



EVERGREEN REALTY

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

LIST #: 1181LW



Property Address: 8 Cross Road Columbia Falls, Maine		List Price: \$60,000
Acreage: 32A±		Utilities: 0'±
Road Frontage: 1600±		Zoning: Shoreland
Shore Frontage: 815'±		Easements: Utility, ROW
Taxes: \$ TBD	Year: 2012	Exposure: All
Deed (BK/PG): 2867 / 194		View: East Branch of Little River
Map & Lot: 5 / 25		Timber: Mixed
Survey (Yes/No): Yes	Year:	Soil Test: Satisfactory
Subdivision (Yes/No): No		Restrictions: See Zoning
Remarks: This 32± acre parcel has about 1600' of road frontage on 2 paved town roads, approximately 815' of frontage on Eastern Little River and a gravel road into property; power is available at roadside. Come and enjoy the abundant wildlife & fishing or just take time out to relax near the river. MLS# 1028074		
Directions: Route 1 Columbia Falls to Tibbettstown Rd left on Cross Rd.		
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.		