



# EVERGREEN REALTY

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LIST #: 1150LW



<b>Property Address:</b> Ridge Road Addison, Maine		<b>List Price:</b> \$50,000
<b>Acreage:</b> 35A±		<b>Utilities:</b> Power at Road
<b>Road Frontage:</b> 500±		<b>Zoning:</b> Shoreland
<b>Shore Frontage:</b> 500'±		<b>Easements:</b> None Known
<b>Taxes:</b> \$306.27	<b>Year:</b> 2010	<b>Exposure:</b> All
<b>Deed (BK/PG):</b> 1372/ 304 part of		<b>View:</b> Fields and Trees
<b>Map &amp; Lot:</b> 4 / 32		<b>Timber:</b> Mixed
<b>Survey (Yes/No):</b> No	<b>Year:</b>	<b>Soil Test:</b> None
<b>Subdivision (Yes/No):</b> No		<b>Restrictions:</b> None Known
<b>Remarks:</b> View lot with approximately 35 acres, 500'± of road frontage with power available, access interior of land by old woods road into property; also has frontage on the marsh and West Branch of the Pleasant River. MLS #24617 & #1029190		
<b>Directions:</b> Route 1 Columbia to Ridge Rd, land is approx 1 mile on the left.		
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.		