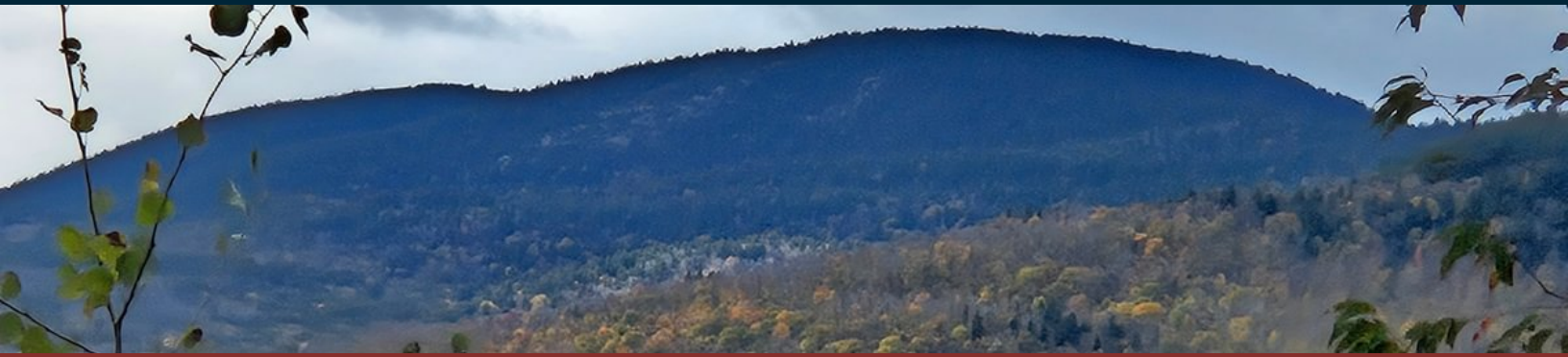




SOLD · SET PRICE

Hanover, Map R2 Lot 18 off Howard Pond Rd

± 43 Acres | Oxford County | Maine | Near Hanover

±43 Forested Acres near Sunday River!

PRICE	PRICE / ACRE	ACREAGE
\$80,000	\$1,860	± 43

PROPERTY OVERVIEW

±43-Acre Mountainside with Panoramic Views — The Chadbourne Lot This unique ±43-acre mountainside parcel offers exceptional privacy, panoramic views, and convenient access to some of western Maine’s most sought-after outdoor destinations. Elevations range from approximately 1,240 feet along the western boundary to an impressive 1,560 feet at the eastern boundary, providing excellent potential for scenic overlooks and future view openings. Harvested around 2012, the property now supports a vigorous young mixed forest of predominantly hardwoods—White Birch, Maple, Aspen, Beech—with scattered White Pine, Balsam Fir, and Spruce. The old skid trails remain visible, offering a natural foundation for internal trail systems or access routes. From Small Road a 60-foot-wide, approximately 1,000-foot-long deeded unimproved right-of-way leads to the southwest corner of the property. The seller also owns the abutting ±151-acre Mt. Dimmock Lot, which...

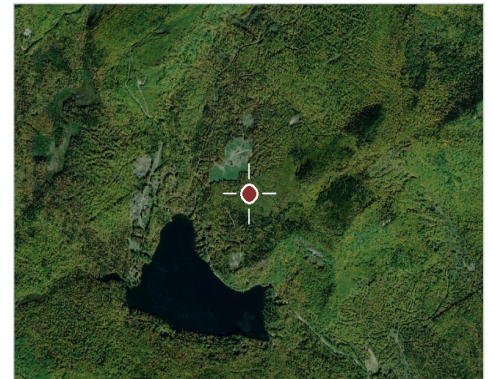
PROPERTY DETAILS

TYPE	ACCESS
Recreation (Home/Cabin site)	Gravel Road · Legal Access
VIEWS	COUNTY TAX PARCEL IDS
Timber · Mountains	Map R2 Lot 18

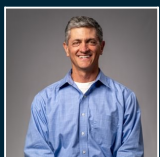
DOCUMENTS INCLUDED

Aerial Photo · Topo map · Location map · Deed · Disclosure Lot 18 · FEMA Map · Tax 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 18 off Howard Pond Rd · Oxford County · Maine · Near Hanover

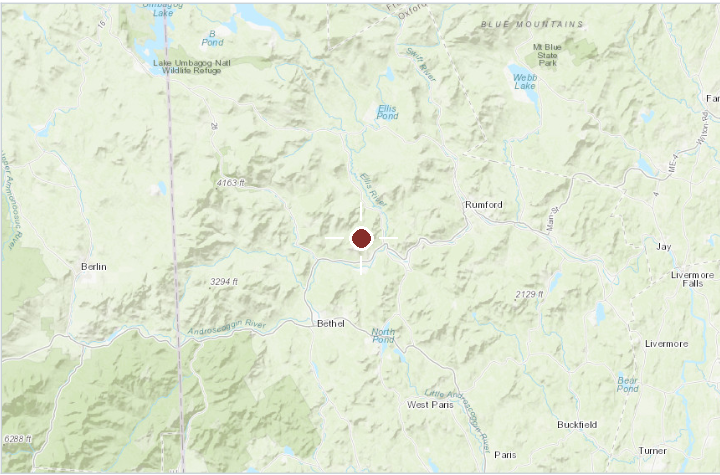


Location & Access

Hanover, Map R2 Lot 18 off Howard Pond Rd · 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
44.51229, -70.71667

COUNTY TAX PARCEL IDS
Map R2 Lot 18

INTERACTIVE MAP



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

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

PROPERTY LOCATED AT: off Howard Pond Road Map R2 Lot 18, 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 18, 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.

Source of information: 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



Hanover Ubrichto

PROPERTY LOCATED AT: off Howard Pond Road Map R2 Lot 18, 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: _____

Source of information: State of Maine Beginning with Habitat Program — Online Mapping Portal

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

If Yes, explain: _____

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: _____

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: n/a

Buyer Initials _____

Page 3 of 4

Seller Initials DSC

PROPERTY LOCATED AT: off Howard Pond Road Map R2 Lot 18, 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

Ubrichto, LLC Dawn S. Connolly

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

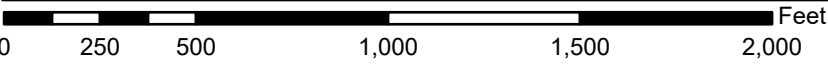
DATE



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

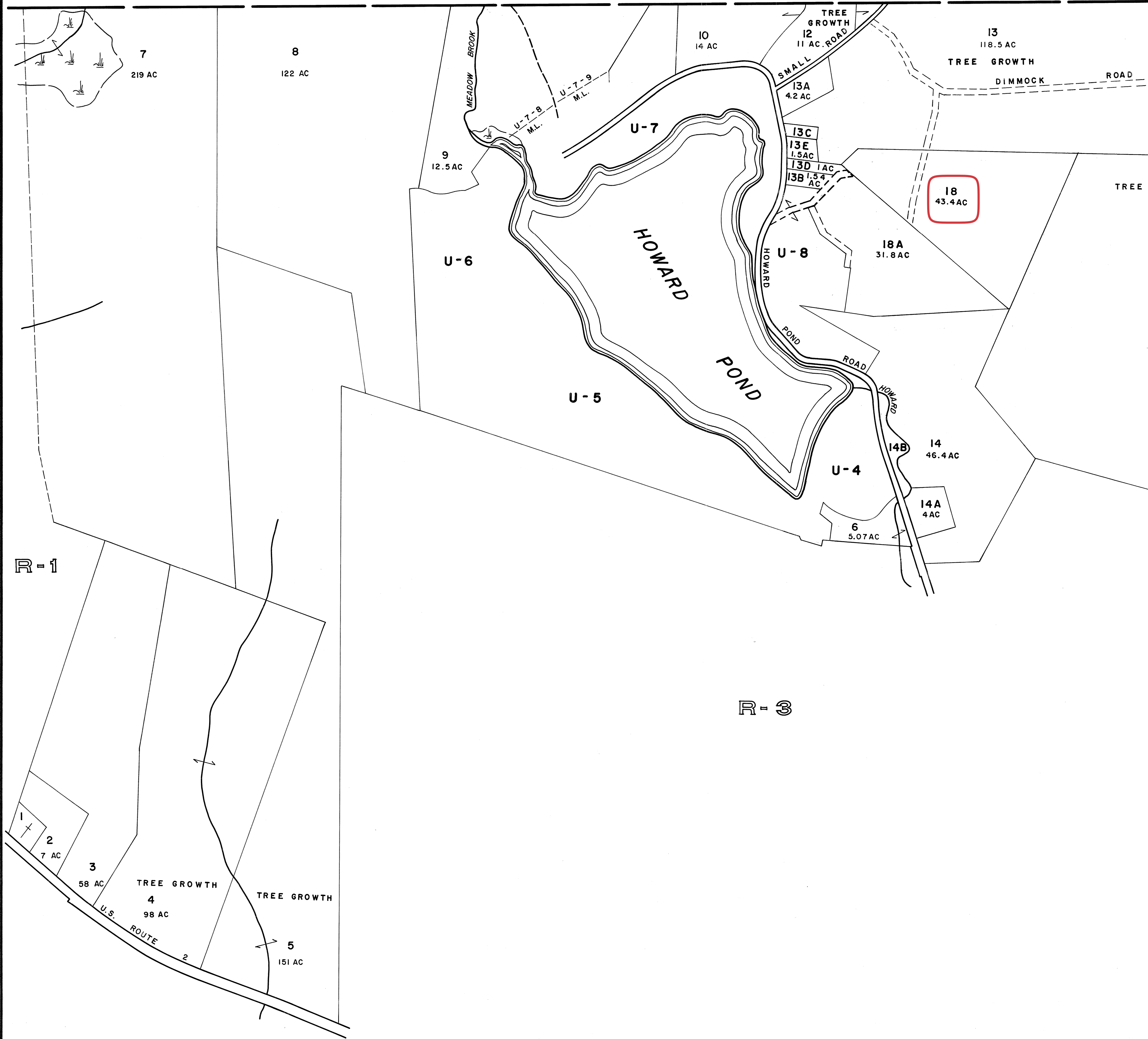
GENERAL STRUCTURE

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

NEWRY



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