

FOR SALE • GRAVEL PIT

383 West Road • Bowdoin, ME



90.4± ACRE GRAVEL PIT

- Active gravel pit with permits in place
- Main-Land estimates that 1,014,285 cubic yards of material are available at this gravel pit
- Close proximity to I-95 & I-295

SALE PRICE: \$1,500,000



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PROPERTY SUMMARY

383 West Road • Bowdoin, ME



Site Info

OWNER: Donata Properties, LLC

DEED: Book & Page TBD

ASSESSOR: Map 9, Lot 25 & 26

LOT SIZE: 90.4± AC

SIGNAGE: Available on roadside

ADDITIONAL INFORMATION : Main-land estimates that 1,014,285 cubic yards Available on site

AERIALS

383 West Road • Bowdoin, ME



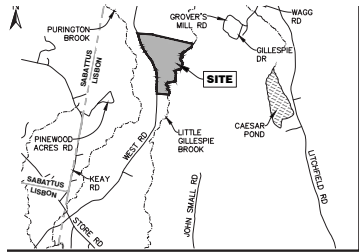
AERIALS

383 West Road • Bowdoin, ME



SURVEY

383 West Road • Bowdoin, ME



LOCATION MAP 1" = 1/2 MILE

- NOTES:
- ALL BEARINGS ARE REFERENCED TO GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD83 ESTABLISHED FROM GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
 - TOWN OF BOWDOIN ASSESSOR'S REFERENCE: TAX MAP 9, LOTS 25-0 & 26-0.
 - OWNER OF RECORD AT TIME OF SURVEY: MISERY WHIP LLC BY (ARRIANTY DEED DATED NOVEMBER 30, 2021 AND RECORDED IN BOOK: 2021R, PAGE 10417).
 - CALCULATED AREA OF THE SURVEYED PROPERTY: #90.4 ACRES.
 - ALL BOOK AND PAGES REFER TO THE SAGADAHOC COUNTY REGISTRY OF DEEDS.
 - LARGE PORTIONS OF THE SURVEYED PROPERTY ARE IN USE AS A GRAVEL PIT, DRIVEWAYS, TREELINES AND THE LIMITS OF THE GRAVEL PIT SHOWN ARE APPROXIMATE AND HAVE BEEN DIGITIZED FROM AERIAL IMAGERY COLLECTED IN THE SUMMER OF 2025.
 - GILLESPIE BROOK WAS NOT ACCESSIBLE AT THE TIME OF SURVEY DUE TO SIGNIFICANT SNOWCOVER. THE EDGES/CENTERS OF GILLESPIE BROOK SHOWN ARE APPROXIMATE AND HAVE BEEN DIGITIZED FROM AERIAL IMAGERY.
 - BOUNDARY SURVEY FIELD WORK WAS PERFORMED BY MAIN-LAND UNDER SNOW COVER CONDITIONS. MAIN-LAND MAY ADJUST PLAN AND FINDINGS IF ADDITIONAL EVIDENCE BECOMES AVAILABLE.
 - NO ENCROACHMENTS WERE OBSERVED DURING AT THE TIME OF SURVEY.
 - LITTLE GILLESPIE BROOK IS A NAVIGABLE STREAM. IT IS THE OPINION OF THIS SURVEYOR THAT THE RIPARIAN BOUNDARY LINES EXTEND TO A LINE EQUAL DISTANT BETWEEN THE OPPOSING BANKS WITH A COMMON LAW PUBLIC EASEMENT BETWEEN THE OPPOSING NORMAL HIGH WATER LINES. THE DISTANCE ALONG THE RIVER AND TOTAL LOT AREA SHOWN ON THIS PLAN ARE BASED ON THE APPROXIMATE LOCATION OF THE APPARENT HIGH WATER LINE AND BASED ON VISUAL EVIDENCE OF VEGETATION & SCOURING.
 - A PORTION OF THE SURVEYED PROPERTY DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A, AREAS WITH NO DETERMINED R.F.E., AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BOWDOIN, MAINE, SAGADAHOC COUNTY, COMMUNITY-PANEL NO. 230913-0060-F DATED JULY 16, 2015. THE REMAINDER OF THE PROPERTY FALLS WITHIN ZONE X (NO SHADING), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - THE APPROXIMATE LOCATION OF FLOOD ZONE A BOUNDARIES AFFECTING THE SURVEYED PARCEL ARE SHOWN BASED ON SPATIAL FILES OBTAINED FROM THE F.E.M.A. MAP SERVICE CENTER WEBSITE.
 - BOUNDARY NOTES:
 - WEST ROAD IS SHOWN WITH AN ASSUMED WIDTH OF 66' (4 RODS) BASED ON STONEWALLS FOUND IN ALONG THE EASTERLY SIDE OF THE ROAD. HOWEVER, OTHER PLANS IN THE AREA INDICATE THE WIDTH BEING 49.5' (3 RODS). A WIDTH OF 66' HAS BEEN HELD AS A MORE CONSERVATIVE LOCATION OF THE RIGHT-OF-WAY.
 - PLAN REF. #1 INDICATES THAT THE BOUNDARY OF THE SURVEYED PROPERTY NEAR THE NORTHEASTERLY CORNER FOLLOWS AN 18 ROD WIDE STRIP OF LAND OWNED BY BOWDOIN COLLEGE AS SHOWN. HOWEVER, TAX RECORDS INDICATE THIS BOUNDARY FOLLOWS GILLESPIE BROOK. EXCHANGE OF PROPER LEGAL INSTRUMENTS IS RECOMMENDED TO DEFINITELY ESTABLISH THIS BOUNDARY.

PLAN REFERENCES:

- "STANDARD BOUNDARY SURVEY AND DIVISION OF THE CLAIRE KADZIAUSKAS PARCEL" SURVEYED BY MANN ASSOCIATES, JOB NO. 9445, DATED JUNE 1995. UNRECORDED.
- "PLAN OF LOTS IN BOWDOIN FOR MESSRS. GRANT & DORIAN" SURVEYED BY CLYDE HOOKINS & DAVID BUKER, DRAWING #217 DATED JULY 17, 1973 AND RECORDED IN PLAN BOOK 9, PAGE 52.
- "A PLAN OF LAND LYING IN BOWDOIN IN THE COUNTY OF LINCOLN" SURVEYED BY ABEL MERRILL, DATED DECEMBER 11, 1824. ON-FILE AT THE BOWDOIN COLLEGE LIBRARY IN THE SPECIAL COLLECTIONS.
- UNTITLED PLAN SURVEYED BY ABEL MERRILL, DATED MAY 3, 1825. ON-FILE AT THE BOWDOIN COLLEGE LIBRARY IN THE SPECIAL COLLECTIONS.

LEGEND:

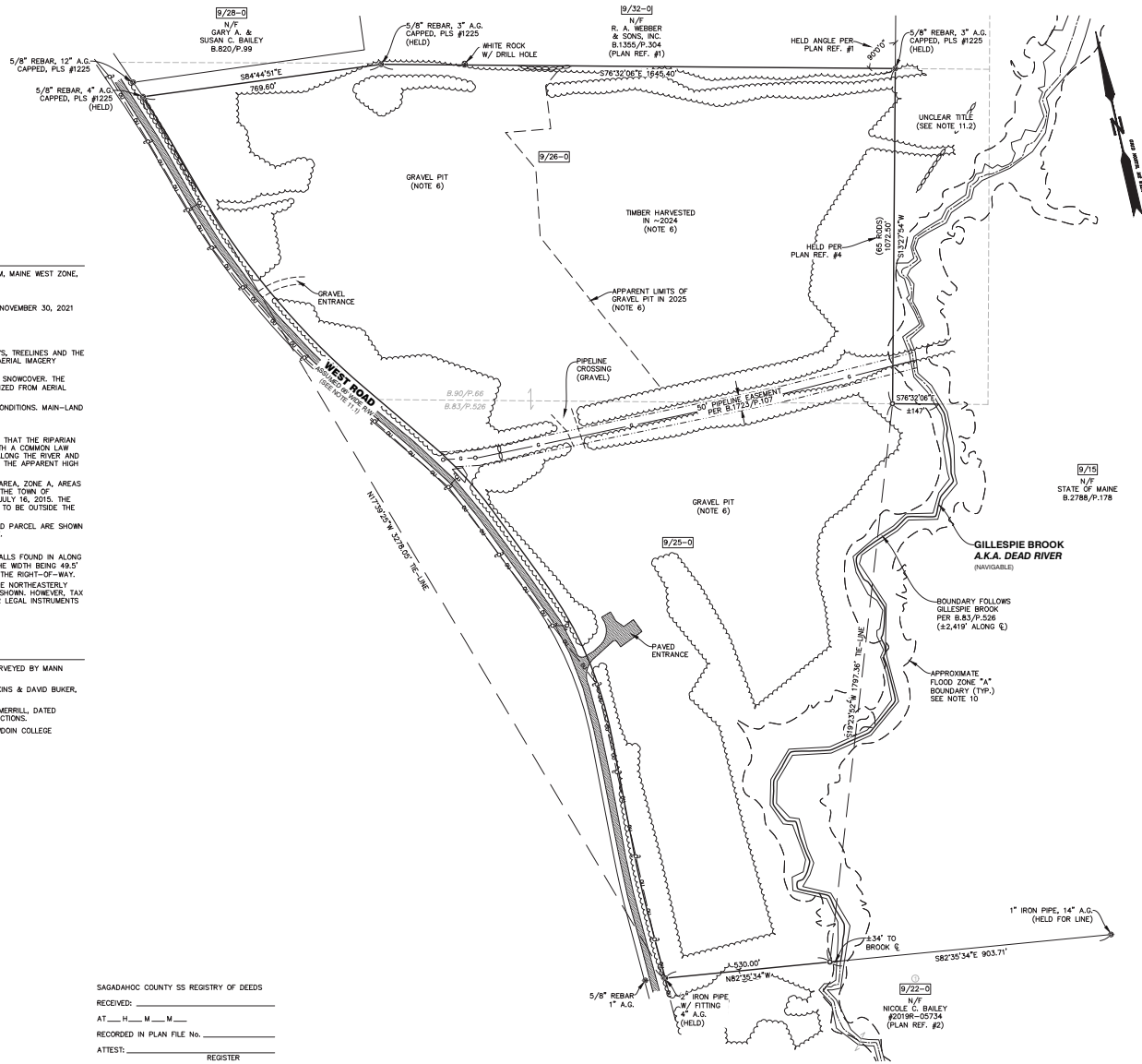
●	EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED
○	5/8" REBAR CAPPED, PLS #2584, TO BE SET
○	WELL, AS NOTED
○	ENCROACHMENT IDENTIFIER
○	LOT NUMBER PER PLAN REFERENCE #2
—u—	UTILITY POLE
—o—	OVERHEAD UTILITY
—c—	PIPELINE (APPROX.)
—b—	BOUNDARY LINE (SURVEYED)
—d—	ABUTTING BOUNDARY LINES (APPROX.)
—e—	DEED LINES (APPROX.)
—f—	EASEMENT LINE
—g—	TI LINE
—h—	BUILDING SETBACK
—i—	STONEWALL
—j—	EDGE OF GRAVEL
—k—	PAVEMENT
—l—	RECORD DEED/PLAN DISTANCES (APPROX.)
—m—	BOWDOIN TAX MAP/LOT REFERENCE

ABBREVIATIONS:

A.G./B.G.	ABOVE/BELOW GRADE
S.F.	SQUARE FEET
AC.	ACRES
R/W	RIGHT-OF-WAY
N/F	NOW OR FORMERLY
B:12345/P:678	SAGADAHOC COUNTY DEED BOOK/PAGE REFERENCE
DOC: #2026R-01234	SAGADAHOC COUNTY DOCUMENT # REFERENCE

SAGADAHOC COUNTY SS REGISTRY OF DEEDS

RECEIVED: _____
AT ____ H ____ M ____
RECORDED IN PLAN FILE NO. _____
ATTEST: _____
REGISTER



LOCATION MAP

383 West Road • Bowdoin, ME



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