

ACTIVE · SET PRICE

Lovell, 221 Sabattus Trail Road - 2 acres

± 2 Acres | Oxford County | Maine | Near Lovell

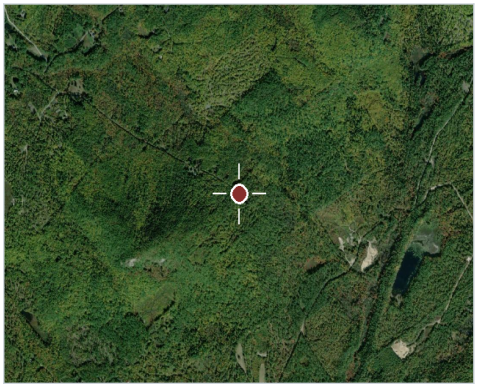
Primitive camp/build site on ±2 acres in western Maine's recreational playground!

PRICE	PRICE / ACRE	ACREAGE
$115,000	$57,500	± 2

PROPERTY OVERVIEW

Discover a unique opportunity on the shoulder of Sabattus Mountain in scenic Lovell, Maine. This well-forested 2± acre parcel features an existing primitive camp (approximately18' by 20') that has been enjoyed year-round in the past, offering a great starting point for your Western Maine getaway. A parking area is established off the town-maintained Sabattus Trail Road, with a foot trail leading through the woods to the camp. Or expand the trail into a driveway for easier access. The rustic camp has no plumbing, well, or electricity, but does have some insulation and a wood stove. Bring your ideas and update the existing camp or consider building a new camp or year-round home with modern amenities while potentially repurposing the original camp as an ADU, bunkhouse, or playhouse, subject t...

LOCATION



Oxford County, Maine

PROPERTY DETAILS

TYPE
Development (Home/Cabin site)

ACCESS
Gravel Road · Legal Access

VIEWS
Timber

IMPROVEMENTS
Other Buildings

COUNTY TAX PARCEL IDS
R09-022

DOCUMENTS INCLUDED
Easement Deeds for power poles · Easement Deeds for power poles · Disclosure · Disclosure · FEMA Map · FEMA Map · Deed · Deed · Probate Document · Probate Document · Tax Card · Tax Card · Aerial Photo · Aerial Photo · Topo Map · Topo Map · Sabattus Mountain Brochure · Sabattus Mountain Brochure



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

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 October 1, 2026 · https://www.afmrealestate.com/properties/2-acres-land-for-sale-in-oxford-county-maine/lovell-221-sabattus-trail-road-2-acres

Property Photos

Lovell, 221 Sabattus Trail Road - 2 acres · Oxford County · Maine · Near Lovell







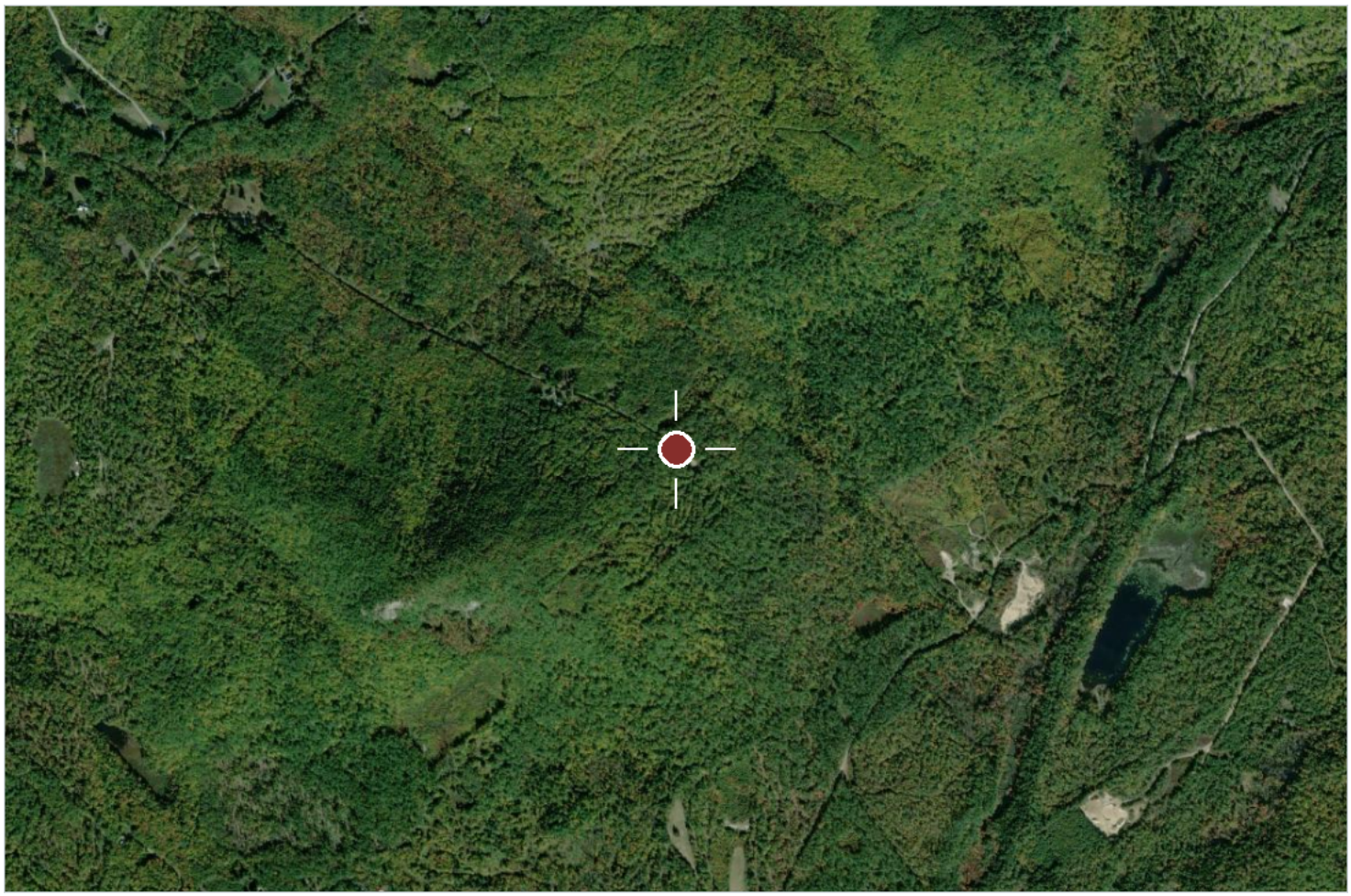




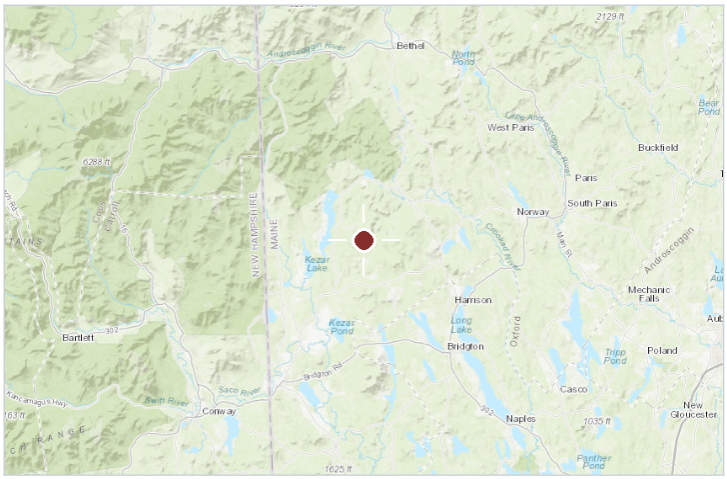


Location & Access

Lovell, 221 Sabattus Trail Road - 2 acres · Oxford County · Maine · Near Lovell



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

Lovell

APPROXIMATE CENTRE

44.1854, -70.8436

COUNTY TAX PARCEL IDS

R09-022

INTERACTIVE MAP

https://id.land/maps/1c3204e3413c797769e13a5418daf961/share

1199 REV. 7/85

EASEMENT DEED

John D. Logan (Sing...

of Lovell, Oxford County, Maine
(being unmarried), for consideration given, grant to CENTRAL MAINE POW... ...having its
principal office at Edison Drive, Augusta, Maine 04336, and Continental Telephone Co, having a
place of business at Belvedere Road, Damariscotta, Maine 04543.

and their respective successors and assigns, with warranty covenants, the right and easement to erect, bury, maintain, repair, rebuild, operate and patrol electric transmission, distribution and communication wires and/or cables, consisting of suitable and sufficient poles with wires strung upon and extending between the same and/or underground cables buried under the surface, together with all necessary fixtures and appurtenances, over, across and/or under the surface of my land in the Town/City of Lovell, Oxford County, Maine, the location of said wires and/or underground cables to be as follows:

One pole to be located approximately 180 feet in a Westerly direction from pole 15 on the so called Sabattus Mtn Road, in the town of Lovell, county of Oxford, state of Maine

Said pole to be numbered 16.1

This location crosses a portion of the premises conveyed to the Grantor(s) by deed of _____, dated _____, 19____, recorded in the _____, County Registry of Deeds in Book 1, Page _____. Together with the right to cut down, keep trimmed, and eliminate the growth of those trees and branches using formulations registered by the Environmental Protection Agency, as the Grantee believes may interfere with the operation and maintenance of its wires and/or cables; the right to restrict the construction of buildings or structures within 10 feet of its wires and/or cables; the right to keep the surface of the ground above said underground cables and other electrical equipment free from structures and growth which, in the judgment of the Grantee, would interfere with or endanger the proper operation or maintenance of said underground cables; and the right to enter upon the Grantor's premises for any and all of the foregoing purposes.

I, (we) _____ (wife) (husband) of the said Grantor(s), join as Grantor and release all rights by descent and all other rights.

WITNESS his hand(s) and seal(s) this 2 day of April, 19 87

Signed, Sealed and Delivered
in the presence of

_____ John D. Logan

STATE OF MAINE ____ fo... ss April 2, 19 87

Personally appeared the above-named John D. Logan
and acknowledged this instrument to be his free act and deed, before me, and

NAME:

NOTARY PUBLIC

54-1
F.L.B.

NOTARY PUBLIC
FRANK L. BELL
COMMISSION EXPIRES
JANUARY 6, 1991

OXFORD WEST DIST. REGISTRY
REC'D ...

BOOK 286 PAGE 98...

1199 REV. 7/85

EASEMENT DEED

John D. Logan (Single)

of Lovell, Oxford County, Maine (being unmarried), for consideration given, grant to CENTRAL MAINE POWER COMPANY, a Maine corporation having its principal office at Edison Drive, Augusta, Maine 04336, and

Continental Telephone Co., having a place of business at Belvedere Road, Damariscotta, Maine 04543.

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One pole to be located approximately 300' in a southerly direction from pole 15 on the so-called Sabattus Mtn Road, in the town of Lovell, state of Maine. Said pole to be numbered 15.1

This location crosses a portion of the premises conveyed to the Grantor(s) by deed of Muriel Pratt, dated N/A, 1. , recorded in the Oxford County Registry of Deeds in Book [redacted] Page [redacted]. Together with the right to cut down, keep trimmed, and eliminate the growth of those trees and branches using formulations registered by the Environmental Protection Agency, as the Grantee believes may interfere with the operation and maintenance of its wires and/or cables; the right to restrict the construction of buildings or structures within _____ feet of its wires and/or cables; the right to keep the surface of the ground above said underground cables and other electrical equipment free from structures and growth which, in the judgment of the Grantee, would interfere with or endanger the proper operation or maintenance of said underground cables; and the right to enter upon the Grantor's premises for any and all of the foregoing purposes.

I, (we) _____ (wife) (husband) of the said Grantor(s), join as Grantor and release all rights by descent and all other rights.

WITNESS his hand(s) and seal(s) this 25th day of April, 19 87

Signed, Sealed and Delivered
in the presence of

John D. Logan

STATE OF MAINE Cumberland ss April 25, 19 87

Personally appeared the above-named John D. Logan and acknowledged this instrument to be His free act and deed, before me, and

Barbara A. Noble
My Commission Expires 6-30-1990
Barbara A. Noble
NOTARY PUBLIC

OXFORD WEST DIST. REGISTRY

BOOK 287 PAGE 897

1199 REV. 7/85

EASEMENT DEED

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BOOK 286 PAGE 98...

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Barbara A. Noble
My Commission Expires 6-30-1990
Barbara A. Noble
NOTARY PUBLIC

OXFORD WEST DIST. REGISTRY

BOOK 287 PAGE 897

PROPERTY DISCLOSURE – LAND ONLY
(With Improvements)

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 – WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☐ Drilled ☐ Private ☐ Dug ☐ Seasonal _____ ☐ Unknown ☐ Other **NONE**

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ..... ☐ N/A ☐ Yes ☐ No ☐ Unknown

Quantity: ..... ☐ Yes ☐ No ☐ Unknown

Quality: ..... ☐ Yes ☐ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ..... ☐ Yes ☐ No

IF Yes: Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... ☐ Yes ☐ No

IF Yes, are test results available? ..... ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

Has the water been tested for radon?..... ☐ Yes ☐ No

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: _____

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: _____

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: _____

Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: **Cabin does not have water source**

Source of Section I information: **Seller/Personal representative**

AFM Real Estate, 40 Champion Lane Milford ME 04461 Phone: 2078179079 Fax: 2078270054 Travis Moore
John Colannino

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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PROPERTY LOCATED AT: 221 Sabattus Trail Road, Lovell, ME 04051

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? ..... ☐ Yes ☐ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunction? ..... ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if not Applicable):

Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: _____ OR ☐ Unknown

Date Installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ..... ☐ Yes ☐ No

If Yes, give the date and describe the problem: _____

_____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ..... ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ..... ☐ Yes ☐ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

_____

Do you have records of the design indicating the # of bedrooms system was designed for? ☐ Yes ☐ No

If Yes, are they available? ..... ☐ Yes ☐ No

Is System located in a Shoreland Zone? ..... ☐ Yes ☐ No ☐ Unknown

Comments: **NA**

Source of Section II information: **Seller/Personal representative**

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SECTION III – 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 the 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 the 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 is acting as the Personal Representative of the estate and has limited knowledge of the property and its condition.**

Source of information: **Seller/Personal representative**

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 is acting as the Personal Representative of the estate and has limited knowledge of the property and its condition.**

Source of information: **Seller/Personal representative**

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

SECTION IV – 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: **Two Easements to Continental Telephone for poles numbered 15.1 and 16.1**

Source of information: **Easement Deeds: B287P897 & B286P933**

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/Deeds**

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SECTION V – 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**

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

If Yes, explain: **NA**

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**

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: **2301701190D** Year: **7/7/2009** (Attach a copy)

Comments: **NA**

Source of Section V information: **FEMA Flood Map & Seller/Personal Representative**

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SECTION VI – 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: Lovell 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: Deed

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? NA ☐ 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 VI information: Survey & Seller/Personal Representative

Additional information:

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.

SELLER	DATE	SELLER	DATE
Travis Moore			
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

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Travis Moore

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PIN
Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped

OTHER AREAS
Area of Minimal Flood Hazard
Effective LOMRs
Area of Undetermined Flood Hazard
Otherwise Protected Area
Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
With BFE or Depth
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee. See Notes.
Area with Flood Risk due to Levee

OTHER FEATURES
Cross Sections with 1% Annual Chance
17.5 Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

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DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☐ Drilled ☐ Private ☐ Dug ☐ Seasonal _____ ☐ Unknown ☐ Other **NONE**

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ..... ☐ N/A ☐ Yes ☐ No ☐ Unknown

Quantity: ..... ☐ Yes ☐ No ☐ Unknown

Quality: ..... ☐ Yes ☐ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ..... ☐ Yes ☐ No

IF Yes: Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... ☐ Yes ☐ No

IF Yes, are test results available? ..... ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

Has the water been tested for radon?..... ☐ Yes ☐ No

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: _____

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: _____

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: _____

Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: **Cabin does not have water source**

Source of Section I information: **Seller/Personal representative**

AFM Real Estate, 40 Champion Lane Milford ME 04461 Phone: 2078179079 Fax: 2078270054 Travis Moore
John Colannino

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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PROPERTY LOCATED AT: 221 Sabattus Trail Road, Lovell, ME 04051

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? ..... ☐ Yes ☐ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunction? ..... ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if not Applicable):

Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: _____ OR ☐ Unknown

Date Installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ..... ☐ Yes ☐ No

If Yes, give the date and describe the problem: _____

_____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ..... ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ..... ☐ Yes ☐ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

_____

Do you have records of the design indicating the # of bedrooms system was designed for? ☐ Yes ☐ No

If Yes, are they available? ..... ☐ Yes ☐ No

Is System located in a Shoreland Zone? ..... ☐ Yes ☐ No ☐ Unknown

Comments: **NA**

Source of Section II information: **Seller/Personal representative**

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SECTION III – 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 the 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 the 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 is acting as the Personal Representative of the estate and has limited knowledge of the property and its condition.**

Source of information: **Seller/Personal representative**

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 is acting as the Personal Representative of the estate and has limited knowledge of the property and its condition.**

Source of information: **Seller/Personal representative**

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

SECTION IV – 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: **Two Easements to Continental Telephone for poles numbered 15.1 and 16.1**

Source of information: **Easement Deeds: B287P897 & B286P933**

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/Deeds**

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SECTION V – 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**

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

If Yes, explain: **NA**

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**

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: **2301701190D** Year: **7/7/2009** (Attach a copy)

Comments: **NA**

Source of Section V information: **FEMA Flood Map & Seller/Personal Representative**

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SECTION VI – 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: Lovell 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: Deed

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? NA ☐ 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 VI information: Survey & Seller/Personal Representative

Additional information:

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.

SELLER	DATE	SELLER	DATE
Travis Moore			
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

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Travis Moore

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PIN
Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped

OTHER AREAS
Area of Minimal Flood Hazard
Effective LOMRs
Area of Undetermined Flood Hazard
Otherwise Protected Area
Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
With BFE or Depth
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee. See Notes.
Area with Flood Risk due to Levee

OTHER FEATURES
Cross Sections with 1% Annual Chance
17.5 Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

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WARRANTY DEED

I, MURIEL E. PRATT, of Lovell, Oxford County, Maine, for consideration paid, grant to JOHN D. LOGAN, of Cape Elizabeth, Cumberland County, Maine, whose mailing address is 541 Mitchell Road, Cape Elizabeth, ME 04107,

with WARRANTY COVENANTS,

A certain lot or parcel of land situate in Lovell, Oxford County, Maine, on the southwesterly side of the Sabattus Road, so-called, and being a portion of the land conveyed to the said Muriel E. Pratt under her former name of Muriel P. Fuller, by deed from Isabelle B. Pratt dated September 7, 1965, and recorded in Oxford Western District Registry of Deeds at Book 188, Page 179. The parcel hereby conveyed is bounded and described as follows in accordance with survey made in August, 1991 by F. Jonathan Bliss, Registered Land Surveyor:

Commencing at a 3/4 inch diameter rebar set on the southwesterly side of said Sabattus Road, said point of beginning being further identified as located about 220 feet northwesterly along said Sabattus Road from the easterlymost corner of land of said Muriel E. Pratt; thence South 65° 42' 23" West a distance of 412 feet, more or less, to a 3/4 inch diameter rebar set in the ground; thence North 40° 21' 45" West a distance of 220 feet, more or less, to a 3/4 inch diameter rebar set in the ground; thence North 65° 42' 23" East a distance of 412 feet, more or less, to a 3/4 inch diameter rebar set in the ground on the southwesterly side of said Sabattus Road; thence South 40° 21' 45" East along the southwesterly side of said Sabattus Road a distance of 220 feet, more or less, to the bound begun at; containing 2 acres, more or less. The above parcel is bounded on its southeasterly, southwesterly and northwesterly sides by remaining land of the said Muriel E. Pratt. The courses set forth above are based on magnetic north as of 1989.

OXFORD WEST DIST. REGISTRY
91 AUG 27 PM 2:50
Jean Watson
REGISTER

MAINE REAL ESTATE
TRANSFER TAX PAID

WITNESS my hand and seal this 27th day of August, 1991.

Witness

Muriel E. Pratt
Muriel E. Pratt

STATE OF MAINE
OXFORD, ss.

August 27, 1991

Personally appeared Muriel E. Pratt and acknowledged the foregoing instrument to be her free act and deed,

Before me, Carol A. Kelly
Notary Public

Print or type name of Notary Public: CAROL A. KELLY
My commission exp. 4/10/93

CAROL A. KELLY NOTARY PUBLIC MAINE

BOOK 321 PAGE 70

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BOOK 321 PAGE 70

Receipt # 249454

Bk 5896 PG 207
09/19/2025 02:53:21 PM
Pages 2
PROBATE

Instr # 25-12152
Cherri L Crockett Register of Deeds OXFORD COUNTY

SEAL

N-121
(Rev. 07/01/19)
Page 1 of 2

STATE OF MAINE

(Seal of Court)

OXFORD COUNTY PROBATE COURT DOCKET NO. 2025-0366

Estate of John Douglas Logan
Decedent

CERTIFICATE AND ABSTRACT[1]

To the Register of Deeds of Oxford County.

An Estate has been opened in this Court for the above-named Decedent. The following facts apply to this Estate according to the probated Will or the Petition or Application upon which an appointment was made or both.

Date of Decedent's death: April 27, 2025

1. Did Decedent leave a Will? ☑ YES ☐ NO
2. If item one is YES, Will was probated: ☐ FORMALLY ☑ INFORMALLY
3. If item one is YES, date of most recent probate of this Will was: 09/19/2025
4. If item 2 is answered FORMALLY, was there a previous informal probate of the same Will? ☐ YES ☐ NO
5. If the Will was previously probated informally, was that informal probate certified to the Register of Deeds of the County to which this certificate is directed? ☐ YES ☐ NO
6. Has a Petition for Elective Share been filed? (If YES, attach copy) ☐ YES ☑ NO
7. Has a Personal Representative been appointed? ☑ YES ☐ NO
8. If item 7 is YES, date of appointment was: 09/19/2025
9. If item 7 is YES, appointment was ☐ FORMAL ☑ INFORMAL
10. If item 7 is YES, give name and address of Personal Representative.

Travis R. Moore 1250 Main Street, Lovell, Maine 04051

11. Insert here a true copy of so much of the Decedent's Will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the Will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which the Decedent owned real estate.

Lovell, Maine....SECOND:....C. I give and bequeath all the rest, residue and remainder thereof to TRAVIS MOORE....

12. Following is a list of Heirs or of all persons who are or may be Devisees of real estate. (List heirs only when there is no probated Will. If there is a probated Will, list Devisees of real estate.)

Travis R. Moore

13. I certify that the foregoing statements are accurate so far as they may be determined from the Will or the Petition or Application upon which the appointment was made.

Dated: September 19, 2025

Jennifer M. Dilworth

Register of Probate Jennifer M. Dilworth

SEAL

Certified a true copy
[1] 18-C M.R.S. § 1-504

MARP

Receipt # 249454

Bk 5896 PG 207
09/19/2025 02:53:21 PM
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PROBATE

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N-121
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SEAL

Certified a true copy
[1] 18-C M.R.S. § 1-504

MARP

Property Card: **221 SABATTUS TRAIL ROAD (654-1)**

Lovell, ME



Parcel ID: R09-022

Owner: ESTATE OF JOHN LOGAN
Co-Owner:
Mailing Address: C/O TRAVIS MOORE
LOVELL, ME 04051

Acreage: 2
Exemption Amount: $0
Last Year's Land Billing Value: $35,000
Last Year's Building Billing Value: $25,800
Last Year's Total Billing Value: $60,800
Net Assessment: $60,800

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Lovell, 221 Sabattus Trail Rd

Maine, AC +/-



Boundary

Lovell, 221 Sabattus Trail Rd

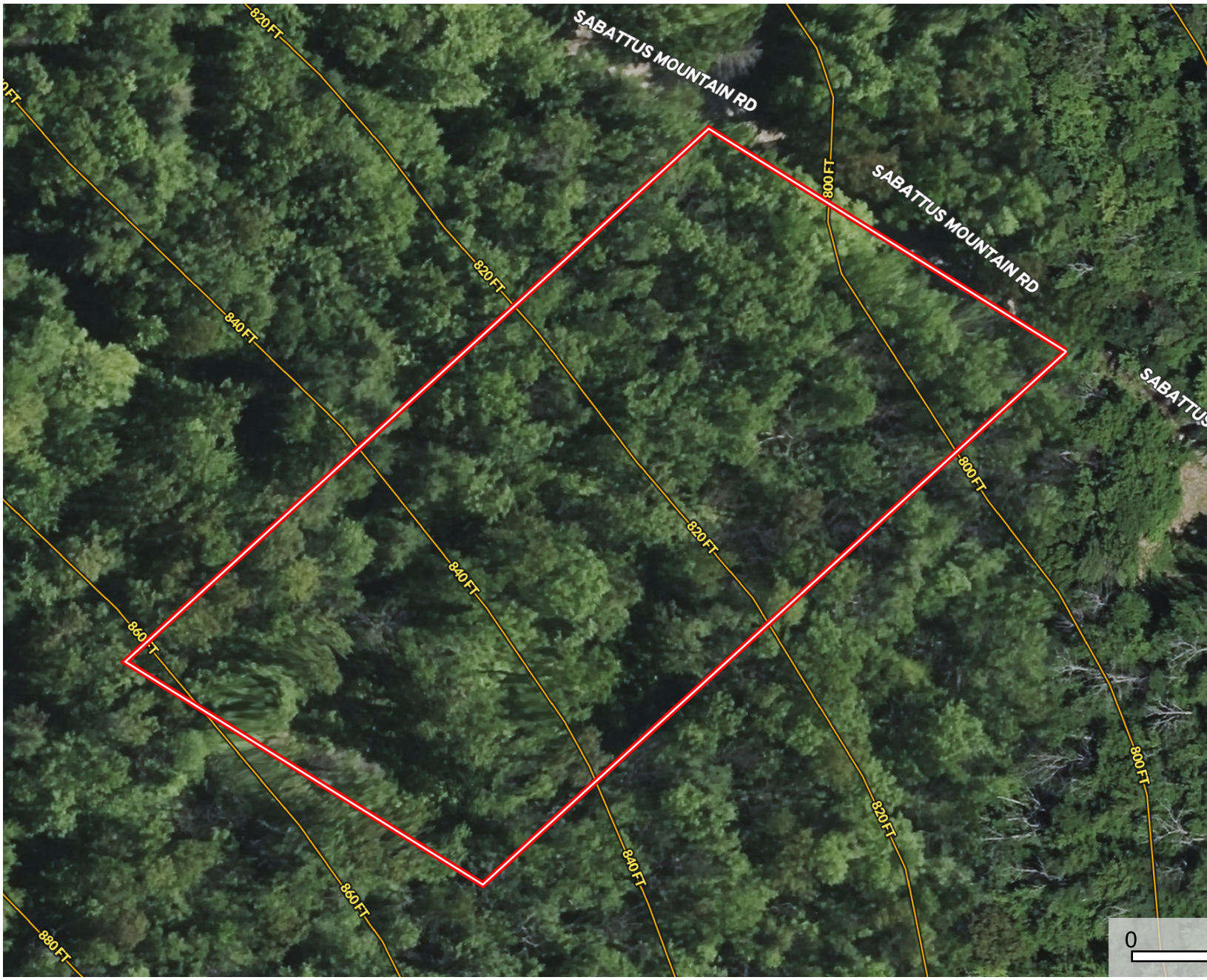
Maine, AC +/-



Boundary

Lovell, 221 Sabattus Trail Rd

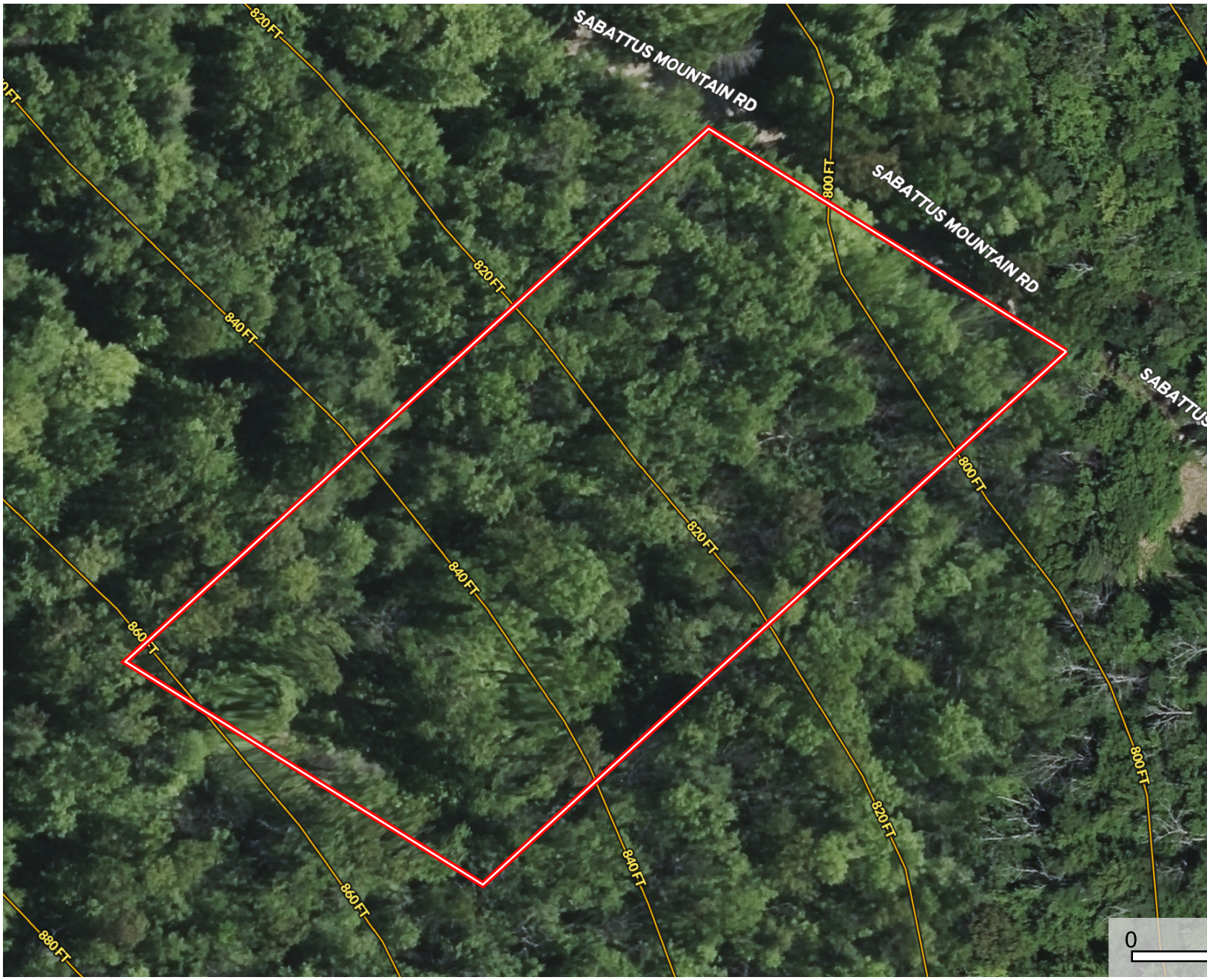
Maine, AC +/-



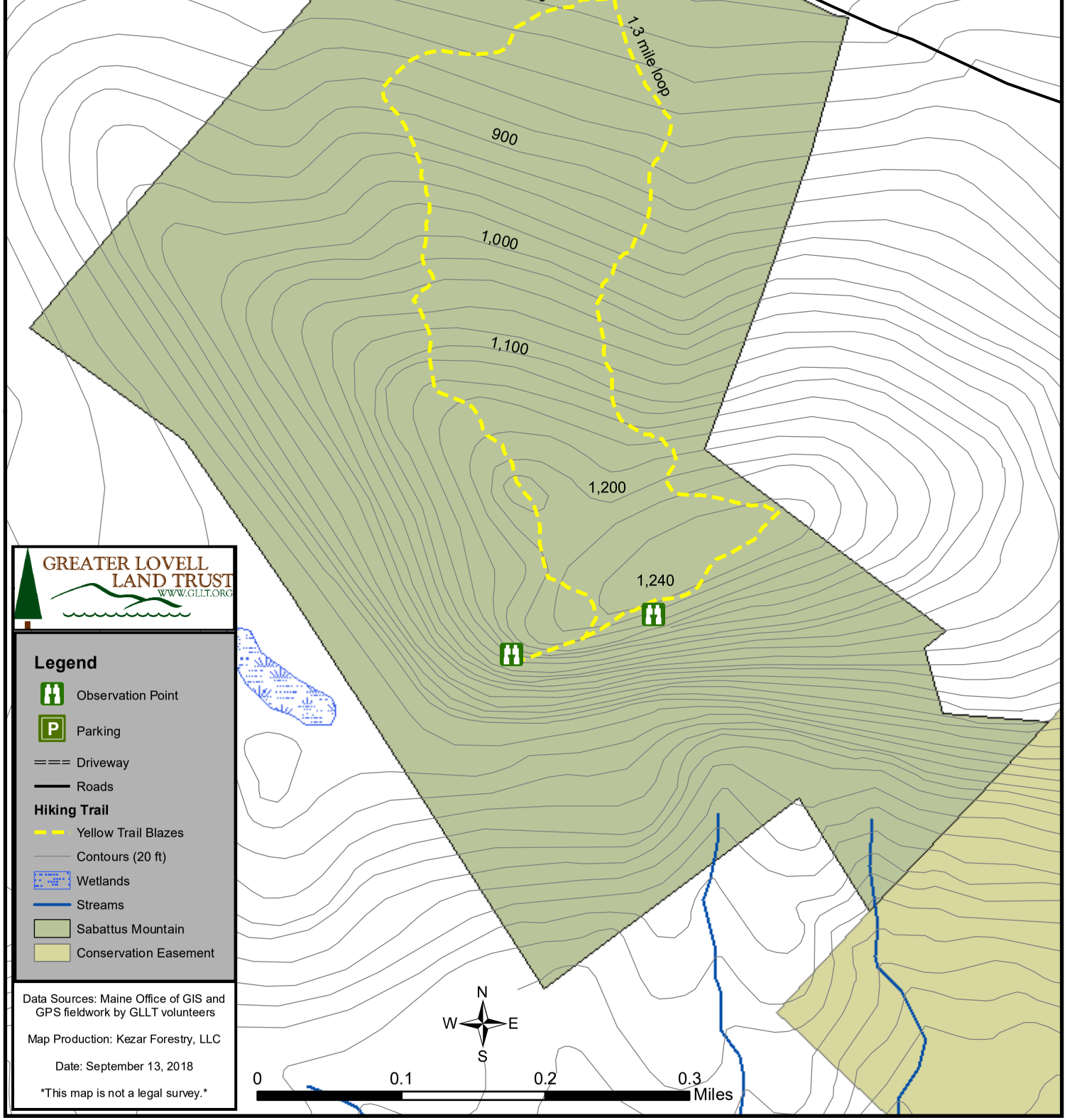
Boundary

Lovell, 221 Sabattus Trail Rd

Maine, AC +/-



Boundary


1.3 mile loop
900
1,000
1,100
1,200
1,240
GREATER LOVELL LAND TRUST
WWW.GLLT.ORG
Legend
Observation Point
Parking
Driveway
Roads
Hiking Trail
Yellow Trail Blazes
Contours (20 ft)
Wetlands
Streams
Sabattus Mountain
Conservation Easement
Data Sources: Maine Office of GIS and GPS fieldwork by GLLT volunteers
Map Production: Kezar Forestry, LLC
Date: September 13, 2018
This map is not a legal survey.
N
W
E
S
0
0.1
0.2
0.3
Miles

The Property:

The Greater Lovell Land Trust and the State of Maine Bureau of Parks and Lands cooperatively manage this 177 acre parcel which was made possible by several Lands for Maine's Future grants. The GLLT maintains the hiking trail on the property.

The well marked 1.3 mile loop trail begins from the parking lot then the trail splits a short distance into the woods. Either path will lead to the summit of 1,253-foot Sabattus Mountain. The trail traverses through a mixed growth forest with some moderate climbs over a few sections of exposed roots and ledge. Closer to the summit, the trail becomes less steep and winds through a hemlock/pine growth forest. The trail down follows a similar route down the opposite side of the mountain.

Once at the summit, the southwest side provides several overlooks along immense cliffs that provide outstanding views with several memorial benches. At the summit, one can see Keyes Pond, Kezar Lake, the ski trails of Shawnee Peak (on Pleasant Mountain), and the White Mountains of New Hampshire. The overlooks also provide an excellent area to view the spectacular fall colors with sweeping views of the surrounding country side. Much of the view is protected through conservation easements, and the efforts of the GLLT and other area land trusts.

While walking the trails, look for a variety of plants, trees, and other wildlife. Several geological features and forest changes can be observed while hiking along the trail.

Sabattus Mountain is open to public use for these activities:

- Hiking
- Hunting in season
- Snowshoeing
- Skiing and Snowboarding

Please use the land responsibly, leaving it just as you found it so that others may enjoy it as well.

Not allowed:

- Motorized vehicles
- Cutting and removal of vegetation
- Camping and campfires

About Us:

Our mission...

...to protect the ecosystems of the Kezar Lake, Kezar River, & Cold River watersheds, for the benefit of the natural and human communities today and as a legacy for the future.

We are a private, non-profit organization of local volunteers and fellow conservationists, protecting our region's lands and waters in the public interest. We welcome new members and contributions for land purchases, property easements, and volunteers for current projects. Please join us.

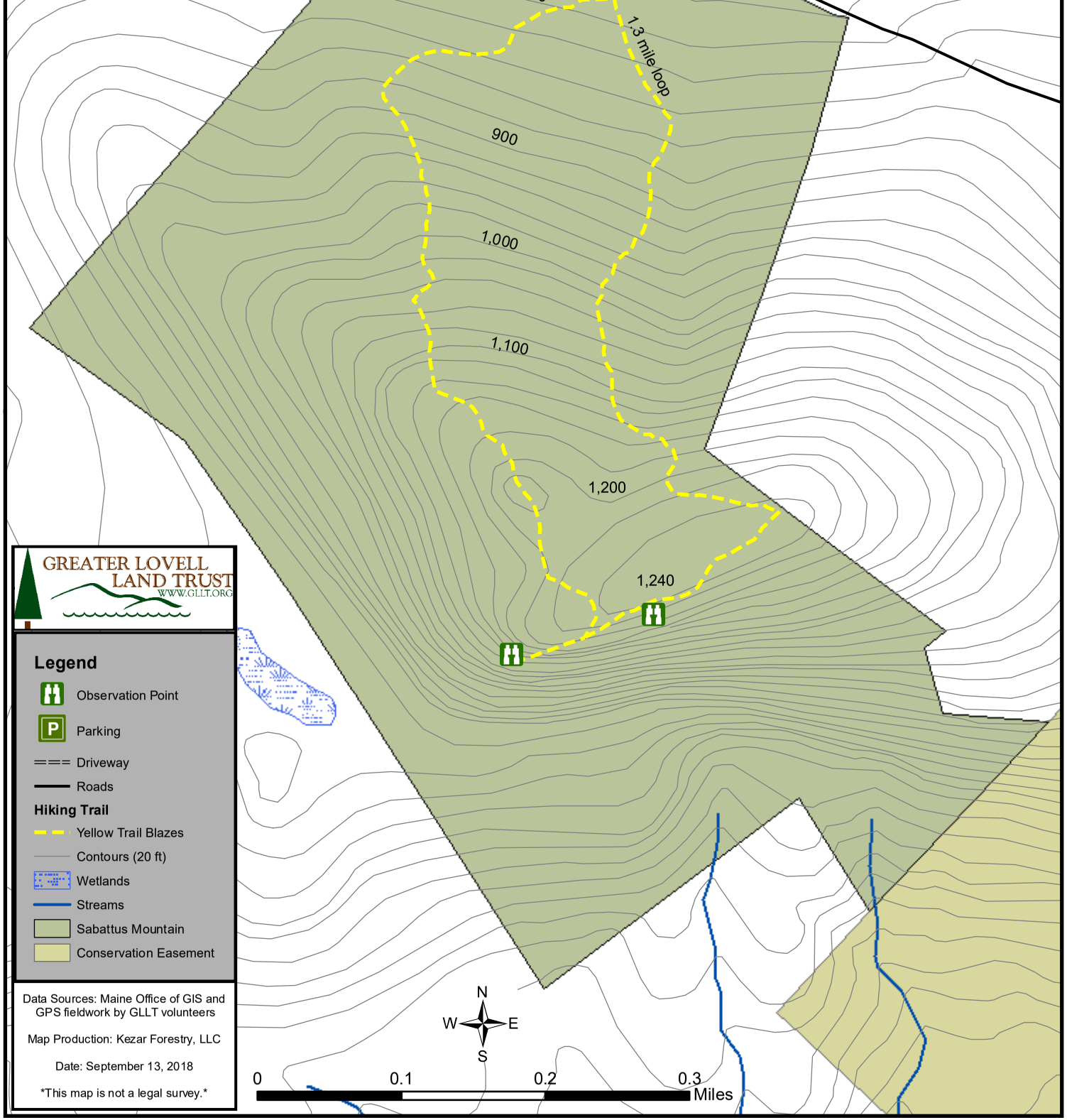
We look forward to welcoming you as a member!

- *www.gllt.org*
- *info@gllt.org*
- 207.925.1056
- 208 Main St. Lovell, Maine 04051

Sabat

GR




1.3 mile loop
900
1,000
1,100
1,200
1,240
GREATER LOVELL LAND TRUST
WWW.GLLT.ORG
Legend
Observation Point
Parking
Driveway
Roads
Hiking Trail
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- *info@gllt.org*
- 207.925.1056
- 208 Main St. Lovell, Maine 04051

Sabat

GR

