

ST. ALBANS - SCENIC SOMERSET COUNTY FARM FOR SALE

Windy Ridge Farm is situated along a scenic ridgeline in St. Albans, Maine. It sits astride the road with its gently rolling fields that are bound by mixed-wood forestlands. The present landowners have worked diligently to make this a very productive and very diverse farm. They have both a dairy and beef operation. Additionally they raise goats, sheep, turkeys and some pigs. Even though the location of this farm is very rural, it is close to markets in Skowhegan and Waterville.



The owners have created a successful farming operation on this special piece of rural Maine and are passionate about selling it to someone who will enjoy the farm as much as they have. They are available to talk to prospective farmers about any aspect of farming on this land, in this part of Maine.

THIS FARM IS AVAILABLE IN 3 DIFFERENT CONFIGURATIONS:

- 1.) 50 acre parcel of working farm for dairy, beef and other livestock. Includes 5 bedroom house w/2 bathrooms, kitchen & dining room combo, office & large living room. 40'x120' dairy barn w/50 tie-stalls. 30'x42' greenhouse. 40'x60' hay barn. NEW 12'x24' run-in barn. 14'x25' one-car garage/workshop. 8'x16' chicken coop. Maple sugar grove w/potential for 400+/- taps. **\$250,000**
- 2.) 188 acre parcel - 109 acres of pasture and 79 of woods. NEW barn 50'x110'+10' covered feed-alley. NEW barn 36'x70'. Machine Shed 24'x32'. Electricity all hooked up. Nice driveways to all buildings. Gravel pad available for housing. **\$250,000**
- 3.) Whole farm – 235 acres - A large fully equipped farm for dairy and livestock. One mile of road frontage; currently milking 40-50 cows; large hay barn, a machine shed, 30x42 foot greenhouse; chicken coop: 12x24. run-in barn currently used for horses and sheep; Under transferable contract with NRCS for adding cement to heavy use area/manure storage for 40-50 head beef cattle. Recently installed outdoor wood furnace which heats water for both house and barn. There is also a sugar bush with potential for 400+ taps. 5 bedroom, 2 bath, full cellar house built in 1957. **\$425,000**

ALL INTERESTED PARTIES (EVEN OUTSIDE THE FARMLINK PROGRAM) PLEASE CONTACT SUE LANPHER @ MAINE FARMLINK – 207-338-6575 OWNERS ARE EAGER TO FIND A BUYER!