



For Sale

# 770± Acres of Undeveloped Forest

## Tyvoll Road Elm Stream Township, ME Property Highlights

- Rare opportunity to own a large-parcel, over 773± acres, of mostly undeveloped land in the great North Maine Woods in the heart of a 3.5 million-acre commercial working forest
- Seasonal 1-bedroom cabin with a loft sits atop a hill overlooking the vast acreage
- Property is self-sufficient with an integrated solar panel system, full kitchen equipped with propane shut offs, an outhouse, and rainwater catch basins for water
- Perfect for outdoor enthusiasts, hunters, anglers, and conservation buyers with year-round opportunities for hunting, fishing, and wildlife observation
- Seboomook Lake and St. John Ponds are a short drive away and both offer public launch access

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

**Mike Cobb**  
Managing Director  
+1 207 712 9318  
m.cobb@colliers.com

**Abby Woodman**  
Associate  
+1 207 272 6393  
abby.woodman@colliers.com

**Colliers**

217 Commercial Street, Suite 201  
Portland, ME 04101  
+1 207 560 8000  
[colliers.com/maine](http://colliers.com/maine)

For Sale



## Specifications

|                    |                                     |
|--------------------|-------------------------------------|
| Address:           | 1 Tyvoll Road                       |
| Location:          | Elm Stream Township, ME 04441       |
| Owner(s):          | James & Angela Tyvoll               |
| Map/Lot:           | SO056/02                            |
| Book & Page:       | 686 & 39, 42                        |
| Acreage:           | 773±                                |
| Utilities:         | Wood stove<br>Catch basins<br>Solar |
| 2024 Taxes:        | \$1,258.01                          |
| <b>List Price:</b> | <b>\$1,100,000</b>                  |



### Contact us:

#### **Mike Cobb**

Managing Director  
+1 207 712 9318  
m.cobb@colliers.com

#### **Abby Woodman**

Associate  
+1 207 272 6393  
abby.woodman@colliers.com

Colliers

217 Commercial Street, Suite 201  
Portland, ME 04101  
+1 207 560 8000  
colliers.com/maine