

# fountains

## WOODBURY HILL

*Located on a small ridge just west of the Saco River Valley, this forest offers a host of options as a recreational woodlot, hunting retreat or a private country residence with access improvements via the town road frontage.*



**330 Acres**  
**Sweden, Oxford County, Maine**

**Price: \$289,000**

## LOCATION

Sweden, Maine is a small rural town of less than 500 year-round residents located just a few miles north of Fryeburg village, nestled along the Saco River and the New Hampshire border. With the White Mountains looming to the northwest and the Lakes Region to the south, this area is one of the most scenic that northern New England has to offer.

Locally, the forest rests on a modest ridge surrounded by a rolling forested landscape dotted with small villages and an abundance of scenic water bodies like nearby Kezar Pond, Moose Pond and Highland Lake. The country roads are lined with a mix of both historical homes, newer homes, and small family farms.

Fryeburg reflects a classic New England atmosphere, well-known for its highly-regarded Fryeburg Fair held each October as one of the last and largest fairs of the season, celebrating rural life in sixteen Maine towns and six New Hampshire border towns.

Nearby Saco River, the White Mountain National Forest, and North Conway, NH, offer year-round outdoor recreation and a wide variety of restaurants, shops and tourist attractions. Whether hiking in the Whites or paddling on one of the many area lakes, this property is perfectly situated for the next owner to enjoy the natural beauty of the region.



**The serpentine turns of the Saco River are less than five miles away as the crow flies from Woodbury Hill.**

## ACCESS/BOUNDARIES

Access is available via 700+’ of frontage on Black Mountain Road, a gravel road well-maintained by the town of Sweden. Power and utilities are available at roadside.

Vehicular access into the parcel was established a few years ago via a temporary, “forestry only” right-of-way over an abutting landowner. (See notation on report maps.)

In order to establish year-round private access, the seller plans to construct a new road from the frontage on Black Mountain Road. This road would connect into the internal road that exists near the parcel center.

Parcel boundaries exist in the form of either red or yellow painted tree blazes, historical stone walls or barbed wire. There is no legal survey; maps in this report are based on tax maps, deed descriptions and GIS data provided by the sellers’ forestry staff.



**Town-maintained Black Mountain Road fronts the property. Power and utilities are available at roadside.**



## SITE DESCRIPTION

The topography is variable as it gently slopes away from the road frontage, flattens out around a small wetland, and then moderately climbs the ridges that define the northern boundary. A few notable steep faces surround "Woodbury Hill" (1,140' ASL) the prominent knoll occupying most of the property's eastern panhandle. The upper west side includes the south face of "Popple Hill" (1,168' ASL) which also has some steep slopes but may be worth climbing to enjoy long range views of the Saco River Valley looking south.

The parcel boundary is shaped like the letter "T" with the lower portion fronting Black Mountain Road. While there is opportunity in this area to construct an interior access road, the water table is high in places and careful construction techniques will need to be applied. The upper reach of Dock Brook flows intermittently through this area, feeding a small wetland before reforming as a brook and flowing off the property.

Beyond the brook, the soils become drier with a sandy/rocky composition. Shortly after the soil transition, an internal road enters the property off the abutting landowner (the temporary forestry ROW). The road bed is solid and grassy (see photo at right), and could be readily brushed out for vehicular travel and a host of recreational uses. The road continues up the gradual slope and leads to a clearing (former log landing) that would make a great potential site for a camp or second home. (see photo lower right).

The central clearing is connected to another at the foot of Popple Hill. From here, several logging trails offer access throughout the western portion of the forest.

The dominant elevation of Woodbury Hill, coupled with the recent timber harvest, should provide a worthy view of the White Mountains to the northeast. A trail leading from the central clearing provides access to the top of the knoll.



**A young northern hardwood stand on the forest.**



**A grassy internal road in excellent condition.**



**A central clearing could make a great home site.**



## FOREST RESOURCES

The forest supports a mixed species composition of northern hardwoods (maple and birch), some red oak, and a few areas of white pine. The forest has been managed for decades as a working forest dating back to the early 50s when the individual tax lots were acquired by S.D. Warren (Paper) Company of Westbrook, Maine. The forest was thinned in 2014 and is currently in a re-growth period. There is no updated timber inventory but a copy of the Tree Growth Plan is available upon request.



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

## MUNICIPAL ZONING

The majority of the forest falls within Sweden's Rural Preservation Zone allowing for minimum residential lot sizes of 220,000 ft<sup>2</sup> (approximately 5 acres) and a minimum of 300' of town-maintained road frontage. Structure setbacks require 125' from roadway centerline; 100' from high-water line of a great pond or river and 75' from a stream or upland edge of a wetland. For a zoning map and to view the zoning ordinance, please contact the Town of Sweden at (207) 625-4324 or visit the "unofficial" website at [www.eskerridge.com/Sweden Town Page.html](http://www.eskerridge.com/Sweden%20Town%20Page.html)

## TAXES, ACREAGE AND TITLE

Municipal property taxes in 2015 for Map R05, Lot 9; R08, Lot 28-10 and R08, Lot 28-11 were \$1,456.79 and Map R08, Lot 7 were \$484.16 for a total tax bill of \$1,940.95.

Tax maps indicate a total of 318.27 acres. Deeded reference to individual lots totals 248 acres (but may be incomplete). GIS map data indicates a total of 330 acres. There is no registered survey so, for marketing purposes, the 330 GIS map acres serves as the primary reference. Maps in this report reflect current total acreage.

The property is recorded in a Quitclaim Deed with Covenant in the Oxford West Registry of Deeds — GMO Forestry Fund I, L.P. to K&W Timberlands, LLC in Book 440, Page 630 dated September 27, 2002. Copies of the deed, tax bills, tax maps, and other related documents are available upon request.



**Late summer wildflowers in the small clearing.**

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Fountains Land Inc. 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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# Locus Map Woodbury Hill

330 GIS Acres  
Sweden, Oxford County, ME

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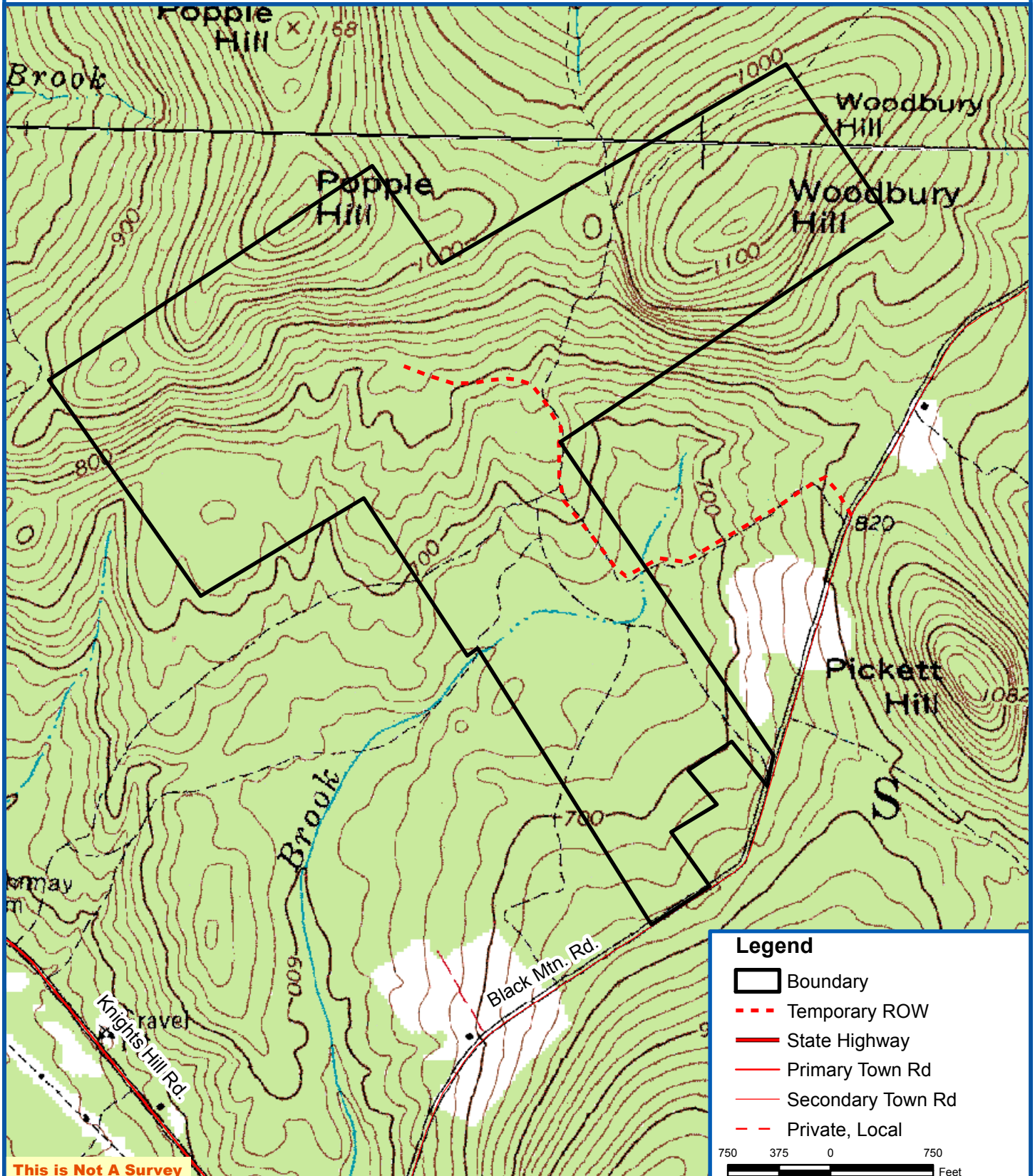




# Woodbury Hill

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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.

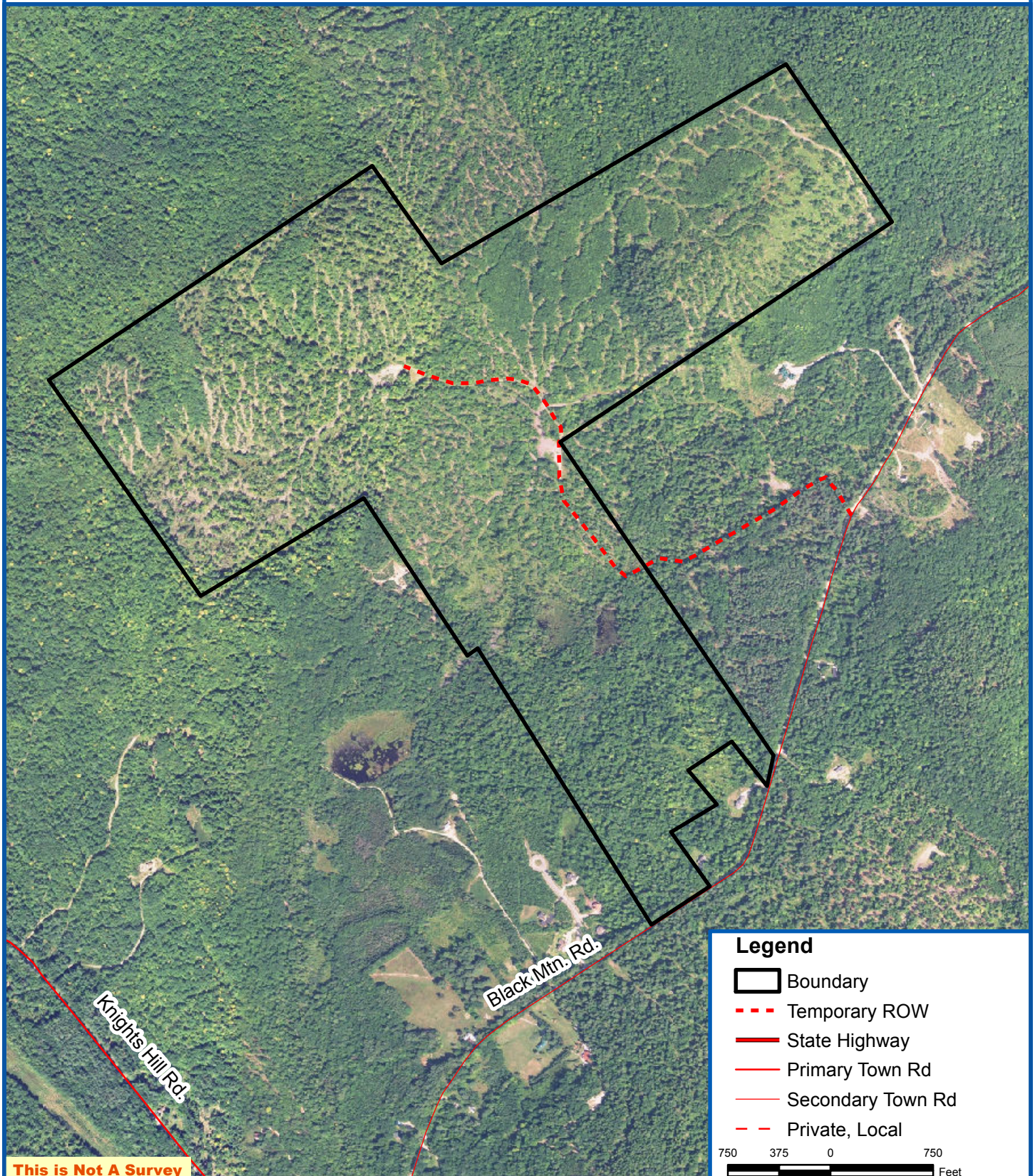




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# MAINE REAL ESTATE COMMISSION

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

on behalf of \_\_\_\_\_  
Company/Agency