

Land Description
Ryan Ranch, LLC, Grantor
5.00 Acres

A certain parcel of land situated northeasterly of Stone Hill Road, in the Town of Hebron, County of Oxford, State of Maine, bounded and described as follows to wit:

Beginning at a set rebar on the apparent northeasterly sideline of Stone Hill Road, said rebar being at the most westerly corner of land now or formerly of Ryan Ranch, LLC as recorded at the Oxford County Registry of Deeds in Book 5938, Pages 146;

Thence North 39 degrees 27 minutes 41 seconds East along the apparent northeasterly sideline of Stone Hill Road, a distance of 248.36 feet, to a point;

Thence North 35 degrees 00 minutes 56 seconds East along the apparent northeasterly sideline of Stone Hill Road, a distance of 49.99 feet, to a set rebar;

Thence North 63 degrees 06 minutes 20 seconds East, a distance of 598.97 feet, to a set rebar on the apparent Town Line between Hebron and Buckfield;

Thence South 80 degrees 03 minutes 06 seconds East along said Town Line and land now or formerly of Michael Kreamer, a distance of 466.68 feet, to a point;

Thence South 62 degrees 20 minutes 49 seconds West along land now or formerly of Ryan Ranch, LLC, a distance of 911.43 feet, to the first mentioned set rebar on the apparent northeasterly sideline of Stone Hill Road, being the point of beginning.

The land herein contains 5.00 Acres.

Bearings are referenced Maine State Grid North, West Zone.

All rebar set are 5/8 inch in diameter and topped with a plastic cap stamped "Kachnovich PLS 2395".

Including any title the Grantor may have in Stone Hill Road adjacent above described lot, excepting rights others have.

Also including a right-of-way for access to the above described lot as defined in Book 5956, Pages 427-428.

Being a portion and only a portion of land conveyed to Ryan Ranch, LLC by a deed dated August 4, 2026, and recorded at the Oxford County Registry of Deeds in Book 5956, Pages 427-428.

See survey plan entitled "Land division of Ryan Ranch LLC"- dated August 2026 – compiled by Kachnovich Land Surveying, Inc.

Prepared by:
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