

READY-TO-BUILD LAND

Drilled Well / Septic
Finished

**1099 Wrightsville Rd,
Ashland**

2.01± Acres
Driveway Finished



\$57,500

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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**Lifestyle
Properties
of Maine**

Scan to view the
full property details
and video!



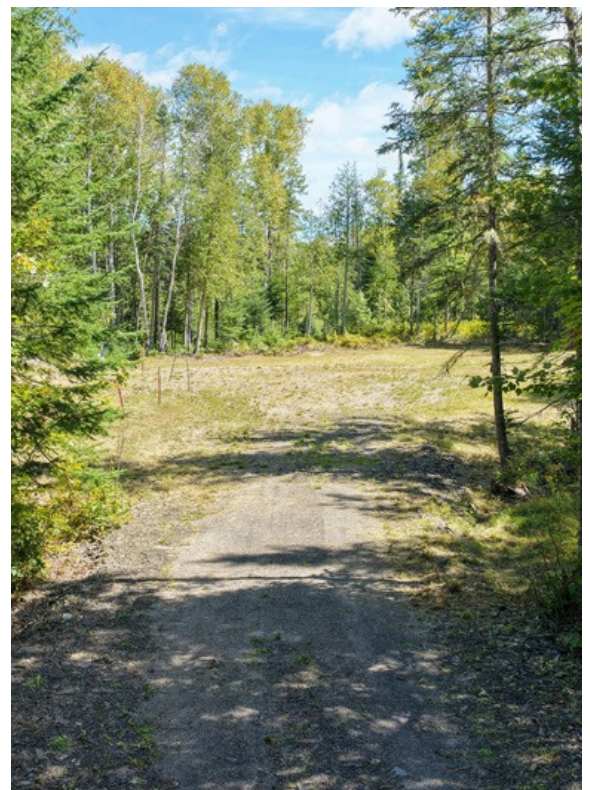


Photography by Mayhem Media

Interested in building a year-round home, vacation cabin, or getaway property in northern Maine? Take a look at 1099 Wrightville Road in Ashland, where some of the biggest and most expensive pieces of a rural building project are already in place.

This 2-acre surveyed building lot is located in Aroostook County, Maine's largest county, in a semi-remote setting on the edge of the North Maine Woods. The property has already been improved with a driveway, drilled well, septic system, and cleared building site, while electric service is available at the street. Instead of starting with raw, undeveloped land, you'll have an established foundation from which to begin planning your new Maine property.

Whether you envision a year-round residence, vacation home, hunting camp, rental property, getaway cabin, or seasonal RV destination, this property offers the flexibility to create a place that fits your lifestyle. If you're a snowbird looking for a northern Maine base to enjoy during the summer months, the cleared site and existing improvements may make this an especially interesting opportunity.



Ashland is a small northern Maine community of approximately 1,200 residents known for its combination of working farmland, extensive timberland, abundant wildlife, and outdoor recreation. The area is particularly well known for moose sightings and supports a healthy population of large whitetail deer, black bear, grouse and migratory waterfowl making this an attractive location for outdoor enthusiasts and hunters.

The property is approximately 8 miles from the Ashland business area, 28 miles from Presque Isle, and 51 miles from Fort Kent. Quebec City is less than five hours away, while Boston is approximately 5 hours and 50 minutes by car.





UTILITIES

TRASH REMOVAL

CASELLA

ELECTRIC COMPANY

VERSANT POWER

HEATING COMPANY

DAIGLE OIL COMPANY

WATER

WELL

SEWER

SEPTIC TANK

INTERNET PROVIDER

SPECTRUM

For recreational opportunities, you'll be close to some of northern Maine's best outdoor destinations. The North Maine Woods checkpoint is approximately 6 miles away, providing access to millions of acres of privately managed forestland and connecting you to the vast recreational landscape surrounding the Allagash Wilderness Waterway. The nearby Aroostook River offers opportunities for paddling, fishing, and exploring northern Maine's remote waterways.

Snowmobile and ATV enthusiasts will also find an extensive network of ITS snowmobile trails and ATV trails throughout the region, providing access to miles of scenic northern Maine riding and connections to area towns, fuel, restaurants, and lodging.

Like what you see?

Scan to subscribe
to our monthly
newsletter





1099 WRIGHTSVILLE RD, ASHLAND

PRICE

\$57,500

TAXES

\$274/2026

2.01± ACRES

ROAD FRONTAGE 245FT



HOW FAR TO...



Shopping | Ashland, 8± miles



Hospital | Presque Isle, 29± miles



Airport | Presque Isle, 28± miles



Interstate | Exit 286, 50± miles



City | Presque Isle, 28± Miles



Boston | 375± miles 5 Hours
50 Minutes



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
911

Fire

Ashland FD
911

Town Office

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

Tax Assessor

Town of Ashland
207-435-2311

Code Enforcement

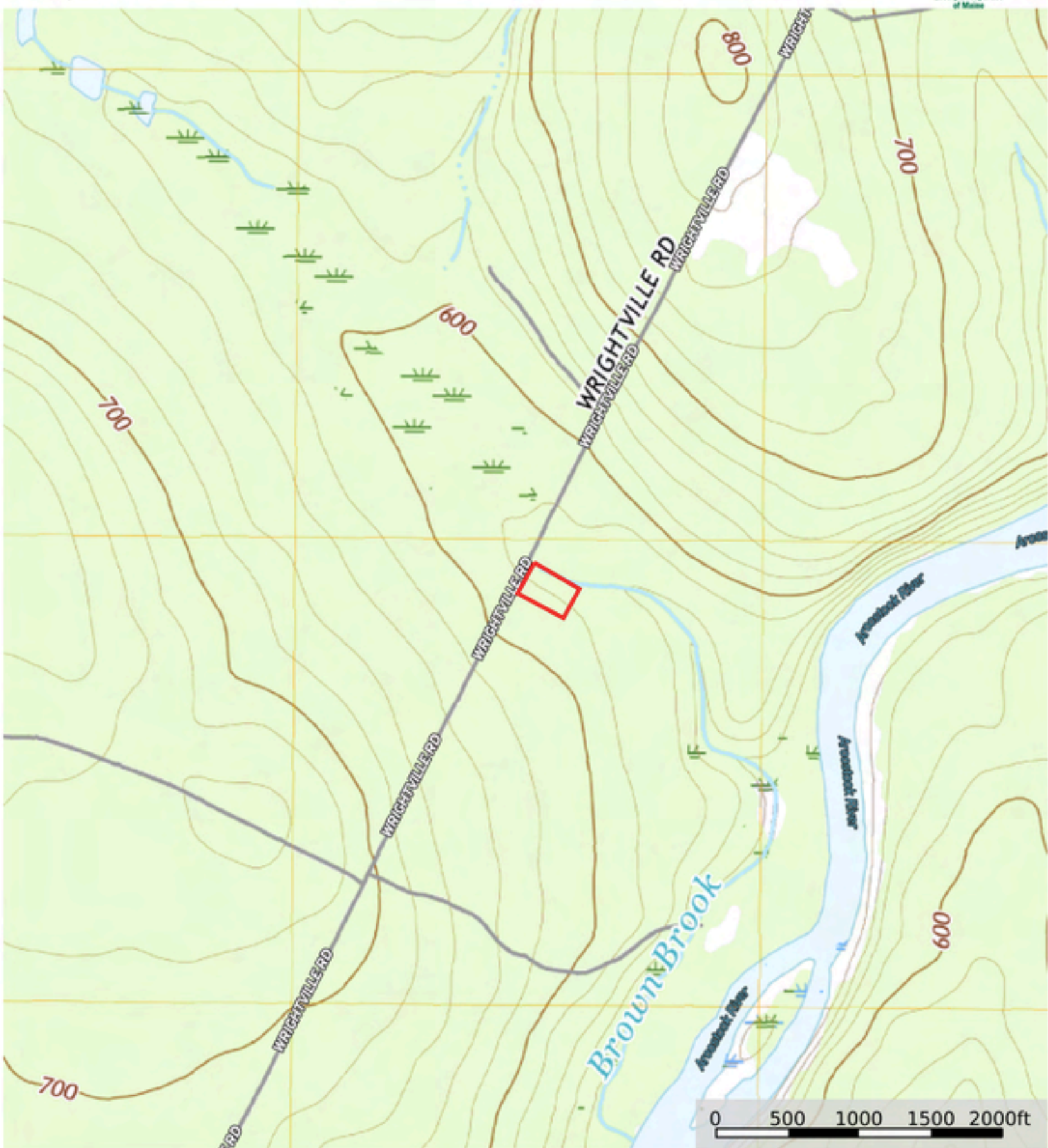
Frank Distefano
207-521-5060
ashland@mcmaine.com



Boundary

Ashland - Wrightville Rd Devlin

Maine, AC +/-

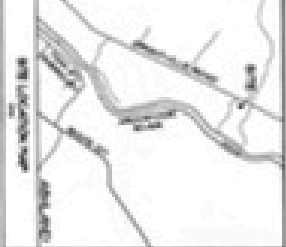


Boundary

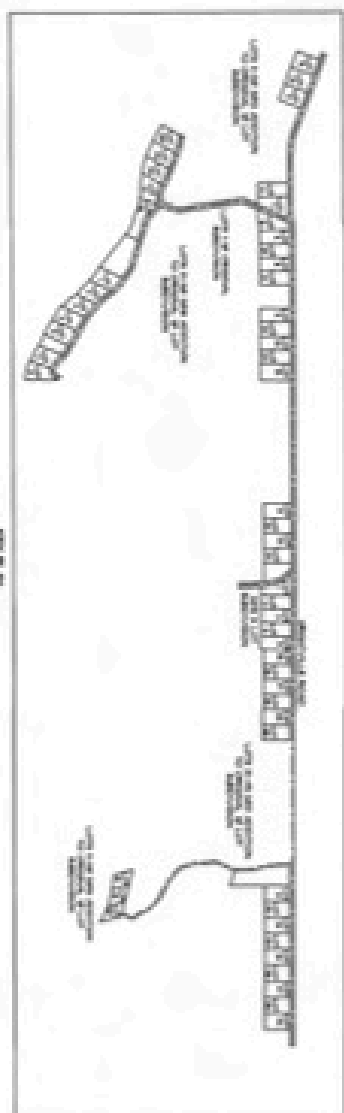
Ashland - Wrightville Rd Devlin
Maine, AC +/-



Boundary



DESCRIPTION
 THIS PLAN IS A PRELIMINARY DESIGN FOR THE CONSTRUCTION OF A NEW BRIDGE OVER THE PATUXENT RIVER, LOCATED IN THE COUNTY OF ST. MARYS, MARYLAND. THE BRIDGE WILL BE A TWO-LANE BRIDGE WITH A TOTAL LENGTH OF 1,200 FEET. THE BRIDGE WILL BE CONSTRUCTED OF PRECAST CONCRETE PILES AND WILL BE SUPPORTED BY TWO PIERS. THE BRIDGE WILL BE A TWO-LANE BRIDGE WITH A TOTAL LENGTH OF 1,200 FEET. THE BRIDGE WILL BE CONSTRUCTED OF PRECAST CONCRETE PILES AND WILL BE SUPPORTED BY TWO PIERS.



BRIDGE

NOTES
 1. THE BRIDGE WILL BE CONSTRUCTED OF PRECAST CONCRETE PILES AND WILL BE SUPPORTED BY TWO PIERS.
 2. THE BRIDGE WILL BE A TWO-LANE BRIDGE WITH A TOTAL LENGTH OF 1,200 FEET.
 3. THE BRIDGE WILL BE CONSTRUCTED OF PRECAST CONCRETE PILES AND WILL BE SUPPORTED BY TWO PIERS.

REFERENCE PLAN
 THIS PLAN IS A PRELIMINARY DESIGN FOR THE CONSTRUCTION OF A NEW BRIDGE OVER THE PATUXENT RIVER, LOCATED IN THE COUNTY OF ST. MARYS, MARYLAND. THE BRIDGE WILL BE A TWO-LANE BRIDGE WITH A TOTAL LENGTH OF 1,200 FEET. THE BRIDGE WILL BE CONSTRUCTED OF PRECAST CONCRETE PILES AND WILL BE SUPPORTED BY TWO PIERS.



STATE OF MARYLAND

BRIDGE INFORMATION

BRIDGE NO. 12345
 COUNTY OF ST. MARYS
 BRIDGE TYPE: TWO-LANE BRIDGE
 BRIDGE MATERIAL: PRECAST CONCRETE
 BRIDGE LENGTH: 1,200 FEET
 BRIDGE WIDTH: 20 FEET
 BRIDGE HEIGHT: 10 FEET
 BRIDGE WEIGHT: 100,000 LBS
 BRIDGE COST: \$1,000,000

LEGEND

BRIDGE DECK
 BRIDGE PIERS
 APPROACH ROADS
 TOTAL LENGTH OF BRIDGE
 BRIDGE WEIGHT
 BRIDGE COST

PLAN APPROVED

DATE: 10/1/2023
 BY: [Signature]

OWNER OF RECORD
 [Signature]

SCALE

1" = 100'

Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties • 100K subscribers • 1.1K 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



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.

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? N/A

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): N/A Size of tank(s): N/A

Location: N/A

What materials are, or were, stored in the tank(s): N/A

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: N/A

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 MWD DLD

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 and 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? 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: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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: N/A

Buyer Initials _____

Page 2 of 4

Seller Initials MWD DLD

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: N/A

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 and 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: N/A

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: N/A

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: 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: None

Buyer Initials _____

Page 3 of 4

Seller Initials MWD DL-D

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.

Michael W. Devlin
SELLER _____ DATE _____
Michael Devlin

Donna L. Devlin
SELLER _____ DATE _____
Donna Devlin

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 _____



MUNICIPAL QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS.

THAT THE INHABITANTS OF THE Town of Ashland, a body corporate and politic, located at Ashland in the County of Aroostook and State of Maine, in consideration paid, grants to Michael Devlin and Donna Devlin, 102 Swan Point Road, Rindge, NH 03461, in said county and State, the following described real estate, with quitclaim covenants, to wit:

A certain piece or parcel of land located on the southeasterly side of the Wrightville Road, so called, in the Town of Ashland, County of Aroostook, State of Maine, being more particularly described as follows;

Lot number forty-nine (49) as shown on a survey plan titled "Town of Ashland, 2021 Addition to 2012 10 Lot Subdivision, Wrightville Road, Ashland, Aroostook County, Maine" Lots 41-49, dated October 13, 2021 by B. R. Smith Associates, Inc. recorded in Plan Book 2021, Page 45 of the Southern Aroostook Registry of Deeds.

Together with any and all rights and interest the Grantor herein may have to the above said Wrightville Road.

Subject to any and all rights and interest others may have to the above said Wrightville Road.

The above description is based on a field survey completed by B.R. Smith Associates, Inc. October 2021. All rebar set are 5/8" diameter rebar with yellow plastic caps imprinted "BRSA, Inc. PLS 2185". All bearings are based on a magnetic bearing taken in June 2012. All deeds and plans referenced are recorded at the Southern Aroostook Registry of Deeds in Houlton, Maine.

The Town of Ashland has had the land in their possession for 50 years or more (tax liens) no recording information was available.

Dec. 1, 2021
BRSA, Inc.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said Michael Devlin and Donna Devlin and assigns forever.

IN WITNESS WHEREOF, the said Inhabitants of the Town of Ashland has caused this instrument to be signed by: David R. Milligan, Sherri P. Calhoun, Michael Montpetit, Gerard T. Raymond, Janet Jandreau in their capacity as Councilors, this 8th day of February, 2022

Signed, Sealed and Delivered
in presence of

INHABITANTS OF THE TOWN OF ASHLAND

By: [Signature]
David R. Milligan, Chair

[Signature]
Sherri P. Calhoun

[Signature]
Michael Montpetit

[Signature]
Gerard T. Raymond

[Signature]
Janet Jandreau

MAINE TRANSFER
TAX PAID



STATE OF MAINE

AROOSTOOK, SS.

February 8, 2022

Personally, appeared the above named David R. Milligan, Sherri P. Calhoun, Michael Montpetit, Gerard T. Raymond, and Janet Jandreau and in their said capacity and acknowledged the foregoing to be their free act and deed, by them signed and sealed, and the free act and deed of said Inhabitants of the Town of Ashland.

Before me,

[Signature]
Cyr Martin Notary Public

Melissa L. Richardson, Registrar
Aroostook County, Maine

