

LAND FOR SALE

COMMERCIAL PROPERTY

45.13± Acre Property

**M92L2-1 Route 1A,
Ellsworth**

1,300 Feet Of Frontage
On Route 1A



\$199,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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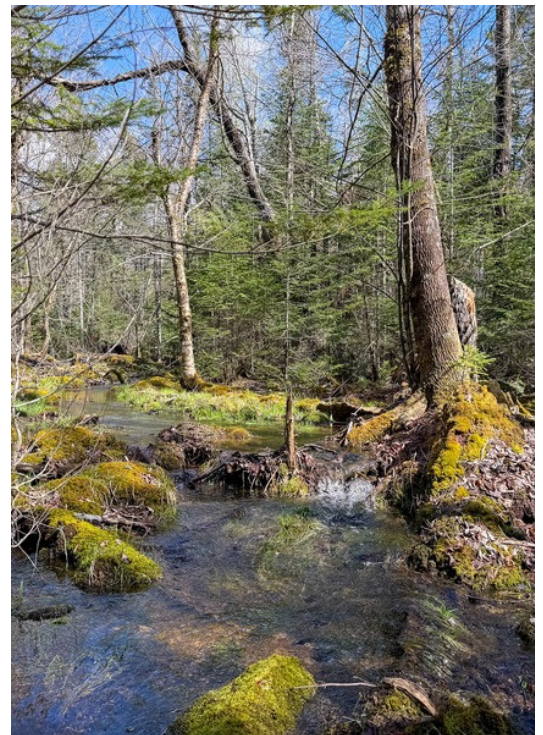
Scan to view the
full property details
and video!





Positioned along one of Downeast Maine's busiest travel corridors, this 45.13± acre property in Ellsworth offers a rare combination of commercial exposure, natural beauty, and long-term potential. With approximately 1,300 feet of frontage on Route 1A, the main highway connecting Interstate 95 to Bar Harbor and Acadia National Park, this property benefits from constant visibility in a region visited by millions each year. Whether you are considering commercial development, investment potential, or building a private residence with acreage, this property offers flexibility that is increasingly difficult to find.

The land itself features a beautiful mix of open field, mature forest, rolling terrain, and flowing brooks. Approximately six acres are open field, including roughly five acres of quality Peru Colonel soil. Elevations ranging from approximately 410 to 440 feet above sea level create a gently rolling landscape with scenic natural character throughout the property. Several brooks flow through the land, while the mature timber offers both privacy and potential timber value.



The property's size allows for a private homesite tucked back from the road while still benefiting from excellent highway access and visibility. Route 1A serves as one of the primary travel routes between Bangor, Ellsworth, Bar Harbor, and Acadia National Park, making this an outstanding location for a future business venture, investment property, or mixed-use opportunity.

Downtown Ellsworth is roughly 15 minutes away, Bangor International Airport is approximately 30 minutes away, and Bar Harbor is under an hour from the property. Large acreage parcels with this combination of visibility, accessibility, natural beauty, and development potential are becoming increasingly difficult to find in the Ellsworth area.



**Lifestyle
Properties
of Maine**





M92L2-1 ROUTE 1A, ELLSWORTH

PRICE

\$199,900

TAXES

\$1,403/2026

45.13± ACRES

ROAD FRONTAGE 1,300FT

HOW FAR TO...



Shopping | Maine Coast Mall, 9± miles



Hospital | Northern Light Maine Coast Hospital 8± miles



Airport | Bangor International Airport 24± miles



Interstate | Exit 182, 25± miles



City | Ellsworth, 8± Miles



Boston | 260± miles 4.5 Hours





Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



154 Maine Ave, Suite 7, Bangor, ME

04401

Scan to view Peter's
bio and other
listings



Testimonial:

'We were blessed to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in a "made to order" home sale experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for those looking for results in the Maine realty market.

Stephen Grant



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Ellsworth Police

207-667-2168

Fire

Ellsworth Fire Dept

207-667-8666

Town Office

Ellsworth City Hall 1 City Hall Plaza

207-667-2563

Mon-Thur 7am to 6pm

Tax Assessor

Larry Gardner, CMA

207-667-8674

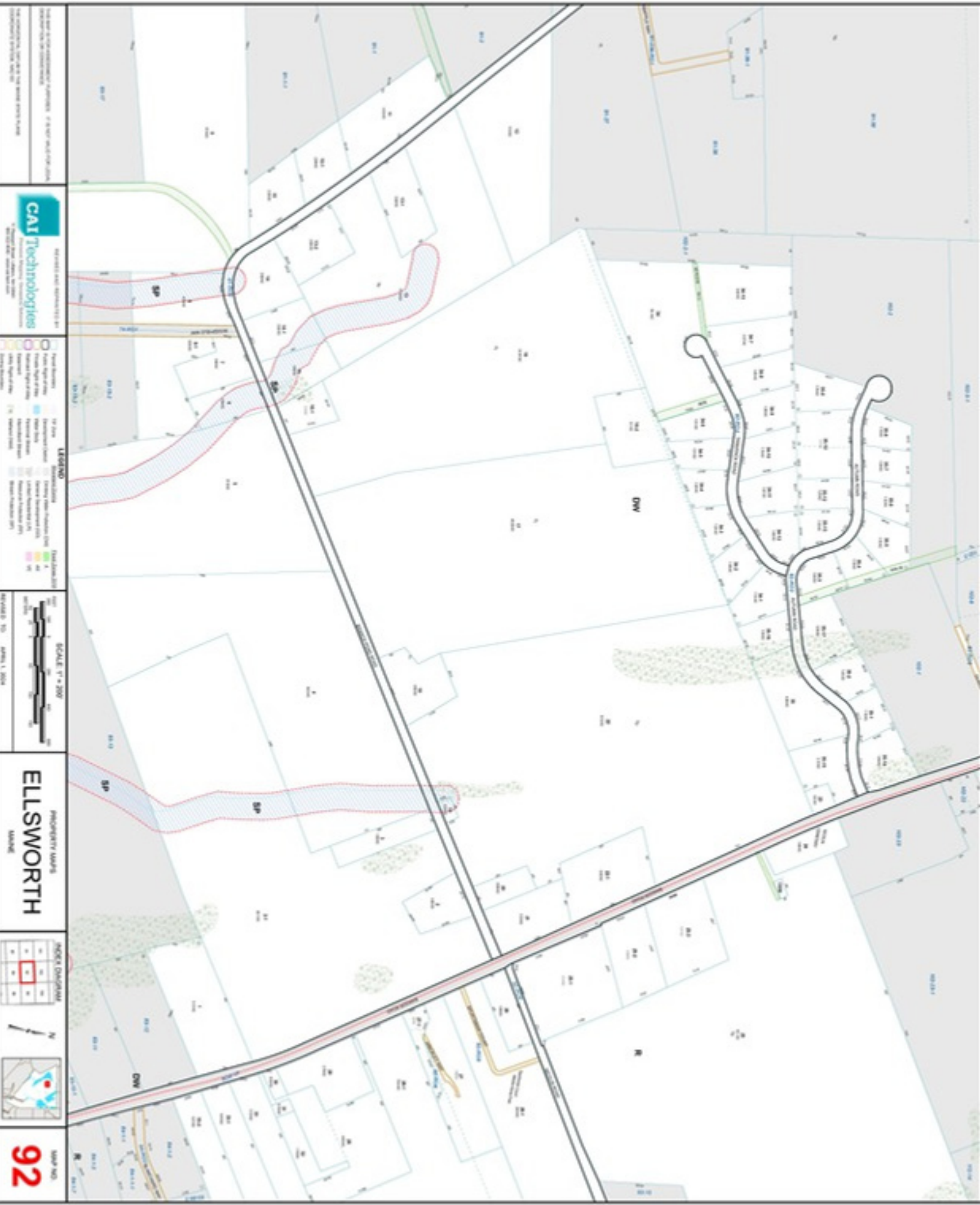
assessor@ellsworthmaine.gov

Code Enforcement

Robert Grant

207-667-4910

rgrant@ellsworthmaine.gov



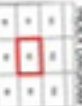
This map is a representation of the information provided by the City of Ellsworth. It is not a legal document and should not be used for legal purposes. The City of Ellsworth is not responsible for any errors or omissions on this map.



- LEGEND**
- Property boundaries
 - Water
 - Sewer
 - Gas
 - Electric
 - Telephone
 - Other utilities
 - Other features



ELLSWORTH



92

PROPERTY LOCATED AT: M92L2-1 Route 1A, Ellsworth, ME 04605**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: No underground tanks during my ownership

Source of information: Owner

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:

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

Buyer Initials _____ Page 1 of 4 Seller Initials JTT _____

PROPERTY LOCATED AT: M92L2-1 Route 1A, Ellsworth, ME 04605

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: _____

Source of information: 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: Tax map

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 JTT

PROPERTY LOCATED AT: M92L2-1 Route 1A, Ellsworth, ME 04605

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? _____

Relevant Panel Number: LMOR 22-01-0657P Year: 5/31/2024 (Attach a copy)

Comments: 23009C0732D Eff. 7/20/2016

Source of Section III information: FEMA

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: SPDW - Stream Protection Drink Water zone

Source of information: Town code enforcement

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: 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: _____

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: _____

Additional Information: None

Buyer Initials _____

Page 3 of 4

Seller Initials JTT

PROPERTY LOCATED AT: M92L2-1 Route 1A, Ellsworth, ME 04605

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.

John Trefethen, Trustee 05/06/2026
SELLER DATE

John T Trefethen, Trustee

SELLER DATE

SELLER DATE

John T. Trefethen Revocalbe Trust

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

JOHN T. TREFETHEN, of Belfast, Waldo County, State of Maine, for consideration paid, grants to **JOHN T. TREFETHEN, Trustee of the JOHN T. TREFETHEN REVOCABLE TRUST u/a dated May 21, 2010**, of Belfast, Waldo County, State of Maine, with QUITCLAIM COVENANT, a certain lot or parcel of land, with any improvements thereon, situated in the City of Ellsworth, County of Hancock, State of Maine, bounded and described as follows:

A certain lot or parcel of land together with the buildings thereon lying and being in said Ellsworth at North Ellsworth, so called, bounded and described as follows, to wit:

Beginning at the northeast corner of the road leading from the Bangor Road to William James; thence running by said road fifty-seven (57) rods to a hemlock stump; thence South twenty-two degrees East (S 22° E) forty-three and one half (43 ½) rods to a stake and stones; thence South seventy-one degrees West (S 71° W) eighty-seven (87) rods to a stake and stones; thence South twenty-two degrees East (S 22° E) forty-three and one-half (43 ½) rods to Henry Bowers line; thence by said Bowers line to the Bangor Road; thence by said road to place of beginning containing fifty (50) acres, more or less.

EXCEPTING from the above described lot a certain parcel or lot described in a deed from Louis P. Look and Marjorie D. Look to Gordon H. Ingersoll and Phyllis A. Ingersoll dated September 7, 1949, recorded in Hancock County Registry of Deeds in Volume 729, Page 294.

EXCEPTING from the above described lot premises described in deed of John T. Trefethen to Mathew Mead dated July 30, 2003 and recorded in Hancock County Registry of Deeds in Volume 3689, Page 299.

This conveyance may be subject to the building restriction that certain building or out buildings shall be erected or maintained upon a portion of the above described premises. This restriction is described (if it exists) in deed dated June 22, 1988 and recorded in Volume 1700, Page 615.

This conveyance is also subject to State of Maine Department of Transportation Notice of Layout and Taking recorded in Volume 5235, Page 94 of the Hancock County Registry of Deeds.

For Grantor's source of title reference may be had to deed of Louis P. Look and Marjorie D. Look to John T. Trefethen dated June 22, 1988 and recorded in Volume 1700, Page 615 of the Hancock County Registry of Deeds.

Subject to all easements, covenants or restrictions of record.

Grantee's address: 43 Battery Road, Belfast, Maine 04915

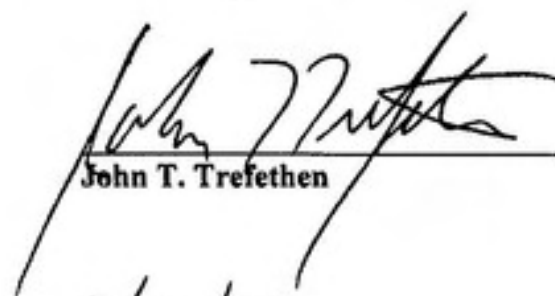
WITNESS my hand and seal this 27 day of July, 2015.

Witness:



STATE OF MAINE

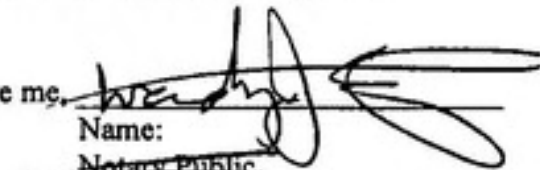
County of Waldo, ss


John T. Trefethen

Date: 7/27/15

Personally appeared the above-named, John T. Trefethen, and acknowledged the foregoing instrument to be his free act and deed.

WENDY J. CUMMINGS
Notary Public, State of Maine
My Commission Expires July 5, 2020

Before me, 

Name:

~~Notary Public~~

Attorney-at-Law

Branch Pond Road, Map 092, Lot 002, Sub 001
Trefethen #R-14995-A.QCD(AMP)

SEAL

② E/Griffin Tordella



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