

Over 1,000 apple trees and an 85 acre woodlot 20 miles from Portland. This property on busy Route 35 in Standish is available to a buyer who is willing to keep this property part of the agricultural community of Maine and place most or all of the land under a conservation easement with the Maine Farmland Trust.

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## Location

Moulton's Orchard is located on Route 35 ½ mile from the intersection of Route 114 and Route 35 (village of Sebago Lake Station) and approximately 1- ½ miles from the intersection of Route 25 and Route 35 (village of Standish Corner).

Orchard and woodlot is made of 2 contiguous parcels: Tax Map 14, Lot 13 - 93 acres; Tax Map 14, Lot 13B - 12 acres. 108 acres total.

## Orchard Tree Inventory

The 20 acres of orchard consists of approximately 16 acres in apple trees, a 3 acre area next to the farm pond that was a pumpkin patch and a corn maze, and probably an acre or so scattered about the orchard that does not have apple trees on it.

Approximately 872 semi-dwarf trees and 328 dwarf trees. Varieties as shown below:

Semi-dwarf:	McIntosh	531
	Red Cortland	151
	Red Delicious	76
	Cortland	40
	Golden Delicious	30
	Paula Red	24
	Empire	20

Dwarf:	McIntosh	133
	Jonagold	123
	Macoun	72

The tree spacing for the semi-dwarf trees is generally 15' between trees and 20' - 22' between rows. Given this spacing the root stock for the semi-dwarf trees is most likely M7 or 106.

## Orchard Recent History

Orchard has been in the Moulton family for three generations.

Orchard was rented to Ricker Hill Orchards for the 13 years of 1997 through 2009.  
(See production figures for later years given below.)

Approximately 45% of the trees were pruned in 2010.

Orchard was rented for the three years of 2012 through 2014.

Approximately 30% of the trees were pruned in 2013, another 30% in 2014.

Although little apple production occurred, organic certification through MOFGA Certification Services was obtained.

No maintenance of the orchard or trees has occurred since the fall of 2014.

Approximate production figures (in bushels):

Variety	2006	2007	2008	2009
McIntosh	1194	2128	2100	1395
Red Cortland and Cortland	168	552	210	402
Red Delicious	88	64		344
Golden Delicious	21	72		105
Paula Red			1	
Empire	42	85		96
Jonagold	94	132		84
Macoun				52

(50 bushels in 2012, 333 in 2013, 80 in 2014)

## Woodlot

The woodlot portion of the property is spread over both parcels of land. Both parcels have been in Tree Growth since 1984 or before. As such the penalty for removing these parcels from tree growth is at the minimum (20%). Both woodlots have been managed by the same registered forester for over 30 years. Both lots were lumbered as one unit in early 2016. Previous cutting was in 1998.

Orchard and Woodlot                      Tax Map 14, Lot 13  
93 acres: 20 acres orchard, 73 acres forest  
73 acres forest: 30 acres mixed wood, 43 acres hardwood  
Woodlot only                                Tax Map 14, Lot 13B  
12 Acres: All 12 acres is Mixed Wood Type

Tree Growth Tax Penalty - September 2017

Orchard and Woodlot	\$27,540
Woodlot only	\$12,940

#### Facilities

One storage building, 40' x 22', with electricity.

One utility shed, approximately 10' x 10'.

Both buildings at driveway entrance to orchard on Route 35.

No well, no water, no sewer. Portland Water District serves Route 35.

In addition to gated entrance to orchard, property has 2 Right-of-Ways. One is from Route 35. Second is from the Fox Run subdivision off Route 114 (Richville Road) approximately ½ mile from the village of Sebago Lake Station.