

37 Alpine Drive, Porter, ME

88 +/- acres for sale

Improved with private road & framed single-family

Includes part of Whales Back Mountain (1,605')

568 Kennard Hill Road, 138 acres improved with 4,200 SF residence, sold February 15, 2024, \$714,900.

Value of improvements exceeds \$250,000:

- ♦ Installed 800'+ private gravel road
 - ♦ Installed telephone poles & wire to main pole
 - ♦ Installed temporary service to main pole
 - ♦ CMP-approved for 800-amp service
 - ♦ Constructed single-family in shell condition:
 - Framed with gable shingle roof
 - Full enclosure except siding, windows, doors
 - ZIP System exterior taped sheathing
 - 2,100 SF (70' X 30') with demised walls
 - Six rooms, three bedrooms, two baths
 - Subfloor
 - Foundation with full daylight-basement
 - ♦ Boundary survey
 - ♦ HHE-200 (septic plan)
 - ♦ Surficial soil investigation report
 - Estimated 490,000 +/- CY of aggregate
 - ♦ Maine Tree Growth Program - 86 +/- acres
 - Tree growth management plan
- Old logging trails are ideal for recreational uses
Rural District (two-acre minimum lot)
Can subdivide one lot after July 15, 2026

List \$350,000

2,860'

R10-024A
88 +/- acres
5623 & 476

198'

524 Kennard Hill

650'

444'

555'

335'

494 Kennard Hill

2,753'

Property lines and noted areas are approximate and for illustration only.

Cole Brook 1210 ft

Image © 2024 Airbus

While information is from sources deemed reliable, no warranty or representation, expressed or implied, is made to its accuracy. June 19, 2026