

# TRAIL RIDERS ESCAPE

TIMBERLAND | RECREATIONAL | YEAR ROUND ACCESS

59± Acres

**M2L24B McIntyre Road  
Woodland, Maine**

Stream on Property



**\$59,500**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



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Scan to view the  
full property details  
and video!







*Photography by Mayhem Media*

Welcome to “Trail Riders Escape,” a 59± acre property located on McIntyre Road in Woodland, Maine. Situated in Aroostook County, also known as “The County” by locals, this waterfront property offers a rare combination of solitude, recreation, and opportunity.

**LOCATION** Aroostook County, Maine’s largest and most northern county, spans over 6,800 square miles, making it larger than Connecticut and Rhode Island combined, yet with a population density of less than 10 people per square mile. Woodland, with a population of 1,217, is an ideal location for those seeking privacy and outdoor adventure.

The property is just six miles from Caribou, offering convenient access to shopping, a hospital, and other services. For additional amenities, Presque Isle is 18 miles away and provides access to the University of Maine at Presque Isle, a commercial airport, restaurants, and a large medical center. The Canadian border town of Fort Kent is only 42 miles away, and both Boston and Montreal are within a 6.5-hour drive.





**LAND** This property includes 59± acres of forested land with 2,800± feet of frontage on South Branch Caribou Stream. This slow moving stream is a nice place to paddle a canoe or kayak. Moose sightings along this stream are common.

The soils, composed of about 40% Conant silt and Caribou gravelly loams according to NRCS mapping, are suitable for timber production, farming, grazing and wildlife uses.

With elevations ranging from 540 to 590 feet above sea level, the property provides gentle topography and stunning natural surroundings.

The town-maintained road offers convenient year-round access, and grid power electricity is nearby.

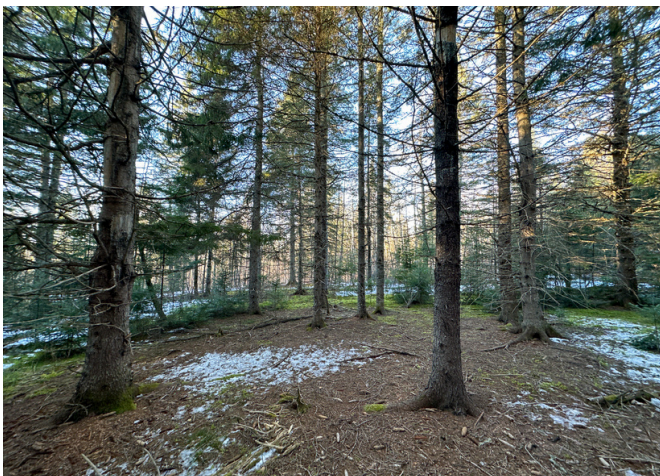


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Properties  
of Maine**

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newsletter







**POINTS OF INTEREST** Recreational opportunities abound here. The property is located just 500 feet from ITS 83, part of northern Maine's extensive 1,300-mile interconnected trail system that connects to other snowmobile and ATV trails across the state. The nearby Aroostook Valley Trail, which winds through Woodland, is famous for its scenic beauty, taking you past forests and potato farms.

Not into power sports? The nearby Woodland Community Trails, located at Woodland Elementary School, provide 3.6 miles of trails for hiking, biking, snowshoeing, and cross-country skiing.

For water enthusiasts, the nearby Fish River Chain of Lakes boasts over 22,000 acres of surface water in lakes such as Square Lake, Long Lake, Cross Lake, Eagle Lake, and others, offering exceptional opportunities for the best native brook trout fisheries in the United States. These lakes have public access points to allow boating, and other water sports.

The University of Maine Presque Isle and The University of Maine at Fort Kent are both less than an hours drive.





# M2L24B MCINTYRE ROAD, WOODLAND

PRICE **\$59,500**

TAXES \$853/2024

ACREAGE 59 ROAD FRONTAGE 380

## HOW FAR TO...



Shopping | Caribou, 6± miles



Hospital | Caribou, 6± miles



Airport | Presque Isle, 20± miles



Interstate | Exit #305, 60± miles



City | Caribou, 6± Miles



Boston | 398± miles







# Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's  
bio and other  
listings



## Testimonial:

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country LifeStyle Properties of Maine is your realtor!'

**Kelly Simmons**



@uclifestylepropertiesme



@uclifestylepropertiesme



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@uclifestylepropertiesme



# MUNICIPAL CONTACTS

## **Police**

County Sheriff  
(207) 532-3471

## **Fire**

Caribou  
911

## **Town Office**

843 Woodland Center Road  
(207) 498-6133

## **Tax Assessor**

Brandon Saucier  
(207) 498-6133

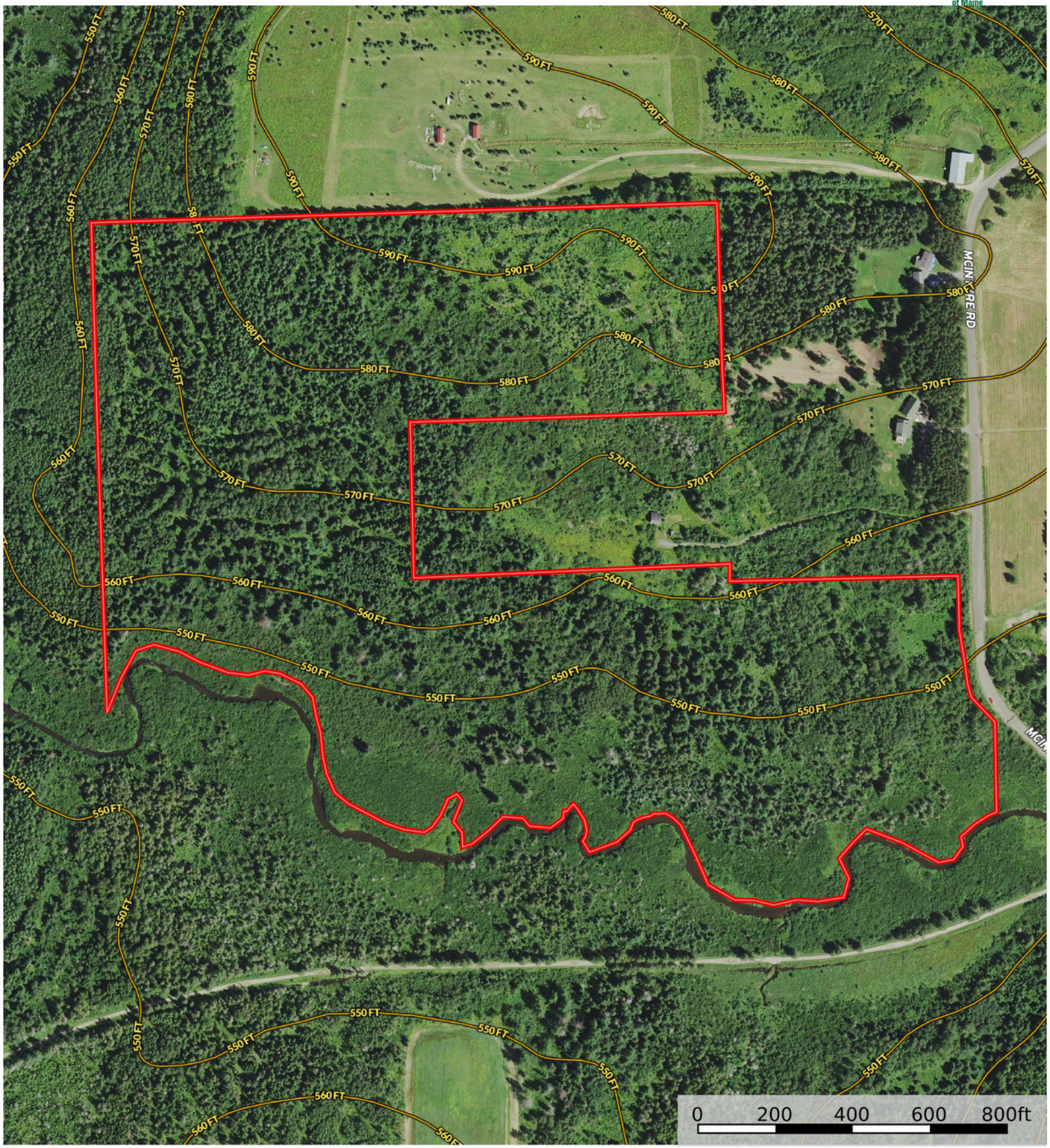
## **Code Enforcement**

Bruce Hussey  
(207) 554-9051  
hussey.bruce@hotmail.com



# Woodland - McIntyre Road

Maine, AC +/-



 Boundary



# Woodland - McIntyre Road

Maine, AC +/-

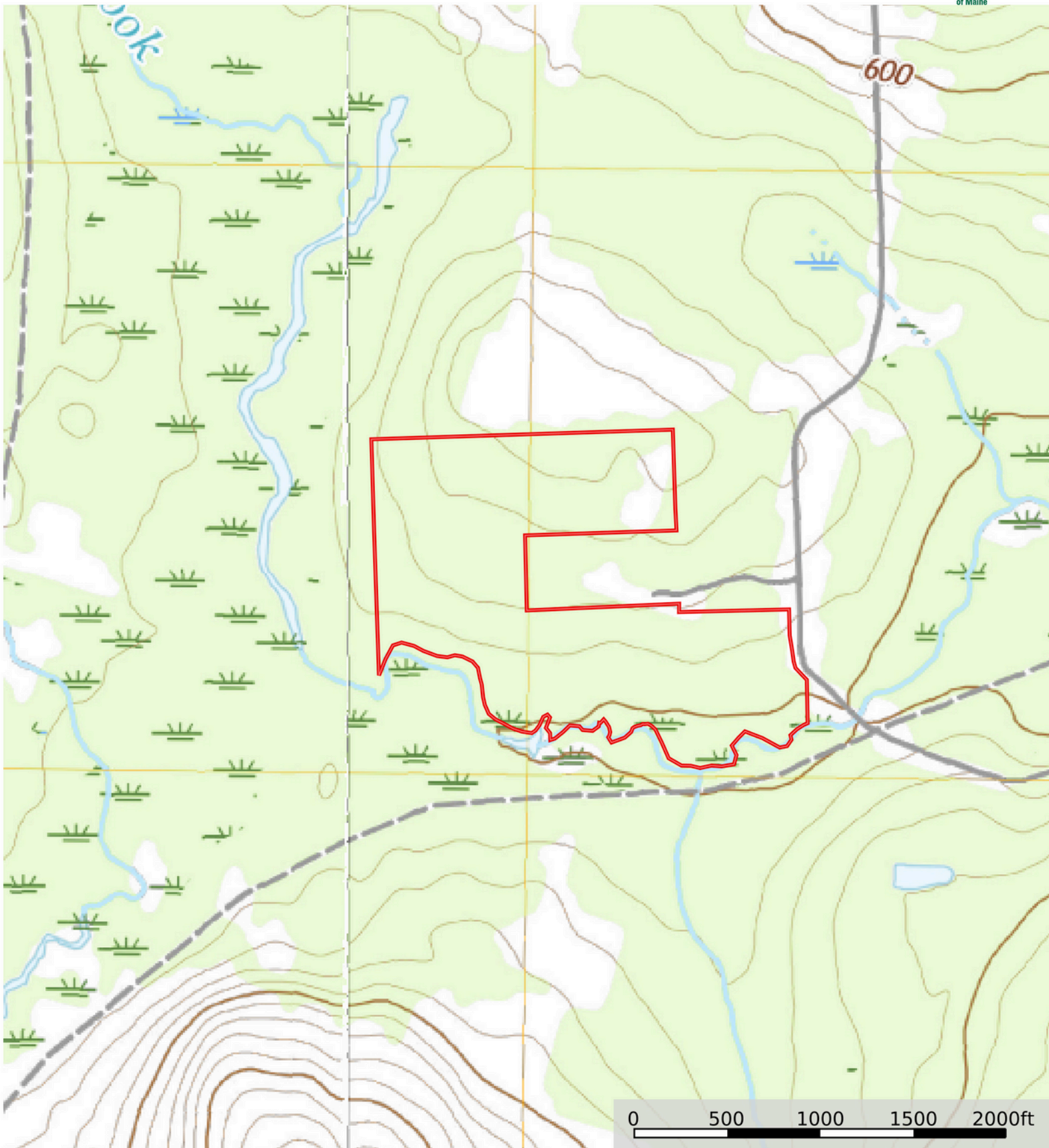


Boundary



# Woodland - McIntyre Road

Maine, AC +/-



 Boundary



PROPERTY LOCATED AT: McIntyre Rd, Woodland, ME 04736

### 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: \_\_\_\_\_

Source of information: seller

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

Buyer Initials \_\_\_\_\_ Page 1 of 4 Seller Initials PLD



PROPERTY LOCATED AT: McIntyre Rd, Woodland, ME 04736

**SECTION II – ACCESS TO THE PROPERTY**

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: easements referenced in sellers deed

Source of information: seller/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? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

Source of information: seller

**SECTION III – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials PLD



PROPERTY LOCATED AT: McIntyre Rd, Woodland, ME 04736

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

N/A

Relevant Panel Number: N/A Year: N/A (Attach a copy)

Comments: N/A

Source of Section III information: seller & FEMA website

**SECTION IV – GENERAL INFORMATION**

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

If Yes, explain: \_\_\_\_\_

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: \_\_\_\_\_

Source of information: public information/deed

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 Section IV information: seller

Additional Information: none

Buyer Initials \_\_\_\_\_

Seller Initials PLD







Prepared by and return after recording to:  
Gary D. Dornlan, Managing Member  
DERNLAN I.R.A., LLC  
14575 Paddock Drive  
Wellington, FL 33414  
(561) 791-7494

M.L.D.

## WARRANTY DEED

**THIS WARRANTY DEED** made the 9<sup>TH</sup> day of **March, A.D. 2011** by **DERNLAN I.R.A., LLC**, a limited liability company established under the Statutes of the State of Florida, whose post office address is 14575 PADDOCK DRIVE, WELLINGTON, FL 33414, hereinafter called the grantor, to **PENNY L. DELGADO**, whose post office address is 2111 BOWDOIN DRIVE, AUGUSTA, GA 30909, hereinafter called the grantee:

(Wherever used herein, the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate and lying in the Town of Woodland, Aroostook County, State of Maine, viz:

**A certain lot or parcel of land being part of Lot 145 in Woodland, Aroostook County, Maine, bounded as follows: On the North by the South Lot Line numbered 115; on the East and West by the Lot Lines; and on the South by the North Line of land now or formerly occupied by Harry Nadeau containing eighty acres, more or less, and being composed of what were the William Leggs and Albert Searles places.**

**Excepting and reserving a parcel of land commencing at an iron pin set on the West edge of the McIntyre Road, in said Woodland, said pin marking the Southeast Corner of land conveyed to Robert R. Jones and Connie J. Jones by Warranty Deed of Barry J. Dombroski, dated April 14, 1992 and recorded in the Southern Aroostook Registry of Deeds in Volume 2489, Page 190; thence southerly and continuing along the West edge of the McIntyre Road, a distance of Two Hundred (200) Feet, to a point; thence westerly and parallel with the North line of Lot No. 115 in said Woodland, a distance of Six Hundred (600) Feet, to a point; thence North Nineteen Degrees Thirty Minutes East (N19° 30' E), a distance of Five Hundred (500) Feet, to a point on the said North Line of said Lot No. 115.; thence easterly and along said North line, a distance of Three Hundred (300) feet, more or less, to an iron pin marking the Northwest corner of said Robert R. Jones lot, above referenced; thence in a general southerly direction and parallel with the said McIntyre Road, a distance of Three Hundred (300) Feet, to an iron pin marking the Southwest Corner of said Robert R. Jones lot; thence easterly and parallel with said North Line of said Lot No. 115, a distance of Three Hundred (300) Feet, to an iron pin and point of beginning. Being the same premises as described in the Warranty Deed from Leonard R. Woods, Jr. to Leonard R. Woods, Sr. recorded in Book 1236, Page 244 and the same premises as described in the Warranty Deed from Tough End Logging Corporation**



to Robert R. Jones and Connie J. Jones recorded in Book 3160, Page 266 at the Southern Aroostook Registry of Deeds.

**ALSO EXCEPTING AND RESERVING** the parcel of real estate set aside to Ann M. Measey pursuant to a Divorce Judgment further described in an Abstract of Divorce Decree recorded in Book 4593, Page 336 as follows: A certain lot or parcel of land out of the Original Lot No. 115, in Woodland, in the County of Aroostook and State of Maine, and which may be more particularly bounded and described as follows, to wit:

Commencing at the point of intersection of the southerly boundary line of land conveyed to Carl L. Bouchey by Warranty Deed of William and Ann Measey dated January 31, 2006 and recorded at the Southern Aroostook Registry of Deeds in Volume 4248, Page 325 with the westerly boundary line of the McIntyre Road; thence southerly and continuing along the West edge of the McIntyre Road, a distance of Two Hundred (200) Feet, to a point; thence westerly and parallel with the North Line of Lot No. 115, in said Woodland, a distance of One Thousand Four Hundred Fifteen (1,415) Feet, to a point; thence northerly and parallel to the McIntyre Road, a distance of Four Hundred (400) Feet, to a point; thence easterly and parallel with the North line of Lot No. 115, a distance of Nine Hundred Eighty (980) Feet, to a point, being the northwesterly corner of the Carl L. Bouchey lot; thence southerly and parallel to the McIntyre Road, a distance of Two Hundred (200) Feet along the westerly boundary of the Carl L. Boucher lot, to a point; thence easterly and parallel with the North line of Lot No. 115, a distance of Four Hundred Thirty-five (435) Feet along the southerly boundary of the Carl L. Bouchey lot, to the point of beginning.

**ALSO EXCEPTING AND RESERVING** the parcel conveyed to (1) Carl L. Bouchey by Warranty Deed of William T. Measey and Ann M. Measey recorded in Book 4248, Page 325; the parcel conveyed from (2) William T. Measey to Ann M. Measey dated August 13, 2008 recorded in Book 4657, Page 168; and the easements conveyed to (3) New England Telephone and Telegraph Company recorded in Book 2972, Page 222; and (4) Maine Public Service Company recorded in Book 2969, Page 113; Book 2969, Page 101 at the Southern Aroostook Registry of Deeds.

Being the same premises conveyed to DERNLAN I.R.A., LLC by Warranty Deed of William T. Measey Dated March 17, 2009 and recorded at the Southern Aroostook Registry of Deeds in Book 4680, Page 90.

Subject to all easements, restrictions, covenants and reservations of record as of this date and to taxes prorated for the year 2011 and thereafter.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.





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:

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 \_\_\_\_\_  
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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.





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Subscribed



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### Testimonial

“We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm.”

**Allen LeBrun**, Previous Client