

SEDGWICK – SALT WATER FARM FOR SALE



This 45 acres, with over 3,000 feet of tidal waterfront, features a 3-bedroom farmhouse with new roof, new septic and new insulation. It also has a garage and a couple of storage sheds. It is an ideal location for a farm stand as it is situated on a well-traveled road. There are 6 to 7 acres of open fields with virtually rock-free, silty loam soil.



There are 1-1/2 acres in lowbush blueberries, plus a wonderful, very productive, old apple orchard with multiple varieties including Belle's Early, Yellow Transparent, Ben Davis, Baldwin and Wolf River. There are 5 +/- acres of marshland which provide plenty of salt hay for mulch. It also includes 35 +/- acres of mixed woods, and a superb site for an additional home. This property is not taxed as waterfront property; it is taxed as marshland, which makes it affordable.



\$ 395,000



Please contact Sue Lanpher at Maine Farmland Trust, 207-338-6575 or email her at mft@mainefarmlandtrust.org. You can also view this farm on the web at www.picasaweb.google.com/rkg539