

# Roque Bluffs

## Investment Opportunity, Ocean Access



**Common Lot**



**Common Lot**

390 acres within a few hundred feet of the ocean, with 5 oceanfront parcels (each have 100 ft. water frontage) as water access for this unique tract of land.

The parcel comprises 10 lots ranging from 5 acres to 55 acres. Over 10,000 feet of gravel road installed. Individual tracts ready for resale. Each parcel to be sold with deeded rights to ocean via common waterfront lots.

Existing 5 acre lots derived from original parent parcel are currently selling for \$40,000 each. Numerous 2 acre parcels in Machiasport (adjacent town) recently sold for \$35,000 to \$60,000 each. These lots are non-waterfront with deeded access to the water.

Waterfront parcels on the coast of Maine are rapidly becoming very scarce and expensive. The next concept of development in the coastal region is shifting to land within a few hundred feet of the water with deeded rights to the shoreline over waterfront lots set aside for that purpose.

Roque Bluffs State Park an oceanfront recreation area with a huge sand beach on the open Atlantic is a few minutes drive from this 390 acre tract. The park is infrequently used by the public. The facility has ample parking, outside restrooms and picnic tables as well as paths for hiking and biking.

**The tract may be purchased in its entirety or a portion thereof.**

**All of the acreage is offered at \$490,000.**

**Twenty acres may be purchased for \$39,000.**

**Owner financing is available.**

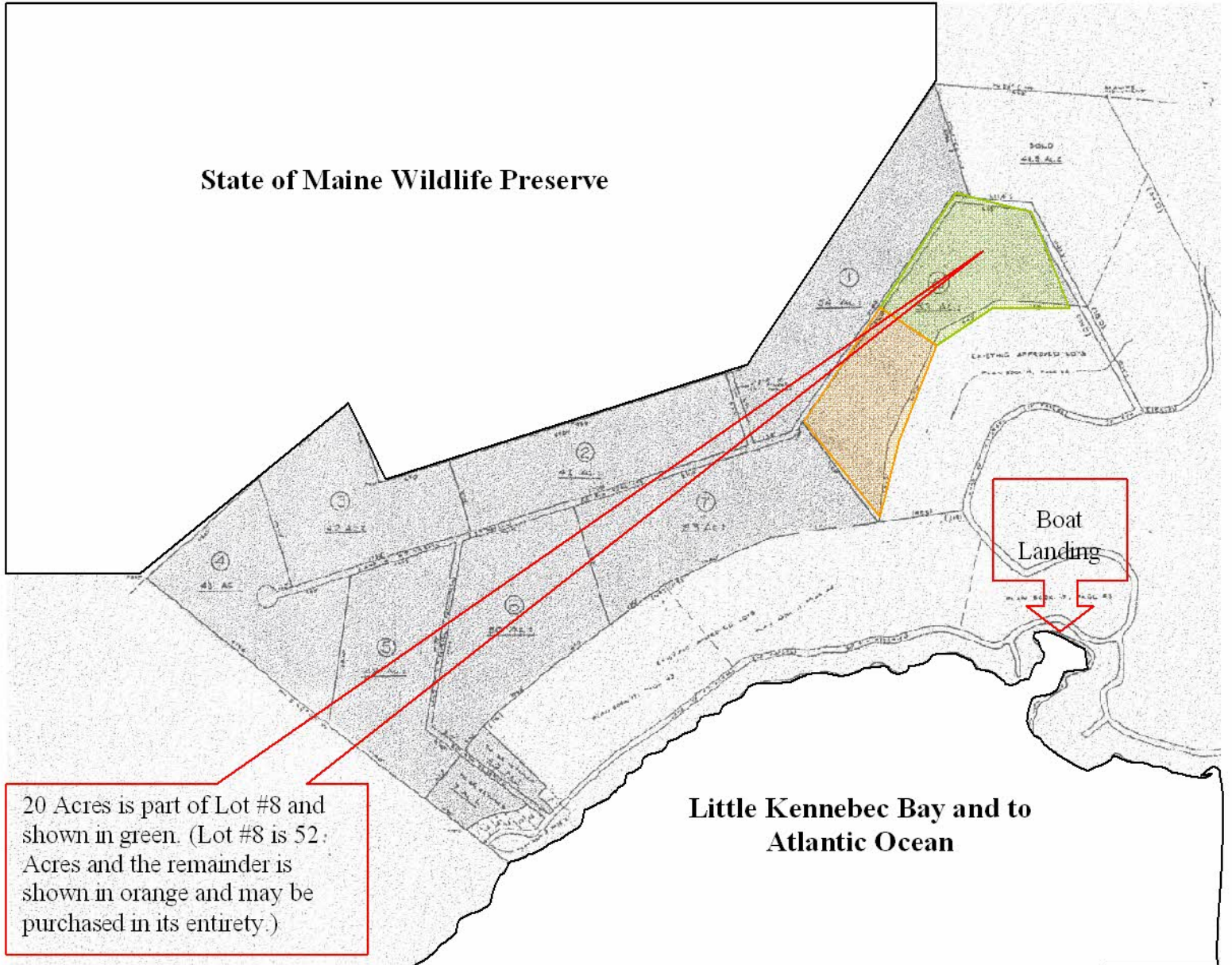
**Call Today Toll Free 1-877-945-7154**



**Approximate Area of Entire Parcel  
(400 Acres)**



**State of Maine Wildlife Preserve**



20 Acres is part of Lot #8 and shown in green. (Lot #8 is 52 Acres and the remainder is shown in orange and may be purchased in its entirety.)

Boat Landing

**Little Kennebec Bay and to Atlantic Ocean**