MAINE LAND OFFERING

720± Acres Investment Opportunity | Enfield, Maine

FOR SALE



COURT MERRIGAN

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LandVest®



MAINE LAND OFFERING

Investment Opportunity
Enfield, ME

This 720± acre property in Enfield, Maine presents a large-scale land investment opportunity with extensive frontage, infrastructure adjacency, and multiple paths for future value creation. Approximately 2.5 miles of frontage along Routes 155 and 166 provide strong access, visibility, and development potential within an established corridor.

Adjacent to an active solar installation, the property is well positioned for renewable energy expansion, commercial uses, or long-term development strategies. Its scale and proximity to existing infrastructure create flexibility for a range of investment objectives.

The property consists primarily of managed forestland with ongoing timber value and long-term appreciation potential, while several frontage areas have been identified for possible residential or commercial development. A mix of upland terrain and wetlands adds recreational appeal and supports thoughtful planning opportunities.

Located approximately 40 minutes from Bangor, this offering combines accessibility, scale, and multiple exit strategies in a single asset.

Offering Summary

Sale Price	Lot Size
$579,000	720 Acres

PROPERTY HIGHLIGHTS



Strategic Frontage & Development Potential: Approximately 2.5 miles of frontage along Routes 155 and 166 provide exceptional access, visibility, and long-term development flexibility. Preliminary planning has identified several areas suitable for residential or commercial development, supporting phased investment or future parcel sales.

Infrastructure Adjacency & Energy Opportunity: Positioned adjacent to an active solar installation, the property is uniquely situated for renewable energy expansion or other infrastructure-driven uses. Its scale and proximity to existing power infrastructure create compelling potential for future commercial or energy-related development.

Timberland Value & Long-Term Appreciation: Comprised primarily of managed forestland, the property offers ongoing timber value alongside significant long-term appreciation potential. The combination of income characteristics, scale, and strategic location creates a diversified land investment opportunity with multiple exit strategies.

WOODLOT SUMMARY

TWO TREES FORESTRY

WOODLOT SUMMARY BY WOOD PRODUCT

Vambutus Woodlot – Enfield, Maine – 450 wooded acres
Prepared by Harold Burnett, Maine licensed forester 993
February 2025

Product	Volume	Stumpage Rate	Value
Sawtimber (10"+ top diameter; Spr/fir 8"+ top)	(MBF)	($/MBF)	
White pine	560	$ 230	$ 128,685
Spruce	230	$ 120	$ 27,600
Balsam fir	125	$ 120	$ 15,000
Red maple	25	$ 150	$ 3,750
Popple	20	$ 70	$ 1,400
total MBF	960		

	Cords	$/Cord	
White pine	1030	$ 4	$ 4,120
Spruce	450	$ 4	$ 1,800
Balsam fir	1570	$ 4	$ 6,280
Hemlock	160	$ 4	$ 640
Tamarack	100	$ 4	$ 400
Cedar	620	$ -	$ -
White birch	90	$ 25	$ 2,250
Yellow birch	40	$ 25	$ 1,000
Red maple	650	$ 25	$ 16,250
Popple	820	$ 25	$ 20,500
Other hardwoods	120	$ 25	$ 3,000
total cordwood	5650		

Total Estimated Volume in Cords 7575 ±13.4% @19:1
statistically significant range 6560 - 8590 cords

Gross Estimated Value $210,000 to $250,000

ABOUT THE CRUISE: The woodlot summary values were derived from a field cruise of 93 variable radius plots on systematically located transect lines, using a 15 BAF prism. Data was processed using QuickCruise, a copyrighted property of L.E. Caldwell, LLC (2023). Cordwood volumes include topwood of sawtimber trees.
ABOUT STATISTICS: The average volume estimate is 16.8 cords per acre, given a sampling error of 13.4% within a 95% confidence interval. That means that if the woodlot were recruised, new volume estimates should fall within the above stated statistically significant ranges 19 times in 20. However, the individual product numbers listed above are less precise than those for the total.
ABOUT STUMPAGE RATES: Rates are derived from fall 2024/winter 2025 timber sale data collected by Two Trees Forestry during the course of business. The value stated may not represent a legal liquidation value, given that regulatory restrictions may not allow all the timber on the lot to be removed at one time.

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P.O. BOX 356
WINTHROP
MAINE 04364
TEL: 207-377-7196
FAX: 207-377-7198

www.twotreesforestry.com

WOODLOT SUMMARY

The Enfield woodlot is heterogeneously homogenous – loggers, during 2005-2010 applied essentially the same treatment to the entire property, over those years. They strip-cut the forest, leaving what are now ribbons of regenerated saplings, where they cut, and neighboring strips of older and taller trees, where they did not. Thus it's uniform, but highly variable between the two types of strips. The taller trees range from 40' to 60' tall, though more than half the trees are less than 8" in diameter. Balsam fir is most common, though white pine, spruce and hemlock are quite common. With the exception of the southwestern corner, most trees are quite vigorous and gaining volume and value rapidly. The quality of the pines tends to be excellent. Common pine problems elsewhere are forking of the main stem and limbiness; virtually all the Enfield pines are straight and small-limbed, with excellent potential to become high-value sawlog-producing trees.

I estimate that about 450 acres of the roughly 730 acres can be managed, with the others either wetlands, transmission corridors, or the solar farm. For now I suggest there's little to be done, as the woods progress through this period of rapid appreciation. I think it more likely that things will change as we progress into the 2030s. At which point I'd hope to be able to remove some of the competing trees surrounding the pines, while liquidating the popple and some of the fir. That being said the flat terrain will be challenging to operate unless or until we get another cold winter like this year's.

Distribution of trees, by species and diameter, as measured by basal area[1] per acre

Diameter	White pine	Spruce Hemlock	Balsam fir	Tamarack Cedar	Popple	Red maple	other hardwood	**Species**
5 - 8"	5	8	21	2	4	6	3	**48**
9 - 12"	7	2	2	4	4	3	0	**22**
13 - 16"	3	1		3	1	0	0	**8**
17 - 20"	1	0		0	0			**2**
>20"	1							**1**
total BA	**17**	**11**	**23**	**9**	**9**	**9**	**4**	**81**
% of total	**21%**	**14%**	**28%**	**11%**	**11%**	**11%**	**4%**	**100%**

Distribution of trees, by species and diameter, as measured by cords per acre

Diameter	White pine	Spruce Hemlock	Balsam fir	Tamarack Cedar	Popple	Red maple	other hardwood	**Species**
5 - 8"	1.1	1.4	3.6	0.4	0.6	0.8	0.4	**8.3**
9 - 12"	1.9	0.6	0.5	0.6	1.0	0.7		**5.3**
13 - 16"	1.1	0.2		0.6	0.1	0.1	0.1	**2.2**
17 - 20"	0.4	0.1		0.1	0.1			**0.7**
>20"	0.3							**0.3**
total cords	**4.8**	**2.3**	**4.1**	**1.7**	**1.8**	**1.6**	**0.5**	**16.8**
% of total	**29%**	**14%**	**24%**	**10%**	**11%**	**10%**	**3%**	**100%**

[1] Forest stand statistic; cross sectional area of trees measured at 4.5' above ground. Often stated in square feet per acre.



Document Name: ME2669 ortho Enfield

Enfield Land

Enfield, ME

Base Plan Orthophotograph

LEGEND

- Subject Property - 727.28 ±Ac
- Solar Lease - 30.44 ±Ac
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (10 ft)



Notes:
Credits: 2021 imagery from ESRI 'World Imagery' map service.

Date: 10/11/24

Project Number: ME2669

0 500 1,000 2,000 Feet

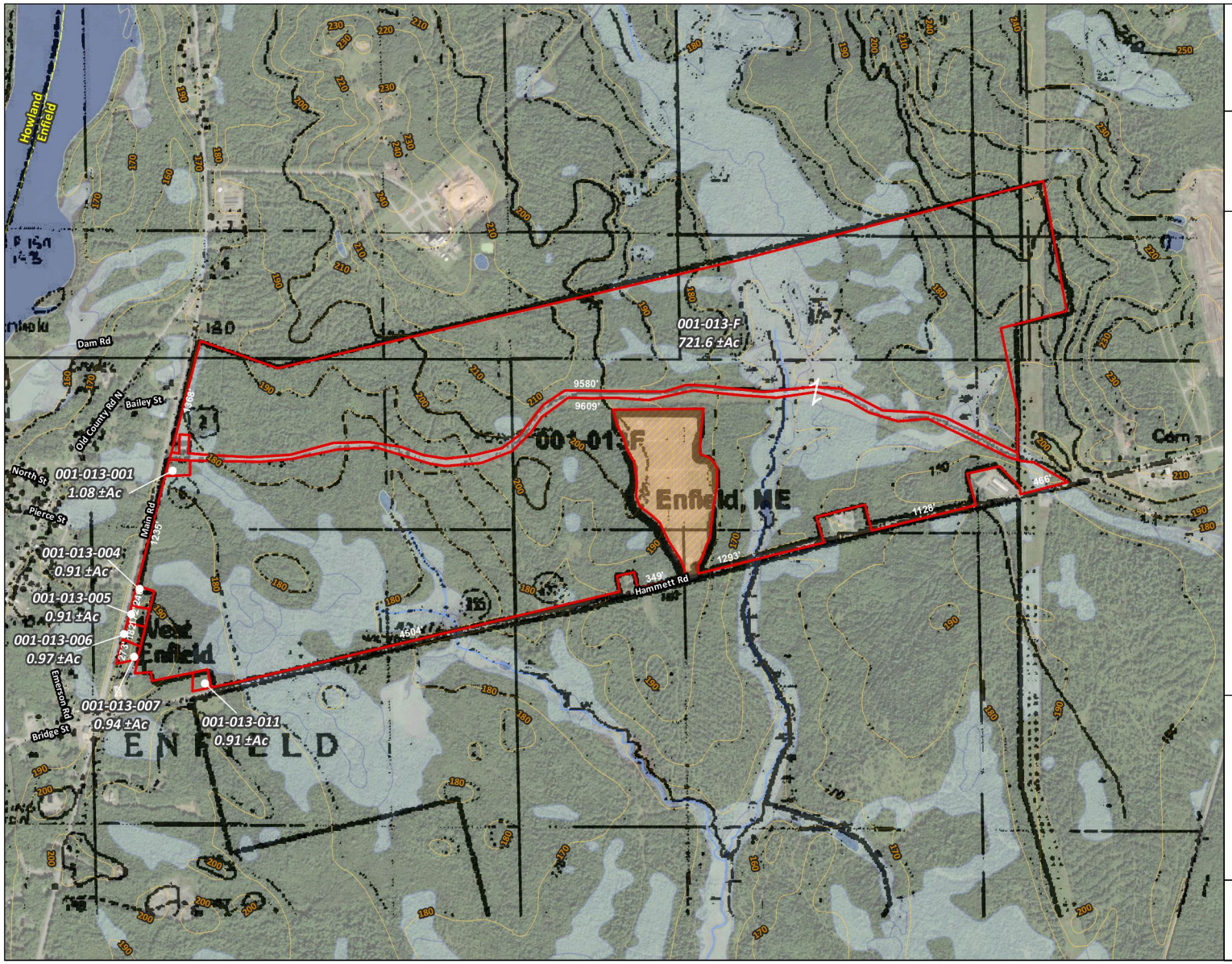
Scale: 1 " = 1,000 '

This plan is conceptual only and is not represented as an engineered plan.

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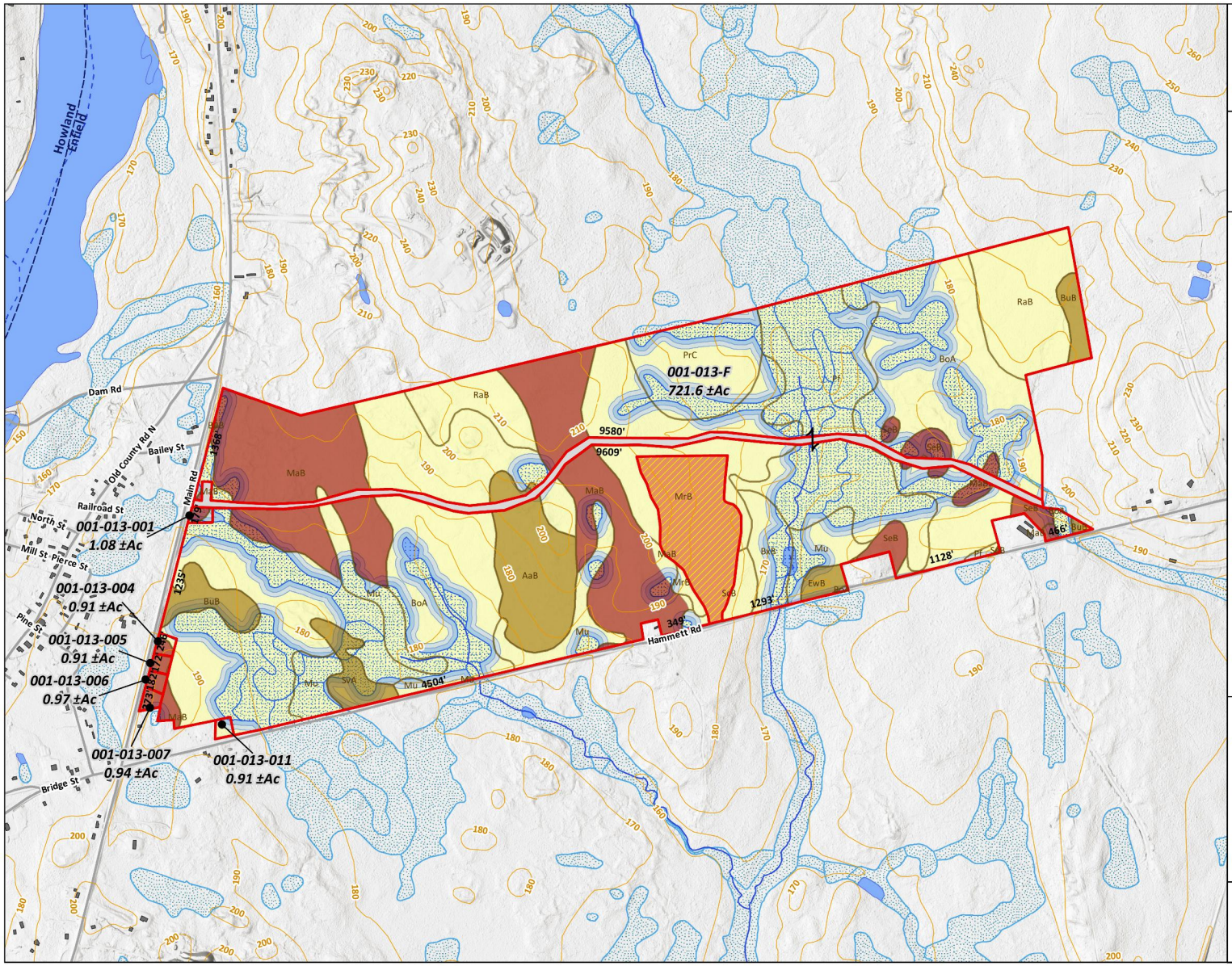
0 500 1,000 2,000 Feet

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Document Name: ME2669 site analysis Enfield

Vambutas Land Porfolio

Enfield, ME

Site Analysis Plan

LEGEND

- Subject Property - 727.28 ±Ac
- Solar Lease - 30.44 ±Ac
- Adjacent Properties
- Soil Types
- All areas are Prime Farmland
- Farmland of Statewide Importance
- 100 Year Flood Zone
- Open Water
- Wetlands - 184.87±Ac
- 50' Wetlands Setback
- 100' Wetlands Setback
- Perennial Streams
- Intermittent Streams
- Contours (10 ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 10/11/24

Project Number: ME2669

0 500 1,000 2,000 Feet

Scale: 1 " = 1,000 '

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PROFESSIONAL BACKGROUND

Court Merrigan is a seasoned professional who's been around the industry his whole life having grown up in the family real estate business. Court has cultivated extensive expertise in working with buyers and sellers across a diverse range of properties from agricultural to commercial to residential. He's worked on a series of unique properties ranging from a cranberry bog in Massachusetts to vast cattle ranches in Wyoming, row crop farms, agricultural production facilities, hunting and recreational estates, as well as commercial properties across New England and the Mountain West. Post-college, he spent a decade studying and working in East Asia. Once back in the US, Court worked for a regional bank managing properties as well as handling acquisitions and sales; trusts; lease negotiations; property improvement and development; and government relations. Today, Court works in real estate full time, specializing in agricultural, rural and commercial properties.

Holding licenses in Massachusetts, Maine, Nebraska, and Wyoming, he extends his professional reach through a network of trusted referral partners across New England and the West. With keen business acumen, Court excels in navigating the nuances of complex real estate transactions. He also speaks Japanese and Thai. If you seek a knowledgeable and reliable guide in the world of real estate, Court Merrigan is your trusted advisor.



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