

MLS #: 1643276

Status: Active

County: Oxford

Property Type: Land

Public Detail Report

Seasonal: Yes

List Price: \$135,000

Original List Price: \$135,000

Directions: DIRECTIONS: From Route 2 in Hanover take Howard Pond Road for just under 2 miles then turn right onto Small road for 0.1 miles to the 60' wide Right of Way on the right JUST AFTER OPENING. This ROW is unimproved and wooded.



**15 Off Howard Pond/Small Road
Road
Hanover, ME 04237**

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Land Information

Lot Size Acres +/-: 151
Source of Acreage: Appraiser
Mobile Homes Allowed: Unknown

Waterfront: No
Water Views: No

Zoning: Residential
Zoning Overlay: No

Property Features

Driveway: No Driveway
Parking: No Parking
Location: Rural
Restrictions: No Restrictions
View: Mountain(s); Scenic; Trees/Woods

Electric: No Electric; Off Grid
Gas: No Gas
Water: None; Well Needed on Site
Sewer: None; Septic Needed

Roads: Private Road; Public; Right of Way; Seasonal
Site: Right of Way; Rolling/Sloping; Wooded

Tax/Deed Information

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Full Tax Amt/Yr: \$568/ 2025

Map/Block/Lot: R02//15
Tax ID: MapR2Lot15OffHowardPondRdHanover04237

Remarks

Remarks: This remarkable ±151-acre mountainside parcel offers outstanding privacy, panoramic views, and convenient access to western Maine's premier outdoor destinations. Elevations range from approximately 1,260 feet along the northern boundary to a 1,775-foot peak near the center—just seven feet below Mt. Dimmock's summit less than half a mile away. Dramatic ledge outcrops along the southern and western slopes capture sweeping views toward Sunday River and Howard Pond. Harvested around 2012, the land now supports a thriving young mixed forest of hardwoods—white birch, maple, aspen, and beech—with scattered pine, fir, and spruce. Visible former skid trails provide a ready framework for new internal roads or recreation trails. Access is by a 60-foot-wide, ±1,000-foot-long deeded right-of-way leading to the southwest corner of the abutting Chadbourne Lot (±43 acres, also offered for sale by the same owner). The Chadbourne Lot will be encumbered by an additional ±2,000-foot ROW extending east to serve the Mt. Dimmock Lot. The property is enrolled in Maine's Tree Growth Tax Program (Tree Growth Application not yet located). No power is on site, emphasizing its quiet, off-grid character. Located off Howard Pond Road, the land is just minutes from scenic Howard Pond—a pristine ±109-acre, 118-foot-deep trout and salmon fishery with a hand-carry boat launch—and about ten minutes from the Androscoggin River. The nearby Howard Pond Overlook/Woodman's Trail ascends to roughly 1,380 feet, rewarding hikers with sweeping mountain vistas. This trail lies roughly 200 feet from the property's southwest boundary. With Sunday River and Black Mountain ski areas, Grafton Notch State Park, and the mountain towns of Bethel and Andover nearby, this is an exceptional opportunity for recreation, forestry, or a secluded western Maine retreat. 2025 Taxes: Only \$568.

LO: AFM Real Estate

Listing provided courtesy of:



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Prepared by John Colannino on Tuesday, November 11, 2025 5:11 PM.

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