

Public Detail Report

MLS #: 1662894
Status: Active

County: Oxford
Property Type: Land

Seasonal: No

List Price: \$64,900
Original List Price: \$74,900



**Lot 13-B2 South Town
Farm Road
Oxford, ME 04270**

**List Price: \$64,900
MLS#: 1662894**



Land Information

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	255
Lot Size Acres +/-:	3.3	Water Views:	No	Source of Road Frontage:	Survey
Source of Acreage:	Survey			Zoning:	Rural
Mobile Homes Allowed:	Yes			Zoning Overlay:	No
				Bank Owned REO:	No

Property Features

Driveway:	No Driveway	Electric:	On Site	Roads:	Gravel; Public
Parking:	1 - 4 Spaces	Gas:	No Gas	Site:	Pasture/Field; Wooded
Location:	Near Town; Rural	Water:	Well Needed on Site		
Restrictions:	Other Restrictions	Sewer:	Private Sewer; Septic Needed; Soil Test Available		
View:	Scenic				

Tax/Deed Information

Book/Page/Deed:	5536/579/All	Full Tax Amt/Yr:	\$451.96/ 2026	Map/Block/Lot:	R1//13-B2
Deed/Conveyance Type Offered:	Warranty			Tax ID:	R1-13-
Deed Restrictions:	Yes				B2SouthTownFarmRoadOxford04270

Remarks

Remarks: Enjoy over 3 scenic acres on a quiet country road in desirable Oxford. The property features a small field, apple trees, various stonewalls and a mature mixed forest. Surveyed, soil tested and warranty deed.

LO: Swift River Properties

Listing provided courtesy of:

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

Prepared by William {Brian} Rhea on Monday, July 20, 2026 3:31 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.



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 

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

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?

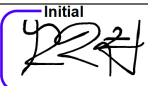
☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Buyer Initials _____

Page 2 of 4

Seller Initials

Initial


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

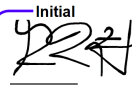
Source of Section IV information: Seller

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

Buyer Initials _____

Page 3 of 4

Seller Initials

Initial


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

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

F80141C46733479...

Glenn R. Hanning

DATE

SELLER

DATE

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

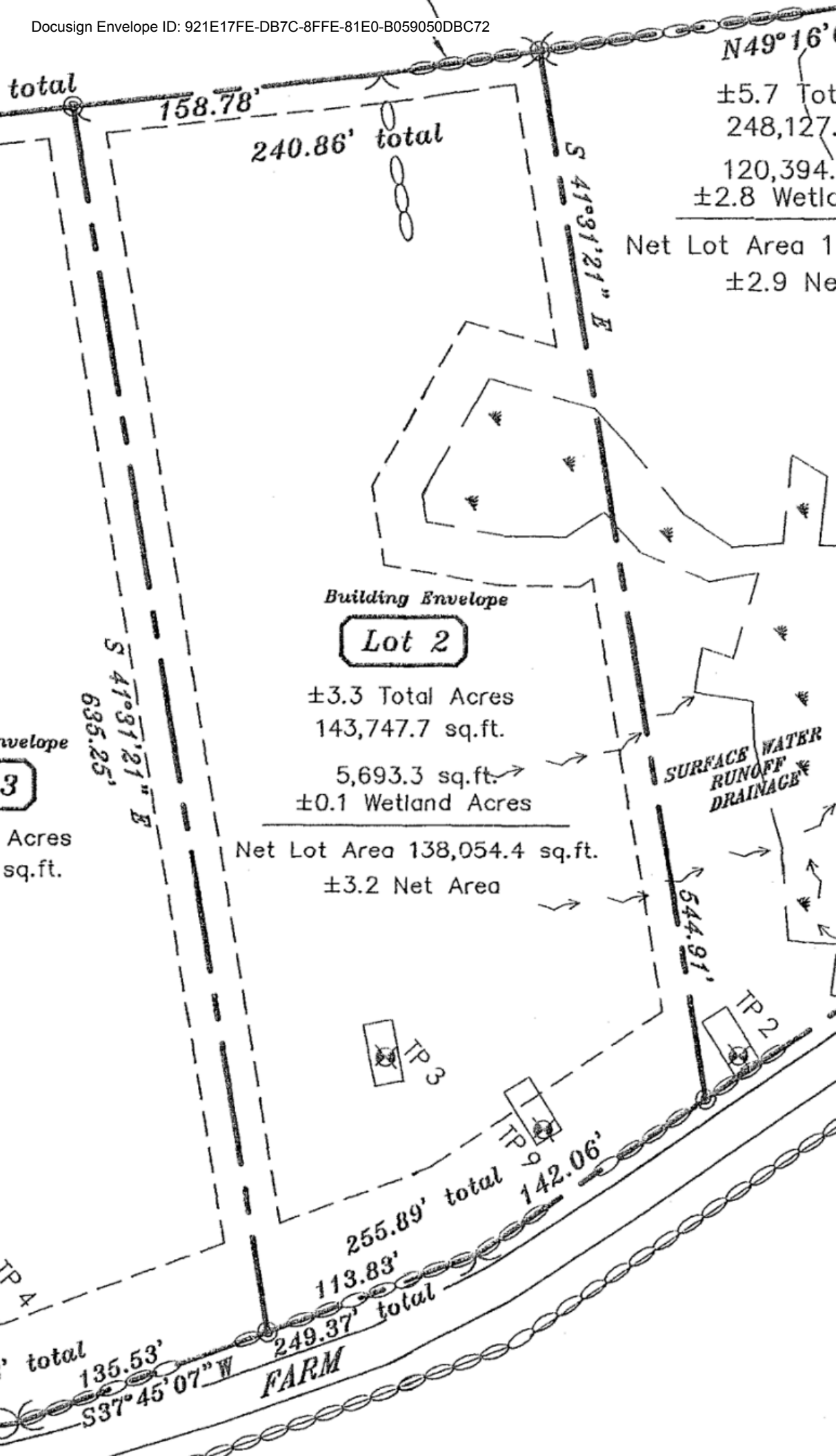
DATE

BUYER

DATE

BUYER

DATE



FILE: 372 JOB NO.: 19-027 DISC: SUP 2019
May 14, 2019



5.7 AC

13-B2

3.3 AC

13-B3

3 AC

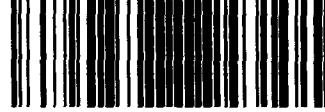
13-B4

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,

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

Texture	Consistency	Color	Mottling
STONY SANDY LOAM		BROWN	
	FRIABLE		
		OLIVE BROWN	COMMON, DISTINCT △△△
	FIRM		FREE WATER

Soil Classification
Profile **3** Condition **C**
Slope % Limiting Factor **15** " ☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Soil Series Name: Drainage Class: Hydrologic Group:

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

Texture	Consistency	Color	Mottling
SANDY LOAM		BROWN	
	FRIABLE		COMMON, DISTINCT △△△
SAND			FREE WATER
	FIRM	GRAY	

Soil Classification
Profile **7** Condition **D**
Slope % Limiting Factor **9** " ☒ 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 3** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
SANDY LOAM		BROWN	
	FRIABLE		
		YELLOW BROWN	COMMON, DISTINCT △△△
	FIRM		FREE WATER

Soil Classification
Profile **3** Condition **D**
Slope % Limiting Factor **12** " ☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Soil Series Name: Drainage Class: Hydrologic Group:

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

Texture	Consistency	Color	Mottling
SANDY LOAM		BROWN	
	FRIABLE		
			COMMON, DISTINCT △△△
LOAMY SAND		YELLOW BROWN	FREE WATER
	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:

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 5 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
SANDY LOAM		BROWN	
	FRIABLE		COMMON, DISTINCT
LOAMY STONY SAND		YELLOW BROWN	△△△
			FREE WATER
	FIRM		

Soil Classification: 3 Profile D Condition
Slope: % 12 Limiting Factor: 12 " ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name: Drainage Class: Hydrologic Group:

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

Texture	Consistency	Color	Mottling
SANDY LOAM		BROWN	
	FRIABLE		COMMON, DISTINCT
			△△△
			FREE WATER
	FIRM		

Soil Classification: 3 Profile D Condition
Slope: % 10 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

Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	BROWN	△△△
			FREE WATER
	FIRM		

Soil Classification: 3 Profile E Condition
Slope: % 6 Limiting Factor: 6 " ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name: Drainage Class: Hydrologic Group:

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

Texture	Consistency	Color	Mottling
STONY SANDY LOAM		BROWN	
	FRIABLE		COMMON, DISTINCT
		MIXED YELLOW BROWN	△△△
LOAMY SAND			FREE WATER
	FIRM	OLIVE BROWN	

Soil Classification: 3 Profile D Condition
Slope: % 12 Limiting Factor: 12 " ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name: Drainage Class: Hydrologic Group:

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

Site Evaluator / Soil Scientist Signature

352 SE/CSS #

4/10/19 Date

