

# Land with Stream



\*\* Not on property

**M25 L25A&27 OFF PRATT HILL ROAD | HARTFORD, MAINE**

- 50+ Acres
- Hunting
- Big Waterfront
- Stonewalls
- Pond
- Stream
- Interior Road System
- Timber

**\$169,900**



This listing in Hartford Maine is a rare opportunity to own a very unique piece of land in western Maine. While many things combined together make this property unique, one of the biggest things is the almost 3,000ft of stream frontage. Not only does the property have this amount of frontage, the frontage can be found almost completely along one of the boundaries. This not only offers extra privacy, but also makes this water feature easily accessible from almost anywhere on the property. Around this stream frontage you will find well preserved rock walls, along with the remains of a dam that used to be used for an old cedar shingle mill from a long time ago.

So, in addition to this large and beautiful water feature you also have a beaver pond at the back of the property as another one of your boundaries. If you choose you could build something relatively close to the pond as the land back there is not marshy, but high and dry in many places.



**Lifestyle Properties  
of Maine**



**SCAN TO  
VIEW THE  
FULL  
PROPERTY  
DETAILS &  
VIDEO!**



Hartford, Maine

## Local Government

### Police

Oxford County Sheriff  
(207) 743-9554

### Fire

Turner Fire  
(207) 225-3353

### Town Office

1196 Main St  
(207) 388-2674

### Tax Assessor

Lianne M. Bedard  
(207) 388-2674

### Code Enforcement

Scott G. Mills  
(207) 415-4381  
scott@runawayridge.com

Another great feature of this property are the many trails throughout the property once again making almost all parts of the land easily accessible. Between the water features, lay of the land, and trails, this property is already set up for your successful venture. Whether or not that be building a home or two, a camp, or just using it as recreational land, this property sets you up nicely for that and then some. I truly believe that you will not find another piece of land that has all these things in one.

Property aside, you're also very close to some great attractions and activities. Under 10 minutes away is Bear Mountain trail which reaches an elevation 1,200ft. For golf enjoyers you're just around 10 minutes away from the Turner Highlands Golf Course. A beautiful 18-hole golf course that also offers a restaurant and bar called the Highland Grille.

The town of Hartford also offers a beautiful sandy beach for residents on Canton Lake. Canton lake is just under 600 acres with a max depth of 46ft and offers a multitude of fish species including trout, bass, and perch. Location wise you are just 30 min away from the Lewiston Auburn area, 1 hour away from Portland and the Portland Jetport, and 2 hours 30 minutes away from Boston. Don't miss out on this unique piece of land and make it yours today!



**Peter McPhail**  
REALTOR®  
(207) 794-4338

peter@lifestylepropertiesme.com

# M25 L25A&27 OFF PRATT HILL ROAD | HARTFORD

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## Shopping

Turner, 8± miles

## City

Lewiston, 19± miles

## Airport

Portland International, 54± miles

## View

Mountains | Scenic

## Zoning

Rural

## Interstate

Exit #80, 22± miles

## Hospital

Central Maine Medical, 20± miles

## Boston, MA

155± miles (3± hours)

## Road Frontage

None

## Water Frontage

Yes | 3000'


LISTING PRICE

**Acres 51± \$169,900 Taxes \$677**

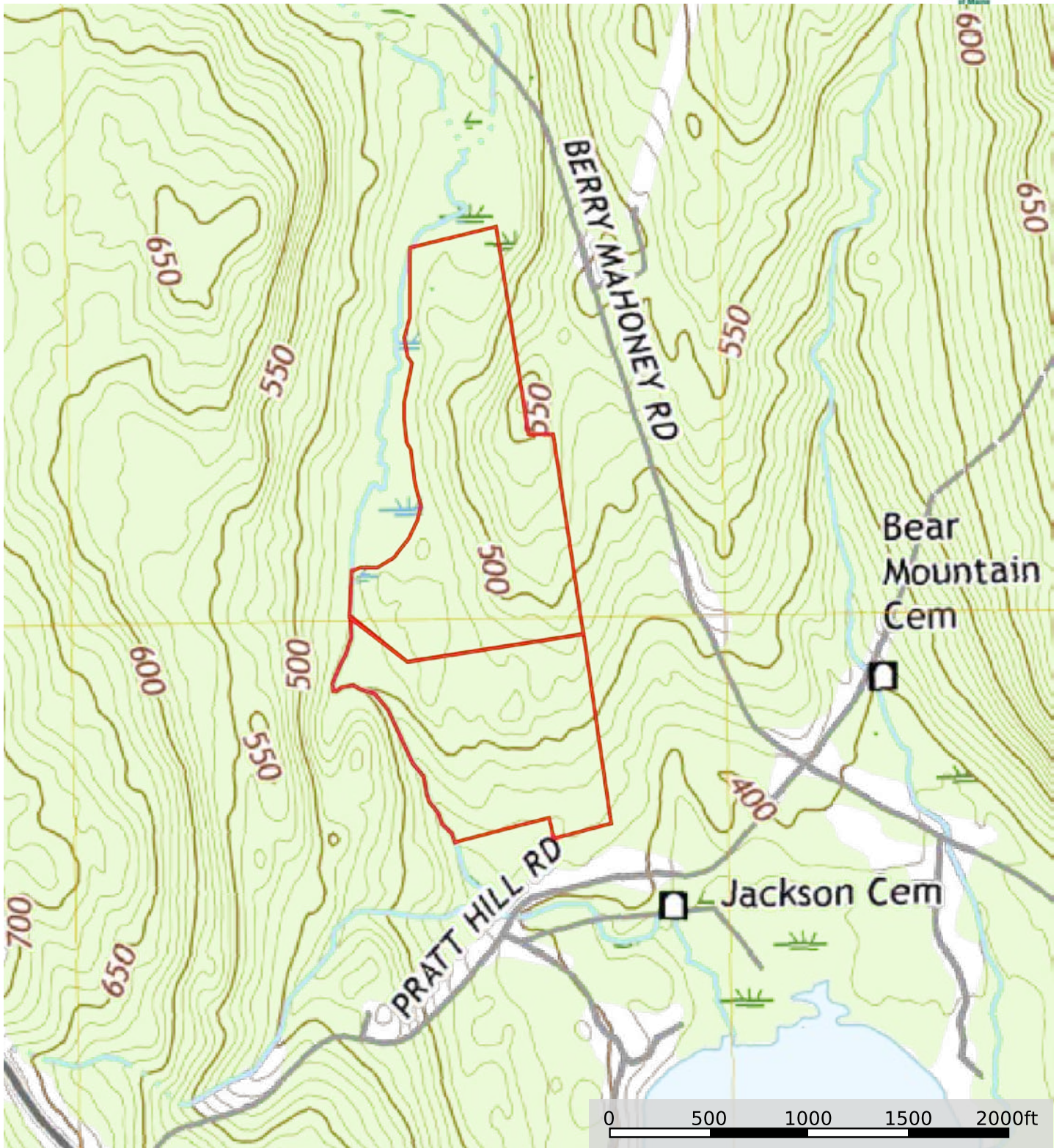


Hartford LaFreniere 51 acres  
Maine, AC +/-



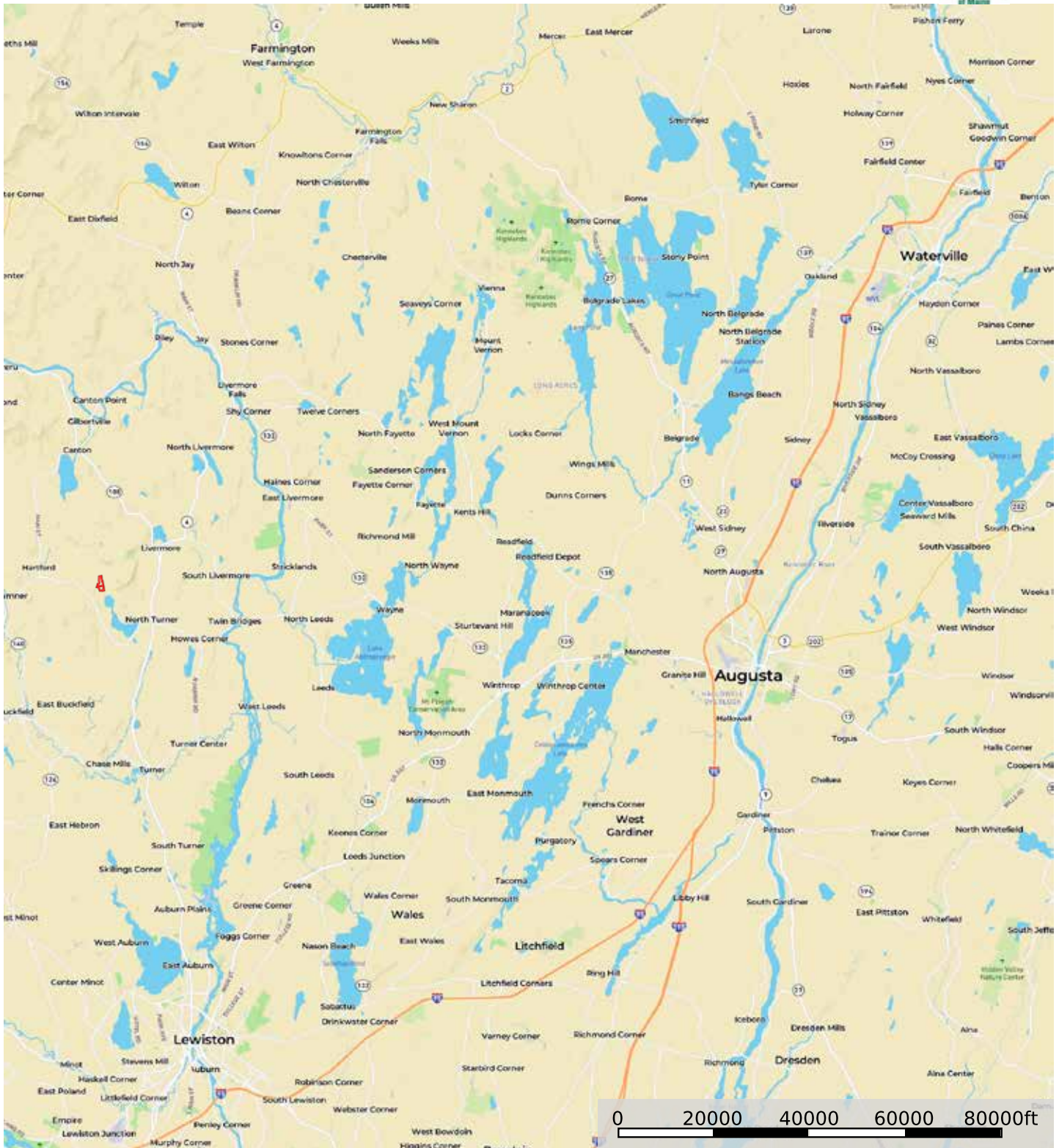
 Boundary

Hartford LaFreniere 51 acres  
Maine, AC +/-



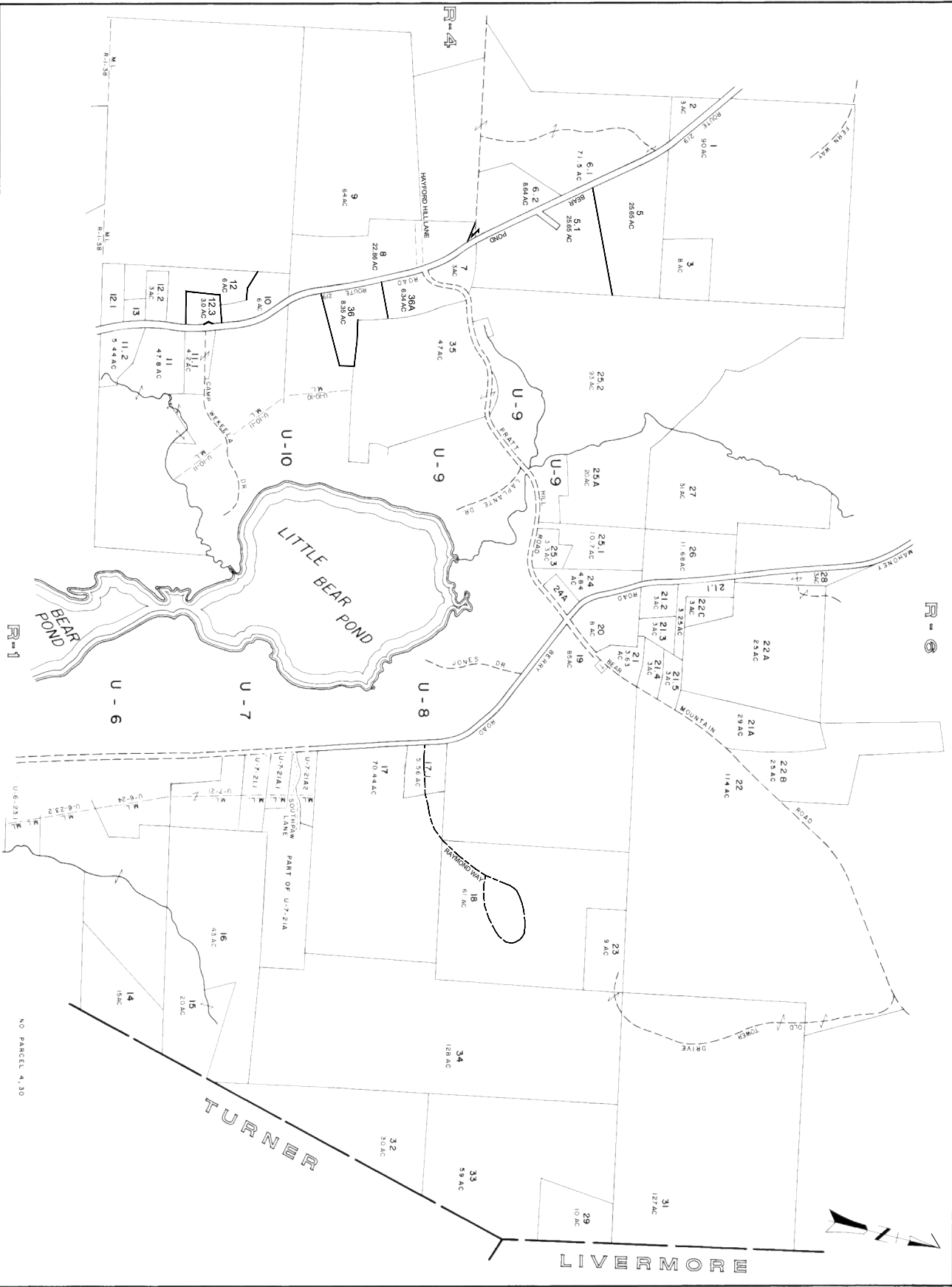
 Boundary

# Hartford LaFreniere 51 acres Maine, AC +/-



Boundary





PREPARED BY PHOTOGRAMMETRIC METHODS BY  
 JOHN E. O'DONNELL & ASSOCIATES  
 AUBURN, MAINE  
 1978

LEGEND  
 ADJACENT SHEET NO.  
 COMMON OWNERSHIP  
 DEVELOPMENT LOT NO.  
 SCALED DIMENSION

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PROPERTY MAP  
**HARTFORD**  
 MAINE

SCALE IN FEET  
 0 500 1000

**R-5**



PROPERTY LOCATED AT: Map 5 Lots 25A & 27 Off Pratt Hill Road, Hartford, ME

**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: \_\_\_\_\_

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: **Information provided to the best of the sellers knowledge**

Source of information: **Seller**

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

Buyer Initials \_\_\_\_\_

Page 1 of 3

Seller Initials *SL*

PROPERTY LOCATED AT: Map 5 Lots 25A & 27 Off Pratt Hill Road, Hartford, ME

**SECTION II – GENERAL INFORMATION**

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: **Right of way to the property**

Source of information: **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? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

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

If Yes, explain: \_\_\_\_\_

Source of information: \_\_\_\_\_

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: \_\_\_\_\_

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 information: \_\_\_\_\_

Additional Information: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials *SL*

PROPERTY LOCATED AT: Map 5 Lots 25A & 27 Off Pratt Hill Road, Hartford, ME

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.

<u>Stephen LaFreniere</u>	<u>05/02/2024</u>	_____	_____
SELLER	DATE	SELLER	DATE
<b>East Brook Timber Co</b>			

_____	_____	_____	_____
SELLER	DATE	SELLER	DATE
<b>Stephen LaFreniere</b>			

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



Receipt # 196198



Bk 5565 PG 87  
11/19/2020 08:59:30 AM  
Pages 2  
DEED

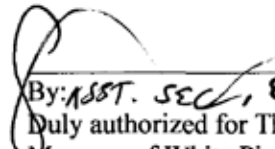
Instr # 17446  
Cherri L Crockett Register of Deeds OXFORD COUNTY

### QUITCLAIM DEED WITH COVENANT

WHITE PINE FOREST, LLC, a Delaware limited liability company with a mailing address at 1655 N. Ft. Myer Drive, Suite 1300, Arlington, VA 22209, for consideration paid, grants to EASTBROOK TIMBER CO., INC. with a mailing address at 1013 Main Road, Brownville ME 04414, with Quitclaim Covenant, certain real estate situated in the Town of Hartford, Oxford County, and State of Maine being more particularly bounded and described in Exhibit A, attached hereto and made a part hereof.

IN WITNESS WHEREOF, White Pine Forest, LLC has caused this deed to be executed on its behalf by its duly authorized Manager as of this 26<sup>th</sup> day of October, 2020.

WHITE PINE FOREST, LLC

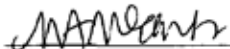
  
By: ASST. SEC. Elizabeth G. Engle  
Duly authorized for The Conservation Fund  
Manager of White Pine Forest, LLC, duly authorized

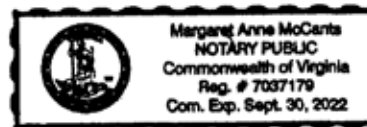
MAINE REAL ESTATE  
TRANSFER TAX PAID

COMMONWEALTH OF VIRGINIA  
COUNTY OF ARLINGTON

October 26, 2020

Then personally appeared before me the above-named ELIZABETH G. ENGLE, ASSISTANT SECRETARY of The Conservation Fund, Manager of White Pine Forest, LLC, and acknowledged the foregoing instrument to be their free act and deed in their stated capacity, and the free act and deed of White Pine Forest, LLC.

  
Notary Public  
Print Name: MARGARET ANNE MCCANTS  
Commission Expires: September 30, 2022



**EXHIBIT A**  
**White Pine Forest, LLC to Eastbrook Timber Co., Inc**

Certain real estate located in the Town of Hartford, Oxford County, and State of Maine, more particularly bounded and described as follows:

Beginning on the south side line of Lot No. 8 in the 9th Range at the southwest corner of a piece of land conveyed to Leonard Bosworth by John M. Dow; Thence north by said land to the north line of said Lot; Thence westerly on said north line to the west side of a certain mill pond lying in said land; Thence southerly by said mill pond to the stump of a certain elm tree marked; Thence easterly to a marked Hackmatac [Tamarack] on the west side of a certain brook; Thence southerly on the west side of said brook to the old County Road; Thence southerly on said road to the south line of said lot; Thence easterly on the south line to the first mentioned bound. Being the same premises conveyed to said E. I. Brown by William L. Chase July 23, 1902 by deed recorded in Oxford County Registry of Deeds in Book 276, Page 169.

Meaning and intending to convey all and the same premises described as Lot 7.1 conveyed by deed from The Conservation Fund to White Pine Forest, LLC in a certain deed dated June 10, 2020 and recorded on June 12, 2020 in the Oxford County Registry of Deeds in Book 5527, Page 404 (the said Lot 7.1 being described at page 585 of said Book 5527). Reference may also be had to deed from Chadbourne Tree Farms, LLC to The Conservation Fund recorded in said Registry in Book 5527, Page 71.



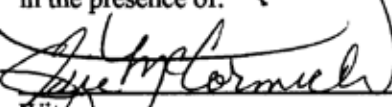
**QUITCLAIM DEED**

LANCE J. LaFRENIERE of Ormand Beach, Florida (mailing address: 215 Ponce Deleon Drive, Ormand Beach FL 32176), for consideration paid, does hereby grant unto EASTBROOK TIMBER Co., Inc., a Maine business corporation with a principal place of business in Brownville, County of Penobscot and State of Maine, (mailing address:1013 Main Road, Brownville, ME 04414), certain real estate, and any improvement thereon, situated in HARTFORD, County of Oxford, and State of Maine, further bounded and described in Schedule A attached hereto and made part hereof.

IN WITNESS WHEREOF, Stephen M. LaFreniere has caused this instrument to be signed this 12<sup>th</sup> day of December 2023.

Signed, Sealed and Delivered  
in the presence of:

MAINE REAL ESTATE  
TRANSFER TAX PAID

  
Witness

  
Lance J. LaFreniere

STATE OF MAINE *Florida*

County of *Volusia*, ss.

December *12*, 2023

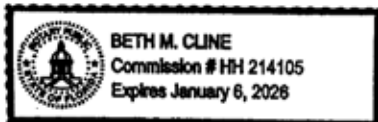
Personally appeared the above named, Lance J. LaFreniere, and acknowledged the foregoing instrument to be of his free act and deed.

Before Me,

  
Notary Public - State of Florida

  
Printed name of Notary Public

AFFIX SEAL



Commission expires: *1-6-2026*

**SCHEDULE A**

A certain lot or parcel of land situated in HARTFORD, County of Oxford and State of Maine and being bounded and described as follows:

Being all and the same premises described in a deed from Stephen M. LaFreniere to Lance J. LaFreniere by deed dated December 31, 1991, and recorded in Book 1858, Page 223.

EXCEPTING AND RESERVING that portion described in a deed from Lance J. LaFreniere to Arthur Harvey and Elizabeth Gravalous dated August 18, 1992, and recorded in Book 1937, Page 243.

EXCEPTING AND RESERVING that portion described in a deed from Lance J. LaFreniere to Denise P. Mancine dated January 4, 1996, and recorded in Book 2291, Page 291.

All rights and privileges belonging to the above granted estate are also hereby conveyed.



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

#### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

### **Remember!**

*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

#### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

#### To Be Completed By Licensee

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of United Country Lifestyle Properties of Maine  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.