

91-ACRE APPLE ORCHARD FOR SALE IN READFIELD

Maine Farmland Trust is looking for a buyer for this long-standing apple orchard in the town of Readfield. It has approximately 3,400 apple trees on 60 acres of orchard & hay land and about 25 acres of woods. The property features a 2,800 square foot cold storage building, a workshop, two sizable storage sheds, a bunkhouse for farm workers, and a newly-constructed 6-stall horse stable and outdoor riding ring.



Located on a visible stretch of Rt. 17 in the quaint village of Kents Hill and within 15 miles of

Augusta, this is the ideal property from which to market farm products, operate a *Pick-Your-Own* business, or run an agritourism-based venture. The beautiful panoramic views from the property have long made this property a popular local and regional destination—assuring a strong customer base for a new farm business. While the property is best suited to continue as an orchard, its excellent agricultural soils—with 100% of the soils classified as Prime or Locally Important Farmland—open up additional farming opportunities for new owners. Some possible farm uses include: small livestock (pigs, sheep, goats, poultry), horses, alpacas/llamas, vegetable and flower production, Christmas trees—just to name a few! There is also a unique opportunity for collaboration with the neighboring Kents Hill School on farm-based education projects.



Asking Price: \$305,000

To ensure that this farm remains viable for future generations, the property will be protected with an agricultural conservation easement which will restrict development.

Maine Farmland Trust (MFT) is a statewide non-profit land trust whose mission is to protect Maine farmland from development. MFT has purchased this farm as part of its Buy/Protect /Sell (BPS) program. The BPS program allows MFT to buy a farm vulnerable to development, protect it with an agricultural conservation easement and re-sell it to a farmer at farmland (not development) prices. This is one tool MFT uses to foster agriculture as a viable sector of the Maine economy.

**FOR PRICING OPTIONS AND IF YOU HAVE FURTHER QUESTIONS, PLEASE CONTACT STACY GAMBREL
AT MAINE FARMLAND TRUST**