



MAINE
RECREATIONAL
REAL ESTATE
PROFESSIONALS



Parmachenee Lake

Parmachenee and Lynchtown Twp, Maine



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.

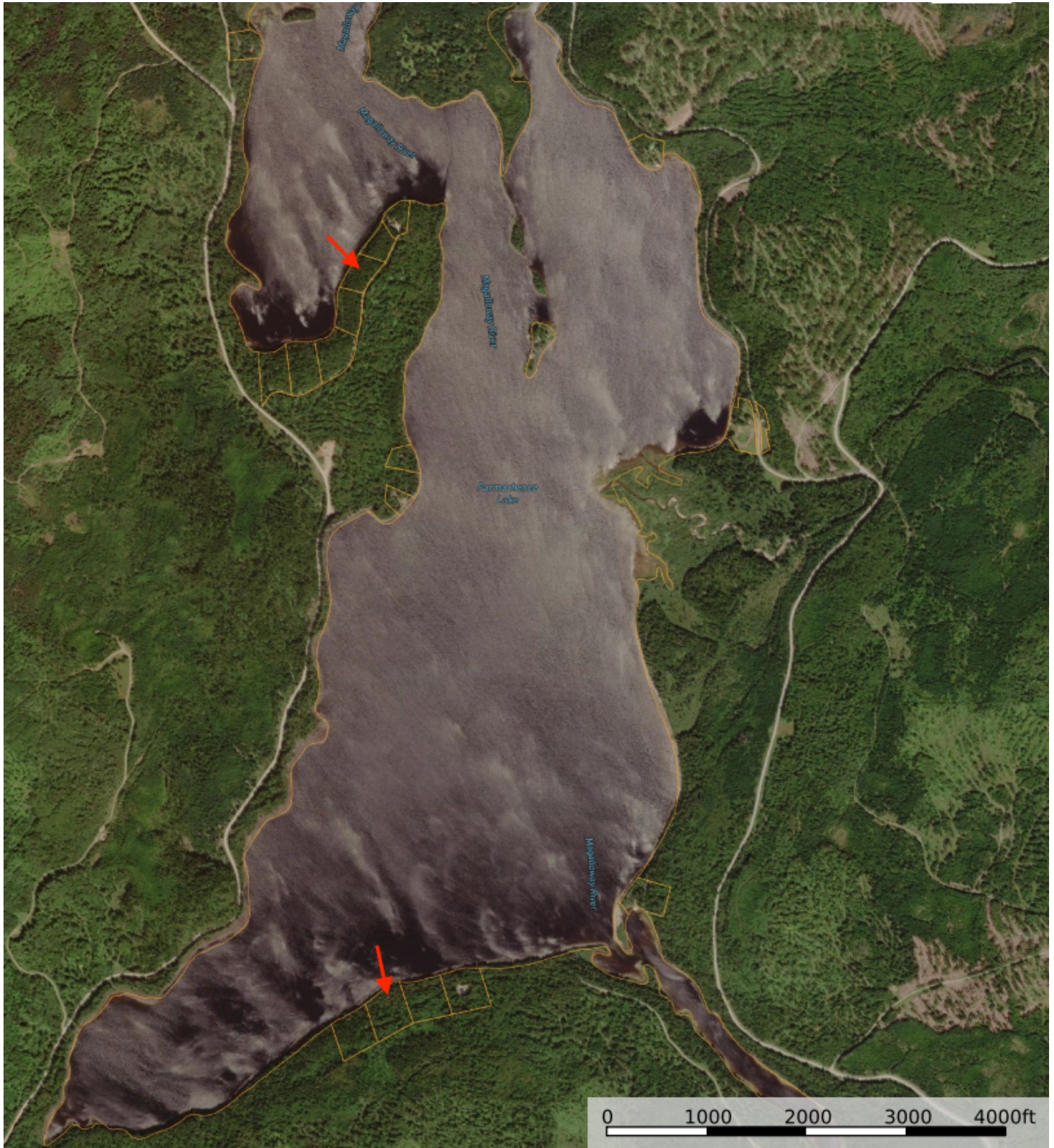
MARK LEATHERS (207) 356•4388

mark@maineoutdoorproperties.net



Parmachenee lot #xxxx

MLS# xxxxxx Agent: Mark Leathers Price: \$xxxxxx



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The pristine watershed of the Upper Magalloway River and Parmachenee Lake is home to a storied fishery. Possibly the most famous angler to cast a line was "Ike", as President Dwight D. Eisenhower spent time here casting his line and partaking in the sense of wonder that Parmachenee instills. 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. Landlocked salmon also inhabit these waters, and may treat you to spectacular aerobatics when they take your fly! Many hunting opportunities also await the sporting enthusiast. Follow in the north woods tradition and hire a Registered Maine Guide from nearby Bosebuck Mountain Camps to stalk deer, bear, and even a prized moose if you're lucky. Spend your days over dogs hunting ruffed grouse and woodcock, creating memories with friends and bonding with loved ones.



Photo Contributed by Margaret Chase Smith Library

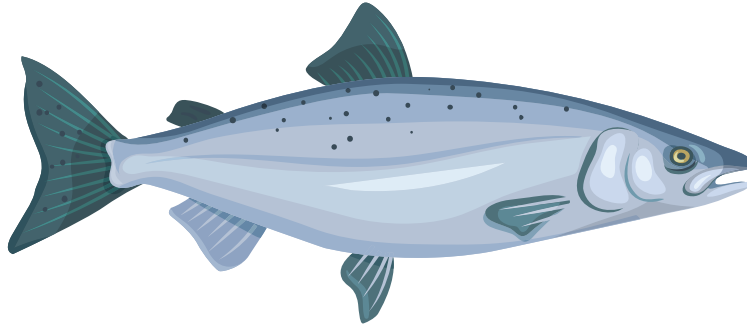
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Imagine the opportunity to watch native trout rise and roll with the spring hatch at sunrise, or listen as the loons call back and forth at sunset, the quintessential sound of an evening spent on a Maine lake.



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.



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This management provides for a diverse environmental mosaic ensuring various habitats preferred by moose, black bear, whitetail deer, beaver, porcupine, and snowshoe hare. The habitat diversity produces ample birding opportunities, with areas accessible by foot or vehicle. Bring your binoculars and listen for species such as ruffed grouse, wild turkeys, bald eagles, ospreys, warblers, woodpeckers, and loons.

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 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.

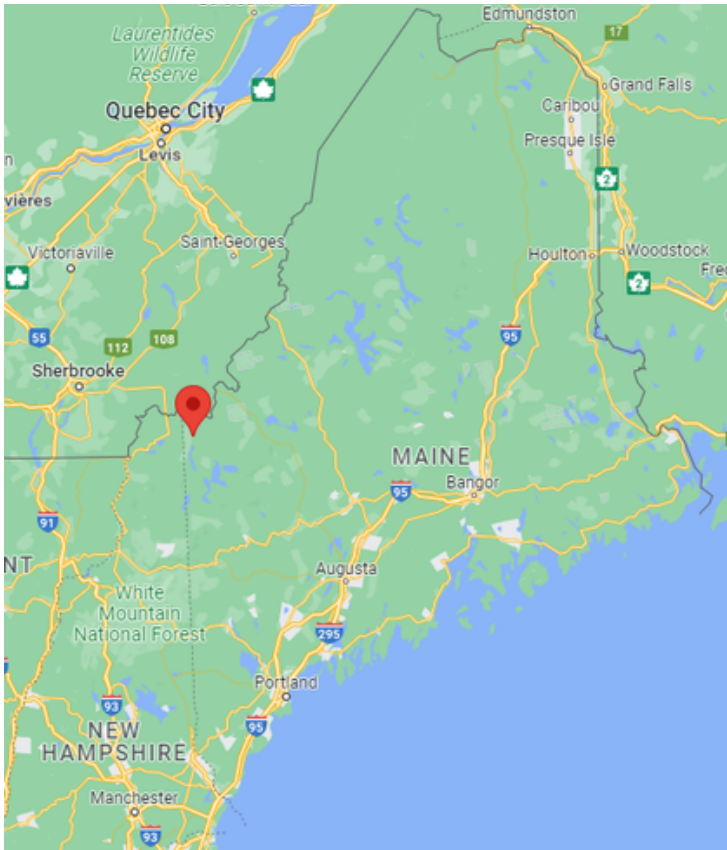
In addition to the historic Parmachenee Club buildings on Caribou Island (under private ownership) there are only a handful of camps around the lake and behind the gates. All lots are subject to protective covenants to protect water quality, aesthetics, and privacy.



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If you're looking to get out and see what else the area has to offer, the town of Rangeley is just 30 miles southeast. In historic Rangeley, you'll have access to restaurants, pubs, shopping, and groceries. In addition to in town amenities, Rangeley offers a variety of year-round outdoor activities. During the warmer months, you'll find access to multiple lakes for boating, kayaking, fishing, and canoeing.

Location Data:

Town: Lynchtown Township

County: Oxford County

Latitude/Longitude: 45.144 Longitude:-70.985

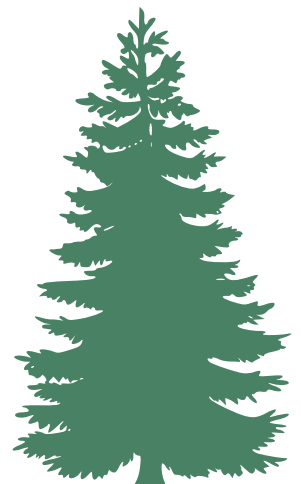
Maine Atlas & Gazetteer Location: Map 28

Nearest Town: Rangeley

Nearest Airport: Portland, ME

Distance from interstate: Interstate is 100 miles away

Nearest Maintained Road: State Route 16-20 Miles



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Area Description:

Trek into the wild for chasing waterfalls and mountain top views, all just steps away. There's more, you can conveniently charter a float plane to pick you up at your dock and explore other parts of Western Maine, truly basking in the expansiveness of the Maine wilderness. For the winter enthusiast, strap on your snowshoes, pack up your ice fishing gear, or fuel up your sled, an adventure awaits!



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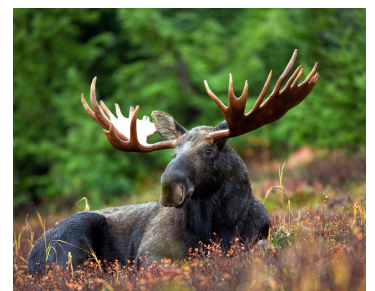
Recreational Data:

Game Animals: Deer, Black Bear, Moose, Ruffed Grouse, Snow shoe Hare, and more.

Game Fish: Native Eastern Brook Trout, Landlocked Salmon

Nearest Water Bodies: Parmachenee Lake, Magalloway River, Aziscohos Lake, and other small ponds

Nearest State Park: Park Rangeley Lake State Park



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Land Features:

Acres:

Survey:

Soil Types:

Road Frontage:

Available Utilities:

Water Features:

Views: Scenic, Water, Woods



Tax Data:

Tax Amount:

Tax Map/Lot Number:



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Lot xxx Additional Photos:



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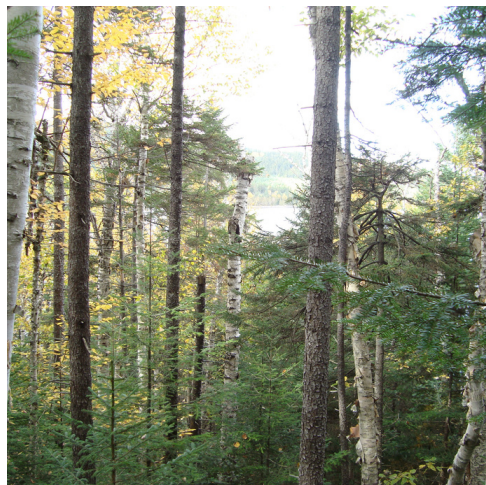
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Thank you for your interest in **Land on Parmachenee Lake**



PRESENTED BY:



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EXCLUSIVE PARTNER OF
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