

Land Description

Ryan Ranch, LLC, Grantor
19.28 Acres +/- (Lot B)

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

Beginning at a found Town line monument on the Town line between Hebron and Buckfield and on the apparent westerly sideline of Mountain Road, said monument being at the northeasterly corner of land of Ryan Ranch, LLC as recorded at the Oxford County Registry of Deeds in Book 5938, Page 146;

Thence South 28 degrees 10 minutes 42 seconds East along the apparent westerly sideline of Mountain Road and Goodrich Road, a distance of 922.47 feet, to a point;

Thence South 62 degrees 06 minutes 46 seconds West along land now or formerly of Clarence W. Wood, a distance of 978.01 feet, to a found pile of stones;

Thence northwesterly along a stonewall and land now or formerly of Clarence W. Wood, a distance of 561 feet, more or less, to a set rebar on the apparent easterly sideline of Stone Hill Road;

Thence North 11 degrees 51 minutes 03 seconds East in part by a stonewall and along the apparent easterly sideline of Stone Hill Road, a distance of 228.02 feet, to a set rebar;

Thence South 89 degrees 36 minutes 22 seconds East, a distance of 154.86 feet, to a set rebar;

Thence North 42 degrees 14 minutes 31 seconds East, a distance of 1091.28 feet, to the first mentioned found Town line monument, being the point of beginning.

The land herein contains 19.28 acres, more or less.

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 the Roads adjacent to the above described lot.

Also including a right-of-way for access to the above described lot, see Book 5938, Pages 146-147.

Being a portion and only a portion of land conveyed to Ryan Ranch, LLC by a deed dated May 7, 2026 and recorded at the Oxford County Registry of Deeds in Book 5938, Pages 146-147.

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

Prepared by:
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