# FOREST LAND

#### LAND FOR SALE | RECREATIONAL| TIMBERLAND

Electric at Street

144 Blackwater Road Masardis, Maine

**Hunting Ground** 



\$249,900

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Scan to view the full property details and video!





Photography by Mayhem Media

Are you an outdoor enthusiast, avid hunter, or someone dreaming of launching your own guide service in Maine's wilderness? Welcome to 144 Blackwater Road in Masardis—a 237± acre forested property nestled in the heart of northern Maine woods, where pristine nature, abundant wildlife, and

unspoiled beauty take center stage.

If you're looking for a large, private parcel of land to serve as your recreational basecamp or investment property, this is the opportunity you've been waiting for.

Located in Masardis, Aroostook County (population just 204 as of the 2020 Census), this land offers true seclusion without sacrificing access to essentials. Ashland is only 10 miles away for groceries, gas, and hardware. Larger-scale amenities, including a hospital, airport, and major shopping centers, can be found just 32 miles away in Presque Isle. Boston is under six hours away by car, making this an accessible escape from the city hustle.



(800) 286-6164

The property features 498± feet of road frontage on Blackwater Road and includes an internal road that extends half a mile into the woods—ideal for ATV access and a solid base for future development. The land sits between 620 and 730 feet above sea level, with nearly 60% of the soils classified as Howland gravelly loam, according to NRCS data. That makes it an excellent candidate for both forest growth and small-scale farming or food plots for wildlife management.

The forest is a healthy mixed-wood stand dominated by spruce, fir, and maple, ideal for long-term timber value, habitat, and recreation. Bordering landowners include Irving Timberlands, known for not posting their lands, giving you even more room to roam.





**COME SEE IT** Don't miss the chance to own a piece of Masardis, Maine—call for more information or to schedule a showing.



(800) 286-6164 www.landbrothers.com





Outdoor adventure abounds. Just two miles or less from the property, you'll find the Aroostook River, St. Croix Stream, and Blackwater River—offering incredible fishing, paddling, and wildlife watching. Access to the North Maine Woods gate system is only 17 miles away to 6-mile checkpoint of the Realty Road and about the same distance to Oxbow Checkpoint, unlocking 3.5 million acres of wilderness for hunting, fishing, hiking, and snowmobiling. This is one of the premier outdoor destinations in the Northeast.



With electricity available at the road, low taxes, and proximity to Maine's best snowmobile trail network, this property is a rare find. Whether you're a sportsman, investor, or just crave a quieter, wilder place, this Masardis property delivers.

Like what you see?

Scan to subscribe

to our monthly

newsletter





# 144 BLACKWATER RD, MASARDIS

\$249,900 TAXES \$602/2024 ACRES 237± ROAD 498'±





#### HOW FAR TO...

**FRONTAGE** 



Shopping | Ashland, 10.7± miles



Hospital | Presque Isle, 32± miles



Airport | Presque Isle, 32.4± miles



Interstate | Exit #286, 35± miles



City | Presque Isle, 30± Miles



Boston | 364± 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 your realtor!'

**Kelly Simmons** 



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

## MUNICIPAL CONTACTS

**Police** 

County Sheriff

(207) 532-3471

**Fire** 

Masardis Volunteer FD

911

**Town Office** 

26 School St, Masardis

(207) 435-2841

**Tax Assessor** 

Town Office

(207) 435-2841

**Code Enforcement** 

Town Office

(207) 435-2841





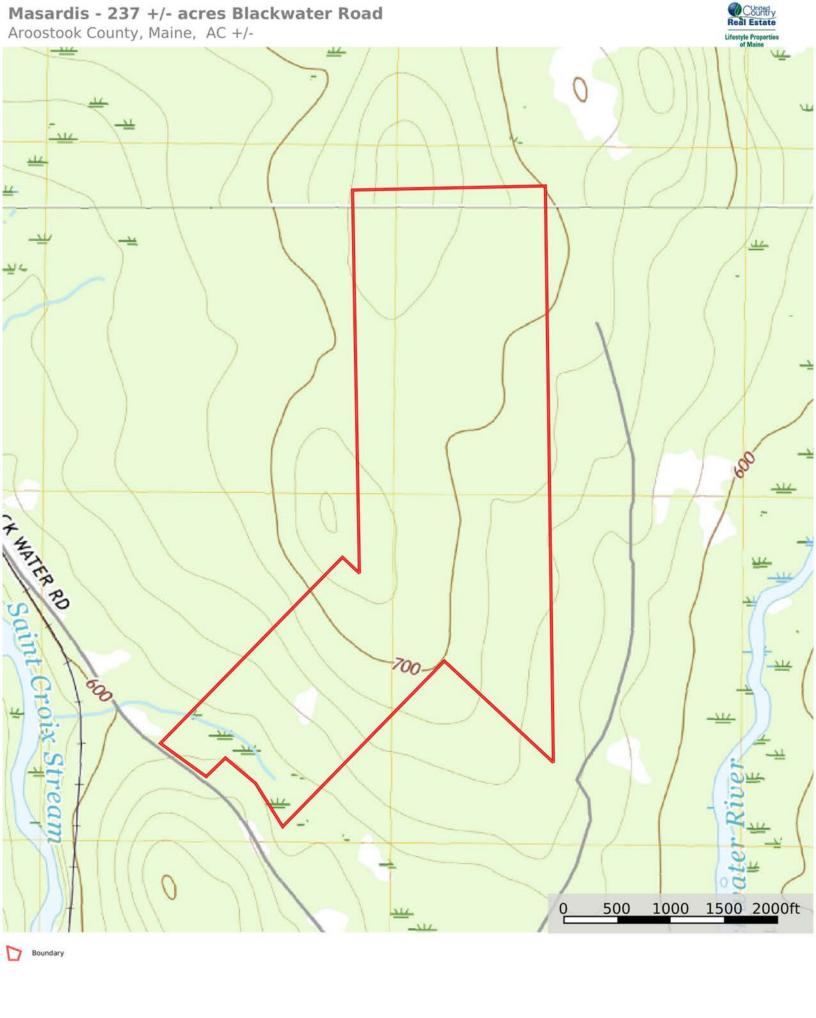
#### Masardis - 237 +/- acres Blackwater Road

Aroostook County, Maine, AC +/-









#### Masardis - 237 +/- acres Blackwater Road

Aroostook County, Maine, AC +/-







#### 257.08 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoB	Howland gravelly loam, 3 to 8 percent slopes	152.9 4	59.49	0	,	2w
ThC	Thorndike channery silt loam, 8 to 15 percent slopes, rocky	61.42	23.89	0	-	6s
PvB	Plaisted-Howland association, 0 to 8 percent slopes, very stony	29.62	11.52	0	-	6s
MoB	Monarda-Burnham complex, 3 to 8 percent slopes	12.35	4.8	0	-	7s
PgC	Plaisted gravelly loam, 8 to 15 percent slopes	0.76	0.29	0	-	3е
TOTALS		257.0 8(*)	100%		-	3.66

(\*) 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.



#### Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

PROPERTY LOCATED AT: Blackwater Road, Masardis, 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	t the Seller is making representations contained herein		
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 uncompared to the seller is making representations contained herein.			
	y?		
	se?		
	have they been out of service?		
	have tanks been abandoned according to DEP? Yes No Unknown		
Are tanks registered with DE	P?		
	Size of tank(s):		
Location:			
	stored in the tank(s):		
	oblems such as leakage:		
Comments: N/A			
Source of information: seller			
B. OTHER HAZARDOUS N	MATERIALS - Current or previously existing:		
TOXIC MATERIAL:	Yes No X Unknown		
LAND FILL:	Yes No X Unknown		
RADIOACTIVE MATERIA	L:		
METHAMPHETAMINE:	Yes No X Unknown		
Comments: N/A			
Source of information: seller			
Buyers are encouraged to so	ek information from professionals regarding any specific issue or concern.		
Buyer Initials	Page 1 of 4 Seller Initials $\overline{\mathcal{AH}}$		

PROPERTY LOCATED AT: Blackwater Road, Masardis, ME

#### SECTION II - ACCESS TO THE PROPERTY

is the property subject to or have the benefit of any encroachments, easeme	nts, rights-	of-way, leases, rights of
first refusal, life estates, private ways, trails, homeowner associations (inclu	ding condo	ominiums and PUD's) or
restrictive covenants?	Y	es X No Unknown
If Yes, explain:		
Source of information: public record		
Is access by means of a way owned and maintained by the State, a county, or a	municipal	ity over which the public
has a right to pass?	X Y	es No Unknown
If No, who is responsible for maintenance?	- Control	
Road Association Name (if known):		
Source of information: public record		
SECTION III — FLOOD HAZARD		
<ol> <li>A general and temporary condition of partial or complete inundation overflow of inland or tidal waters; or (b) The unusual and rapid accur from any source; or</li> <li>The collapse or subsidence of land along the shore of a lake or other or undermining caused by waves or currents of water exceeding anticaused by an unusually high water level in a natural body of water, ac an unanticipated force of nature, such as a flash flood or an abnorman unusual and unforeseeable event that results in flooding as described in the contract of the co</li></ol>	nulation or body of wa icipated cy ecompanied al tidal sur	runoff of surface waters ater as a result of erosion clical levels or suddenly by a severe storm or by ge, or by some similarly
For purposes of this section, Maine law defines "area of special flood hazard or greater chance of flooding in any given year, as identified in the effective corresponding flood insurance rate maps.		
During the time the seller has owned the property:		
Have any flood events affected the property?	Yes	X No Unknown
If Yes, explain: N/A	17	110-110
Have any flood events affected a structure on the property?	Yes	X No Unknown
If Yes, explain: N/A		
Has any flood-related damage to a structure occurred on the property?	Yes	X No Unknown
If Yes, explain: N/A		
Has there been any flood insurance claims filed for a structure on the	□ Van	No Distriction
property?	∐ Yes	X No Unknown
If Yes, indicate the dates of each claim: N/A		
Buyer Initials Page 2 of 4 Seller Ini	itials AH	

PROPERTY LOCATED AT: Blackwater Road, Masardis, ME		
Has there been any past disaster-related aid provided related to the	e property	
or a structure on the property from federal, state or local sources fe	or	
purposes of flood recovery?	Yes	X No Unknown
If Yes, indicate the date of each payment: N/A		
Is the property currently located wholly or partially within an area	a of special	
flood hazard mapped on the effective flood insurance rate map iss		
Federal Emergency Management Agency on or after March 4, 200		X No Unknown
If yes, what is the federally designated flood zone for the proper	erty indicated on that fl	ood insurance rate map
N/A	<b></b>	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Relevant Panel Number: N/A	Year: N/A	(Attach a copy
Comments: N/A		
Source of Section III information: FEMA Website & Seller		
SECTION IV — GENERAL INI	FORMATION	
Are there any shoreland zoning, resource protection or other overl	lay zone	
requirements on the property?	Ye	es 🗓 No 🗌 Unknown
If Yes, explain: N/A		
Source of information: public record		
Is the property the result of a division within the last 5 years (i.e. s	subdivision)?	es X No Unknown
If Yes, explain: N/A		
Source of information: seller & public record		
Are there any tax exemptions or reductions for this property for ar	ny reason including but	not limited to:
Tree Growth, Open Space and Farmland, Blind, Working Waterfr	ront? X Ye	es 🗌 No 🗍 Unknown
If Yes, explain: Tree Growth		All and a second
Is a Forest Management and Harvest Plan available?	Ye	es No X Unknown
Has all or a portion of the property been surveyed?	X Ye	es No Unknown
If Yes, is the survey available?	_	es X No Unknown
Has the property ever been soil tested?		es X No Unknown
If Yes, are the results available?		es X No Unknown
Are mobile/manufactured homes allowed?		es No Unknown
Are modular homes allowed?	X Ye	es 🗌 No 🗍 Unknown
Source of Section IV information: seller		

PROPERTY LOCATED AT: Bla	ckwater Road, Masardis, ME		
ATTACHMENTS CONTA	INING ADDITIONAL INFO	ORMATION:	Yes No
하는 것 같은 사이에 보면 되었다. 그리스 사이를 맞아보고 하는 것이 없는 것이 없는 사이를 하는 것이 없는 것이 없는 것이다. 그리스 사이를 다 하는 것이다. 그리스 사이를 다 하는 것이다. 그리스	이 가게 하게 하는 그들어 있었다면 하면 하면 하면 그 눈이 사람들이 그 가게 하게 하는 것이 하는데	provide known information tion and represent that all info	
Anthony Hamby	04/18/2025		
SELLER Anthony Hamby	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE
I/We have read and receive qualified professionals if I/v		and understand that I/we shous.	ld seek information from
BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE



#### QUITCLAIM DEED WITH COVENANT (17-01036L)

KELLY ANN SIMMONS, of 110 Calle El Jardin, Saint Augustine, Florida 32095, for consideration paid, GRANTS to ANTHONY ROBERT HAMBY, of 1915 Thornhill Court, Cumming, Georgia 30041, with QUITCLAIM COVENANT, the land, together with any buildings or improvements thereon, situate in Masardis, Aroostook County, Maine, bounded and described as follows:

PARCEL ONE: A certain parcel of land situate in the Town of Masardis, Maine, and being part and only part of Lot 63 according to the Plan and Survey of Masardis made by John Gardner in 1638, said parcel being northeasterly of Blackwater Brook Road and being more particularly described as follows:

BEGIN at the intersection of the northwesterly line of said Lot 63 and the southwesterly line of Number Nine Road according to the Gardner Survey; Thence run south thirty degrees east (S 30° E) along said southwesterly line of Number Nine Road a distance of one thousand three hundred forty-six and twenty-two hundredths (1,346.22) feet to intersection of said Number Nine Road and the southeasterly line of Lot 63; Thence run south fifty-nine degrees thirty-four minutes thirty-seven seconds west (S 59° 34' 37" W) along said southeasterly line of Lot 63, a distance of two thousand four hundred sixtyeight and forty-three hundredths (2,468.43) feet to the intersection of the northeasterly line of the Blackwater Brook Road; Thence run north twelve degrees thirty-nine minutes thirty-nine seconds west (N 12° 39' 39" W) along said northeasterly line a distance of two hundred eighty-five and twenty-three hundredths (285.23) feet; Thence continue along said northeasterly line north eighteen degrees forty-five minutes forty-nine seconds (N 18° 45' 49" W) a distance of two hundred forty-two and fifty-six hundredths (242.56) feet; Thence continue along said northeasterly line north twenty-nine degrees twenty-nine minutes twenty-eight seconds west (N 29° 29' 28" W) a distance of two hundred nineteen and eighty-five hundredths (219.85) feet; Thence run north forty degrees three minutes thirty-two seconds west (N 40° 03' 32" W) along said northeasterly road a distance of six hundred thirty and thirty-two hundredths (630.32) feet to the intersection of the northwesterly line of said Lot 63; Thence run north fifty-nine degrees forty minutes thirty-five seconds east (N 59° 40' 35" E) along said northwesterly line a distance of two thousand four hundred forty-four and twenty-two hundredths (2,444.22) feet to the point of beginning. Containing Seventy-three and seventy-five hundredths (73.75) acres. Reference is made to a certain plan and survey of the above described premises prepared by Robert R. Williams, RLS, dated June, 1986 captioned "A Survey of Land in Lot 63, Masardis, Maine for Thomas and Susan Bushey".

EXCEPTING AND RESERVING from the above described premises the following described parcel of land:

A certain parcel of land situate in the Town of Masardis, County of Aroostook, State of Maine being part of Lot numbered 63, also being part of the land now or formerly owned by Thomas and Susan Bushey, as recorded in Vol. 1907, Page 276 of the Southern

Aroostook County Registry of Deeds in Houlton, Maine. Bounded and described more particularly as follows:

Beginning at a rebar set on the easterly right-of-way of said #9 or Blackwater Road within lot #63;

THENCE; across the source parcel, a 1997 magnetic bearing of, North 62-08-40 East, a distance of 250.00 feet to a rebar set;

THENCE; continuing, South 28-43-40 East, a distance of 379.75 feet to a rebar set;

THENCE; continuing to the southerly line of Lot #63, South 12-20-00 East, a distance of 476.68 feet to a rebar set on an existing painted and blazed lot line;

THENCE; along said painted and blazed lot line, South 62-0840 West, a distance of 250.00 feet to an iron pipe found on or near said easterly right-of-way of said #9 Road;

THENCE; along said #9 Road right-of-way, equal to a tie line of, North 19-35-40 West, a distance of 847.79 feet, to the point of beginning. The above described parcel of land containing 4.71 acres.

Together with any and all rights the grantor may have in the strip of land between the right-of-way and the centerline of #9 road.

The above described parcel of land is based on a field survey conducted under the supervision of Daniel O. Bridgham, PLS #1027, and shown on a Plat dated January 22, 1997. All bearings are magnetic as of 1997. All monuments set were 5/8" metal rebar with yellow plastic caps affixed to them, with "D. Bridgham, PLS #1027" imprinted in the caps.

PARCEL TWO: The following described property situate in Masardis, County of Aroostook, State of Maine, bounded and described as follows, to wit:

Being Lot Numbered 64 according to the Plan of Said Town.

Being the same premises described in the deed from Lakeville Shores, Inc. to Kelly Ann Simmons dated December 2, 2002, recorded in Book 3748, Page 256 at Aroostook County Registry of Deeds.

Grantee acknowledges that the land conveyed herein is taxed under the provisions of the Maine Tree Growth Tax Law pursuant to Title 36, M.R.S.A. § 571 et seq. Grantee, as part consideration for this conveyance, by acceptance of this deed, covenants and agrees to take all necessary steps 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.

WITNESS my hand and seal this \_\_\_\_ day of April, 2017.

Signed, Sealed and Delivered

In the Presence Of

Wall Charles

Kelly Ann Simmons

MAINE TRANSFE
TAX PAID

STATE OF FLORIDA

St. Johns COUNTY, ss.

April \_ 6 , 2017

Personally appeared before me, the above named Kelly Ann Simmons and acknowledged the foregoing instrument o be her free act and deed.



Notary Public

Print Name

#### MUNICIPAL QUITCLAIM DEED (17-01036L)

THE INHABITANTS OF THE MUNICIPALITY OF MASARDIS, a duly organized Maine Municipal Corporation with a place of business located at Masardis, County of Aroostook, State of Maine, for consideration paid RELEASE to ANTHONY ROBERT HAMBY, of 1915 Thornhill Court, Cumming, Georgia 30041, successor in interest, the land, together with any buildings or improvements thereon, situate in Masardis, Aroostook County, Maine, bounded and described as follows:

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THENCE; continuing to the southerly line of Lot #63, South 12-20-00 East, a distance of 476.68 feet to a rebar set on an existing painted and blazed lot line;

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PARCEL TWO: The following described property situate in Masardis, County of Aroostook, State of Maine, bounded and described as follows, to wit:

Being Lot Numbered 64 according to the Plan of Said Town.

Being the same premises described in the deed from Kelly Ann Simmons to Anthony Robert Hamby, dated April 6, 2017, to be recorded at Aroostook County Registry of Deeds.

The purpose of this deed is release any interest the Inhabitants of the Municipality of Masardis has in the above described premises by virtue of un-discharged tax liens, including, but not limited to, the following:

Book 4118, Page 62, against Kelly Ann Simmons, recorded May 11, 2005 at Aroostook County Registry of Deeds.

Grantee acknowledges that the land conveyed herein is taxed under the provisions of the Maine Tree Growth Tax Law pursuant to Title 36, M.R.S.A. § 571 et seq. Grantee, as part consideration for this conveyance, by acceptance of this deed, covenants and agrees to take all necessary steps 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.

- caused this instrument to be execut	Inhabitants of the Municipality of Masardis have ted in its corporate name by <u>Calm Weeks</u> its Municipal Officers duly 2017.
Signed, Sealed and Delivered In the Presence of	MUNICIPALITY OF MASARDIS
Julia Mar Domey	By Jahn Weeke
	its Municipal Officer, Duly Authorized
	By: Burly Chapmer
	its Municipal Officer, Duly Authorized
	1 6
	By: Vary Gaulet
	Its Municipal Officer, Duly Authorized
STATE OF MAINE COUNTY OF AROOSTOOK, ss	
Bulenotonen, and Low	me the above named <u>selvation</u> , and acknowledged the foregoing eed in their said capacity and the free act and deed of
,	Notary Public Survey
	(Print Name)
	My Commission Expires:    JULIA H. MACDONALD   Notary Public, State of Maine   My Commission Expires 6/30/20

Received AROUSTOOK SS MELISSA L. RICHARDSON, REGISTRAR



### 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 ser-

vices 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)	
То	
Name of Buyer(s) or Seller(s)	
by	
Licensee's Name	
on behalf of	
Company/Agency	
The second secon	This form was presented on (date)  To

MREC Form#3 Revised 07/2006 Office Title Changed 09/2011





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Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa... >





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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

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