

Waterfront Acreage - Machiasport Fabulous Buy

Great value in this 3.48 acre parcel with 338 feet of private beach frontage. This tract borders a stream on one side line for a few hundred feet. The parcel has been partially cleared of all dead trees and undergrowth resulting in an impressive manicured forest. A private road just a couple hundred feet off the paved town road accesses the parcel for privacy and convenience.

The neighborhood has significant historical value because of the presence of petroglyphs on the rocky coastline in the area, as indicated on the air photos displayed herein. This unique existence will enhance the preservation of the area and maintain high property values.

Nearby town of Machias is less than ten minutes from the property. Machias offers shopping for everyday items, a significant hospital, small airport and famous restaurants.

The property has been soil tested for a sub-surface disposal system and is ready for your oceanfront home or cottage. Owner financing is available, call for details.

Offered At: \$195,000

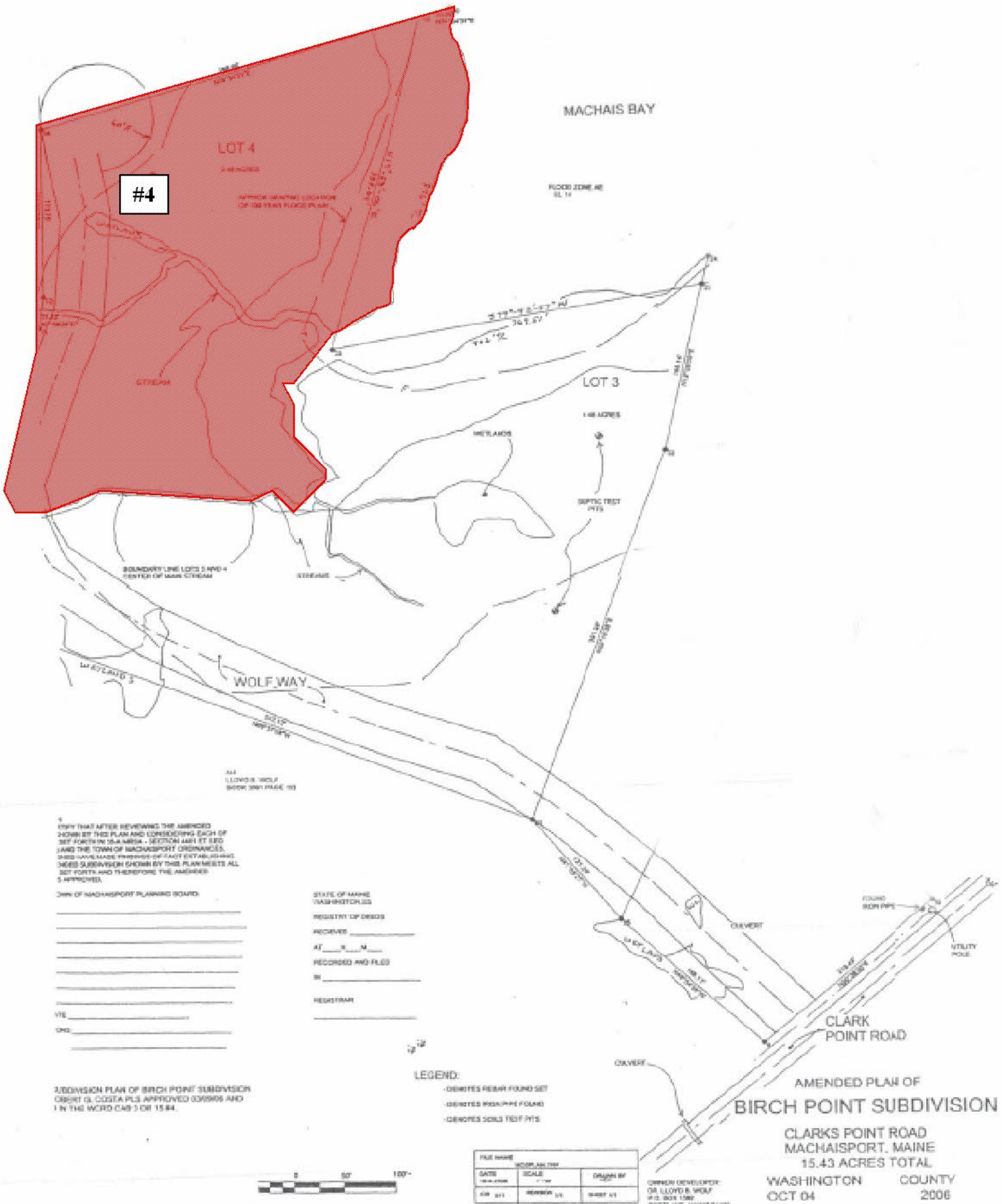


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1-877-945-7154**

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#4

MACHAIS BAY

FLOOD ZONE #1
SL 14

LOT 4
2.4 ACRES

APPROXIMATE LOCATION
OF 100 YEAR FLOOD PLANE

STREAM

LOT 3
1.8 ACRES

WETLANDS

SEPTIC TEST PITS

BOUNDARY LINE LOTS 2 AND 4
CENTER OF MAIN STREAM

SEWERAGE

WOLF WAY

ALL
LLOYD B. WOLF
BOOK 2041 PAGE 103

I HEREBY CERTIFY THAT AFTER REVIEWING THE AMENDED
SHOWN BY THIS PLAN AND CONSIDERING EACH OF
SET FORTH IN PARAGRAPHS 1, 2, 3, 4 AND 5 OF THE
AND THE TOWN OF MACHAISPORT ORDINANCES,
I HAVE MADE PROVIDED OF FACT EXTENDING
DEVELOPMENT SHOWN BY THIS PLAN MEETS ALL
SET FORTH AND THEREFORE THE AMENDED
IS APPROVED.

TOWN OF MACHAISPORT PLANNING BOARD

DATE: _____

TIME: _____

STATE OF MAINE
REGISTERED PROFESSIONAL
REGISTERED AND FILED
AT _____ M
ON _____
REGISTERED

LEGEND:
- DENOTES REBAR FOUND SET
- DENOTES REBAR FOUND
- DENOTES SOIL TEST PITS

7. SUBDIVISION PLAN OF BIRCH POINT SUBDIVISION
RIGHT OF COSTA PLUS APPROVED CORRECTIONS AND
1 IN THE WORD CASE 1 OF 15-84.



FILE NAME	WOLF 041004
DATE	10/04/04
SCALE	1" = 40'
DRAWN BY	REBECCA LY
CHECK BY	WOLF 04

OWNER/DEVELOPER
OR LLOYD B. WOLF
P.O. BOX 1582
PORTLAND, MAINE 04101

AMENDED PLAN OF
BIRCH POINT SUBDIVISION

CLARKS POINT ROAD
MACHAISPORT, MAINE
15.43 ACRES TOTAL

WASHINGTON COUNTY
OCT 04 2006

