

# FOR SALE

# PLAINS ROAD LAND & BUILDINGS PACKAGE

TURNER, MAINE



### Conceptual Parcel Lines

The lines shown use Google Maps and are estimates for reference purposes only, as they may not accurately reflect the true boundaries of a property. Buyers should consult municipal tax maps and deeds for accurate and up-to-date information regarding property boundaries, easements, zoning regulations, and other pertinent details. Relying solely on these lines without verifying information through official channels could lead to misunderstandings or legal issues down the line.



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**Spectrum**  
REAL ESTATE

# INVESTMENT SUMMARY

- Parcel 1 - 10,740 acres +/-
- Parcel 2 - 6,725 acres +/-
- Parcel 3 - 5,515 acres +/-
- Parcel 4 - 5,210 acres +/-

Total Acreage 1,750 +/-



Spectrum Real Estate is pleased to offer for sale The Plains Road Land and Buildings Package, conveniently located in Turner, ME.

The subject property includes twenty-one tax maps, offered as four (4) parcels, each listed \$1,500,000.

Total package listed for \$5 Million.



# INVESTMENT HIGHLIGHTS

Former Agricultural facility with multiple access to 3-phase power, office buildings, warehouse, loading dock, manufacture building, wells and some septic. Good soils. Level land, on-site roads, 28,180 +/- feet public streets.

Potential re-purpose of multiple large barns.

Located minutes from State Road 4, one hour from Portland, ME and 2.5 hours from Boston.

- Property consists of free standing structures, public and private access roads, 3-phase power throughout property, water, wastewater disposal and septic.

- Each parcel priced at \$1,500,000

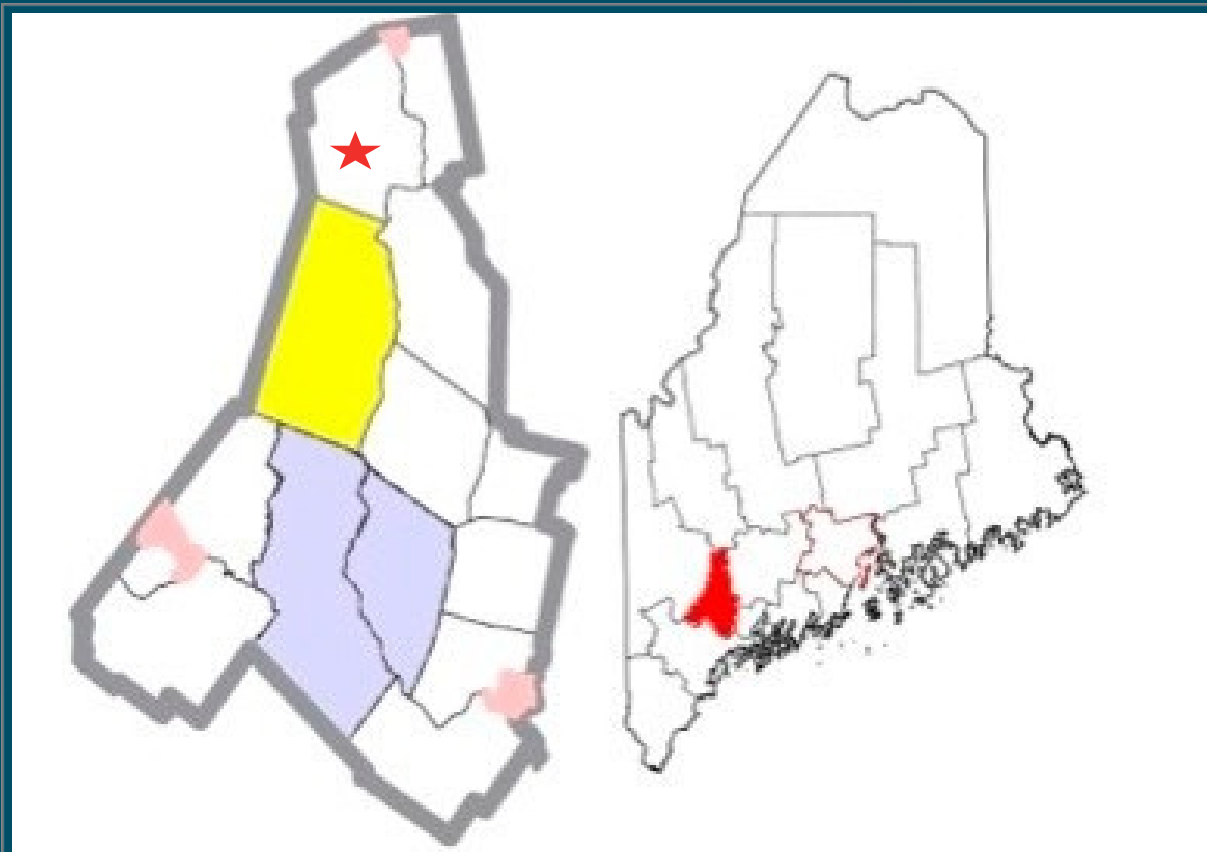
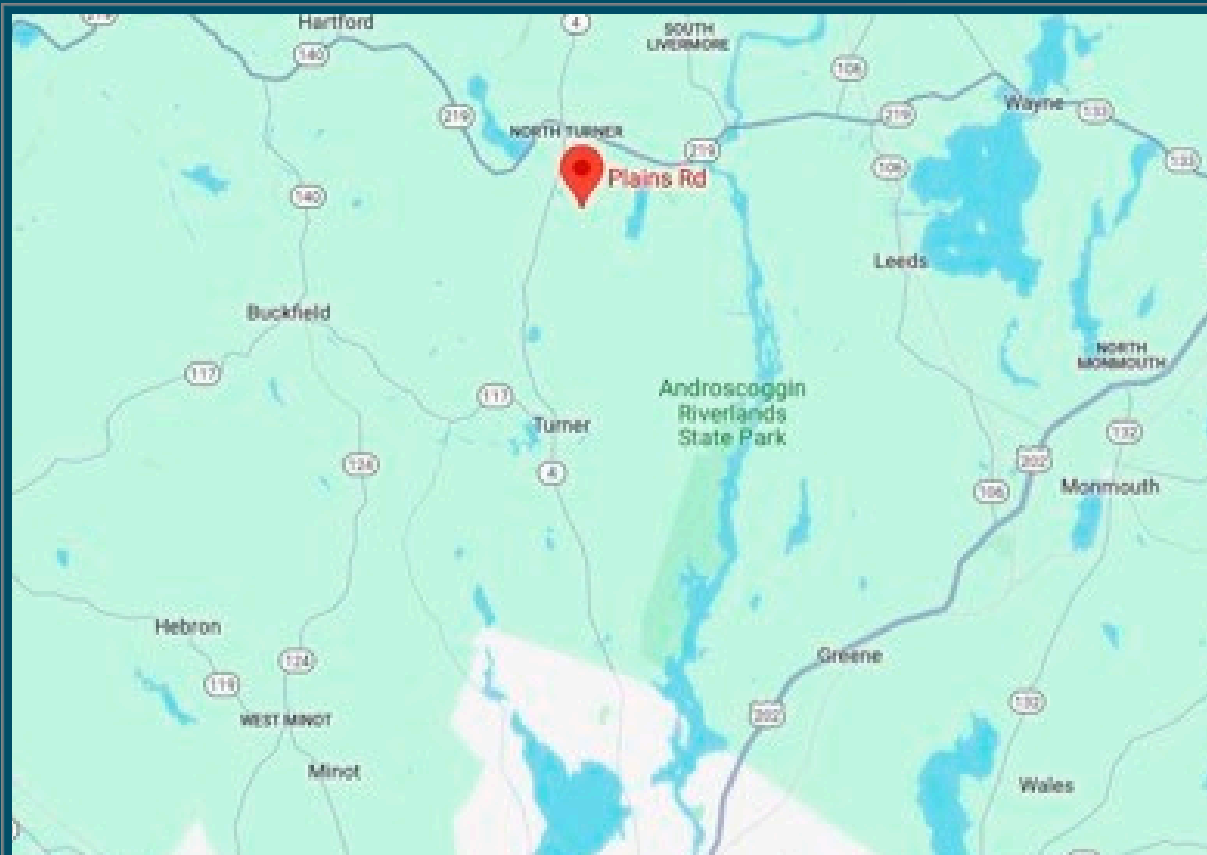
- Entire package priced at \$5,000,000

Zoning is mix of Agricultural, Industrial, Rural I and Resource

- Protection.

Total road frontage is 28,180 +/- feet on Plains Rd, Merrill Mills

- Rd, General Turner Hill Rd, Tidswell and Pleasant Pond Rd.



# ALL PARCELS

Listed \$5,000,000

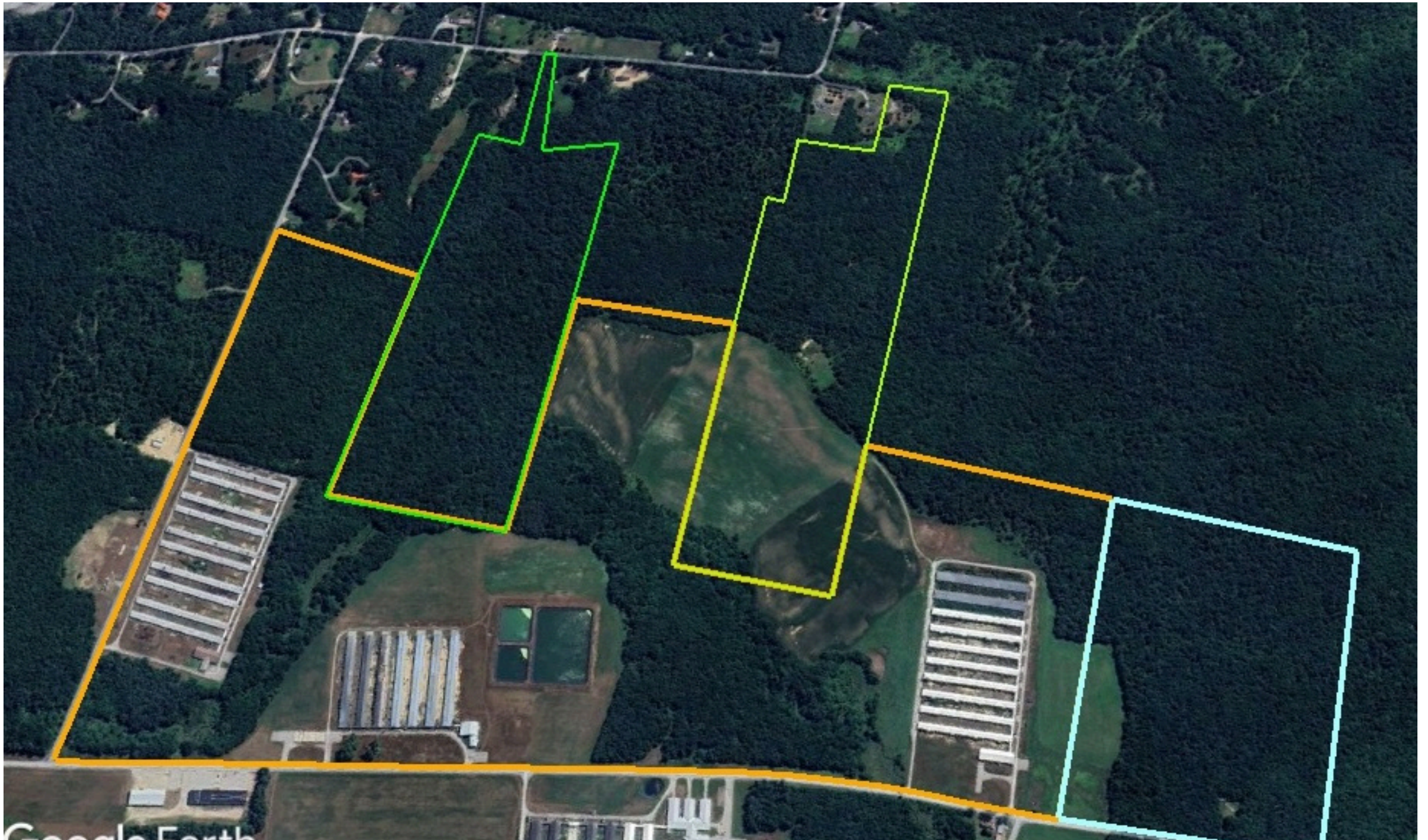
- 1,750 +/- Acres
- 28,180 +/- feet road frontage
- twenty-one tax maps



# PARCEL 1

Listed \$1,500,000

- 510 +/- Acres
- 10,740 +/- feet road frontage
- nine tax maps



# PARCEL 1

Listed \$1,500,000

- 510 +/- Acres
- 10,740 +/- feet road frontage
- nine tax maps

**Southern Complex: 10– 25,000 SF Barns 50' x 500' each (250,000 SF)**

**Warehouse: 11,000SF (refrigerated). 3/10Ht. Loading Docks to 35' x 60' separated by interior wall**



# PARCEL 1

Listed \$1,500,000

- 510 +/- Acres
- 10,740 +/- feet road frontage
- nine tax maps

**Middle Complex: 7 – 25,000 SF Barns 50' x 500' each (175,000SF)**

**Warehouse: 15,000 SF (refrigerated). 2/10Ht. Loading Docks to 40' x 60' separated by interior wall**



# PARCEL 1

Listed \$1,500,000

- 510 +/- Acres
- 10,740 +/- feet road frontage
- nine tax maps

**Southern Complex: Warehouse: 11,000SF (refrigerated) 3/ 10' loading docks**



# PARCEL 1

Listed \$1,500,000

- 510 +/- Acres
- 10,740 +/- feet road frontage
- nine tax maps

**Merrill Mills Rd Complex: Warehouse: Warehouse: 24,000 SF**



# PARCEL 1

Listed \$1,500,000

- 510 +/- Acres
- 10,740 +/- feet road frontage
- nine tax maps

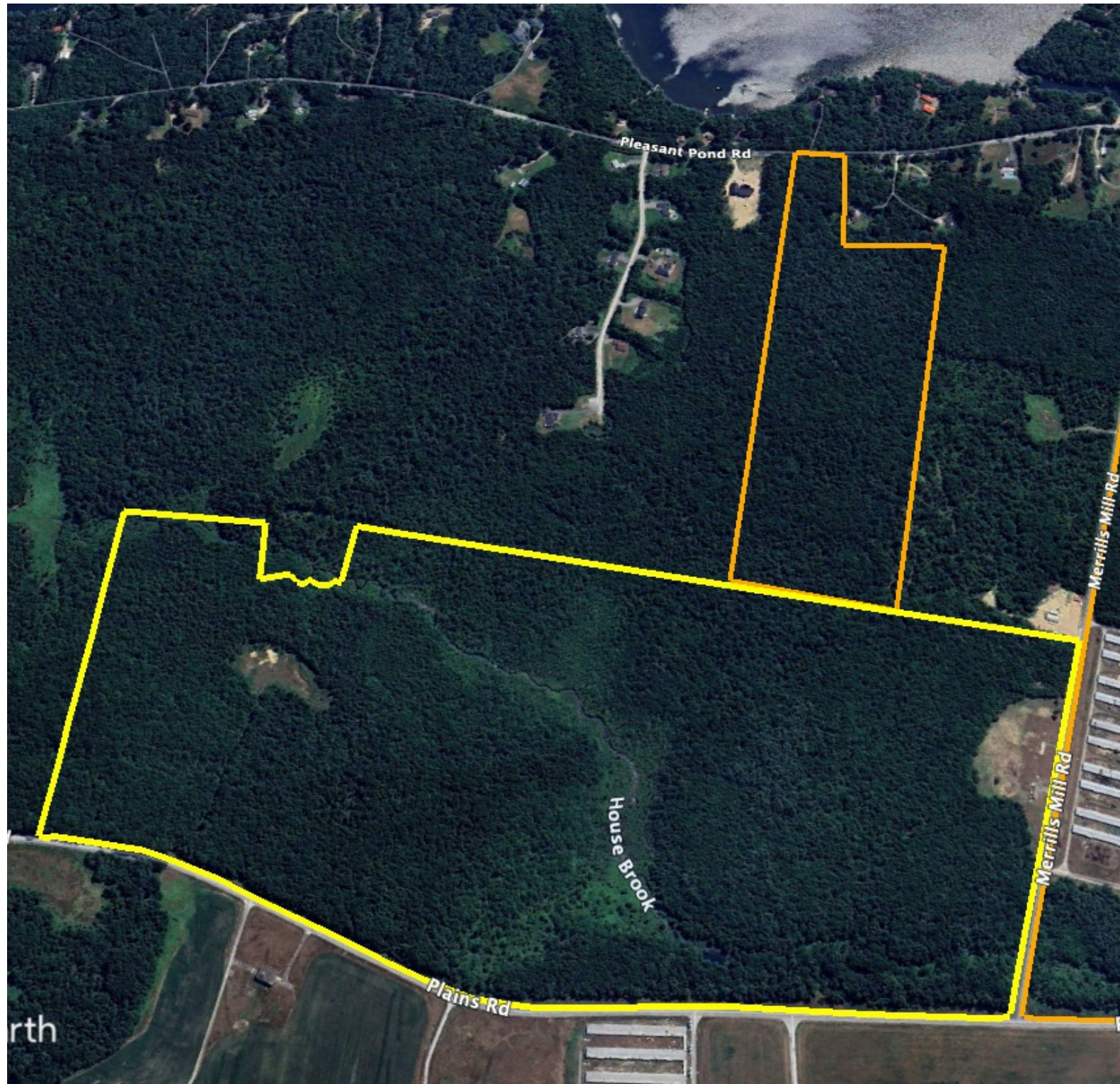
**Middle Complex: Warehouse: Warehouse: 15,000 SF (refrigerated).**



# PARCEL 2

Listed \$1,500,000

- 355 +/- Acres
- 6,725 +/- feet road frontage
- six tax maps



# PARCEL 3

Listed \$1,500,000

- 690 +/- Acres
- 5,515 +/- feet road frontage
- two tax maps



# PARCEL 3

Listed \$1,500,000

- 690 +/- Acres
- 5,515 +/- feet road frontage
- two tax maps



# PARCEL 3

Listed \$1,500,000

- 690 +/- Acres
- 5,515 +/- feet road frontage
- two tax maps



# PARCEL 4

Listed \$1,500,000

- 180 +/- Acres
- 5,210 +/- feet road frontage
- four tax maps



# PARCEL 4

Listed \$1,500,000

- 180 +/- Acres
- 5,210 +/- feet road frontage
- four tax maps



# PARCEL 4

Listed \$1,500,000

- 180 +/- Acres
- 5,210 +/- feet road frontage
- four tax maps



	Site	Road Frontage	Address	Acres
<b>PARCEL 1</b>				
(9) East Plains Rd So				
	067-004	1,539	PLAINS Rd.	87
	073-004	1,331	PLAINS Rd.	49
	073-003	1,943	PLAINS Rd.	60
	073-006	0	PLAINS Rd.	46
	073-002	760	PLAINS Rd.	40
	073-002	1,879	MERRILL MILLS Rd.	
	073-018	220	PLAINS Rd.	7
	073-017	1,512	MERRILL MILLS Rd.	34
(3) Pond Rd sliver	073-008	71	PleasantPond Rd	49
(4) Nice acreage	067-005	1,481	GENERAL TURNER HILL	66
(7) Landlock - abutter	067-003	0	MERRILL MILLS Rd.	73
<b>TOTAL</b>		<b>10,736</b>		<b>511</b>

**PARCEL 2**

(1) EAST PLAINS RD NORTH				
	079-005	373	MERRILL MILLS Rd.	
	079-005	817	PLAINS Rd.	7
	079-004	1,125	MERRILL MILLS Rd.	
	079-004	2,550	PLAINS Rd.	209
	079-002	396	PLAINS Rd.	14
	079-003	0	OFF PLAINS Rd.	5
	085-016	1,205	PLAINS Rd.	53
(2) Pond Rd	080C-001	256	Pleasant Pond Rd	65
<b>TOTAL</b>		<b>6,722</b>		<b>353</b>

**PARCEL 3**

(10)	079-001-001	3,912	PLAINS Rd.	600
	085-001-002 079-001-002	1,601	PLAINS Rd.	90
<b>TOTAL</b>		<b>5,513</b>		<b>690</b>

**PARCEL 4**

	073-001	2,209	PLAINS Rd.	118
(5) Acreage	067-002	396	TIDSWELL Rd.	25
(6) Pad Site	066-044	648	TIDSWELL Rd.	15
(8) Farmhouse (subdivide from 600 ac)	067-014	955	PLAINS Rd.	21
	067-014	1,000	TIDSWELL Rd.	
<b>TOTAL</b>		<b>5,208</b>		<b>179</b>

**TOTAL** 28,179 1,733

EXCLUSIVELY PRESENTED BY:

**Spectrum**  
REAL ESTATE

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