

Bucksport Hills

SELLING MEMORANDUM

Bucksport Hills comprises 288.8 strategically-located acres of woodland nestled between two pristine ponds in mid-coast Maine. This offering is an extraordinary opportunity for multi-use development or a private wilderness retreat in one of Maine's fastest growing areas. The menu of possibilities includes commercial recreation, residential development, conservation, personal or corporate retreat, private hunting preserve, timber growth investment – or, all of these.

As always, location is key to value. Bucksport Hills is just 20 minutes from Bangor International Airport and I-95, 10 minutes from the Bucksport marina and access to the world class sailing waters of Penobscot Bay. The coastal villages of Camden, Bar Harbor, and Acadia National Park are within a 40 mile radius.

With 1,235' of frontage on pristine Thurston Pond, this property offers swimming, fishing, kayaking, as well as tranquility and unspoiled views. The parcel has frontage on a town-maintained, paved road plus four miles of interior gravel roads and extensive trails for hiking, skiing, horseback riding. The Interstate Snowmobile Trail crosses the property (by revocable permission of owner). Jump on your sled and head for any destination between Quebec and Massachusetts.

Preliminary planning is complete for a waterfront RV campground on the property's north-east side. There is abundant game and wildlife for bird-watchers and hunters alike. Timber appreciation adds to the long term value of this investment. Soil tests indicate that residential lots could be developed adjacent to the town road.

Additional 277 acres available.

For additional information please contact: George MacLeod, Listing Broker
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