

SOLD · SET PRICE

Auburn, 059-007 Soper's Mill Rd 7.7 acre lot

± 8 Acres | Androscoggin County | Maine | Near Auburn

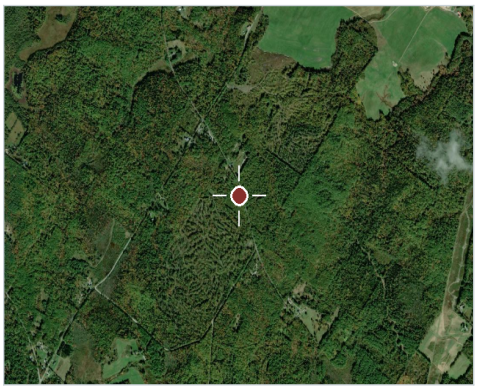
±7.7 acre lot on Soper's Mill Road, Auburn.

PRICE	PRICE / ACRE	ACREAGE
$79,900	$10,377	± 8

PROPERTY OVERVIEW

$6,000 PRICE REDUCTION. Private 7.7± acres on Soper’s Mill Rd in Auburn’s Agriculture & Resource Protection district. City has approved an Agricultural Use Plan for a one-acre chestnut orchard with an accessory single-family home. A 1.5± acre building envelope is identified near the road. Power nearby. Surveyed road frontage. Quiet paved road 10–12 minutes to in-town services. Highlights • Approved agricultural plan for chestnut orchard; buyer can step into a ready concept • Single-family homes are allowed as accessory to the farm use per city code • Mix of open ground up front and wooded privacy in back • Rear wetlands create a natural buffer and wildlife corridor; build area is up by the road • Soils include Sutton and Charlton loams noted locally for good drainage in uplands • Close to Lake Auburn, Lost Valley, Androscoggin River, Golf Courses, Route 4 and the Maine Turnpike. • Portland only 35 minutes • There is approximately 1,090’...

LOCATION



Androscoggin County, Maine

PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	Paved Road

VIEWS	COUNTY TAX PARCEL IDS
Timber	Map 059 Lot 007

DOCUMENTS INCLUDED

Aerial Photo · Topo map · Location map · Proposed development map · Disclosure · Ag use approval letter from town · Tax committment 2024 · Agricultural Use Plan for Chestnut Orchard · Auburn FEMA Map · Soil test · Auburn-Sopers-Mill-7.7-Acre-ZONING-MAP.png · Auburn-Sopers-Mill-Deed-Smaller-lot-pdf.pdf



John Colannino
Northeast Broker, ME, NH
O: 207.817.9079 C: 207.266.7355
John.Colannino@afmforest.com
Principal Broker: Becky Colannino (Maine)
Co-Listing: John Colannino · 207.266.7355

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated September 28, 2026 · https://www.afmrealestate.com/properties/7.7-acres-land-for-sale-in-androscoggin-county-maine/auburn-059-007-sopers-mill-rd-7-7-acre-lot

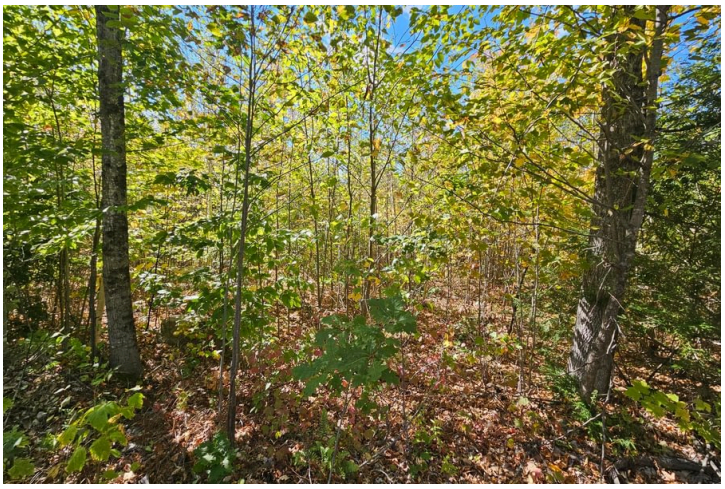
Property Photos

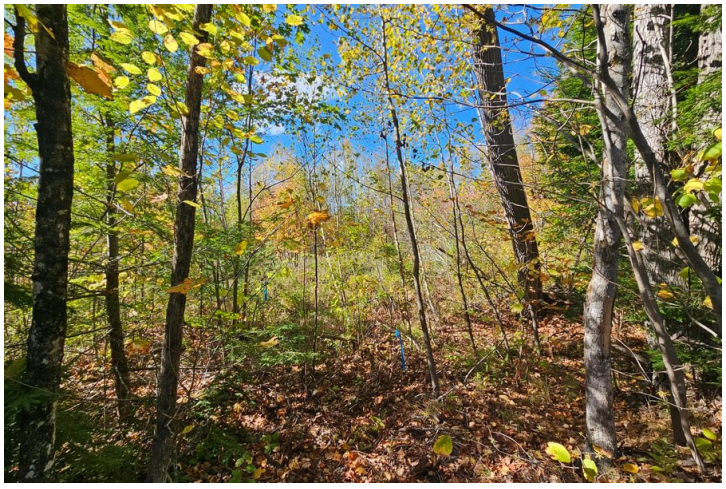
Auburn, 059-007 Soper's Mill Rd 7.7 acre lot · Androscoggin County · Maine · Near Auburn







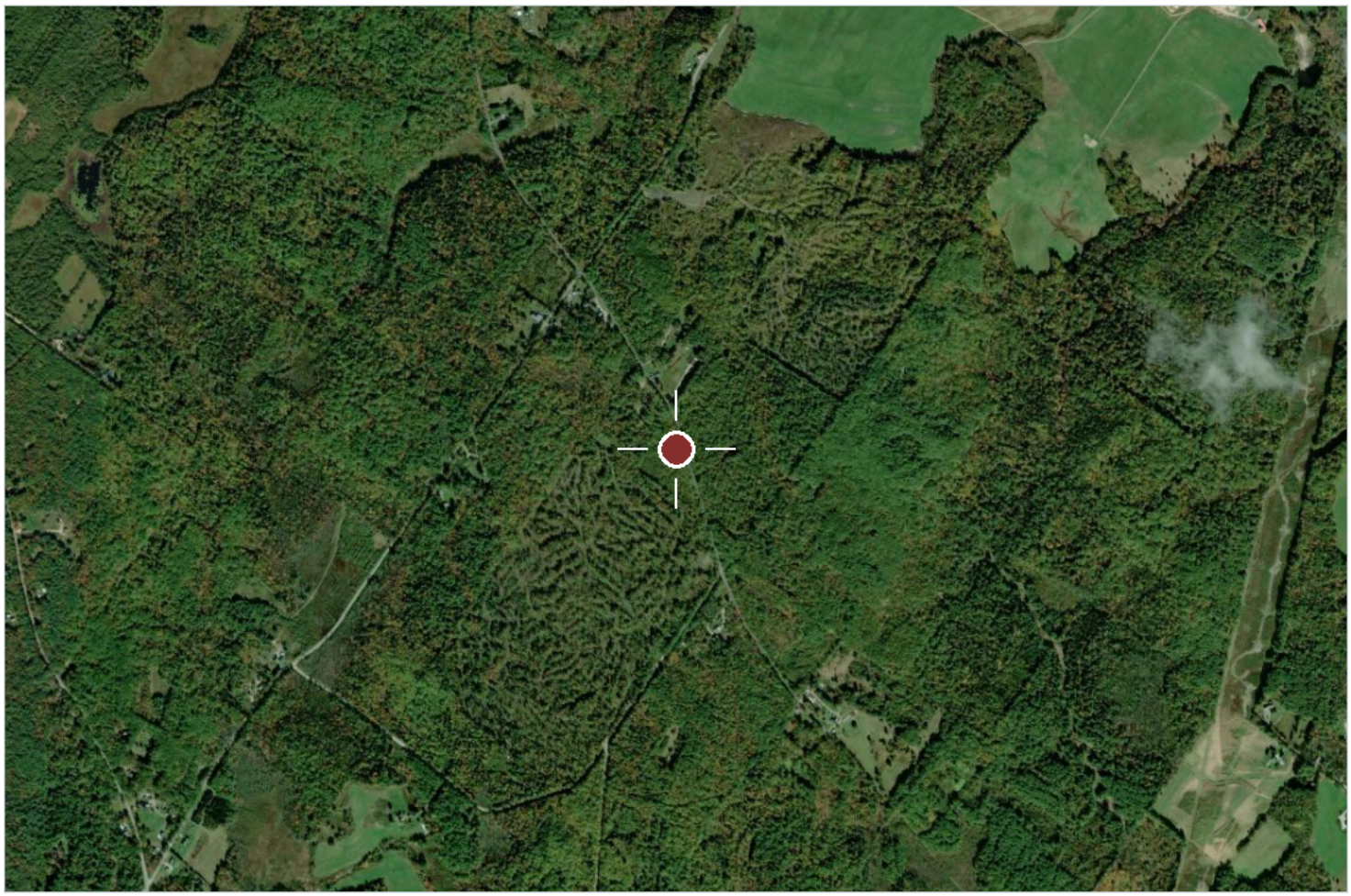






Location & Access

Auburn, 059-007 Soper's Mill Rd 7.7 acre lot · Androscoggin County · Maine · Near Auburn



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Androscoggin County, Maine

NEAREST CITY

Auburn

APPROXIMATE CENTRE

44.01029, -70.20461

COUNTY TAX PARCEL IDS

Map 059 Lot 007

INTERACTIVE MAP

https://id.land/ranching/maps/bd1318c9c70930d86d4949a9a4d831d8/share

BECKY Auburn, Sopers Hill Rd-SMALL LOT

Androscoggin County, Maine, 7.7 AC +/-

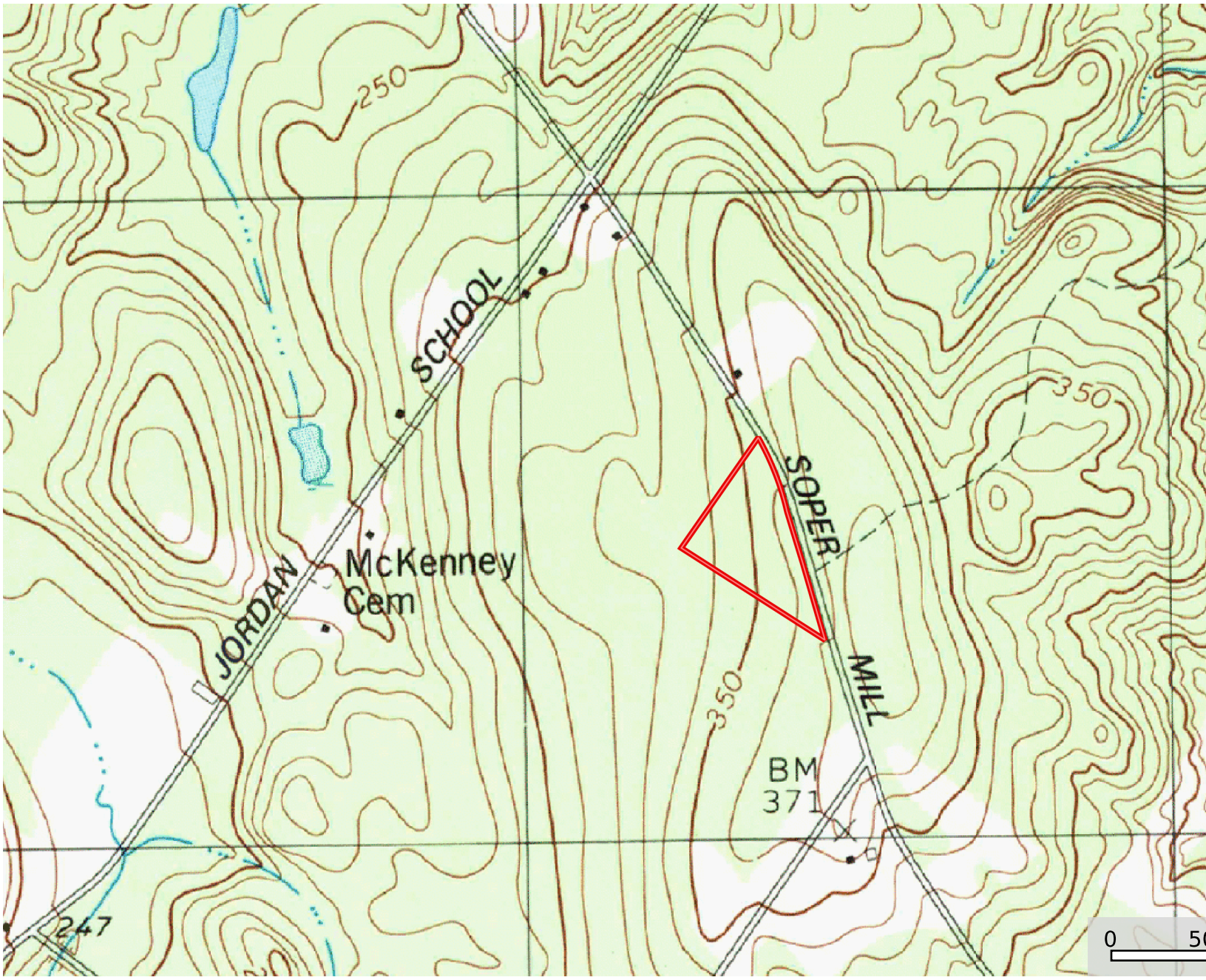


Boundary

John Colannino
P: 207-266-7355 AFMRealestate.com/John.colannino@afmforest.com 40 Champion Lane, Milford, ME 04461

BECKY Auburn, Sopers Hill Rd-SMALL LOT

Androscoggin County, Maine, 7.7 AC +/-

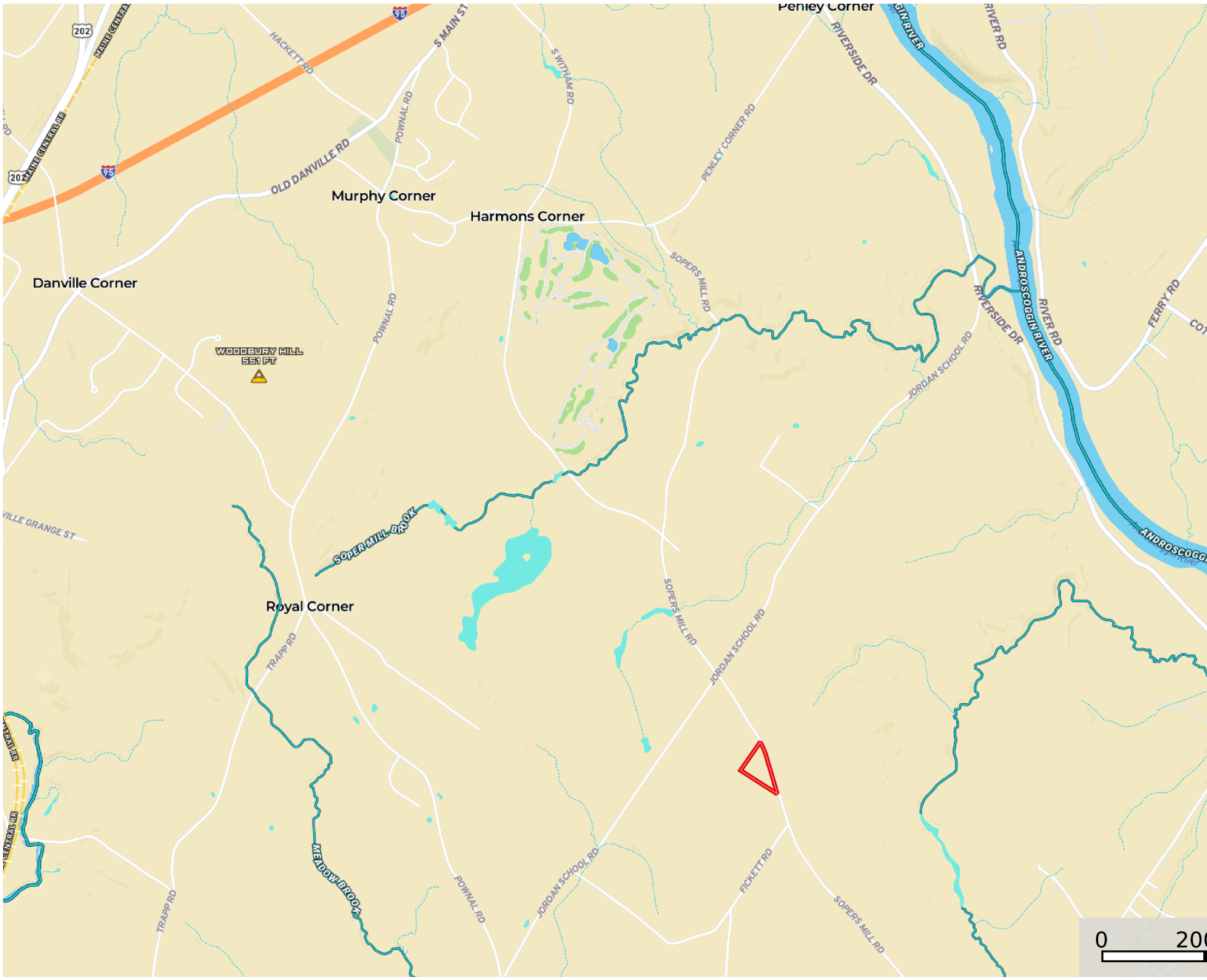


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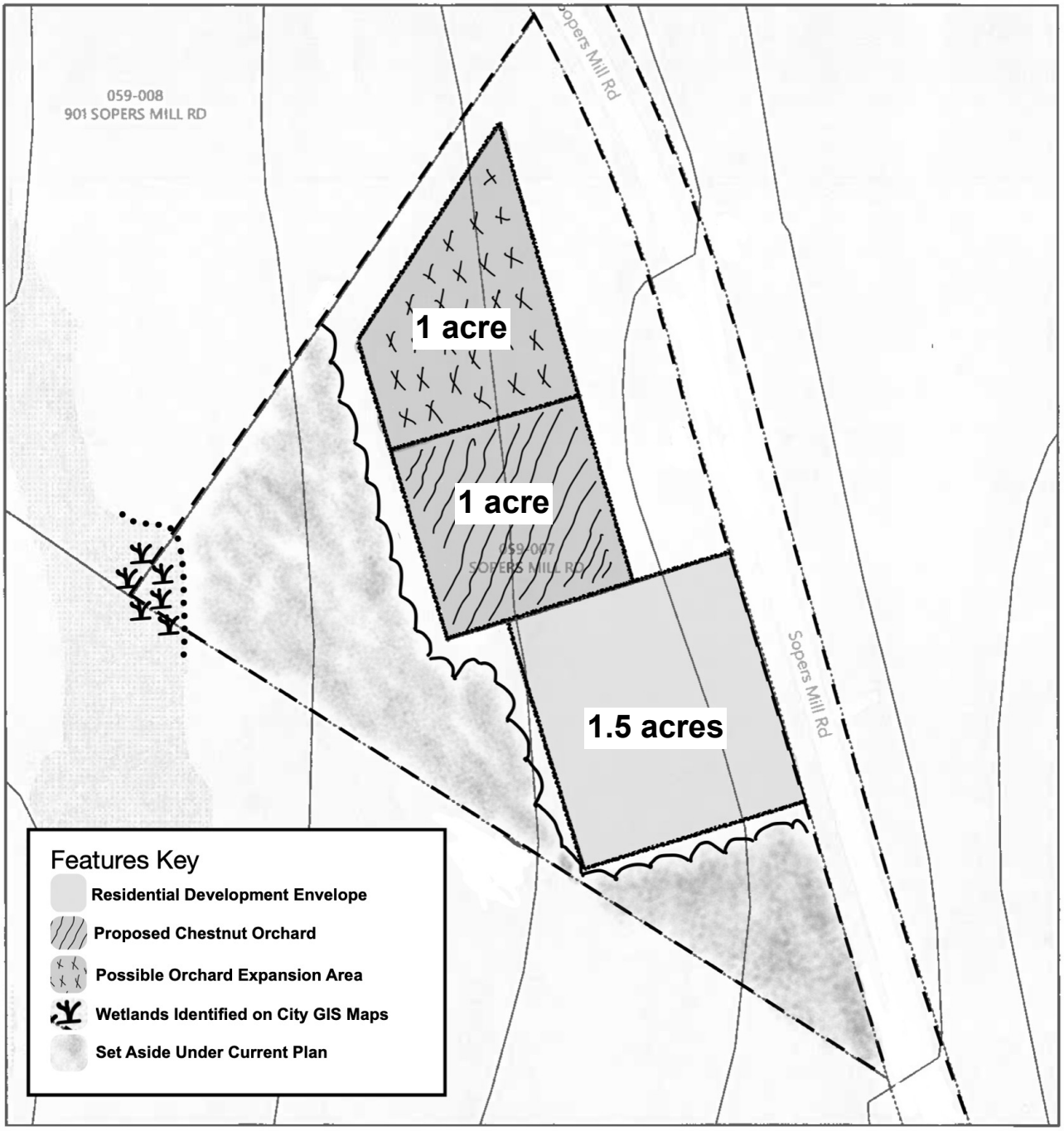
BECKY Auburn, Sopers Hill Rd-SMALL LOT

Androscoggin County, Maine, 7.7 AC +/-



Boundary | Stream, Intermittent | River/Creek | Water Body | Aerodrome | Heliport | Seaport | Gilder Port | Ultra Light | Ballon Port

Sopers Mill Rd Chestnut Orchard
City of Auburn PID: 059-007



Maine Elevation Contours 20 Feet Feature

Current Parcels _ Public

Scale
1 inch : 175 feet

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Web AppBuilder for ArcGIS
Credit should always be given to the data source and/or originator when the data is transferred or printed. | COA | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom,

Authentisign ID: C8EE2833-600A-F011-90CE-00224822F75A

PROPERTY LOCATED AT: **Soper's Mill Rd (Parcel 059-007-000-000) 7.7 Tax acres, Auburn,**

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 limited knowledge of the property and has never been to 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 limited knowledge of the property and has never been to the property.**

Source of information: **Seller**

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

Authentisign ID: C8EE2833-600A-F011-90CE-00224822F75A

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: _____

Source of information: **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? **n/a**

Road Association Name (if known): **n/a**

Source of information: **Seller/Broker**

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: _____

Authentisign ID: C8EE2833-600A-F011-90CE-00224822F75A

PROPERTY LOCATED AT: **Soper's Mill Rd (Parcel 059-007-000-000) 7.7 Tax acres, Auburn,**

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?

n/a

Relevant Panel Number: **23001C0339E** Year: **2013** (Attach a copy)

Comments: **Area of minimal flood hazard**

Source of Section III information: **FEMA maps**

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: **n/a**

Source of information: **City of Auburn's website**

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

If Yes, explain: **n/a**

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**

Additional Information: **Buyers are encouraged to contact the City of Auburn's city planner. Seller has acquired an approved plan for a Chestnut Orchard. The plan can be resubmitted with a different crop.**

Authentisign ID: C8EE2833-600A-F011-90CE-00224822F75A

PROPERTY LOCATED AT: **Soper's Mill Rd (Parcel 059-007-000-000) 7.7 Tax acres, Auburn,**

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.

AuthentiSIGN Nick Curry 03/26/2025

SELLER	DATE	SELLER	DATE
Modern Asset Management			
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

Auburn Sopers

City of Auburn, Maine
Office of Planning & Permitting
Eric Cousens, Director
60 Court Street | Auburn, Maine
04210 www.auburnmaine.gov |
207.333.6601

January 30, 2025

Modern Asset Management, Inc
Sopers Mill Road
PID 059-007
Auburn, Maine 04210

Re: Approval Letter for Agricultural Use Plan, PID 059-007

Dear Mr. Rogers,

This letter is to notify you that the Staff of Auburn's Planning and Permitting office has reviewed and approved the agricultural use plan for the property located on Sopers Mill Road, identified as Parcel 059-007. The property is currently undeveloped and consists of approximately 7.7 acres located in Agricultural and Resource Protection District (AG/RP) and complies with Article IV, Division 2, Sec 60-145.

Exhibit A: Agricultural Use Plan submitted on 01.17.25 by Cameron Ferrante of Preti/Flaherty
Exhibit B: Response to staff questions 1.23.25 by Cameron Ferrante of Preti/Flaherty.

Findings: Staff approved the Agricultural Use Plan with the following findings:
The application meets the conditions of Sec. 60-1277 in that the development has made provisions for:

(1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air.
(2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas.
(3) Adequacy of the methods of disposal for waste; and
(4) Protection of environment features on the site and in adjacent areas.

Further, the applicant meets the conditions in Sec 60-145 (b) (i-iii):

(a) The business or proposed land use is feasible, and constitutes a bona fide, agricultural use as a chestnut tree farm/nursery.

(b) The parcel can reasonably accommodate an enterprise of the size and scope proposed in the chestnut tree farm. The plan utilized majority of the parcel's available land for the proposed chestnut tree nursery and farm for agricultural use.

(c) The parcel lawfully existed as of October 1, 2017,and otherwise meets the requirements of this chapter.

Further, the application meets all conditions of Sec. 60-145 in that it:

a. The footprint of residential development associated with the one-family detached dwelling shall comprise no more than 20 percent of the land coverage or two

not available within the building envelope, as determined pursuant to section 60-146 of this chapter, on the subject property;

5. Avoids being sited on wetlands;
6. Avoids being sited on slopes greater than 25 percent; and
7. This project/plan is not sited on any portion of a parcel that is classified as being:
    (i) Currently enrolled in the State of Maine Farmland Tax Program;
    (ii) Currently enrolled in the State of Maine Tree Growth Tax Law Program; or
    (iii) Currently enrolled in the State of Maine Open Space Tax Program.

c. No certificate of occupancy shall be issued for any such residence until satisfactory evidence that the requirement of subsections (a)(1)a. and (a)(1)b.2. above has been met is presented to the municipal official charged with authority to issue the certificate of occupancy.

d. In no case shall any residence constructed under the provisions of this section after the effective date of the amended ordinance from which this section is derived continue to be occupied as a residence if the lot upon which the residence is constructed fails to meet the requirements set forth in subsections (a)(1)a. and (a)(1)b.2. above.

Conditions:

1. Construction shall follow the exhibits referenced above with agricultural use being the primary use of the land.
2. Prior to issuing a building permit a site inspection shall be completed to ensure bonified use of the land is agricultural use and the chestnut tree farm is planted and underway.

Sincerely,

John Blais, Deputy Director of Planning & Permitting

CITY OF AUBURN

TAX COMMITMENT BOOK

Real Estate For Fiscal 2024 **Tax Year 07/01/2024 To 06/30/2025**

Property/Owner	Class	Customer	Values		Charges	Tax
059-007-000-000 MODERN ASSET MANAGEMENT, INC 170 S GREEN VALLEY PKWY # 300 HENDERSON, NV 89012 Location: SOPERS MILL RD Bill No. / Book/Page / Deed Date / Acres 208 / 11501-168 / 01/03/2024 / 7.70	53	36423	Land Building Total Value Deferment Exemption Net Value Alt	9,200 0 9,200 0 0 9,200	2024 REAL INSTALLMENT 1 INSTALLMENT 2	204.70 102.35 102.35
219-135-000-000 MOGEE CHRISTOPHER 88 WHITE BIRCH DR GILFORD, NH 03249 Location: 222 FAIRVIEW AVE Bill No. / Book/Page / Deed Date / Acres 4194 / 11510-144 / 01/24/2024 / .56	002	36450	Land Building Total Value Deferment Exemption Net Value Alt	42,900 175,100 218,000 0 0 218,000	2024 REAL INSTALLMENT 1 INSTALLMENT 2	4,850.50 2,425.25 2,425.25
250-038-000-000 MOGENSEN MARK R CHAMBERLIN ALICE 7 CARROLL AV AUBURN, ME 04210 Location: 7 CARROLL AVE Bill No. / Book/Page / Deed Date / Acres 6774 / 7134-116 / 03/25/2007 / .47	001	25985	Land Building Total Value Deferment Exemption Net Value Alt	42,700 189,400 232,100 0 23,250 208,850	2024 REAL INSTALLMENT 1 INSTALLMENT 2	4,646.91 2,323.46 2,323.45
341-042-000-000 MOGUL SHELLY A 791 WEST AUBURN RD AUBURN, ME 04210 Location: 791 WEST AUBURN RD Bill No. / Book/Page / Deed Date / Acres 8980 / 8502-54 / 09/27/2012 / .27	001	16704	Land Building Total Value Deferment Exemption Net Value Alt	55,900 190,200 246,100 0 23,250 222,850	2024 REAL INSTALLMENT 1 INSTALLMENT 2	4,958.41 2,479.21 2,479.20
270-028-000-000 MOHAMED ABUBAKAR A 36 ANDREA LANE AUBURN, ME 04210 Location: 36 ANDREA LN Bill No. / Book/Page / Deed Date / Acres 7996 / 9996-291 / 12/18/2018 / 1.04	001	27926	Land Building Total Value Deferment Exemption Net Value Alt	44,200 290,800 335,000 0 23,250 311,750	2024 REAL INSTALLMENT 1 INSTALLMENT 2	6,936.44 3,468.22 3,468.22

Agricultural Use Plan for Chestnut Orchard

Property Owner: Modern Asset Management, Inc.
Location: Parcel 059-007
Lot Size: 7.7 acres (per City Assessment Records)
Zoning: Agriculture and Resource Protection District

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1. Purpose of the Agricultural Operation

This Agricultural Use Plan outlines the development and operation of a one-acre chestnut orchard on a 7.7-acre lot on Sopers Mill Road in Auburn, Maine. The property is located within the Agriculture and Resource Protecton District and is presently owned by Modern Asset Management, Inc ("MAM"). The proposed Plan will restore the land, contribute to environmental sustainability, enhance local biodiversity, and foster community engagement through possible future educational activities. In addition, the Plan will provide a source of revenue from the sale of chestnuts to local and regional businesses.

Chestnut trees are cold-hardy and native to Maine and much of the eastern United States. Prior to being devastated by chestnut blight in the late 1800s and early 1900s, chestnuts were a staple crop. Today, chestnuts are still widely consumed in Europe and Asia, with a lesser but significant market growing in the United States. Chestnuts may be consumed or processed into flour for other uses. Globally, there is a $4.9 billion market for chestnuts, with projected upward growth. The U.S. is currently a net importer of chestnuts, with much of the market sourced from Europe and Asia. Locally-grown organic chestnuts provide significant cost savings, a reduced environmental footprint and higher quality product for domestic consumption. The Dunstan Chestnut is an American Chestnut hybrid developed to be blight-resistant that is increasingly being farmed in the U.S. Dunstan Chestnut trees reach productive age early—at approximately 5 years—and can produce up to 3,000 pounds of chestnut per acre when mature. The per-pound price of organically-grown chestnuts averages between $7.00 and $12.50, depending on growing methods and whether they are sold in-shell or deburred. This represents a gross revenue of between $14,000 to $37,500 per acre for a mature chestnut orchard.

The chestnut harvest season lasts for 4-6 weeks, generally in late October through November. Chestnuts must be harvested from the ground, after falling from the tree, because they do not reach maturity until shortly thereafter. Chestnuts must be harvested within 48-hours after dropping and placed in cold storage to prevent degradation. Because of the need to quickly retrieve and store fallen chestnuts, farming requires the availability of hand or mechanical labor during the entire harvest period. After harvest, chestnuts may be deburred and stored for sale. Proximity to storage and processing represents a significant advantage for chestnut production.

As described above, chestnut trees require regular care and treatment for several years after planting and, once productive, chestnut farming requires regular hand labor and nearby processing capabilities. Both of these factors support the need for a single-family dwelling on the Property to facilitate tree care, harvesting and processing operations. Pursuant to City of Auburn's Code of Ordinances ("Code") §60-145(b), MAM must obtain approval of its proposed

Plan from the City's Planning Director prior to the issuance of a building permit for a single-family detached dwelling.

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2. Agricultural Use: Chestnut Orchard

2.1 Planting and Management

- MAM proposes a 1-acre chestnut orchard with a potential additional 1-acre to be dedicated to chestnut trees, subject to a separate permitting process
- The chestnut orchard will be planted with Dunstan Chestnut or other appropriate chestnut species, which will compliment native species when feasible and offer several ecological and environmental benefits.
- The orchard will be established with a density of approximately 55 trees per acre at a spacing of 40x40 feet. This approach is designed to maximize the productive use of the land while maintaining sufficient space for tree growth and minimize pruning and other maintenance.
- Tree spacing will allow for proper air circulation, sunlight exposure, and ease of maintenance. The orchard will be planted with the goal of fostering long-term health, promoting carbon sequestration, and enhancing biodiversity.

2.2 Carbon Sequestration and Environmental Impact

- Carbon sequestration is a significant benefit of the chestnut orchard. Chestnut trees absorb carbon dioxide (CO2) through photosynthesis and store it in their biomass, contributing to climate change mitigation efforts.
- Each mature chestnut tree can sequester about 22 pounds of CO2 per inch of diameter at breast height (DBH) per year. Over time, as the trees grow and their DBH increases, their carbon sequestration ability also increases.
- On average, one acre of mature chestnut trees can sequester 18 metric tons of CO2 per year.
- Over an 80-year lifespan, the total carbon sequestered by one acre of chestnut trees is projected to be 1,440 metric tons of CO2, contributing significantly to offsetting the carbon footprint of the property.

2.3 Biodiversity and Ecological Restoration

- The chestnut orchard will enhance local biodiversity. Unharvested or unmarketable chestnuts provide food, shelter, and habitat for a variety of species, including pollinators, birds, and small mammals.
- Planting chestnut trees is an ecological restoration effort, especially considering that the land was previously clear-cut within the last 10 years. The orchard will contribute to soil stabilization, water retention, and erosion control.
- The orchard will support various plant species in the understory, encouraging a healthy, multi-layered ecosystem that improves overall land productivity and biodiversity.

3. Role of the Residence

The proposed single-family dwelling residence on the property is accessory to the agricultural use of the chestnut orchard. It is necessary for the effective management of the orchard and plays a key role in supporting the agricultural operation. The attached site plan identifies a 1.5-acre building envelope within which a single-family dwelling, drinking water-well, and subsurface wastewater disposal system would be constructed subject to a separate permitting process contingent on the acceptance of this Plan. The building envelope itself is less than 20 percent of the net acreage of the Property and any proposed building footprint would necessarily be limited to less than the maximum permitted lot coverage within the Agriculture and Resource Protection District.

3.1 Daily Monitoring and Oversight

- The residence will allow the property owners to monitor the orchard daily, ensuring that the trees remain healthy, irrigation is managed effectively, and pests or diseases are controlled.
- Proximity to the orchard is essential for maintaining the health of the trees and ensuring that management activities are performed in a timely and efficient manner.

3.2 Security and Protection

- The residence will provide necessary security for the orchard, protecting the trees from vandalism, unauthorized harvesting, or trespassing. The presence of the home ensures that any issues can be addressed immediately, and the orchard remains secure.
- It will also ensure that any educational events or community outreach programs are run safely and efficiently, with an on-site presence to guide visitors.

3.3 Efficient Operation and Timely Harvesting

- The residence enables the owners to manage the timing of chestnut harvesting, ensuring that the nuts are picked at the right stage for quality and efficiency.
- Harvesting in a timely manner is important for minimizing waste and ensuring that the chestnuts that reach the community or are used in educational efforts are at peak quality.

4. Financial Considerations and Costs

MAM has provided a proposed business plan, which estimates the total cost outlay for the first five years of operation on the Property, including site preparation, planting, maintenance, and harvesting and marketing operations beginning in Year 5. After Year 5, Modern expects costs to remain stable. Modern estimates approximately $30,000 in capital outlay over the first five

years, at which point the trees are likely to produce between 5 to 10 pounds of chestnuts per tree. Below is an outline of the basic financial considerations involved in establishing and maintaining the chestnut orchard on the Property. Beginning in Year 5, MAM expects to commence marketing operations to identify local groceries and other potential purchasers of harvested chestnuts, as well as engaging in community events, such as "you-pick" style harvesting opportunities.

4.1 Startup Costs (Year 1)

- **Land preparation** (clearing, soil testing, fertilization): $3,000 - $5,000
- **Tree purchase and planting** (100 to 150 trees per acre): $5,000 - $7,000
- **Irrigation system setup**: $2,000 - $3,000
- **Fencing and deer protection**: $1,500 - $2,500
- **Tools and equipment** (pruners, irrigation equipment, etc.): $1,000 - $1,500
- **Educational signage and outreach materials**: $500 - $1,000

Total Estimated Startup Costs (Year 1): $12,000 - $20,000

4.2 Ongoing Annual Costs (Years 2-10)

- **Tree care and maintenance** (pruning, pest control): $1,000 - $2,000 per year
- **Irrigation and water management**: $500 - $1,000 per year
- **Insurance** (property, liability): $1,000 - $1,500 per year
- **Miscellaneous** (tools, labor, etc.): $1,000 - $1,500 per year

Total Ongoing Annual Costs: $4,000 - $7,500 per year

4.3 Potential Revenue (Years 5 and Beyond)

Below is an estimate of anticipated annual revenues for the chestnut orchard, depending on a variety of potential uses. MAM expects that the chestnut orchard will primarily be used for self-harvesting and sale as the greatest source of revenue.

- **Self-Harvest and Sales:** $12,000 - $17,500 per year (at maturity)
- **Leasing of crop harvest**: $4,800 - $7,000 per year (at maturity assuming a conservative 40% model)
- **Community events** (such as "pick-your-own" days or small sales of chestnuts for local consumption): $500 - $2,000 per year

Total potential revenue: $1,500 - $17,500 per year (after Year 5 based on chosen activities)

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5. Soils Analysis

Chestnuts are well suited to soils present on the lot and within the wider area. While they may require some soil amendment upon planting and withing the first year thereafter, chestnuts are able to flourish in many native soil types and do not require ongoing soil amendment, even when grown in soil not well suited for traditional agriculture. Soils data available from the NRCS online soil mapping database indicate suitable soils for chestnut production. NRCS identifies the following soil types and approximate lot coverage of each soil type for the parcel.

Soil Type	Characteristics	Approx. Lot Coverage
SyB: Sutton	Stony loam: 0-8% Slopes	57%
ChC: Charlton	Very stoney, fine sandy loam: 0-8% Slopes	35%
ChB: Charlton	Very stoney, fine sandy loam: 8-15% Slopes	8%

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5. Conclusion

This agricultural use chestnut orchard plan aims to restore and rehabilitate a 5-acre lot in Auburn, Maine, following a clear-cutting event within the past 10 years. The chestnut orchard will provide significant ecological benefits, including carbon sequestration, biodiversity enhancement, and soil restoration. The single-family dwelling on the property will be a necessary for daily oversight of the orchard focused on sustainable agriculture and environmental stewardship.

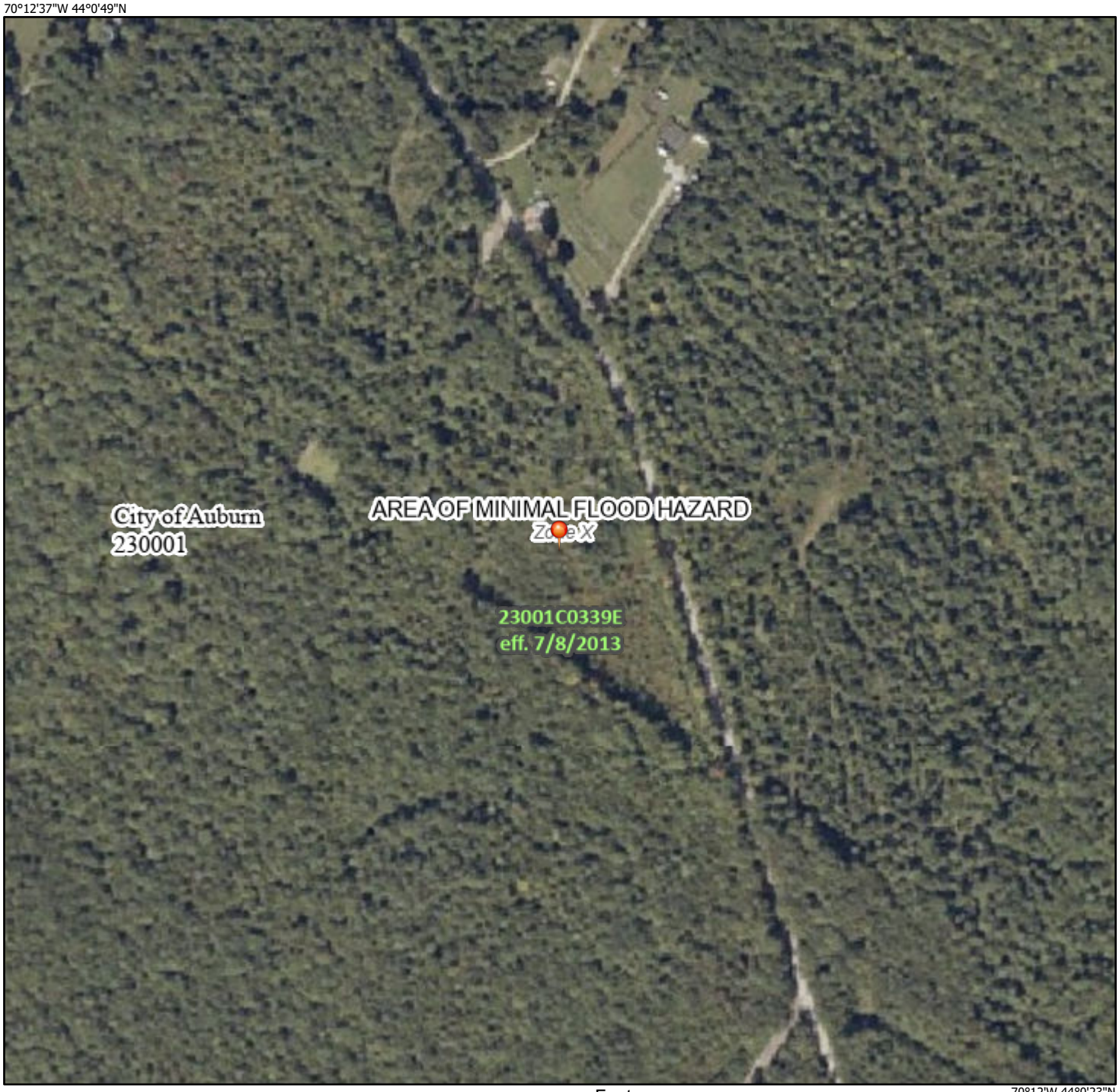
The financial costs of establishing and maintaining the orchard are significant, but the sustainable and passive revenues generated justify the initial investment and provide a source of revenue for reinvestment into the orchard. The operation is designed to simultaneously prioritize sustainability and ecological health, revenue generation, and community.

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National Flood Hazard Layer FIRMette

FEMA

70°12'37"W 44°0'49"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°12'W 44°0'23"N

Basemap Imagery Source: USGS National Map 2023

Legend

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Western Maine Septic Design LLC
Subsurface Wastewater Design and Soil Consultants

436 Waterford Road
Norway, ME 04268

Phone # (207)890- 1588
Justinberry87@gmail.com

May 21st, 2024

RE: Auburn, 059-007 Soper's Mill Rd. 7.7 acre lot

To whom it may concern,

On May 17th, 2024 I performed two soil tests on the property listed above in Auburn, ME for John Colannino. A majority of the property observed has a very high water table with wetlands present and these areas will not "pass" a soil test. Any filling or altering of wetlands require DEP approval.

The soil test revealed the soil on the property at Test Pit 1(Southern Corner of Lot) is a"2D" type soil consisting of sandy loam throughout the entire test pit depth of 18" and a limiting factor(mottling) was reported at 9" of depth. Slope in the immediate area where the test pit was conducted was 5 %.

The soil test at Test Pit 2(North side of driveway) which is the more likely building area revealed the soil is a "3C" type soil consisting of Sandy loam textured soil throughout the test pit depth of 24". The limiting factor was a restrictive horizon(hardpan) at 18" of depth. Slopes in this area range from 5 to 10%.

The test pit locations are marked with pink and orange flagging ribbon labeled Test pit 1 & Test Pit 2 respectively.

GPS Coordinates of test pit 1:	**GPS Coordinates of test pit 2:**
44 d 00' 31.4" N	**44 d 00' 36.9" N**
70 d 12' 13.7" W	**70 d 12' 16.6" W**

With all of these things being considered the soil test "passes" and will support a single family residential subsurface wastewater disposal system to be installed.

This letter is intended to represent facts pertinent to the Subsurface Wastewater "Rules" only. It is the responsibility of the owner and/or building contractor to determine compliance with and obtain permits under all applicable local, state, and/or federal laws & regulations(including w/o limitation, Vernal Pool setbacks, Natural Resources Protection Act, Wetland Regulations, Zoning Ordinances, Subdivision Regulations, Site Location of Development Act, Shoreland Zoning, etc. before considering the property to be a "buildable" lot.

Any Questions or concerns please contact me either by phone or e-mail above.

Sincerely,

DocuSigned by:
Justin Berry
D2C0A8DF99084F8...

Justin Berry

State of Maine Licensed Site Evaluator # SE-00 389

WARRANTY DEED

DLN# 1002440261368

ANDREW T. BARTLEY, of Cumberland, County of Providence, and State of Rhode Island, for consideration paid, GRANTS to **MODERN ASSET MANAGEMENT, INC.,** a Nevada Corporation with an address of 170 S. Green Valley Pkwy #300, Henderson, Nevada 89012, with Warranty Covenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Auburn, County of Androscoggin, and State of Maine, more particularly bounded and described as follows:

A certain lot or parcel of land situated on the West side of the Soper's Mills Road or a/k/a the Libby Hill Road running from the City of Auburn in Auburn to the Town of Durham in the County of Androscoggin, State of Maine, and more particularly being the premises lying West of the aforesaid road and being a portion of the land described in the deed dated October 12, 1927, from Lester F. Robinson to Freemen S. Robinson and recorded in the Androscoggin County Registry of Deeds, Book 375, Page 480, which description reads as follows:

ALL THAT portion of the lot of land conveyed to Orrin S. Libby by True G. Hunnewell by deed dated April 16, 1867, and recorded in the Androscoggin County Registry of Deeds in Book 48, Page 64, which lies Westerly of a line drawn across said lot from the Easterly end of a stone wall on the line of said lot between the same and land now or formerly of William T. Libby to a spotted pine tree, standing near the edge of a ledge on the opposite line of said lot.

Containing eight (8) acres, more or less.

ALSO hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Being the same premises as described in the deed from William F. Bartley and Nancy M. Bartley to Andrew T. Bartley, dated September 10, 2013 and recorded in the Androscoggin County Registry of Deeds, Book 8782, Page 320.

WITNESS my hand and seal this ___ day of January, 2024.

Witness

ANDREW T. BARTLEY

STATE OF Massachusetts
COUNTY OF Bristol, ss

January 3rd, 2024

Personally appeared the above named Andrew T. Bartley and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Megan A Donovan
Notary Public

Megan A Donovan
(Print Name and Affix Seal)

Megan A Donovan
My Commission Expires
12/15/2028
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED