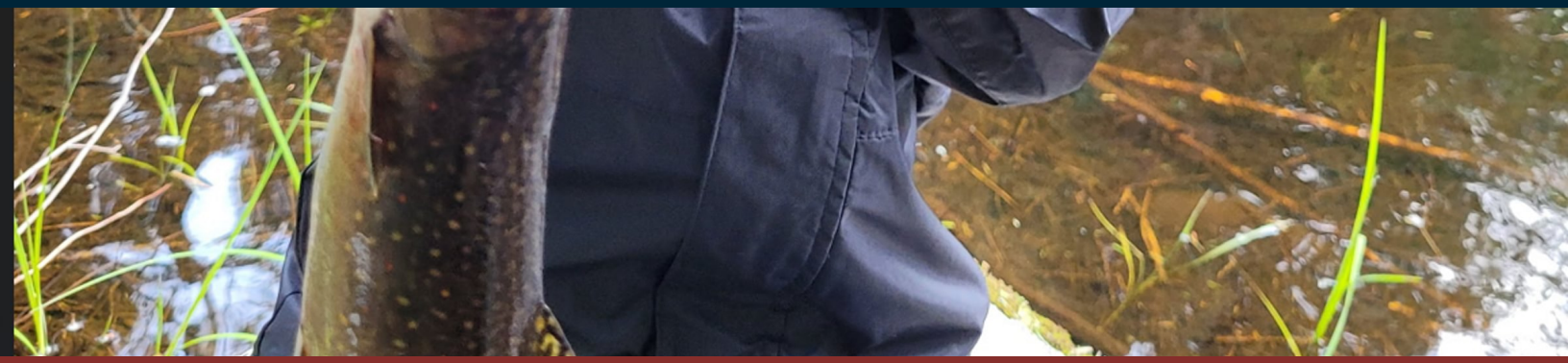


ACTIVE · SET PRICE

# Cambridge Pease Road

± 113 Acres | Somerset County | Maine | Near Cambridge

*Hunting, fishing, recreation, camp or house lot, investment*

| PRICE | PRICE / ACRE | ACREAGE |
|---|---|---|
| $219,000 | $1,947 | ± 113 |

## PROPERTY OVERVIEW

There is just something special about this 112.5± acre property in Cambridge, Maine! With approximately 740 feet of town-maintained road frontage, power available at the road, and an excellent internal woods road system, this property offers a wonderful combination of accessibility, privacy, wildlife habitat, and recreational opportunities. One of the standout features is the 3,000+ foot internal woods road, complete with a sturdy bridge crossing over Ike Brook (cross at your own risk). This established road provides excellent access deep into the proper...

## PROPERTY DETAILS

**TYPE**
Development (Home/Cabin site) · Recreation (ATV-UTV) · Timberland (Mixed Hardwood)

**ACCESS**
ATV · Gravel Road · Legal Access

**UTILITIES**
Electric

**WATER FEATURES**
Creeks / Streams

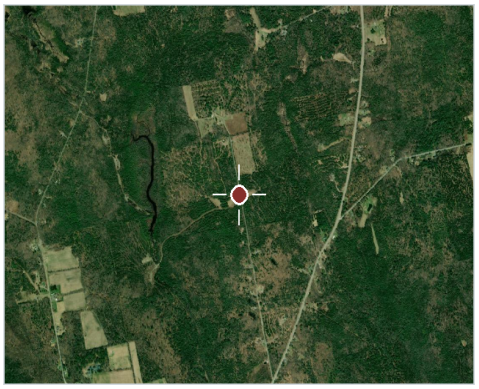
**VIEWS**
Timber · River

**IMPROVEMENTS**
Food Plots · Roads · Gate

**COUNTY TAX PARCEL IDS**
Map 4 Lot 3-1

**DOCUMENTS INCLUDED**
Aerial Photo · Topo · Location map · Property disclosure · Tax map · Deed · FEMA Flood map · Tax Bill · Tax commitment

## LOCATION



Somerset 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 2, 2026 · https://www.afmrealestate.com/properties/112.5-acres-land-for-sale-in-somerset-county-maine/cambridge-pease-road

# Property Photos

Cambridge Pease Road · Somerset County · Maine · Near Cambridge











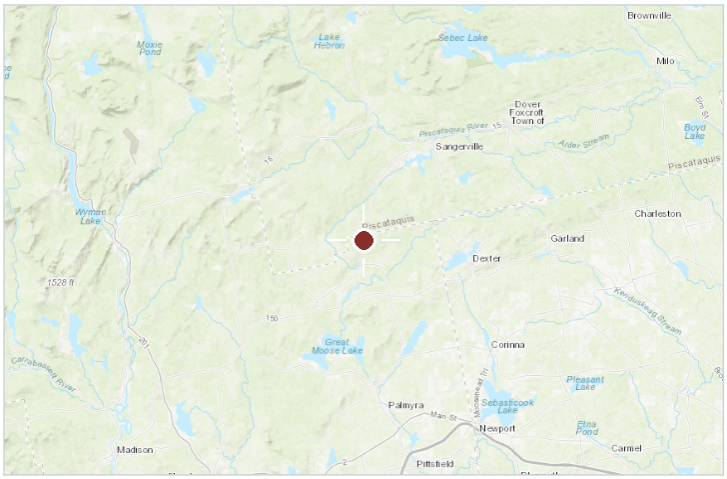


# Location & Access

Cambridge Pease Road · Somerset County · Maine · Near Cambridge



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




Regional locator

COUNTY & STATE

Somerset County, Maine

NEAREST CITY

Cambridge

APPROXIMATE CENTRE

45.05031, -69.47063

COUNTY TAX PARCEL IDS

Map 4 Lot 3-1

INTERACTIVE MAP

https://id.land/maps/2ece7ec123219f10dc24f7c4c0a9d633/share

Authentisign ID: 5D068A45-9CD3-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **Pease Road, Cambridge,**

# 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 of 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 existing.**

Source of information: **Seller**

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

Buyer Initials _____ _____ _____ _____  Seller Initials AIG _____ _____ _____ _____

Authentisign ID: 5D068A45-9CD3-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **Pease Road, Cambridge,**

## 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**

## 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: 5D068A45-9CD3-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **Pease Road, Cambridge,**

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?

_____

Relevant Panel Number: **230355B** Year: **1985** (Attach a copy)

Comments: **Other maps show potential narrow area along Ike Brook as 100 year flood zone**

Source of Section III information: **FEMA maps and Land Id**

## 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: **75' ripirian zone along Ike Brook**

Source of information: **Code Enforcement officer for Cambridge. Michael Watson 207.277.3241**

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

If Yes, explain: _____

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: _____

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**

Authentisign ID: 5D068A45-9CD3-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **Pease Road, Cambridge,**

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
Andrew I. Gregory 10/29/2026

| SELLER | DATE | SELLER | DATE |
|---|---|---|---|
| **Andrew I. Gregory** | | | |
| 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 |



REALTOR®
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EQUAL HOUSING OPPORTUNITY

Doc 11719 Bk 5761 Pg 349
Recorded: Somerset County Sep 02,2021 11:16A
Register of Deeds Laura L Price

TRANSFER TAX PAID

# WARRANTY DEED

*KNOW ALL MEN BY THESE PRESENTS*, THAT, I, **TRACY J. MORRISON** of Harmony, County of Somerset and State of Maine, whose mailing address is 145 Wellington Road, Harmony, Maine 04942

In consideration of One Dollar and Other Valuable Considerations

Paid by **ANDREW I. GREGORY** of Wakefield, County of Middlesex and Commonwealth of Massachusetts, whose mailing address is 201 Edgewater Drive, Suite 293, Wakefield, Massachusetts 01880

The receipt whereof is hereby acknowledged, I do hereby give, grant, bargain, sell and convey, with warranty covenants, unto the said **ANDREW I. GREGORY,** his heirs and assigns forever,

A certain lot or parcel of land situated in the Town of **Cambridge**, County of Somerset and State of Maine, being more particularly bounded and described as follows, to wit;

Beginning at the southeast corner of land conveyed by Norman Chadbourne to David A. Goos on the westerly side of Pease Road located in Cambridge, Maine described by deed recorded in Somerset County Registry of Deeds in Book 869, Page 938; thence westerly along said Goos south line 330 feet, more or less, to an iron pin; thence westerly 305 feet, more or less, to an iron pin being the southeast corner of land owned now or formerly by Roger P. Lewis and Marylin C. Famosi described as the second parcel by deed recorded in the Somerset County Registry of Deeds in Book 4173, Page 103; thence N 85 degrees W a distance of 1180 feet more or less, to an iron pin and wooden post; thence traveling on a compass bearing of N 83 degrees 30' W 1780 feet, more or less, to an iron pin; thence S 5 degrees W a distance of 1770 feet, more or less, to an iron pin and wooden post; thence S 78 degrees 30' E 1749 feet, more or less, to a n iron pin; thence N 6 degrees 15'E 1247 feet, more or less, to an iron pin and wood post; thence S 83 degrees 15' E 957 feet, more or less, to a wooden post; tehnce S 82 degrees 15' E 869 feet, more or less, to an iron pin and wooden post set in the westerly side of said Pease Road; thence northerly along the westerly side of said road 745 feet, more or less, to the point of beginning, containing 100 acres, more or less.

Being a portion of the same premises conveyed by Diane L. Steeves, as Personal Representative for the Estate of Patricia Gourley Morrison, to Tracy J. Morrison as described in a Deed of Distribution dated December 18, 2019 and recorded in the Somerset County Registry of Deeds in Book 5500, Page 132.

**WITNESS** my hand and seal this 31st day of August, 2021.

**Rebecca A. Cayford, Esq.**
**PO Box 827, Skowhegan, ME 04976**
**207-474-5928**

2

Signed, Sealed and Delivered
In Presence of

Tracy J. Morrison

State of Maine
Somerset, ss

August 31st, 2021

Personally appeared the above named **Tracy J. Morrison** and acknowledged the foregoing instrument to be **his** free act and deed.

Attorney at Law – Signature

Attorney at Law - Printed

**Rebecca A. Cayford, Esq.**
**PO Box 827, Skowhegan, ME 04976**
**207-474-5928**

| | |
|---|---|
| | **Town of CAMBRIDGE** |
| | **2026 Tax Bill** |
| | |
| Where your tax dollars are spent: | Without State Aid for Education and |
| Education: 50.34% | State Revenue Sharing, your tax bill |
| Municipal Appropriation: 37.88% | would have been 33.36% higher. |
| County Tax: 11.78% | |
| The rate of taxation is: $14.48 per $1000.00 | |
| | DISCOUNT: 2% ON ALL TAXES PAID IN FULL BY 8/01/26 COMMITMENT DATE 7/01/2 |
| | INTEREST:6% ON ALL TAXES REMAINING UNPAID AS OF AUGUST 21, 2026 |
| | OFFICE HRS: Mon,Wed & Friday 8am-12pm |
| | |

| 04-03-01-00 | **B** 5761 **P** 349 | **Value of Real Estate** | **Value of Personal Property** | **Net Taxable** | **Taxes** |
|---|---|---|---|---|---|
| GREGORY, ANDREW I | | **Land** $98,980 | **M&E** $0 | **Real** $98,980 | **Real** $1,433.23 |
| | | **Buildings** $0 | **F&F** $0 | **Personal** $0 | **Personal** $0.00 |
| 6853 CROSS KEYS RD | | **Total** $98,980 | **Other** $0 | **Total** $98,980 | **Total** $1,433.23 |
| COLLEGE GROVE | TN 37046 | **Exempt** $0 | **Solor** $0 | **(Physical Location)** | |
| | | **Net** $98,980 | **Total** $0 | OFF PARKMAN WOODS RD | |
| **Acres** 112.5 | | | | | |

Return