

**MLS# :** 18015-08382**Price :** \$199,900**Type :** Land for Sale**Size :** 12.38 Acres**Address :** 0 Bluff Road , Enfield , Maine , 04493

FEATURES

- ✓ 12.38 +/- Acres
- ✓ Fishing
- ✓ Recreational lot
- ✓ Waterfront
- ✓ Cold Stream Pond
- ✓ Cold water fishery

ABOUT THE PROPERTY

Maine Land for Sale in Enfield

This is without a doubt the finest piece of undeveloped land on Cold Stream Pond in Enfield, Maine. The 12.38 +/- acre lot has a nearly perfect southern orientation to the water. The views from the shore are over the widest part of this spectacular cold water lake and from the lake enjoy views of Maine's Mount Katahdin. The parcel has over 2,000 feet of meandering shoreline, most with deep water access. This is one of the largest stretches of undeveloped shoreline you can find in Maine. There is a sheltered cove with white sand bottom perfect for swimming.

This part of the lake is resource protected and the land is being enrolled in Maine's tree growth tax program. The forest products that can be utilized from this parcel include mature maple trees for sap, saw logs of different timber types and more. Your commercial use of the forest will keep the property taxes in check while you enjoy the acre building site held out of the program to build your home, log cabin or summer cottage on.

The property is accessed over a good quality gravel road which is maintained by a private road maintenance association. Fees usually run about \$200 +/- dollars per year. This private road system also gives access to an ATV and snowmobile trail system maintained by local volunteer clubs. The land has electric power along the street. The owner will finance the sale of the property for qualified buyers. Cold Stream Pond is comprised of approximately 3,600 surface acres with water depths in excess of 100 feet. The lakes crystal clear water has excellent oxygen levels and a good population of rainbow smelt providing habitat and forage for the population of lake trout, landlocked salmon and brook trout. A public boat launching site makes it possible to utilize most sport and recreational boats to enjoy water skiing, sailing, power boating or just paddling. Enfield and Cold Stream Pond are located approximately 35 miles

CONTACT US

PHIL MCPHAIL

BROKER / OWNER - ALC

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north of Bangor, Maine. The population of Enfield is approximately 1,600. It is a quiet rural area of mostly single family homes. The nearby service town of Lincoln, approximately 14 miles from the property, has hospital, large grocery chain, Walmart and many other shops, restaurants and services.