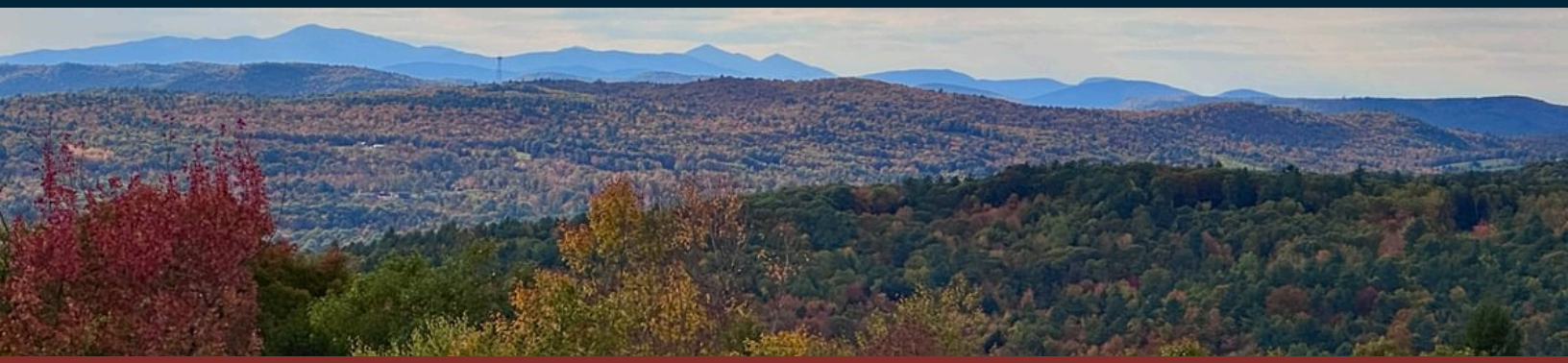


ACTIVE · SET PRICE

Paris, Map 16R Lot 10.3 Ellingwood Rd - 2.8 acres

± 3 Acres | Cumberland County | Maine | Near Paris

BUILD-READY WITH BIG WHITE MOUNTAIN VIEWS – PARIS, MAINE

PRICE	PRICE / ACRE	ACREAGE
$159,900	$57,107	± 3

PROPERTY OVERVIEW

Ready to build! This 2.8± acre parcel off Ellingwood Road in Paris offers a head start on your Western Maine home, camp, or recreational getaway. The property has recently been cleared and significant site work is already complete, including an established driveway, site preparation, new drilled well, completed soil test, and septic design. Thoughtfully completed tiered groundwork takes advantage of the property's terrain and creates an attractive setting with excellent potential for a walkout-style home or camp. Enjoy gorgeous westerly views toward the White Mountains and plenty of space to create your own retreat. A camper is currently located on the property and does not convey, although the seller may consider selling it separately. Located near the historic village of Paris Hill and j...

LOCATION



Cumberland County, Maine

PROPERTY DETAILS

TYPE
Development (Home/Cabin site)

ACCESS
Paved Road

VIEWS
Mountains

IMPROVEMENTS
Well

COUNTY TAX PARCEL IDS
MapR16 Lot 10.3 Ellingwood Road Paris ME

DOCUMENTS INCLUDED
Aerial Map with Approximate Boundaries · Disclosure · FEMA Map · Deed · Tax Map · 2027 Taxes · Topo Map · Soils map



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 9, 2026 · https://www.afmrealestate.com/properties/2.8-acres-land-for-sale-in-cumberland-county-maine/paris-map-16r-lot-10-3-ellingwood-rd-2-8-acres-2

Property Photos

Paris, Map 16R Lot 10.3 Ellingwood Rd - 2.8 acres · Cumberland County · Maine · Near Paris







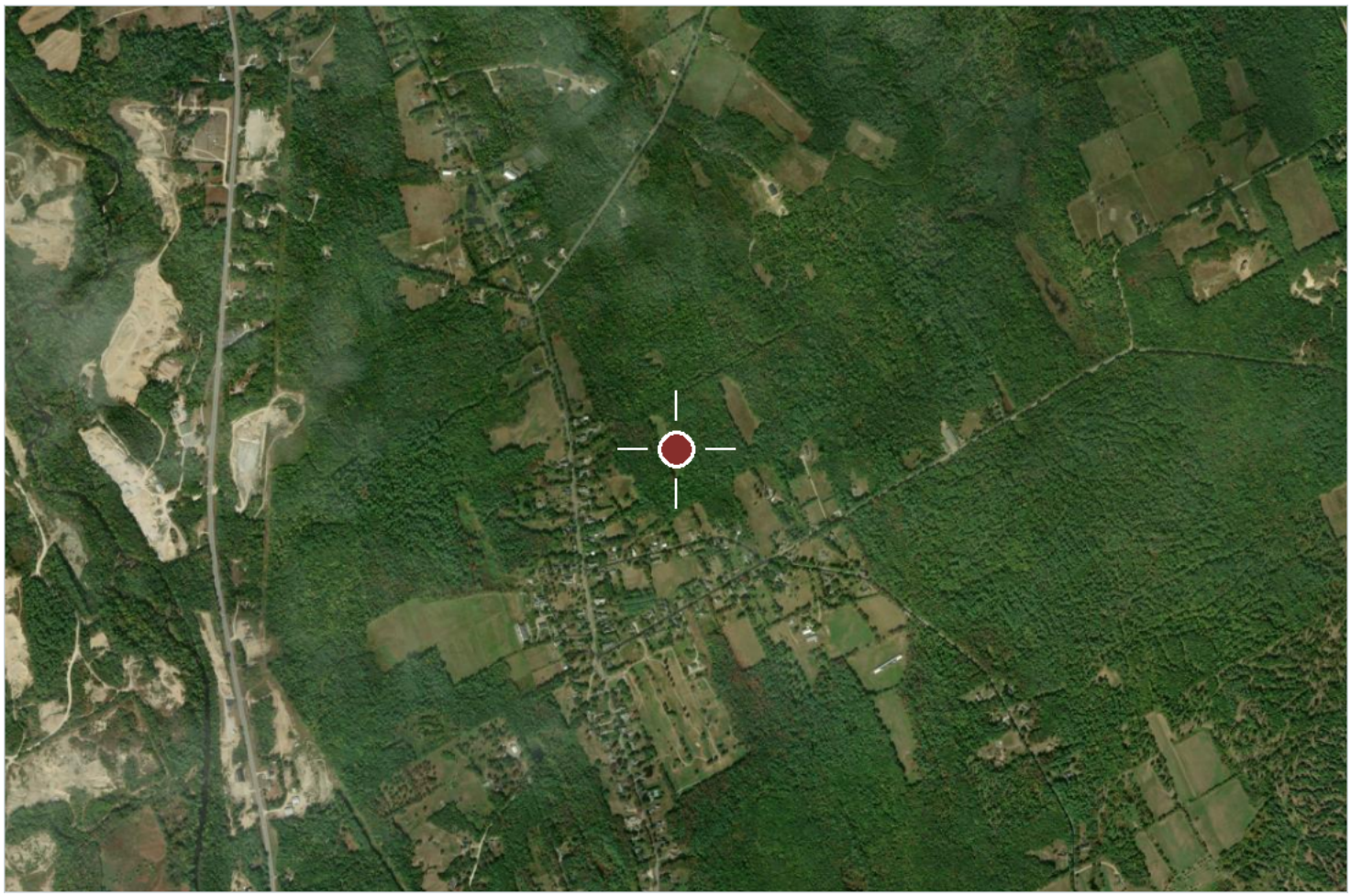




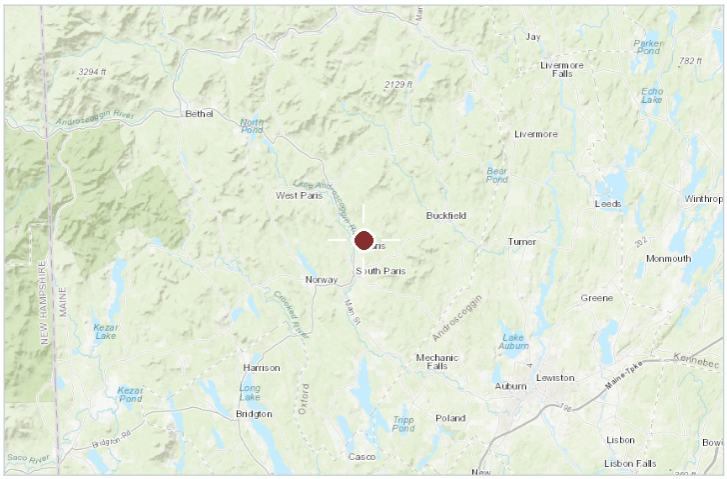


Location & Access

Paris, Map 16R Lot 10.3 Ellingwood Rd - 2.8 acres · Cumberland County · Maine · Near Paris



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



Regional locator

COUNTY & STATE

Cumberland County, Maine

NEAREST CITY

Paris

APPROXIMATE CENTRE

44.26479, -70.49756

COUNTY TAX PARCEL IDS

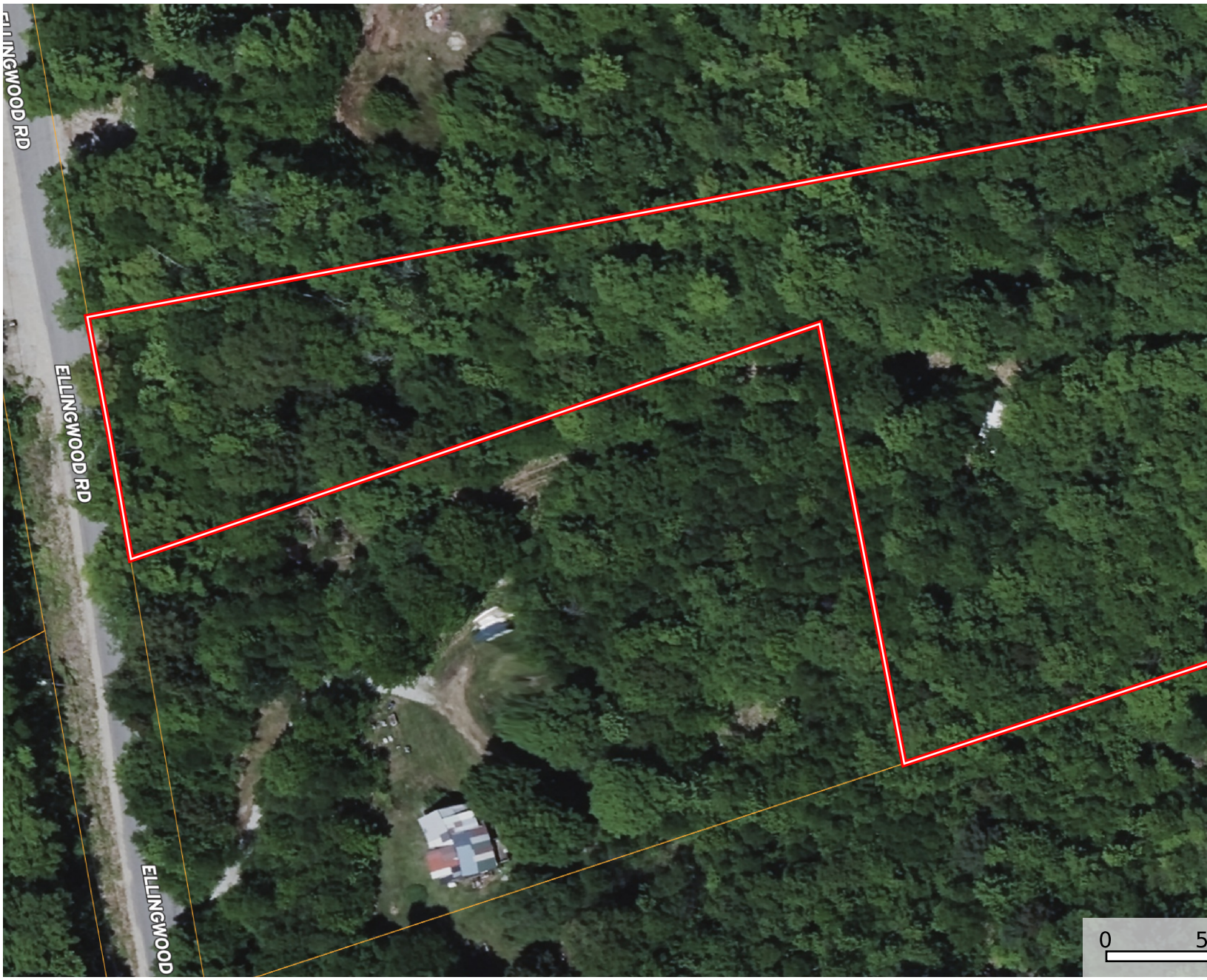
MapR16 Lot 10.3 Ellingwood Road Paris ME

INTERACTIVE MAP

https://id.land/maps/a18e10914e44b007f7e82ef9fa29c1a2/share

Paris, Ellingwood Road

Maine, AC +/-



Boundary

Authentisign ID: 6D876F34-47C3-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **R16-10.3 Ellingwood Road, Paris, ME 04271**

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

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

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

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

Comments: **Seller has no knowledge or any underground storage tanks currently or previously existing.**

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 materials currently or previously exisiting.**

Source of information: **Seller**

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

Buyer Initials _____ _____ _____ _____ Seller Initials JB _____ _____ _____ _____

Authentisign ID: 6D876F34-47C3-F111-BF5B-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: **NA**

Source of information: **Deed & 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? **NA**

Road Association Name (if known): **NA**

Source of information: **Deed & Seller**

SECTION III – FLOOD HAZARD

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

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

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

During the time the seller has owned the property:

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

If Yes, explain: **NA**

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

If Yes, explain: **Vacant Land**

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

If Yes, explain: **Vacant Land**

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: **Vacant Land**

Authentisign ID: 6D876F34-47C3-F111-BF5B-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: **Vacant Land**

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: **23017C1090D** Year: **7/7/2009** (Attach a copy)

Comments: **NA**

Source of Section III information: **FEMA Map**

SECTION IV – GENERAL INFORMATION

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

If Yes, explain: **NA**

Source of information: **Paris Maine Parcel Viewer**

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 IV information: **Seller, Town of Paris Code Enforcement Officer**

Additional Information: **New well just installed - Hodgdon Well Drilling**

Authentisign ID: 6D876F34-47C3-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **R16-10.3 Ellingwood Road, Paris, ME 04271**

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 Justen Boissonneault 10/08/2026

SELLER	DATE	SELLER	DATE
Justen Boissonneault			
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

Return to:
Justen Boissonneault

Receipt # 257312
ERECORD
Bk 5946 PG 432
06/24/2026 08:37:51 AM
Pages 2
DEED
Instr # 26-6966
Cherri L Crockett Register of Deeds OXFORD COUNTY

DLN 3945279

WARRANTY DEED

MAINE REAL ESTATE TRANSFER TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS: That **Eric Mitchell and Natishia Mitchell**, of PO Box 161, Unity, ME 04988, for consideration paid grant to **Justen Boissonneault,** of 140A High Range Road, Londonderry, NH 03053, with WARRANTY COVENANTS:

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Paris, Oxford County, State of Maine, and being more particularly described as follows:

Commencing at an iron pipe located on the easterly sideline of the Ellingwood Road in Paris, said pipe marking the southwesterly corner of land now or formerly of Ellis Kilponen; thence S 75° 55' E along the line of land of said Kilponen a distance of 664.6 feet, more or less, to another iron pipe located in a stone wall; thence S 02° 20' W along said stone wall a distance of 269.3 feet, more or less, to an iron rod located in said stone wall; thence N 80° 14' 50" W a distance of 690.84 feet, more or less, to an iron rod located in another stone wall on the easterly sideline of said Ellingwood Road; thence N 08° 31' 20" E along the easterly sideline of said road a distance of 353.49 feet, more or less, to the point of commencement.

There is excepted from the above described premises a certain lot or parcel of land described in a warranty deed from Todd S. Greene to John N. Magoon dated May 22, 2008 and recorded in the Oxford County Registry of Deeds in Book 4301 Page 82.

Meaning and intending to describe and convey the same premises conveyed to Eric Mitchell and Natishia Mitchell by virtue of a Warranty Deed of Matthew Beckwith dated August 24, 2022 and recorded in the Oxford County Registry of Deeds at Book 5711, Page 893.

Red Door Title □ 100 International Drive, Suite 365, Portsmouth NH 03801 □ (207) 358-7500

RE: 2026-59735

Executed this 22nd day of June, 2026.

Eric Mitchell

Natishia Mitchell

State of Maine
County of Kennebec

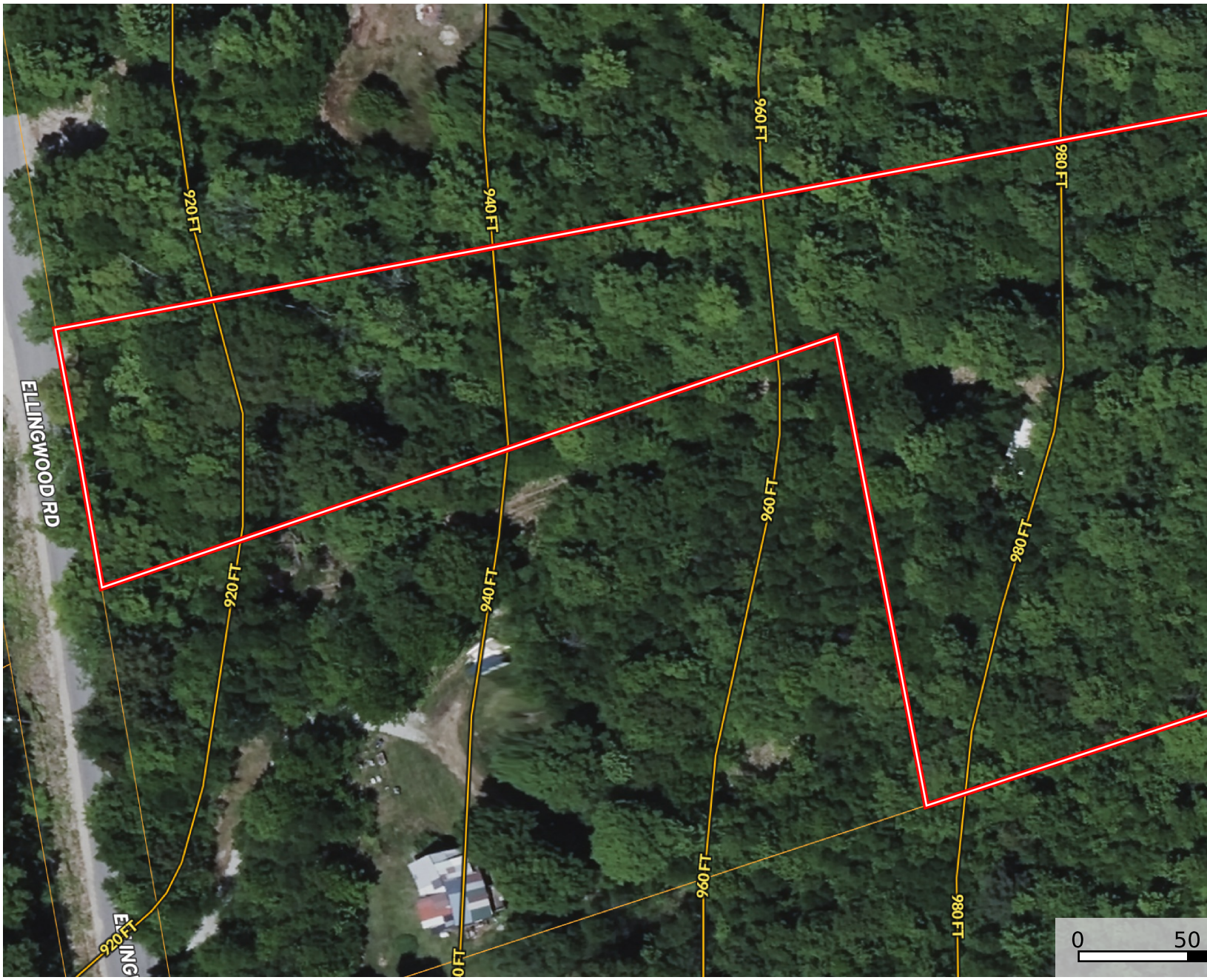
Then personally appeared before me on this 22nd day of June, 2026 the said Eric Mitchell and Natishia Mitchell and acknowledged the foregoing to be their voluntary act and deed.

Notary Public
Commission expiration:

MARK HATHAWAY
Notary Public-Maine
My Commission Expires
November 06, 2027

Paris, Ellingwood Road

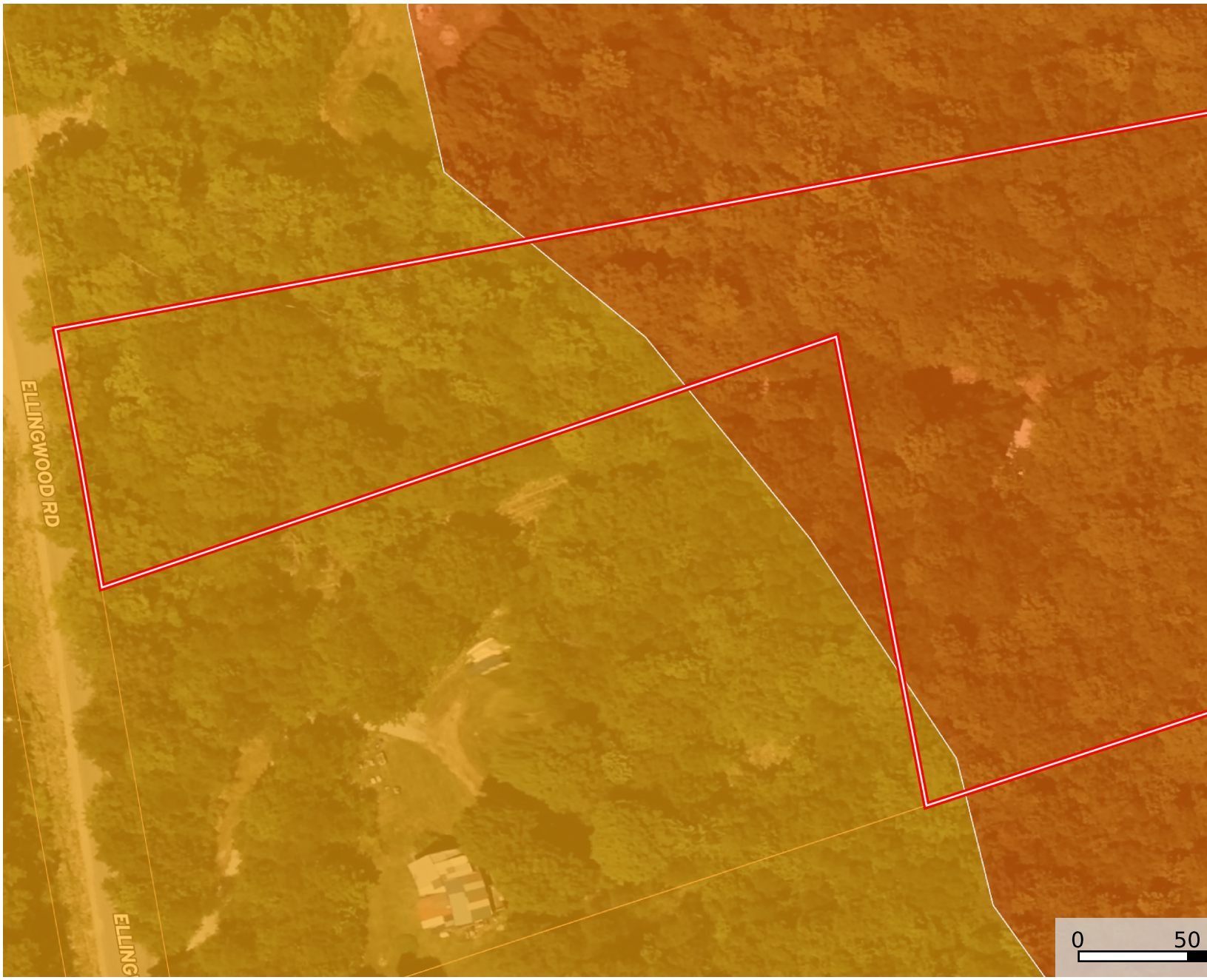
Maine, AC +/-



Boundary

Paris, Ellingwood Road

Maine, AC +/-



Boundary