

Property Description

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Map PE024 Plan 01 Lot 1.3, 1.4

Township 4 Region 8

Map PE025 Plan 01 Lot 3

Township 5 Region 8

Bowlin Camps comprises 31 acres with 1,407' of frontage on the East Branch of the Penobscot River. The property includes .92 acre with 200' of river front on the west shore, 29.72 acres with 1,207' frontage on the east shore connected by a 126' steel cable bridge. Facilities include 8 log cabins, a main lodge, and 6 utility / storage buildings. (Exhibit 1) The developed area is on an elevated section of the river bank. Most buildings are in the shoreland zone, but all conform to current setback requirements. The subject is abutted by undeveloped timberland on the other three sides. Access is from Rt 159 (north entrance to Baxter State Park) on a deeded right of way consisting of approximately 8 miles of gravel road. ITS85 interstate snowmobile trail enters the property on the east side and crosses the river via the cable bridge. (Exhibit 3). A diesel generator provides electricity to all buildings. Propane is used for refrigeration and back up lighting. All cabins have 3/4 baths. They are all plumbed to a common spring and approved waste water systems.