



ACTIVE · SET PRICE

Auburn, 265 Sopers Mill Road - 56 acres

± 56 Acres | Androscoggin County | Maine | Near Auburn

56± Acres of Fields, Forest & Brook Frontage in Auburn

PRICE	PRICE / ACRE	ACREAGE
\$375,000	\$6,696	± 56

PROPERTY OVERVIEW

Offered for the first time in generations, this unique 58.61± tax-acre property in Auburn has been owned by the same family since the 1920s and presents an exceptional opportunity to create something special. Approximately 10 acres of beautifully maintained rolling fields produce highly regarded Timothy and Clover hay, while the balance of the property consists of forest, open areas, and the scenic Sopers Mill Brook. The year-round brook meanders through the property for more than 3,500 feet, featuring peaceful stretches of water, ledge outcrops, and open areas along its banks. Trails cross the property making easy access. Adding to the property's history, an old mill and blacksmith shop were once located along the brook. With approximately 1,000 feet of frontage on paved, town-maintained...

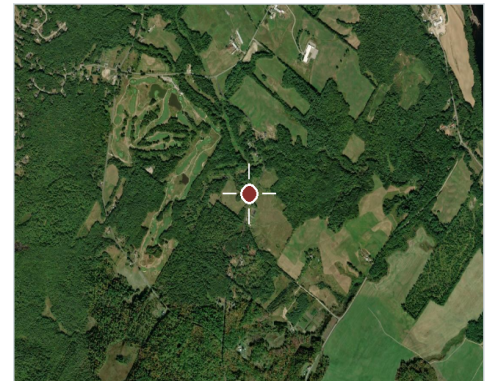
PROPERTY DETAILS

TYPE	ACCESS
Agriculture / Farmland (Fields)	Legal Access · Paved Road
WATER FEATURES	VIEWS
Creeks / Streams	Pastureland · Timber
IMPROVEMENTS	COUNTY TAX PARCEL IDS
Roads	113-021

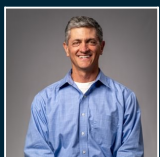
DOCUMENTS INCLUDED

Deed · Disclosure · FEMA Map · Aerial Photo with tax map boundaries · Soil map · Wetland map · Topo Map · Tax Commitment · Tax Map

LOCATION



Androscoggin County, Maine



John Colannino

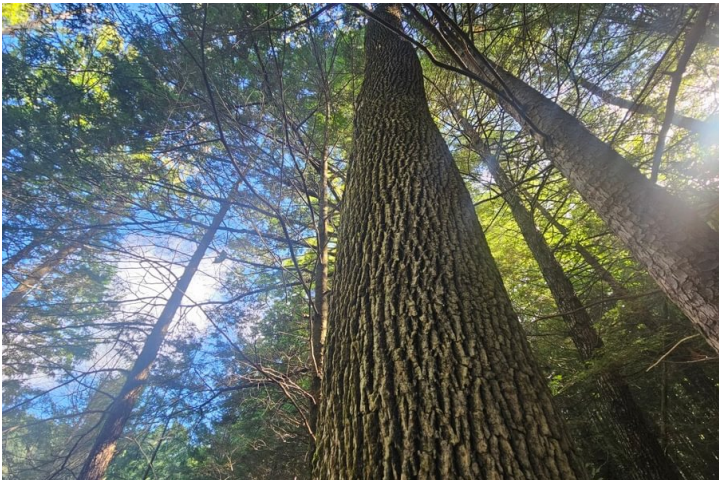
Northeast Broker, ME, NH
O: 207.817.9079 C: 207.266.7355
John.Colannino@afmforest.com
Principal Broker: Becky Colannino (Maine)
Co-Listing: Becky Colannino · 207.745.5230

SCAN TO VIEW



Property Photos

Auburn, 265 Sopers Mill Road - 56 acres · Androscoggin County · Maine · Near Auburn



Location & Access

Auburn, 265 Sopers Mill Road - 56 acres · Androscoggin County · Maine · Near Auburn



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



Regional locator

COUNTY & STATE
Androscoggin County, Maine

NEAREST CITY
Auburn

APPROXIMATE CENTRE
44.03198, -70.20966

COUNTY TAX PARCEL IDS
113-021

INTERACTIVE MAP



<https://id.land/maps/9e6601e479c5972593200a5a06059112/share>

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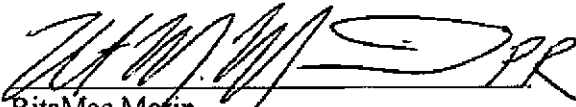
N O T
DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

O F F I C I A L

O F F I C I A L

RitaMae Morin of 3 Fortuna Drive, Lewiston, Maine 04240, duly appointed and acting personal representative of the **Estate of Theresa M. Caron**, late of Auburn, Maine, deceased, whose will was duly admitted to probate in the Probate Court for Androscoggin County, Maine, by the powers conferred by law, and every other power, in distribution of the estate, grants to **RitaMae Morin** of 3 Fortuna Drive, Lewiston, Maine 04240, being the person entitled to distribution, the real property in the City of Auburn, County of Androscoggin, and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

Dated this 24th day of May, 2024.


RitaMae Morin
Personal Representative of the
Estate of Theresa M. Caron

State of Maine
County of Androscoggin

This record was acknowledged before me on May 24, 2024, by RitaMae Morin as Personal Representative of the Estate of Theresa M. Caron.


Signature of notarial officer

Stamp or printed name

BILLIE JO GAMMON
Notary Public, State of Maine
My Commission Expires Dec. 13, 2030

Title of office

My commission expires: _____

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EXHIBIT A

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Certain lots or parcels of land with the buildings thereon, situated in the City of Auburn, County of Androscoggin, and State of Maine, more particularly bounded and described as follows:

PARCEL 1:

Beginning at the most westerly corner of a farm now or formerly owned by John Penly, formerly owned by James Vikery, deceased; thence running southwesterly by land now or formerly of Theophilus Libby to the Mill Road; thence by the Mill Road and land conveyed by John Penly to land now or formerly of Sam Stinchfield Jr. and Abner Waterhouse, and southeasterly to land now or formerly of Mark Leach; thence northeasterly by said Leach's land to said Penly's farm, formerly owned by James Vickery, deceased; thence northwesterly by said Vickery farm to the bounds begun at.

Subject to the reserved rights described in the deed from Ebner H. Parker, Sarah Francis Parker, Rufus P. Parker, Jessie G. Parker, George W. Parker and Bessie Parker to Lillian E. Garcelon dated June 6, 1904, and recorded in the Androscoggin County Registry of Deeds in Book 204, Page 269.

Excepting from the above-described parcel of land the following portion:

Beginning on the easterly side of the Sopers Mill Road so called at a stake near an elm tree; thence easterly to an apple tree; thence southerly to a stake and stones; thence westerly in a course perpendicular to said Sopers Mill Road to land now or formerly of one Cox; thence northerly by said Cox's land and said road to the point of beginning.

Meaning and intending to describe the premises conveyed by Lillian E. Garcelon to Pierre Caron (also referred to as Pierre Carron) by deed dated June 28, 1924, and recorded in the Androscoggin County Registry of Deeds in Book 346, Page 105.

PARCEL 2:

Beginning at the same point at which the description was begun of certain real estate conveyed by Samuel Stinchfield to Nathaniel Cobb, in the deed of said Stinchfield to said Cobb dated April 1, 1857, and recorded in the Androscoggin County Registry of Deeds in Book 17, Page 288, of which real estate the premises herein granted are part and parcel; thence in a westerly direction by land now or formerly of John P. Garcelon to an apple tree; thence same course by said Garcelon's land to a bunch of spotted hemlocks; thence same course to the southeasterly

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corner of lot occupied by the stable as described in deed of A. M. Henderson and Ada C. Garcelon to Edmund H. Soper dated August 4, 1919; thence southwesterly by the southerly line of said lot occupied by the stable as aforesaid and as described in said deed to the Mill Road; thence by said road southerly in a curved line to the southwesterly corner of lot described in said deed from Stinchfield to Cobb, being a point on the southerly side of said road in a line of the northeasterly boundary of land now or formerly of Hannah Flannan; thence southeasterly to land now or formerly of W. F. Waterhouse; thence northeasterly by said Waterhouse land to point begun at, and including in this conveyance as appurtenant to said land and the mill thereon such flowage rights as were conveyed to John P. Garcelon by Warren A. Cox by his deed of warranty dated October 31, 1925, recorded in said Registry in Book 354, Page 476, to which deed and record references may be had for a more particular description of the land as well as the flowage rights conveyed by this deed.

Meaning and intending to describe the premises conveyed by Theresa Caron, Cecil Bishop, Gerard Caron, Emile Caron, Angelina Gauthier, Eva Lebel, Blanche Morin, Louis Caron, Arthur Caron, and Lillian Latouche to Pierre A. Caron by deed dated April 12, 1971, and recorded in the Androscoggin County Registry of Deeds in Book 1031, Page 304.

PARCEL 3:

A parcel of land beginning at the north corner of what was formerly the Richard Hollis place, on the line of what was formerly the Samuel Haines lot, so called, thence southeast 41 rods and 17 links to land now or formerly of William P. Waterhouse formerly Abner Waterhouse's; thence northeast by said William P. Waterhouse land 30 rods and 18 links to a stake and stones; thence northwest 41 rods and 17 links to land now or formerly of D. J. Gordon (formerly of Ebenezer Jordan) to a stake and stones; thence southwest on said Gordon's land 30 rods and 18 links to the first mentioned bounds.

and

A parcel of land being the former homestead farm of the late Samuel Stinchfield, deceased, and bounded as follows: Beginning at a stake and stones at high water mark on the northerly side of the mill pond, said stake and stones being the southwesterly corner of a lot or parcel of land conveyed by John Penly to Samuel Stinchfield Jr. by deed dated January 12, 1851; thence running northwesterly by said mill pond at high water mark 50 rods to land now or formerly of Ebenezer Jordan, Jr.; thence southwesterly by said Jordan's land to land now or formerly of William Davis; thence southeasterly on said Davis land 32 rods to land now or formerly of William P. Waterhouse; thence northeasterly by land of said Waterhouse to a stake and stones at his most northerly corner; thence southeasterly on said Waterhouse land about 30 rods to a stake and stones; thence northeasterly on said Waterhouse land to the Mill Road, thence the same course by said Mill Road to a maple tree marked "C", standing near the Blacksmith Shop; thence northwesterly on land of E. H. Soper to an elm tree marked "B"; thence northwesterly across the mill pond to an elm tree marked A; thence northwesterly by the shore of said pond at high water mark to the bounds begun at.

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Meaning and intending to describe the premises conveyed by Maurice B. LeBlond and Lucienne S. LeBlond to Pierre Caron dated October 19, 1948, and recorded in the Androscoggin County Registry of Deeds in Book 620, Page 171.

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PARCEL 4:

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O F F I C I A L

On the westerly side of the Soper's Mill Road beginning at an iron pipe in the westerly line of said road; thence southwesterly in a straight line to an iron pipe set near a beech tree which forms an angle in the line of land now or formerly of Pierre Caron; thence northerly along the line of said Caron land to the said road; thence southerly along the westerly line of said road to the point of beginning.

Meaning and intending to describe a portion of the premises conveyed by Valmore V. Piirainen and Ruth B. Piirainen to Pierre Caron dated June 20, 1957, and recorded in the Androscoggin County Registry of Deeds in Book 762, Page 187.

Pierre Caron died testate on April 5, 1979, and his estate was administered in the Androscoggin County Probate Court, Auburn, Maine. Theresa Caron was the sole devisee of Parcels 1-4 above, *see* Abstract of Will dated June 5, 1979, and recorded in the Androscoggin County Registry of Deeds in Book 1410, Page 346.

PARCEL 5:

Beginning at a point at the easterly line of the right of way of the Maine Central Railroad Company at the southerly line of land now or formerly of Pierre Derocher; thence running easterly by said Derocher's line of land to line of land now or formerly of Oscar Ridley; thence southerly by line of land of said Ridley and line of land now or formerly of the City of Auburn, to line of land now or formerly of one Moore; thence westerly by line of land of said Moore to the easterly line of the right of way of said Maine Central Railroad Company; thence northerly by the easterly line of the right of way of said Maine Central Railroad Company to the point of beginning.

Together with a right of way to pass and repass on foot and/or for any kind of vehicle over a strip of land 25 feet wide running easterly from the Portland Road so-called by the southerly end of land now or formerly of the Socony Vacuum Oil Company and across said Maine Central Railroad Company right of way to the land herein conveyed.

Meaning and intending to describe the premises conveyed by Joseph S. Doyon to Pierre Caron and Theresa Caron, as joint tenants, by deed dated May 10, 1954, and recoded in the Androscoggin County Registry of Deeds in Book 706, Page 151. Pierre Caron died on April 5, 1979, leaving Theresa Caron as the surviving joint tenant.

PROPERTY LOCATED AT: 265 Sopers Mill Rd, Auburn, ME 04210

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? n/a

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): n/a Size of tank(s): n/a

Location: n/a

What materials are, or were, stored in the tank(s): n/a

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

Comments: **Seller has no knowledge of any underground storage tanks currently or previously existing 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 has no knowledge of any hazardous material currently or previously existing 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 RM

PROPERTY LOCATED AT: 265 Sopers Mill Rd, Auburn, ME 04210

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: _____

Source of information: Seller/deed

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? n/a

Road Association Name (if known): n/a

Source of information: Seller/deed

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 RJM

PROPERTY LOCATED AT: 265 Sopers Mill Rd, Auburn, ME 04210

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?

Zone AE/Regulatory Floodway

Relevant Panel Number: 23001C0337E Year: 7/8/2013 (Attach a copy)

Comments: Buyer encouraged to do own due diligence on FEMA map. Zone AE limited to area along stream.

Source of Section III information: FEMA 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: City of Auburn's Agriculture & Resource Protection zone.

Source of information: City of Auburn

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

If Yes, explain: n/a

Source of information: Seller

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

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

If Yes, explain: n/a

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 RUM

PROPERTY LOCATED AT: 265 Sopers Mill Rd, Auburn, ME 04210

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.

09/16/2026

SELLER
Ritamae Morin

DATE

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

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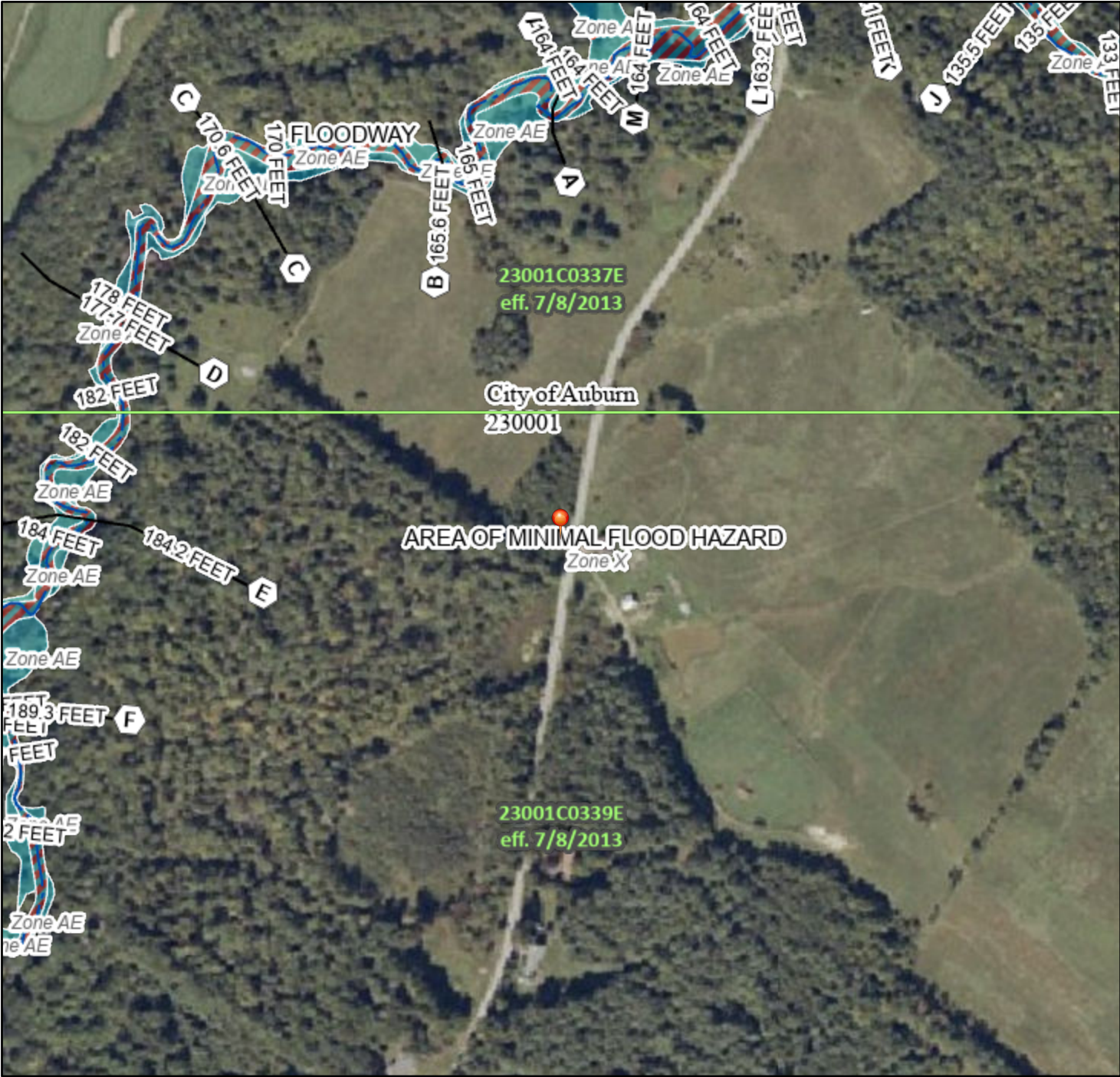
DATE



National Flood Hazard Layer FIRMette



70°12'55"W 44°2'2"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 70°12'18"W 44°1'37"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 is an aerial photograph. The flood hazard information was derived from a digital elevation model (DEM) and a hydrologic model. The flood hazard information was exported from the FIRM panel and mapped to the regulatory flood hazard zones.