

RIVERFRONT LAND

LAND | HUNTING | FISHING

86± Acres

**773 WRIGHTVILLE ROAD
ASHLAND, MAINE**

1,400± ft Riverfront



\$220,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Discover a rare opportunity to own a large waterfront parcel in the heart of northern Maine's wilderness at 773 Wrightville Road in Ashland, Maine. This 86± acre wooded property with approximately 1,400 feet of frontage on the Aroostook River offers privacy and versatility that is becoming increasingly difficult to find.

Whether your vision is a remote cabin retreat, a self-sufficient homestead, a lodge or guide service, a commercial campground, or even a year-round residence, this land provides the setting and scale to bring any of those plans to life.

LOCATION Located in the Town of Ashland (population approx. 1,202, incorporated in 1862), the property sits just south of where the Aroostook River emerges from vast, undeveloped forestland. Despite its secluded feel, the location offers reasonable access to services and amenities.



Presque Isle, the largest city in Aroostook County, is approximately 28 miles away and provides a full-service hospital, commercial airport, shopping mall, restaurants, and a University of Maine campus. Fort Kent is about 50 miles away, offering another UMaine campus and a border crossing into New Brunswick, Canada. Bangor is roughly 143 miles (about 2.5 hours), while Quebec City is approximately 239 miles away.

LAND This parcel is gently rolling and sloping with elevations ranging from approximately 500 to 600 feet above sea level. NRCS reports the soils in this area to be a mix of Stetson gravelly loams along the river and Manarda–Burnham soils in the forested areas. The riverbank is high and offers protection from flood waters.

Electric power is available along Wrightville Road, the property contains a sand and gravel quarry of about 1 ½ acres providing additional value for your future development needs. Cell phone service is available here, adding practicality to its remote appeal.



**Lifestyle
Properties
of Maine**





RIVER The Aroostook River originates in the mountainous regions of northern Penobscot County and flows northeast through some of Maine's most remote terrain before continuing through Presque Isle, Caribou, and Fort Fairfield, eventually crossing into Canada and joining the St. John River system.

The stretch of river around Ashland is known for trout and salmon fishing, canoeing and kayaking, and exceptional wildlife viewing, including bald eagles, moose, deer, and waterfowl.

Like what you see?
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newsletter





773 WRIGHTVILLE RD

PRICE

\$220,000

TAXES

\$1,732/2025

86±
ACEAGE
OR

ROAD 1400±
FRONTAGE
OR BUILT IN

HOW FAR TO...



Shopping | Ashland, 6± miles



Hospital | Northern Light AR Gould, 28± miles



Airport | Presque Isle, 28± miles



Interstate | Answer, 49± miles



City | Presque Isle, 25± Miles



Boston | 377± miles 6 h





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:

'I just want to say the McPhail team had my property sold in 4 days and I received over asking price. Their knowledge and professional process makes it breeze to be a client. They walk you through all processes and make sure you understand everything before you leave the office. I highly recommend thier services and will use them in the future.'

Keith Lilly



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Ashland PD
(207) 435-6626

Fire

Ashland FD
(207) 435-6323

Town Office

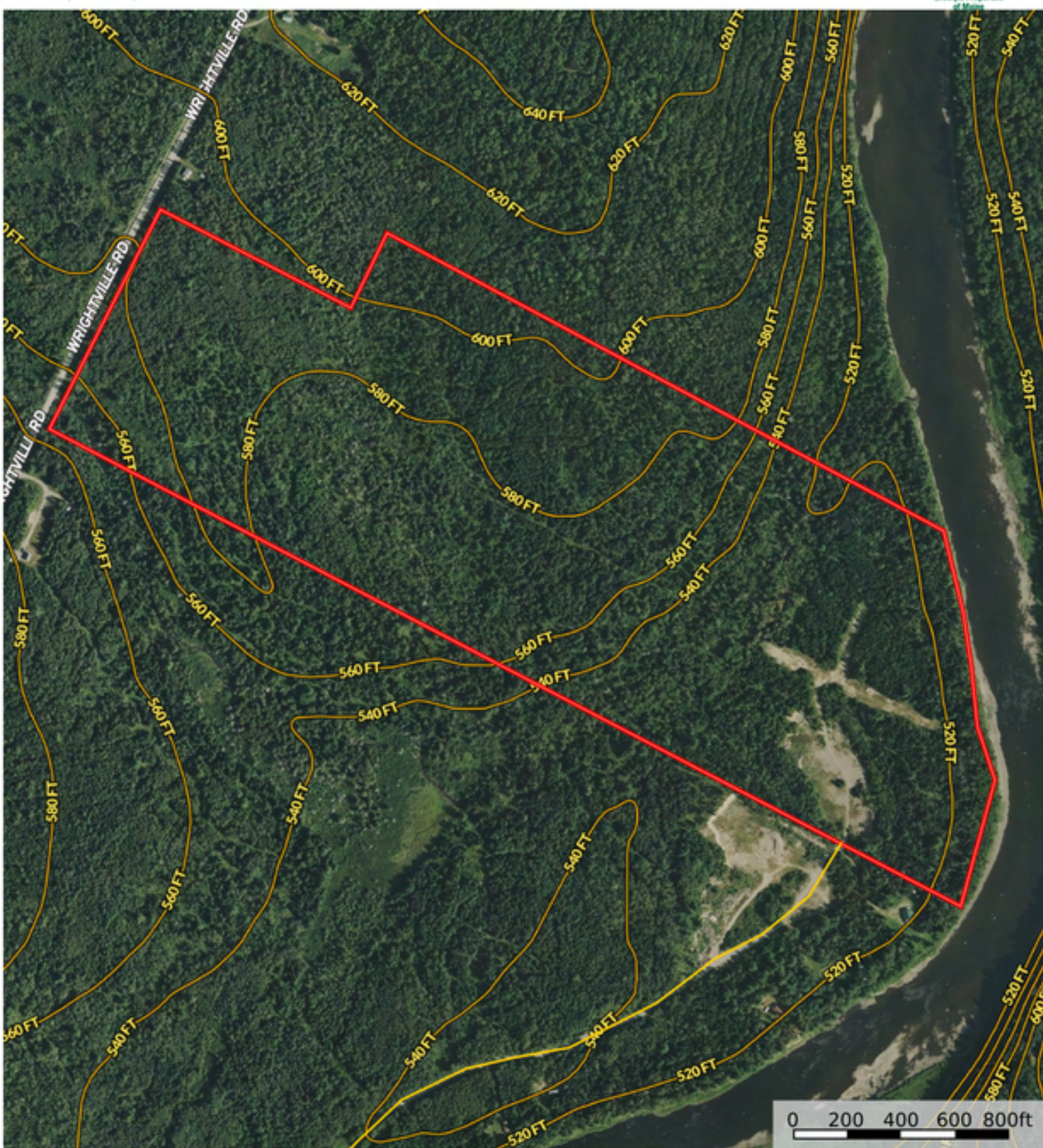
17 Bridgham Street
Ashland, ME 04732
(207) 435-2311
townoffice@townofashland.org
Monday, Tuesday, Wednesday and Thursday:
7:30 a.m. – 4:30 p.m.

Tax Assessor

Frank Distefano
(207) 521-5060
frank@rcsassessment.com

Code Enforcement

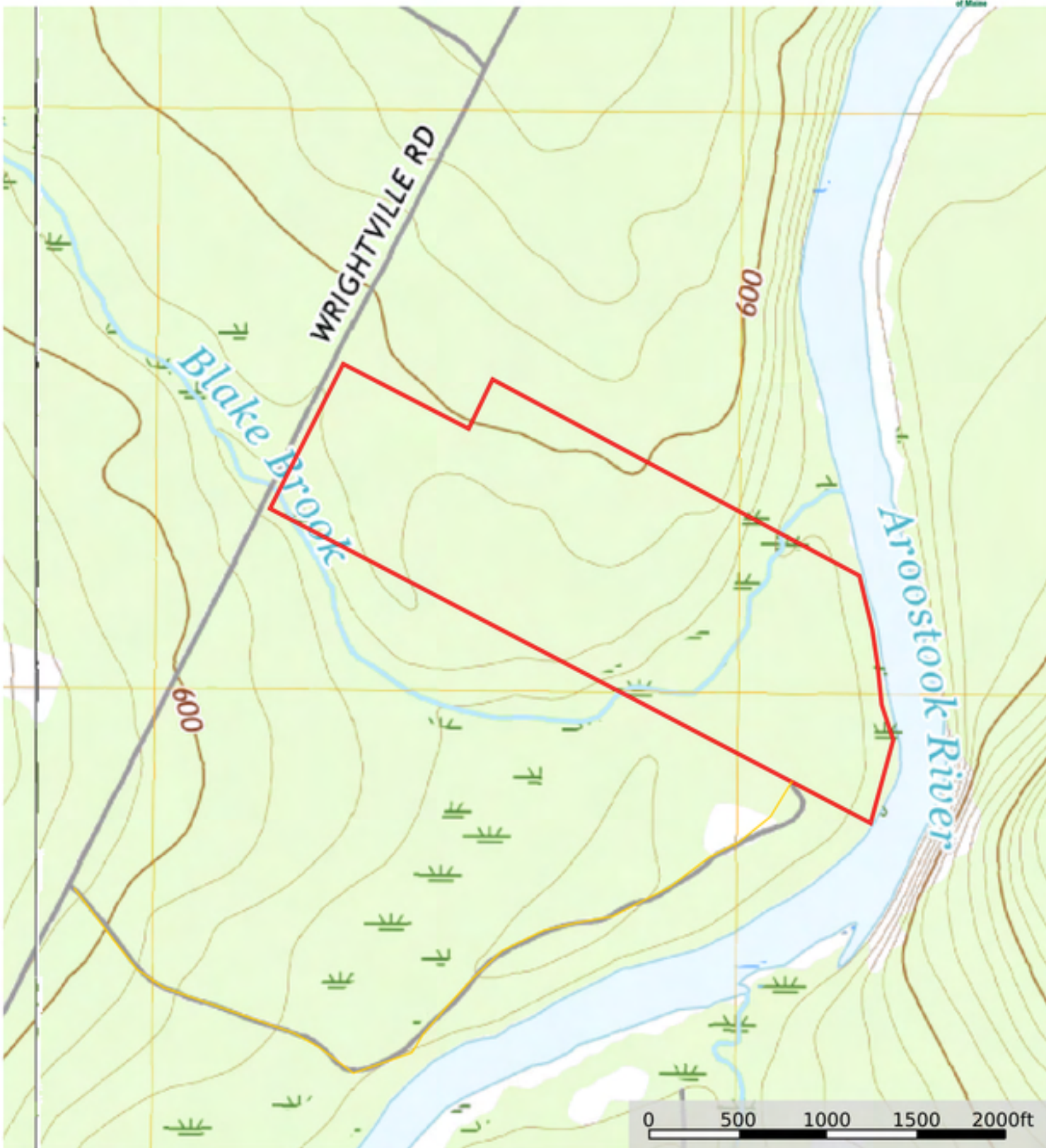
Frank Distefano
(207) 521-5060
frank@rcsassessment.com



Primary Road Boundary

Ashland - 773 Wrightville Rd

Maine, AC +/-



Primary Road Boundary

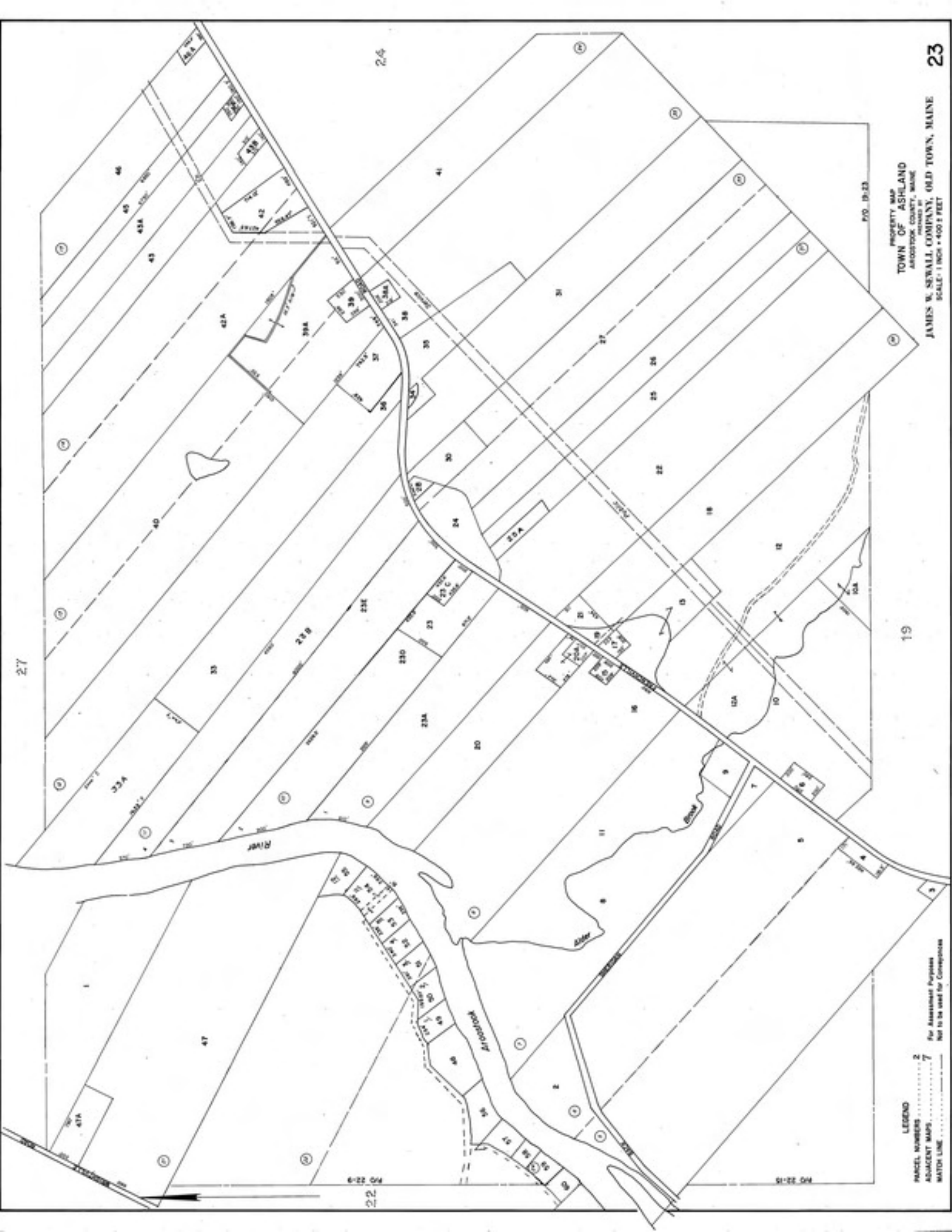
Ashland - 773 Wrightville Rd

Maine, AC +/-





Primary Road Boundary



PROPERTY MAP
TOWN OF ASHLAND
ANDROSCOG COUNTY, MAINE
PREPARED BY
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
SCALE: 1 INCH = 400 FEET

LEGEND

PARCEL NUMBERS 2
ADJACENT MAPS 7
MATCH LINE
For Assessment Purposes
Not to be used for Conveyances

19

P10-19-23

24

27

P10-22-9

S1-22-5M

PROPERTY LOCATED AT: 773 Wrightville Rd, 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: _____

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: N/A

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 BP

PROPERTY LOCATED AT: 773 Wrightville Rd, Ashland, ME 04732**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: N/A

Source of information: Seller

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? N/A

Road Association Name (if known): N/A

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 _____

Page 2 of 4

Seller Initials BP

PROPERTY LOCATED AT: 773 Wrightville Rd, Ashland, ME 04732

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: shoreland zone

Source of information: public record

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 & public record

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: N/A

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: N/A

Buyer Initials _____

Page 3 of 4

Seller Initials BP

PROPERTY LOCATED AT: 773 Wrightville Rd, 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.

Bruce Pelletier 01/19/2026
SELLER DATE
Bruce Pelletier

SELLER DATE

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



WARRANTY DEED

JOANNE M. CHAGNON, of Ashland, County of Aroostook, State of Maine,

for consideration paid,

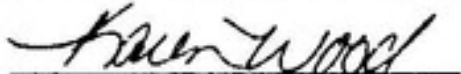
grants to BRUCE D. PELLETIER and CARRIE L. PELLETIER, husband and wife, of Vassalboro, County of Kennebec, State of Maine, with WARRANTY COVENANTS as JOINT TENANTS, the following described real estate, to wit:

A certain lot or parcel of land situated in the Town of Ashland, County of Aroostook, State of Maine, more particularly described as follows:

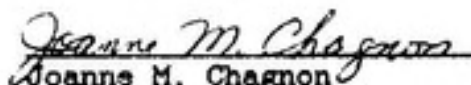
The south part of Lot #21 according to the L.E. Rideout Survey of 1911 containing ninety-one (91) acres, more or less, and recorded at the Southern District of the Aroostook Registry of Deeds in Map Plan Book 7, Page 18.

Meaning and intending to convey the same premises as conveyed to Joanne M. Chagnon by Warranty Deed of Eva Chagnon, dated August 26, 1991 and recorded in the Southern Aroostook Registry of Deeds in Volume 2388, Page 180.

WITNESS my hand and seal this 3rd day of September, 1997



Witness

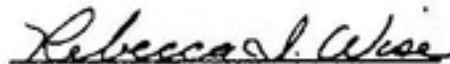

Joanne M. Chagnon

STATE OF MAINE - OHIO
AROOSTOOK, ss. SENECA

Sept. 3rd, 1997

Personally appeared the above named Joanne M. Chagnon and acknowledged the foregoing instrument to be her free act and deed.

Before me,

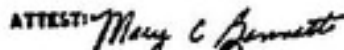

Notary Public,



REBECCA I. WISE
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 11-9-2001

RECEIVED AROOSTOOK, SS

97 SEP 12 AM 9:30

ATTEST: 
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 _____
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.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

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

lifestylepropertiesofmaine.com and 4 more links



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

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