Recreational Land with 3,000± Feet of River Frontage

ANDROSCOGGIN RIVER RETREAT | Bethel, Maine | 35± Acres



If you are seeking a private, recreational forestland parcel with extensive water frontage in Western Maine, this lot is certainly worth a look. Located just 6 miles from downtown Bethel, this 35±-acre parcel offers 2,000± feet of paved road frontage on Intervale Road and 3,000± feet of scenic frontage along the Androscoggin River. The terrain is generally level and rolling and then drops to the river, steeper at the west end of the lot, but more gradually at the eastern end. The forest is predominantly mature white pine, interspersed with mixed hardwoods. The most recent timber harvest was nearly 20 years ago.

Given the large acreage, road and water frontage, and modest zoning there are plenty of near and long-term options for this beautiful waterfront parcel. Recreation, single residential development, and possible future sub-division are all options worth consideration. Estimated annual property taxes are $790± (2025), and the *land is not enrolled in Maine Tree Growth Taxation.*

OFFERED AT $530,000

LandVest

For additional information or to schedule property tours, please contact:



Stephen Gauthier
Senior Project Manager
sgauthier@landvest.com | 207-874-6158

www.landvest.com

ANDROSCOGGIN RIVER RETREAT

Bethel, Maine | 35± Acres







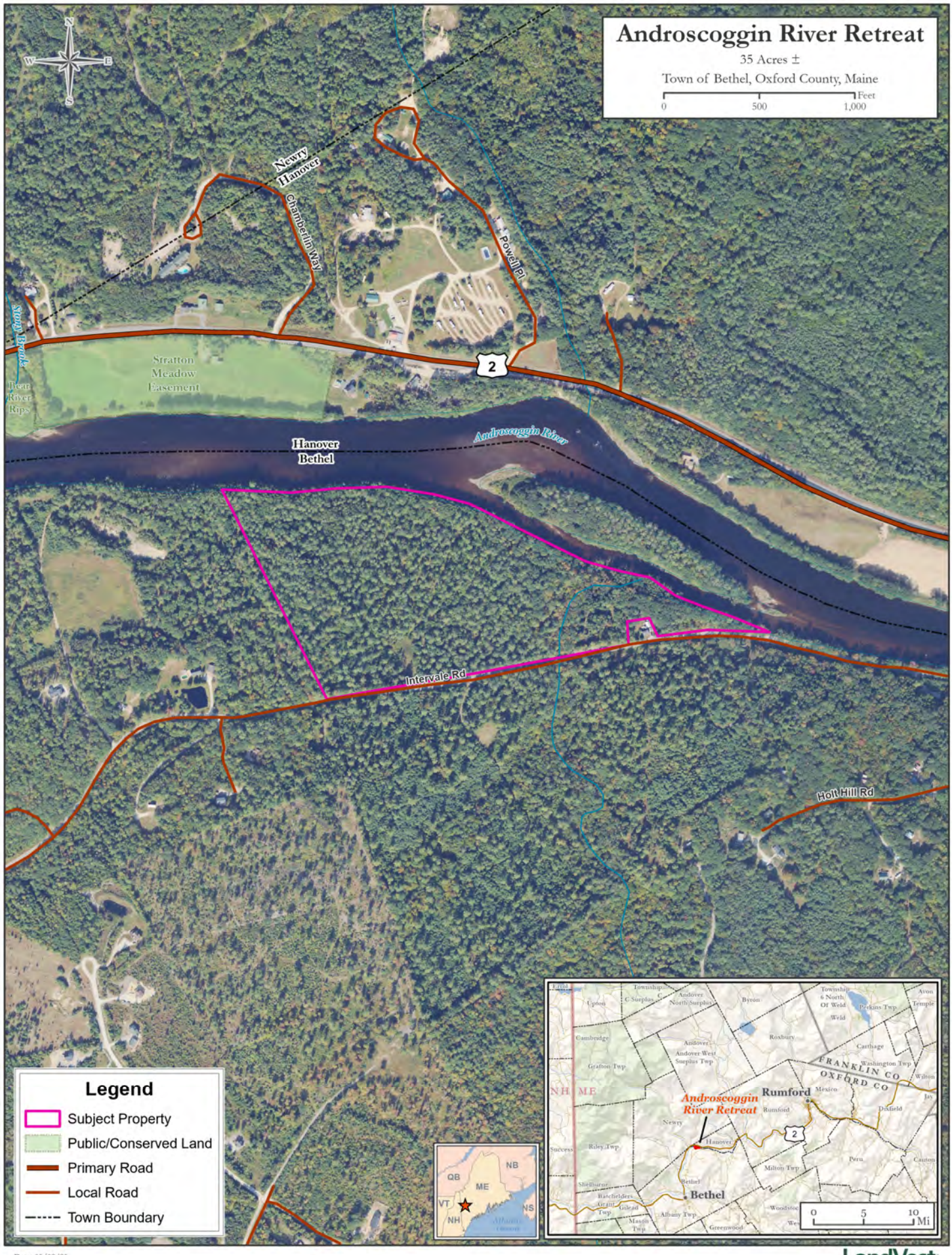






LandVest

36 Danforth Street | Portland, Maine 04101
www.landvest.com



Date: 05/02/25

LandVest