Public Detail Report

MLS #: 1683149 **County:** Oxford **Seasonal:** No **List Price:** $64,900
Status: Active **Property Type:** Land **Original List Price:** $64,900
Directions: From the intersection of S Town Farm Road and Robinson Hill Road, head NE on S Town Farm Road for .4 miles. Property is on the left.

Lot 13-B2 S Town Farm Road
Oxford, ME 04270

List Price: $64,900
MLS#: 1683149

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

Property Features

Driveway: No Driveway **Electric:** No Electric **Roads:** Gravel; Public
Parking: No Parking **Gas:** No Gas **Site:** Pasture/Field; Wooded
Location: Rural **Water:** Well Needed on Site
Sewer: Soil Test Available

Tax/Deed Information

Book/Page 5536/579 **Full Tax Amt/Yr:** $451.96/ 2026 **Map/Block/Lot:** R1//13-B2
Deed/Conveyance Type Offered: Warranty **Tax ID:** 0SouthTownFarmRoadOxford04270

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 Sunday, October 04, 2026 9:28 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.

Initials

Buyer Initials _____ _____ _____ _____

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? ..... [X] 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 [X] 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 [X] No [ ] Unknown

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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.**

_____

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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:
F801A1C46733479...

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

REALTOR®

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EQUAL HOUSING OPPORTUNITY

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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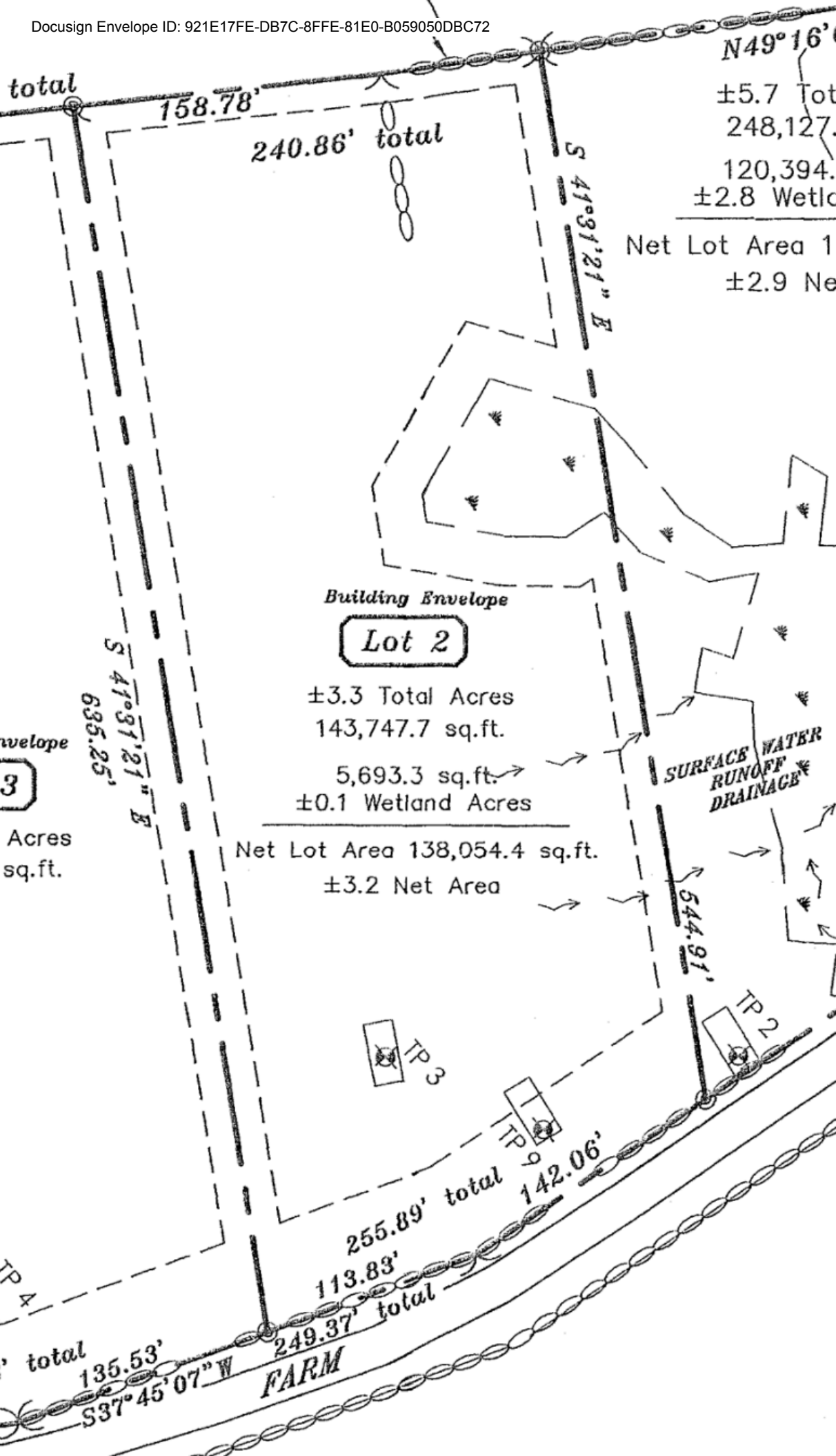

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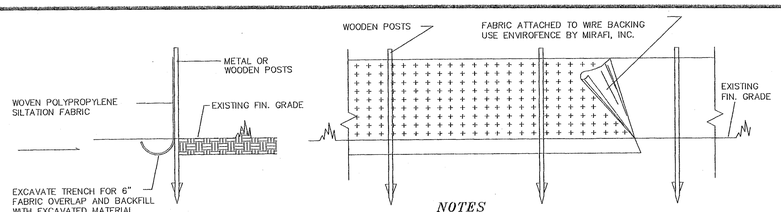


SILT FENCE DETAIL

NOT TO SCALE

NOTES

REFERENCE IS MADE TO THE BEST MANAGEMENT PRACTICE FOR EROSION AND SEDIMENT CONTROL: B-1 SEDIMENT BARRIERS.

SILTATION FABRIC WITH INTEGRAL MESH AND POSTS MAY BE USED OR EROSION CONTROL MULCH.

NOTES:

1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 2014 AS REFERRED TO IN PLAN REFERENCE #1.

2) DEED REFERENCES ARE MADE TO THE OXFORD COUNTY REGISTRY OF DEEDS SOUTH PARIS, MAINE.

3) PURPOSE OF THIS PLAN IS TO SHOW 6 LOT SUBDIVISION OF THE ESTATE OF R. PHYLISS ROWE AND BEING PARCEL 1 OF A DEED DATED MAY 7, 1992 AND RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS IN BOOK 1895, PAGE 114. SAID PARCEL 1 CONTAINS 23.91 ACRES. SAID PARCEL A AS SHOWN TO BE RETAINED BY THE ESTATE OF R. PHYLISS ROWE AND NOT INCLUDED IN THE 6 PROPOSED LOTS.

4) SOUTH TOWN FARM ROAD ROAD RIGHT OF WAY ASSUMED – 3 RODS WIDE (49.5'). PAINE ROAD RIGHT OF WAY ASSUMED – 3 RODS (49.5') AND BASED ON EXISTING MONUMENTATION, STONEWALLS, AND BARBED WIRE FENCES.

5) PROPERTY FALLS WITHIN THE TOWN OF OXFORD RURAL ZONE:
MINIMUM LOT SIZE: 80,000 sq.ft.
MINIMUM ROAD FRONTAGE: 200 feet
FRONT SETBACK FROM RIGHT OF WAY: 50 feet
SIDE & REAR SETBACKS: 15 feet
MINIMUM LOT COVERAGE: 25%

6) PER FEMA FIRM'S 23017C1266D & 23017C1268D DATED 7-7-2009, NONE OF THE PROPERTY AS SHOWN FALLS WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.

7) THIS SURVEYOR MAKES NO CERTIFICATION TO THE CORRECTNESS OF THE PERIMETER BOUNDARIES. SAID PERIMETER BOUNDARIES BASED ON PLAN REFERENCE #3.

8) NO MONUMENTATION SET AT ANGLE POINTS IN ROAD.

9) SOIL TEST PITS AND WETLAND DELINEATION PROVIDED BY ALBERT FRICK ASSOCIATES, INC. – GORHAM, MAINE.

REFERENCES:

1) PLAN OF PROPERTY "PROPOSED EXCEPTION FOR S. MASON PRATT, Jr. DATED DECEMBER 16, 2014 BY BELDING SURVEY, LLC – HARRISON, MAINE

2) FINAL MINOR SUBDIVISION PLAN FOR RIVERSIDE ASSOCIATES, LLC STAGECOACH STOP SUBDIVISION DATED MARCH 5, 2003 AND RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS IN PLAN FILE# 3567.

3) PLAN OF PROPERTY – SOUTH TOWN FARM ROAD & PAINE ROAD OXFORD, MAINE DATED FEBRUARY 5, 2019 FOR MILDRED J. CUMMINGS BY CULLENBERG LAND SURVEYING, NOT RECORDED.

4) TOWN OF OXFORD TAX MAPS R-1 & R-8.

PROTECTIVE COVENANTS & RESTRICTION:

1) NO UNREGISTERED MOTOR VEHICLES, METAL STORAGE CONTAINERS AND NO TRASH, JUNK OR DEBRIS SHALL BE ALLOWED TO REMAIN ON THE PREMISES.

2) COMMERICAL ACTIVITY SHALL BE PROHIBITED. HOWEVER, BUSINESS ACTIVITY ASSOCIATED WITH AN IN-HOME OCCUPATION, PROFESSIONAL TRADE, ORGANIC FARMING OR RENTAL OF DWELLINGS SHALL BE ALLOWED.

EROSION AND SEDIMENT CONTROL PLAN:

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THIS PROPOSED DEVELOPMENT. THIS PLAN IS BASED ON STANDARDS AND SPECIFICATION FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES", MARCH 1991.

THE EQUIPMENT ANTICIPATED TO BE USED FOR THE CONSTRUCTION INCLUDES THE FOLLOWING: BACK HOES, BULLDOZERS, LOADERS TRUCKS, CRANES, COMPACTORS, GRADERS, ETC. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER AND ABUTTING LANDS:

1) PRIOR TO CRUBBING OR ANY EARTH MOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION.

2) STONE CHECKS DAMS WILL BE INSTALLED IN THE DRAINAGE SWALES TO PREVENT EROSION PRIOR TO STABILIZATION OF THE CHANNELS. EROSION CONTROL MESH WILL ALSO BE INSTALLED IN ALL DITCHES TO BE REVEGETATED, IF APPLICABLE.

3) PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN (15) CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY (30) CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON ROUGH GRADING.

4) TO PROVIDE PROTECTION AGAINST EROSION , RIP RAP WILL BE PLACED AT ALL CULVERT INLETS AND OUTLETS. TEMPORARY SILTATION CONTROL RISERS SHALL BE INSTALLED AT ALL CULVERT INLET LOCATIONS DURING CONSTRUCTION, IF APPLICABLE.

5) NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZATION DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORM WATER RUNOFF AWAY FROM PILES.

6) ALL SILTATION FENCE AND HAY BALE BARRIERS WILL BE INSPECTED BY THE CONTRACTOR ON A WEEKLY BASIS OR FOLLOWING ANY SIGNIFICANT RAINFALL (1/2" OR MORE) OR SNOW MELT. ALL DAMAGED EROSION CONTROL DEVICES WILL BE REPAIRED AND/OR REPLACE IMMEDIATELY. TRAPPED SEDIMENT WILL BE REMOVED BEFORE IT HAS ACCUMULATED TO ONE HALF OF THE INSTALLED SILTATION FENCE OR HAY BALE BARRIER HEIGHT. DEVICES NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION WILL ALSO BE REPAIRED AND/OR REPLACED AS NECESSARY.

7) INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND INCORPORATED INTO THE PROJECT AREA.

8) SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15 OF THE YEAR TO BE BUILT, ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE INSPECTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS.

EROSION AND SEDIMENT CONTROL PLAN: (CON'T)

9) IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED BY SEPTEMBER 15 OF THE YEAR OF CONSTRUCTION, THEN WITHIN THE NEXT 10 CALENDAR DAYS THESE AREAS WILL BE GRADED AND SMOOTHED, THEN SEEDED TO A WINTER COVER CROP OF RYE AT A RATE OF 3 LBS. PER 1,000 SQ. FT. THE FOLLOWING WILL BE INCORPORATED INTO THE SOIL PRIOR TO RYE SEEDING: GROUND LIMESTONE AT A RATE OF 130 LBS. PER 1,000 SQ. FT., FOLLOWED BY A 10-10-10 FERTILIZER AT A RATE OF 14 LBS. PER 1,000 SQ. FT. HAY MULCH WILL BE APPLIED AT A RATE OF 100 LBS. PER 1,000 SQ. FT. A SUITABLE BINDER SHALL BE PLACED ON THE HAY MULCH FOR WIND CONTROL.

SEEDING AND REVEGETATION PLAN

UPON COMPLETION OF SITE CONSTRUCTION, ALL AREAS PREVIOUSLY DISTURBED WILL BE TREATED AS STATED BELOW: THESE AREAS WILL BE CLOSELY MONITORED BY THE CONTRACTOR UNTIL SUCH TIME AS A SATISFACTORY GROWTH OF VEGETATION IS ESTABLISHED.

1) LOAM WILL BE SPREAD OVER ALL DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH OF 3 INCHES.

2) THE FOLLOWING WILL BE INCORPORATED INTO THE SOIL PRIOR TO SEEDING: AGRICULTURAL LIMESTONE AT THE RATE OF 130 LBS PER 1,000 SQ. FT., FOLLOWED BY 10-10-10 FERTILIZER AT THE RATE OF 14 LBS. PER 1,000 SQ. FT.

3) DISTURBED AREAS WILL BE SEEDED AT 100 LBS/ACRE OF A CONSERVATION MIX AND 20 LBS/ACRE OF CROWN VETCH.

4) SEED WILL BE COMPLETED BETWEEN THE DATES OF APRIL 1 AND SEPTEMBER 15 IN THE YEAR OF CONSTRUCTION. WATERING MAY BE REQUIRED DURING DRY PERIODS.

5) HAY MULCH WILL BE APPLIED AT THE RATE OF 100 LBS PER 1,000 SQ. FT. FOLLOWING SEEDING. MULCH SHALL MULCH SHALL BE ANCHORED BY MEANS APPROPRIATE i.e.. BULLDOZER, WATERING, MATTING OF STEEPER SLOPES.

6) ALL SEDIMENT CONTROL STRUCTURES WILL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 75% OF THE AREA IS VEGETATED WITH VIGOROUS GROWTH.

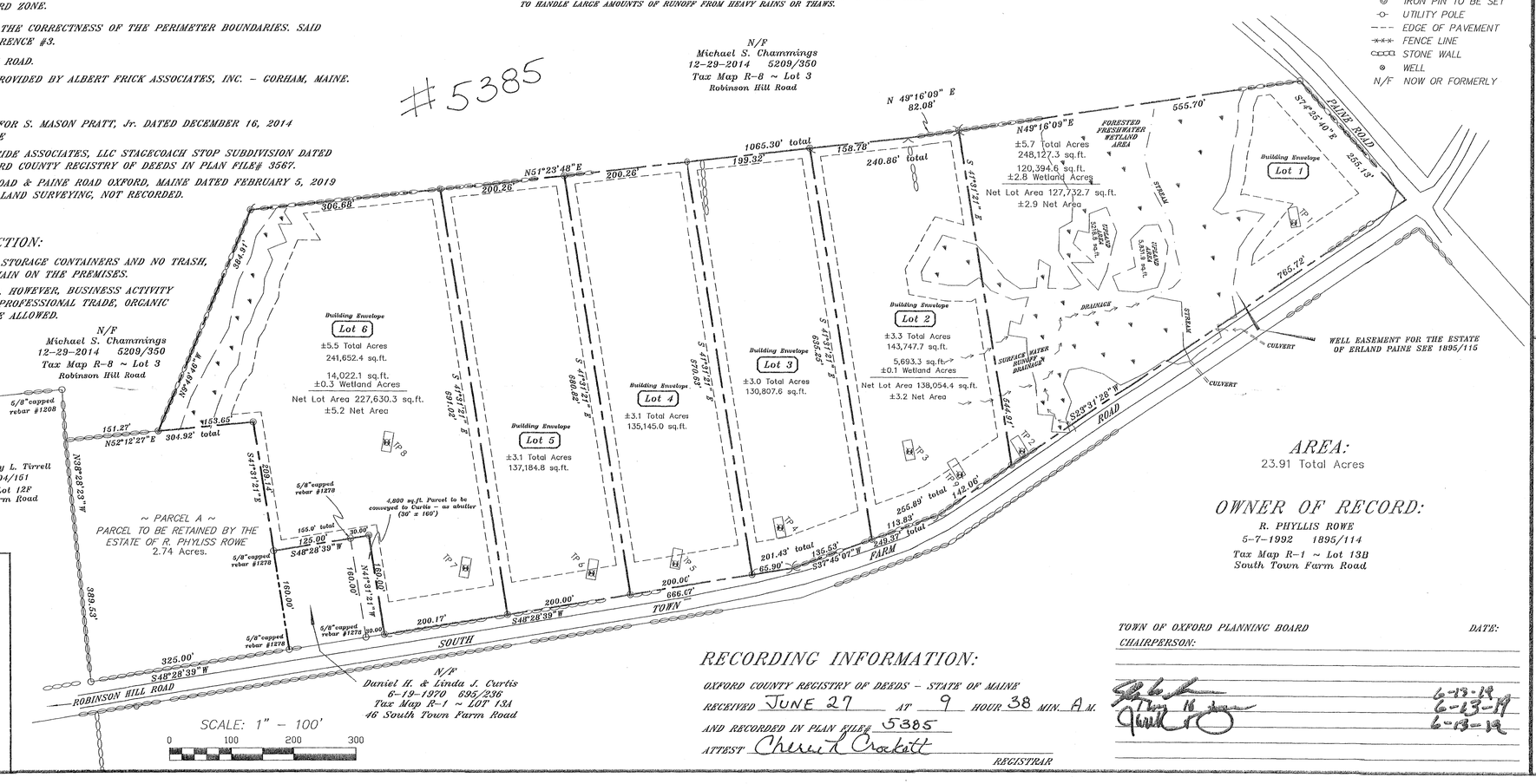
MONITORING PROGRAM

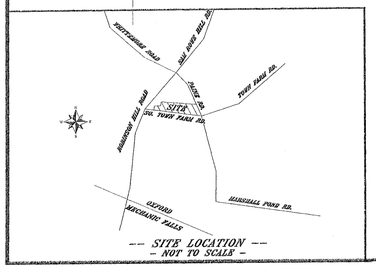
SEDIMENTATION AND EROSION CONTROL STRUCTURES WILL BE INSPECTED CONTINUALLY BY THE CONTRACTOR AND ALL STRUCTURES DAMAGED BY CONSTRUCTION EQUIPMENT, VANDALS, OR THE ELEMENTS WILL BE REPAIRED IMMEDIATELY. FOLLOWING RAINSTORMS AND DURING RUNOFF EVENTS, THE SITE AND ALL STRUCTURES WILL BE REPAIRED AND/OR ADDITIONAL EROSION CONTROL STRUCTURES WILL BE INSTALLED PRIOR TO CONTINUING THE CONSTRUCTION.

FOLLOWING THE FINAL SEEDING, THE SITE WILL BE INSPECTED TO ENSURE THAT THE VEGETATION HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT, WITH FOLLOW-UP INSPECTION, IN THE EVENT OF ANY UNSATISFACTORY GROWTH.

AFTER THE CONTRACTOR/INSPECTOR HAS DETERMINED THAT THE PROJECT AREA HAS STABILIZED, THE CONTRACTOR SHALL REMOVE ALL SILTATION FENCE, TEMPORARY SILTATION CONTROL RISERS AND ANY OTHER TEMPORARY EROSION CONTROL MEASURES.

#5385





-- SITE LOCATION --
- NOT TO SCALE -

AREA:
23.91 Total Acres

OWNER OF RECORD:
R. PHYLLIS ROWE
5-7-1992 1895/114
Tax Map R-1 ~ Lot 13B
South Town Farm Road

LEGEND
IRON PIN FOUND
IRON PIN TO BE SET
UTILITY POLE
EDGE OF PAVEMENT
FENCE LINE
STONE WALL
WELL
N/F NOW OR FORMERLY

RECORDING INFORMATION:
OXFORD COUNTY REGISTRY OF DEEDS – STATE OF MAINE
RECEIVED JUNE 27 AT 9 HOUR 38 MIN. A.M.
AND RECORDED IN PLAN FILE# 5385
ATTEST Cheryl A Crockett
REGISTRAR

TOWN OF OXFORD PLANNING BOARD DATE:
CHAIRPERSON:
6-13-19
6-13-19
6-13-19

SEAL

CERTIFICATION:
TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORIGINAL AND PRIMARY CONTROL PLUS SECONDARY CONTROL TO PERFORM THIS SURVEY. THE RESULTS SHOWN HERE REPRESENT THE LICENSEE'S RESPONSIBILITY TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS SETFORTH IN THE MAINE LICENSING FOR PROFESSIONAL LAND SURVEYORS. I AM A LICENSED LAND SURVEYOR IN THE STATE OF MAINE, EXCEPT AS FOLLOWS:
1) NO WRITTEN REPORT TO DATE.
2) NO DEED DESCRIPTION TO DATE.

PLAN PREPARED BY: S.A.D.
PLAN CHECKED BY: S.A.D. THIS PLAN IS NOT VALID UNLESS EMBOSSED ABOVE

DAVIS LAND SURVEYING, LLC
64 OLD COUNTY ROAD - OXFORD, MAINE 04270
990 MINOT AVENUE - AUBURN, MAINE 04210
OFFICE (207) 345-9991 CELL (207) 240-8949
EMAIL: stuart@davislandsurveying.net
WEBSITE: www.davislandsurveying.net

May 14, 2019
FILE: 972 JOB NO.: 19-027 DISC: SUR 2019

--- 6 LOT SUBDIVISION ---
HOMESTEAD HILL
SOUTH TOWN FARM ROAD & PAINE ROAD - OXFORD, MAINE
MAINE WOODS AND WATERS, LLC
99 BOW STREET -- FREEPORT, MAINE 04032

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Docusign Envelope ID: 921E17FE-DB7C-8FFE-81E0-B059050DBC72

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.

MAINE REAL ESTATE TRANSFER TAX PAID

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, 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

Docusign Envelope ID: 921E17FE-DB7C-8FFE-81E0-B059050DBC72

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.

Docusign Envelope ID: 921E17FE-DB7C-8FFE-81E0-B059050DBC72

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

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Town, City, Plantation	Street, Road Subdivision	PREPARED FOR Owner's Name
OXFORD	SOUTH TOWN FARM ROAD	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
0–10	STONY SANDY LOAM	FRIABLE	BROWN	
10–20			OLIVE BROWN	COMMON, DISTINCT △△△ FREE WATER
20–30		FIRM		
30–40				
40–50				

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

FOR WASTEWATER DISPOSAL →

FOR SOILS MAPPING → Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

Observation Hole TP 2 ■ Test Pit ☐ Boring

_____" Depth of Organic Horizon Above Mineral Soil

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

Soil Classification		Slope	Limiting Factor	
7 Profile	D Condition	___ %	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

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

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

FOR WASTEWATER DISPOSAL →

FOR SOILS MAPPING → Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

Observation Hole TP 4 ■ Test Pit ☐ Boring

_____" Depth of Organic Horizon Above Mineral Soil

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

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

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

Site Evaluator / Soil Scientist Signature _____ SE/CSS # 352 Date 4/10/19

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OXFORD	SOUTH TOWN FARM ROAD	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
0–10	SANDY LOAM		BROWN	
10–20	LOAMY STONY SAND	FRIABLE	YELLOW BROWN	COMMON, DISTINCT; △△△ FREE WATER
20–30		FIRM		

FOR WASTEWATER DISPOSAL

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

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:

Observation Hole TP 6 ■ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–10	SANDY LOAM		BROWN	
10–20		FRIABLE		COMMON, DISTINCT; △△△ FREE WATER
20–30		FIRM		

Soil Classification		Slope	Limiting Factor	
3 Profile	D Condition	___ %	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
0–10	SANDY LOAM	FRIABLE	BROWN	△△△ FREE WATER
10–20		FIRM		

FOR WASTEWATER DISPOSAL

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

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:

Observation Hole TP 8 ■ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY SANDY LOAM		BROWN	
10–20	LOAMY SAND	FRIABLE	MIXED YELLOW BROWN	COMMON, DISTINCT; △△△ FREE WATER
20–30		FIRM	OLIVE BROWN	

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

Soil Series Name:	Drainage Class:	Hydrologic Group:

[signature] Site Evaluator / Soil Scientist Signature

352 SE/CSS #

4/10/19 Date

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OXFORD	SOUTH TOWN FARM ROAD	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	
10–20			YELLOW BROWN	FEW, FAINT
20–50	REFUSAL IN LARGE ROCK OR BEDROCK			FREE WATER

FOR WASTEWATER DISPOSAL

Soil Classification	Slope	Limiting Factor	
2 (Profile) AIII/D (Condition)	___ %	12 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:

Observation Hole _____ ☐ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–50				

Soil Classification	Slope	Limiting Factor	
Profile / Condition	___ %	___ "	☐ 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
0–50				

FOR WASTEWATER DISPOSAL

Soil Classification	Slope	Limiting Factor	
Profile / Condition	___ %	___ "	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:

Observation Hole _____ ☐ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–50				

Soil Classification	Slope	Limiting Factor	
Profile / Condition	___ %	___ "	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:

[signature] Site Evaluator / Soil Scientist Signature

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