

Private Client Synopsis Report

000 River Road, Orrington, ME 04474

List Number: 1462694	County: Penobscot	Seasonal: No	List Price: \$169,000
Status: Active	Property Type: Land		Original List Price: \$169,000

Directions: From intersection I-395 and Rt 15 (River Road) in Brewer south 6.5 miles. Property on right. Sign up



General Information

Surveyed: No	Lot Size Acres +/-: 32
Road Frontage +/-: 1,174	Source of Acreage: Public Records
Mobile Homes Allowed: Yes	Zoning: Low Density Resident

Water Information

Water Frontage: Yes
Water Frontage Amt +/-: 970
Waterfront Owned +/-: 970
Waterfront Shared +/-: 0
Water Body: Penobscot River
Water View: Yes
Water Body Type: River

Tax/Deed/Community Information

Book/Page/Deed: 6710/ 277/
Map/Block/Lot: 2 / 16
Full Tax Amount/Year: \$1,464/ 2019
Tax ID: 0Riverroadorrington04474

Interior Information

Property Features

Site: Level; Open; Pasture/Field; Wooded	Roads: Public
Driveway: No Driveway	Electric: On Site; Three Phase
Location: Near Town; Near Turnpike/Interstate; Neighborhood; Suburban	Gas: No Gas
Restrictions: No Restrictions	Sewer: None; Soil Test Available
Recreational Water: Deeded; River/Brook/Stream; Waterfront Tidal	Water: Well Needed on Site
	View: Scenic; Trees/Woods

Remarks

Remarks: Maine lifestyle property! Soil -tested riverfront home sites, road front commercial opportunities, solar farm development or all of these just 6.5 miles from the Bangor bridge, 10 miles to historic Bucksport marina and the world class sailing waters of Penobscot Bay. This unique property includes a roadside 14 acre field with 1,175' of frontage on State Route 15, the main traffic corridor along the river. Great spot for a garden center, greenhouses or lease for solar farm development. The wooded area on Bartlett Cove, famed for duck habitat, has several small peninsulas ideally suited for private waterfront homesites. Extraordinary opportunity for family venture!

Listing/Agent/Office Information

Days On Market: 7	List Date: 05/01/2020	Expiration Date: 04/30/2021	Terminated Date:
Pending Date:	Withdrawal Date:	Agent Cell Phone: 207-944-8771	Buyer Agency: 2.4%
Listing Member: George MacLeod 006238		Agent Phone: 207-702-9146	Sub Agency:
Listing Member Email: mainemacleod@gmail.com		Office Phone: 207-702-9146	Transaction Broker:
Listing Office: Maine Real Estate Brokerage 2807			

Listing provided courtesy of:

George MacLeod

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Prepared by George MacLeod on Friday, August 07, 2020 5:40 PM.

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