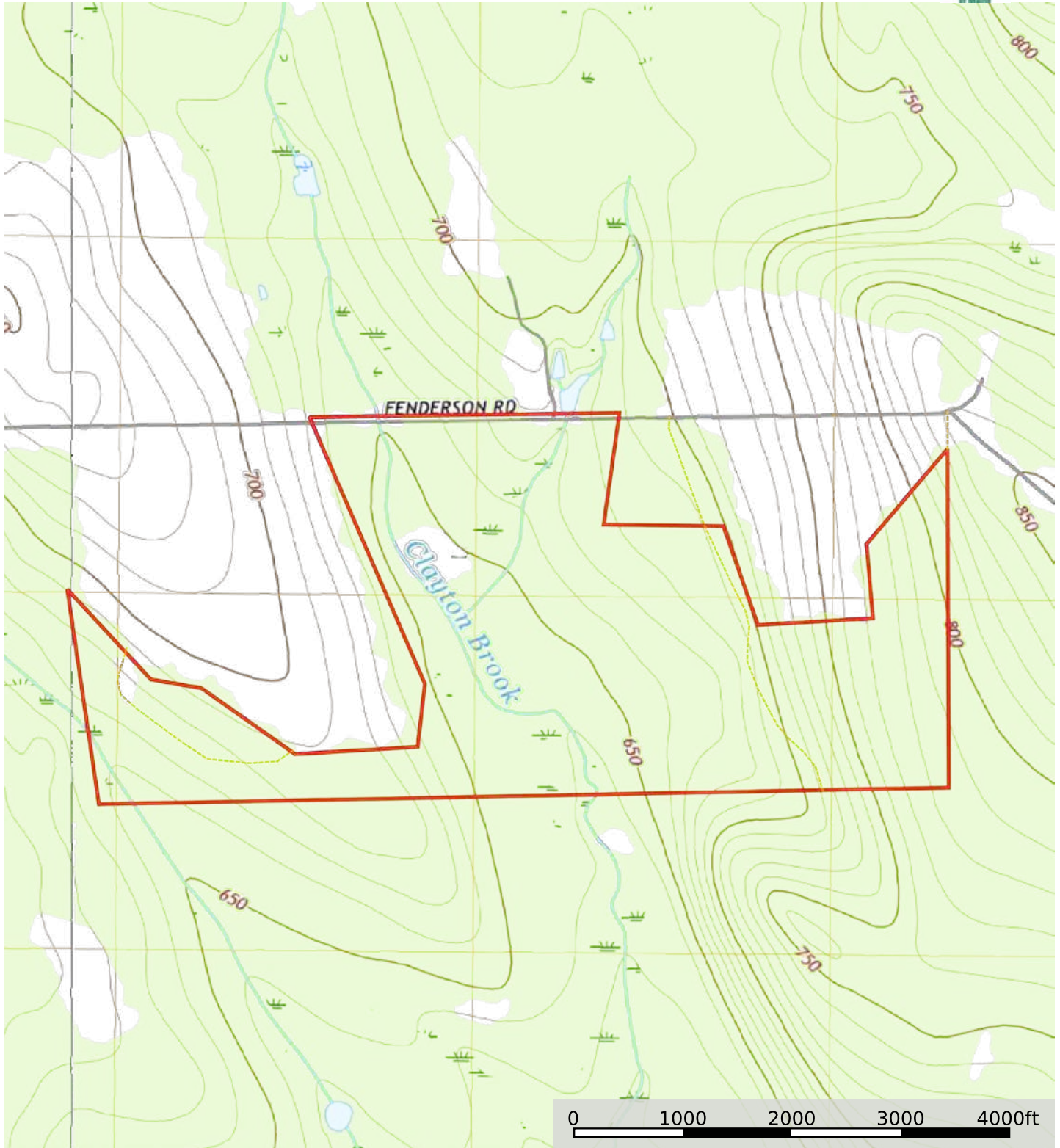


Ashland-No 8 Fenderson Road
Aroostook County, Maine, 300 AC +/-



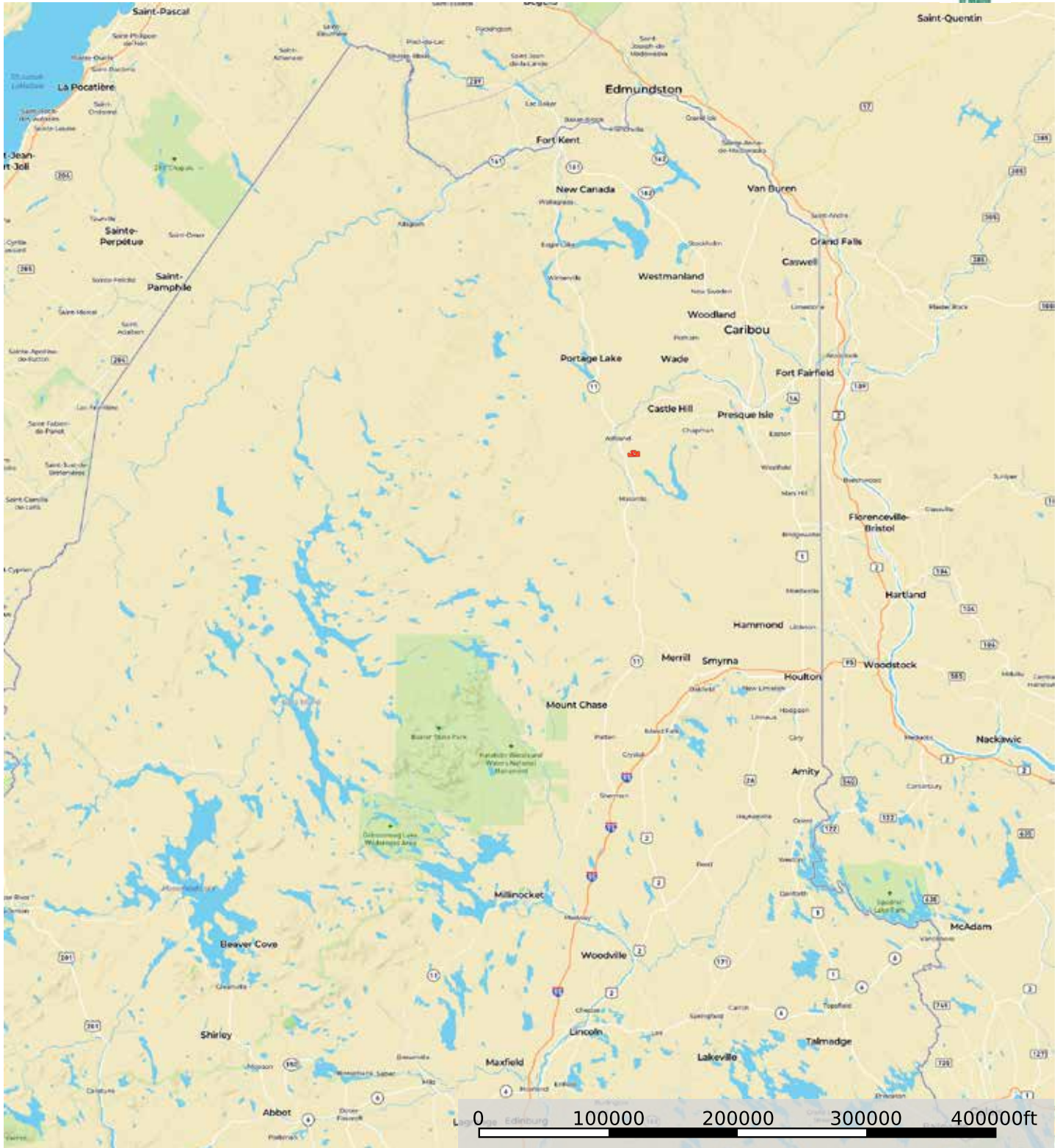
--- 60 foot ROW for all purposes --- Road / Trail □ Boundary

Ashland-No 8 Fenderson Road
Aroostook County, Maine, 300 AC +/-



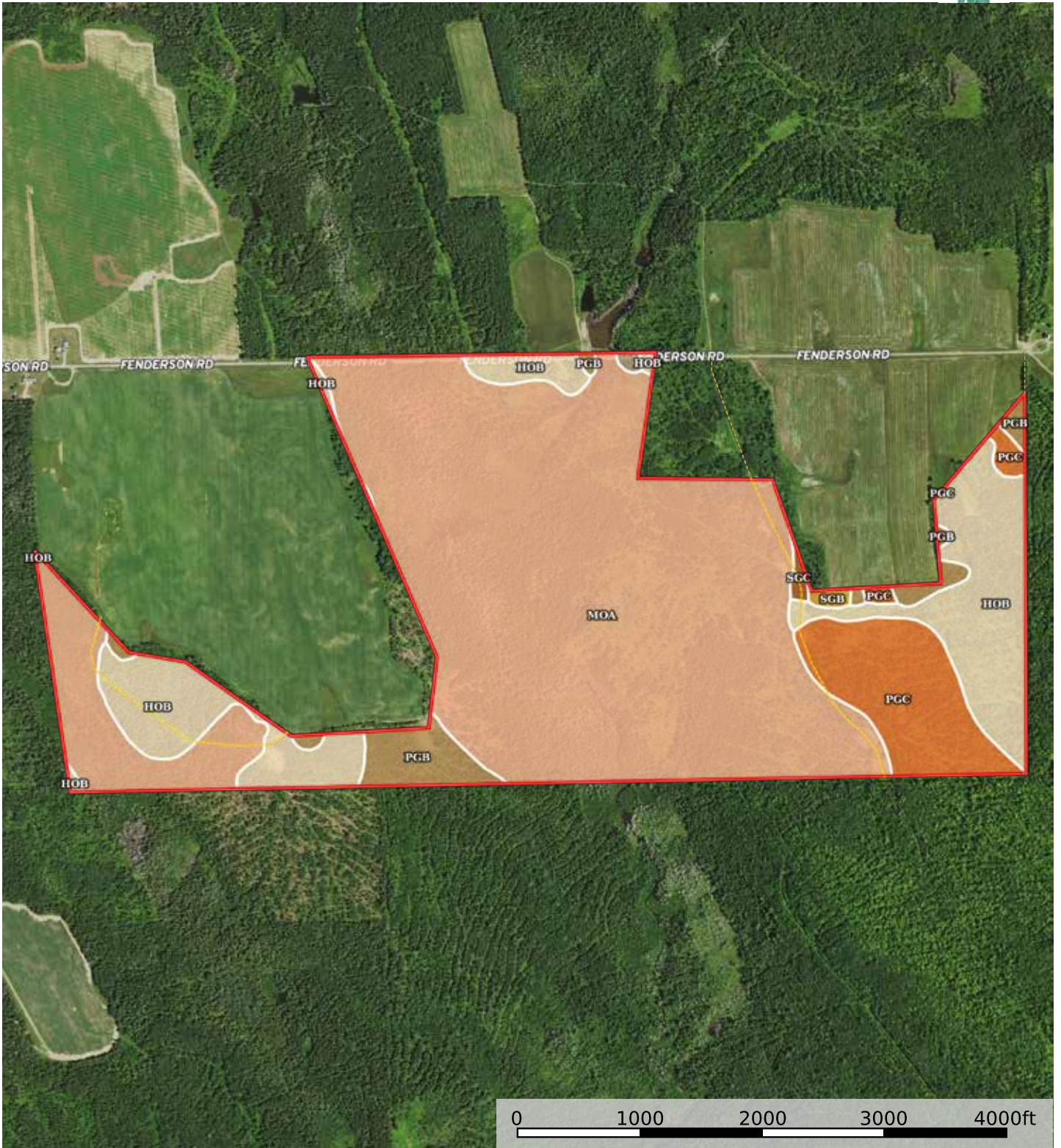
--- 60 foot ROW for all purposes --- Road / Trail □ Boundary

Ashland-No 8 Fenderson Road
 Aroostook County, Maine, 300 AC +/-



--- 60 foot ROW for all purposes --- Road / Trail □ Boundary

Ashland-No 8 Fenderson Road
Aroostook County, Maine, 300 AC +/-



--- 60 foot ROW for all purposes - - - Road / Trail □ Boundary

|  Boundary 370.24 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MoA	Monarda-Burnham complex, 0 to 3 percent slopes	262.2 1	70.83	0	26	7s
HoB	Howland gravelly loam, 3 to 8 percent slopes	58.5	15.8	0	42	2w
PgC	Plaisted gravelly loam, 8 to 15 percent slopes	32.29	8.72	0	44	3e
PgB	Plaisted gravelly loam, 3 to 8 percent slopes	14.38	3.88	0	37	2e
SgB	Stetson gravelly loam, 2 to 8 percent slopes	1.13	0.31	0	45	2s
SgC	Stetson gravelly loam, 8 to 15 percent slopes	1.1	0.3	0	42	3e
HoC	Howland gravelly loam, 8 to 15 percent slopes	0.63	0.17	0	41	3e
TOTALS		370.2 4(*)	100%	-	30.66	5.63

(*) 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 LOCATED AT: (Lot 11-04) 8 Fenderson Road, 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 MB

PROPERTY LOCATED AT: (Lot 11-04) 8 Fenderson Road, Ashland, ME 04732

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: There are two ROW's for all purposes both benefiting and subjecting as well as an ITS trail

Source of information: deed and 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: shoreland zoning

Source of information: 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: Deed and 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 MB

PROPERTY LOCATED AT: **(Lot 11-04) 8 Fenderson Road, Ashland, ME 04732**

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>Marvin Bodden</u>	<u>03/25/2024</u>	_____	_____
SELLER	DATE	SELLER	DATE
Marvin Bodden			

_____	_____	_____	_____
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



QUITCLAIM DEED WITH COVENANT

(DLN: 1002240208981)

MAINE LAND, INC., a Maine corporation, with a mailing address of P.O. Box 127, Lincoln, Maine, 04457, for consideration paid, grants to **MARVIN R. BODDEN**, with a mailing address of 57 Forest Avenue, Everett, Massachusetts, 02149, with quitclaim covenant, the land, together with any improvements thereon, in **Ashland, Aroostook County, Maine**, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO

GRANTEE ACKNOWLEDGES THAT THE LAND CONVEYED HEREIN IS TAXED UNDER THE PROVISIONS OF THE TREE GROWTH TAX LAW PURSUANT TO TITLE 36, M.R.S. § 571 ET SEQ. GRANTEE, AS PART CONSIDERATION FOR THIS CONVEYANCE, BY ACCEPTANCE OF THIS DEED, COVENANTS AND AGREES TO TAKE ALL STEPS NECESSARY TO QUALIFY THE PROPERTY FOR TREE GROWTH TAX STATUS OR TO PAY ANY AND ALL PENALTIES IMPOSED BY THE TAXING AUTHORITY UPON WITHDRAWAL OF ANY PORTION OF THE PROPERTY FROM TREE GROWTH TAX STATUS, SAID PAYMENT TO BE MADE TO THE TAXING AUTHORITY BEFORE OR AT THE TIME OF WITHDRAWAL.

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

IN WITNESS WHEREOF, Maine Land, Inc., has caused this instrument to be executed by Brian S. Souers, its President, hereunto duly authorized this 7th day of August, 2022.

MAINE LAND, INC.

By: 
BRIAN S. SOUERS
Its President

Witness

STATE OF MAINE
COUNTY OF PENOBSCOT

August 29, 2022

Personally appeared the above named Brian S. Souers, President of Maine Land, Inc., 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,

Lacey W. Farrar
Notary Public

Lacey W. Farrar
(Print Name)

Commission expires: Aug. 29, 2022

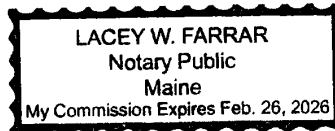


EXHIBIT A

Being a certain lot or parcel of land situated on the southerly side of Fenderson Road and being a part of Original Lot 93, Lot 94, Lot 95, Lot 96, Lot 97 and Lot 98, Township 11, Range 5 now Ashland, Aroostook County, Maine and being further bounded and described as follows, to wit:

- 1) Beginning on the southerly side of Fenderson Road at a steel pin found at the northwesterly corner of land of Joel Robert Martin and Tiffany Ann Martin as recorded in Book 6174, Page 295 of the Southern Aroostook County Registry of Deeds, said steel pin is shown as plan point (A) on a plan of survey entitled, "Boundary Survey to Redefine the Boundaries Between the Wooded Land owned by Maine Land, Inc. and the Cultivated Fields owned by Northern Maine Farms, LLC being A Part of Lot 93, Lot 96 and Lot 97, Township 11, Range 5 in Ashland, Aroostook County, Maine" as surveyed by Blackstone Land Surveying, P.A. as recorded in Plan Book 2022, Page 8 of the Southern Aroostook County Registry of Deeds, and is also shown as plan point (9) on a plan of survey entitled, "Boundary Survey to Redefine the Boundaries Between the Wooded Land owned by Maine Land, Inc. and the Cultivated Fields owned by Northern Maine Farms, LLC and Land to be conveyed by Maine Land, Inc. to Joel Martin and being A Part of Lots 94, 95 and 98, Township 11, Range 5 in Ashland, Aroostook County, Maine" as surveyed by Blackstone Land Surveying, P.A. and recorded in Plan Book 2021, Page 7 of the Southern Aroostook County Registry of Deeds;
- 2) Thence South $04^{\circ} 56'$ West, along the land of Martin, 1,063.8 feet to plan point (B), an iron pipe found;
- 3) Thence North $87^{\circ} 07'$ East, along the land of Martin, 1,071.9 feet to plan point (C), an iron pipe found on the westerly line of land of Northern Maine Farms, LLC as recorded in Book 6170, Page 261 of the Southern Aroostook County Registry of Deeds;
- 4) Thence South $20^{\circ} 28'$ East, along the land of Northern Maine Farms, LLC, 1,079.2 feet to plan point (D), an iron pipe found;
- 5) Thence North $84^{\circ} 41'$ East, along the land of Northern Maine Farms, LLC, 1,059.3 feet to plan point (E), an iron pipe found;
- 6) Thence North $08^{\circ} 42'$ West, along the land of Northern Maine Farms, LLC, 593.9 feet to plan point (F), a steel pin found;
- 7) Thence North $35^{\circ} 55'$ East, along the land of Northern Maine Farms, LLC, 1,166.8 feet to plan point (G), an iron pipe found on the easterly line of Original Lot 95 and the land of Ronald R. Rushinal as recorded in Book 2637, Page 130 of the Southern Aroostook County Registry of Deeds;

- 8) Thence southerly, along the easterly line of Original Lot 95 and Lot 98, 2,966 feet, more or less, to plan point (S) at the southeasterly corner of Original Lot 98 and the land of Aroostook Timberlands, LLC as recorded in Book 4150, Page 43 of the Southern Aroostook County Registry of Deeds, "Webber/Irving Tract";
- 9) Thence westerly, along the southerly line of Original Lot 98, Lot 97 and Lot 96 and the northerly line of land of Aroostook Timberlands, LLC and land of Mark O. Howes and Katrin M. Howes as recorded in Book 5294, Page 322 of the Southern Aroostook County Registry of Deeds, 8,100 feet, more or less, to plan point (R) and being the southeasterly corner of land of Steven Pudlo as recorded in Book 5760, Page 71 of the Southern Aroostook County Registry of Deeds (an iron pipe was set at this corner in September 1987 as shown on a plan of survey entitled, "Standard Boundary Survey, Property of Paul Fleming and Myrna Faye Fleming being The South Part of Lot 35 in Ashland, Maine" as recorded in Plan Book 37, Page 96-B of the Southern Aroostook County Registry of Deeds);
- 10) Thence northerly, along the westerly line of Original Lot 96 and the easterly line of land of Pudlo and also the land of Myron L. Howes and Isaac Howes as recorded in Book 5098, Page 92 of the Southern Aroostook County Registry of Deeds, 1,862 feet, more or less, to plan point (8), an iron pipe or steel pin set at the southwesterly corner of land of Northern Maine Farms, LLC, as recorded in Book 6304, Page 50 of the Southern Aroostook County Registry of Deeds;
- 11) Thence South 42° 58' East, along the land of Northern Maine Farms, LLC, 969.4 feet to plan point (7), an iron pipe or steel pin set;
- 12) Thence South 82° 41' East, along the land of Northern Maine Farms, LLC, 447.3 feet to plan point (6), an iron pipe or steel pin set;
- 13) Thence South 51° 37' East, along the land of Northern Maine Farms, LLC, 1,177.8 feet to plan point (5), an iron pipe or steel pin set;
- 14) Thence North 83° 59' East, along the land of Northern Maine Farms, LLC, 1,169.4 feet to plan point (4), an iron pipe or steel pin set;
- 15) Thence North 11° 11' East, along the land of Northern Maine Farms, LLC, 338.1 feet to plan point (3), an iron pipe or steel pin set;
- 16) Thence North 19° 20' West, along the land of Northern Maine Farms, LLC, 2,830.9 feet to plan point (2), a 1-inch steel pin found bent and buried on the southerly line of Fenderson Road;

17) Thence North 89° 04' East, along the southerly line of Fenderson Road, 2,750.5 feet to plan point (A) the point of beginning.

The above described lot contains 370 acres, more or less

All iron pipes set or found are 1-inch by 36-inch black iron pipe set 2 - 2 1/2 feet into the ground with a yellow plastic identification cap #1219 affixed to the top and all steel pins set or found are 5/8-inch by 30-inch smooth steel pin set 2 feet into the ground, unless otherwise noted.

Bearings and distances are from the plan of survey recorded in Plan Book 2022, Page 8 of the Southern Aroostook County Registry of Deeds.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Meaning and intending to convey a portion of the premises described in the following instruments:

(1) Quitclaim Deed with Covenant from McCrillis Timberland, LLC and Prentiss & Carlisle Company, Inc., to Maine Land, Inc., dated August 28, 2013 and recorded in Book 5226, Page 250 of the Southern Aroostook County Registry of Deeds.

(2) Supplemental Deed from McCrillis Timberland, LLC and Prentiss & Carlisle Company, Inc., to Maine Land, Inc., dated March 19, 2021 and recorded in Book 6141, Page 131 of the Southern Aroostook County Registry of Deeds.

(3) Boundary Line Agreement between Maine Land, Inc., and Northern Maine Farms, LLC dated May 21, 2021 and recorded in Book 6170, Page 261 of the Southern Aroostook County Registry of Deeds.

ALSO CONVEYING Grantor's interest in the 60 foot wide access easement reserved by Maine Land, Inc., in the deed to Joel Robert Martin and Tiffany Ann Martin dated May 28, 2021 and recorded in Book 6174, Page 295 of the Southern Aroostook County Registry of Deeds, **SUBJECT TO**, and with the **BENEFIT OF**, the terms and conditions set forth in said Book 6174, Page 295 of the Southern Aroostook County Registry of Deeds.

ALSO CONVEYING Grantor's interest in the 60 foot wide right of way and easement conveyed by Northern Maine Farms, LLC to Maine Land, Inc., by instrument dated July 21, 2021 and recorded in Book 6206, Page 266 of the Southern Aroostook County Registry of Deeds, **SUBJECT TO**, and with the **BENEFIT OF**, the terms and conditions set forth in said Book 6206, Page 266 of the Southern Aroostook County Registry 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.