

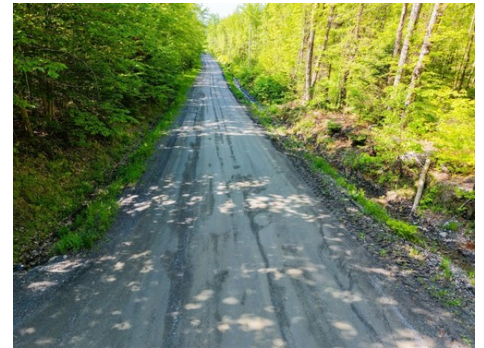


\$ 195,000



M10 1 Hancock Pond Rd, Embden, ME 04958

- » MLS #: 1665408
- » Land | Lot: 52.6 acres
- » More Info: M101HancockPondRd.IsForSale.com



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Remarks

Rarely does an opportunity like this come along. With 52.6± acres of undisturbed land and an impressive 3,593.45 feet of frontage along three roads, this exceptional property offers the perfect setting for a private estate, family compound, or future subdivision development. The frontage along Ledge Drive affords the potential for beautiful views of the Western Maine mountain range. Outdoor enthusiasts will appreciate the property's proximity to Embden Pond for boating and fishing, direct access to ATV trails, and its location just 30 minutes from Sugarloaf for world-class skiing, snowboarding, golfing, and year-round recreation. Wildlife abounds throughout the acreage, making it ideal for nature lovers, hunters, or anyone seeking privacy and tranquility. Large parcels of land with this kind of versatility, extensive road frontage, and recreational access are becoming increasingly difficult to find. This is truly a once-in-a-lifetime opportunity. Come walk the land and discover the possibilities for yourself.

