

Bold Coast Forest

2,037± Acres | Washington County, Maine

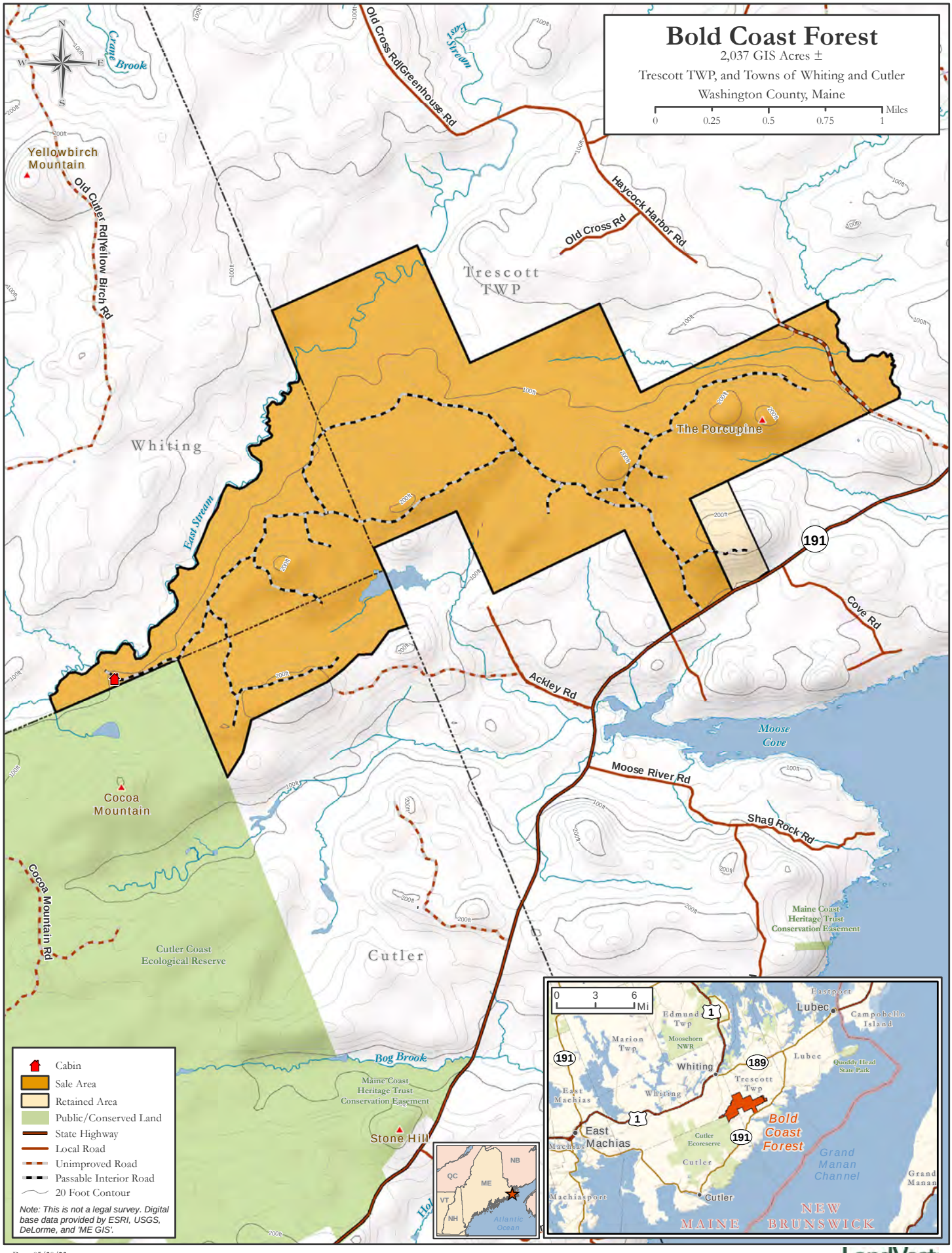
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OVERVIEW

Located in iconic and picturesque Downeast Maine, Bold Coast Forest is a unique 2,037±-acre contiguous tract of forestland offering a vibrant forest resource, four± miles of meandering stream frontage, and stunning views of the Atlantic Ocean from numerous vantage points. One of these is a prominent ledge-covered hilltop (elevation 280 feet) offering spectacular 360-degree views, notably sunrises overlooking Grand Manan Channel. The land is easily accessed via a state-maintained highway and lies 25 miles east of Machias and 80 miles from Ellsworth, two of the region's largest towns. The property is in close proximity to thousands of acres of coastal and inland conserved lands, including Moosehorn National Wildlife Refuge, Cutler Coast Public Land, Cobscook Shores Parklands, and numerous Maine Coast Heritage Trust preserves. Herein is a well-rounded natural resource investment that includes timber, streams, natural springs, gravel, and significant wildlife habitat. A small 24x32-foot log cabin tucked into a cleared meadow is also included with this offering. If you are in search of a diverse, Maine forestland investment with strong recreational amenities, we invite you to join us for a walk Downeast, and perhaps this will be just the property you have been looking for.



Date: 05/30/23

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LOCATION AND ACCESS

Maine's Bold Coast region is located in Washington County and includes the easternmost towns in the state. This geographic area stretches east from Ellsworth all the way to Eastport, the easternmost town in the country. Ellsworth, Machias, and Calais are the principal towns, all of which provide modern services and facilities. Bangor International Airport provides the nearest commercial airline service, supplemented by numerous smaller public and private airports. There are several state-designated Scenic Byways that traverse the landscape, winding through hills, adjacent to lakes and ponds, and through small coastal towns. The natural beauty found here is breathtaking, whether it be enjoying the views from atop a local mountain such as Schoodic Mountain (elevation 1,083 feet) or hiking along the rocky coast of the Cutler Coast Public Land with its high cliffs and crashing surf. While there are countless recreational opportunities in the area that drive increasing tourism, this is still very much a working region of the state, anchored by the fishing and forestry industries.

The property is located in the towns of Cutler, Whiting, and Trescott Township, between Routes 189 and 191, with 1,500 feet of frontage along Route 191. The land abuts the eastern boundary of the 12,334±-acre Cutler Coast Public Land. Approximately four miles of gravel roads provide good internal access throughout the property with an on-site gravel resource available for road maintenance and to build additional roads.

FOREST RESOURCE

Like most large forestland properties in Maine, Bold Coast Forest has a long history of commercial forest management, across numerous ownerships. The current owner has continued that management over the past 25 years, which has included sustainable timber harvesting, wildlife habitat enhancement, and a detailed forest management plan.

Ninety percent of the entire acreage is managed forestland, with the balance being wetlands, gravel pits, roads, and other non-commercial land. The current timber resource includes vigorous stands of young hardwoods, mixedwood stands (hardwood and softwood), and nearly pure softwood stands. The dominant species are balsam fir, red spruce, cedar, red maple, and yellow/white birch. The most recent timber inventory was conducted in 2011 and has been adjusted for growth and harvest since that time. Based on this data, current estimated stocking is 10 cords/commercial acre, or approximately 18,000 total gross cords. The current estimated value of the commercial timber (Q3 2023) is $510,000 with both near- and long-term sustainable timber harvesting opportunities. A copy of the forest management plan and forest type map are available upon request.



NON-TIMBER ATTRIBUTES

A forestland investment includes much more than just the standing timber resource and the management thereof. Two of the most notable non-timber attributes of this property are the extensive stream frontage and wetlands found throughout the property. Beyond their inherent scenic qualities, they collectively add excellent wildlife habitat and landscape diversity. East Stream meanders along and through the property for nearly four miles, eventually emptying into the head of Whiting Bay to the north. This is a spring-fed stream with native brook trout, beavers, otters, and countless ducks and wading birds. The expansive wetland area adjacent to the stream, as well as other smaller wetlands, total approximately 239 acres, providing significant riparian habitat. Grab your kayak, binoculars, and camera and enjoy the scenery.

In order to experience all that Bold Coast Forest offers, a small 24x32 log cabin is waiting and will provide a great basecamp for all your outdoor recreational activities. The cabin is situated at the western edge of the property, overlooking a rolling, two-acre meadow where deer, bear, moose and turkeys have been known to frequent over the years.

There are several gravel deposits and active pits on the property, providing a ready source for on-site road building and maintenance. This notable natural resource significantly reduces the cost of long-term road management. With proper state permitting, this gravel could be sold off-site to supplement periodic revenues from sustainable timber harvesting.







ZONING AND TAXES

With the exception of a small area surrounding the cabin and Lot 67 in Trescott TWP (287± acres), all the land is enrolled in Maine Tree Growth Taxation, decreasing the tax burden for actively managed forestland. Current annual property taxes for the seven individual parcels are $4,438 (2022). Copies of all current Tree Growth applications (2022) are available upon request.

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LISTED EXCLUSIVELY
$1,925,000



For more information, or to schedule a property tour, please contact:

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