CHESUNCOOK LAKE
Very unique offering!

View in front of camp looking across Chesuncook Lake at Mount Katahdin

**Acreage:** 1,008 +/- With one mile of shore frontage.

**Buildings:** Camp, constructed in the early 1980's, about 75 feet from shoreline, three queen size bunk area, privy, storage building.

**Access:** Drive right to door of camp on shore looking at Mt. Katahdin!

**Zoning:** Mixed with the Shoreline in PAL which only allows one dwelling per one mile of shoreline Ownership. More than 500 feet from the shore is General Management which is much less confining.

This property is 2.5 hours drive from Bangor and about 4.5 Portland.

**Price:** $1,295,000
Chesuncook Lake is Maine's third largest lake, known for its fishing and beauty under Mount Katahdin. About 90 percent of Chesuncook's shoreline is protected by either state owned lands or a 250 foot set back no development zone. Large parcels of land are very scarce within the 3.2 million acres managed by The North Woods Inc. Most land is owned and controled by the 23 major land owners and operators within this 3.2 million acres.

About 1.6 million acres out of the 3.2 million acres in the North Maine Woods Inc. management area has some form of non-development conservation restrictions thereby increasing the value of any lands not within the restricted areas.

Glenn Jackson Realty, unless otherwise noted, represents the Seller’s interests in the marketing, negotiation and sale of this property and as such has a fiduciary duty to disclose to the Seller information, which is material to the sale, acquired from the buyer or any other source. Information herein is not warranted and is subject to change without notice. Glenn Jackson Realty assumes no liability for errors or omissions.
Views from elevated areas on property and back of camp
Chesuncook Lake

(Ripogenus, Chesuncook, and Caribou Lakes; Moose Pond)
T3 R11, T3 R12, T2 R12, T3 R13, T4 R13, T5 R12, T5 R13, T6 R13
Piscataquis County
Maine Atlas Map 49, B-5; Map 50, D-1

Area: 26,200 acres. Maximum depth: 150 feet. 
Fish: Salmon, brook trout, lake trout, white perch, yellow perch, hornpout, smelt, lake whitefish, white sucker, longnose sucker, cusk.

Chesuncook is the third largest lake in the state, and those considering fishing it should have solid boats and sound motors. Ice-out will occur in early May, and the best fishing is then and in September. The Caribou Lake portion is excellent for salmon fishing, and Umbazooksus Stream produces huge white perch. Brook trout are always a possible bonus catch. The lake was formed by the construction of Ripogenus Dam on the West Branch of the Penobscot River. The dam is 96 feet high, and the river flowing through a gorge creates spectacular scenery. There are very few cottages located on the lake. Some cottages are located in the “Old Dam” area at the south end of the lake, and others are found on the west shore of Caribou Lake. Chesuncook Village on the northwest end of the lake is an historic reminder of Maine’s lumbering heritage.