



EVERGREEN REALTY

100 North Main St., Milbridge, ME 04858 TEL 207-546-4462 FAX 207-546-3642
www.evergreenrealtymaine.com info@evergreenrealtymaine.com

LIST #: 1096LW



Property Address: Spragues Falls Rd, Cherryfield, Maine		List Price: \$65,000
Acreage: 14A±		Utilities: Available Roadside
Road Frontage: 252'±		Zoning: Shoreland; Resource Protection
Shore Frontage: 1000'±		Easements: None Known
Taxes: TBD	Year: 2008	Exposure: All
Deed (BK/PG): 1750/139, part of /1738/237, part of		View: Narraguagus River
Map & Lot: R3/ 65 & 63, part of		Timber: Many Hardwood and Evergreens
Survey (Yes/No): Yes	Year: 1991	Soil Test: Satisfactory
Subdivision (Yes/No): No		Restrictions: None
Remarks: Fourteen acres, more or less, with approximately 252' of road frontage and 1,000' of shore frontage on the West Branch of the Narraguagus River. Property is mostly wooded, but has some land where blueberry grounds could be re-established. Has satisfactory soils test and power is available at roadside. MLS #23289		
Directions: : Rt 1 Cherryfield to Rt 182, right on Spragues Falls Rd. 1.1 miles on right.		
Evergreen Realty is an agent for the seller in the marketing, negotiation and sale of this property, unless otherwise disclosed. Subject to errors, omissions, prior sale, change or withdrawal without notice.		