

ACTIVE · SET PRICE

Fryeburg, Highland Park Map 10 Lot 44

± 52 Acres | Oxford County | Maine | Near Fryeburg

52± Acres in Fryeburg, Maine: Privacy, Views, and western Maine's Playground

PRICE
\$465,000

PRICE / ACRE
\$8,942

ACREAGE
± 52

PROPERTY OVERVIEW

PRICE IMPROVEMENT! Discover 52± acres of high ground in Fryeburg's Highland Park area with potential views of New Hampshire's Presidential Range. Tucked away in a quiet setting, this property is part of the Highland Park Road Association for well-maintained year-round access, yet it is not part of the original subdivision — meaning no restrictive covenants. Annual road association fees are just \$150 for an undeveloped lot or \$700 for a residential property. Access is provided by a deeded 66' right-of-way through an abutting lot off Mountain View Road. Electric pole are conveniently located at the road for power. Buyers are encouraged to consult with the Fryeburg Code Enforcement Officer regarding development possibilities. Enrolled in Maine's Tree Growth Program, the land is zoned Rural Residential and boasts diverse forest cover: 15 acres hardwood, 15 acres softwood, and 22 acres mixed wood. Past selective thinning has created a health...

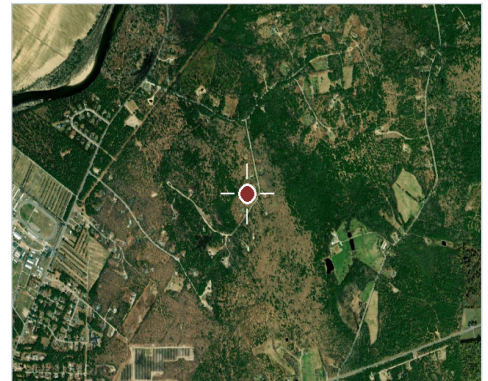
PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	Gravel Road
VIEWS	COUNTY TAX PARCEL IDS
Timber	Map 10 Lot 44

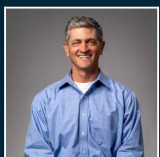
DOCUMENTS INCLUDED

Disclosure · Description of Ownership · Highland Park Survey 2 · Highland Park Survey 1 · Tree Growth Application · FEMA Map · Tax Map · 2025 Tax Commitment

LOCATION



Oxford County, Maine



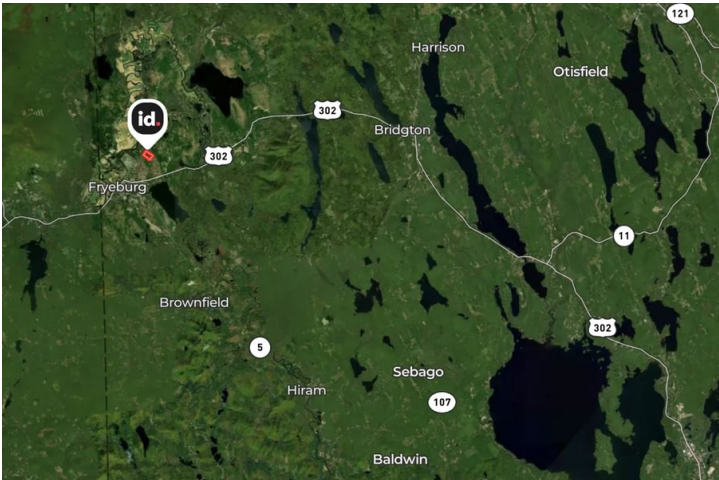
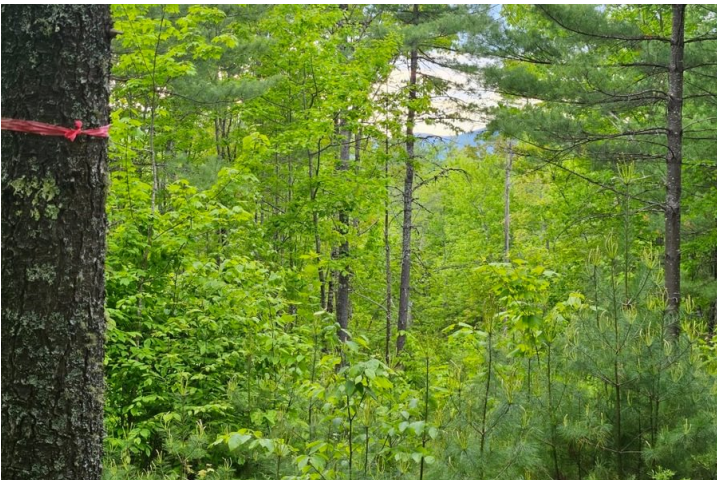
John Colannino
Northeast Broker, ME, NH
O: 207.817.9079 C: 207.266.7355
John.Colannino@afmforest.com
Principal Broker: Becky Colannino (Maine)

SCAN TO VIEW



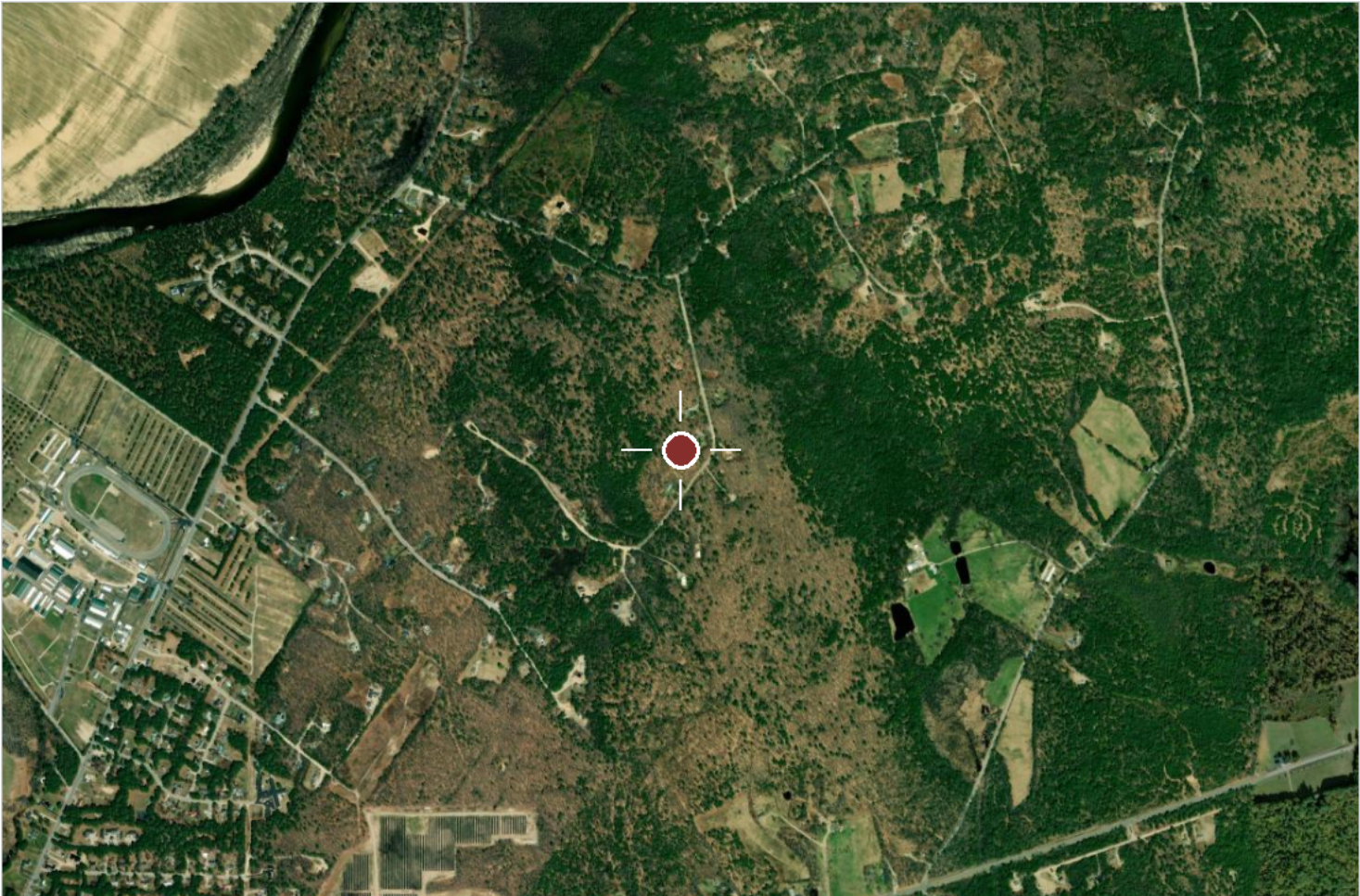
Property Photos

Fryeburg, Highland Park Map 10 Lot 44 · Oxford County · Maine · Near Fryeburg

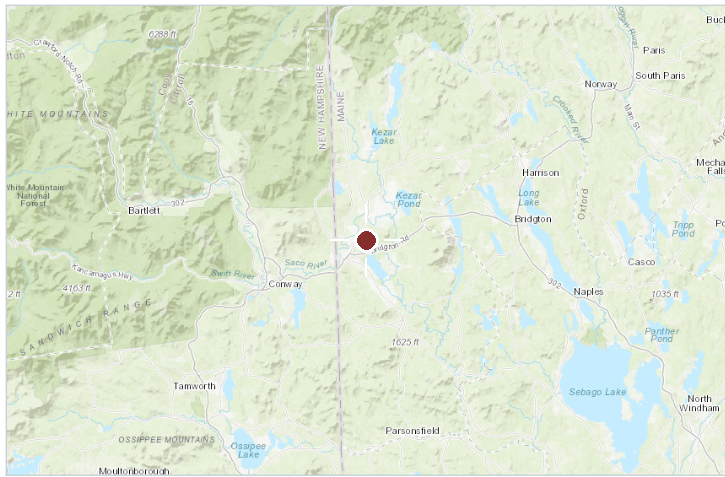


Location & Access

Fryeburg, Highland Park Map 10 Lot 44 · 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
44.03632, -70.94863

COUNTY TAX PARCEL IDS
Map 10 Lot 44

INTERACTIVE MAP



<https://id.land/maps/2b2e96d6ea36639199f1562d581904c7/share>

PROPERTY LOCATED AT: Map 10 Lot 44 Highland Park, 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: Vacant Land

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 DLH

PROPERTY LOCATED AT: Map 10 Lot 44 Highland Park, 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: Benefit of 66' Right of Way via Map 10 Lot 42 southern most section.

Source of information: Seller/Deeds. Book 250 Page ~~244~~ 249.

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? Land owner

Road Association Name (if known): Highland Park Property Owners

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 _____

Page 2 of 4

Seller Initials

DRH

Hastings and

PROPERTY LOCATED AT: Map 10 Lot 44 Highland Park, 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?
NA

Relevant Panel Number: 23017C1337D Year: 2009 (Attach a copy)

Comments: NA

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: NA

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

Buyer Initials _____

Page 3 of 4

Seller Initials _____

Hastings and

PROPERTY LOCATED AT: Map 10 Lot 44 Highland Park, 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.


SELLER
Hastings & Hastings

8/11/25
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 _____ DATE

BUYER _____ DATE

BUYER _____ DATE

BUYER _____ DATE



Hastings and Hastings – Highland Park Lot – Fryeburg, Maine

Fryeburg Tax Map 10, Lot 44

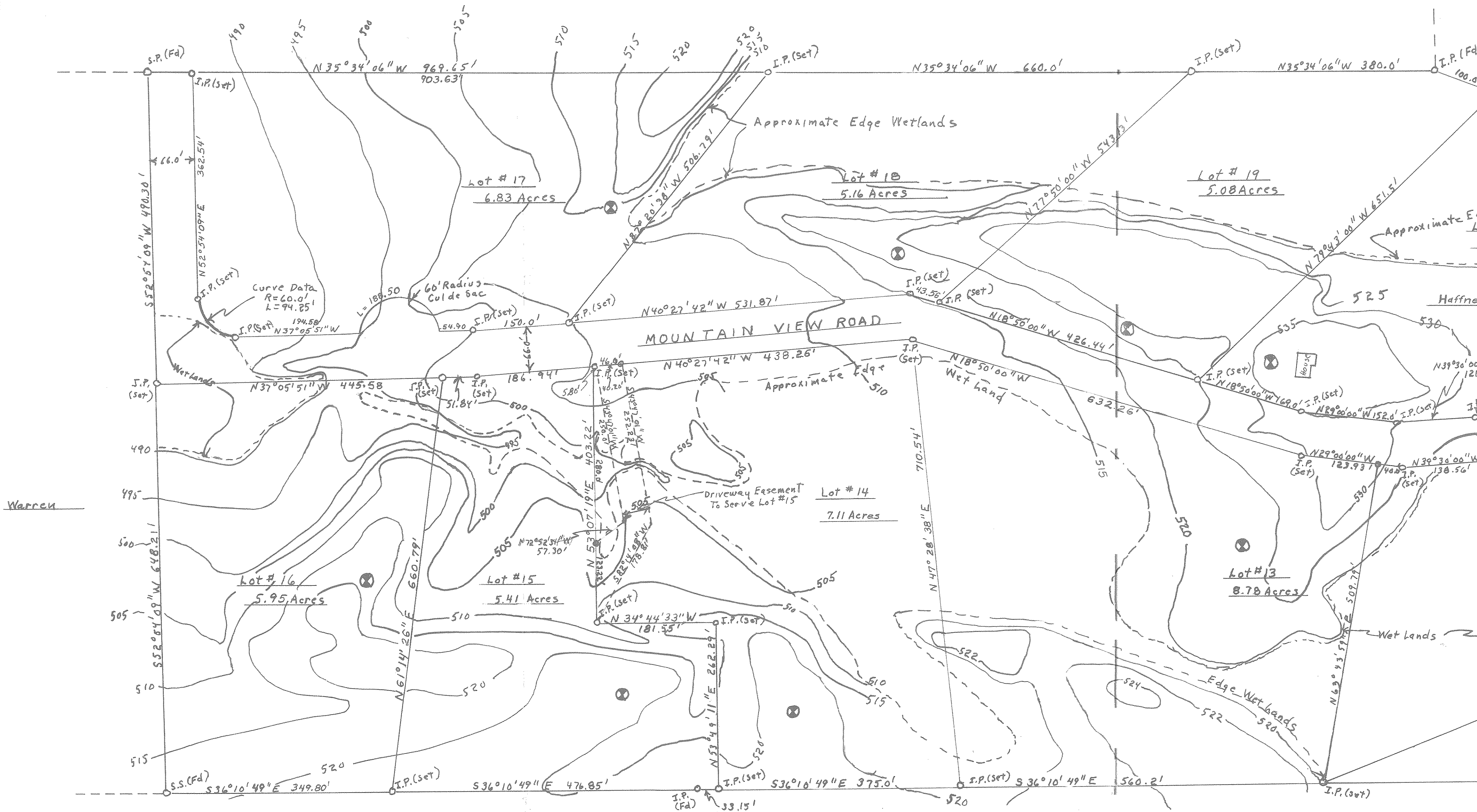
The owners are, **DAVID R. HASTINGS III**, of 955, Main Street, Fryeburg, ME 04037 owner of a 1/4 interest, **STEPHANIE REED HASTINGS, as TRUSTEE of the P & S HASTINGS REVOCABLE TRUST**, PO Box 6, Fryeburg, ME 04037 owner of a 1/8 interest, both of Fryeburg, Maine 04037 and **PETER G. HASTINGS II**, of 40 Carroll Street, Falmouth, Maine 04105, owner of a 1/8 interest **THOMAS W. HASTINGS** of 2215 Winslow Circle, Casselberry, Florida 33707, **ELLEN H. ZELMAN** of 157 Spring Chase Circle, Altamonte Springs, Florida 32714, **JOHN M. HASTINGS** of 100 Portland Street, Apt J, Fryeburg, Maine 04037 and **JANE H. ROSENBERG** of 167 Salina Street, Lafayette, Colorado 80026, each the owner of a 1/8 interest,

The Highland Park Lot, also known as the McMillan Lot, in Fryeburg, Oxford County, Maine adjacent to the Highland Park development, had by Hugh. W. Hastings, in part by devise from Edward E. Hastings; in part as the third parcel in deed of the Executrix of David A. Bradley dated June 1, 1948, recorded in Book 139, Page 561; in part as the second parcel in deed of Ezra W. Bosworth dated June 12, 1942, recorded in Book 141, Page 141; and in part as the second parcel in deed of Mary H. McKeen dated June 18, 1942, recorded in Book 139, Page 569; and in remainder by deed of Arthur I. Andrews dated October 1, 1943, recorded in Book 141, Page 496. This parcel is subject to an indenture concerning a right of way thereto, as entered into between Hugh. W. Hastings. David R. Hastings II, and Hugh. W. Hastings II, on the one part; and Agnes G. Cameron, on the other part, dated January 19, 1955, recorded in Book 165, Page 525, as later amended by agreement between David R. Hastings II, Peter G. Hastings and Hugh. W. Hastings II and Jean Cameron Warren, dated December 20, 1969, recorded in Book 199, Page 395. Said McMillan Lot Also includes those rights of way acquired by David R. Hastings II, Peter G. Hastings and Hugh. W. Hastings II from Roland W. Hale by deed dated August 10, 1981, recorded in Book 250, Page 249.

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 915, as Parcel 89 therein. Stephanie Reed Hastings, Trustee of the P & S Hastings Revocable Trust, a one-eighth interest by deed of Peter G. Hastings dated November 8, 2021, and recorded in said Registry at Book 5561, Page 668. 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. Thomas W. Hastings, Ellen H. Zelman, John M. Hastings and Jane H. Rosenberg each acquired a 1/8th interest by two deeds from Hugh W. Hastings II and Norene M. Hastings, one dated December 31, 2005 and recorded in said Registry at Book 508, Page 91, and the second dated March 9, 2006 and recorded in said Registry at Book 510, 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.

Subject lot

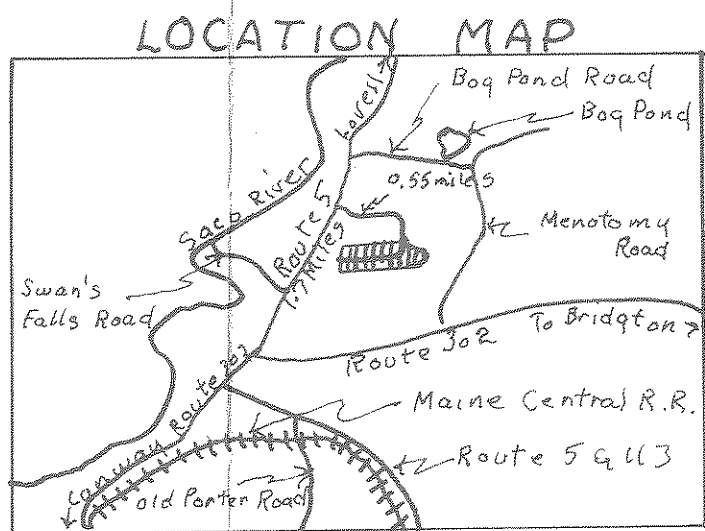
Hastings



Warren

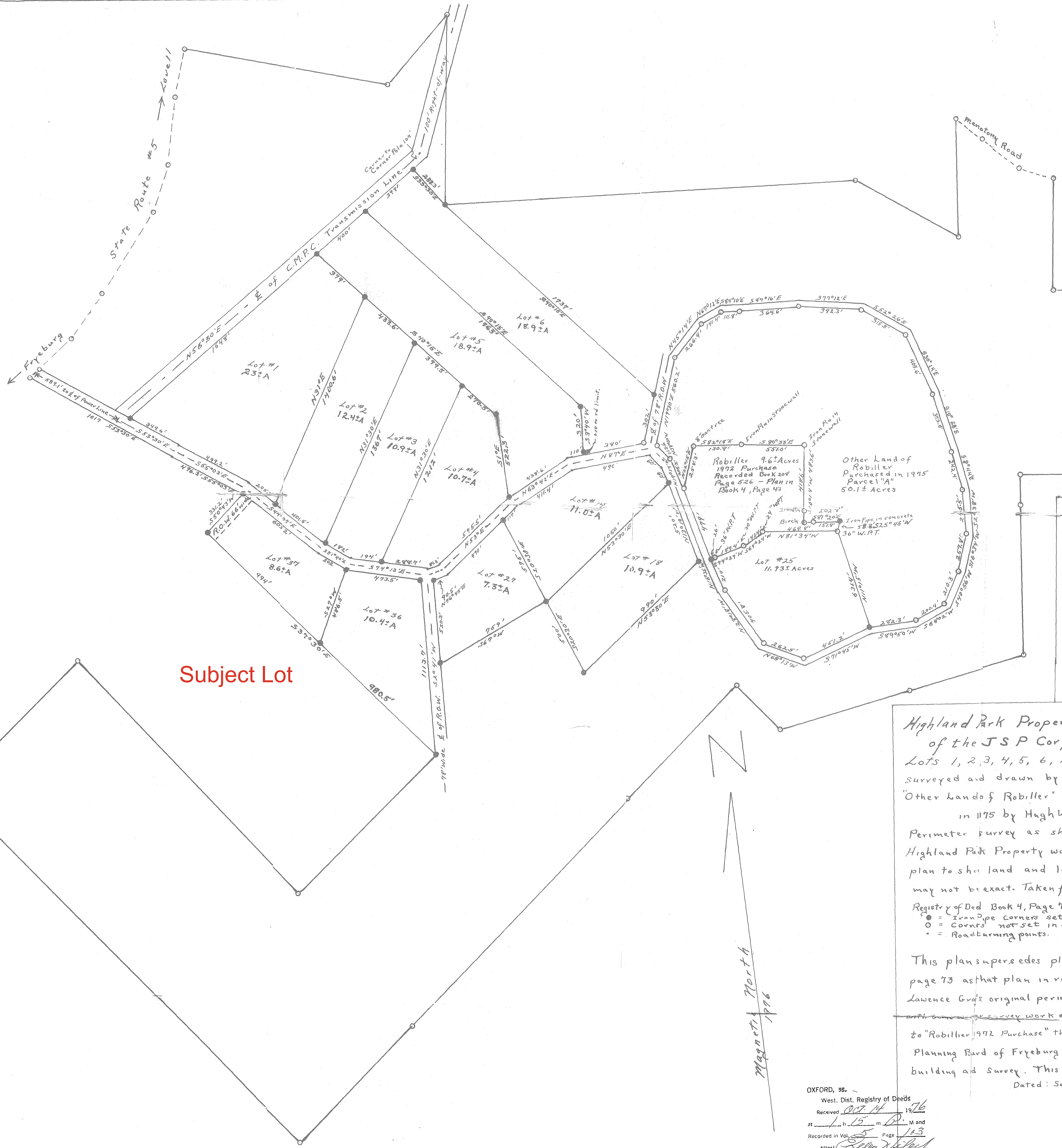
CHATAUGUA HILLS PHASE II
PLAN BOOK B PAGE 60

Pike et al.



Legend: I.P. - Iron Pipe
⊙ - Test Pit
S.S. - Stake & Stones
S.P. - Stone Post

Notes: Iron Pipe Set At All Corners & Turning Points
Zoning: Rural Residential District
Certificate Of Restrictive Covenants Etc.
Recorded In Book 275 Page 467 To Run
With Title To Lots 10 Through 19.
Lot #9 Already An Approved lot.
Total Acreage 74.96 Acres Acreage In h
Lot #15 To Be Served Only By Common Drive
Lot #14 Within Driveway Easement Shown



Subject Lot

Magneti North
1976

Highland Park Property in
of the JSP Corp - Brun
Lots 1, 2, 3, 4, 5, 6, 18, 19, 25
surveyed and drawn by Hugh W. H.
"Other land of Robiller" was surveyed
in 1975 by Hugh W. Hastings
Perimeter survey as shown of
Highland Park Property was supervised
plan to show land and lots in per
may not be exact. Taken from copy
Registry of Deeds Book 4, Page 73
● = Iron Pipe Corners set in concrete
○ = Corners not set in concrete.
* = Road turning points.
This plan supersedes plan record
page 73 as that plan in reality was
Lawrence Gro's original perimeter plan
with some survey work on the road
to "Robiller 1972 Purchase" then lots were
Planning Board of Fryeburg approved
building and Survey. This plan is the
Dated: Sept 14, 1976

OXFORD, SS.
West. Dist. Registry of Deeds
Received Oct 14 1976
at 1:15 m 12 M and
Recorded in Vol. 8 Page 113
Attest Ellen M. [Signature]
REGISTRAR

Lots #18
3, 4, 5, 6,
reapproved
Survey of
Paul A. [Signature]
Barry [Signature]
Januel
Signature
Planning
at head



APPLICATION FOR
MAINE TREE GROWTH TAX LAW PROGRAM

36 M.R.S. §§ 571–584-A

See Property Tax Bulletin No. 19 for more information

ASSESSOR'S USE ONLY
Recertification Date:

1. Name of owner(s): Hastings & Hastings
2. Mailing address: P.O. Box 290
Fryeburg, Maine 04037 Phone: (207) 935-2061
3. Location of parcel (municipality and county): Fryeburg, Oxford
4. Identification of parcel: Map 10 Lot 44

Tax Map

Plan

Lot

5. Forest land used for commercial forest production

Type	Number of Acres
a. Softwood	<u>15</u>
b. Mixed wood	<u>22</u>
c. Hardwood	<u>15</u>
d. TOTAL ACRES (add lines 5a through 5c)	5d. <u>52</u>

6. Land unsuitable for commercial forest production

Type	Number of Acres
a. Natural water and man-made water areas	_____
b. Wetlands (swamp, marsh)	_____
c. Ledges and barrens	_____
d. TOTAL ACRES (add lines 6a through 6c)	6d. _____

7. Land not used primarily for commercial forest production

Type	Number of Acres
a. Building area	_____
b. Fields	_____
c. Gravel pits	_____
d. Transmission line or pipeline right-of-way area	_____
e. Class I roads (includes culverts, ditching, gravel)	_____
f. Class II roads (unimproved haul road)	_____
g. Agricultural area (list _____)	_____
h. Other areas (list _____)	_____
i. TOTAL ACRES (add lines 7a through 7h)	7i. _____

8. **TOTAL AREA OF PARCEL** (Add 5d, 6d and 7i) 8. 52

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: 1/4/20

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.