



MLS# : 18015-09483

Price : \$233,500

Type : Farms for Sale

Size : 389 Acres

Address : Lot 24 Fuller Road , Presque Isle , Maine , 04740

FEATURES

- ✓ Field
- ✓ Timber
- ✓ Trout Stream Frontage
- ✓ Year-Round Access
- ✓ Electric at street
- ✓ Farm Land
- ✓ Hunting Land
- ✓ Scenic Views

ABOUT THE PROPERTY

Howard Brook Ranch

Property Description

Howard Brook Ranch located in the town of Easton, ME is a 389+- acre parcel of undeveloped farm and timber land. The acreage has 44+- acres of cleared land that was last farmed in the mid 1980-s for row crops, and has rested as grassland since that time. The remainder of the parcel is wooded with mixed growth woodlands and some softwood plantation. There is utility power available along Fuller Rd, which is a town-maintained roadway. There is nearly 1100 ft of road frontage along Fuller Road.

Area Description

The property is located in the town of Easton, Maine which is a

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border town along the Maine-Canadian border. The community is predominately a rural farming community, but also is home to a wood processing facility owned by Huber Engineered Woods that produces Advantek. There is also a potato processing facility owned by McCain Foods that is located within the community of 1287 year-round residents. During recent years a sizeable Amish community has settled within Easton and now makes up nearly 25% of the total population. Easton is just a short drive to the city of Presque Isle where you will find healthcare, a university campus, a technology school as well as an international airport.

Recreational information

Residents of northern Maine enjoy access to the outdoors. Miles of farm and logging roads cross the landscape which allow ATV riders opportunities to explore northern Maine during the warmer months, and snowmobile riders to explore during the winter. A section of both trail systems crosses the property allowing direct trail access should you desire it. The woods and fields of the area are home to geese, ruffed grouse, white tail deer, black bear and moose. The abundance of wildlife in the area provides numerous hunting opportunities. The area streams are home to plentiful brook trout populations, and when “the alder leaves are the size of a mouse’s ear”, you may find residents exploring the waters in search of a feed of fresh brook trout.

Water Features

Howard Brook Ranch gets its name from the 5500 feet of Howard Brook which meander through the heart of the property. The brook slowly crosses through the heavily wooded section of the tract. Its many deep spring fed pools hold healthy populations of brook trout, year-round. Beaver, otter and mink can often be seen along this secluded section of Howard Brook. Moose and whitetail deer are frequently seen near this abundant water source.

Land Features

The 389+- acres of Howard Brook ranch boasts over 166 +- acres of farm class soils with the balance of the soils good for wildlife and growing timber. Currently there is 44 +- acres of cleared land that can be used for farming, grazing or just to produce crops of hay. The forested land has a Tree Growth plan in place, and had its most recent harvest performed in 2019. The mixed wood forest is growing very well, and with management, will produce merchantable timber for generations.