

PROPERTY LOCATED AT: Map R1 Lot 13-B2 South Town Farm Road, Oxford,

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown

If Yes: Are tanks in current use?..... Yes No Unknown

If no longer in use, how long have they been out of service? n/a

If tanks are no longer in use, have tanks been abandoned according to DEP?..... Yes No Unknown

Are tanks registered with DEP?..... Yes No Unknown

Age of tank(s): n/a Size of tank(s): n/a

Location: n/a

What materials are, or were, stored in the tank(s): n/a

Have you experienced any problems such as leakage: Yes No Unknown

Comments: Seller has no knowledge of underground storage tanks

Source of information: Seller and previous disclosure

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: Seller has no knowledge of other hazardous materials

Source of information: Seller and previous disclosure

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____

Page 1 of 4

Seller Initials [Signature]

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SECTION II – ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Covenants

Source of information: Subdivision plan, deed

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... Yes No Unknown

If No, who is responsible for maintenance? Located on a town maintained gravel road

Road Association Name (if known): n/a

Source of information: Public records

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: _____

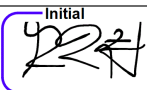
Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: Map R1 Lot 13-B2 South Town Farm Road, Oxford,

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: 23017C1268D Year: 2019 (Attach a copy)

Comments: Not located in a special flood hazard area

Source of Section III information: FEMA

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: _____

Source of information: Public records

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: Subdivision approved in 2019

Source of information: Public records

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Has all or a portion of the property been surveyed?..... Yes No Unknown

If Yes, is the survey available?..... Yes No Unknown

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of Section IV information: Seller

Additional Information: Subject property is a surveyed, soil tested and town approved buildable lot.

Buyer Initials _____ Page 3 of 4 Seller Initials YR

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ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Signed by:


5/17/2026

SELLER _____ DATE

SELLER _____ DATE

Glenn R. Hanning

SELLER _____ DATE

SELLER _____ DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

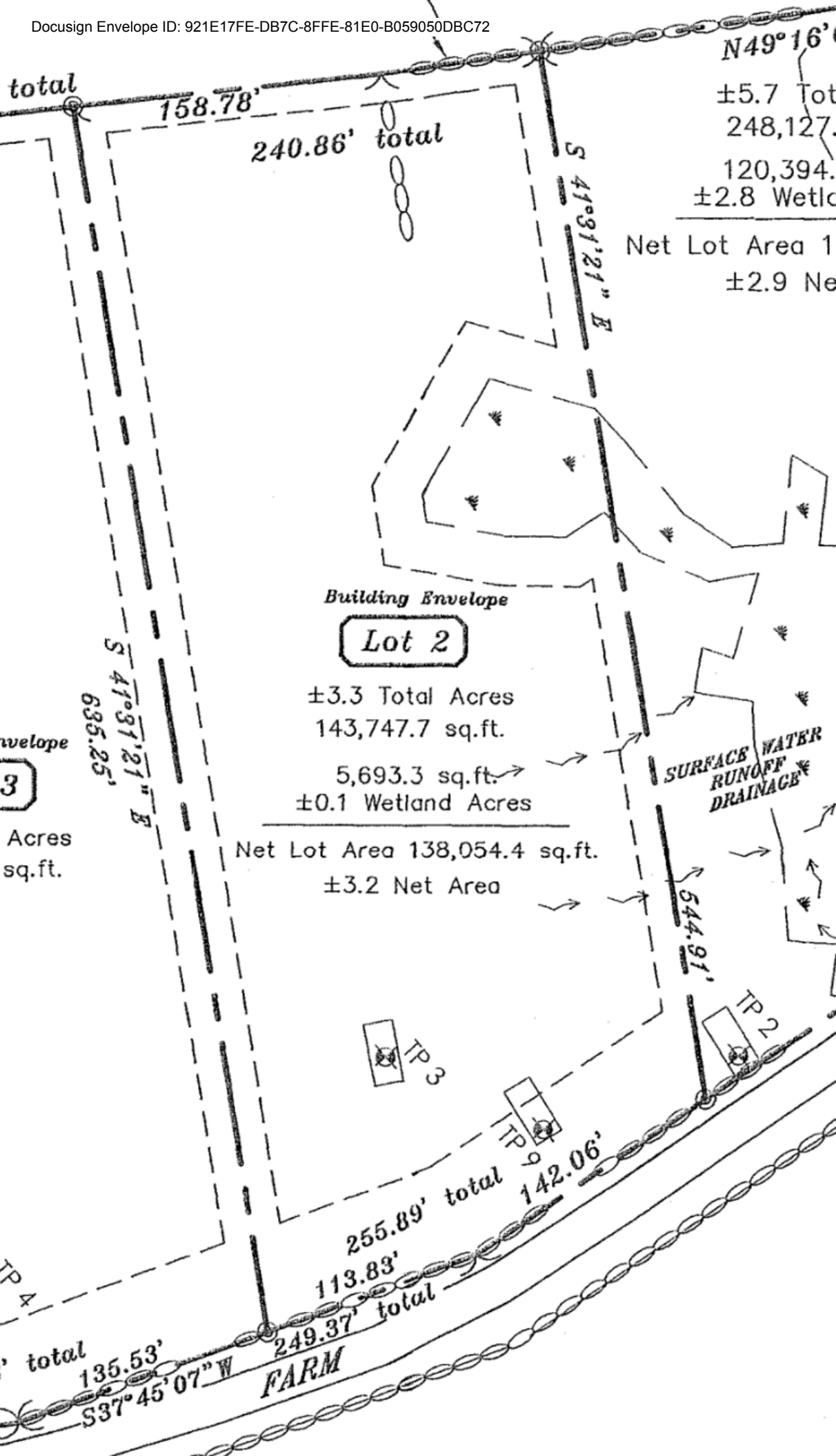
BUYER _____ DATE

BUYER _____ DATE

BUYER _____ DATE

BUYER _____ DATE





$N49^{\circ}16'$
 ± 5.7 Tot
 248,127.
 120,394.
 ± 2.8 Wetlo

Net Lot Area 1
 ± 2.9 Ne

Building Envelope

Lot 2

± 3.3 Total Acres
 143,747.7 sq.ft.

5,693.3 sq.ft. →
 ± 0.1 Wetland Acres

Net Lot Area 138,054.4 sq.ft.
 ± 3.2 Net Area

SURFACE WATER
 RUNOFF
 DRAINAGE

Envelope
3
 Acres
 sq.ft.

FARM



5.7 AC

13-B2

3.3 AC

13-B3

3 AC

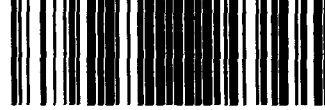
13-B4

ROAD

S Town Farm Rd

S Town Farm Rd

Receipt # 191962



Bk 5536 PG 579

07/27/2020 09:26:34 AM

Pages 1

DEED

Instr # 9401

Cherri L Crockett Register of Deeds

OXFORD COUNTY

WARRANTY DEED

Maine Woods And Waters, LLC, a Maine limited liability company, having its principal office in Freeport, Maine, for consideration paid, grants to Glenn R. Hanning, whose mailing address is P.O. Box 826, East Bridgewater, MA 02333, with warranty covenants, the following land:

A certain lot or parcel of land situated on the northerly side of South Town Farm Road in the Town of Oxford, County of Oxford and State of Maine, being Lot No. 2 as shown on a plan entitled, "Homestead Hill," by Davis Land Surveying, LLC dated May 14, 2019, and recorded in the Oxford County Registry of Deeds on June 27, 2019, in Plan File # 5385.

This conveyance is made subject to the Protective Covenants & Restrictions and all other matters set forth on said recorded plan of Homestead Hill.

Being a portion of the premises conveyed to Maine Woods And Waters, LLC by deed of Mildred J. Cummings and Sue R. Schnoor, Co-Personal Representatives of the Estate of Phyllis Dow, dated April 11, 2019, and recorded in the Oxford County Registry of Deeds in Book 5464, Page 859.

In witness whereof, Maine Woods And Waters, LLC has caused this instrument to be executed by William R. Rhea, its Member, this 21st day of July, 2020.

Maine Woods And Waters, LLC

By: William R. Rhea
William R. Rhea, its Member

State of Maine
Kennebec, ss.

July 21, 2020

Personally appeared before me the above named William R. Rhea, Member of Maine Woods And Waters, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

William P. Dubord
Notary Public / Attorney at Law

Print name:

WILLIAM P. DUBORD
Attorney at Law
Notary Public
My Commission Expires 6/26/2022

MAINE REAL ESTATE
TRANSFER TAX PAID

Covenants:

No unregistered motor vehicles, metal storage containers, and no trash, junk or debris shall be allowed to remain on the premises.

Commercial activity shall be prohibited. However, business activity associated with an in-home occupation , professional trade, organic farming or rental of dwellings shall be allowed.



Albert Frick Associates, Inc.
Environmental Consultants
380B Main Street Gorham, ME 04038
T: (207) 839-5563 F: (207) 839-5564
www.albertfrick.com info@albertfrick.com

Brady Frick, LSE, President
Albert Frick, CSS, LSE
Christopher Coppi, CWS, LSE
Bryan Jordan, LSE
Matthew Logan, LSE
Jamie Latorre, Office Manager

April 18, 2019

Rick Rhea
Maine Woods & Water, LLC
99 Bow Street
Freeport, ME 04032

Re: Preliminary Soil Testing on South Town Farm Road (Map R-1/ Lot 13B), Oxford

Dear Mr. Rhea:

We performed preliminary soil testing on the above-referenced property on April 10, 2019. The purpose of this investigation was to determine the suitability of the property, for on-site subsurface wastewater disposal.

Enclosed is a sketch plan illustrating the location of the test pits excavated, along with the soil profile descriptions.

The soil is suitable in the area of TP-1, TP-3, TP-4, TP-5, TP-6, TP-8 and & TP-9, as defined by the State of Maine Subsurface Wastewater Disposal Rules (*SWDR*). Each area that was tested is large enough to accommodate a 4 bedroom dwelling.

The soils in the vicinity of TP-2 and TP-7 are not suitable for on-site wastewater disposal. A seasonal high watertable of 6" below the ground surface was observed in TP- 7, which does not meet the minimum soil standards of the *SWDR*. TP-2 is located within the 100' setback requirement for a potential septic system.

Complete subsurface wastewater disposal system designs (HHE-200 forms) are needed for permits to install the systems once the building locations, building sizes, and site development are conceptualized.

Please contact me if you have any questions or additional matters for discussion.

Respectfully,

A handwritten signature in black ink, appearing to read "Brady Frick", written in a cursive style.

Brady Frick, LSE

Town, City, Plantation
OXFORD

Street, Road Subdivision
SOUTH TOWN FARM ROAD

PREPARED FOR Owner's Name
MAINE WOODS & WATER, LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole **TP 1** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
0-10	STONY SANDY LOAM		BROWN	
10-20		FRIABLE		
20-30			OLIVE BROWN	COMMON, DISTINCT △△△
30-40		FIRM		FREE WATER
40-50				

Soil Classification 3 Profile C Condition	Slope % 15	Limiting Factor 15 "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Soil Series Name:	Drainage Class:	Hydrologic Group:	

FOR WASTEWATER DISPOSAL →
FOR SOILS MAPPING →

Observation Hole **TP 2** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
0-10	SANDY LOAM		BROWN	
10-20		FRIABLE		COMMON, DISTINCT △△△
20-30	SAND			FREE WATER
30-40		FIRM	GRAY	
40-50				

Soil Classification 7 Profile D Condition	Slope % 9	Limiting Factor 9 "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Soil Series Name:	Drainage Class:	Hydrologic Group:	

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole **TP 3** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
0-10	SANDY LOAM		BROWN	
10-20		FRIABLE		
20-30			YELLOW BROWN	COMMON, DISTINCT △△△
30-40		FIRM		FREE WATER
40-50				

Soil Classification 3 Profile D Condition	Slope % 12	Limiting Factor 12 "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Soil Series Name:	Drainage Class:	Hydrologic Group:	

FOR WASTEWATER DISPOSAL →
FOR SOILS MAPPING →

Observation Hole **TP 4** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
0-10	SANDY LOAM		BROWN	
10-20		FRIABLE		
20-30	LOAMY SAND		YELLOW BROWN	COMMON, DISTINCT △△△
30-40		FIRM		FREE WATER
40-50				

Soil Classification 3 Profile D Condition	Slope % 12	Limiting Factor 12 "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Soil Series Name:	Drainage Class:	Hydrologic Group:	

B. A. 2k

352 SE/CSS *

4/10/19 Date

Town, City, Plantation
OXFORD

Street, Road Subdivision
SOUTH TOWN FARM ROAD

PREPARED FOR Owner's Name
MAINE WOODS & WATER, LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 5 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
0-10	SANDY LOAM		BROWN	
10-20		FRIABLE		COMMON, DISTINCT
20-30	LOAMY STONY SAND		YELLOW BROWN	△△△ FREE WATER
30-50		FIRM		

Soil Classification: Profile 3 Condition D Slope % Limiting Factor 12"

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

FOR WASTEWATER DISPOSAL →
FOR SOILS MAPPING →

Observation Hole TP 6 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
0-10	SANDY LOAM		BROWN	
10-20		FRIABLE		COMMON, DISTINCT
20-30				△△△ FREE WATER
30-50		FIRM		

Soil Classification: Profile 3 Condition D Slope % Limiting Factor 10"

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 7 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
0-10	SANDY LOAM	FRIABLE	BROWN	△△△ FREE WATER
10-20				
20-30		FIRM		
30-50				

Soil Classification: Profile 3 Condition E Slope % Limiting Factor 6"

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

FOR WASTEWATER DISPOSAL →
FOR SOILS MAPPING →

Observation Hole TP 8 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
0-10	STONY SANDY LOAM		BROWN	
10-20		FRIABLE		COMMON, DISTINCT
20-30	LOAMY SAND		MIXED YELLOW BROWN	△△△ FREE WATER
30-50		FIRM	OLIVE BROWN	

Soil Classification: Profile 3 Condition D Slope % Limiting Factor 12"

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

B. A. 21

Site Evaluator / Soil Scientist Signature

352 SE/CSS #

4/10/19 Date

Town, City, Plantation
OXFORD

Street, Road Subdivision
SOUTH TOWN FARM ROAD

PREPARED FOR Owner's Name
MAINE WOODS & WATER, LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 9 Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10	STONY SANDY LOAM	FRIABLE	BROWN	
20			YELLOW BROWN	FEW, FAINT
20-25	REFUSAL IN LARGE ROCK OR BEDROCK			FREE WATER
30				
40				
50				

Soil Classification: Profile 2 Condition AIII/D Slope _____ % Limiting Factor 12 " Ground Water Restrictive Layer Bedrock Pit Depth

Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

FOR WASTEWATER DISPOSAL →
FOR SOILS MAPPING →

Observation Hole _____ Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification: Profile _____ Condition _____ Slope _____ % Limiting Factor _____ " Ground Water Restrictive Layer Bedrock Pit Depth

Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole _____ Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification: Profile _____ Condition _____ Slope _____ % Limiting Factor _____ " Ground Water Restrictive Layer Bedrock Pit Depth

Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

FOR WASTEWATER DISPOSAL →
FOR SOILS MAPPING →

Observation Hole _____ Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification: Profile _____ Condition _____ Slope _____ % Limiting Factor _____ " Ground Water Restrictive Layer Bedrock Pit Depth

Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

Site Evaluator / Soil Scientist Signature

BA 21

352 SE/CSS #

4/10/19 Date