

MLS #: 1404160

County: Penobscot

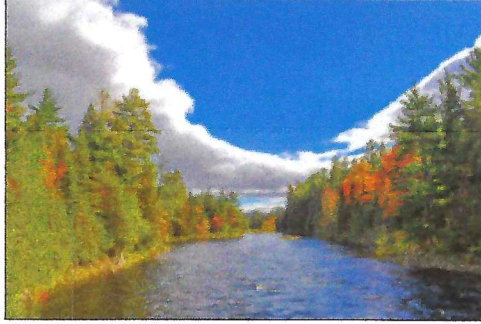
Private Detail Report

Status: Active

Property Type: Commercial

List Price: \$2,400,000
Original List Price: \$3,500,000

Directions: I-95 Exit 264, Route 11 to Patten, take Route 159, go 20 miles to Bowlin Pond Road on the left. Go 8 miles to camp.

1 Bowlin Pond Road
T5 R8 WELS, ME 04765List Price: \$2,400,000
MLS#: 1404160

General Information

Sub-Type: General Commercial	Lot Size Acres +/-: 28	Sqft Fin Total +/-: 12,969
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Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount +/-: 1,462	Zoning: LUPC
Surveyed: Yes	Src of Wtrfrt: Seller; Survey	Water Frontage Owned +/-: 1,462	Zoning Overlay: No
Lot Size Acres +/-: 28	Water Views: Yes	Water Body: East Branch of the Penobscot River	
		Water Body Type: River	

Interior Information

Total SqFt: 12,969

Property Features

Utilities: Utilities On: Yes	Basement: Full	Heat System: Baseboard; Direct Vent Heater;
Building Features: Generator; Security System; Storage	Construction: Log; Wood Frame	Multi-Zones; Other; Stove
Parking: Garage; Gravel; On Site	Foundation Materials: Other; Pillar/Post/Pier; Poured Concrete	Heat Fuel: Propane; Wood
Location: Rural; Water Frontage; Water View	Exterior: Log Siding; Shingle Siding; Wood Siding	Water: Private
Electric: Circuit Breakers; Generator Hookup; Off Grid	Roof: Metal; Shingle	Sewer: Private Sewer
Gas: Bottled		

Tax/Deed Information

Book/Page/Deed: 11765/34/All	Full Tax Amt/Yr: \$4,306/ 2021	Map/Block/Lot: PE025/01/3.11
Deed/Conveyance Type Offered: Quit Claim	Other Deed/Conveyance Type Offered: Quit Claim w/covenant	Tax ID: 1BowlinPondRoadT4R8WELS04765
Deed Restrictions: Unknown		

Remarks

Remarks: 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. Chapman II Cottage needs major repairs. 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.

Showing Instructions: Call Listing Broker; Email Listing Broker; Listing Agent Must Accompany; Notice Required; ShowingTime; Text Listing Agent
Internal Remarks/Contingency: Property is located in T4 & T5 R8, buildings built between 1895-2018. The possibility of an additional 14,500 contiguous acres available for lease as a hunting preserve.

Showing Remarks: Listing agent must accompany, notice required. Call, text, e-mail, showing time listing agent.

Listing/Agent/Office Information

Listing Agreement: Exclusive Right To Sell	Variable Rate Comm: Yes	Expiration Date: 02/11/2023	Buyer Agency: 2.4%
Days On Market: 1151	List Date: 02/11/2019	Pending Date:	Sub Agency:
	Withdrawal Date:	Terminated Date:	Transaction Broker: 2%
Name	Primary	Cell	Fax
LA: Deborah Henderson (008256)	207-852-7577	207-852-7577	
LO: Realty of Maine (2165)	207-942-6310		E-mail deb@maineoutdoorproperties.net

Prepared by Deborah Henderson on Wednesday, April 13, 2022 6:07 PM.

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