

Parmachenee Lake South
M2L18 Parmachenee Road
Lynchtown Township, ME 04970

\$499,000
3.750± Acres
Oxford County



MORE INFO ONLINE:
MaineOutdoorProperties.net

**Parmachenee Lake South
Lynchtown Township, ME / Oxford County**

SUMMARY

Address

M2L18 Parmachenee Road

City, State Zip

Lynchtown Township, ME 04970

County

Oxford County

Type

Recreational Land

Latitude / Longitude

45.155416 / -70.993737

Taxes (Annually)

1200

HOA (Annually)

500

Acreage

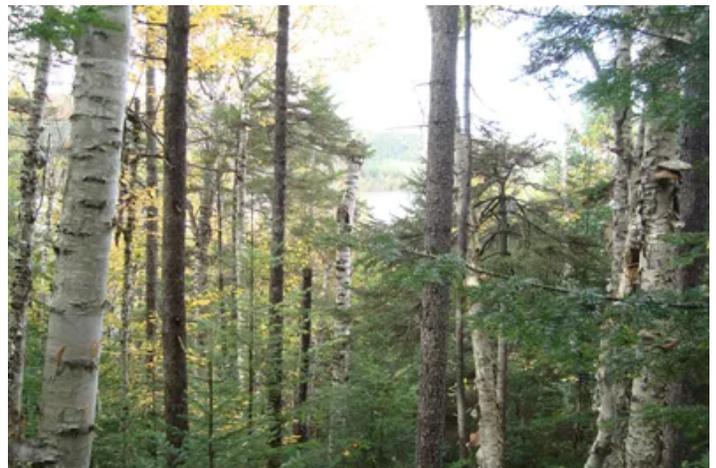
3.750

Price

\$499,000

Property Website

<https://www.landleader.com/property/parmachenee-lake-south-oxford-maine/40877/>



Parmachenee Lake South Lynchtown Township, ME / Oxford County

PROPERTY DESCRIPTION

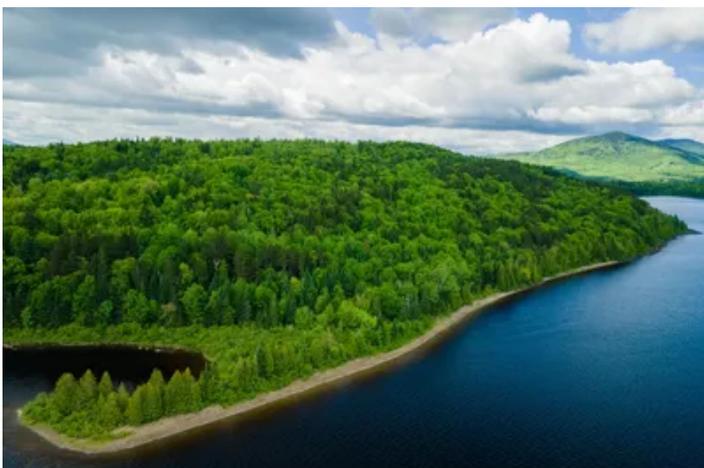
Nestled between the flowing waters of the Magalloway River to the north, and Aziscohos Lake to the south, lies Parmachenee Lake. Parmachenee is charming, remote, rich with history, steeped in tradition, and worthy of novels and fame. Located behind gates, Parmachenee is a wilderness lover's paradise, boasting a world class fishery. Due to its healthy and self-sustaining population of eastern brook trout, Parmachenee Lake and other local waters have been designated as State Heritage Fish Waters, and are fly fishing only with strict bag limits. These 'squaretails' are gorgeous fish with deep colors, and it is not uncommon to hook fish well over two pounds. Many hunting opportunities also await the sporting enthusiast. Spend your days over dogs hunting ruffed grouse and woodcock. Imagine the opportunity to watch native trout rise and roll with the spring hatch at sunrise, or listen as the loons call back and forth at sunset, the quintessential sound of an evening spent on a Maine lake. The forest immediately surrounding the lake has grown mature with red spruce and pine, displaying characteristics of an old growth community. The remainder of the 30,000 acres located behind the gates are managed as sustainable timberland investments. The habitat diversity produces ample birding opportunities, with areas accessible by foot or vehicle. This is a unique opportunity to own a piece of history and lore, to build your dream Maine waterfront camp on the shores of this pristine 912 acre lake. This secluded lot is a piece of paradise, set along a 12 mile shoreline surrounded by towering spruce and pine. The gated access provides seclusion and solitude, allowing for tranquility and the true Maine woods experience. There are only a handful of camps around the lake and behind the gates. All lots are subject to protective covenants to protect water quality, aesthetics, and privacy.



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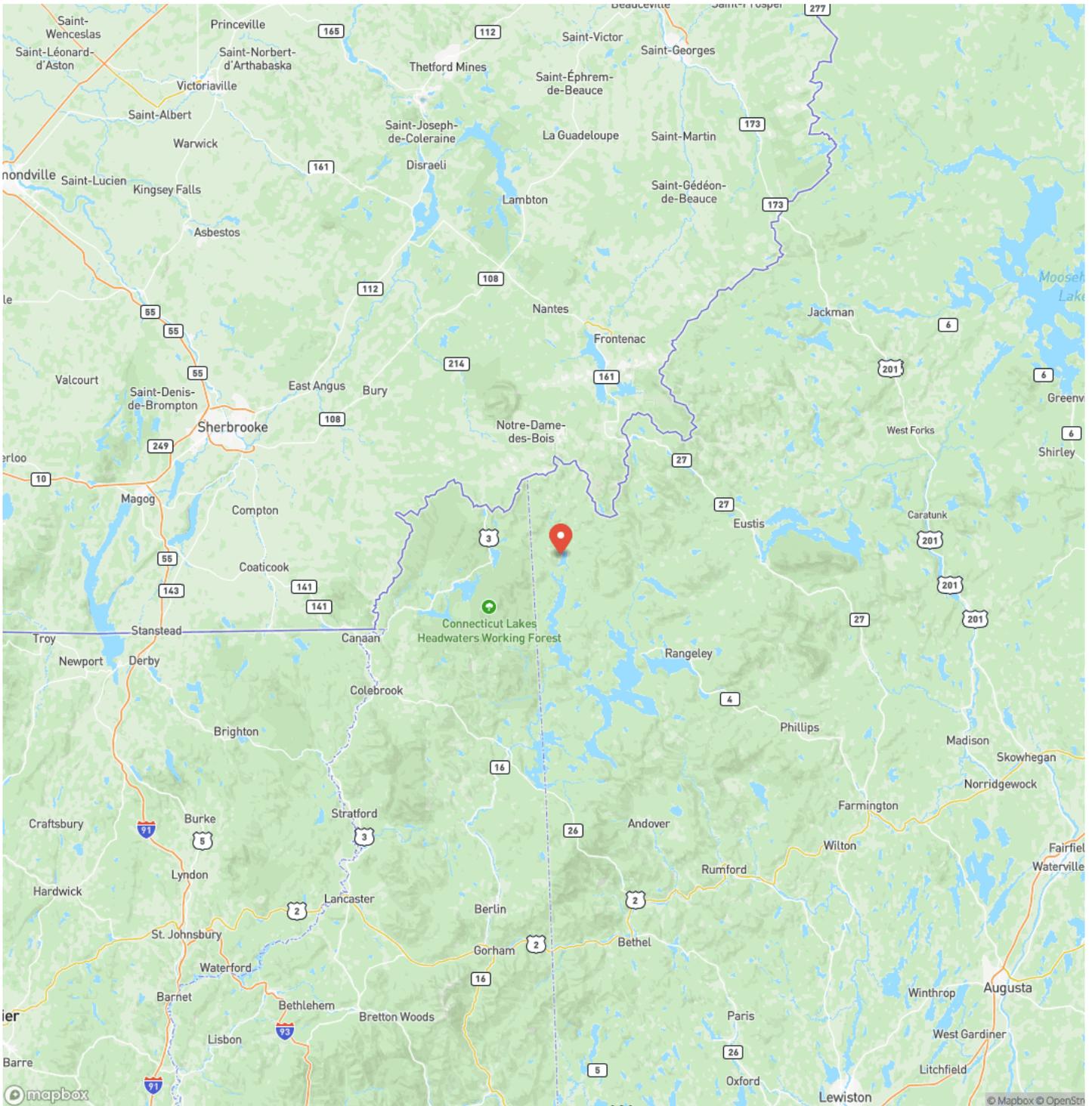
Parmachenee Lake South
Lynchtown Township, ME / Oxford County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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