



SOLD · SET PRICE

Raymond, 708 Webbs Mill Rd - 40 acres

± 40 Acres | Cumberland County | Maine | Near Raymond

Beautiful 40 acre parcel with views in Raymond, ME

PRICE	PRICE / ACRE	ACREAGE
\$400,000	\$10,000	± 40

PROPERTY OVERVIEW

This ±40-acre parcel in Raymond presents an exceptional opportunity in one of Maine's most sought-after regions. Located less than 45 minutes from Portland and within close proximity to Sebago Lake, Naples, and Windham, the property offers a compelling combination of accessibility and natural beauty. The land features classic stone walls, mature timber, dramatic ledge outcrops, elevations reaching approximately 600 feet with distant views. Abundant wildlife further enhances the property's appeal. Situated within Raymond's Rural District, permitted uses include—but are not limited to—single-family homes, bed-and-breakfasts, mobile or manufactured homes (subject to town guidelines), and timber harvesting. The ±40 acres will be conveyed from a larger ±55-acre tract, with final boundaries to be established by survey or mutual agreement. The surrounding area offers outstanding recreational opportunities, including the nearby Bri-Mar Trail, a...

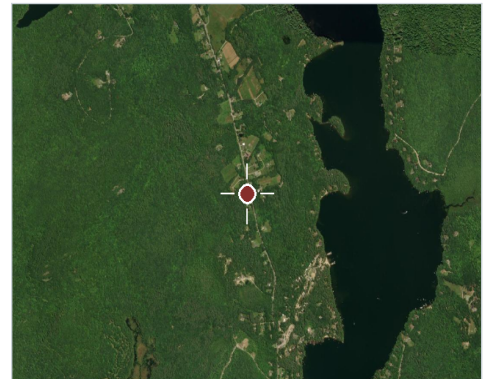
PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	Paved Road
VIEWS	COUNTY TAX PARCEL IDS
Timber · Mountains	Part of Map 12 Lot 24

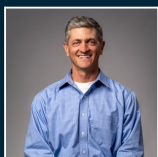
DOCUMENTS INCLUDED

Aerial Photo total ownership · Topo map total ownership · Aerial subject lot only · Topo Map subject lot only · Location map · Location map · Disclosure · Deed · Tax Commitment · Tax Map Zoomed-in · FEMA Flood map · Tax Card · Zoning info

LOCATION

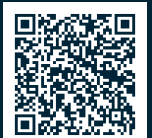


Cumberland County, Maine



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

SCAN TO VIEW



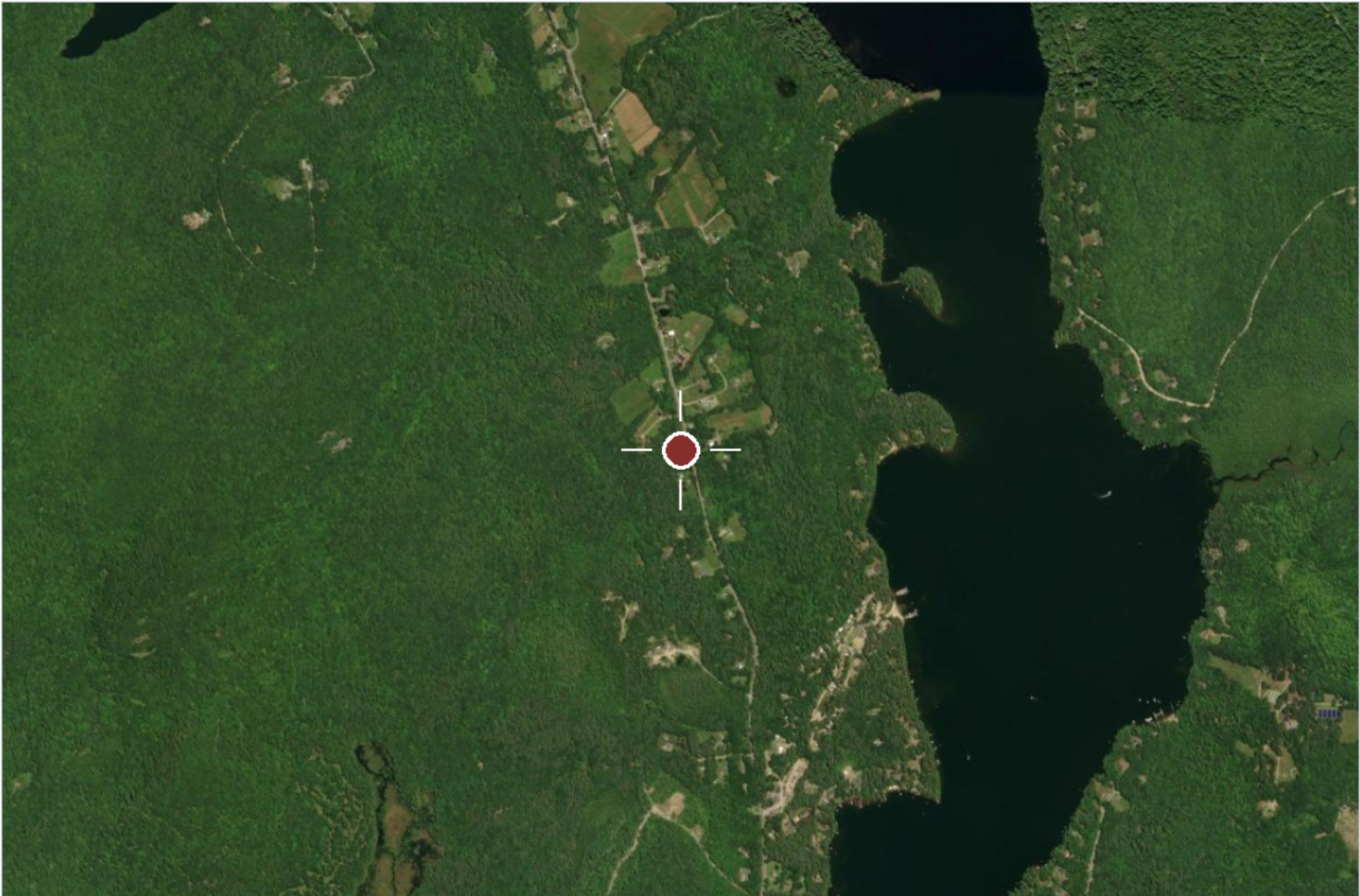
Property Photos

Raymond, 708 Webbs Mill Rd - 40 acres · Cumberland County · Maine · Near Raymond

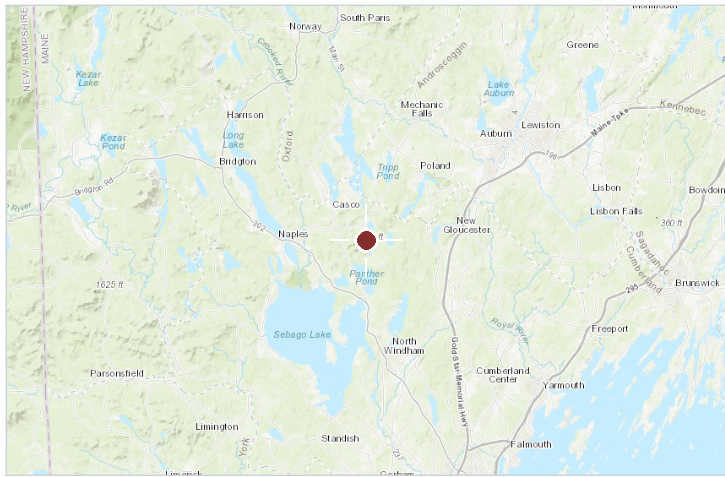


Location & Access

Raymond, 708 Webbs Mill Rd - 40 acres · Cumberland County · Maine · Near Raymond



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



Regional locator

COUNTY & STATE
Cumberland County, Maine

NEAREST CITY
Raymond

APPROXIMATE CENTRE
43.9689, -70.46788

COUNTY TAX PARCEL IDS
Part of Map 12 Lot 24

INTERACTIVE MAP



<https://id.land/maps/f20c9c431600bfb21fca87f36900a279/share>

PROPERTY LOCATED AT: 708 Webbs Mill Road, Raymond, ME 04071

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 any underground storage tanks currently or previously existing.**

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 any hazardous materials currently or previously existing.**

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 

PROPERTY LOCATED AT: 708 Webbs Mill Road, Raymond, ME 04071

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: Standard Easement & Line Extension Conveyance for Central Maine Power Company

Source of information: Recorded Easement & Line Extension

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? NA

Road Association Name (if known): NA

Source of information: Deed

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: NA

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

If Yes, explain: NA-vacant land

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

If Yes, explain: NA-vacant land

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: NA-vacant land

Buyer Initials _____

Page 2 of 4

Seller Initials



Movelle, Gerald -

PROPERTY LOCATED AT: 708 Webbs Mill Road, Raymond, ME 04071

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: NA-vacant land

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?

NA- Located in area of minimal flood hazard.

Relevant Panel Number: 23005C025 1,2,3& 4F Year: 2024 (Attach a copy)

Comments: NA

Source of Section III information: FEMA Flood Map

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: NA

Source of information: Town's zoning map

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

If Yes, explain: NA

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: NA

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: A portion of the subject lot (Map 12 Lot 24) consisting of approx 15 acres with

Continued... See Addendum additional information 1

Buyer Initials _____

Page 3 of 4

Seller Initials GJM

PROPERTY LOCATED AT: 708 Webbs Mill Road, Raymond, ME 04071

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

Gerald J Movelle

01/06/2026

SELLER

DATE

Gerald J Movelle

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

ADDENDUM

PROPERTY: **708 Webbs Mill Road, Raymond, ME 04071**

1) additional information

improvements is NOT part of the sale. The lot line and property description are to be defined by agreement between the buyer and seller.

Date: _____

Signature

Date: 01/06/2026

 *Gerald J Movelle*

Signature

Date: _____

Signature

Date: _____

Signature

Addendum

QUITCLAIM DEED WITH COVENANT

(DLN: 1002340242784)

I, ANN T. ROBINSON, of Southern Pines, in the County of Moore and State of North Carolina,

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

ANN T. ROBINSON and GERALD J. MOVELLE, with a mailing address of 106 South Glenwood Trail, Southern Pines, North Carolina 28387, as JOINT TENANTS

A certain lot or parcel of land with any improvements thereon, situated in the Town of Raymond, County of Cumberland and State of Maine, and bounded as follows:

COMMENCING at the southeast corner of orchard in front of David McLellan's house on road leading from Webb Mills to East Raymond and extending in a Westerly direction on stone wall eleven (11) rods and seventeen (17) links to wall running in a Southerly direction; thence on said stone wall in a southerly direction twenty-eight (28) rods to a pine tree standing beside said wall; thence in westerly direction on wire fence thirty-three (33) rods to a white oak tree to which said wire is fastened; thence southwesterly nearly to a pine tree standing on line between said farm and I.D. Jordan's land two (2) rods and fourteen (14) links northeast from end of stone wall on said line; thence southwesterly on said stone wall to land of Roscoe M. Witham; thence northwesterly on line of said Witham's land to land of said I.D. Jordan; thence northeasterly on line of said Jordan and land of Carrie McLellan to said road; thence southerly on said road to the first mentioned point.

EXCEPTING from the above premises a twenty-four (24) acre parcel described in Exhibit A annexed hereto and made a part hereof.

Being the same premises conveyed to the Grantor herein by deed of Martha H. Morrison dated March 1, 1997 and recorded at the Cumberland County Registry of Deeds in Book 12975, Page 303. Reference is further made to a deed from the Grantor herein to Martha H. Morrison dated March 1, 1997 and recorded at said Registry of Deeds in Book 12975, Page 306.

The purpose of the herein conveyance is to create a joint tenancy between Grantor and Grantee herein, being husband and wife.

WITNESS my hand this 11th day of July, 2023

Ann T. Robinson

MAINE
STATE OF ~~NORTH CAROLINA~~
COUNTY OF CUMBERLAND

July 11, 2023

Then personally appeared the above-named ANN T. ROBINSON and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public Attorney at Law
Print Name: Alan E. Wolf
My Commission Expires: #3453

EXHIBIT A

A certain parcel of land situated on the westerly side of Route #85 in the Town of Raymond, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a point marked by a capped 5/8" rebar set on the westerly side line of Route #85 at the remaining land now or formerly of Ann Robinson, said point is located 810 feet northerly along the westerly line of said Route #85, from the land now or formerly of McLellan;

Thence from said point of beginning and by the remaining land of Ann Robinson for the following described courses and distances:

Thence S 74°-08'-17" W, 190.54 feet to a capped 5/8" rebar set in the line of an orchard fence;

Thence S 17°-29'-22" E, along the orchard fence line, 93.53 feet to a capped 5/8" rebar set in a stonewall;

Thence S 51°-52'-58" W, along the stonewall to a capped 5/8" rebar set at the intersection of two stonewalls;

Thence N 55°-11'-50" W, continuing by the remaining land of Ann Robinson, 1,040.07 feet to a capped 5/8" rebar set in a stonewall at the land now or formerly of Fred Huntress;

Thence in a northeasterly direction along the meandering stonewall and by the land of Huntress, 1,563 feet to a capped 5/8" rebar set on the westerly side line of Route #85;

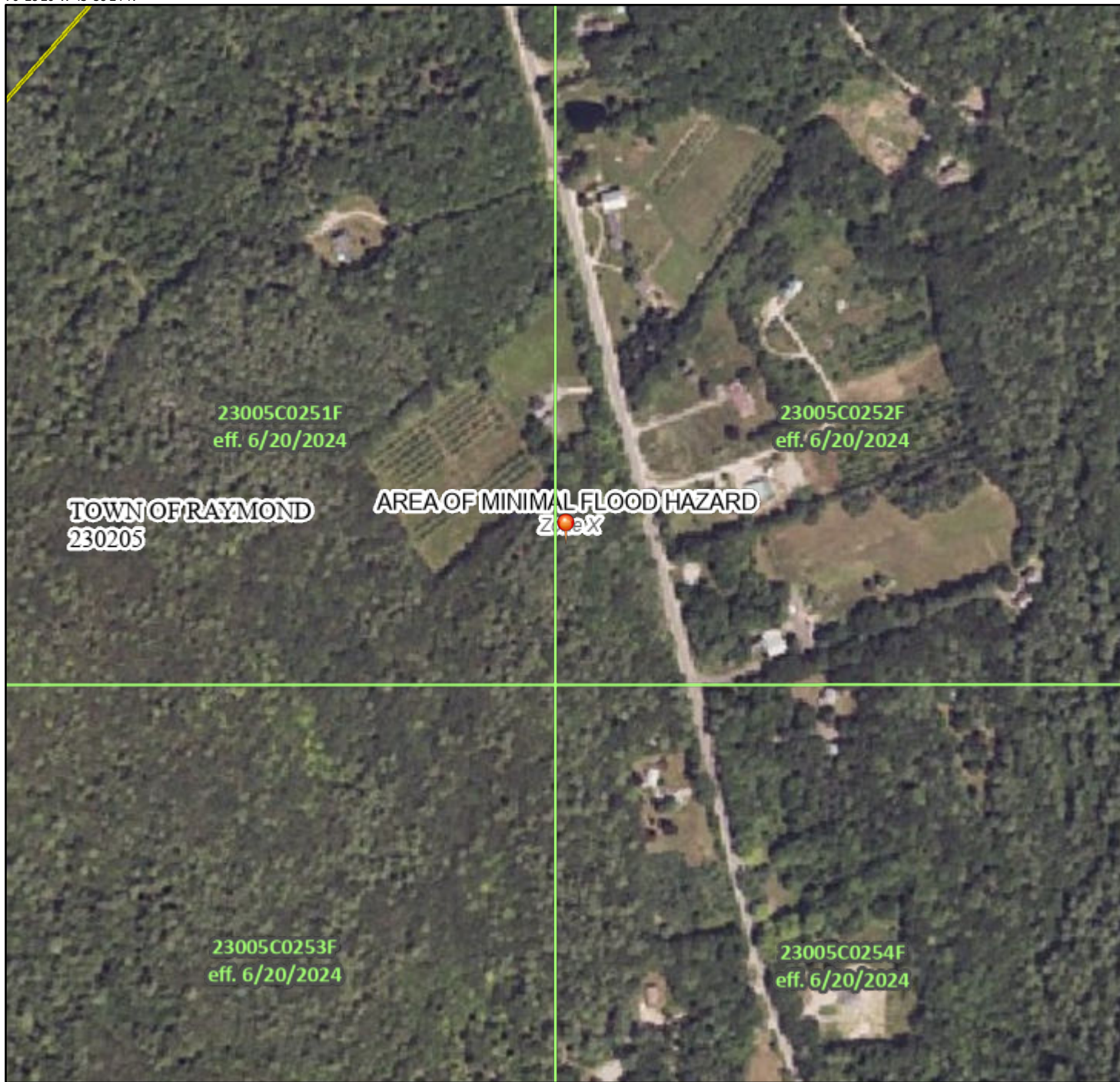
Thence S 00°-52'-23" W, along the westerly side line of Route #85, 832.98 feet to the capped 5/8" rebar set at the remaining land of Ann Robinson, and the point of beginning;

Meaning and intending to describe a 24 acre parcel of land being a portion of the premises inherited by Ann Robinson and Martha Morrison, the heirs of Arthur A. and Ruth Robinson.

National Flood Hazard Layer FIRMette



70°28'26"W 43°58'24"N



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

1:6,000

70°27'48"W 43°57'58"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR

SPECIAL FLOOD
HAZARD AREA

OTHER AREAS
FLOOD HAZARD

OTHER AREAS
GENERAL
STRUCTURAL

OTHER
FEATURES

MAP PAN



This map is a
digital flood
The base map
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708 WEBBS MILLS RD

Location

708 WEBBS MILLS RD

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Owner

ROBINSON ANN T

Assessment

\$117,800

Appraisal

\$117,800

PID

880

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$6,000	\$111,800	\$117,800
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$6,000	\$111,800	\$117,800

Owner of Record

Owner

ROBINSON ANN T

Sale Price

\$0

Co-Owner

MOVELLE GERALD J

Certificate

Address

106 GLENWOOD TRL

Book & Page

40261/85

SOUTHERN PINES , NC 28387

Sale Date

07/11/2023

Instrument

1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROBINSON ANN T	\$0		40261/85	1A	07/11/2023
ROBINSON ANN	\$0		12975/0303		06/21/1803

Building Information

Building 1 : Section 1

Year Built:

Living Area:

0

Replacement Cost:

\$0

Building Percent Good:

Replacement Cost

Less Depreciation:

\$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



(https://images.vgsi.com/photos/RaymondMEPhotos//default.jpg)

Building Layout

(ParcelSketch.ashx?pid=880&bid=880)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1300
Description Res Land Develop
Zone R
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 55
Frontage
Depth
Assessed Value \$111,800
Appraised Value \$111,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			560.00 S.F.	\$6,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$111,800	\$111,800
2022	\$0	\$111,800	\$111,800
2021	\$0	\$111,800	\$111,800

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$111,800	\$111,800
2022	\$0	\$111,800	\$111,800
2021	\$0	\$111,800	\$111,800

§ 300-4.3. Rural District (R).

- A. Intent. The Town of Raymond has historically been a rural Town. It is the intent of this section to protect and preserve appropriate areas of Town from urban sprawl by designating uses and standards that are appropriate to a rural character.
- B. Permitted uses.
- (1) One-family dwellings, to include modular manufactured homes (Type 1 and Type 2 manufactured homes).
 - (2) Churches.
 - (3) Public buildings and facilities.
 - (4) Agriculture, including commercial poultry and piggery operations that conform to Article 9 of this chapter.
 - (5) Accessory uses and buildings.
 - (6) Home occupations that conform to the requirements of Article 9, § 300-9.2. A home occupation which conforms to § 300-9.2 and which is specifically permitted by Article 12 of this chapter shall be considered a permitted use.
 - (7) Bed-and-breakfast inns not to exceed five rental rooms and not to serve alcohol.
 - (8) Boarding homes not to exceed five rentable rooms, excluding family living space.
 - (9) Public utility and communications facilities.
 - (10) Mobile/Manufactured homes 14 feet wide with a pitched roof, manufactured in 1976 or later, with frost wall, grade beam or concrete slab, which shall be designed, if a single unit, to accept T or L additions and shall be sited so that the longest structural dimension is not more than 30° from parallel with the street or road upon which the lot fronts or, on a corner lot, the more heavily traveled street or road upon which the lot fronts. **[Added 7-14-2021]**
 - (11) Timber harvesting. (Permits must be acquired through the Maine Department of Conservation.) **[Added 7-14-2021]**
 - (12) Solar energy systems. **[Added 6-14-2022]**
- C. Conditional uses.
- (1) Cemeteries.
 - (2) Mineral extraction that conforms to Article 9, § 300-9.5, of this chapter.
 - (3) Public and quasi-public recreation buildings and facilities.
 - (4) Neighborhood grocery stores not to exceed 1,000 square feet of retail space, including storage.

- (5) Contractors, not having more than five vehicles and pieces of equipment that are not screened from view from the surrounding property and street. When a piece of equipment is located on a trailer or truck, the combination shall be considered a vehicle and an additional piece of equipment. **[Added 5-21-1988]**
- D. Space and bulk regulations. The following space and bulk regulations are minimum requirements, subject to modification under Article 8, § 300-8.2: **[Added 5-16-1987]**
 - (1) The minimum lot area shall be three acres.
 - (2) The minimum lot frontage shall be 225 feet.
 - (3) The minimum building setbacks shall be as follows:
 - (a) Front: 40 feet.
 - (b) Side: 20 feet.
 - (c) Rear: 20 feet.
 - (4) The maximum building height shall be 2.5 stories, except for barns and poultry houses.
- E. Off-street parking. For each of the principal and secondary uses permitted, off-street parking shall be provided in accordance with Article 9, § 300-9.3.
- F. Signs. Signs shall be permitted in accordance with the provisions of Article 9, § 300-9.12.
- G. Wireless communications facilities, subject to the standards contained herein.¹

1. Editor's Note: See Art. 9, § 300-9.19.