

203 - ACRES FOR SALE IN CUMBERLAND COUNTY

Consisting of three parcels as depicted on the aerial map seen here, this farmland has extensive road frontage that lends itself well to a farm stand, pick-up location for a CSA operation, and/or a PYO operation. The wooded parcel has good commercial value and excellent soils beneath should a new owner wish to clear more pasture or cropland. There is ample space for greenhouses that would allow a new owner to sell seedlings in the spring, and certain crops in the 'shoulder' seasons. Steady traffic in the summer would support a farm stand for those months too. Pumpkins and value-added products would keep a farm stand active through the fall on this farmland, and the season could easily be extended to Christmas with trees and wreaths (possibly from a tipping operation right on the farm) for sale through the holidays. Windham and surrounding communities (including the greater Portland area), as well as the southern Maine coastal area all offer marketing opportunities for the enterprising farmer who starts a business on this farmland. The general population in this area seeks to buy fresh, local, natural farm products directly at the source where grown, produced and packaged. It is a market waiting to be tapped, from this farm location.



You may not have been looking for tracts of farmland this size in the Windham area, however, at this price, perhaps you may be persuaded to rethink your search for a farm in southern Maine. This farm is affordable because it has been protected with an agricultural conservation easement. (The value of this land before the easement was \$1,300,000). That easement prevents subdivision of the property, but allows a new owner to build a house, barn and other buildings, and gives the new owner the flexibility needed to farm the land successfully. In addition, the easement significantly lowers the cost of the property, making it more affordable for a farmer.

Asking price: \$230,000

FOR MORE INFORMATION ABOUT THIS WONDERFUL FARMLAND, PLEASE CONTACT NINA YOUNG
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