

MLS #: 1488211  
Status: Active

Nbd/Assn: None  
County: Oxford  
Property Type: Land

Public Detail Report  
Seasonal: Yes

List Price: \$89,900



### Parcel 1C Blackguard Road

Waterford, ME 04088

List Price: \$89,900

MLS#: 1488211



#### Land Information

Surveyed:	Yes	Waterfront:	Yes	Waterfront Amount +:	371	Road Frontage +/-:	436
Lot Size Acres +/-:	2	Src of Wtrfrt:	Survey	Water Frontage Owned:	371	Source of Road Frontage:	Survey
Source of Acreage:	Survey	Water Views:	Yes	Waterfront Shared +/-:	0	Zoning:	Shoreland
Mobile Homes Allowed:	No			Water Body:	Duck Pond	Zoning Overlay:	No
				Water Body Type:	Pond	Bank Owned REO:	No

#### Property Features

Driveway:	No Driveway	Electric:	Other Electric	Roads:	Gravel/Dirt; Public; Seasonal
Location:	Other Location	Gas:	No Gas	Site:	Wooded
View:	Scenic	Water:	Well Needed on Site		
		Sewer:	Septic Needed		

#### Tax/Deed Information

Book/Page/Deed:	5586/614/Partial	Full Tax Amt/Yr:	\$1/ 2020	Map/Block/Lot:	44//6C
Deed/Conveyance Type Offered:	Warranty			Tax ID:	Parcel1CBlackguardRoadWaterford04088
Deed Restrictions:	Yes				

#### Remarks

**Remarks:** Enjoy the near wilderness setting on Duck Pond in Waterford - just north of the Sebago Lake Region in western Maine. This is a perfect getaway for the family or outdoor recreation enthusiasts. Duck Pond is a picturesque, privately accessed, 40-acre pond with a mostly undeveloped shoreline. The land consists of 2 acres of old tree growth, stone walls, and dry ground that gently slopes from the gravel road to 371 feet of private waterfront. The land has frontage on Blackguard Road which is a seasonally maintained, town road which serves as an access route for ATVs and a snowmobile trail in the winter. The property comes fully surveyed, soil tested and with a warranty deed. Electricity is just 300 feet from the property. Only 30 minutes to Bethel, 45 minutes to North Conway, 1 hour 15 minutes from Portland and 2 hours 45 minutes from Boston. Owner financing is available. Taxes TBD. Broker owned.

LO: Swift River Properties

#### Listing provided courtesy of:

##### Rick Rhea

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Prepared by Rick Rhea on Monday, April 19, 2021 10:43 AM.

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