

**Bowlin Lodge & Cabins - 1 Bowlin Pond Road, T4 & T5**  
**R8 WELS**  
**1 Bowlin Pond Road**  
**Patten, ME 04765**

**\$1,900,000**  
28± Acres  
Penobscot County



**Bowlin Lodge & Cabins - 1 Bowlin Pond Road, T4 & T5 R8 WELS  
Patten, ME / Penobscot County**

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**SUMMARY**

**Address**

1 Bowlin Pond Road

**City, State Zip**

Patten, ME 04765

**County**

Penobscot County

**Type**

Hunting Land, Recreational Land, Riverfront, Timberland,  
Commercial

**Latitude / Longitude**

46.034701 / -68.725550

**Dwelling Square Feet**

12969

**Bedrooms / Bathrooms**

7 / 7

**Acreage**

28

**Price**

\$1,900,000

**Property Website**

<https://www.landleader.com/property/bowlin-lodge-cabins-1-bowlin-pond-road-t4-t5-r8-wels-penobscot-maine/31453/>



## **PROPERTY DESCRIPTION**

PRICE ADJUSTMENT! Beautiful Bowlin Lodge & Cabins-28 acres-1462' on the East Branch of the Penobscot River- Lodge with a modern commercial kitchen, 13 cabins with private baths (7 with kitchens), and 14 outbuildings. Possibility of 14,500 contiguous acres of leased land as a hunting preserve. Bowlin is a remote self-sufficient off grid property with gravity fed spring water, generators, telephone and internet. We are remotely situated in the unorganized territories of T4 & T5 R8, NW of Patten Maine. Currently operating as a sporting camp, Bowlin conveys with the sale operating equipment, furnishings, sporting supplies and approved development plans. The Chapman II Cabin needs major repair. The East Branch of the Penobscot River has some of the finest fly fishing in Maine with naturally reproducing brook trout, salmon and small mouth bass. Hundreds of lakes, streams and ponds make up the watershed of the area with miles of old logging roads for wildlife and Moose watching, hiking, biking, snowshoeing, cross country skiing, snowmobiling, & hunting. Historic Bowlin is adjacent to thousands of acres of protected lands as your only neighbor. NEW PRICE!!! \$2,900,000. Beautiful Bowlin Lodge & Cabins-28 acres-1462' on the East Branch of the Penobscot River- Lodge with a modern commercial kitchen, 13 cabins with private baths (7 with kitchens), and 14 outbuildings. Possibility of 14,500 contiguous acres of leased land as a hunting preserve. Bowlin is a remote self-sufficient off grid property with gravity fed spring water, generators, telephone and internet. We are remotely situated in the unorganized territories of T4 & T5 R8, NW of Patten Maine. Currently operating as a sporting camp, Bowlin conveys with the sale operating equipment, furnishings, sporting supplies and approved development plans. The East Branch of the Penobscot River has some of the finest fly fishing in Maine with naturally reproducing brook trout, salmon and small mouth bass. Hundreds of lakes, streams and ponds make up the watershed of the area with miles of old logging roads for wildlife and Moose watching, hiking, biking, snowshoeing, cross country skiing, snowmobiling, & hunting. Historic Bowlin is adjacent to thousands of acres of protected lands as your only neighbor.



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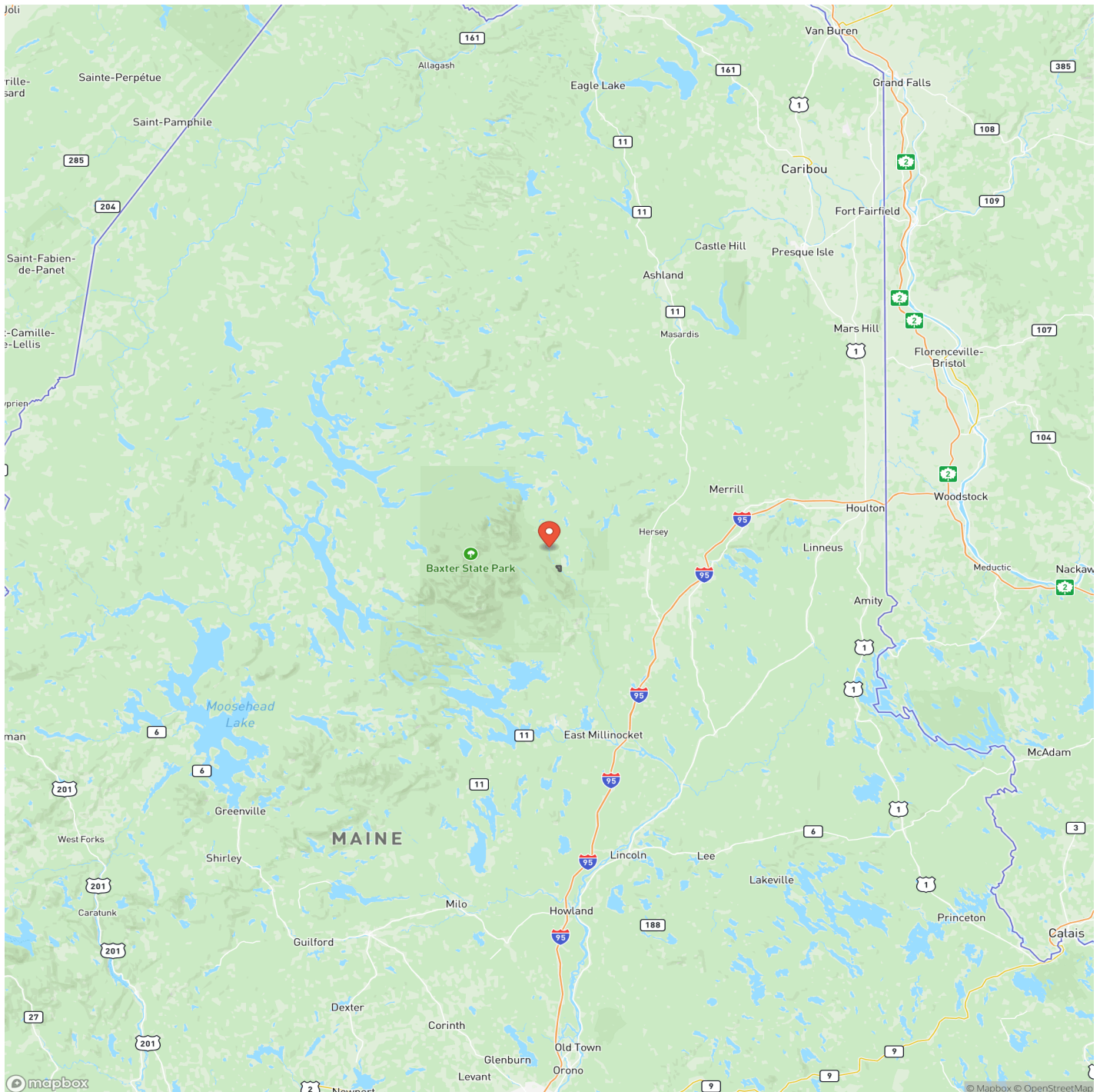




## Locator Map



## Locator Map





## Satellite Map





**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Deb Henderson

**Mobile**

(207) 852-7577

**Email**

deb@maineoutdoorproperties.net

**Address**

458 Main Street

**City / State / Zip**

Bangor, ME 04401

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**NOTES**

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Maine Outdoor Properties Team at Realty of Maine**

**458 Main St**

**Bangor, ME 04401**

**(207) 852-7577**

**MaineOutdoorProperties.net**

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