

# 37 Alpine Drive, Porter, Maine

88 +/- acres for sale



Rural District highest & best uses\*:

- ◇ Gravel pit - Up to 490,000 CY of aggregate estimated
- ◇ Residential - 2,100 SF +/- building framed & demised
- ◇ Medical marijuana - 2,100 SF +/- walk-out basement

800'+ gravel road installed  
 Telephone poles installed and CMP approved for 800-amp service and wire run to the main pole

Completed reports:

- ◇ Survey
- ◇ HHE-200
- ◇ Space Plan
- ◇ Surficial Soil Investigation
- ◇ Tree Growth Management Plan

R10-024A  
 5623 & 476  
 List \$895,000

NEW HAMPSHIRE  
MAINE

Approximate boundary.  
Consult survey.

Kennard Hill Road

Agency represents the Seller. While information is from sources deemed reliable, no warranty or representation, expressed or implied, is made to its accuracy. Purchaser shall rely upon its own due diligence. Mineral extraction (e.g. gravel) requires a permit authorized by the PB while medical marijuana farming requires a permit authorized by the CEO. April 13, 2024

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