

# **Balsam Cove Campground**

## **Property Summary**



**Property name:** Balsam Cove Campground  
**Property address:** 286 Back Ridge Road, East Orland, Maine 04431  
**Map / Lot:** Map 3 / Lot 25 and 23D  
**Deed reference:** Book 3614 / Page 282 Hancock County Registry  
**Area:** 38 acres  
**Waterfront:** 660' Toddy Pond  
**Survey:** Yes  
**Current use:** Seasonal Campground  
**Improvements:** 124 sites (see attached site map)  
3 cabins  
25' x 50' pavilion w/ kitchen  
.5 mile gravel access road plus spurs  
Camper store  
Bath house  
Parking area  
Landscaped beach area  
Manager's house  
**Water supply:** 2 drilled wells w/ underground supply lines  
**Sanitary waste:** 2 septic systems w/ capacity for 125 additional sites  
**Fixtures & Equipment:** See attached conveyance list  
**Year Established:** 1964  
**Current owner purchase:** 2007  
**Ownership:** LLC  
**Deed type:** Quit claim w/ covenant  
**Interests to convey:** Fee simple / non-compete / bill of sale  
**Price:** \$1.8 M