

**Birch Point Cathance Lake**  
Lot I Birch Point Road  
Cooper, ME 04657

**\$139,000**  
2± Acres  
Washington County





**Birch Point Cathance Lake**  
**Cooper, ME / Washington County**

---

**SUMMARY**

**Address**

Lot I Birch Point Road

**City, State Zip**

Cooper, ME 04657

**County**

Washington County

**Type**

Lakefront

**Latitude / Longitude**

44.191242 / -70.170704

**HOA (Annually)**

600

**Acreage**

2

**Price**

\$139,000

**Property Website**

<https://www.landleader.com/property/birch-point-cathance-lake-washington-maine/40198/>



**Birch Point Cathance Lake**  
**Cooper, ME / Washington County**

---

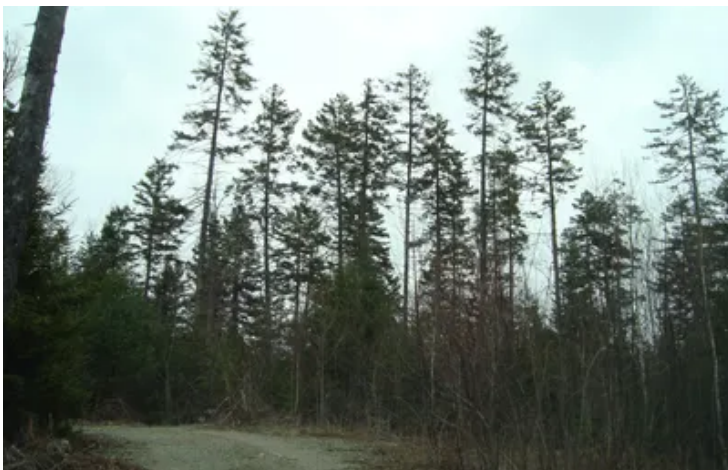
**PROPERTY DESCRIPTION**

Here is a unique opportunity to have 2 private acres with 528 feet of shore frontage. Cathance Lake is a clean, deep-water lake (75 feet in places) with a healthy salmon, bass, and brook trout fishery. According to State biologists it is one of the "most consistent salmon fisheries" in Downeast Maine. Listen to the loons calling and watch as osprey and bald eagles swoop down to catch fish. Many opportunities to enjoy outdoor activities including hunting white-tailed deer, black bear, ruffed grouse, wild turkey, ducks and geese. ATV trails are near the property and snowmobiling in the winter. Power is available at the property. Just a short drive to Machias or Calais for shopping and the Canadian border.



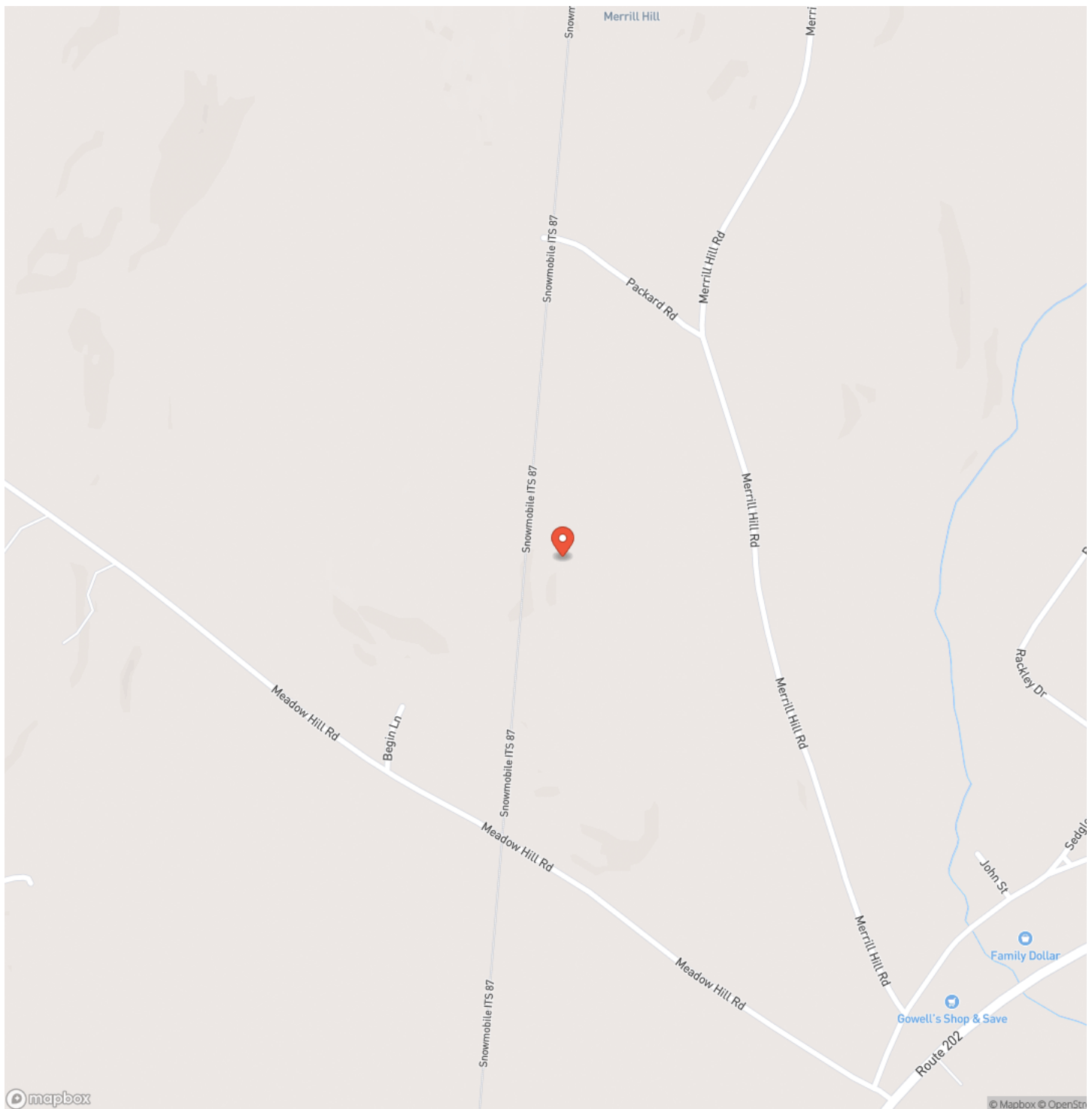
**Birch Point Cathance Lake**  
**Cooper, ME / Washington County**

---

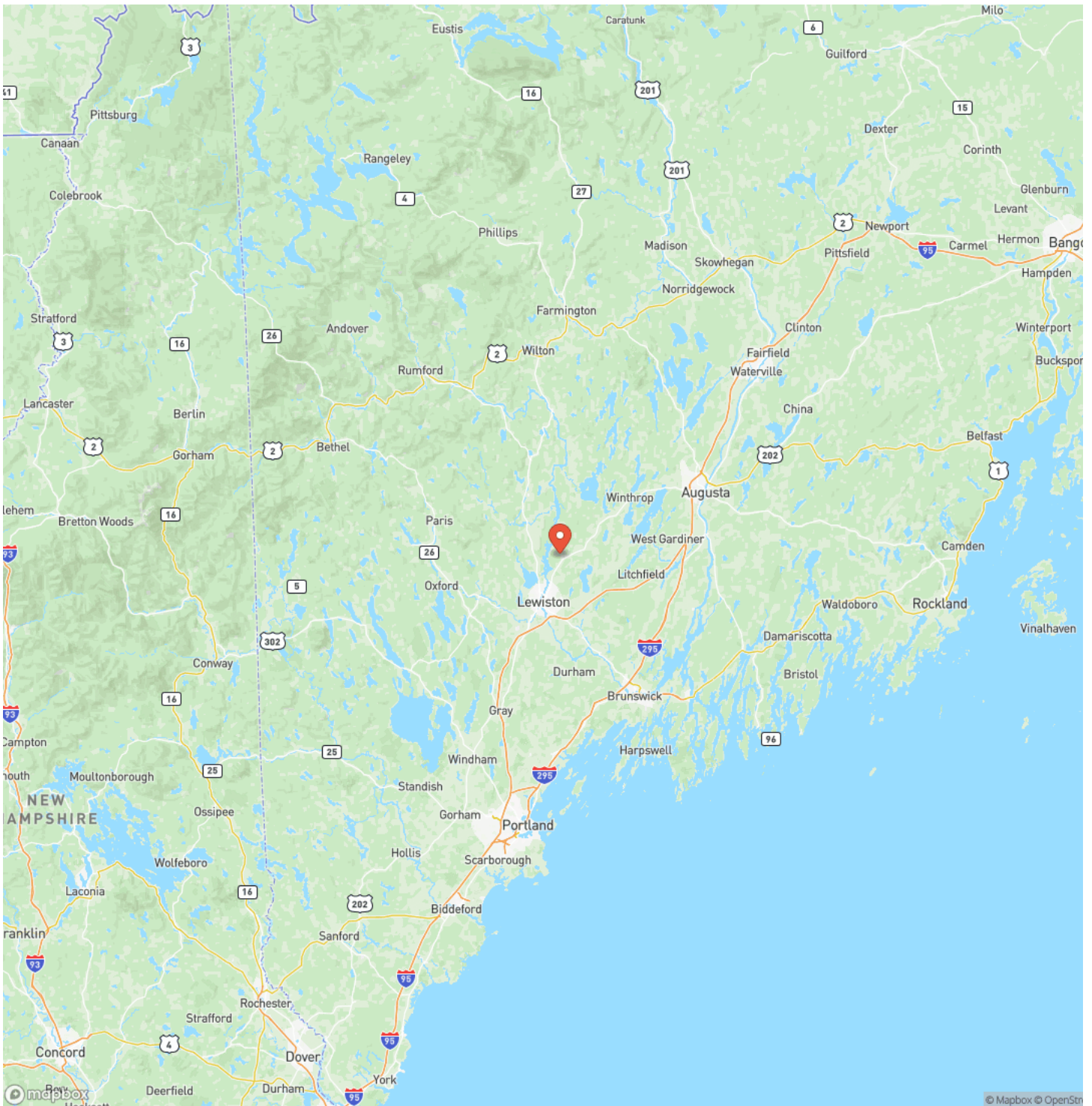




## Locator Map

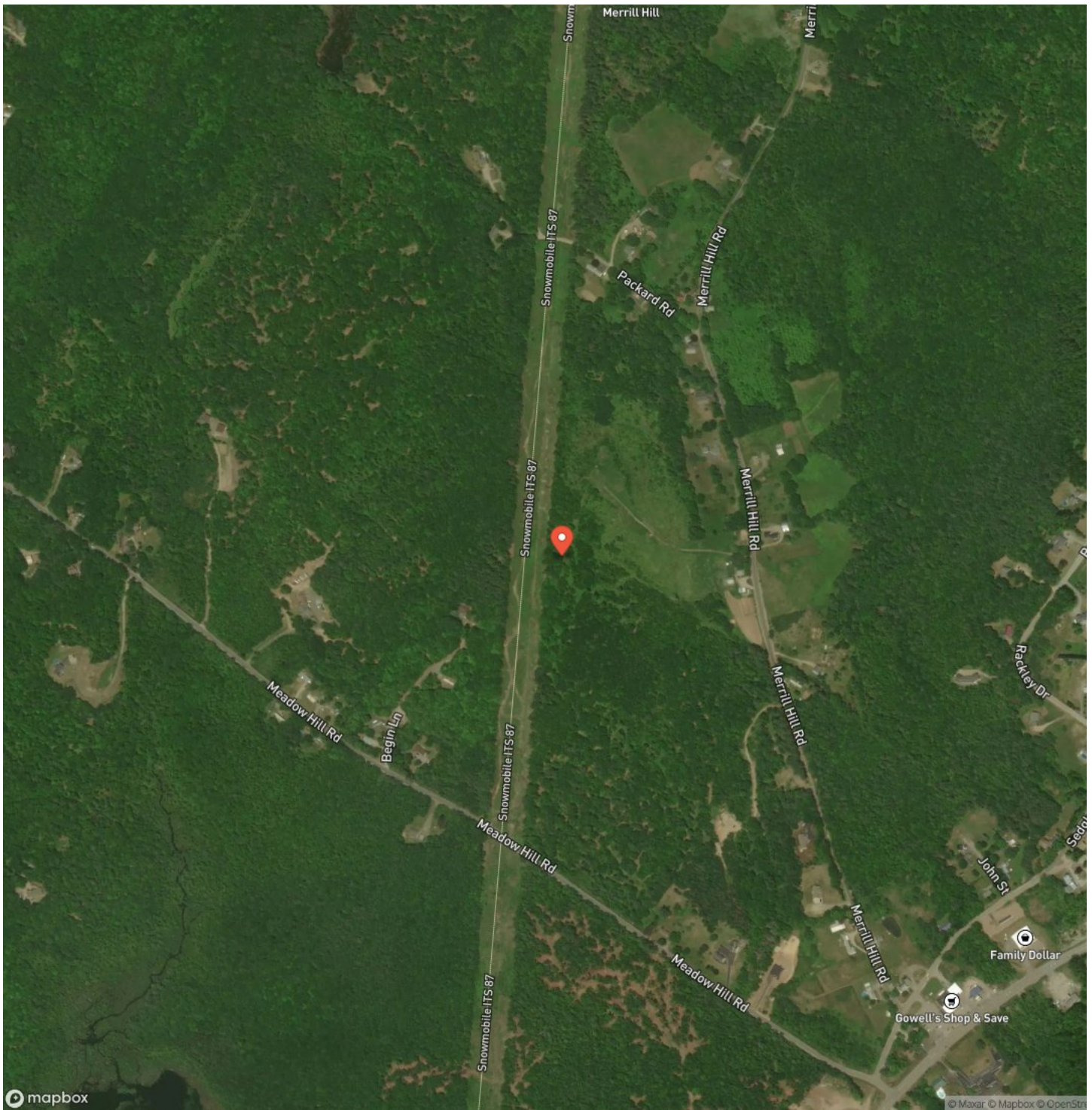


## Locator Map





## Satellite Map



## Birch Point Cathance Lake

### Cooper, ME / Washington County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Mark Leathers

## Mobile

(207) 356-4388

## Email

mark@maineoutdoorproperties.net

**Address**

458 Main Street

## City / State / Zip

Bangor, ME 04401

## NOTES

[illegible]

**MORE INFO ONLINE:**

**MaineOutdoorProperties.net**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





---

**Maine Outdoor Properties Team at Realty of Maine**

**458 Main St**

**Bangor, ME 04401**

**(207) 852-7577**

**MaineOutdoorProperties.net**

---



**MORE INFO ONLINE:**

**MaineOutdoorProperties.net**