

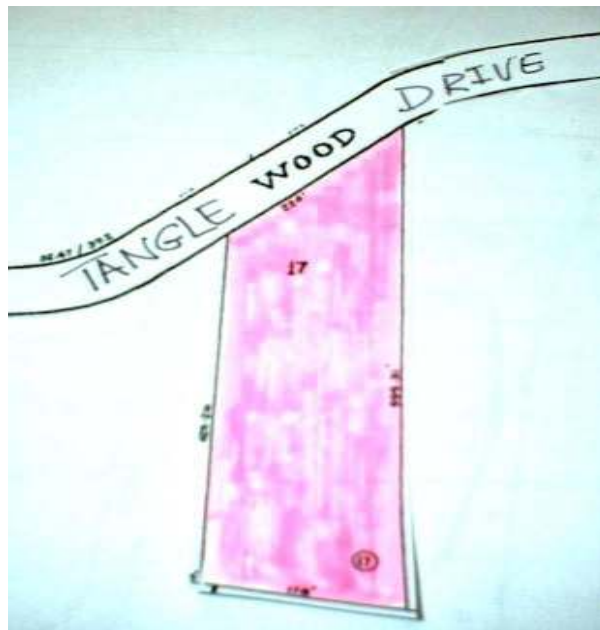


UPPER KENNEBEC PROPERTIES

323 Main Street, P.O. Box 437, Bingham, Maine 04920  
(207) 672-4108 (v) (207) 672-4109 (f)

[www.unitedcountryupperkennebecproperties.com](http://www.unitedcountryupperkennebecproperties.com)  
[www.upperkennebecproperties.com](http://www.upperkennebecproperties.com)

<b>Municipality:</b> BINGHAM <b>County:</b> SOMERSET <b>Address:</b> TANGLEWOOD DR <b>Acreage/Lot Size:</b> <b>2+/- ACRES</b> <b>Surveyed:</b> YES <b>Available:</b> YES <b>Road Frontage:</b> 224ft <b>Water Frontage:</b> NO <b>Tree Growth:</b> NO	<b>Soil Tested:</b> NO <b>Available:</b> N/A <b>Power:</b> AT ROAD <b>Water Source:</b> Needed <b>Septic:</b> Needed <b>Taxes:</b> \$276.25 <b>Year:</b> 2009/ 2010 <b>Access:</b> PAVED ROAD  <p style="text-align: center;"><b>PRICE: \$19,900</b></p>	<b>Zoning:</b> NONE (Buyer is advised to check w/ town regarding building ordinances prior to purchase)  <b>Topo:</b> FLAT <b>Views:</b> TYPICAL  <b>Woods:</b> Mostly <b>Fields:</b> NO  <b>Deed Type:</b> Warranty <b>Book:</b> 3197 <b>Page:</b> 17 <b>Map:</b> 12 <b>Lot:</b> 17  <b>Listing #</b> 00790
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



WANT TO GET AWAY FROM IT ALL, BE NEAR SNOWMOBILE/ATV TRAILS, FISHING, HUNTING SPOTS, WHITE WATER RAFTING, BOATING, ETC. & YET NOT HAVE TO PAY FOR A MOTEL? THIS LOT IS JUST WHAT YOU WANT! OUT OF TOWN, YET WITHIN MINUTES OF ALL THE NECESSITIES PLUS A LOT MORE. QUIET NEIGHBORHOOD, IDEAL FOR THAT NEW CAMP/HOME YOU HAVE ALWAYS DREAMED OF. CALL TODAY FOR MORE INFORMATION. DON'T MISS OUT ON THIS GREAT BUY!

Directions: From office take Rte 201 south, go approx. 7 miles, across from State picnic area turn right, watch for sign on the right.



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 contact town and inspectors at their expense to be sure of conditions.

***“NO ONE KNOWS THE COUNTRY LIKE WE DO!”***