

RESIDENTIAL LAND FOR SALE



Ben Gilpatrick Rd

Hiram, Maine

United States

Asking Price

\$399,000

Parcel Size 0

Date Listed

07/21/2024

Listing ID

GL-

1727017344

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11891736>

Overview

A great opportunity to own a piece of paradise in Hiram, Maine. Eighty acres of sloping land with various building sites that will give you panoramic views to the west and south. Room to roam in your own private compound with over 3300 ft of frontage on Ben Gilpatrick Road. Ben Gilpatrick Road has been a 'town way' since 1852. It is maintained by the town year-round 250 yards from its intersection with Triptown Road, and is maintained in summer-only by the Town 500 feet from Brownfield Road (Rt 160). The remaining portion between the two town road sections was discontinued in 1955 and the article to vote did not state to retain a public easement. It reverted back to the property owners to the center of the road on each side. Therefore, the condition and maintenance of the road are at the prerogative of the landowner using the road for access. The road is in good condition from Brownfield Road to the southwest corner of the lot (see survey). After that, it becomes rougher, suitable for an SUV, truck, or ATV. The road can be improved as desired, with collaboration with other landowners. There is no formal road maintenance agreement in place. There is no power service nearby. Seller is reserving easement over 'Old Road' so called on the survey which also serves as the easterly boundary. There is a very old, small, gravesite area on the property that will be registered with the State. The property is currently under the Tree Growth tax designation. Mobile homes not allowed per

deed. Neighborly and club ATV and snowmobile trails abound off of Ben Gilpatrick and link into ever bigger networks. Skiing at Pleasant Mountain, and in the Whites is close by. The hunting is wicked good, and even though it seems remote, is an easy 15 minutes to great restaurants, gas, and food, in beautiful Cornish, Maine. Come take a hike and start making plans!

For more details:

Listed by: Daniel McDonnell

Contact

Email

Phone