

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

58.61± Acres of Agricultural Heritage, Hayfields, Woodlands & Sopers Mill Brook Frontage – Auburn, Maine Nearly 60 acres of Maine's agricultural heritage, featuring productive hayfields, extensive brook frontage, diverse farmland soils, and nearly a century of family ownership. Located on Sopers Mill Road in Auburn, this 58.61± acre property offers a rare opportunity for farming, homesteading, recreation, woodland management, and conservation with the convenience of being close to town. Historically part of the family's nearby dairy farm, the land provided pasture and rotational grazing for cattle, while the woodlands supplied firewood and timber for the farm. Today, appr...

PROPERTY DETAILS

TYPE
Agriculture / Farmland (Fields) · Development (Home/Cabin site) · Recreation (Large Game Hunting)

ACCESS
Legal Access · Paved Road

WATER FEATURES
Creeks / Streams

VIEWS
Pastureland · Timber

IMPROVEMENTS
Roads

COUNTY TAX PARCEL IDS
113-021

DOCUMENTS INCLUDED
Disclosure · Deed · FEMA Map · FEMA Map · Aerial Photo with tax map boundaries · Aerial Photo with tax map boundaries · Soil map · Soil map · Wetland map · Wetland map · Topo Map · Topo Map · Tax Commitment · Tax Commitment · Tax Map · Tax Map · USDA Farmland Soil Report · LandID Soils 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

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 November 12, 2026 · https://www.afmrealestate.com/properties/56-acres-land-for-sale-in-androscoggin-county-maine/auburn-265-sopers-mill-road-56-acres-2

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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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.

AFM Real Estate, 40 Champion Lane Milford ME 04461 Phone: 2078179079 Fax: 2078270054 RitaMae
John Colannino
Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Authentisign ID: F97443D5-00B2-F111-A6A7-000D3A4FF82A

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: _____

Authentisign ID: F97443D5-00B2-F111-A6A7-000D3A4FF82A

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**

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Authentisign ID: F97443D5-00B2-F111-A6A7-000D3A4FF82A

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.

AuthentiSIGN 09/16/2026

SELLER DATE SELLER DATE

Ritamae Morin

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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REALTOR®

EQUAL HOUSING OPPORTUNITY

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RitaMae

Bk 11586 Pg171 #7096
05-28-2024 @ 12:54p

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DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

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

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

N O T N O T

corner of lot occupied by the stable as described in deed of Ida 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 Hannon; 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:

On the westerly side of the Sopers 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.

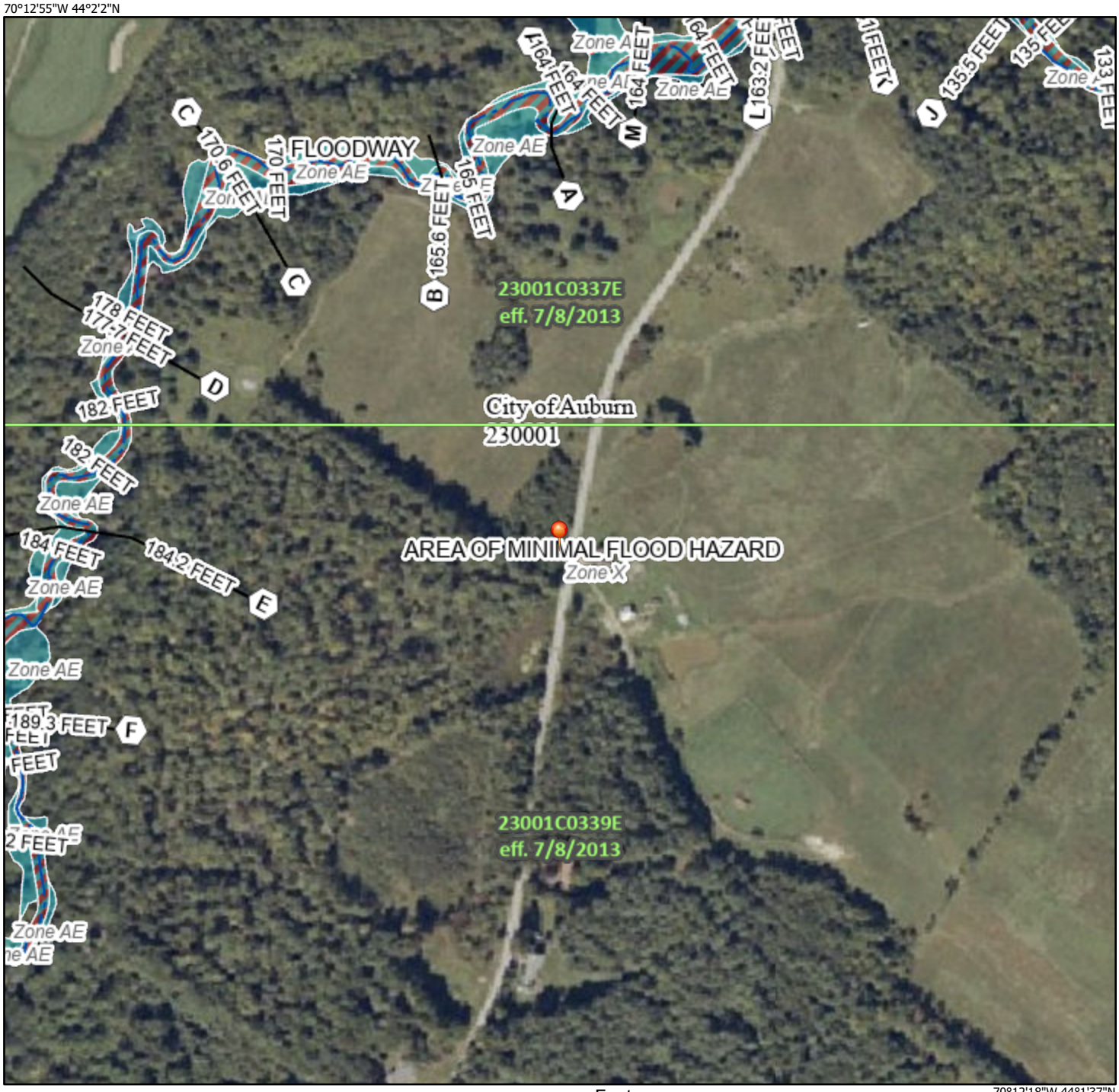
Meaning and intending to describe the premises conveyed by Joseph S. Doyon to Pierre Caron and Theresa Caron, as joint tenants, by deed dated May 10, 1954, and recoded in the Androscoggin County Registry of Deeds in Book 706, Page 151. Pierre Caron died on April 5, 1979, leaving Theresa Caron as the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

No Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

National Flood Hazard Layer FIRMette

FEMA

70°12'55"W 44°2'2"N



70°12'18"W 44°1'37"N

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Basemap Imagery Source: USGS National Map 2023

Legend

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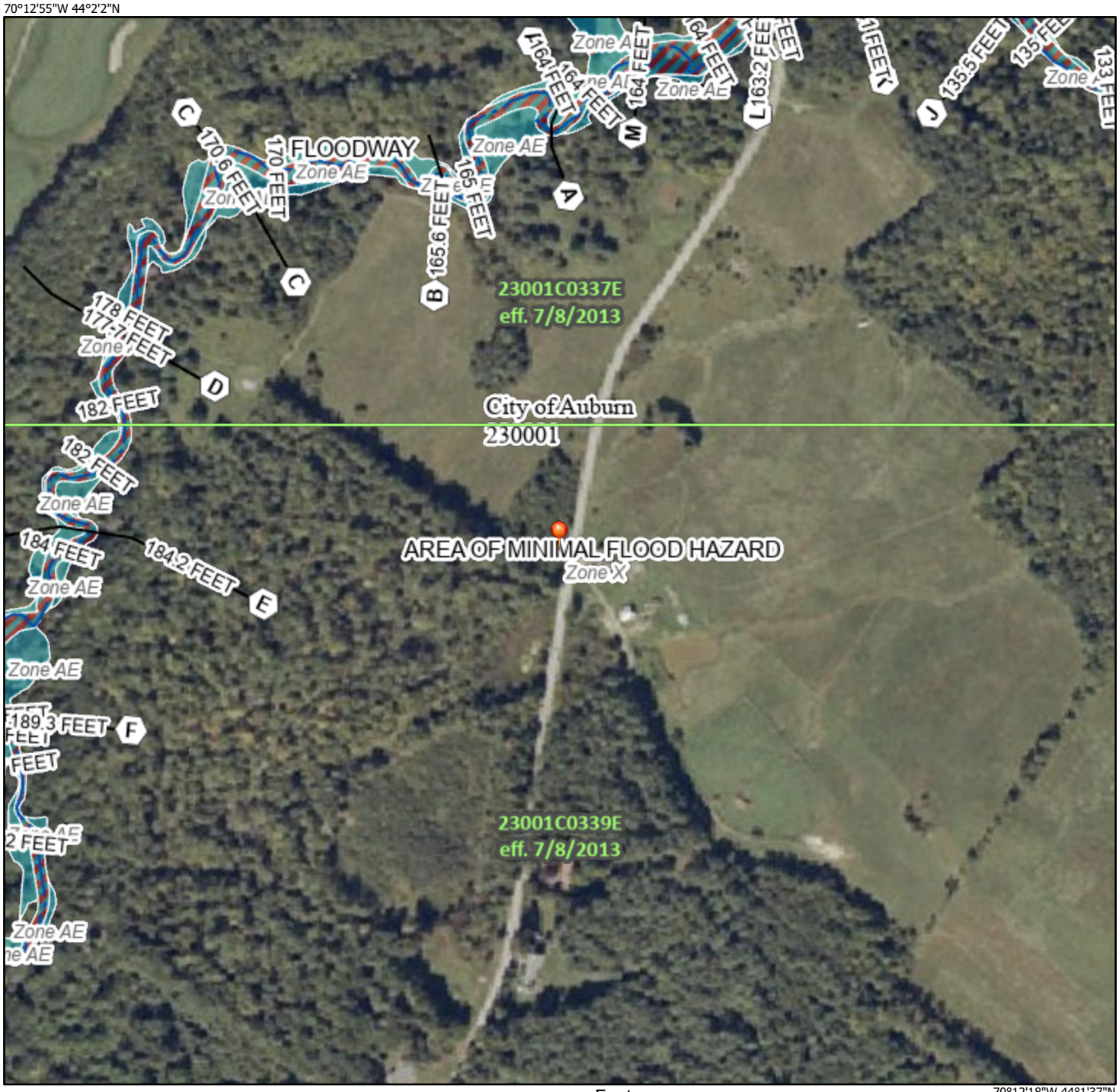
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Basemap Imagery Source: USGS National Map 2023

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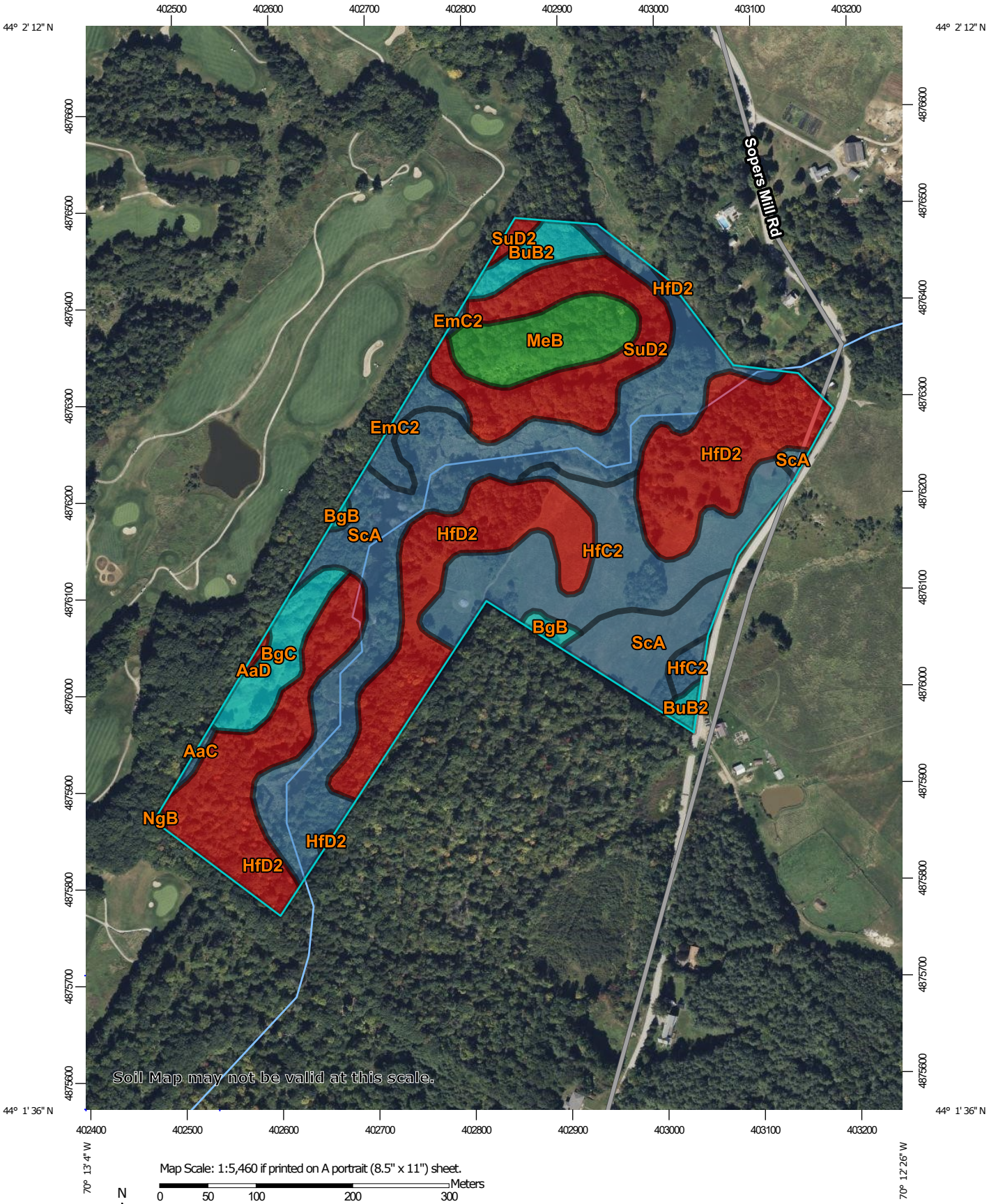
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Farmland Classification—Androscoggin and Sagadahoc Counties, Maine
(Auburn, Sopers Mill parcel)



Map Scale: 1:5,460 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

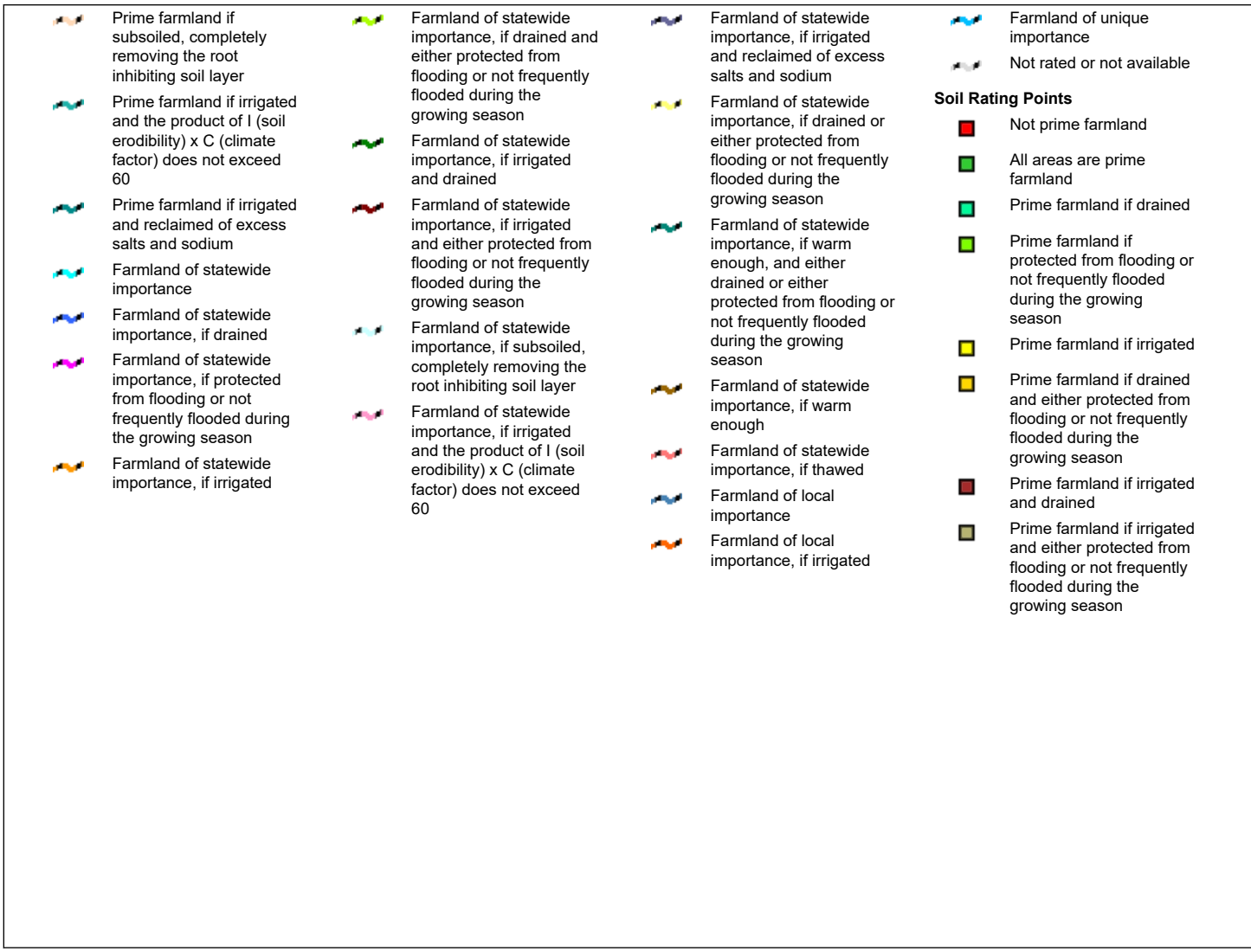
- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated

Farmland Classification—Androscoggin and Sagadahoc Counties, Maine
(Auburn, Sopers Mill parcel)



- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AO
1:15,800.

Warning: Soil Map may not be valid at t

Enlargement of maps beyond the scale
misunderstanding of the detail of mappi
line placement. The maps do not show
contrasting soils that could have been s
scale.

Please rely on the bar scale on each ma
measurements.

Source of Map: Natural Resources Co
Web Soil Survey URL:
Coordinate System: Web Mercator (E

Maps from the Web Soil Survey are bas
projection, which preserves direction an
distance and area. A projection that pre
Albers equal-area conic projection, shou
accurate calculations of distance or area

This product is generated from the USD
as of the version date(s) listed below.

Soil Survey Area: Androscoggin and S
Maine
Survey Area Data: Version 28, Sep 15

Soil map units are labeled (as space all
1:50,000 or larger.

Date(s) aerial images were photographe
29, 2021

The orthophoto or other base map on w
compiled and digitized probably differs f
imagery displayed on these maps. As a
shifting of map unit boundaries may be

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AaC	Adams loamy sand, 8 to 15 percent slopes	Farmland of local importance	0.2	0.3%
AaD	Adams loamy sand, 15 to 30 percent slopes	Not prime farmland	0.1	0.2%
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	Farmland of statewide importance	0.4	0.7%
BgC	Nicholville very fine sandy loam, 8 to 15 percent slopes	Farmland of statewide importance	1.9	3.6%
BuB2	Lamoine-Buxton complex, 0 to 8 percent slopes	Farmland of statewide importance	1.3	2.6%
EmC2	Elmwood fine sandy loam, 8 to 15 percent slopes, eroded	Farmland of local importance	1.0	1.8%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	Farmland of local importance	7.3	14.1%
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	Not prime farmland	16.4	31.4%
MeB	Melrose fine sandy loam, 0 to 8 percent slopes	All areas are prime farmland	3.0	5.7%
NgB	Ninigret fine sandy loam, 0 to 8 percent slopes	All areas are prime farmland	0.0	0.1%
ScA	Scantic silt loam, 0 to 3 percent slopes	Farmland of local importance	15.3	29.4%
SuD2	Suffield silt loam, 15 to 30 percent slopes, eroded	Not prime farmland	5.3	10.1%
Totals for Area of Interest			**52.2**	**100.0%**

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Auburn 265 Sopers Mill Rd - 58 acres

Maine, 58 AC +/-



Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Boundary 58.59 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ScA	Scantic silt loam, 0 to 3 percent slopes	17.18	29.33	0	61	4w
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	16.43	28.05	0	50	6e
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	7.31	12.48	0	58	4e
SuD2	Suffield silt loam, 15 to 30 percent slopes, eroded	5.65	9.65	0	41	6e
MeB	Melrose fine sandy loam, 0 to 8 percent slopes	2.98	5.09	0	61	2e
BgC	Nicholville very fine sandy loam, 8 to 15 percent slopes	2.22	3.79	0	52	3e
EmC2	Elmwood fine sandy loam, 8 to 15 percent slopes, eroded	1.82	3.11	0	57	3e
BuB2	Lamoine-Buxton complex, 0 to 8 percent slopes	1.49	2.54	0	65	3w
AaC	Adams loamy sand, 8 to 15 percent slopes	1.06	1.81	0	35	4e
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	0.8	1.37	0	54	2e
AaD	Adams loamy sand, 15 to 30 percent slopes	0.76	1.3	0	17	6e
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	0.59	1.01	0	29	6s
NgB	Ninigret fine sandy loam, 0 to 8 percent slopes	0.29	0.5	0	57	2w
EmB	Elmwood fine sandy loam, 2 to 8 percent slopes	0.01	0.02	0	64	2w
TOTALS		58.59(*)	100%	-	53.79	4.57

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing **Cultivation**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water