

FOR SALE MULTI-USE / FARM PROPERTY

70 ANGUS LANE | INDUSTRY, MAINE



PRICE REDUCED



165± Acre Farm

Former Cattle Farm

- Barn, shed, 10 paddocks supplied with underground water and drainage
- 4-bedroom Cape-style residence with farmer's porch, swimming pool and 2-car detached garage
- Among many possibilities, this property would be an outstanding horse facility



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70 ANGUS LANE | OVERVIEW



The property was formerly operated as the King & I Angus (a Black Angus All Natural Beef cattle farm) which opened in 2000.

The property also lends itself well to many possibilities and would make an outstanding horse facility.



The single-story Cape-style ranch includes master bedroom with bath & walk-in closet, three additional bedrooms and one additional bathroom, living room with wood stove, eat-in kitchen with fireplace, detached 2-car garage and swimming pool.

PROPERTY SUMMARY

ADDRESS:	70 Angus Lane, Industry, Maine
LAND AREA:	165± acres
ZONE:	Agricultural
BUILDINGS:	4 (including barn, shed, paddocks and residence)
AMENITIES:	Electrical fencing, underground drainage (USDA), swimming pool
ASSESSED VALUE:	\$443,500
REAL ESTATE TAXES:	\$5,854 (2016)
DEED REFERENCE:	Franklin Registry of Deeds Book 1914, Paage 120
MAP & LOT #:	Map R3, Lot 4

CONSTRUCTION:	Wood frame
SIZE:	1,526± SF
BUILT:	1996
BASEMENT:	Full, unfinished
EXTERIOR:	Vinyl and wood
HEAT:	Oil-fired baseboard forced hot air, multi zoned
FLOORING:	Tile and wood
WATER & SEWER:	Private well & private septic

SALE PRICE: \$699,000.

70 ANGUS LANE | PHOTOS

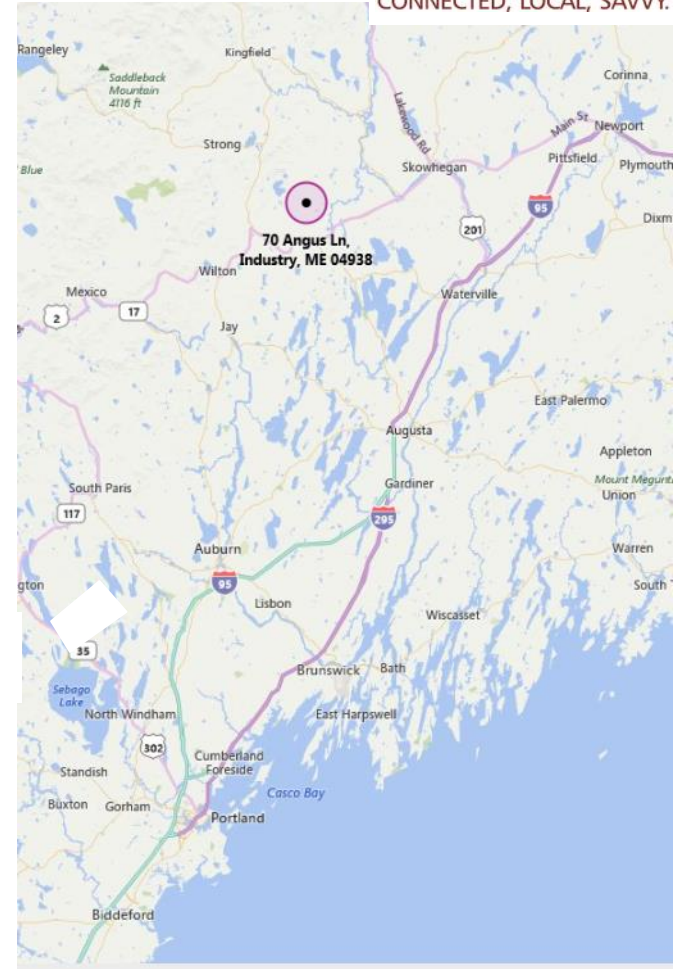
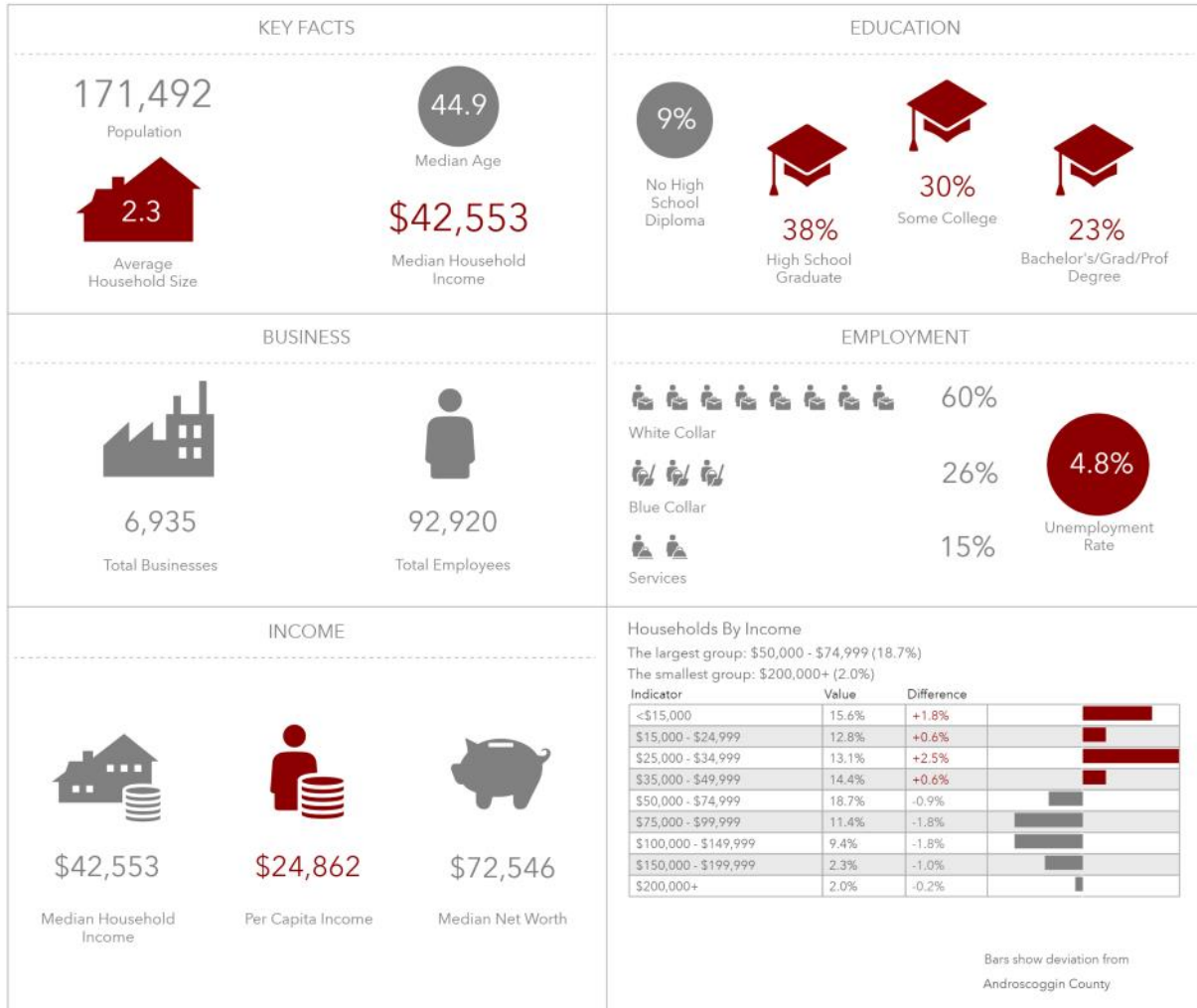


AREA STATISTICS

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CONNECTED, LOCAL, SAVVY.



Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2016, 2017.

**CALL KAREN OR CHERI FOR FURTHER DETAILS
& TO ARRANGE A PROPERTY TOUR**



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