

140-ACRE FARM FOR SALE IN SOUTH CHINA

Maine Farmland Trust is looking for a buyer for this historic farm in the town of South China. For over 70 years, this property was operated by the French Family who originally ran the farm as a dairy and later transitioned to beef and vegetable production. In recent years the farm was run solely as a vegetable operation, with the owners selling the majority of their products right off the farm. The farm's excellent visibility from Route 32, along with its proximity to busy Route 202—a major commuter thoroughfare—makes it ideal for marketing farm products. Likewise, new farmers are sure to capture the farm's previous loyal customer base—especially considering that there are no other vegetable farms operating in the immediate area.



Located on high, flat ground, the property offers beautiful, panoramic views of the surrounding valley. While the property is firmly situated in the country, the big-city conveniences of Augusta are less than 10 miles away. There are two farmers markets in Augusta as well as numerous farm-related businesses; there is also a farmers market in nearby Waterville (about 20 minutes away).

While the property has most recently been used for vegetable production, it could be transitioned into livestock use again or would be well-suited for a diversified operation (livestock, vegetables, orchard fruit, and hay). Much of the crop land is level, high, and dry and over 60% of the property's un-forested land contains good agricultural

soils. About half of the land base (or 70 acres) consists of hay and pasture land. There is a small apple orchard (less than 20 trees). The property also has two streams, as well as two small farm ponds for good water supply.



The property has much to offer in terms of infrastructure, including:

- 3,800 sq. ft., early 1900s farmhouse (4 bedrooms, 2 baths)
- Two-story cattle barn with room for 25-30 head
- 3-car garage with studio space above
- Farm store, complete with bins, shelves, and a large prep area
- 2- Bedroom apartment with separate entrance
- 3-sided vegetable washing/prep area
- Glass greenhouse
- Small livestock barn

For more views of the property, see the Virtual Tour at:
<http://www.visualtour.com/shownp.asp?SK=13&T=2022997>

Asking Price: \$375,000

To ensure that this farm remains viable for future generations, the property will be protected with an agricultural conservation easement which will restrict development.

IF YOU HAVE FURTHER QUESTIONS, PLEASE CONTACT STACY GAMBREL AT
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