

KATAHDIN GATEWAY FARM

434 Acres with Development Potential | Patten, Maine

FOR SALE



COURT MERRIGAN

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LandVest®

THE PROPERTY



KATAHDIN GATEWAY FARM

Turnkey Agricultural investment Opportunity
Patten, ME

Discover a rare opportunity to own a thriving 434-acre farm in Patten, Maine (Penobscot County), nestled near the majestic Katahdin region and 20 minutes from the Tekakapimək Contact Station in Katahdin Woods and Waters National Monument. Katahdin Gateway Farm presents a compelling agricultural investment with significant development potential, offering a unique blend of established infrastructure—including a valuable 44kV power line (owned by Versant Power)—fertile farmland, and a prime location poised to capitalize on the growing local and tourist market. This property is ideal for those seeking Maine farms for sale, agricultural investments, land for development, or opportunities in the Katahdin region.

This diverse property boasts 102 acres of FSA-certified crop ground, including 15 acres certified organic by MOGFA (Maine Organic Farmers and Gardeners Association). This organic farmland is managed with minimal intervention—largely without fertilizers or pesticides—presenting a clear path to full organic certification. With rich soil types throughout the property, the potential for expanded farming operations is substantial. 1,948 feet of frontage on Highway 11 (Route 11) provides excellent visibility and road access.

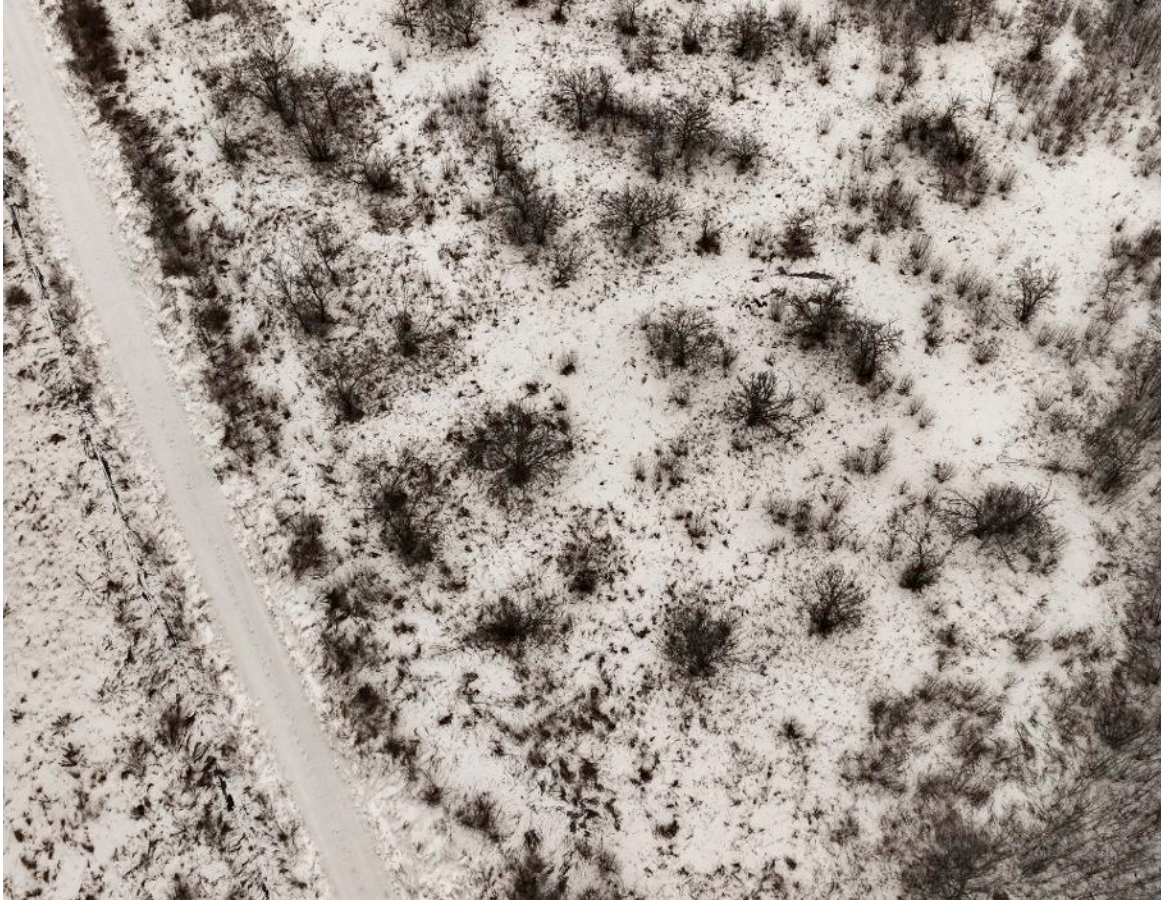
Offering Summary

Sale Price
\$2M

Lot Size
434 Acres

FSA Crop Ground
102 Acres

PROPERTY HIGHLIGHTS



Organic Farm Potential: While already managed with minimal chemical intervention, the farm offers the opportunity for a seamless transition to full organic certification, maximizing market appeal and premium pricing for organic produce.

Established Orchards:

- **Modern Apple Orchard:** Featuring 20 diverse apple varieties planted between 2017-2021, this orchard is primed for robust yields of fresh apples.
- **Antique Apple Orchard:** Over 100 years old, this orchard offers unique heirloom apple varieties perfect for fresh fruit sales, apple cider production, and agritourism.

Proven Vegetable Production: With a history of successful vegetable cultivation, this Maine farm is ready for the production of high-demand vegetables. This is ideal for

PROPERTY HIGHLIGHTS

Direct-to-Consumer Infrastructure:

- **Modern Greenhouse:** Built in 2019, the greenhouse extends the growing season, providing a significant competitive advantage for year-round production
- **Established Farmstand:** Constructed in 2021, the farmstand offers an immediate retail space for direct sales to customers, maximizing profit margins through farm retail and agritourism opportunities.

Abundant Water & Reliable Utilities: Two existing wells, one near the orchard with a flow rate of 30-40 GPM (gallons per minute), ensure ample water supply for irrigation and other farm operations. Potential for additional high-capacity wells exists. Critically, a 44kV power line owned by Versant Power runs directly through the property. This provides not only reliable power for current agricultural operations but also unlocks significant potential for future development, including energy-intensive ventures such as data centers, large-scale solar energy installations (solar farms), or other commercial development.



PROPERTY HIGHLIGHTS

Exceptional Land & Access: Internal roads in good condition provide easy navigation throughout the property. Direct access to Trail #83 caters to outdoor enthusiasts and recreational opportunities, further enhancing the property's appeal. The absence of existing conservation easements offers maximum flexibility for future development, conservation initiatives, or land subdivision

Prime Location in the Katahdin Region:

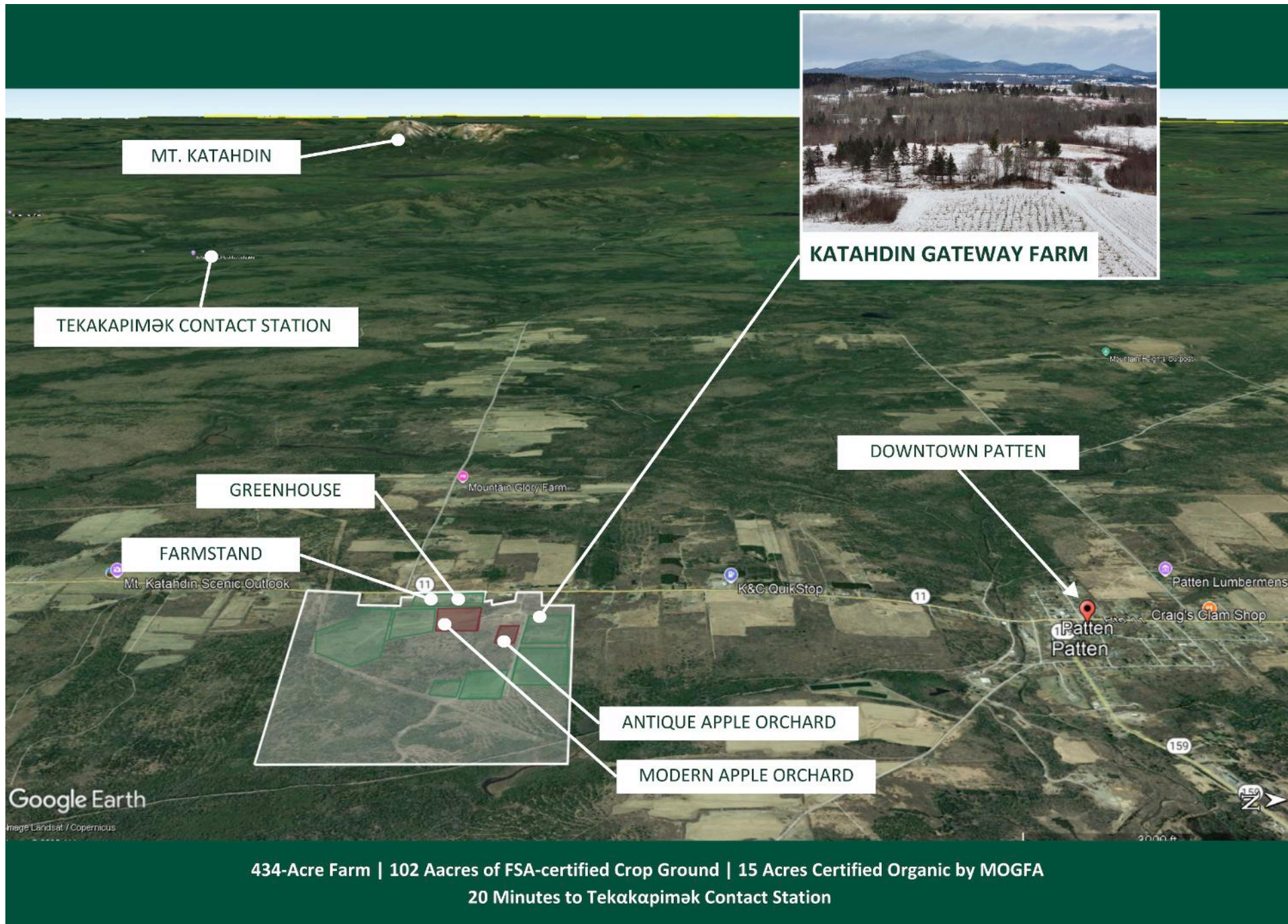
Situated on Route 11, Katahdin Gateway Farm is ideally located near the Katahdin region and just 20 miles from the Wabanaki Katahdin Woods and Waters National Monument, a popular destination for Maine tourism and agritourism. This strategic location offers exceptional opportunities to serve the growing local community and the influx of tourists visiting the area. This is a prime location to start a Farmer's Market and serve the growing local community and tourists visiting the area.

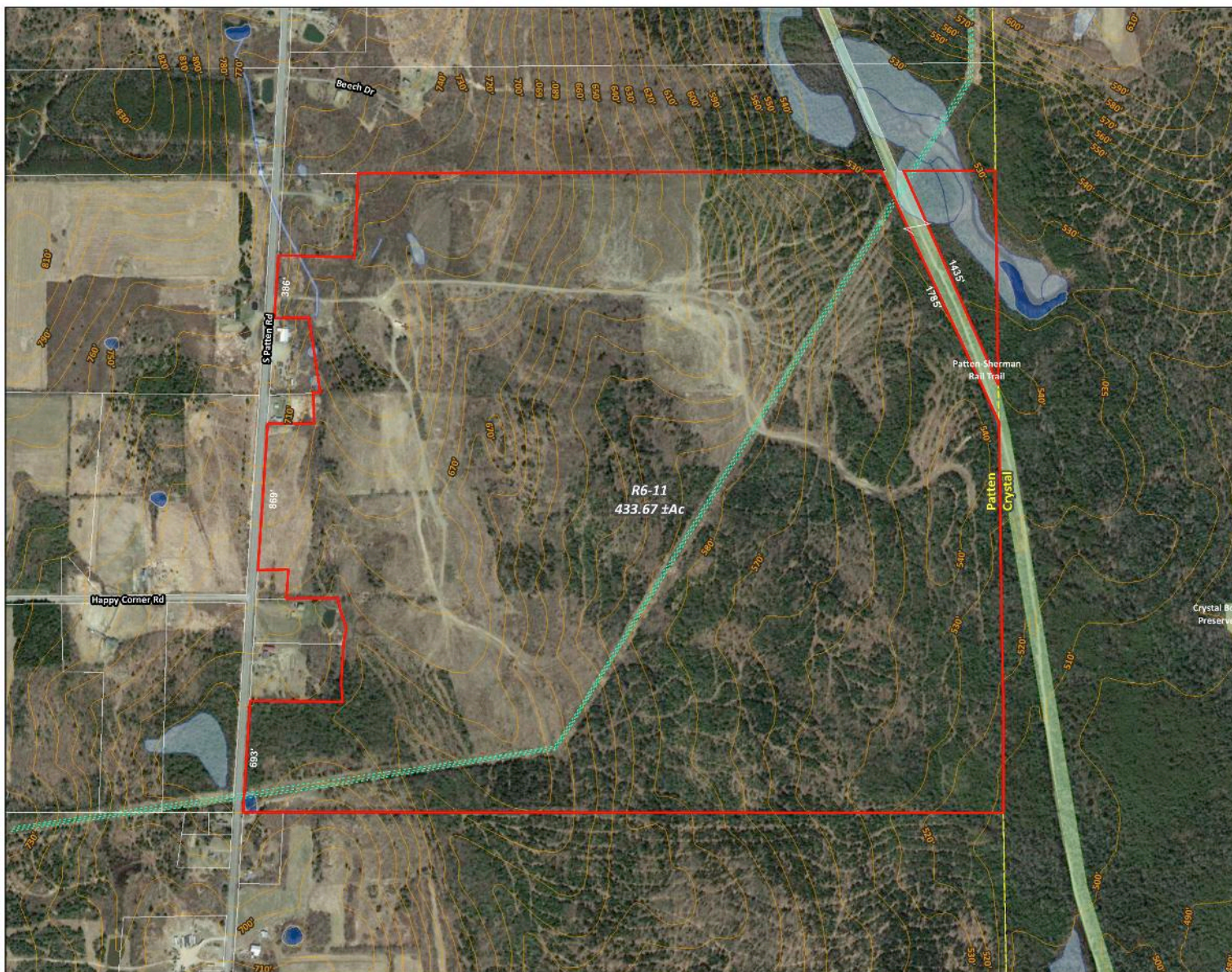


PROPERTY HIGHLIGHTS



Katadhin Gateway Farm is a turnkey agricultural investment property with immediate income potential and significant room for expansion and development. Whether you choose to continue existing farming operations, expand the orchards and vegetable production, engage in commercial development, or fully embrace organic farming, this property offers a unique opportunity to thrive in a vibrant and growing market. The established infrastructure, including the readily available 44kV power, prime location in the Katahdin region, and abundant natural resources make this a truly exceptional investment with diverse development possibilities. Contact us today to learn more about this Maine farm for sale and schedule a private showing.





South Patten Road Farmland and Orchard

Patten, ME

Base Plan Orthophotograph

LEGEND

- Subject Property - 433.67 ±Ac (GIS)
- Transmission Line
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



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

Date: 01/24/25

Project Number: ME2736-CG

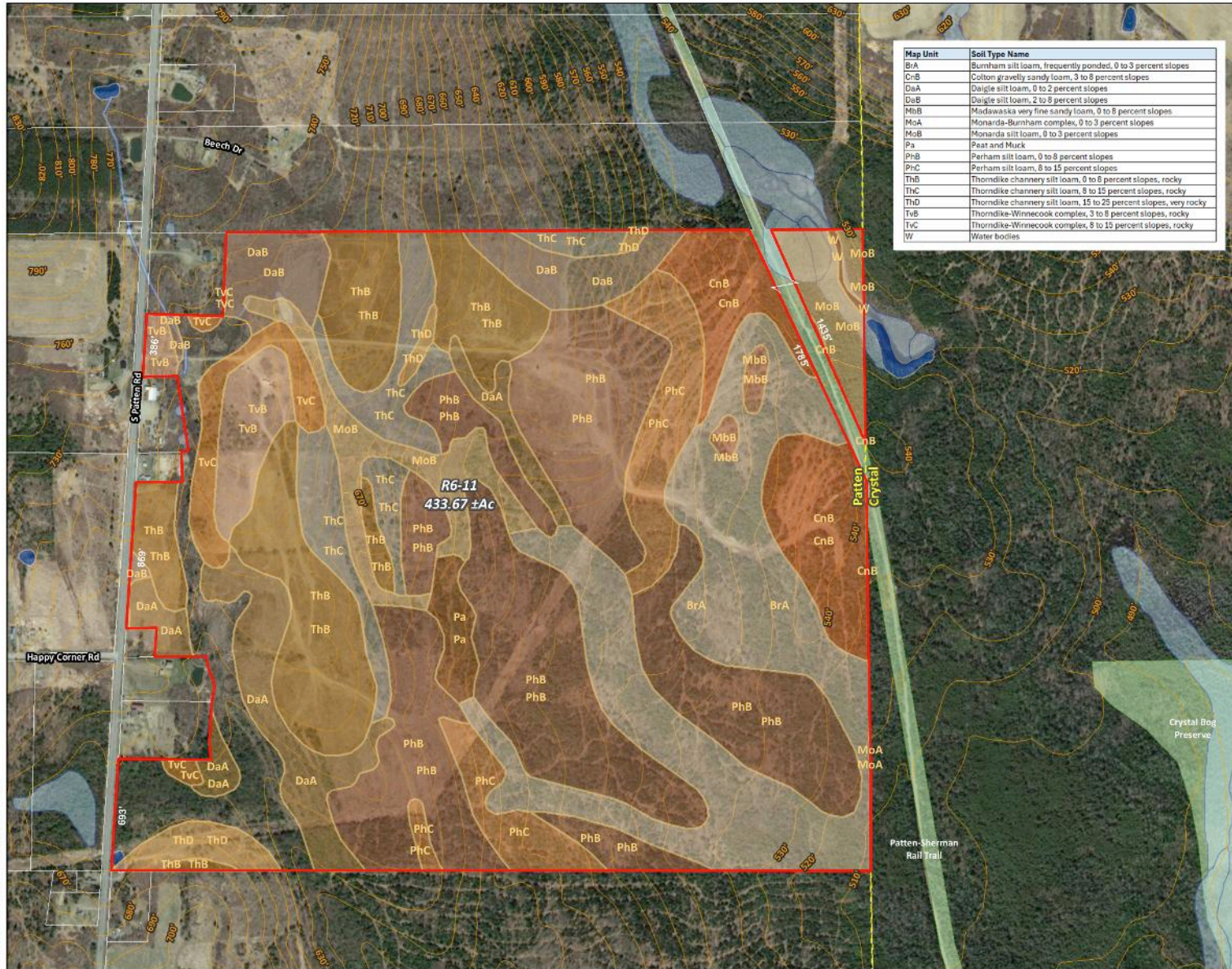
0 300 600 1,200 Feet

Scale: 1" = 600'



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

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Map Unit	Soil Type Name
BrA	Burnham silt loam, frequently ponded, 0 to 3 percent slopes
BrB	Cotton gravelly sandy loam, 3 to 8 percent slopes
DaA	Daigle silt loam, 0 to 2 percent slopes
DaB	Daigle silt loam, 2 to 8 percent slopes
MbB	Madawaska very fine sandy loam, 0 to 8 percent slopes
MoA	Monarda-Burnham complex, 0 to 3 percent slopes
MoB	Monarda silt loam, 0 to 3 percent slopes
Pa	Peat and Muck
PhB	Perham silt loam, 0 to 8 percent slopes
PhC	Perham silt loam, 8 to 15 percent slopes
ThB	Thorndike channery silt loam, 0 to 8 percent slopes, rocky
ThC	Thorndike channery silt loam, 8 to 15 percent slopes, rocky
ThD	Thorndike channery silt loam, 15 to 25 percent slopes, very rocky
TvB	Thorndike-Winnecook complex, 3 to 8 percent slopes, rocky
TvC	Thorndike-Winnecook complex, 8 to 15 percent slopes, rocky
W	Water bodies

South Patten Road Farmland and Orchard
Patten, ME

Soils Plan

LEGEND

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Notes:
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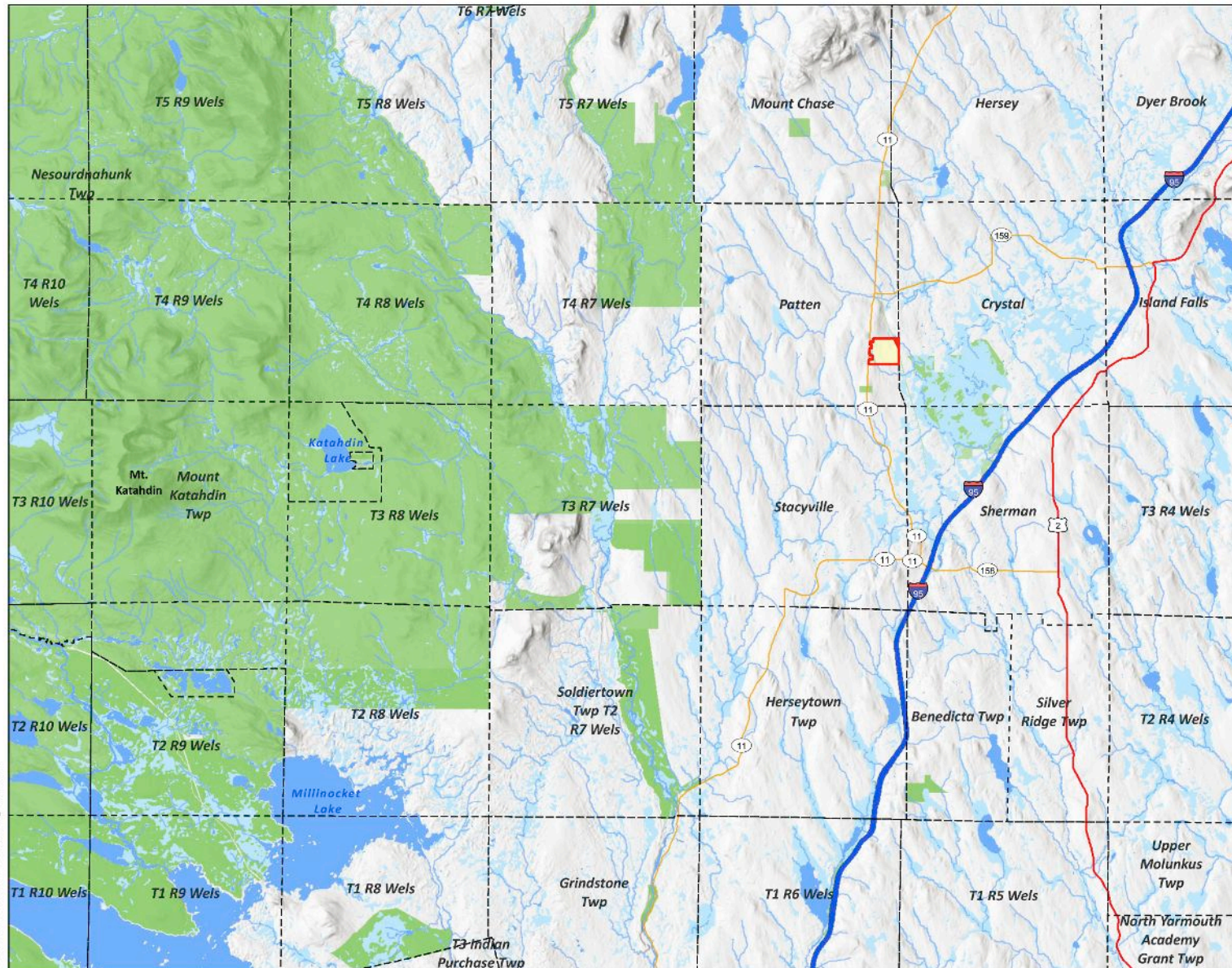


Scale: 1" = 600'



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South Patten Road Farmland and Orchard

Patten, ME

Regional Locus

LEGEND

- Subject Property - 433.67 ±Ac (GIS)
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Notes:
Credits: Background from
ESRI 'Terrain Base' map
service

Date: 12/23/24

Project Number: ME2736-CG

0 7,500 15,000 30,000 Feet

Scale: 1" = 15,000'



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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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