

**MLS#** : 18015-09243**Price** : \$65,000**Type** : Land for Sale**Size** : 130 Acres**Address** : Map 6 Lot 3 Sherman Road , Robbinston , Maine , 04671

FEATURES

- ✓ Hunting Land
- ✓ Grid Power Roadside
- ✓ Nearby Atlantic Ocean
- ✓ Deer & Bear Hunting
- ✓ Timberland
- ✓ Public and Private Road Front
- ✓ Close to New Brunswick Canada
- ✓ Well Stocked Forestland

ABOUT THE PROPERTY

130 +/- forested acres of timberland for investment, recreation, hunting, trail riding and other outdoor pursuits located in Robbinston, Maine. If you are looking for a place to build a home, cabin or vacation retreat, this is a good property to consider.

The land consists of 130 +/- acres fronting on Sherman Road for 780+/- feet and McNeil Road for about 6,000 +/- feet. The elevations on site range from 180 +/- feet near Sherman Road to 360 +/- feet above sea level on the northern boundary as it rises up the south side of Trimble Mountain. Electric utility is located along Sherman Road. McNeil Road is an unmaintained town road with an off grid camp site partially developed with a driveway.

The forest is a mixture of hardwoods and softwoods. No recent timber harvesting has been done and the growth is quite dense with breaks from old logging trails providing improved tree growth doubling as trails for hiking and hunting. There are views of distant forest falling away to the south as it approaches Passamaquoddy Bay. Creating a larger clearing in the northern half of the property should expose good views of the salt water.

Along with the nearby ocean there is a lot of recreational waterfront in this area open to the public. Eastern Lake is located about ¼ mile west of the property and is a hidden wild trout pond with depths up to 38 feet. Nashs Lake and Howard Lake are

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BROKER / OWNER - ALC

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much larger freshwater bodies located a few miles to the west. Both are lightly developed and have populations of trout or salmon but are best known for quality smallmouth bass fishing.

The nearby city of Calais is a border city with St. Stephen New Brunswick Canada. Calais is a small city of just over 3,000 people. Far eastern Maine is a sparsely populated area, Calais serves as the main provider of shopping and commerce to about 15,000 people in the area. Cross the border into St. Stephen and travel south to St. Andrews for some fine dining or a round at a gorgeous sea-side golf course.

Washington County Maine is the road less traveled, far away from the herds of summer tourists. Call today for more information and come explore this undiscovered coastal area.