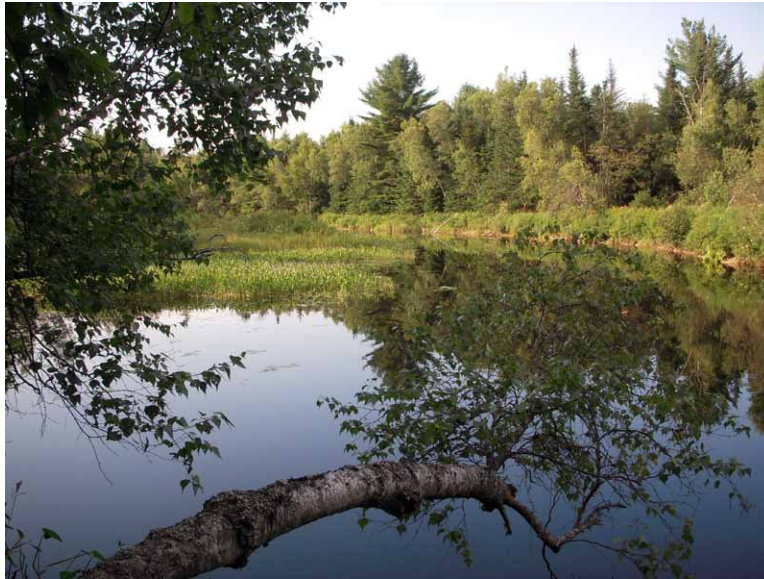




# EVERGREEN REALTY

100 North Main St., Milbridge, ME 04858 TEL 207-546-4462 FAX 207-546-3642  
www.evergreenrealtymaine.com info@evergreenrealtymaine.com

LIST #: 1126LW



<b>Property Address:</b> Spragues Falls Road      Cherryfield, ME		<b>List Price:</b> \$110,000
<b>Acreage:</b> 76A±		<b>Utilities:</b> At Road
<b>Road Frontage:</b> 1750'±		<b>Zoning:</b> Shoreland
<b>Shore Frontage:</b> 2500'±		<b>Easements:</b> None Known
<b>Taxes:</b> \$894.00	<b>Year:</b> 2010	<b>Exposure:</b> North, West
<b>Deed (BK/PG):</b> 589/469 and 583/102		<b>View:</b> Narraguagus River
<b>Map &amp; Lot:</b> R8 / 13		<b>Timber:</b> Many Hardwood , Mixed
<b>Survey (Yes/No):</b> No	<b>Year:</b>	<b>Soil Test:</b> None
<b>Subdivision (Yes/No):</b> No		<b>Restrictions:</b> Shoreland Zoning
<b>Remarks:</b> PRICE REDUCED: Seller says "make an offer". This 76 acre± parcel has over 2000 feet on the West Branch of the Narraguagus River. Mostly level land with a mixture of evergreens and hardwood trees. Rare opportunity to own large acreage in the Spragues Falls area of Cherryfield. Power at road. 76 Fabulous Acres in the Spragues Falls District of Cherryfield. Over 2000 feet of River Frontage on the West Branch of the Narraguagus River and 1500 Feet on Paved Road with Power. Mostly Level Land with Mixed Evergreens and Hardwoods. Peaceful Setting to Build your Dream Home with Plenty of Room to Roam. Can Divide into More Lots and use as an Investment. Great Location with Much Potential. <b>MLS #23874</b>		
<b>Directions:</b> : Route 182, Cherryfield 2 mi. to Spragues Rd 1.9 mi to lot on right; watch for Evergreen Realty sign.		
Evergreen Realty is an agent for the seller in the marketing, negotiation and sale of this property, unless otherwise disclosed. Subject to errors, omissions, prior sale, change or withdrawal without notice.		