PRIVATE ISLANDS INC.

NICATOU ISLAND

PENOBSCOT RIVER, MAINE



16+ ACRES · FREEHOLD

COTTAGE · ACTIVE EAGLE NEST

45.606°N 68.535°W



THE ESTATE

At a Glance

LOCATION	Penobscot River, Maine
TITLE	Freehold
LAND AREA	16+ acres
DEVELOPMENT	Cottage, developed
WILDLIFE	Active eagle nest
SUMMIT	286 ft

ACRES AT THE FORK

Acres at the fork of the Penobscot, where the East and West Branches meet, with an active eagle nest and bass fishing.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
16+ acres

TITLE
Freehold

SUMMIT
286 ft

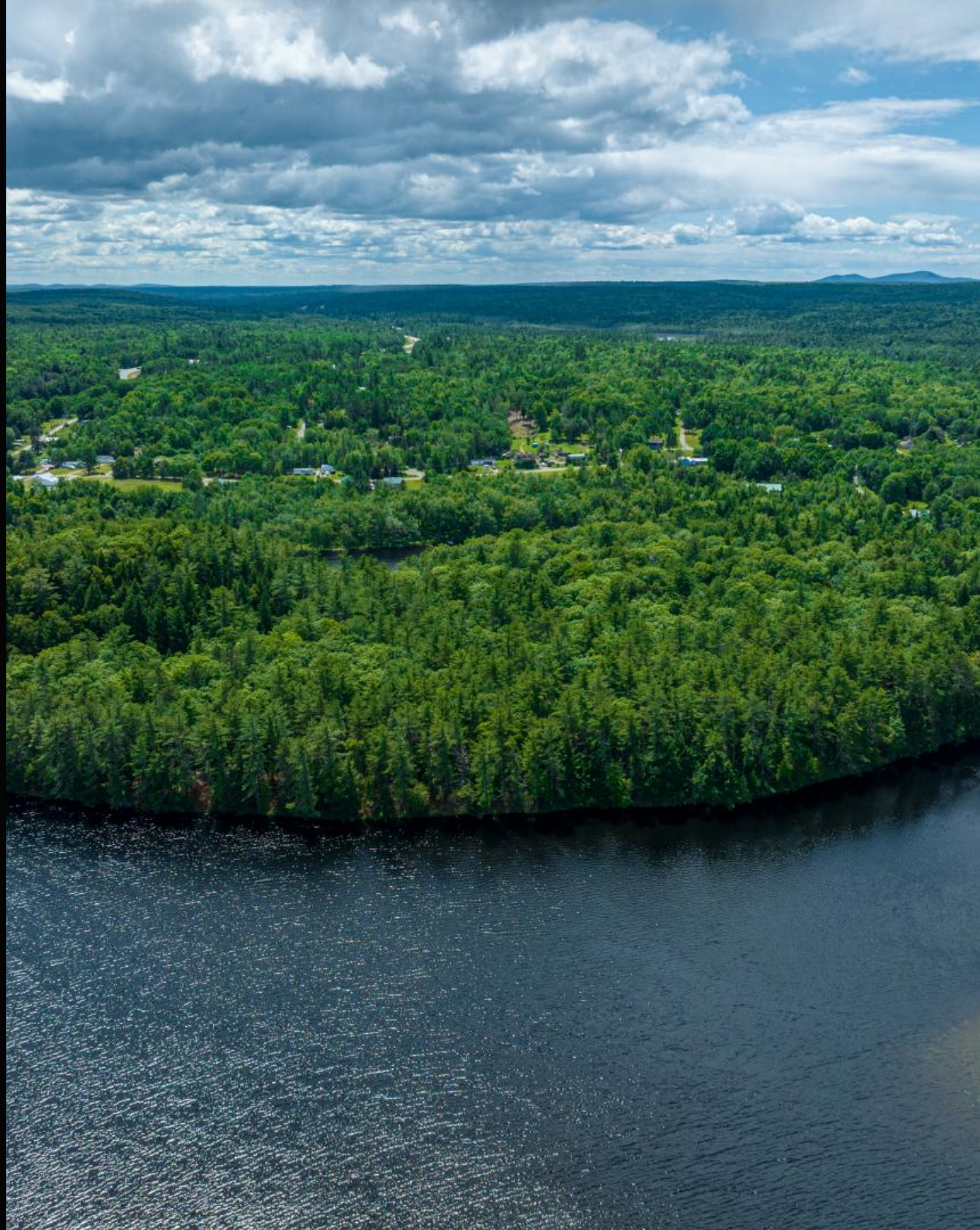
WATERS
Penobscot River

STATUS
Developed

www.privateislandsonline.com/united-states/maine/nicatou-island

REGION — MAINE — THE PENOBSCOT RIVER

Maine river country is the state's inland wilderness: big water, working forest and small mill towns along the Penobscot. Island title here is freehold, held on the same terms for foreign and local buyers, under a well established recording system.





THE FORK

Where Two Branches Meet

Nicatou Island is a 16-plus-acre private island in the waters of Medway, Maine, set where the Penobscot River forks: the East Branch and the West Branch divide around its wooded shores. The listing notes the island for its ecological features and its historical artifacts.

THE LAND

Artifacts & Building Sites

Ancient artifacts are scattered across the landscape, adding a historical dimension to the property. The 16-plus-acre footprint mixes natural exploration areas with potential building sites, and the topography offers specific potential for a helicopter pad.

WHAT STANDS

A Cottage Already Standing

The island includes a cottage structure suitable for immediate use, or for integration into a larger design. It is a working starting point: shelter on the ground from day one, on an island otherwise given over to forest and river.

THE POSSIBILITIES

Retreat or Resort

The listing positions the property for residential expansion or commercial development, as a private retreat or an eco-friendly resort. It serves, in the listing's own framing, as a canvas for a private sanctuary or a commercial venture.





LAND AND WATER

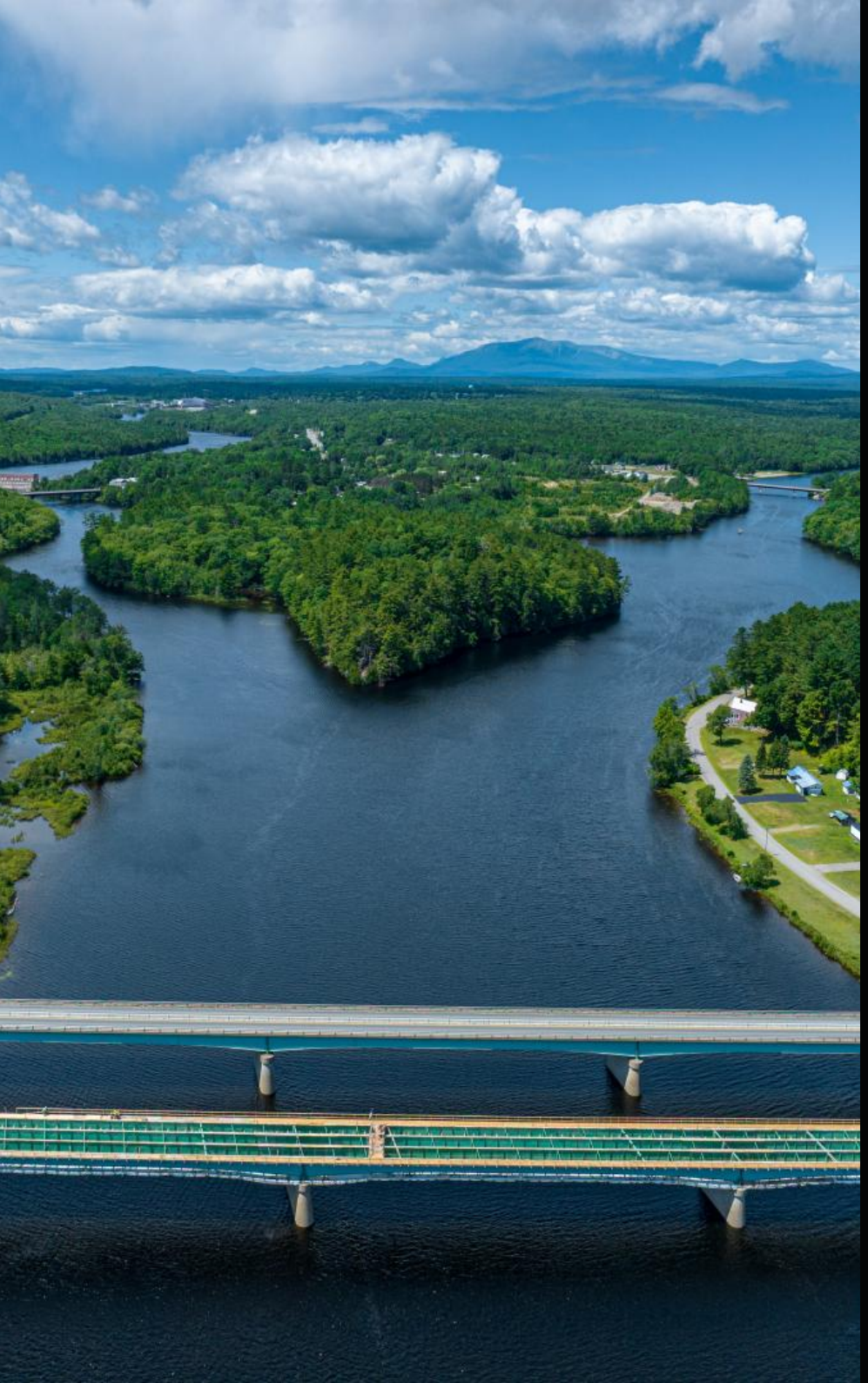
An Island in Moving Water

The Penobscot divides around the island: the East Branch on one shore, the West Branch on the other, joining again below its point. The listing records established wildlife habitat, an active eagle's nest with a documented history of annual hatchings, and surrounding waters recognised for exceptional bass fishing.

KNOWN FOR

The fork of the Penobscot: 16-plus freehold acres where the East and West Branches meet, with a cottage, an active eagle nest and bass fishing.

DAYTIME HIGH ±78°F · NIGHT LOW ±3°F



BY RIVER AND ROAD

Medway at the Shore

The listing places the island in Medway, with convenient access to mainland amenities. Medway's mainland shore is 1 mile from the island, East Millinocket 4 miles west, and the Interstate bridges cross the Penobscot just downstream, in the gallery's own aerials.

BY AIR

Helipad Potential

For air arrivals, Millinocket Municipal Airport lies 8 miles north-west. On the island itself, the listing notes the topography offers specific potential for the installation of a helicopter pad.

DISTANCES — STRAIGHT LINE

Medway 1 mi · East Millinocket 4 mi · Millinocket Municipal Airport 8 mi

LOCATION

On the Map

PENOBSCOT RIVER • MEDWAY, MAINE



GALLERY

The Estate in Frames



The island's north shore, from across the West Branch



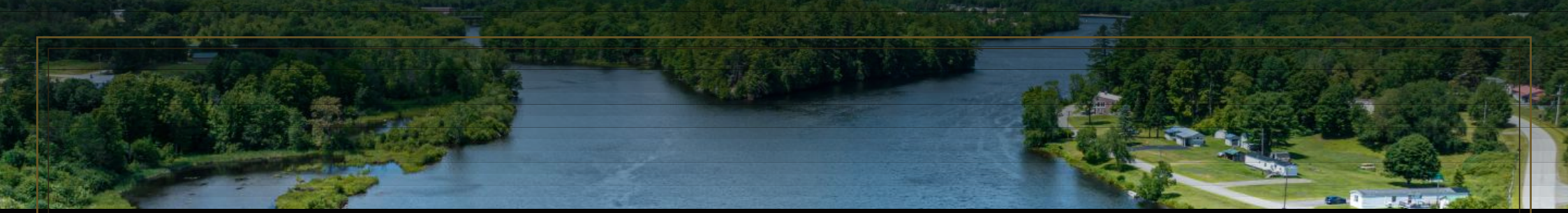
The long west shore at river level



The channel between the island and the mainland shore



The wooded point where the two branches divide



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

NICATOU ISLAND

PENOBSCOT RIVER, MAINE

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

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