



UPPER KENNEBEC PROPERTIES

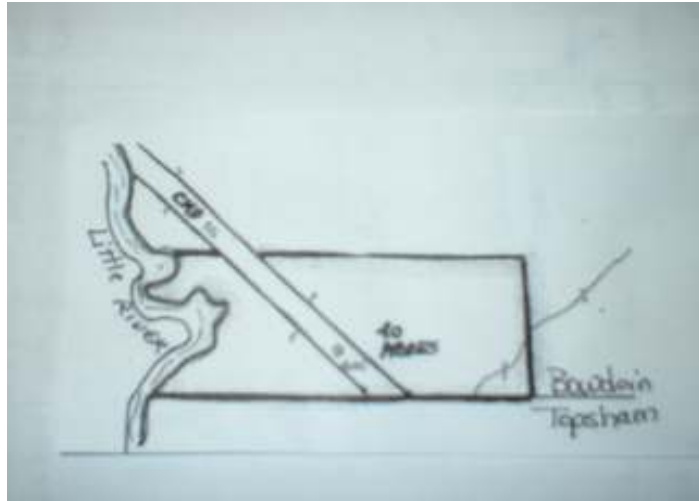
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<b>Municipality:</b> BOWDOIN <b>County:</b> SAGADAHOCK <b>Address:</b> Edgecomb & Ward Road <b>Acreage/Lot Size:</b> 40+/- ACRES <b>Surveyed:</b> NO <b>Road Frontage:</b> 50 ft. ROW <b>Water Frontage:</b> YES <b>Tree Growth:</b> NO	<b>Soil Tested:</b> NO <b>Power:</b> NO <b>Water Source:</b> NO <b>Septic:</b> NO <b>Taxes:</b> \$549.00 <b>Year:</b> 2009/2010 <b>Access:</b> 50ft ROW <b>PRICE: \$ 72,000</b>	<b>Zoning:</b> CHECK W/TOWN <b>Topo:</b> SLIGHTLY SLOPING <b>Views:</b> TYPICAL <b>Woods:</b> MOSTLY <b>Deed Type:</b> Warranty <b>Book:</b> 566 <b>Page:</b> 97 <b>Map:</b> 3 <b>Lot:</b> 10 <b>Listing:</b> # 00779
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This 40+/-Acre lot is ideal for the new camp/home of your dreams. Over looks Little River Stream, good fishing, excellent hunting (I've been told), mostly wooded, high & dry-ideal for your dream home or camp. Power needs to be brought in, deeded ROW, and much more. Call today for more information.

Directions: From Lisbon Falls go North on Route 125, go approx. 2 miles turn on Edgecomb Road, pass intersection of Summer St., go across bridge approx 150 yards, property on left.



Both Agency and Seller shall agree to offer this property without regard to race, color, religion, sex, handicap, disability, familial status, or national or regional origin.

**DISCLAIMER:** United Country-Upper Kennebec Properties is a seller agency and has been hired by the Seller to market their property. Any information pertaining to the sale of this

property given to the Agency or its' agents will be given to the seller. Buyers are advised to check with town for zoning requirements, and inspectors.

***"NO ONE KNOWS THE COUNTRY LIKE WE DO!"***