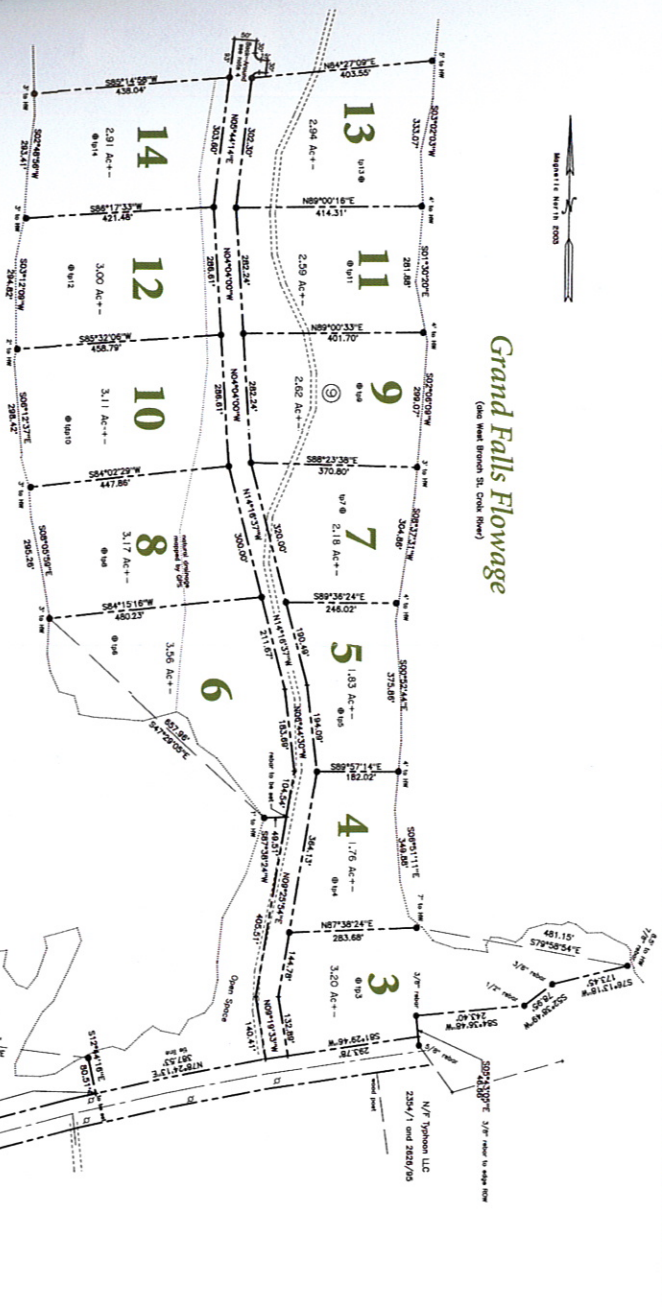


Grand Falls Flowage

(Old West Branch St. Croix River)



A wonderful

*opportunity to own
your own private
home on the water
in the St. Croix
Watershed.*

*Located on a
peninsula -
you choose
sunrise or sunset.*

BLACK CAT POINT

*Beautiful waterfront lots
for sale on a peninsula
located in one
of Maine's world-famous
smallmouth bass waters.*

TemPerWal, LLC

376 West Street, Princeton, Maine 04668

Phone: 207.796.2898

info@temperwal.com www.temperwal.com



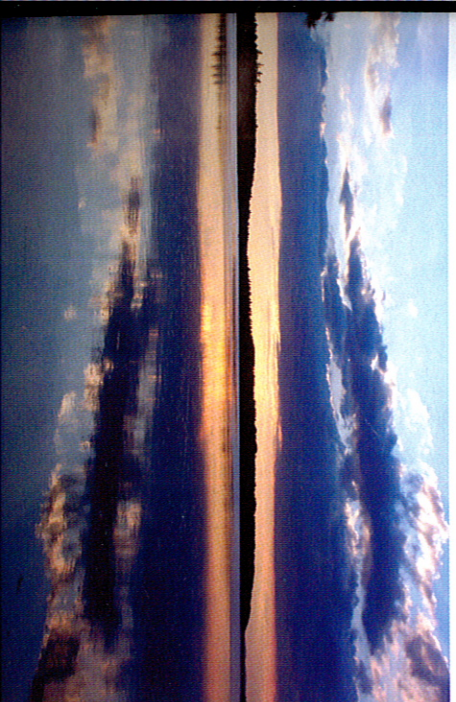


Enjoy the Peace and Tranquility

of a waterfront home. Watch the eagles soar and the loons dive in their natural habitat. A paradise for year-round sports: fishing, boating, canoeing, kayaking, hunting, cross-country skiing, snowshoeing and snowmobiling. Rich fertile soil for vegetable and flower gardens.

All lots are on the water and covenants protect the boundaries

Black Cat Point is only a 5 1/2 hour drive from Boston, in the seclusion of quiet Maine woods, but only minutes from local supplies and services. Within 3 1/2 miles, there is an airport with a 4,000-foot runway, capable of handling private jets.



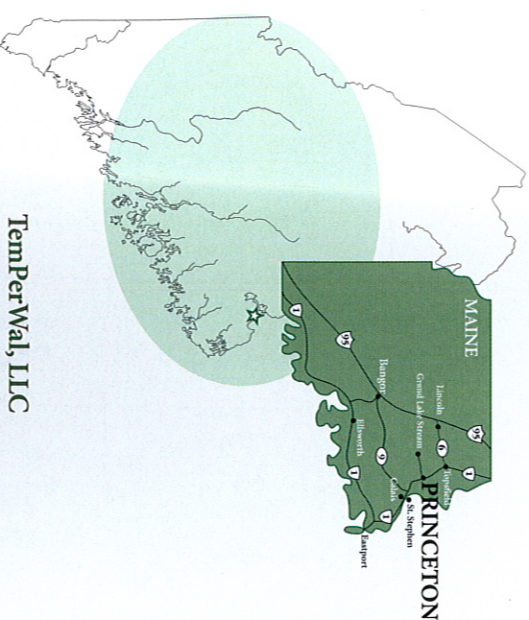
An attractive investment opportunity in the shrinking Maine waterfront property market

Black Cat Point is located in Princeton, Maine on the St. Croix River. Don't miss this opportunity to own your own waterfront property in Maine.

With your private ownership in the heart of the Down East Land Conservation territory, you will have boat waterway access to a myriad of Washington County lakes.

The wooded lots are 1.7 - 3.5 acres in size with 300± feet of shore frontage on the waterway that is part of the Spednic/St. Croix Conservation Corridor. Varying by lot, the prices start at \$69,500 and you can choose from west side lots for sunset views or enjoy the sunrise with a lot facing east.

Using covenants to encourage permanent well-maintained year-round vacation homes, the natural environmental integrity has been maintained by providing all underground utilities (electricity, telephone, and cable). All lots have been soil tested.



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