

MLS #: 1650024  
Status: Active

County: Kennebec  
Property Type: Land

Public Detail Report  
Seasonal: No

List Price: \$59,900  
Original List Price: \$59,900



### Lot 3 Blinn Hill Road Pittston, ME 04345

List Price: \$59,900  
MLS #: 1650024



#### Land Information

Surveyed: Yes  
Lot Size Acres +/-: 2.54  
Source of Acreage: Survey  
Mobile Homes Allowed: Yes

Waterfront: No  
Water Views: No

Road Frontage +/-: 560  
Source of Road Frontage: Survey  
Zoning: Rural  
Zoning Overlay: No

#### Property Features

Driveway: No Driveway  
Parking: 1 - 4 Spaces  
Location: Near Town; Rural

Electric: Other Electric  
Gas: No Gas  
Water: Well Needed on Site  
Sewer: Septic Needed; Soil Test Available

Roads: Paved; Public  
Site: Pasture/Field; Rolling/Sloping; Wooded

#### Tax/Deed Information

Book/Page/Deed: 15483/52/Partial  
Deed/Conveyance Type: Warranty  
Offered:  
Deed Restrictions: Yes

Map/Block/Lot: R13//11 (partial)  
Tax ID: Lot3BlinnHillRoadPittston04345

#### Remarks

**Remarks:** Enjoy over two private acres in Midcoast Maine. The property offers a combination of field and mature woods with stonewalls throughout. Warm southerly exposure with frontage on a quiet paved town road with power. Only 15 minutes to either Gardiner or coastal Wiscasset makes this property an ideal location for your new home! Surveyed, soil tested and warranty deed. Possible owner financing.

LO: Swift River Properties

#### Listing provided courtesy of:

William {Brian} Rhea  
Swift River Properties  
26 Stewart Street  
Newcastle, ME 04553  
207-756-9079  
207-756-9079  
[brian.swiftriver@gmail.com](mailto:brian.swiftriver@gmail.com)

Prepared by William {Brian} Rhea on Wednesday, January 21, 2026 7:42 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2026 and FBS.

MAINE  
Listings



## 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 on the property.

Source of information: Seller

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 on the property.

Source of information: Seller

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

Buyer Initials \_\_\_\_\_

Page 1 of 4

Seller Initials \_\_\_\_\_

## 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

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? N/A

Road Association Name (if known): N/A

Source of information: Seller

## 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: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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: N/A

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: N/A

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?

N/A

Relevant Panel Number: N/A Year: N/A (Attach a copy)

Comments: Subject is located in zone "X". No portion is located in an "area of special flood hazard".

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: Stream protection on rear portion of Lots 1 and 2

Source of information: \_\_\_\_\_

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

If Yes, explain: Subdivision

Source of information: Seller

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: N/A

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, Subdivision Plan

Additional Information: No single-wide mobile homes permitted on any lot.

PROPERTY LOCATED AT: **Lots 1,2 and 3 Blinn Hill Road, Pittston, ME**

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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.

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SELLER	DATE	SELLER	DATE
<b>Maine Woods and Waters, LLC</b>			

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SELLER	DATE	SELLER	DATE
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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.

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BUYER	DATE	BUYER	DATE
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BUYER	DATE	BUYER	DATE
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Lot 2 Blinn Hill

8/28/2021



**2.54 acres  
Blinn Hill Road  
Pittston, ME**

Blinn Hill Rd

Chadwick Ln

Blinn Hill Rd

806 ft

Chadwick's Craft Spirits

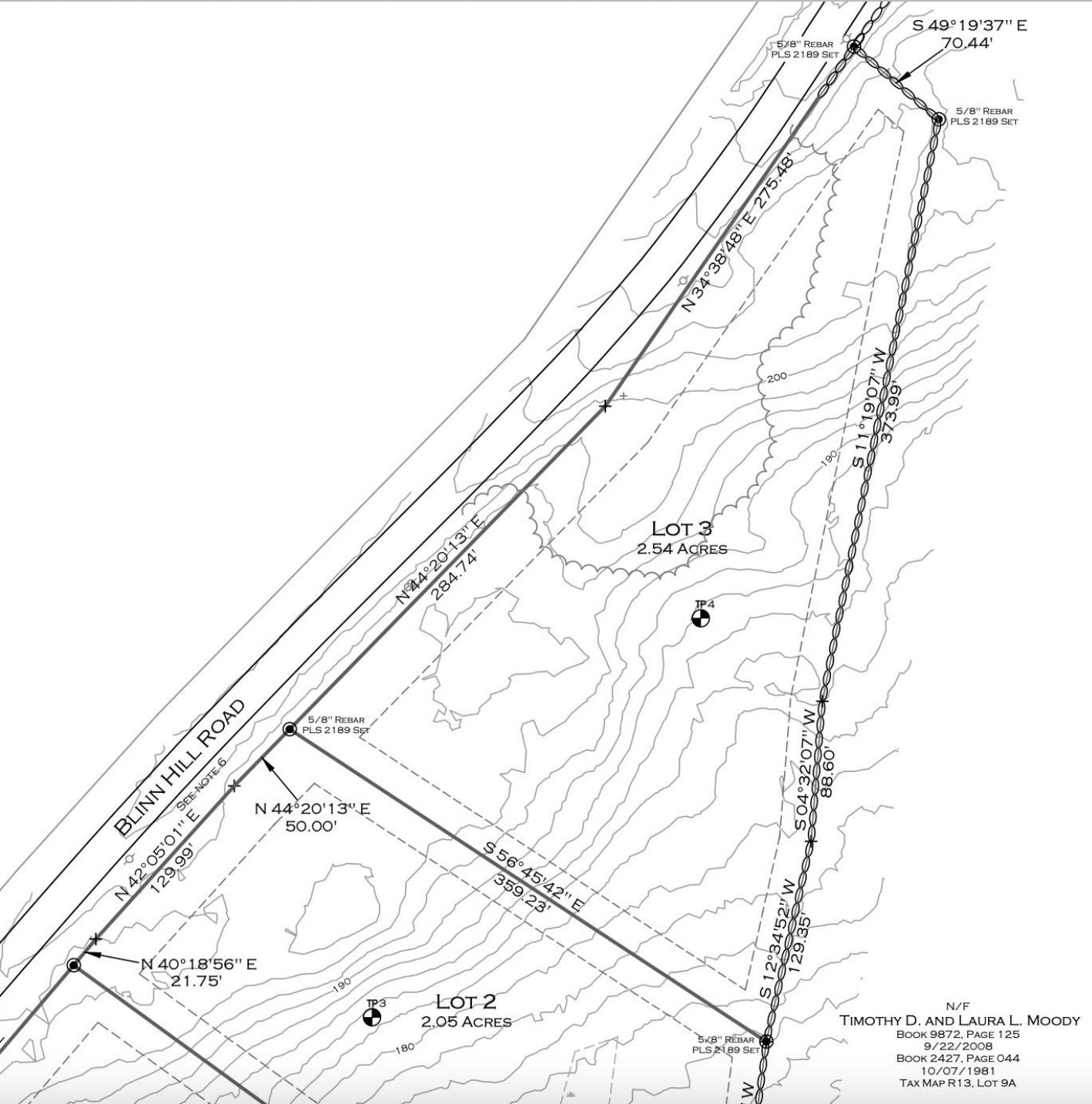
Image © 2026 Airbus

Google Earth

Imagery Date: 3/18/2025

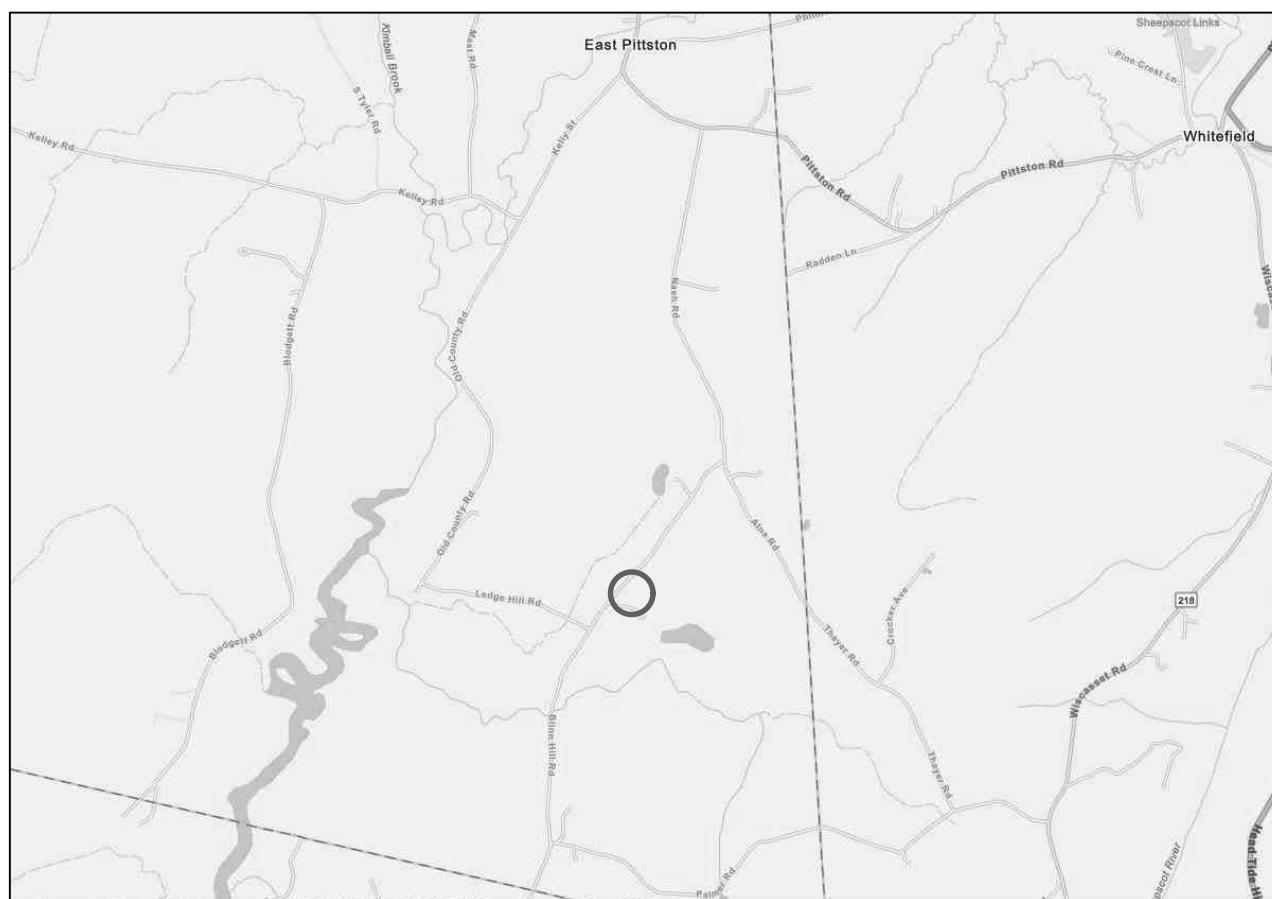
44°08'49.59" N 69°40'23.48" W elev 0 ft eye alt 3652 ft

1985

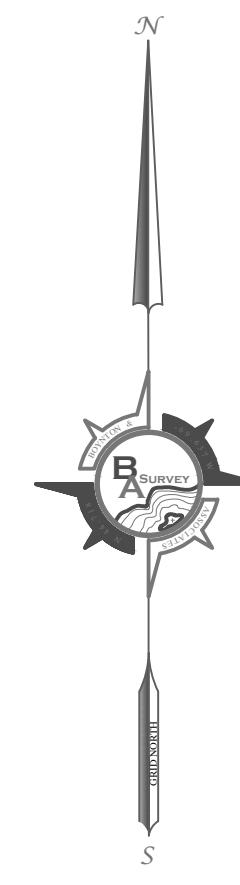


N/F  
TIMOTHY D. AND LAURA L. MOODY  
Book 9872, PAGE 125  
9/22/2008  
Book 2427, PAGE 044  
10/07/1981  
TAX MAP R13, LOT 9A

# Approved subdivision plan recorded in Kennebec County Registry of Deeds Book 2026 Page 7



LOCATION MAP 'NOT TO SCALE'



## PROTECTIVE COVENANTS

- 1.) NO SINGLE WIDE MOBILE HOMES SHALL BE PERMITTED ON ANY LOT.
- 2.) NO UNREGISTERED VEHICLES, TRASH, JUNK OR DEBRIS SHALL BE ALLOWED TO REMAIN ON THE PREMISES.
- 3.) NO STORAGE CONTAINERS SHALL BE ALLOWED ON THE PREMISES UNLESS USED DURING THE CONSTRUCTION OF A DWELLING.

## EROSION AND SEDIMENTATION CONTROL

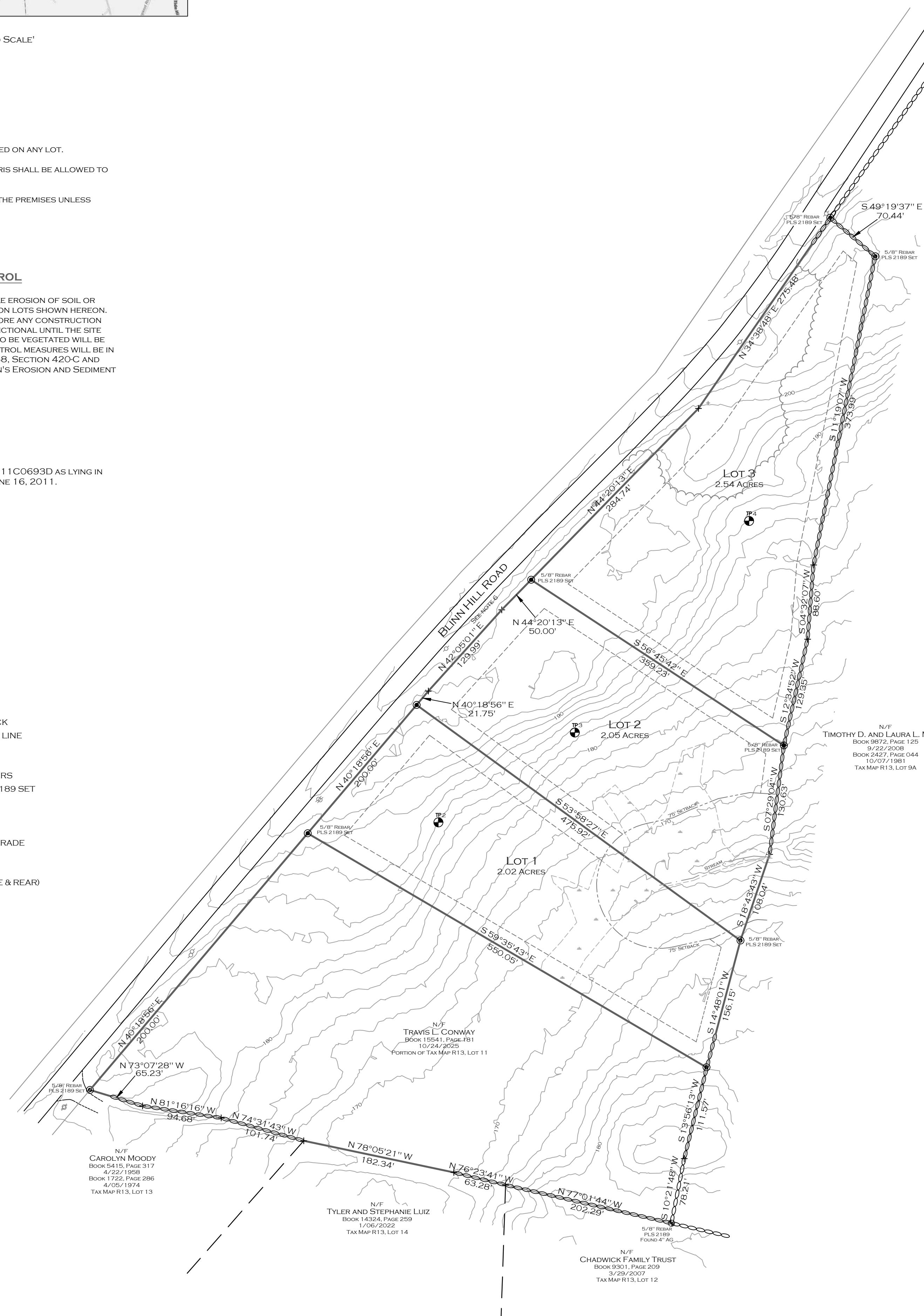
MEASURES WILL BE TAKEN TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENTATION OF ANY FUTURE CONSTRUCTION SITE ON LOTS SHOWN HEREON. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITY BEGINS, AND MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE CONSTRUCTION IS PERMANENTLY STABILIZED. AREAS TO BE VEGETATED WILL BE RESEEDED AND MULCHED AS SOON AS POSSIBLE. CONTROL MEASURES WILL BE IN ACCORDANCE WITH MAINE REVISED STATUTES TITLE 38, SECTION 420-C AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL.

## FEMA FLOOD INFORMATION:

PARCEL IS SHOWN ON FEMA FIRM MAP NUMBER 23011C0693D AS LYING IN FLOOD HAZARD ZONE X WITH A EFFECTIVE DATE OF JUNE 16, 2011.

## LEGEND

- PROPERTY LINE
- TRAVELED WAY
- ABUTTERS LINE
- 4 ROD ROAD
- STREAM
- 75' STREAM SETBACK
- APPROXIMATE TREE LINE
- WETLAND
- STONE WALL
- MEGIS 2FT CONTOURS
- 5/8" REBAR PLS #2189 SET
- REBAR (AS NOTED)
- POWER POLE
- ANGLE POINT
- ABOVE OR BELOW GRADE
- TEST PIT
- BUILDING SETBACK
- (35' FRONT - 20' SIDE & REAR)



## PLAN REFERENCES:

- 1.) PLAN ENTITLED "DIVISION OF LAND OF ROBERT C. MOODY, SR.", LOCATED IN THE TOWN OF PITSTON, KENNEBEC COUNTY, MAINE, DATED APRIL 30, 2008, BY CAPITAL SURVEYING SERVICES, INC., EDWARD M. LAWRENCE PLS 2189, UNRECORDED.

APPROVED: TOWN OF PITSTON PLANNING BOARD

SIGNED 'CHAIRMAN': \_\_\_\_\_

DATE: / / 2025

80 40 0 80 160 240  
SCALE: 1 INCH = 80 FEET

## SURVEYOR NOTES:

- 1.) ALL BOOK AND PAGE REFERENCES ARE TO THE KENNEBEC COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- 2.) THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED USING TOPCON HR AND VR GLOBAL NAVIGATION SATELLITE SYSTEM RECEIVERS AND/OR A TOPCON GT500 TOTAL STATION. BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE STATE PLANE COORDINATE SYSTEM, MAINE EAST, NAD83(2011). DISTANCES ARE GIVEN AS GRID.
- 3.) THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH ANY EXCEPTION THERETO NOTED HEREON.
  - A.) NO SEPARATE WRITTEN REPORT PREPARED AT THIS TIME.
  - B.) NO NEW LEGAL DESCRIPTION PREPARED AT THIS TIME.
- 4.) IRON PINS SET ARE 5/8 REBAR, CAPPED AND SCRIBED "EDWARD M. LAWRENCE PLS # 2189."
- 5.) ALL WOODED PROPERTY LINES PAINTED & BLAZED BLUE, AUGUST, 2025.
- 6.) FOR ORIGINAL ROAD LAYOUT OF BLINN HILL ROAD, SEE LINCOLN COUNTY COMMISSIONERS RECORDS, VOLUME 2, PAGE 76, DATED 1792. BLINN HILL ROAD = 4 RODS = 66 FEET. NO ORIGINAL ROAD MONUMENTATION FOUND. ROAD LIMITS ESTABLISHED RELATIVE TO EXISTING TRAVEL WAY.
- 7.) CONTOURS SHOWN ON PLAN ARE FROM MEGIS AND HAVE NOT BEEN FIELD VERIFIED.
- 8.) NO WATER WELLS SHALL BE PLACED WITHIN 100' FROM ANY SEPTIC SYSTEM.
- 9.) WETLAND AND TEST PIT INFORMATION PROVIDED BY ALBERT FRICK ASSOCIATES, INC. DATED OCTOBER 24, 2025.
- 10.) PARCEL IS SHOWN AS LOT 11 ON THE TOWN OF PITSTON TAX MAP R13.

<p>EDWARD M. LAWRENCE 2189 PROFESSIONAL LAND SURVEYOR</p>	<p>PLAN PREPARED BY: <b>BOYNTON &amp; ASSOCIATES L.L.C.</b> PROFESSIONAL SURVEYORS</p> <p>949 EAST RIVER ROAD SKOWHEGAN, MAINE 04976 PHONE: (207) 474-0016 EMAIL: <a href="mailto:INFO@BASURVEY.COM">INFO@BASURVEY.COM</a></p>	<p>TITLE: PLAN OF DEER CROSSING SUBDIVISION</p>	<p>RECORD OWNER: MAINE WOODS AND WATERS, LLC KCRD BOOK 15483, PAGE 52</p>	<p>REVISION: 08/2025</p>	<p>DATE: FIELD WORK RE CREW EML DRAWN RPC CHECKED</p>	<p>STATE OF MAINE KENNEBEC SS. REGISTRY OF DEEDS RECEIVED _____ 20 _____</p>
		<p>SITE LOCATION: 938 BLINN HILL ROAD PITSTON, KENNEBEC COUNTY, MAINE</p>	<p>ADDRESS: 26 STEWART STREET NEWCASTLE, MAINE 04553</p>	<p>DATE: 1" = 80' OCTOBER 27, 2025</p>	<p>AT _____ H. _____ M., AND IN PLAN FILE _____, PAGE _____</p>	<p>ATTEST: REGISTER</p>



BK15483 PGS 52 - 54 09/04/2025 09:22:29 AM  
INSTR#: 2025019403 ATTEST: MATTHEW BOUCHER  
RECEIVED KENNEBEC SS REGISTER OF DEEDS  
eRecorded Document

**QUITCLAIM DEED**  
Statutory Short Form

**MAINE REAL ESTATE  
TRANSFER TAX PAID**

**DLN: 3125744**

KNOW ALL BY THESE PRESENTS, That **Donna Lee Sabatine**, whose mailing address is 938 Blinn Hill Road, Pittston, Maine 04345, for consideration paid, grants to **Maine Woods and Waters, LLC**, a Maine Limited Liability Company, with its principal place of business at 26 Stewart Street, New Castle, Maine 04553, with Quitclaim Covenant, the real property in the Town of **Pittston**, County of **Kennebec** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land, with the buildings and improvements thereon, situated easterly of and adjacent to Blinn Hill Road, in the Town of Pittston, Kennebec County, State of Maine, bounded and described as follows:

Beginning at a point marked with a capped 5/8-inch rebar stamped PLS 2189, set in a stonewall on the easterly sideline of Blinn Hill Road, said point being the westerly corner of land now or formerly of Timothy D. and Laura L. Moody (KCRD Book 2427, Page 125), said point being the most northerly corner of the herein described parcel of land, and said point also being the Point of Beginning;

Thence, S 49° 19' 37" E along the said land now or formerly of Timothy D. and Laura L. Moody and said stonewall, a distance of seventy and 44/100 hundredths (70.44) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set;

Thence, S 11° 19' 07" W continuing along the said land now or formerly of Timothy D. and Laura L. Moody and said stonewall, a distance of three hundred seventy-three and 99/100 hundredths (373.99) feet to a point;

Thence, S 04° 32' 07" W continuing along the said land now or formerly of Timothy D. and Laura L. Moody and said stonewall, a distance of eighty-eight and 60/100 hundredths (88.60) feet to a point;

Thence, S 12° 34' 52" W continuing along the said land now or formerly of Timothy D. and Laura L. Moody and said stonewall, a distance of one hundred twenty-nine and 35/100 hundredths (129.35) feet to a point;

Thence, S 07° 29' 04" W continuing along the said land now or formerly of Timothy D. and Laura L. Moody and said stonewall, a distance of one hundred thirty and 63/100 hundredths (130.63) feet to a point and end of said stonewall;

Thence, S 18° 43' 43" W continuing along the said land now or formerly of Timothy D. and Laura L. Moody, a distance of two hundred twenty-three and 04/100 hundredths (223.04) feet to a point at the end of a stonewall;

Thence, S 11° 13' 29" W continuing along the said land now or formerly of Timothy D. and Laura L. Moody and said stonewall, a distance of two hundred thirty-one and 48/100 hundredths (231.48) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 found in a stonewall, and land now or formerly of Chadwick Family Trust (KCRD Book 9301, Page 209);

Thence, N 77° 01' 44" W along the said land now or formerly of Chadwick Family Trust and said stonewall, a distance of two hundred two and 29/100 hundredths (202.29) feet to a point and land now or formerly of Tyler and Stephanie Luiz (KCRD Book 14324, Page 259);

Thence, N 76° 23' 41" W along the said land now or formerly of Tyler and Stephanie Luiz and said stonewall, a distance of sixty-three and 28/100 hundredths (63.28) feet to a point and the end of said stonewall;

Thence, N 78° 05' 21" W continuing along the said land now or formerly of Tyler and Stephanie Luiz, a distance of one hundred eighty-two and 34/100 hundredths (182.34) feet to a point and land now or formerly of Carolyn Moody (KCRD Book 5415, Page 317) and the end of a stonewall;

Thence, N 74° 31' 43" W along the said land now or formerly of Carolyn Moody and said stonewall, a distance of one hundred one and 74/100 hundredths (101.74) feet to a point;

Thence, N 81° 16' 16" W continuing along the said land now or formerly of Carolyn Moody and said stonewall, a distance of ninety-four and 68/100 hundredths (94.68) feet to a point;

Thence, N 73° 07' 28" W continuing along the said land now or formerly of Carolyn Moody and said stonewall, a distance of sixty-five and 23/100 hundredths (65.23) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set on the said easterly sideline of Blinn Hill Road;

Thence, N 40° 18' 56" E along the said easterly sideline of Blinn Hill Road, a distance of six hundred twenty-one and 75/100 hundredths (621.75) feet to a point;

Thence, N 42° 05' 01" E continuing along the said easterly sideline of Blinn Hill Road, a distance of one hundred twenty-nine and 99/100 hundredths (129.99) feet to a point;

Thence, N 44° 20' 13" E continuing along the said easterly sideline of Blinn Hill Road, a distance of three hundred thirty-four and 74/100 hundredths (334.74) feet to a point;

Thence, N 34° 38' 48" E continuing along the said easterly sideline of Blinn Hill Road, a distance of two hundred seventy-five and 48/100 hundredths (275.48) feet to the POINT OF BEGINNING.

Said parcel contains 10.63 acres. All bearings are Grid North.

Meaning and intending to convey a portion of the premises described in a deed to Donna Lee Sabatine, dated April 21, 2017, and recorded in the Kennebec County Registry of Deeds in Book 12585, Page 275. \*Title not searched by preparer, Scrivener only.

Witness my hand and seal this 28<sup>th</sup> day of August, 2025.

Witness

  
Donna Lee Sabatine

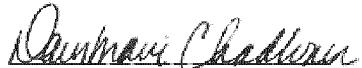
STATE OF Maine

COUNTY OF Kennebunk, ss

August 28, 2025

Personally appeared on the above date, the above-named Donna Lee Sabatine and acknowledged the foregoing instrument to her free act and deed.

Before me,



Notary Public/Attorney at Law

Print name:

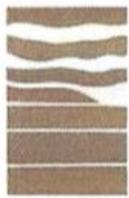
Exp: \_\_\_\_\_

DAWN MARIE CHABOURNE  
Notary Public, State of Maine  
My Commission Expires Apr. 19, 2029

## **Protective Covenants**

The premises shall be conveyed with the following protective covenants:

1. No single wide mobile homes shall be allowed on the premises.
2. No storage containers shall be allowed on the premises unless used during the construction of a dwelling.
3. No unregistered motor vehicles, junk, trash or debris shall be allowed to remain on the premises.



**Albert Frick Associates, Inc**

**Environmental Consultants**

731 Foss Road

(207) 839-5563

[www.albertfrick.com](http://www.albertfrick.com)

Limerick, ME 04048

FAX (207) 839-5564

[info@albertfrick.com](mailto:info@albertfrick.com)

September 26, 2025

Brian Rhea  
Swift River Properties  
99 Bow Street  
Freeport, ME 04032

**Re: Preliminary Soil Testing- Blinn Hill Road, Pittston, ME**

Dear Brian:

I performed preliminary soil testing at the above-referenced properties on September 9, 2025. The purpose of the investigation was to determine the suitability of the properties for on-site subsurface wastewater disposal.

Enclosed is a site 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-2, TP-3, and TP-4, as defined by the State of Maine Subsurface Wastewater Disposal Rules. Based on my testing and field observations, other areas suitable for septic exist on the property.

Complete subsurface wastewater disposal system designs (HHE-200 forms) are needed for permits to install the systems once building locations, building sizes, and site development are conceptualized. Please contact me if you have any questions or additional matters for discussion.

Respectfully,

*Brady A. Frick*

Brady A. Frick, LSE

Enc: Site Plan & Soil Profile Descriptions

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health EngineeringTown, City, Plantation  
**PITTSTON**Street, Road Subdivision  
**BLINN HILL ROAD**Owner's Name  
**SWIFT RIVER PROPERTIES**

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

Observation Hole <b>TP 1</b> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil			
0	Texture	Consistency	Color
			<b>BROWN</b>
10	<b>FINE</b> <b>SANDY</b>	<b>FRIABLE</b>	<b>YELLOWISH</b> <b>EVIDENT</b>
20	<b>LOAM</b>		<b>BROWN</b>
30			<b>BEDROCK</b>
40			
50			
Soil Classification <b>2</b> <b>A</b> Profile Condition Slope <b>0-3 %</b> Limiting Factor <b>22 "</b>			
<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth			

Observation Hole <b>TP 2</b> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil			
0	Texture	Consistency	Color
			<b>BROWN</b>
10	<b>SANDY</b> <b>LOAM</b>	<b>FRIABLE</b>	<b>YELLOWISH</b> <b>EVIDENT</b>
20			<b>BROWN</b>
30			<b>BEDROCK</b>
40			
50			
Soil Classification <b>2</b> <b>A</b> Profile Condition Slope <b>0-3 %</b> Limiting Factor <b>25 "</b>			
<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth			

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

Observation Hole <b>TP 3</b> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil			
0	Texture	Consistency	Color
			<b>BROWN</b>
10	<b>SANDY</b> <b>LOAM</b>	<b>FRIABLE</b>	<b>YELLOWISH</b> <b>BROWN</b> <b>EVIDENT</b>
20			
30			<b>BEDROCK</b>
40			
50			
Soil Classification <b>2</b> <b>A</b> Profile Condition Slope <b>3-5 %</b> Limiting Factor <b>24 "</b>			
<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth			

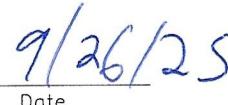
Observation Hole <b>TP 4</b> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil			
0	Texture	Consistency	Color
			<b>YELLOW</b>
10	<b>VERY FINE</b> <b>SANDY</b>	<b>FRIABLE</b>	<b>BROWN</b>
20	<b>LOAM</b>		<b>OLIVE</b> <b>COMMON,</b> <b>DISTINCT</b>
30			<b>BEDROCK</b>
40			
50			
Soil Classification <b>B</b> <b>A/D</b> Profile Condition Slope <b>3-5 %</b> Limiting Factor <b>11 "</b>			
<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth			



Site Evaluator Signature

352

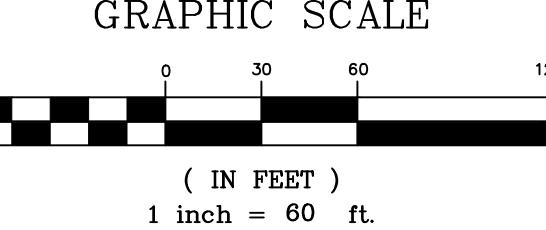
SE \*



Date



**MAP COMPILED FROM:**  
 \*SURVEY PLAN BY BOYNTON & ASSOCIATES LLC DATED 8-14-25  
 \*TOWN OF PITSTON TAX MAP  
 \*AERIAL PHOTOGRAPH FROM GOOGLE EARTH  
 \*2' TOPOGRAPHIC CONTOURS FROM THE NOAA  
 \*ON SITE LOCATIONS UTILIZING TRIMBLE GEO7X HANDHELD UNIT



**LEGEND**

◆ SOIL TEST PIT

□ POTENTIAL SUBSURFACE  
WASTEWATER DISPOSAL AREA

DATE:	REVISIONS:

**SEPTIC SUITABILITY PLAN**  
 PREPARED FOR  
 SWIFT RIVER PROPERTIES  
 BLINN HILL ROAD  
 (MAP R-13, LOT 11)  
 PITSTON, MAINE

**Albert Frick Associates, Inc.**  
 Environmental Consultants  
 Limerick, Maine

Drawn By: B.J.	Checked By: B.F.
Date: 9/10/2025	Scale: 1" = 60'