

# ESTATE AUCTION

## ACTON & LEBANON, ME

220.70+/- ACRES OF VACANT LAND

FRIDAY, SEPTEMBER 19 AT 2:00 PM

FOXES RIDGE ROAD, ACTON, MAINE

\*\*\* PRIME QUARRY & DEVELOPMENT POTENTIAL \*\*\*



**ID#25-195** • Exceptional opportunity to acquire approximately 220.70+/- acres of prime land suitable for development or a quarry operation • Located in Acton & Lebanon, Maine this land consists of 5 separate contiguous parcels (2 in Acton & 3 in Lebanon) that will be offered as an entirety • Lot Breakdown: (ACTON) Map 257/4 Foxes Ridge is a 112+/- acre parcel, Map 257/7 Foxes Ridge is a 2.70+/- acre parcel; (LEBANON) Map R17/6 Salmon Fall River is a 10+/- acre parcel, R17/7 Salmon Fall River is a 54+/- acre parcel, R17/8 Salmon Falls River is a 42+/- acre parcel • Engineer's first draft estimates there is a minimum 637,000 CY of shot rock on the property • The land offers spectacular westerly views and slopes down from Foxes Ridge Rd. to North-east Pond & The Salmon Falls River • Total Assessed Value: \$217,466. Total 2024 Taxes: \$1,817.



### 5% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

**AUCTIONEERS NOTE:** 176 of the 220.70 acres are currently subject to current use (tree growth) taxation.

**TERMS:** \$50,000 day of sale deposit by cash, certified check, bank check or other form of payment satisfactory to Partnership/Trust at time of sale, balance due within 30 days. Sold subject to seller confirmation. Conveyance by Release Deed.

**PREVIEW:** The auction site is located across the street from 607 Foxes Ridge Road, Acton, Maine and is marked, drive-by is recommended.



*Other terms may be announced at time of sale. All information herein is believed but not warranted to be correct. The auctioneer and the Partnership/Trust do not warrant the condition or existence of any feature described above.*

**MORE DETAILS & PHOTOS ARE AVAILABLE ON OUR WEBSITE**



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