



SOLD · SET PRICE

Hanover, Map R2 Lot 15 off Howard Pond/Small Rd -151 acres

± 151 Acres | Oxford County | Maine | Near Hanover

±151 Forested Acres near Sunday River!

PRICE	PRICE / ACRE	ACREAGE
\$135,000	\$894	± 151

PROPERTY OVERVIEW

±151 Acres - Mt. Dimmock Lot | Hanover, Maine This remarkable ±151-acre mountainside parcel offers outstanding privacy, panoramic views, and convenient access to western Maine's premier outdoor destinations. Elevations range from approximately 1,260 feet along the northern boundary to a 1,775-foot peak near the center—just seven feet below Mt. Dimmock's summit less than half a mile away. Dramatic ledge outcrops along the southern and western slopes capture sweeping views toward Sunday River and Howard Pond. Harvested around 2012, the land now supports a thriving young mixed forest of hardwoods—white birch, maple, aspen, and beech—with scattered pine, fir, and spruce. Visible former skid trails provide a ready framework for new internal roads or recreation trails. Access is by a 60-foot-wide, ±1,000-foot-long deeded right-of-way leading to the southwest corner of the abutting Chadbourne Lot (±43 acres, also offered for sale by the same o...

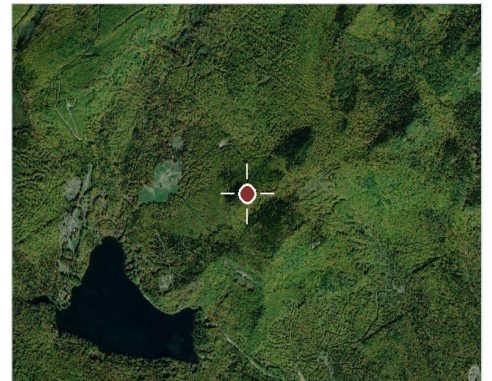
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	Gravel Road · Legal Access
VIEWS	COUNTY TAX PARCEL IDS
Timber · Mountains · Lake	Map R2 Lot 15

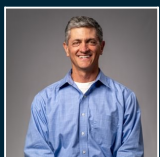
DOCUMENTS INCLUDED

Aerial · Topo map · Location map · Disclosure · Tax map · MLS Write up · Easement DEED · Deed · Right of Way map · FEMA Map

LOCATION



Oxford 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



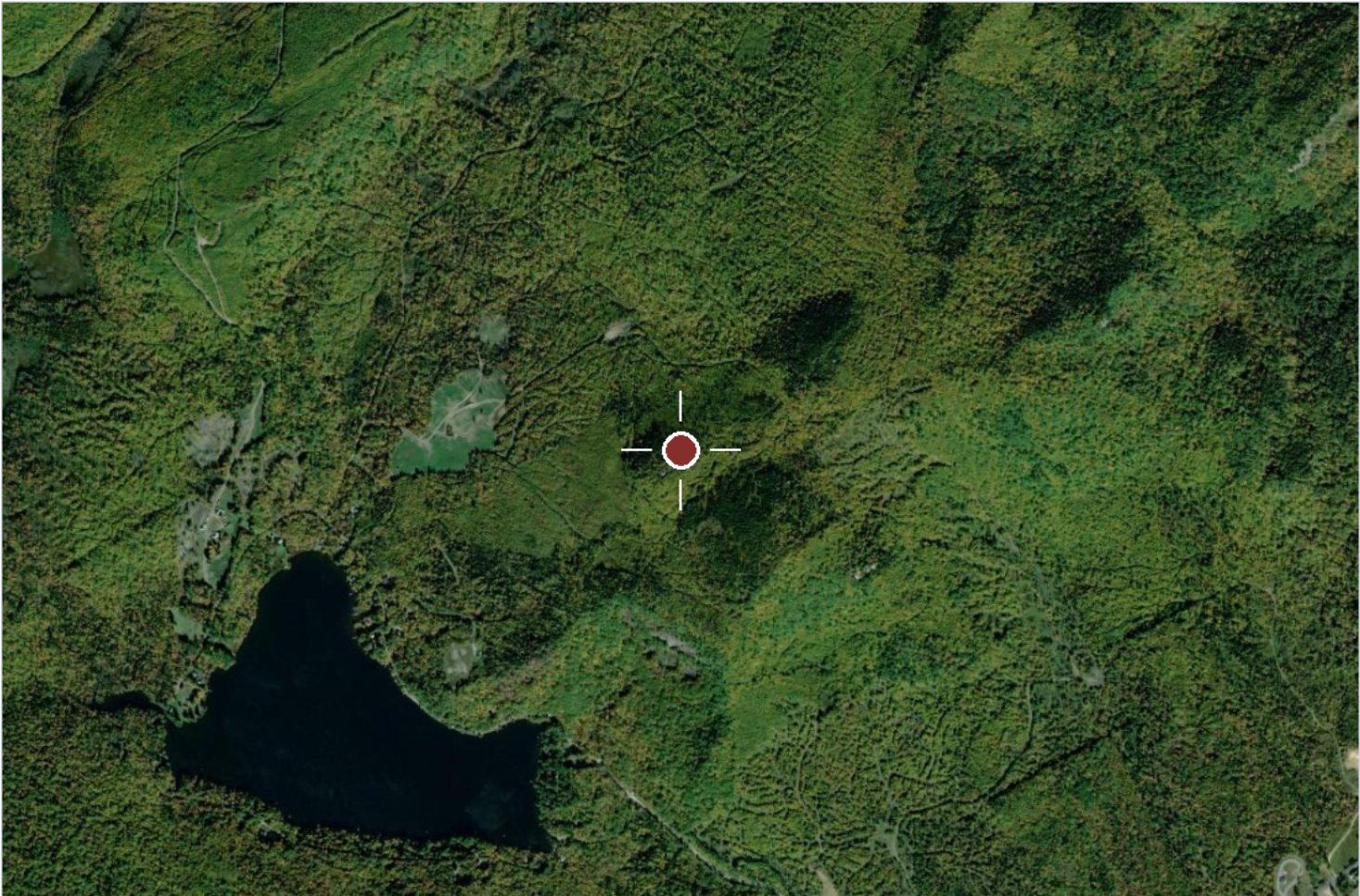
Property Photos

Hanover, Map R2 Lot 15 off Howard Pond/Small Rd -151 acres · Oxford County · Maine · Near Hanover



Location & Access

Hanover, Map R2 Lot 15 off Howard Pond/Small Rd -151 acres · Oxford County · Maine · Near Hanover



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



Regional locator

COUNTY & STATE
Oxford County, Maine

NEAREST CITY
Hanover

APPROXIMATE CENTRE
44.51372, -70.70976

COUNTY TAX PARCEL IDS
Map R2 Lot 15

INTERACTIVE MAP



<https://id.land/maps/359a9215ae177e9067e7666063b3bd4f/share>

PROPERTY LOCATED AT: off Howard Pond Road Map R2 Lot 15, Hanover, ME 04237

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? _____

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): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: ☐ Yes ☒ No ☐ Unknown

Comments: **Seller reports no known current or past presence of underground storage tanks on the property.**

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: **Seller reports no known current or past presence of hazardous materials on the property.**

Source of information: **Seller**

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

Buyer Initials _____

Page 1 of 4

Seller Initials  _____

PROPERTY LOCATED AT: off Howard Pond Road Map R2 Lot 15, Hanover, ME 04237

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: 1.) There is a 60' unimproved right of way off Small Road. 2.) See section IV - "additional info" for more access info.

Source of information: **Seller, Easement Deed Book 5582 Page 166**

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? **Landowners using road**

Road Association Name (if known): **unk**

Source of information: **Seller**

SECTION III — FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

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

If Yes, explain: _____

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



PROPERTY LOCATED AT: off Howard Pond Road Map R2 Lot 15, Hanover, ME 04237

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: 23017C0638G & 23017C0639G Year: 2009 (Attach a copy)

Comments: Zone "X" area of minimal flood hazard

Source of Section III information: FEMA Flood 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: State of Maine - Beginning with Habitat 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: Tree Growth.

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: Tree Growth info from Town & towns assessing company - JE O'Donnell

Additional Information: In addition to the existing right of way recorded in Book 5582, Page 166, legal

Continued... See Addendum additional information 1

Buyer Initials _____

Page 3 of 4

Seller Initials DSC

PROPERTY LOCATED AT: off Howard Pond Road Map R2 Lot 15, Hanover, ME 04237

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

Dawn S. Connolly

11/05/2025

SELLER

DATE

SELLER

DATE

Ubrichto, LLC Dawn S. Connolly

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



[illegible]

PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1976

LEGEND

ADJACENT SHEET NO.
COMMON OWNERSHIP
DEVELOPMENT LOT NO.
SCALED DIMENSION

12
| OR ✓
②
±

PROPERTY MAP
HANOVER
MAINE

MLS #: 1643276

Status: Active

County: Oxford

Property Type: Land

Public Detail Report

Seasonal: Yes

List Price: \$135,000

Original List Price: \$135,000

Directions: DIRECTIONS: From Route 2 in Hanover take Howard Pond Road for just under 2 miles then turn right onto Small road for 0.1 miles to the 60' wide Right of Way on the right JUST AFTER OPENING. This ROW is unimproved and wooded.



**15 Off Howard Pond/Small Road
Road
Hanover, ME 04237**

**List Price: \$135,000
MLS#: 1643276**



Land Information

Lot Size Acres +/-: 151
Source of Acreage: Appraiser
Mobile Homes Allowed: Unknown

Waterfront: No
Water Views: No

Zoning: Residential
Zoning Overlay: No

Property Features

Driveway: No Driveway
Parking: No Parking
Location: Rural
Restrictions: No Restrictions
View: Mountain(s); Scenic; Trees/Woods

Electric: No Electric; Off Grid
Gas: No Gas
Water: None; Well Needed on Site
Sewer: None; Septic Needed

Roads: Private Road; Public; Right of Way; Seasonal
Site: Right of Way; Rolling/Sloping; Wooded

Tax/Deed Information

Book/Page 5034/108

Full Tax Amt/Yr: \$568/ 2025

Map/Block/Lot: R02//15
Tax ID: MapR2Lot15OffHowardPondRdHanover04237

Remarks

Remarks: This remarkable ±151-acre mountainside parcel offers outstanding privacy, panoramic views, and convenient access to western Maine's premier outdoor destinations. Elevations range from approximately 1,260 feet along the northern boundary to a 1,775-foot peak near the center—just seven feet below Mt. Dimmock's summit less than half a mile away. Dramatic ledge outcrops along the southern and western slopes capture sweeping views toward Sunday River and Howard Pond. Harvested around 2012, the land now supports a thriving young mixed forest of hardwoods—white birch, maple, aspen, and beech—with scattered pine, fir, and spruce. Visible former skid trails provide a ready framework for new internal roads or recreation trails. Access is by a 60-foot-wide, ±1,000-foot-long deeded right-of-way leading to the southwest corner of the abutting Chadbourne Lot (±43 acres, also offered for sale by the same owner). The Chadbourne Lot will be encumbered by an additional ±2,000-foot ROW extending east to serve the Mt. Dimmock Lot. The property is enrolled in Maine's Tree Growth Tax Program (Tree Growth Application not yet located). No power is on site, emphasizing its quiet, off-grid character. Located off Howard Pond Road, the land is just minutes from scenic Howard Pond—a pristine ±109-acre, 118-foot-deep trout and salmon fishery with a hand-carry boat launch—and about ten minutes from the Androscoggin River. The nearby Howard Pond Overlook/Woodman's Trail ascends to roughly 1,380 feet, rewarding hikers with sweeping mountain vistas. This trail lies roughly 200 feet from the property's southwest boundary. With Sunday River and Black Mountain ski areas, Grafton Notch State Park, and the mountain towns of Bethel and Andover nearby, this is an exceptional opportunity for recreation, forestry, or a secluded western Maine retreat. 2025 Taxes: Only \$568.

LO: AFM Real Estate

Listing provided courtesy of:



John Colannino
AFM Real Estate
40 Champion Lane
Milford, ME 04461
207-266-7355
207-745-5230
John.Colannino@afmforest.com
<http://www.afmLandSales.com>

Prepared by John Colannino on Tuesday, November 11, 2025 5:11 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 © 2025 and FBS.

MAINE
Listings



3

Receipt # 198946



Bk 5582 PG 166

02/01/2021 01:16:12 PM

Pages 5

DEED

Instr # 1657

Cherri L Crockett Register of Deeds

OXFORD COUNTY

EASEMENT DEED

KNOW ALL BY THESE PRESENTS, that the **Estate of Robert A. Brown and Stanley E. Brown**, an individual with an address of 86 Brown Road, Hanover, Maine 04237 (together, "Grantor"), do hereby GRANT to **Ubrichto, LLC**, a Maine limited liability company with an address of 28 Woodside Lane, Freeport, Maine 04032 ("Grantee"), its successors and assigns, in common with others, an appurtenant easement more particularly described as follows:

An easement and right of way situated easterly, but not adjacent, of the Howard Pond Road in the Town of Hanover, County of Oxford and State of Maine bounded and described as follows:

60 feet in width and starting at the intersection of the Small Road with the Howard Pond Road and running northeasterly approximately 658 feet along the Small Road and thence southerly across land of the Grantor approximately 1319 feet to the intersection of said right of way with the westerly boundary of a parcel of land described in a deed of Robert A. Brown, LLC dated December 6, 2006 and recorded in the Oxford County Registry of Deeds in Book 4070, Page 90, as more particularly shown on Exhibit A, attached hereto and made a part hereof, and being the same Right of Way "A" described in an Easement Deed of Robert A. Brown to James Barker, et al dated December 26, 2006 and recorded in the Oxford County Registry of Deeds in Book 4070, Page 101. Reference is made to deeds recorded in the Oxford County Registry of Deeds in Book 2202, Page 27, Book 2763, Page 22 and Book 5446, Page 632 for portions of Grantor's source of title.

Said easement and right-of-way shall include the following: the right of ingress and egress by foot and by vehicle of any sort whatever; the right to construct, maintain, repair, grade, excavate, fill and pave the full width of the right of way; and the right to install within the right of way, both above and below ground, utility services to include, without limitation, facilities necessary or convenient for the transmission of electricity, gas, telephone communications, cable television, computer communications, sewerage, water and such similar services which are currently available or in the future may become available. Any exercise of Grantee's rights under this easement shall be at Grantee's sole cost and expense. In the event Grantor, or any of their heirs or assigns, use the right of way as improved by Grantee for access to any development of Grantor's land, the parties shall enter into a mutually acceptable road maintenance agreement.

The easement herein granted and conveyed is for the benefit of and shall be appurtenant to all land of Grantee located easterly of the Howard Pond Road in the Town of Hanover, County of Oxford, and State of Maine, including without limitation land described in a Deed in Lieu of Foreclosure of Robert A. Brown dated August 14, 2013 and recorded in the Oxford County

7

Registry of Deeds in Book 5034, Page 108 and including the Mt. Dimmock and Chadbourne Lots, so-called.

Witness our hands on the day set forth below.

[signature pages to follow]

3

Estate of Robert A. Brown

By: Louise Jonaitis
Print name: Louise Jonaitis
Its: Personal Representative

STATE OF MAINE
Cumberland, ss

January 22, 2021

Then personally appeared the above-named Louise Jonaitis,
and acknowledged the foregoing instrument to be his/her free act and deed in said capacity, and
the free and deed of the Estate of Robert A. Brown.

Before me,

Kelley P. Massey
Notary Public/Maine Attorney-at-Law
Printed Name Kelley Massey

KELLEY P. MASSEY
NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES MAY 9, 2026



37

Stanley E. Brown
Stanley E. Brown

STATE OF MAINE
Oxford, ss

Jan. 21, 2021

Then personally appeared the above-named Stanley E. Brown, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

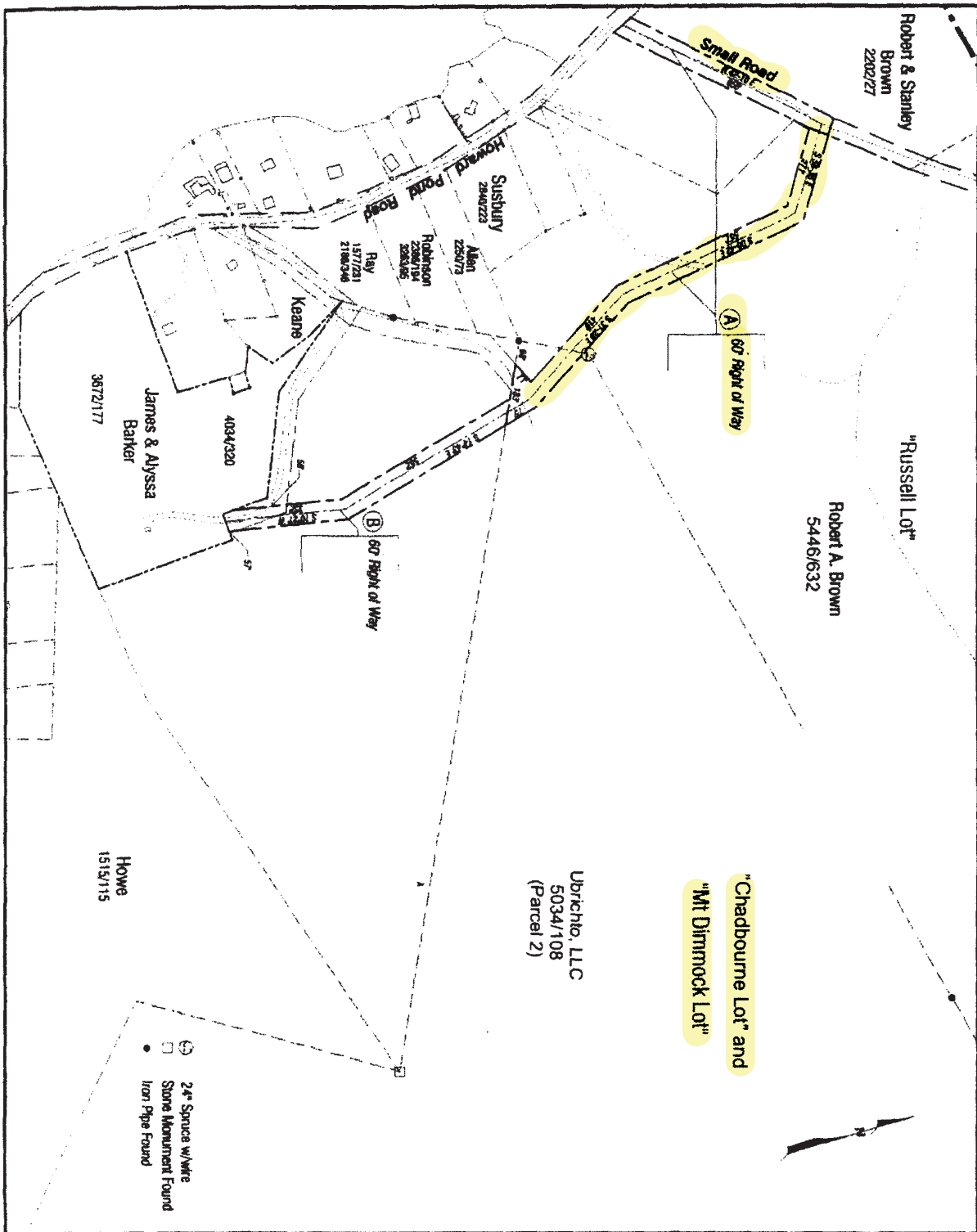
Elinor M. Andrews
Notary Public/Maine Attorney-at-Law
Printed Name ELINOR M. ANDREWS

My Commission

Expires: May 6, 2026

3

EXHIBIT A



DEED IN LIEU OF FORECLOSURE

KNOW ALL PERSONS BY THESE PRESENT that, **ROBERT A. BROWN**, an individual resident of Maine, for valuable consideration paid, by **UBRICHTO, LLC**, a Maine limited liability company with a mailing address of 28 Woodside Lane, Freeport, ME 04032, the receipt and sufficiency whereof is hereby acknowledged, does hereby in lieu of foreclosure by Grantee, GIVE, GRANT, REMISE, BARGAIN, SELL, CONVEY and QUITCLAIM unto the said **UBRICHTO, LLC**, its successors and assigns, with *WARRANTY COVENANTS*, a certain lot or parcel of real property situated in the Towns of Newry and Hanover, County of Oxford, and State of Maine, more particularly bounded and described as follows:

All the same premises as described in a Mortgage from Robert A. Brown to UBRICHTO, LLC recorded in the Oxford County Registry of Deeds in Book 4245, Page 105 (the "Mortgage").

This conveyance is subject to the Mortgage. It is the intention of the Grantor and Grantee herein that the above-referenced Mortgage, liens and security interests and any and all rights of Grantee described or recorded in said Mortgage not be extinguished by this Deed conveying said premises from Grantor to Grantee, and that any and all rights under the Mortgage remain attached to said premises.

IN WITNESS WHEREOF, the said ROBERT A. BROWN has executed this instrument this _____ day of July, 2013.

Louise Jonaitis
Witness

Robert A. Brown
Robert A. Brown

STATE OF MAINE

CUMBERLAND, ss.

AUGUST 14, 2013

Then personally appeared the above named Robert A. Brown, and acknowledged the execution of the foregoing instrument to be his free act and .

Sean P. Jones
Notary Public/Attorney at Law

SEAN P. JONES
Print Name

MAINE REAL ESTATE
TRANSFER TAX PAID

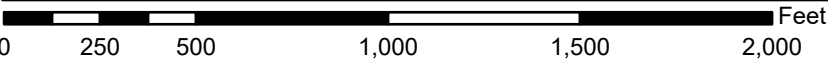


-  Photo Point
-  Road / Trail
-  Boundary
-  Boundary 2
-  Boundary

National Flood Hazard Layer FIRMette



70°43'29"W 44°30'54"N



1:6,000

70°42'51"W 44°30'28"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT

SPECIAL FLOOD HAZARD AREA

OTHER AREAS OF FLOOD HAZARD

OTHER AREAS OF FLOOD HAZARD

GENERAL STRUCTURE

OTHER FEATURES

MAP PAN

This map is a digital flood hazard map. The base map accuracy is not guaranteed. The flood hazard information was exported from the FIRM pan and may not reflect changes in regulatory