

## **MOUNT DIMMOCK FOREST**

**With a bird's eye view of the Androscoggin River Valley, this parcel offers a scenic mountain retreat with good internal access and several potential building sites just a short distance from Bethel Village and Sunday River Ski Resort.**



**293 Survey Acres  
Hanover, Oxford County, Maine**

**New Price: ~~\$300,000~~ \$260,000**



## LOCATION

The forest is located on the southern slope of Mount Dimmock, the highest point (1,782' ASL (above sea level)) in the small rural town of Hanover, Maine. The town is situated along a sharp bend in the Androscoggin River and US Route 2. The town was originally known as Howard's Gore, named after Phineas Howard who purchased most of the town in the late 18th century. The other notable natural feature is Howard's Pond, a popular summer retreat for both locals and seasonal visitors. With a maximum depth of 118', the 109-acre, cold-water pond supports landlocked salmon and brook trout.

The forest overlooks the Androscoggin River Valley, which is lined with a mosaic of agricultural fields and a mix of both historical farm houses, newer homes, and small working farms.



The view from a ledge outcrop on Mount Dimmock frames Mount Abram and the Androscoggin River Valley below.

Bethel Village, a popular resort destination, is located less than ten miles away, providing a small but eclectic mix of restaurants and village shops that support a thriving tourism industry, most notably Sunday River Ski Resort and nearby Mt. Abrams. The region is also known as a popular hiking destination with the Appalachian Trail threading through the Mahoosuc Range, part of the White Mountains, just north of the parcel. Breathtaking mountain views can also be enjoyed along the Grafton Loop Trail that encircles Bear River Valley along Route 26.

## ACCESS

Access is via a private gravel road off the property's 60' of frontage on Howard Pond Road, a paved town road with power and utilities. This nearly mile and a half of private gravel road provides excellent interior access. The road splits about half a mile in and, from the end of each road fork, forestry trails continue upslope to offer expansive views of the surrounding countryside.

Additional access exists via a deeded right-of-way (ROW) leading from US Route 2, across an abutting landowner, to the property's southeast corner, near the Hanover/Rumford town line. The access is currently blocked and has been dormant for nearly 20 years.



The access road begins off paved Howard Pond Road, which fronts the parcel.



One of several grassy trails, providing excellent internal access to the forest.



## SITE DESCRIPTION

The topography ranges from nearly flat at roadside, moderately sloping in the middle, to rugged and steep at the northern extreme near the summit of Mount Dimmock. Just over half the terrain falls within the moderately sloped category. From roadside up to parcel center the soils and slope offer the best opportunity to locate a second home or recreational camp.

Upper slope soils are generally well-drained with some surface rocks, minor ledge and rock outcrops. The lower slopes are moderately well-drained with some wet areas associated with the small brooks and intermittent stream.

A few small areas of course, rocky gravel exist in the southern portion of the parcel. Due to the gravel quality, these small pits are an excellent source for future road-building and maintenance, but limited for other uses or off-site sales.

Water drains from the property from north to south. Small feeder streams that flow from the upper slopes vary in volume depending on seasonal run-off. Many of these small streams and the two main intermittent ones tend to dry up during the summer months.

With a southeast facing aspect, the forest enjoys full sun for long hours each day. The aspect also facilitates the speed with which the roads and trails dry.

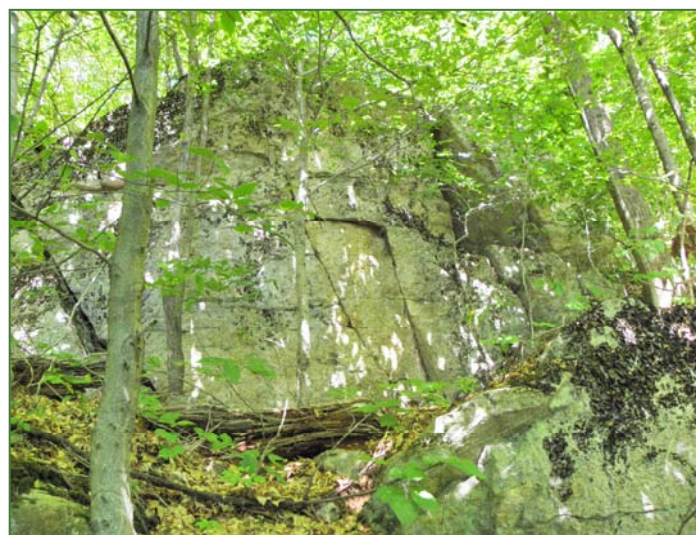
Elevations range from 680' ASL at roadside up to 1,740' ASL at the northern boundary. The vertical difference allows for dramatic, long-distance views of the river valley and the mountain peaks to the south.

### Ledge Overlook:

A distinct ledge outcrop sits on the boundary near the northwest corner of the property, inviting visitors to enjoy the view from this scenic overlook (upper photo). Although steep in places, there are grassy trails that lead very close to this vantage point—the last few hundred feet are a bushwhack but well worth the effort to gain the scenic valley view that unfolds from this rocky opening in the forest canopy.



A ledge outcrop offers sweeping, long-distance views of the valley and surrounding mountains.



Massive, mossy boulders invite exploration from the upper trails that pass near them.



Two intermittent streams carve the forest floor.

## FOREST RESOURCES

The forest supports a well-stocked stand of mixed species in two tree sizes: pole (trees from 5" to 11" diameters and generally over 20' in height) and sapling (trees from 1" to 4" in diameter and generally 3 to 20' in height). There are a few areas with larger trees near brooks and steeper terrain. According to a Tree Growth Forest Management Plan developed by Brian Milligan, the breakdown of forest types are as follows:

**Mixed wood:** 132 acres, with neither hardwood nor softwood species occupying more than 75 percent of the tree stocking, comprised of uneven-aged hemlock, spruce, fir and some pine, mixed with maple, birch and poplar.

**Hardwood:** 157 acres with hardwoods occupying more than 75% of the stocking, comprised of uneven-aged maple, birch, beech and oak, with a few scattered trees. A copy of the forest management plan is available upon request.



A birch/maple pole stand near parcel center. Northern hardwoods dominant the species mix.

## MUNICIPAL ZONING

Hanover adheres to the state-wide shoreland protection standards but has no town-wide zoning ordinance. Minimum building lot size is 40,000 ft<sup>2</sup> with a minimum of 200' of frontage on a town-maintained road. The subject parcel's frontage is 60' and therefore would require town approval prior to issuing a building permit.

For more information, please contact the Town of Hanover (207) 364-8200 or visit their website at [www.hanoverme.org](http://www.hanoverme.org).

## TAXES, ACREAGE AND TITLE

Municipal property taxes in 2015 for Map RU-2, Lot 27 were \$1,304.40.

An unregistered 2006 survey conducted by Geo-Systems of Yarmouth, Maine, indicates a total acreage of 292.6 acres. Tax maps indicate a total of 292 acres. The deed lacks a total acreage reference but refers to the bearings and distances noted on the survey. The surveyed acreage serves as the primary reference in this report. Parcel boundaries exist in the form of yellow painted tree blazes and/or some stone wall sections. Parcel corners are evidenced by iron pins or "stake and stones".

A right-of-way exists across an abutter on the northwest boundary and allows access to the uppermost slopes of Mount Dimmock. The abutter also has a right to use the internal road on the property to access his parcel that borders the northwest corner. These reciprocal rights are recorded in the deed.

The property is recorded in a Quitclaim Deed in the Oxford West Registry of Deeds: Patricia L. Orndorff to Paul Orndorff in Book 4718, Page 37 dated December 23, 2010. Copies of the deed, tax bills, tax maps, and other related documents are available upon request.

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Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests.

All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

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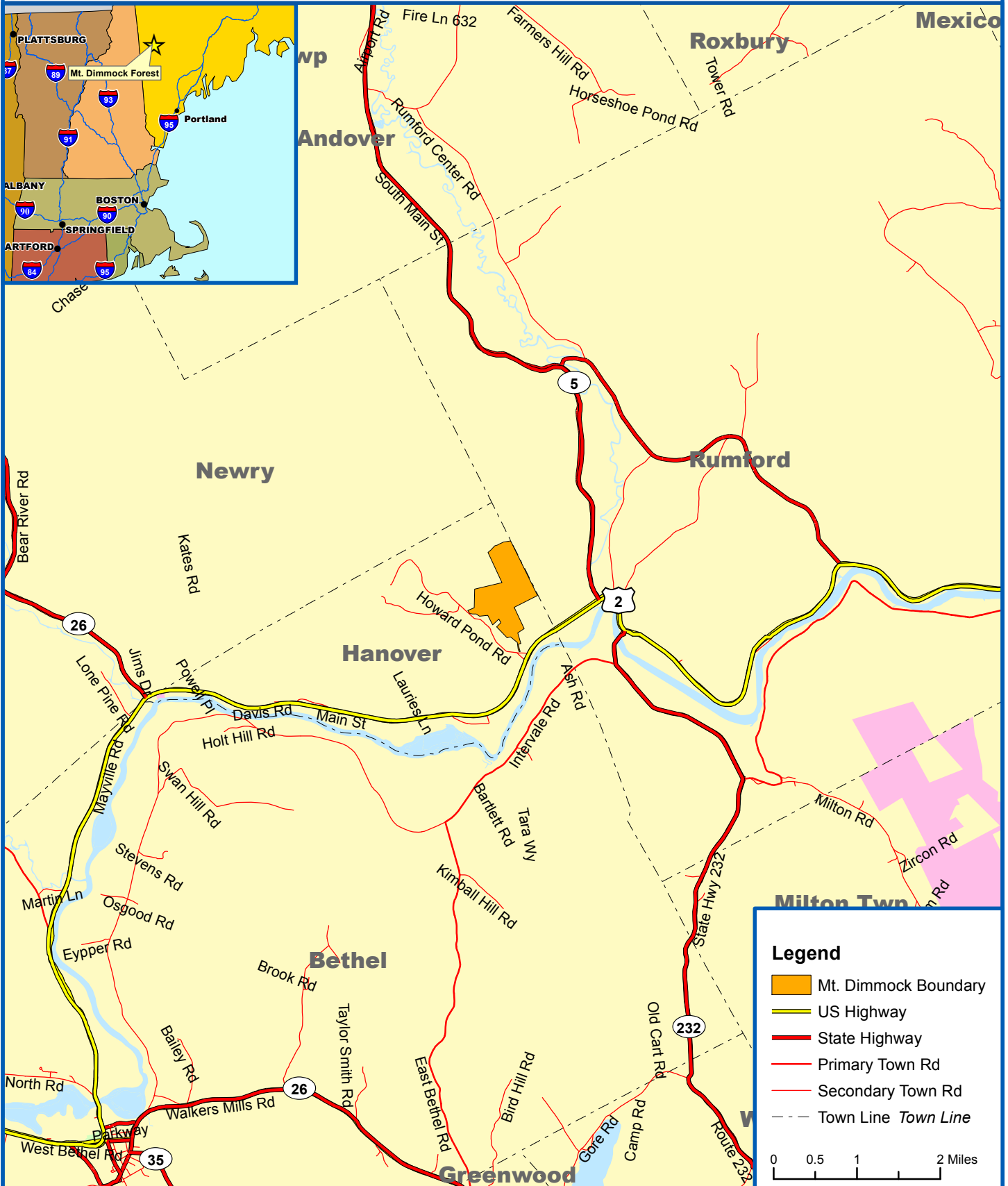
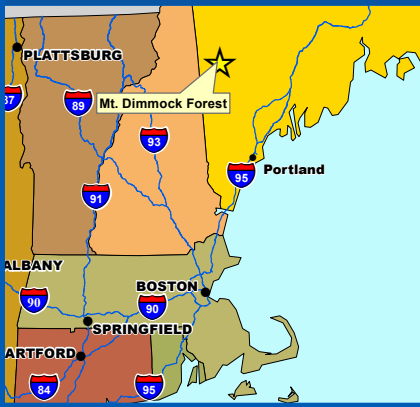


# Mt. Dimmock Forest

302.0 GIS Acres

Hanover, Oxford County, Maine

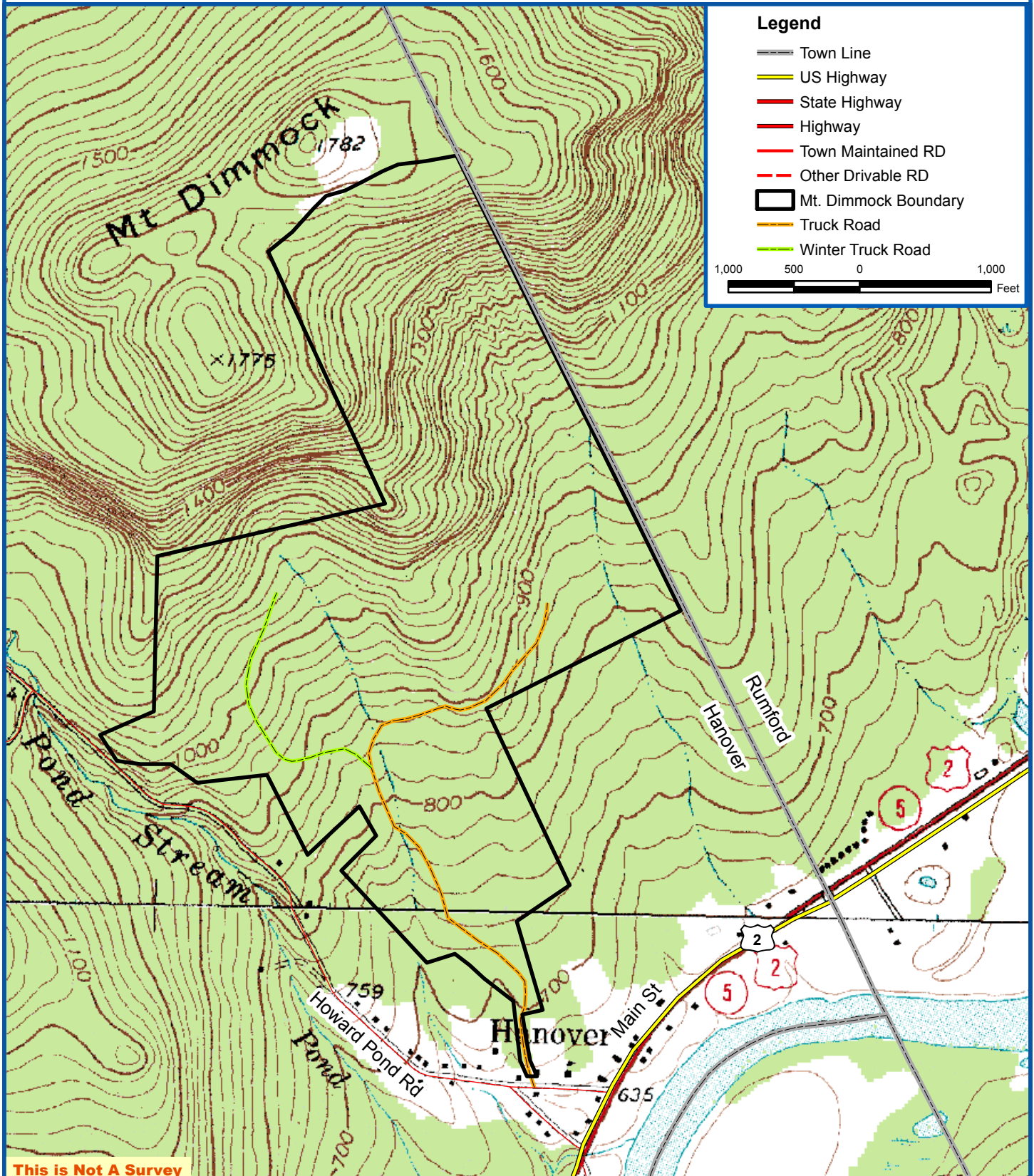
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from ME GIS, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

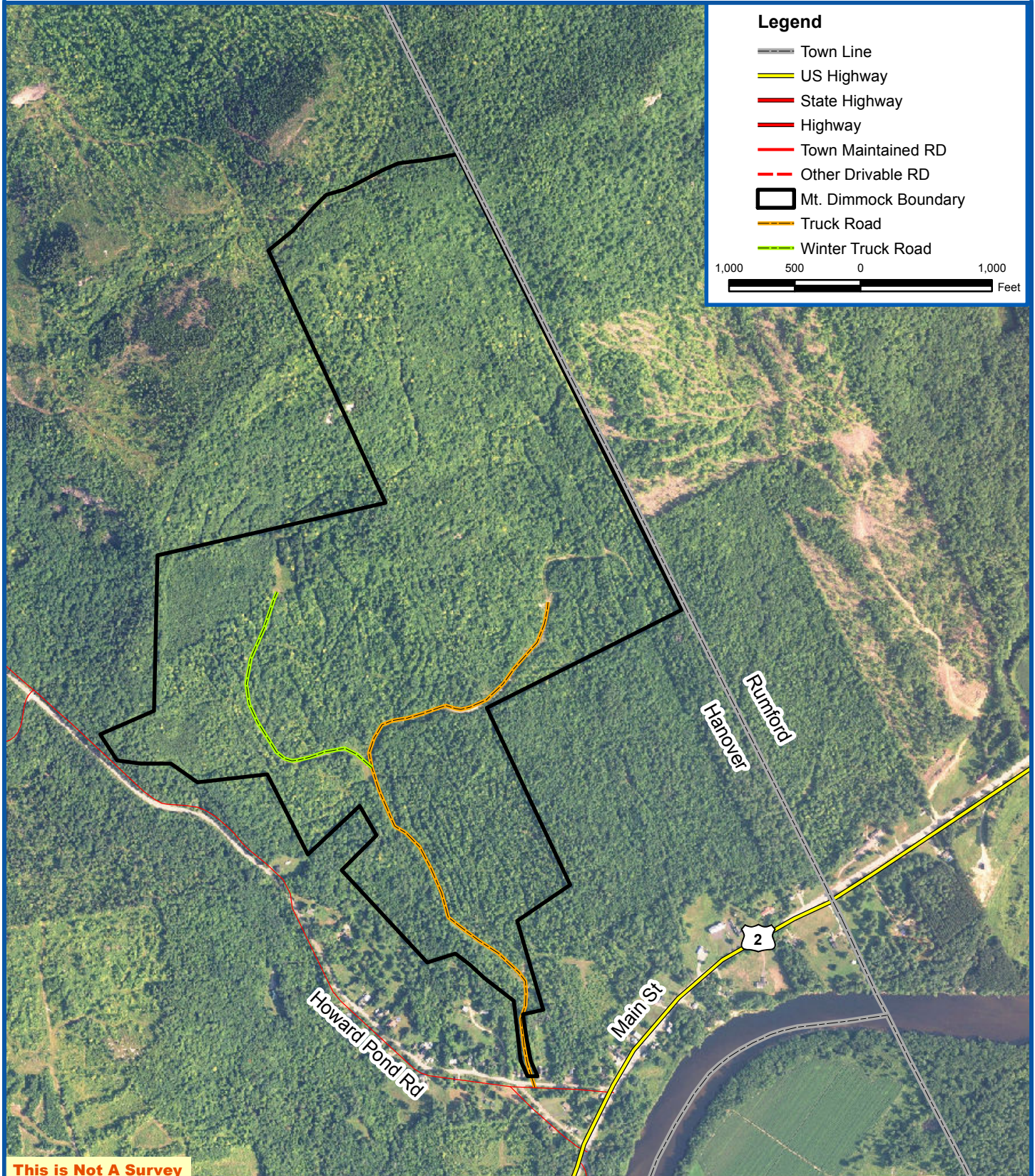




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**This is Not A Survey**

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# 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 may not act as 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"**); or
- ✓ 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**. The possibilities and consequences of dual agency representation must be explained to you by the licensee. *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. Also, a dual agent may not be the advocate for either party and cannot negotiate for nor advise as to the price or terms of the transaction.

### THIS IS NOT A CONTRACT

#### **Remember!**

*Unless you enter into a written agreement for agency representation, a licensee is not allowed to represent you!*

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 Patrick Hackley  
Licensee's Name

on behalf of Fountains Land Inc.  
Company/Agency