Katahdin Fields & Land

957± Acres of Farm Ground, Timberland, and Recreational Land in Patten and Crystal, Maine

FOR SALE



COURT MERRIGAN
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LandVest®



From Route 11, the property reads as a farm. From the air, it becomes something much larger.

Katahdin Fields & Forest brings together approximately 957.2 acres across Patten and Crystal, combining an established agricultural base with more than 500 additional acres of forest, mapped agricultural soils, internal roads, and elevated ground overlooking the mountains and working landscape of northern Maine.

The offering begins with the original 433.67-acre farm in Patten. Open fields, orchard plantings, a large greenhouse, roadside farmstand, wells, and substantial Route 11 frontage provide an identifiable agricultural platform with excellent visibility and access. To the east and north, the property continues across two additional tracts totaling approximately 523.52 acres in Crystal.

Together, the three principal land blocks create a holding with the scale and flexibility to support agriculture, timber management, recreation, conservation, or a combination of uses.

Offering Summary

Sale Price	Lot Size	FSA Crop Ground
$2M	957 Acres	222 Acres

AGRICULTURAL FOUNDATION



Existing Farm Service Agency records identify approximately 220 crop acres on the established farm tract, including approximately 15 acres reported as certified organic. The farm has supported vegetable production and includes newer apple plantings representing approximately 20 varieties, as well as an older heirloom orchard. The greenhouse can extend the growing season, while the farmstand provides an existing point of sale along one of the principal routes through the Katahdin region.

Two wells serve the agricultural improvements, including one near the orchard reported to produce approximately 30 to 40 gallons per minute. Internal roads and field lanes provide access through the farm and into portions of the larger property.

The expanded acreage changes the character of the offering. Preliminary GIS mapping shows extensive soils classified as Prime Farmland or Farmland of Statewide Importance across the assemblage. The actual amount of additional workable ground and any additional FSA-qualified acreage remain to be confirmed, but the soil pattern creates a credible basis for evaluating future agricultural expansion.

FOREST AND RECREATION

The wooded acreage is equally important. It adds privacy, wildlife habitat, recreational ground, and potential timber value while giving the property the breadth of a true northern Maine landholding. Openings and former fields are interspersed with mixed forest, and the higher ground provides long views across a landscape of farms, woods, and distant mountains. Preliminary GIS mapping identifies approximately 15.8 acres of mapped wetlands across the entire 957-acre holding, subject to field verification.

The property lies along the Route 11 corridor within the Katahdin Woods & Waters National Scenic Byway region. The Patten-Sherman Rail Trail is nearby, providing connections to the area's extensive ATV and snowmobile network. Baxter State Park, Katahdin Woods and Waters National Monument, and the Tekɑkɑpimək Contact Station contribute to a regional identity increasingly shaped by outdoor recreation, conservation, and four-season tourism.



INFRASTRUCTURE AND LONG-TERM FLEXIBILITY

A 44 kV Versant Power line crosses the property, adding an infrastructure component that may be relevant to future agricultural, energy, or other utility-served uses. Any interconnection capacity or development potential would require independent utility, permitting, and land-use review. No conservation easement is currently reported, preserving flexibility for future ownership and management decisions.

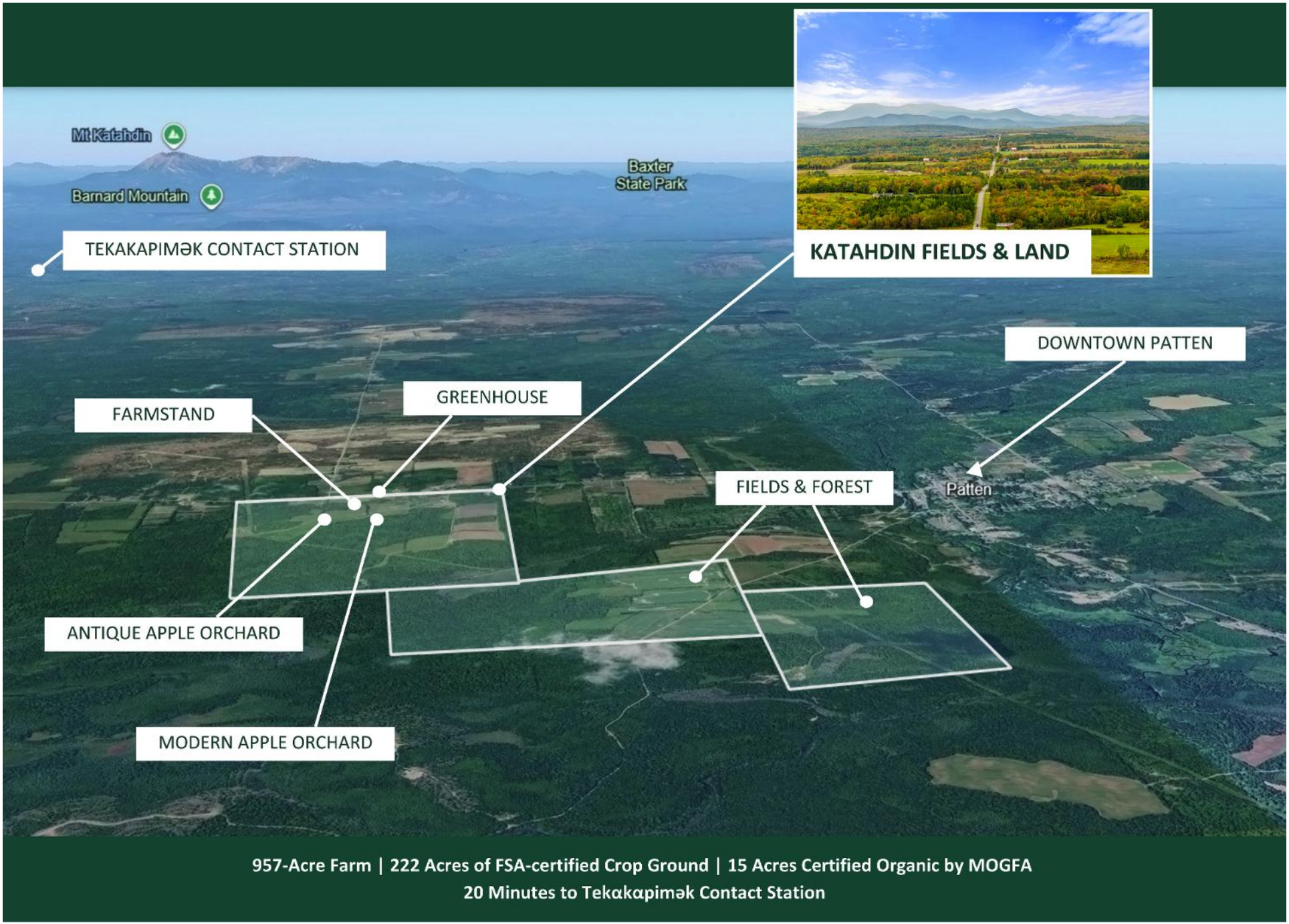
Katahdin Fields & Forest is not simply a larger version of the former farm offering. It is a nearly 1,000-acre assemblage with an established agricultural starting point and room to pursue several complementary strategies. For an agricultural operator, timber and recreation investor, conservation-oriented buyer, or long-term landowner, it offers a substantial foothold in one of Maine's most recognizable rural



PROPERTY HIGHLIGHTS



- Approximately 957.2 acres across Patten and Crystal in three principal tracts comprising 433.67, 335.8, and 187.72 acres
- Approximately 222.86 documented FSA crop acres, including approximately 15 acres reported as certified organic
- Newer apple plantings with approximately 20 varieties and an older heirloom orchard
- Large greenhouse, roadside farmstand, and two wells, including one reported at 30 to 40 GPM
- Substantial Route 11 frontage and visibility, together with extensive internal roads and field access
- Mapped Prime Farmland and Farmland of Statewide Importance soils
- Approximately 15.8 acres of GIS-mapped wetlands, subject to verification
- Mixed forest with potential timber and recreational value and long views toward the mountains of the Katahdin region
- Proximity to the Patten-Sherman Rail Trail
- 44 kV Versant Power line crossing the property; no conservation easement currently reported



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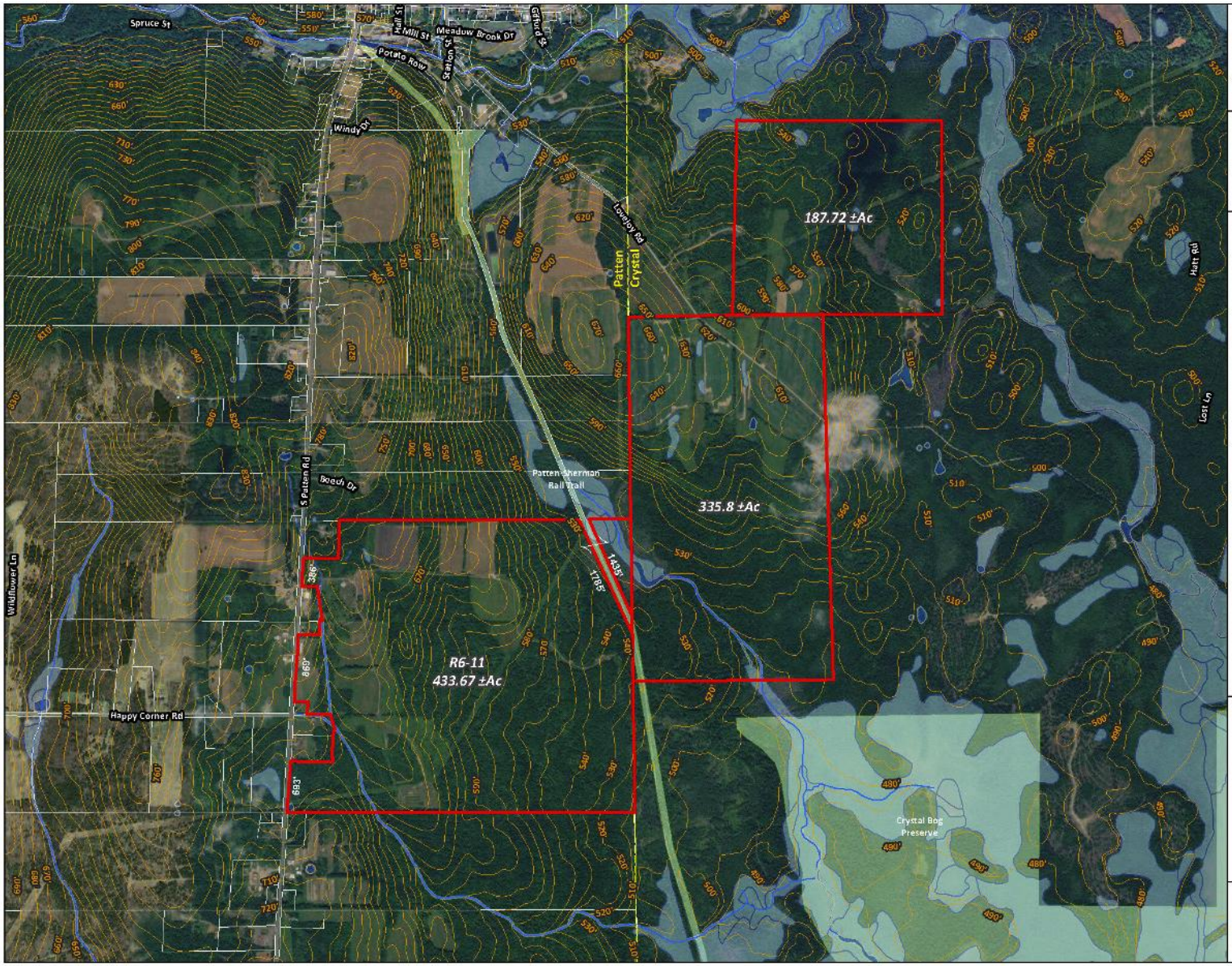

Katahdin Fields & Land

Patten/Crystal, ME

Base Plan Orthophotograph

LEGEND

- Subject Property - 957.20 ±Ac (GIS)
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: 2021 imagery from Google Earth map service.

Date: 09/03/26

Project Number: ME3092-CG

0 660 1,320 2,640 Feet

Scale: 1" = 1,320'

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

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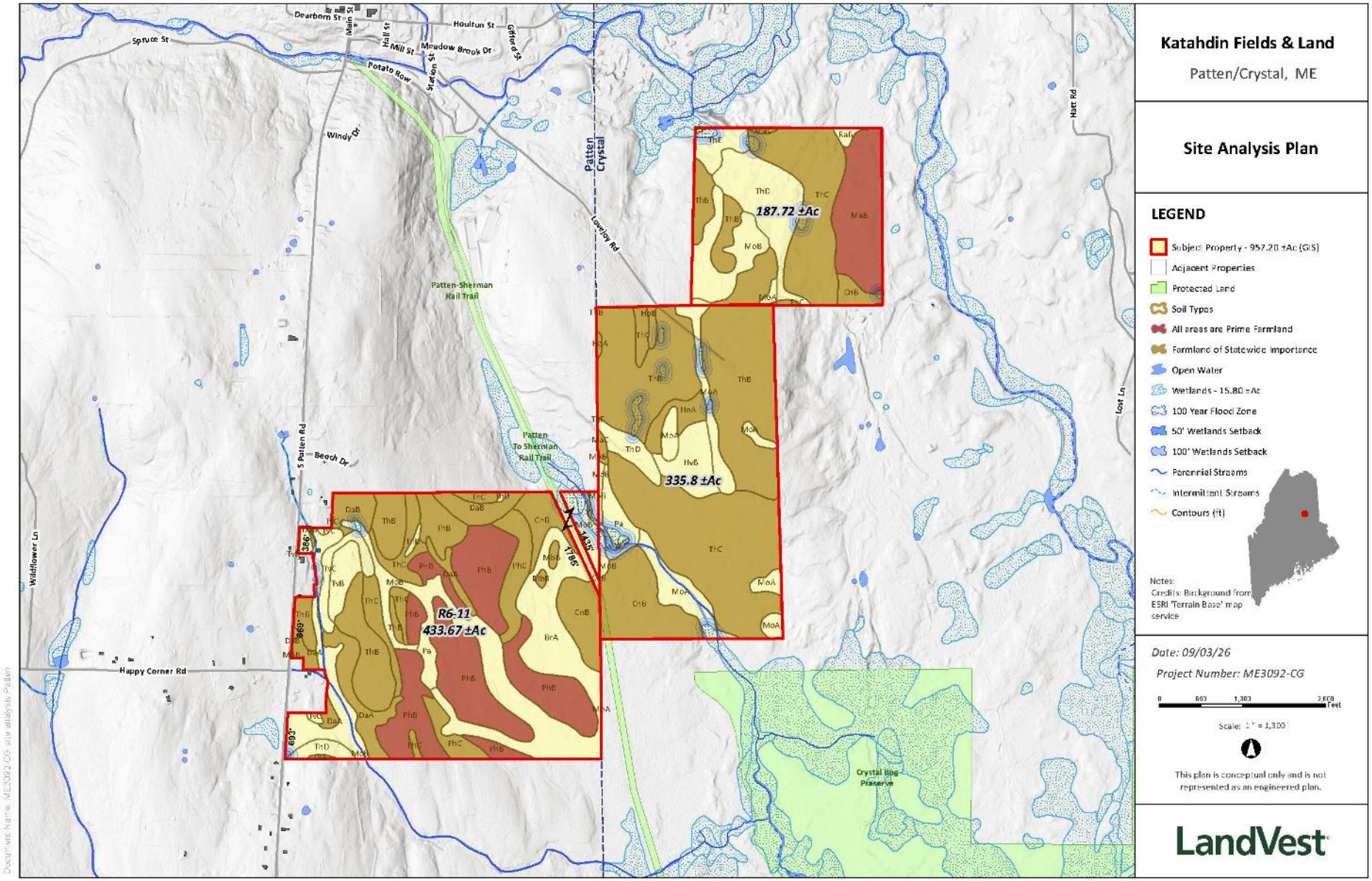

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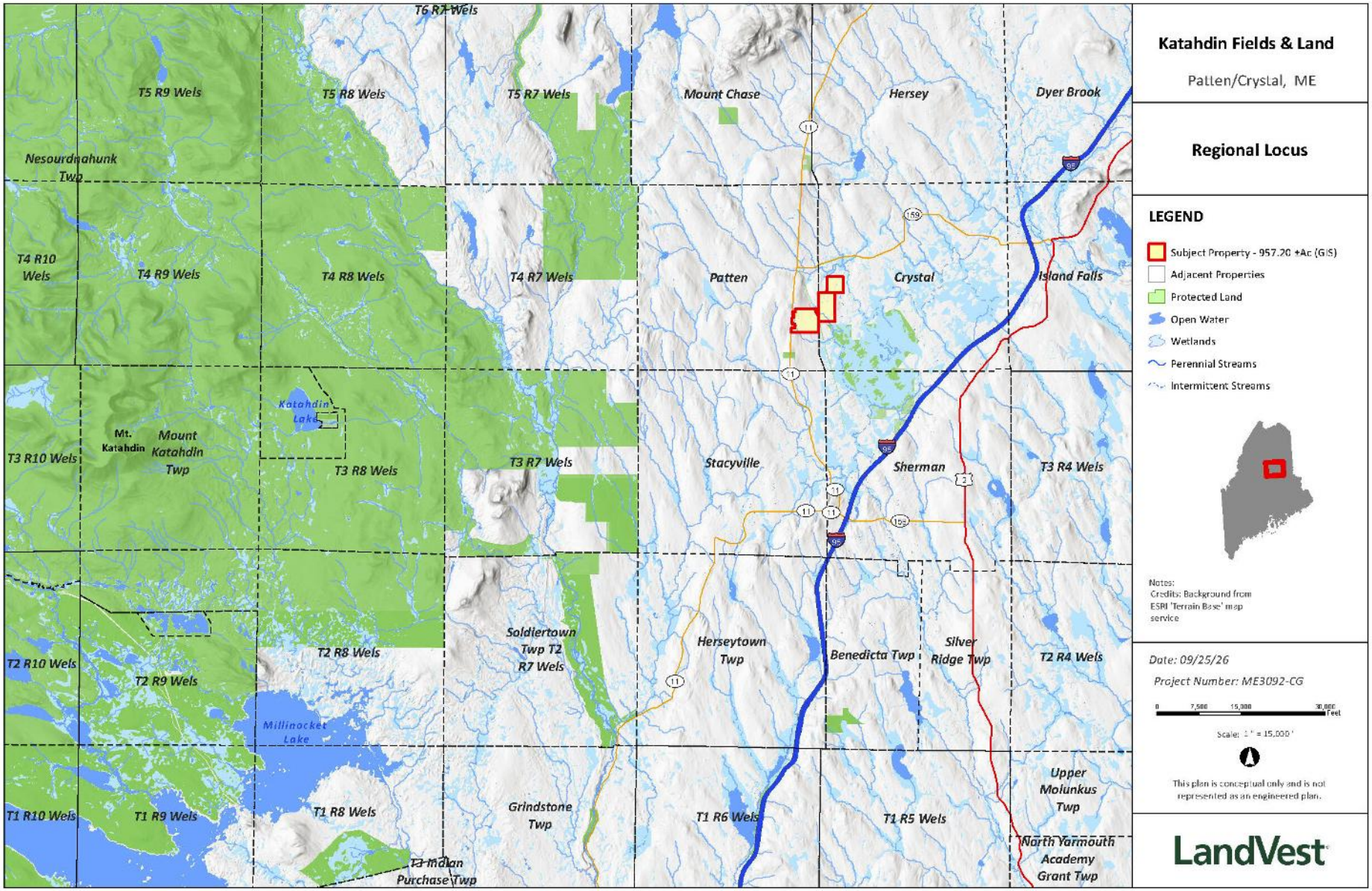

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PROFESSIONAL BACKGROUND

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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