



ACTIVE · SET PRICE

Sweden, Map R5 Lot 52 Bridgton Road - 48 acres

± 48 Acres | Oxford County | Maine | Near Sweden

Affordable building lot in the mountains of western Maine!

PRICE	PRICE / ACRE	ACREAGE
\$275,000	\$5,685	± 48

PROPERTY OVERVIEW

PRICE REDUCTION OF \$24,000! Now \$275,000. Welcome to Sweden, Maine! This attractive ±48 acre gentle sloping, open building lot offers distant views and excellent access, making it an ideal setting for a year-round home or recreational get-away. With 808 feet of paved public road frontage and power at the road, you'll have flexibility in choosing a driveway and house location. The Residential Zone allows (in part) single-family homes or single manufactured homes, along with private garages and other accessory structures. Certain additional uses may be permitted with approval, and buyers should confirm details with the Sweden Code Enforcement Officer. Located just 5 miles from Pleasant Mountain Ski Area and Moose Pond, 8 miles from Bridgton, and 15 miles from Fryeburg, this is a convenient f...

PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	Legal Access · Paved Road
UTILITIES	VIEWS
Electric	Timber · Mountains

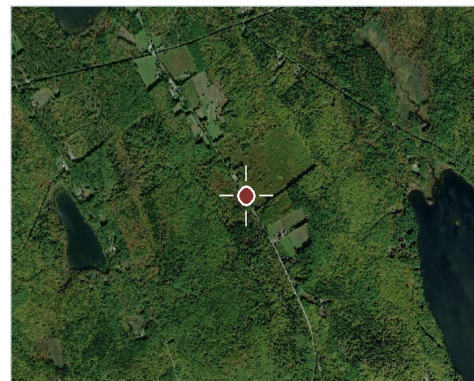
COUNTY TAX PARCEL IDS

Map R05 Lot 52 PART OF

DOCUMENTS INCLUDED

Aerial Photo · Survey · Deed · Topo map · Location map · Property disclosure · Tax map · Tree Growth application for whole lot · Tree Growth info · Tax commitment with note · FEMA Map · Sweden Zoning 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)
Co-Listing: Becky Colannino · 207.745.5230

SCAN TO VIEW



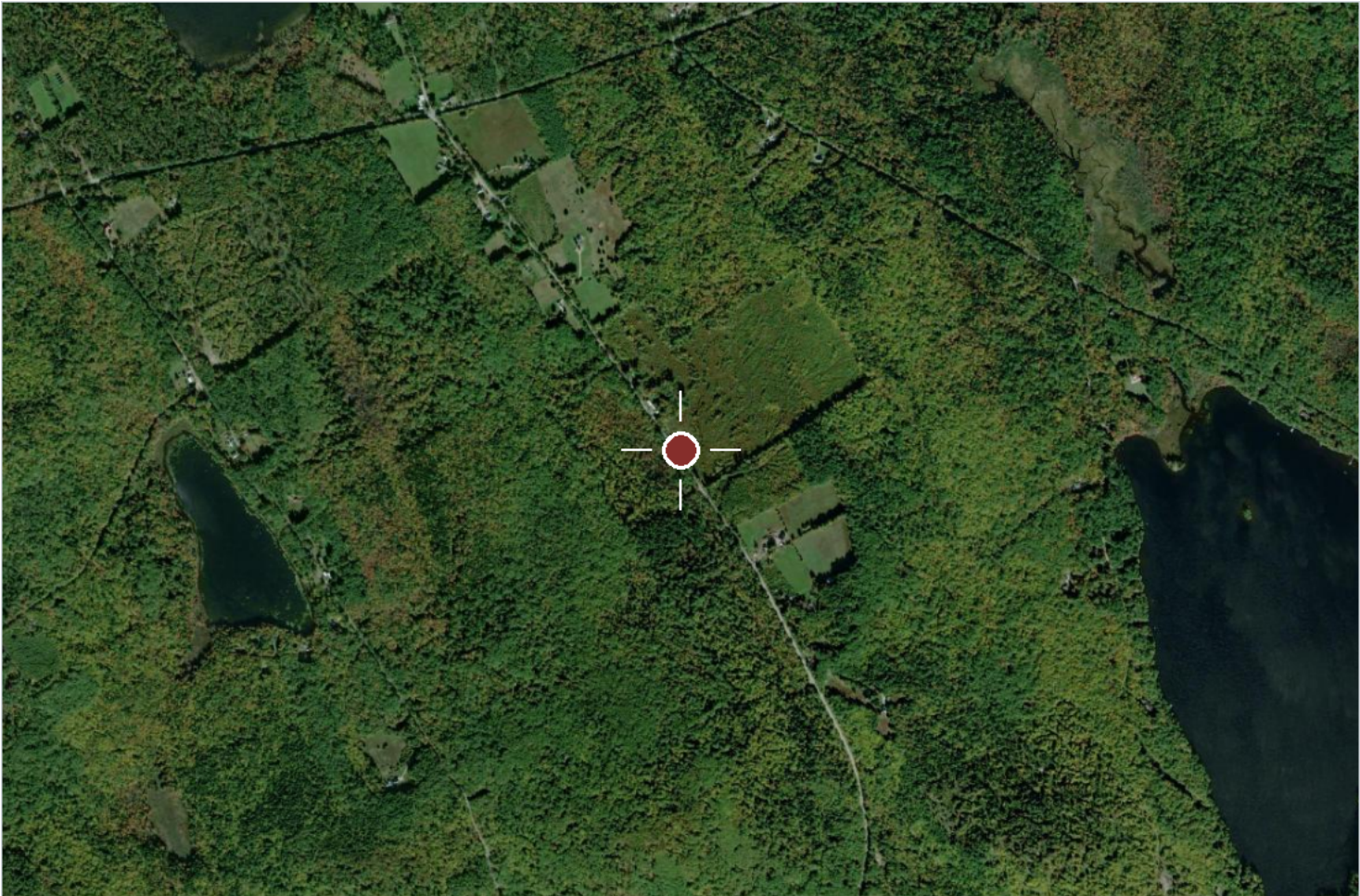
Property Photos

Sweden, Map R5 Lot 52 Bridgton Road - 48 acres · Oxford County · Maine · Near Sweden

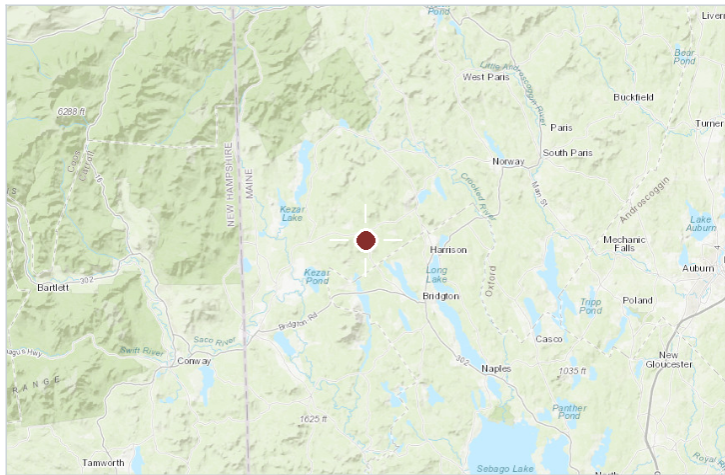


Location & Access

Sweden, Map R5 Lot 52 Bridgton Road - 48 acres · Oxford County · Maine · Near Sweden



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
Sweden

APPROXIMATE CENTRE
44.12653, -70.79976

COUNTY TAX PARCEL IDS
Map R05 Lot 52 PART OF

INTERACTIVE MAP



<https://id.land/tour/94565d19-0bcc-46ad-9680-aae87e40941e>

ERECORD**Bk 5663 PG 596**

12/29/2021 09:30:55 AM

Pages 2

DEED

Instr # 22306

Cherri L Crockett Register of Deeds

OXFORD COUNTY

DLN: 1002140176725

WARRANTY DEED

I, **BRD, LLC** a Maine Limited Liability Company with a place of business in Anson, County of Somerset and State of Maine, whose mailing address is P.O. Box 296, Anson, ME 04911,

for consideration paid, grant to **Scott Dillon** of Anson, County of Somerset and State of Maine, whose mailing address is P.O. Box 296, Anson, ME 04911,

with **WARRANTY COVENANTS**,

A certain lot or parcel of land, together with all appurtenances belonging thereto, situated in Sweden, Oxford County, State of Maine, and being located on the Easterly side of the Bridgton Road, so-called, also known as Route 93, and being all that portion of the so-called "Felix" lot as lies on the Easterly side of the Bridgton Road.

The lot conveyed hereby is more particularly depicted for municipal tax purposes as Lot 52 on Sweden Tax Map R5, and is a part of the old Bailey homestead, and being what is believed to be all that portion of Town Lot 58 in the Second Division as lies on the Easterly side of the Bridgton Road, reserving therefrom, however, those parcels conveyed therefrom, as follows:

- 1) Deed from Robert Stevens to Micah Trull dated May 26, 1830, recorded in Oxford (W.D.) Registry of Deeds, Book 19, Page 326;
- 2) Deed from Norman H. Gray to John E. Nutting and Ramona J. Nutting dated July 31, 1961, recorded in said Registry of Deeds, Book 180, Page 88; and
- 3) Deed from Norman H. Gray to Robert J. Hill dated June 20, 1966, recorded in said Registry of Deeds, Book 245, Page 838.

The foregoing real estate is believed to be currently bounded as to abutting ownership as follows:

On the North by land now of Patrick Ian Cowan (See Deeds recorded in said Registry of Deeds, Book 310, Page 110 and Book 394, Page 555); On the East by land now of Davis W. Kimball (See Deed recorded in said Registry of Deeds, Book 2667 Page 159); On the South in part by other land now of Davis W. Kimball (See Deed recorded in said Registry of Deeds, Book 185, Page 546) and in remainder by land now of the Johnson Trust (See Deed recorded in said Registry of Deeds, Book 578, Page 560); and on the West by the Bridgton Road and by the land formerly of Nutting aforesaid, now of Dale W. Smith (See Deeds recorded in said Registry of Deeds, Book 325, Page 820 and Book 3477 Page 224) and by the aforesaid Robert J. Hill Lot, now of Robert J. Hill and Patricia J. Hill (See Deed recorded in said Registry of Deeds, Book 341, Page 180).

Reference is made to Deed from Josiah Field to Joel Bailey dated March 4, 1845, recorded in Oxford (W.D.) Registry of Deeds, Book 29, Page 81, Further reference is made to Deed from Elsie E. Felix to Norman H. Gray dated May 26, 1960 recorded in said Registry of Deeds, Book 175, Page 336. The real estate conveyed hereby is classified for municipal tax purposes under the Maine Tree Growth Tax Law, and is conveyed subject to such classification, The Grantees herein shall be solely liable for any penalty that may be assessed for removal of all or any portion of said premises from such classification.

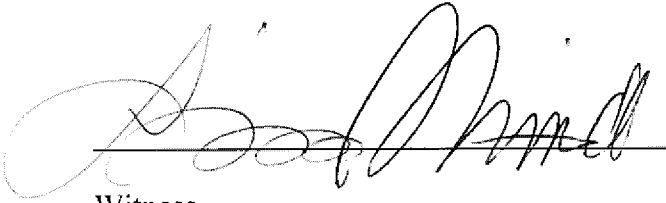
BRD, LLC releases all rights in the premises being conveyed.

MAINE REAL ESTATE
TRANSFER TAX PAID

Property address is currently known as Bridgeton Road.

WITNESS my hand and seal this 17 day of November, 2021.

BRD, LLC by:



Witness



Scott Dillon, It's Member duly authorized

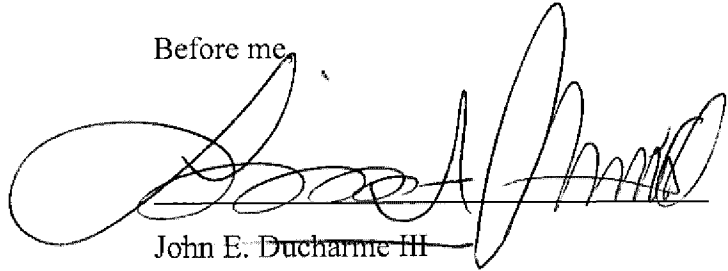
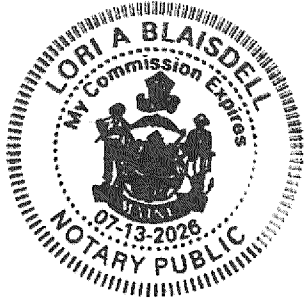
STATE OF MAINE

Somerset , ss.

November 17, 2021

Then personally appeared the above named Scott Dillon in his aforesaid capacity and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of BRD, LLC.

Before me,



John E. Ducharme III

Notary Public

The preparer did not conduct a title search or examination in connection with the preparation of this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer of this deed makes no representations as to the status of title, property use, zoning regulations, acreage or any other matters. The preparer is not aware of any boundary survey for the property described herein.

PROPERTY LOCATED AT: Map R5 L 52 Bridgton Rd +/-48 acres, Sweden, ME 04040

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 has no knowledge of current or past underground storage tanks.**

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 current or past hazardous materials.**

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 SD

PROPERTY LOCATED AT: Map R5 L 52 Bridgton Rd +/-48 acres, Sweden, ME 04040

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: NA

Source of information: _____

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: 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: NA- Vacant Land

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



PROPERTY LOCATED AT: Map R5 L 52 Bridgton Rd +/-48 acres, Sweden, ME 04040

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

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

Relevant Panel Number: 2301761193D Year: 2009 (Attach a copy)

Comments: NA

Source of Section III information: Seller/FEMA 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: _____

Source of information: _____

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: _____

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: The 48 acres being offered is in Tree Growth. The original lot contained 60 acres which was in Tree Growth. See additional info.

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: The buyer will be responsible for removing all or any portion of the subject 48 acres from the Maine Tree Growth Tax Program and paying any associated penalties.

Buyer Initials _____

Page 3 of 4

Seller Initials 

PROPERTY LOCATED AT: Map R5 L 52 Bridgton Rd +/-48 acres, Sweden, ME 04040

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.

 *Scott Dillon*

02/19/2026

SELLER _____ DATE _____
Scott Dillon

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 _____





APPLICATION FOR MAINE TREE GROWTH TAX LAW PROGRAM

36 M.R.S. §§ 571–584-A

See Property Tax Bulletin No. 19 for more information

ASSESSOR'S USE ONLY

Recertification Date:

1. Name of owner(s): Scott Dillon
2. Mailing address: PO BOX 296
Anson, ME Phone: (207) 696-8137
3. Location of parcel (municipality and county): Sweden, ME Oxford County
4. Identification of parcel: R-5 052

Tax Map

Plan

Lot

5. Forest land used for commercial forest production

Type

Number of Acres

- a. Softwood.....
- b. Mixed wood..... 60.00
- c. Hardwood.....
- d. **TOTAL ACRES** (add lines 5a through 5c)..... 5d. 60.00

6. Land unsuitable for commercial forest production

Type

Number of Acres

- a. Natural water and man-made water areas.....
- b. Wetlands (swamp, marsh)
- c. Ledges and barrens
- d. **TOTAL ACRES** (add lines 6a through 6c)..... 6d. 0.00

7. Land not used primarily for commercial forest production

Type

Number of Acres

- a. Building area.....
- b. Fields
- c. Gravel pits
- d. Transmission line or pipeline right-of-way area
- e. Class I roads (includes culverts, ditching, gravel).....
- f. Class II roads (unimproved haul road).....
- g. Agricultural area (list.....)
- h. Other areas (list.....)
- i. **TOTAL ACRES** (add lines 7a through 7h)..... 7i. 0.00

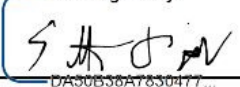
8. **TOTAL AREA OF PARCEL** (Add 5d, 6d and 7i) 8. 60.00

9. Check one. A licensed forester must complete the Forester Section below.

- ☐ Initial request for classification of this parcel in the Tree Growth Tax Law program. **You must file this application on or before April 1.**
- ☐ Application for an existing classified parcel with a new forest management and harvest plan.
- ☐ Application for a new owner of an existing classified parcel adopting the previous owner's forest management and harvest plan. Date of the plan prepared for the parcel: _____.
- ☒ Recertification of the forest management and harvest plan for an existing classified parcel.
- ☐ Application submitted at the request of the assessor.

10. Are there any structures or improvements on the property? ☐ Yes ☒ No

11. Under penalties of perjury, I declare that I have examined this application and to the best of my knowledge and belief it is true, correct, and complete. I swear that, as owner of the property classified under the Tree Growth Tax Law, my primary use for the forest land is to grow trees to be harvested for commercial use or that the forest land is land described in 36 M.R.S. § 573(3) and that I will follow the provisions of the applicable forest management and harvest plan. I declare that all owners of the parcel agree to classification of the parcel under the Tree Growth Tax Law.

DocuSigned by:

Signature of Owner/Authorized Agent* 05/13/24
Date

*Multiple owners: If all owners agree to classification of the property under Tree Growth Tax Law, the owner's authorized agent may sign this form.

FORESTER SECTION: This section is to be completed by the forester

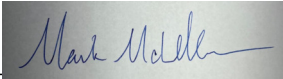
Name of licensed forester who approved/prepared the plan: Mark McLellan

Forester license number: LF4195 Forester telephone number: (207) 214-5500

Date plan prepared: 05/13/24 Date plan expires: 05/13/34 Date parcel inspected: 05/10/24

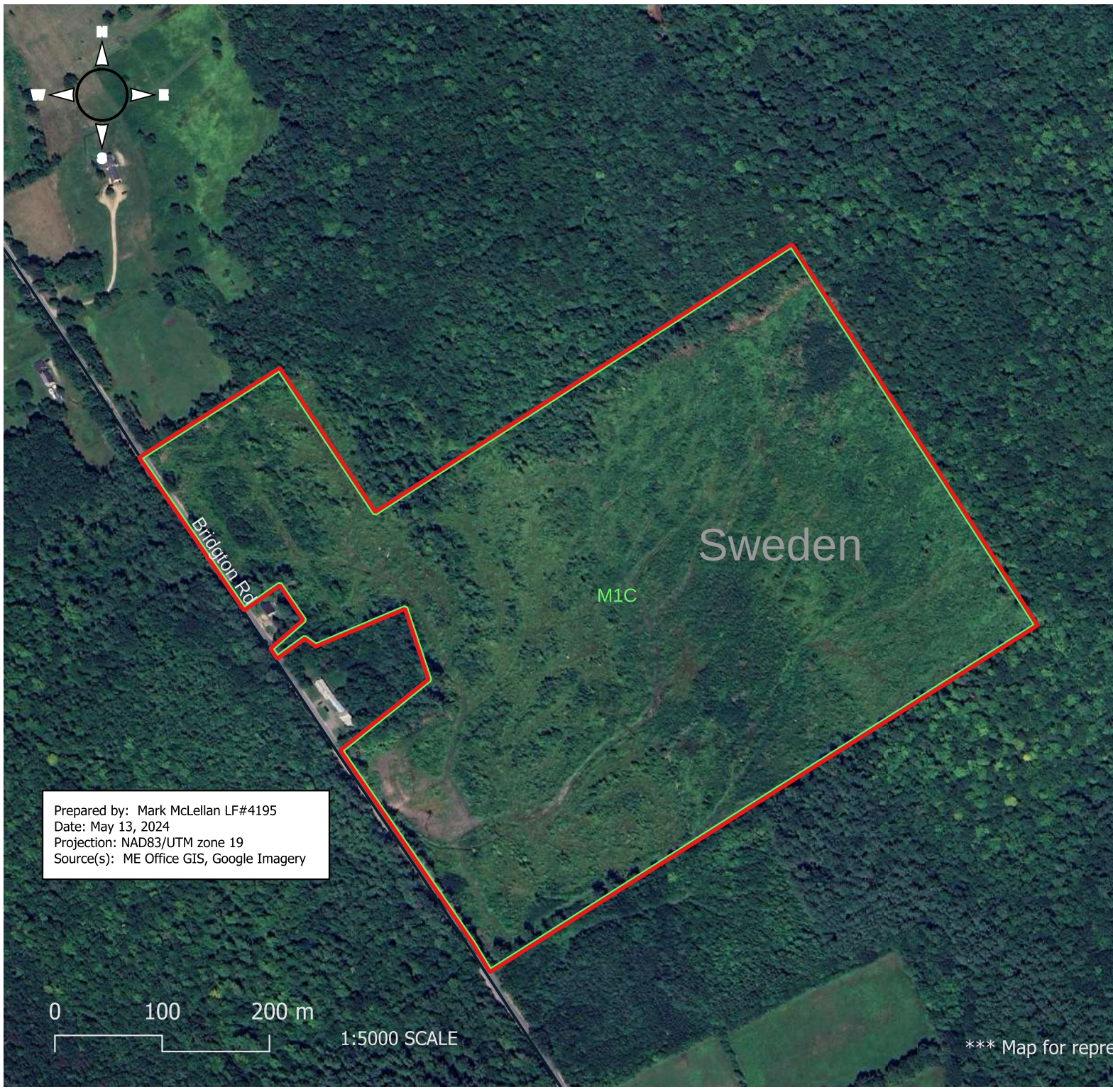
The forester's signature is required if plan is adopted from prior owner or for recertification of the forest management and harvest plan. Check the appropriate box.

- ☐ For a plan adopted by a new owner following a land transfer, I hereby swear that the new owner is managing the forest land in accordance with the plan prepared for the previous landowner.
- ☒ For a plan being recertified, I hereby swear that I have inspected the parcel and that the owner is managing the parcel according to the forest management and harvest plan.


Signature of Licensed Forester 05/13/24
Date

ASSESSOR SECTION: This section is to be completed by the assessor ☒ Approved ☐ Denied

Brandon Polisky
Assessor's Signature 06/16/2025
Date



Prepared by: Mark McLellan LF#4195
Date: May 13, 2024
Projection: NAD83/UTM zone 19
Source(s): ME Office GIS, Google Imagery

0 100 200 m
1:5000 SCALE

*** Map for repre

Maine Tree Growth Withdrawal Penalty Calculation

Date 12/3/2025

Town Sweden

Map R05

Lot 52

Sublot 0

Block

Owner DILLON, SCOTT

Year First Classified: 1997

Person Requesting Calculation John Colannino

Withdrawal Penalty = ([Fair Market Value] - [Tree Growth Value]) X [Penalty %].

Fair Market Value **\$172,413.79**

Classified Acreage X Annual Tree Growth Rates = Tree Growth Value

Softwood: <u>0.00</u>	acres	x	<u>\$279.00</u>	/ acre	=	<u>\$0.00</u>
Mixed wood: <u>45.00</u>	acres	x	<u>\$311.00</u>	/ acre	=	<u>\$13,995.00</u>
Hardwood: <u>0.00</u>	acres	x	<u>\$306.00</u>	/ acre	=	<u>\$0.00</u>
Total Withdrawn: <u>45.00</u>	acres		Tree Growth Value:			<u>\$13,995.00</u>
			Difference:			<u>\$158,418.79</u>
			Penalty Percent*:			<u>20.00%</u>
			Withdrawal Penalty:			<u>\$31,683.76</u>

Calculated By: bpolisky

Expiration Date for Calculation: 4/1/2026

Actual Withdrawal Date: _____

Penalty Paid (Amount): _____

* Penalty % is based on # of years in Tree Growth

SWEDEN

BRIDGTON ROAD

**Note: Subject Lot For Sale is
Part of Map R05 Lot 52**

PROPERTY INFORMATION

Site:	Map R05, Lot 52	Land Value:	\$10,823
Town:	Sweden	Building Value:	\$0
Tax Year:	2025	Total Real Value:	\$10,823
Owner:	DILLON, SCOTT	Exemption Value:	\$0
Last Committed Tax:	\$204.23	Net Taxable Real Value:	\$10,823

OWNER INFORMATION

Owner #1:	DILLON, SCOTT	Owner Since:	11/17/2021
Mailing Address:	PO BOX 296 ANSON, ME 04911	Book:	5663
Trio Account #:	153	Page:	596
		Purchase Price:	\$20,000

Documents:

- **R05-52-0
TG2024**

LAND INFORMATION

TREE GROWTH: MIXEDWOOD TO	60.00 AC	\$10,823
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	60.00 AC	\$10,823
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Tree Growth: Year 1st Classified: **1997**

Tree Growth: Management Plan Date: **05/13/2024**

SITE IMPROVEMENT

Improvements made to the property such as a well, septic system or driveway.

DESCRIPTION	SI VALUE
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No site improvements listed for this property.	
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	\$0
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BUILDING DATA

BUILDING TYPE	AREA	GRADE	COND	F.OBS.	E.OBS.	VALUE	COLOR	YEAR
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No building data listed for this property.								
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VISIT HISTORY

DATE	PURPOSE	RESULT	INDIVIDUAL
06/17/2025	Tree Growth	Land Pricing	Brandon Polisky
06/28/2021	Review	See 2022	Noel M.
12/06/2016	Equalization	Vacant	Rob Sutherland



EXEMPTIONS

TYPE	VALUE
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No exemptions listed for this property.

Legend

- GROWTH AREA

Residential Zone

Limited Residential Zone

Solar Overlay

Sweden Parcels (2014)
- RURAL AREA

Rural Preservation Zone

Natural Resource Protection Zone
- PROTECTIVE OVERLAY

Stream Protection District (75 feet)

Aquifer Protection District

Forest Conservation District.
(Voluntary Floating District; Ref. Section III - Land Use Plan and Map A3)
- Solar Overlay

Sweden Parcels (2014)

Houses

Roads

Streams

Ponds

Rivers

Town Boundary

CMP Transmission Line

Subject Property - Residential Zone

