

RIVERFRONT LAND

HUNTING | RIVERFRONT | FISHING

62± Acres

1000 Grindstone Rd,
Medway

Over a Mile of River
Frontage



\$300,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

07

MEET YOUR AGENT

09

MUNICIPAL CONTACTS

10

MAPS

13

PROPERTY DISCLOSURE

17

DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Discover a rare opportunity at 1000 Grindstone Road in Grindstone, Maine—62± acres with approximately 7,000 feet of frontage on the legendary East Branch Penobscot River, including your own 11± acre private island. With more than a mile of cold, clear, free-flowing river and nearly 6,800± feet of road frontage, this property represents a truly scarce North Woods holding with exceptional recreational, conservation, and legacy value.

Located in Grindstone (AKA T1R7 WELS), an unorganized township with minimal population, the setting delivers authentic wilderness character while remaining accessible. East Millinocket is approximately 6 miles away for groceries and daily services, Millinocket and its regional hospital are about 15 miles, Bangor is roughly 66 miles (about one hour), Portland is under three hours, and Boston is within a half-day drive. Electricity is available roadside, offering practical development potential without sacrificing the remote feel buyers seek in northern Maine land.



The East Branch is woven into Maine's logging and sporting history and is now prized for its wilderness fisheries and paddling. Anglers pursue native brook trout and landlocked salmon, while paddlers test their skills on stretches that include the famed Grand Pitch. Wildlife sightings commonly include moose, black bear, and bald eagles.

This property sits near some of Maine's most celebrated conservation lands, including Baxter State Park, home to Mount Katahdin and over 200,000 acres of preserved wilderness; Katahdin Woods & Waters National Monument, protecting more than 87,000 acres of forestland and river corridors; and Penobscot River Trails, a four-season trail network offering Nordic skiing, hiking, mountain biking, and panoramic Katahdin views.



**Lifestyle
Properties
of Maine**





This is more than riverfront land—it is a meaningful piece of Maine’s North Woods with scale, water, island ownership, and proximity to iconic outdoor destinations rarely found in one offering.

Do not miss out on the opportunity to own this unique piece of Maine's scenic countryside. Come see it today!



Like what you see?
Scan to subscribe
to our monthly
newsletter





1000 GRINDSTONE RD, GRINDSTONE TWP

PRICE **\$300,000**

TAXES \$513/2025

63± ACRES

ROAD FRONTAGE 6,800 ±FT

HOW FAR TO...



Shopping | East Millinocket, 6± miles



Hospital | Millinocket, 15± miles



Airport | Bangor, 68± miles



Interstate | Exit 244, 5± miles



City | Bangor, 66± Miles



Boston | 300± miles 4 ½ 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



Carmen McPhail

ASSOCIATE BROKER | REALTOR®



207.290.0371 cell



207.794.6164 office



carmen@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Carmen's bio and
other listings



Testimonial:

'A note to say thank you for all of Carmen's efforts concerning the sale of our home in Monson. She really is very experienced in the real estate market and we couldn't be more happy with the whole process. It went smoothly, and in a very short time the house was sold. Her advice along the way made our job less stressful and whenever we had questions she would always return our calls and answer us. Again, we appreciated the working relationship with Carmen and your company, I would give you an A plus and recommend you to others who want to sell or purchase a home.'

Steve Day



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
(207) 947-4585 / 911

Fire

Nearby towns
911

Tax Assessor

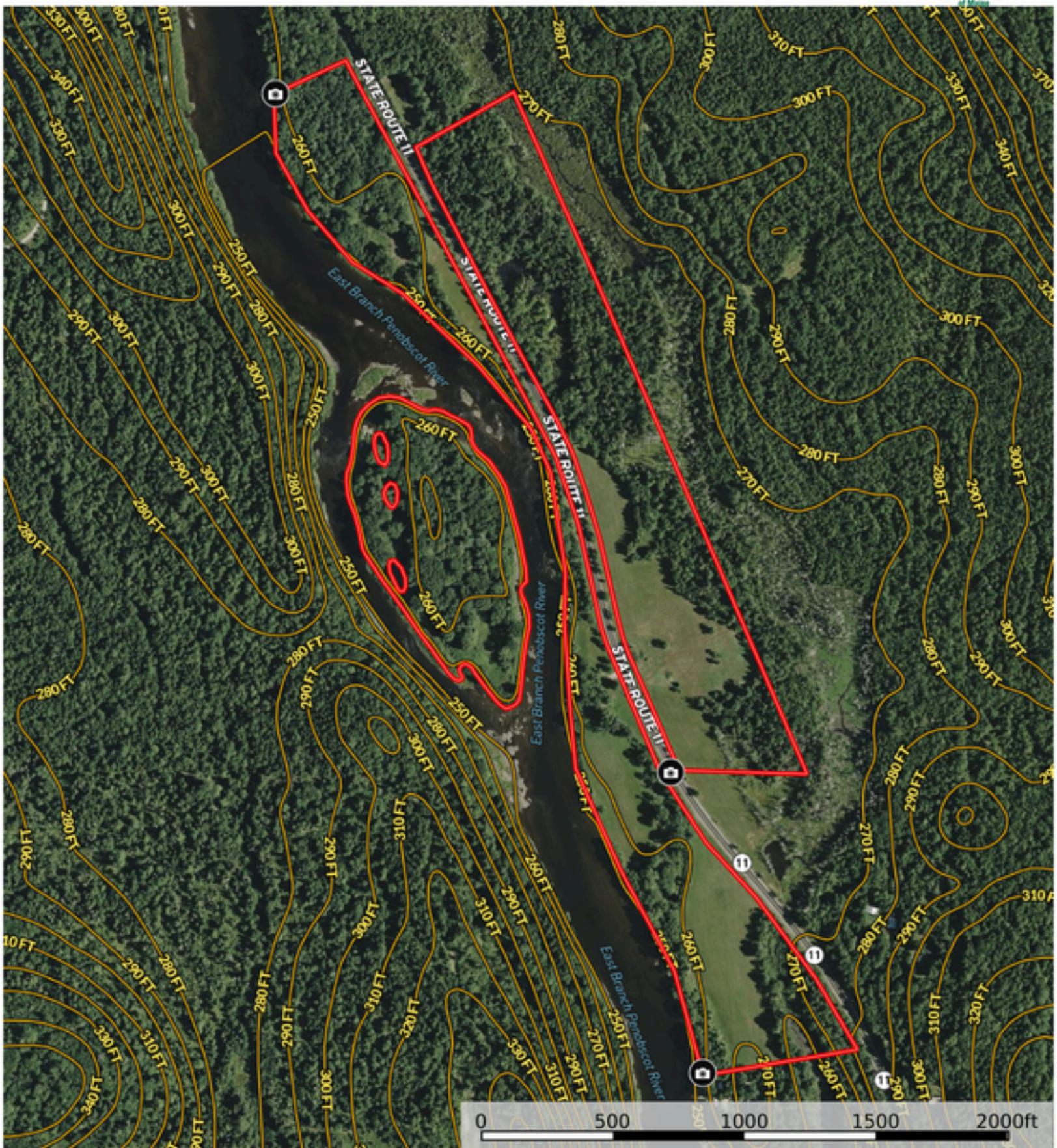
State of Maine
(207) 624-5600
email prop.tax@maine.gov

Code Enforcement

LUPC- East Millinocket
207) 399-2176
email lonna.perry@maine.gov

Grindstone - 1000 Grindstone Road 62 +/- acres

Maine, 62 AC +/-



D Photo Point □ Boundary

Grindstone - 1000 Grindstone Road 62 +/- acres

Maine, 62 AC +/-

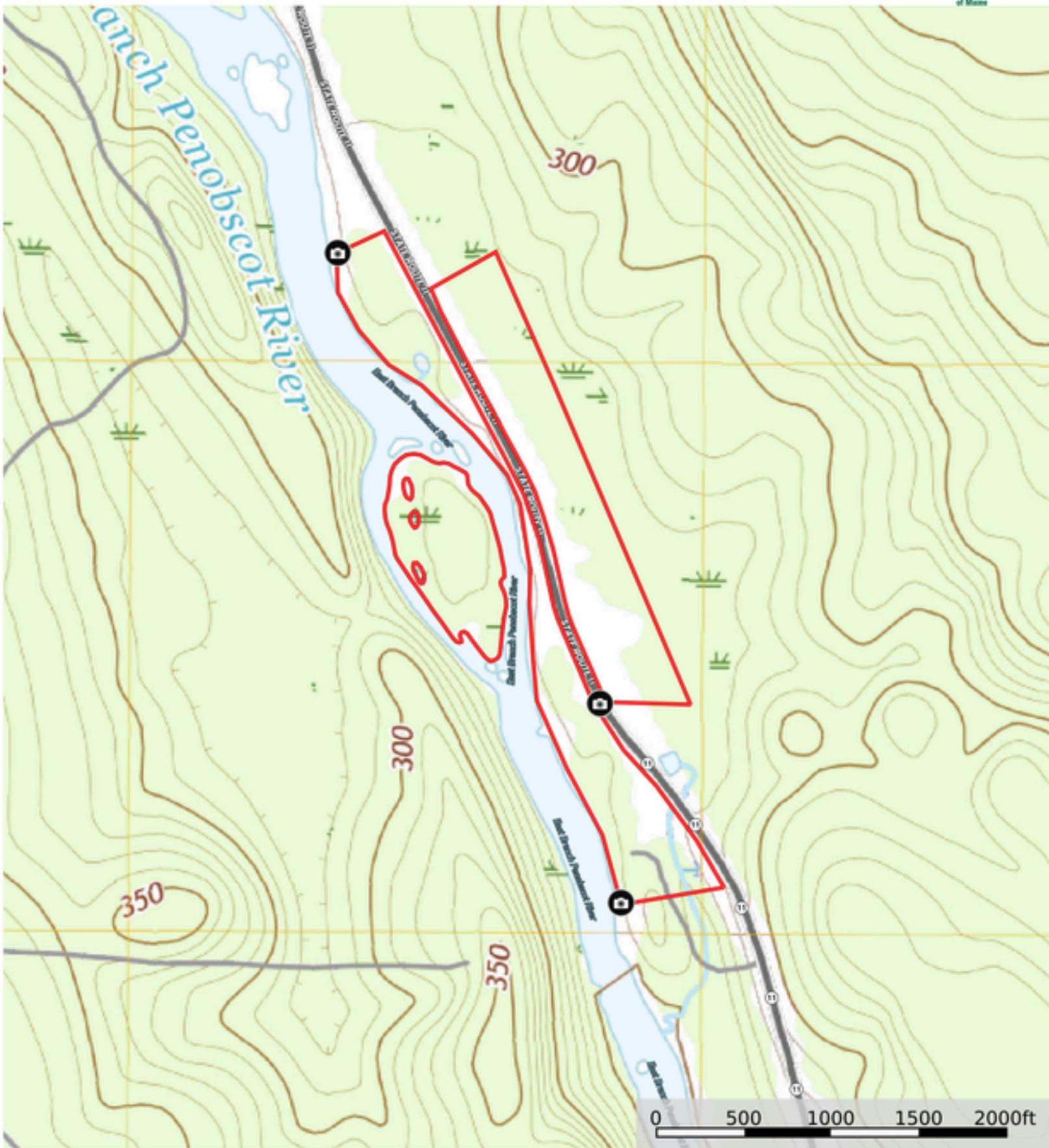


Photo Point Boundary

Grindstone - 1000 Grindstone Road 62 +/- acres

Maine, 62 AC +/-



Boundary



PROPERTY LOCATED AT: Grindstone Rd, Grindstone/East Millinocket, 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 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: _____

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 DP

PROPERTY LOCATED AT: Grindstone Rd, Grindstone/East Millinocket, ME

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: **seller and 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 and deed**

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: **river side fields have flooded. Has not seen flooding on the east side of road.**

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 DP

PROPERTY LOCATED AT: Grindstone Rd, Grindstone/East Millinocket, ME

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: _____ (Attach a copy)

Comments: LUPC has portions of the property zoned as flood prone

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: LUPC zoning

Source of information: LUPC parcel viewer

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 and 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: _____

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 DP

PROPERTY LOCATED AT: Grindstone Rd, Grindstone/East Millinocket, ME

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.

<u>Dawson Pelletier</u>	<u>02/19/2026</u>	SELLER	DATE
Dawson 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

RICHARD K. PELLETIER and BARBARA E. PELLETIER, husband and wife, both having a mailing address of 251 Kelly Hill Road, Stacyville, Maine 04777,

for consideration paid

grant to DAWSON T. PELLETIER of 220 Kelly Hill Road, Stacyville, Maine 04777, with WARRANTY COVENANT,

Certain pieces or parcels of real estate located in **Township 1, Range 7 (Grindstone)**, and **Stacyville**, County of Penobscot, State of Maine, bounded and described as follows, to wit:

Tract A: Township 1, Range 7

The homestead place of Eugenia A. Powers in Township 1, Range 7 (Grindstone) in County of Penobscot, State of Maine, whether particularly described below or not, and particularly the following lots or parcels of land comprising said homestead farm:

Parcel One:

The part of the Public Lot in Township Number 1, Range 7, in said County of Penobscot, and all rights of any nature therein, which were conveyed to Orissa J. Hathaway by Sarah A. Hathaway, by deed dated December 3, 1874, recorded in Penobscot County Registry of Deeds in Book 543, Pg. 237, with the addition of so much of said Public Lot as has been possessed and occupied by Orissa J. Hathaway which was not included in said conveyance to said Hathaway, with all rights of possession and improvements therein, and all the right, title and interest said Eugenia A. Powers had in said Public Lot, however, acquired, all estimated to contain one hundred fifty (150) acres, more or less.

Parcel Two:

An Island situated westerly of the above described real estate in the East Branch of the Penobscot River containing ten (10) acres, more or less.

Meaning and intending to convey the same premises as Parcel Two and Parcel Three of Warranty Deed dated September 6, 2013 from John C. Welch to Richard K. Pelletier and Barbara E. Pelletier and recorded in said Registry in Vol. 13322, Pg. 29.

Tract B: Stacyville

A certain lot or parcel of land, lying in Township Three (3), Range Six (6) W.E.L.S., now Stacyville Plantation, in the County of Penobscot, State of Maine:

The same being known as Lot numbered One Hundred Nineteen (119) in the south half of said Township, containing one hundred (100) acres, more or less, being the same premises described in deed of Eldorado Chambers to Catherine B. Farmer dated October 21, 1916, and recorded in the Penobscot Registry of Deeds in Vol. 880, Pg. 495.

Excepting those premises conveyed by Warranty Deed dated June 13, 1989 from Richard K. Pelletier and Barbara E. Pelletier to John W. Gates and Susan A. Gates and recorded in said Registry in Vol. 4467, Pg. 363. Also excepting those premises conveyed by Warranty Deed dated February 17, 2000 from Richard K. Pelletier and Barbara E. Pelletier to John Gates and Susan Gates and recorded in Vol. 7448, Pg. 74.

Meaning and intending to convey a part and part only of those premises conveyed in Warranty Deed dated January 13, 1989 from Henry Maurice Farmer to Richard K. Pelletier and Barbara E. Pelletier and recorded in said Registry in Vol. 4385, Pg. 237.

Any and all rights, easements, privileges and appurtenances belonging to the within granted estate are hereby conveyed.

The Grantors hereby certifies that this transfer is for adequate and full consideration in money or monies worth.

IN WITNESS WHEREOF, RICHARD K. PELLETIER and BARBARA E. PELLETIER have hereunto set their hands and seals this 16th day of October, 2020.

Signed, Sealed and Delivered
in the presence of

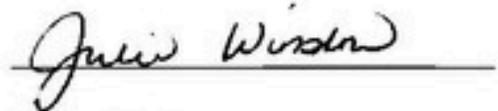
Richard K Pelletier
RICHARD K. PELLETIER
Barbara E. Pelletier
BARBARA E. PELLETIER

STATE OF MAINE
COUNTY OF AROOSTOOK

October 16, 2020

Personally appeared the above-named RICHARD K. PELLETIER and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

Julie R. Winslow
Notary Public, Maine
My Commission Expires 10/19/2024

No Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED



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. 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