



ACTIVE · SET PRICE

Fryeburg, P/O Map 20 Lot 19 Elkins Brook -117 acres

± 117 Acres | Oxford County | Maine | Near Fryeburg

±117 acre parcel on Kezar Pond & Elkins Brook

PRICE	PRICE / ACRE	ACREAGE
\$399,900	\$3,418	± 117

PROPERTY OVERVIEW

Discover a rare opportunity to own 117± acres in the heart of Western Maine, offering exceptional privacy, natural beauty, and recreational potential. Enrolled in Maine's Tree Growth program, the property features mature softwood stands and approximately 40 acres of wetlands and marsh, with frontage on both Kezar Pond (approx 750') and Elkins Brook (approx 8,800'). Kezar Pond is a quiet, sparsely developed 1,851-acre shallow pond with limited public access and beautiful views toward New Hampshire's Presidential Range. The pond and surrounding wetlands provide valuable habitat for waterfowl, wading birds, deer, turkey, bear, and the occasional moose, while warm-water fishing includes largemouth bass, chain pickerel, and white and yellow perch. Nearby power adds to the possibilities for a se...

PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	Gravel Road
WATER FEATURES	VIEWS
Creeks / Streams · Marsh · Lake Front	Timber · Marsh · Lake

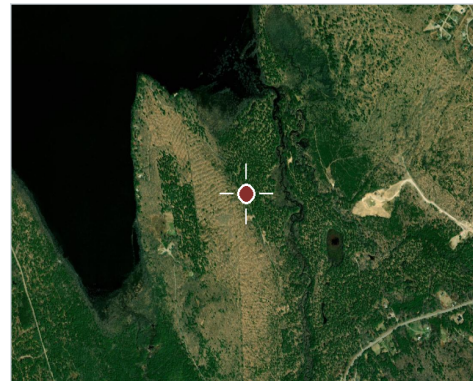
COUNTY TAX PARCEL IDS

Part of Map 20 Lot 19

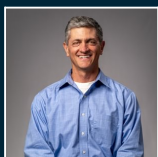
DOCUMENTS INCLUDED

Aerial/Topo Map · Tax map · Protection zones map · Disclosure · Description of Ownership · FEMA Map · Soils Map · 2025 Tax Commitment · Tree Growth Application · State of Maine description of Kezar Pond · Lakes Environmental Association description of Kezar Pond

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

Fryeburg, P/O Map 20 Lot 19 Elkins Brook -117 acres · Oxford County · Maine · Near Fryeburg

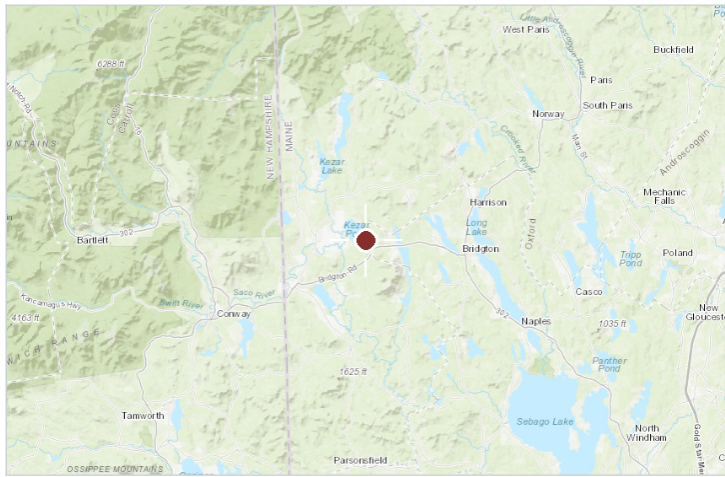


Location & Access

Fryeburg, P/O Map 20 Lot 19 Elkins Brook -117 acres · Oxford County · Maine · Near Fryeburg



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
Fryeburg

APPROXIMATE CENTRE
44.07102, -70.86467

COUNTY TAX PARCEL IDS
Part of Map 20 Lot 19

INTERACTIVE MAP



<https://id.land/maps/dfe2b159d19b0b5ee6dc7e09e39f9767/share>

Fryeburg, Hastings Carter Hill NEW
Oxford County, Maine, AC +/-



 Boundary

PROPERTY LOCATED AT: P/O Map 20 Lot 19 Carter Hill - Elkins Brook, Fryeburg, ME 04037

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: _____~~

Source of information: Sellers

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: Sellers have no knowledge any hazardous materials currently or previously existing.

Source of information: Sellers

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

Buyer Initials _____

Page 1 of 4

Seller Initials DH _____

PROPERTY LOCATED AT: P/O Map 20 Lot 19 Carter Hill - Elkins Brook, Fryeburg, ME 04037

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: The deed of transfer will confirm the ROW over Carter Hill Road as it passes over the separate lands of various of the Sellers to the extent it crosses

Source of information: Seller

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? Lot owners

Road Association Name (if known): NA

Source of information: Sellers

SECTION III — FLOOD HAZARD

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: NA

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

If Yes, explain: NA - Land Only

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

If Yes, explain: NA - Land Only

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

Buyer Initials _____

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Seller Initials

DH

PROPERTY LOCATED AT: P/O Map 20 Lot 19 Carter Hill - Elkins Brook, Fryeburg, ME 04037

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?

Zone AE

Relevant Panel Number: 23017C1355D Year: 2009 (Attach a copy)

Comments: See Map

Source of Section III information: Seller/FEMA Flood Map

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Shoreland Zoning/Resource Protection on Kezar Pond/ Inland Waterfowl & Wading Bird Habitat

Source of information: Seller/Town Records

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

If Yes, explain: NA

Source of information: Seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: 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: Seller

Additional Information: Vacant Land. Tree Growth Forest Management Plan is for the entirety of Map

Continued... See Addendum additional information 1

Buyer Initials _____

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Seller Initials DH

PROPERTY LOCATED AT: P/O Map 20 Lot 19 Carter Hill - Elkins Brook, Fryeburg, ME 04037

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.

 David Hastings 08/28/2026
SELLER DATE SELLER DATE
Hastings & Hastings

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

ADDENDUM

PROPERTY: **P/O Map 20 Lot 19 Carter Hill - Elkins Brook, Fryeburg, ME 04037**

1) additional information

20, Lot 19, consisting of approximately 182 acres. The subject property, consisting of approximately 117 acres, is a portion of Map 20, Lot 19. Following the transaction, the Buyer will be responsible for revising the applicable Tree Growth Forest Management Plan and related Tree Growth documentation to reflect the acreage and boundaries of the property being conveyed.

Date: _____

Date: _____

Signature _____

Signature _____

Date: 08/28/2026 _____

Date: _____

 *David Hastings*
Signature _____

Signature _____

Addendum

Hastings and Hastings – Carter Hill Lot – Fryeburg, Maine

Fryeburg Tax Map 20 Lot 19

The owners are, **DAVID R. HASTINGS III**, of 955, Main Street, Fryeburg, ME 04037 owner of a 1/4 interest, **STEPHANIE REED HASTINGS, as TRUSTEE of the P & S HASTINGS REVOCABLE TRUST**, PO Box 6, Fryeburg, ME 04037 owner of a 1/8 interest, both of Fryeburg, Maine 04037 and **PETER G. HASTINGS II**, of 40 Carroll Street, Falmouth, Maine 04105, owner of a 1/8 interest **THOMAS W. HASTINGS** of 420 S. Moss Road, Winter Springs, Florida 33707, **ELLEN H. ZELMAN** of 157 Spring Chase Circle, Altamonte Springs, Florida 32714, **JOHN M. HASTINGS** of 100 Portland Street, Apt F, Fryeburg, Maine 04037 and **JANE H. ROSENBERG** of 5850 Central Ave., Apt. 528, Westminster, Colorado 80026, each the owner of a 1/8 interest,

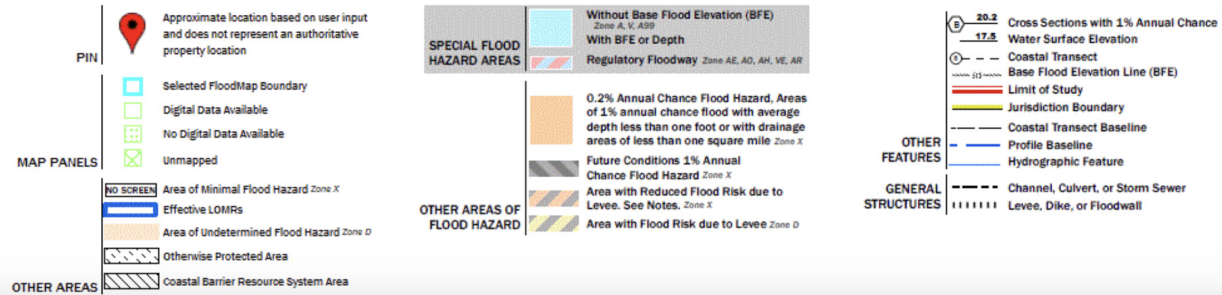
The Carter Hill Lot is located on the southerly shore of Lower Kezar Pond in Fryeburg, Maine and is accessed from Route 302 in East Fryeburg by way of the Carter Hill Road which leads to and through the Carter Hill Lot.

The Carter Hill Lot is made up of the following parcels conveyed to Hugh W. Hastings II, David R. Hastings II and Peter G. Hastings:

1. A lot identified as the Carter Hill Lot/McIntire Lot conveyed by Lawrence M. Gray by deed dated September 5, 1972 and recorded in the Oxford Count Registry of Deeds at Book W209, Page 499, at the bottom of that page. This lot is shown on a plan prepared by Lawrence M. Gray for himself in 1943 and recorded in said Registry at Plan Book W2, Page 7. The deed describes it as the upland behind the meadow conveyed in the next deed and says it contains 125 acres, more or less. The line dividing this lot from the adjacent land now or formerly of Goddu, and now or formerly of Ives at the northwesterly corner of the land shown on the Lawrence Gray plan was re-surveyed in 2005 by Bliss & Associates on a plan for Allison, Webb and Ives recorded at Plan Book W16, Page 13 which places the common boundary line between those properties in a slightly different location. It is believed that the Bliss plan is accurate.
2. A second deed from Lawrence M. Gray, also dated September 5, 1972, and recorded at Book 209, Page 499 at the top of that page conveying meadow land adjoining the northerly line of the Carter Hill/McIntire lot described above between Elkins Brook to the east and the Ives property to the west.
3. A small parcel of meadow land near Elkins Brook conveyed by Francis G. Buzzell and James C. Buzzell by deed dated January 15, 1976 and recorded at Book W222, Page 365.
4. The portion of the lot conveyed by Helen M. Leadbeater by deed dated September 20, 1968 and recorded at Book W196, Page 573 that lies westerly of Elkins Brook. Elkins Brook is the town line between Fryeburg and Bridgton in this area. The portion of the

Smith lot included in the Hastings Carter Hill Lot is bounded on the west by the above land conveyed by Lawrence M. Gray, on the east by Elkins Brook and on the south by a separate parcel owned by Thomas Hastings, John Hastings, Ellen Zelman and Jane Rosenberg.

The above lot was conveyed to Hugh W. Hastings II, Norene M. Hastings, David R. Hastings II, Doris M. Hastings, Peter G. Hastings and Anne A. Hastings by Hugh W. Hastings II et al dated December 27, 1984 and recorded in said Registry at Book 265, Page 913 as Parcels 7, 9, 10 and 11. Stephanie Reed Hastings, Trustee of the P & S Hastings Revocable Trust, acquired a one-eighth interest by deed of Peter G. Hastings dated November 8, 2021, and recorded in said Registry at Book 5561, Page 668 as parcels 48, 49, 50 and 51.. Peter G. Hastings II acquired a 1/8th interest by deed of Peter G. Hastings dated March 31, 1999 and recorded in said Registry at Book 393, Page 587 in Item A. Thomas W. Hastings, Ellen H. Zelman, John M. Hastings and Jane H. Rosenberg each acquired a 1/8th interest by deed from Hugh W. Hastings II and Norene M. Hastings, one dated March 28, 1991 as Items 7, 9, 0 and 11. and recorded in said Registry at Book 317, Page 388. Page 861. David R. Hastings III acquired a 1/4 interest by Deed of Distribution from the Estates of David R. Hastings II and Doris M. Hastings dated January 6, 2015 and recorded in said Registry at Book 630, Page 794 as Items 49, 50, 51 and 52



Fryeburg, Hastings Carter Hill NEW
Oxford County, Maine, AC +/-



Boundary

8. **TOTAL AREA OF PARCEL** (Add 5d, 6d and 7i) 8. 182

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.

Signature of Owner/Authorized Agent*

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: Kevin Frankhauser

Forester license number: FI#4076 Forester telephone number: 207-256-0847

Date plan prepared: 3/30/20 Date plan expires: 3/30/30 Date parcel inspected: 1/8/20

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

Date

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

Assessor's Signature

Date

APPLICATION OF MAINE TREE GROWTH TAX LAW PROGRAM

GENERAL INSTRUCTIONS

See 36 M.R.S. §§ 571-584-A and Property Tax Bulletin No. 19 for more information about the Maine Tree Growth Tax Law. If additional space is required to complete any line on this application, attach a separate sheet with the name or names of the land owners at the top. Specify the line to which the information applies. A land classification map showing the location of each particular area according to the land use and forest type on the parcel must be included with your completed schedule for classification of land as forest land. If you own one or more parcels of Tree Growth classified land in Maine that in the aggregate total more than 500 acres, you must annually report and pay the Commercial Forestry Excise Tax to the Property Tax Division. If you need assistance, please contact the Property Tax Division at:

Property Tax Division
Maine Revenue Services
P.O. Box 9106
Augusta, Maine 04332-9106
Telephone: (207) 624-5600
Email: prop.tax@maine.gov
www.maine.gov/revenue/propertytax

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SPECIFIC INSTRUCTIONS

Lines 1 and 2. Enter the name, address and telephone number of the owner. If there is more than one owner, enter "multiple owners" on line 1. If an authorized agent represents the owner or owners, line 1 should show "(name of agent), authorized agent for (name of owner)," and line 2 should show the address and telephone number of the authorized agent.

If the owner/s names are not included on the application/schedule, attach a separate sheet listing the name, address, telephone number and respective interest of each owner (for example, "joint tenant," or 1/10 in common and undivided).

Line 3. Enter the municipality or township and the county where the parcel is located. For parcels that are in more than one municipality or township, you must file a separate application with each municipality or township, attaching copies of all other applications for the parcel.

Line 4. Enter the location of the parcel using the description on the assessment records or the most recent tax bill. Where this description is not readily available, reference to the recorded deed (ex. Book 231, Page 16, Kennebec Registry) can be substituted.

Line 5. Enter the total acreage of each forest type in the parcel. "Softwood type" means forests in which pine, spruce, fir, hemlock, cedar, and larch, singularly or in combination, comprise 75% or more of the stocking. "Mixed wood type" means forests in which neither hardwoods nor softwoods comprise 75% of the stand but are a combination of both. "Hardwood type" means forests in which maple, birch, beech, oak, elm, basswood, poplar, and ash, singularly or in combination, comprise 75% or more of the stocking.

Line 6. Enter the total acreage, by type, of land unsuitable for commercial forest production.

Line 7. Enter the total acreage, by type, of land not used primarily for commercial forest production.

Building area means the area used for an existing building or reserved for future development. For initial applications submitted on or after August 1, 2012, additional restrictions apply for shoreland areas. See Bulletin No. 19 for shoreland structure exclusion.

Fields means an area that is open field area.

Gravel Pits means an area that is either an active or inactive gravel pit.

Transmission line or pipeline right-of-way area means an area that is used for transmission line or pipeline by utility supply companies such as Central Maine Power or Emera.

Class I roads means two-lane roads that include culverts, ditching, and gravel base. These are roads built for public driving.

Class II roads means roads with no ditching and where little gravel is added for possibility. Class II roads may be one- or two-lane, but not maintained as well as Class I roads.

Agricultural area means land used for farming of items such as blueberries, potatoes, or cranberries.

Other areas means an area not used primarily for commercial forest production that does not fall into one of the other categories. Examples of acreage to enter on this line include quarry or mining areas. Enter a specific description of the area.

Line 8. Enter the total of lines 5d, 6d, and 7i. This should equal the total acreage of the parcel covered by this application.

Line 9. Select the description that best describes your application for Tree Growth classification. If this is an initial application for classification for parcel, the application must be filed by April 1 for classification in the same year. If the property was transferred to you, this application must be filed within one year of the transfer.

Line 10. If there are any improvements on the parcel like a house or a barn, check the "Yes" box. Otherwise, check "No."

Line 11. The landowner must sign and date the sworn statement and attestation. **A new owner of classified land or a person owning timber rights may not harvest or authorize the harvest of forest products for commercial use until a forest management and harvest plan is filed with the assessors.**

FORESTER SECTION

This section must be completed by the forester who has inspected the parcel included in this application.

If the landowner is recertifying classified land pursuant to an existing plan following a periodic compliance review, the forester must determine that the parcel is in compliance with the plan specifications following each ten-year land inspection to decide if owner has sufficiently conformed to the applicable written forest management and harvest plan. The forester should supply updates to the plan, as appropriate, to ensure the owner can carry out accepted forest management practices for at least the ten-year period following inspection.

Foresters must enter their name, license and telephone numbers, the date the forest management and harvest plan was prepared, the date the plan expires, and the date the forester inspected the parcel. The forester must check the appropriate box, sign and date the application if a plan is being adopted by a new owner or the plan is being recertified.

KEZAR POND

Fryeburg Twp., Oxford Co.
U.S.G.S. Fryeburg, Me. (7.5')

Fishes

Smallmouth bass	Fallfish (chub)
Largemouth bass	White sucker
White perch	Hornpout (bullhead)
Yellow perch	Burbot (cusk)
Chain pickerel	Pumpkinseed sunfish
Minnows	
Golden Shiners	

Physical Characteristics

Area - 1299 acres (fluctuates)	Temperatures:
	Surface - 79°F
Maximum depth - 12 feet	8 feet - 73°F

Principal fisheries: Largemouth bass, chain pickerel, white perch, yellow perch

Kezar Pond is a large, shallow, and weedy body of water that provides excellent habitat for warmwater fish species. The pond is equal in elevation to the Saco River and the water level can fluctuate +/- 10 feet. This changing water level also causes the pond size to vary. The shorelines are sparsely developed and the pond offers panoramic mountain views of New Hampshire's Presidential Range.

This water is extremely productive for warmwater fish species. Chain pickerel, yellow perch, and white perch are abundant and of relatively good size quality. Kezar Pond provides excellent growth opportunities for largemouth bass and trophy largemouths are commonly caught. However, the high

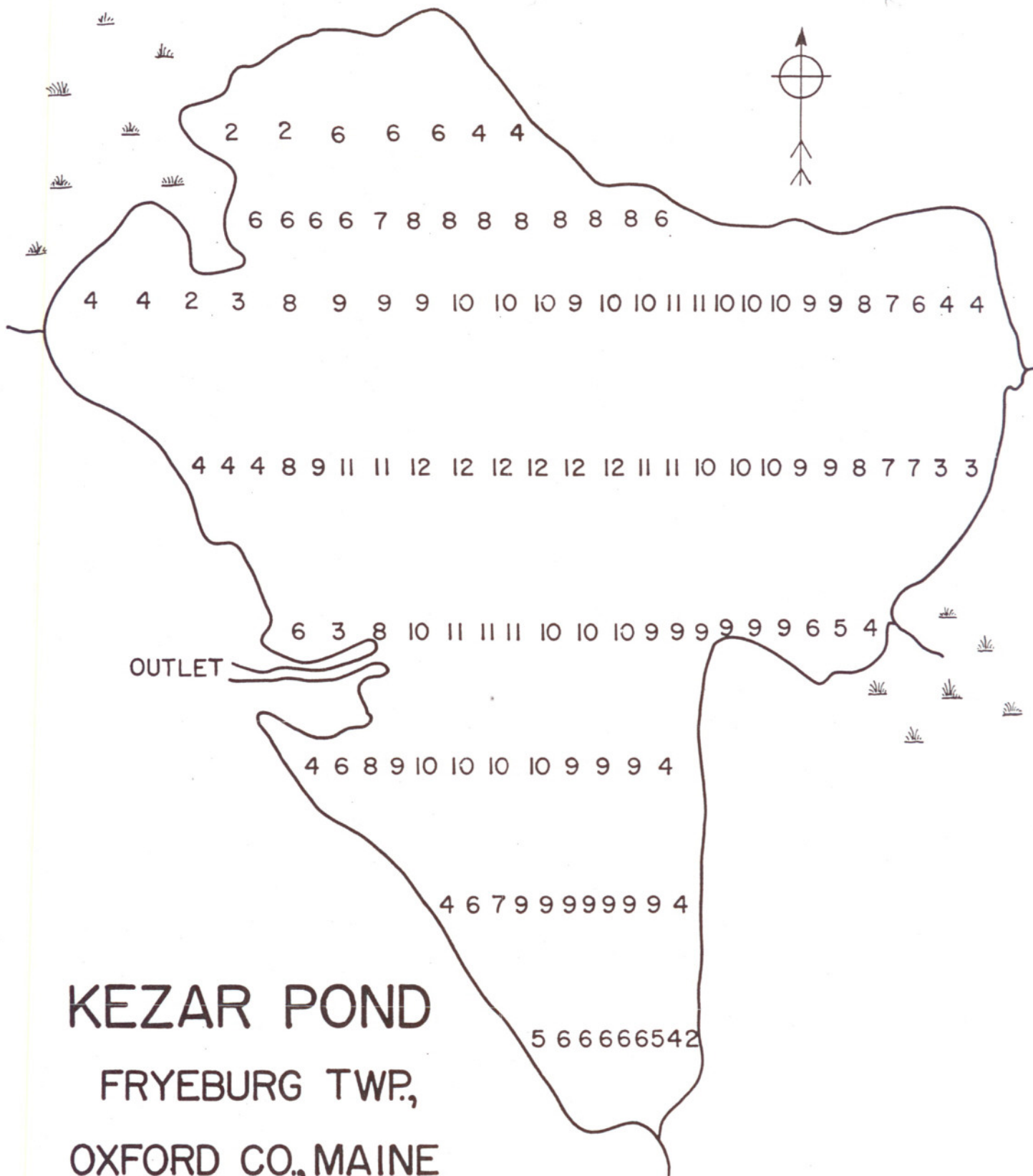
number of predators limits their abundance. Anglers fish this water due to difficulty, but summer and winter fishing typically have good action.

Cusk were discovered in the late 1980s. It is unknown if they were illegally introduced. It remains to be seen whether or not a cusk fishery will develop.

Access for car-top boats and canoeing is available from Hemlock Bridge Road at the old cove. The pond can be reached by following the road upstream for approximately one mile.

Surveyed - August 1961
(Revised - 1998)
Maine Department of Inland Fisheries and Wildlife
Funded in part by the Federal Aid in Wildlife Restoration Act under
Federal Project F-28-P

L9709A



KEZAR POND
FRYEBURG TWP.,
OXFORD CO., MAINE

