

SCENIC MAINE LAND

HUNTING | TIMBERLAND | RECREATIONAL

Mountain Views

**68 South Strong Rd
Strong, Maine**

Trail Access



\$119,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

MAPS

12

PROPERTY DISCLOSURE

16

DEED

Scan to view the
full property details
and video!





Welcome to 68 South Strong Road — 82± acres in the heart of Franklin County where mountain views, hardwood ridges, and quiet country roads set the tone for life outdoors. With over 2,300 feet of paved road frontage and power at the road, the property is primed for your next build, recreational getaway, or long-term land investment.

A mix of rolling terrain, mature hardwood, and interior trails make this land ideal for hunting, hiking, or developing into your own private retreat. Wildlife is abundant — deer, moose, turkey, and partridge frequent the property — and the Sandy River and nearby trail systems offer endless four-season recreation.

Despite the privacy, you're just 15 minutes from Farmington, where you'll find shopping, restaurants, Franklin Memorial Hospital, and the University of Maine at Farmington. The Rangeley Lakes Region, Sugarloaf Mountain, and Mount Blue State Park are all within easy reach for skiing, snowmobiling, fishing, and exploring.

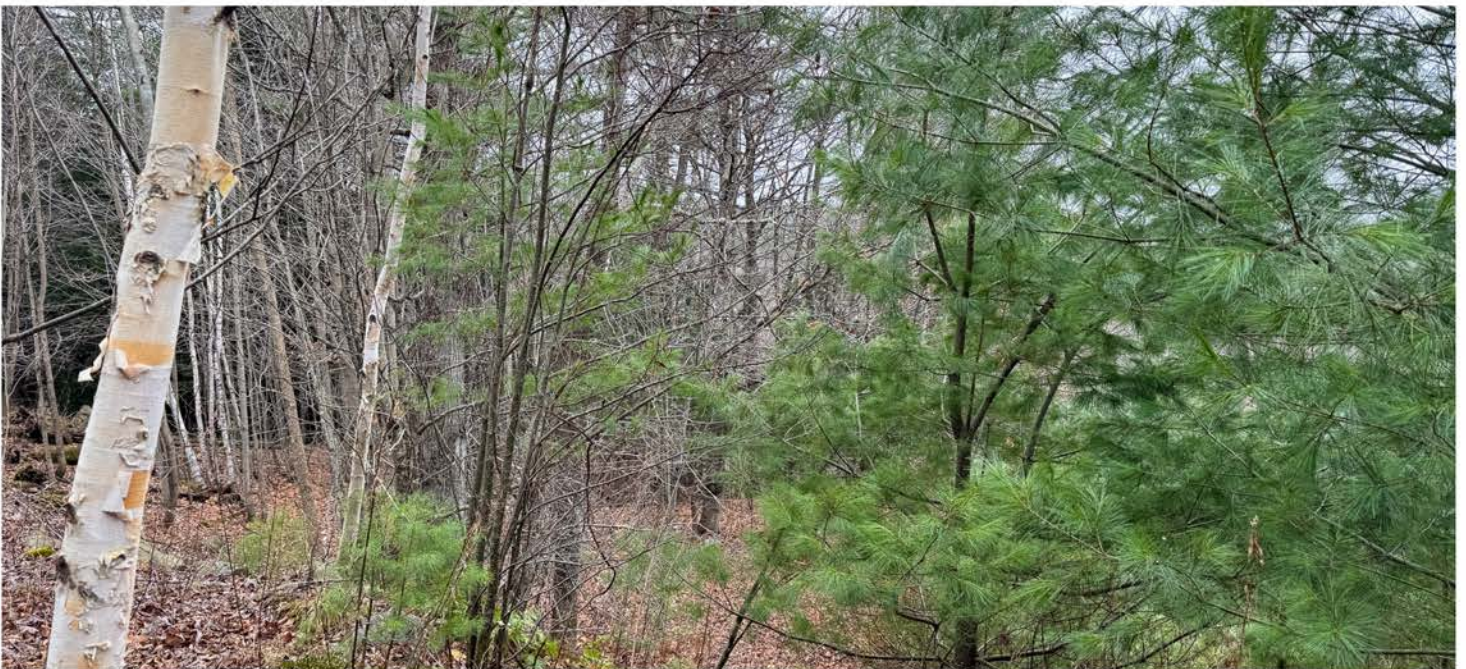
Whether you're looking for a basecamp, homestead site, or timber investment, this property delivers Maine's best mix of convenience, scenery, and opportunity — a place to build, explore, and hold for generations.





**Lifestyle
Properties
of Maine**

Like what you see?
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to our monthly
newsletter





68 SOUTH STRONG RD, STRONG

PRICE **\$119,900**

TAXES \$1,636.87/2025

ACREAGE 82± ROAD FRONTAGE 2,300'

HOW FAR TO...



Shopping | Farmington, 15± min



Hospital | Maine Health, 15± min



Airport | Portland, 92± miles



Interstate | Exit #127, 44± miles



City | Farmington, 15± min



Boston | 223± miles





Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating, to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Franklin County Sheriff
(207) 684-4002
911

Fire

Strong Fire Dept.
(207) 684-3713
911

Town Office

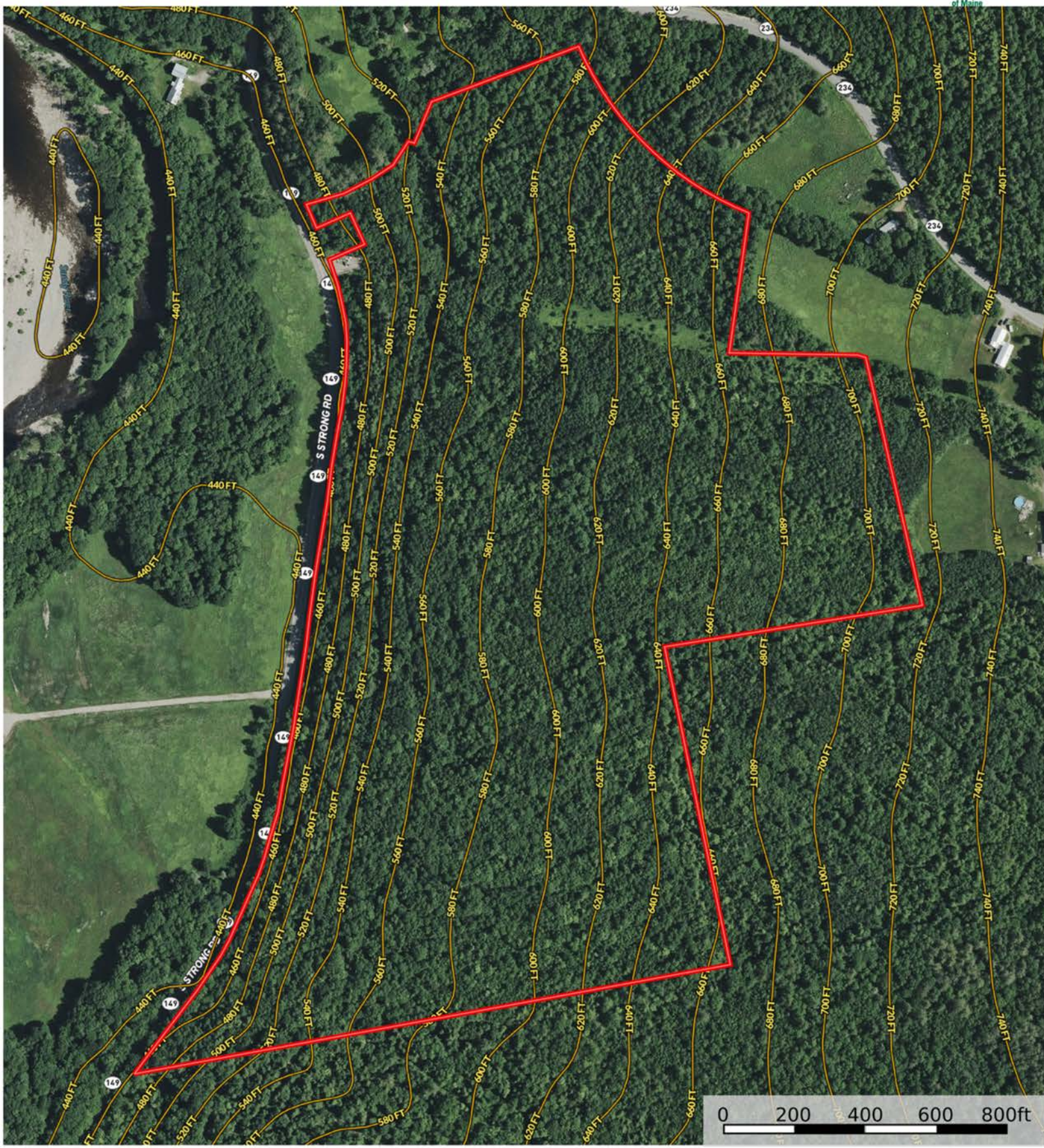
14 S. Main Street
(207) 684-4002

Tax Assessor

RCS Assessment
(207) 684-4002

Code Enforcement

Jonathan Arnold
(207) 684-4002



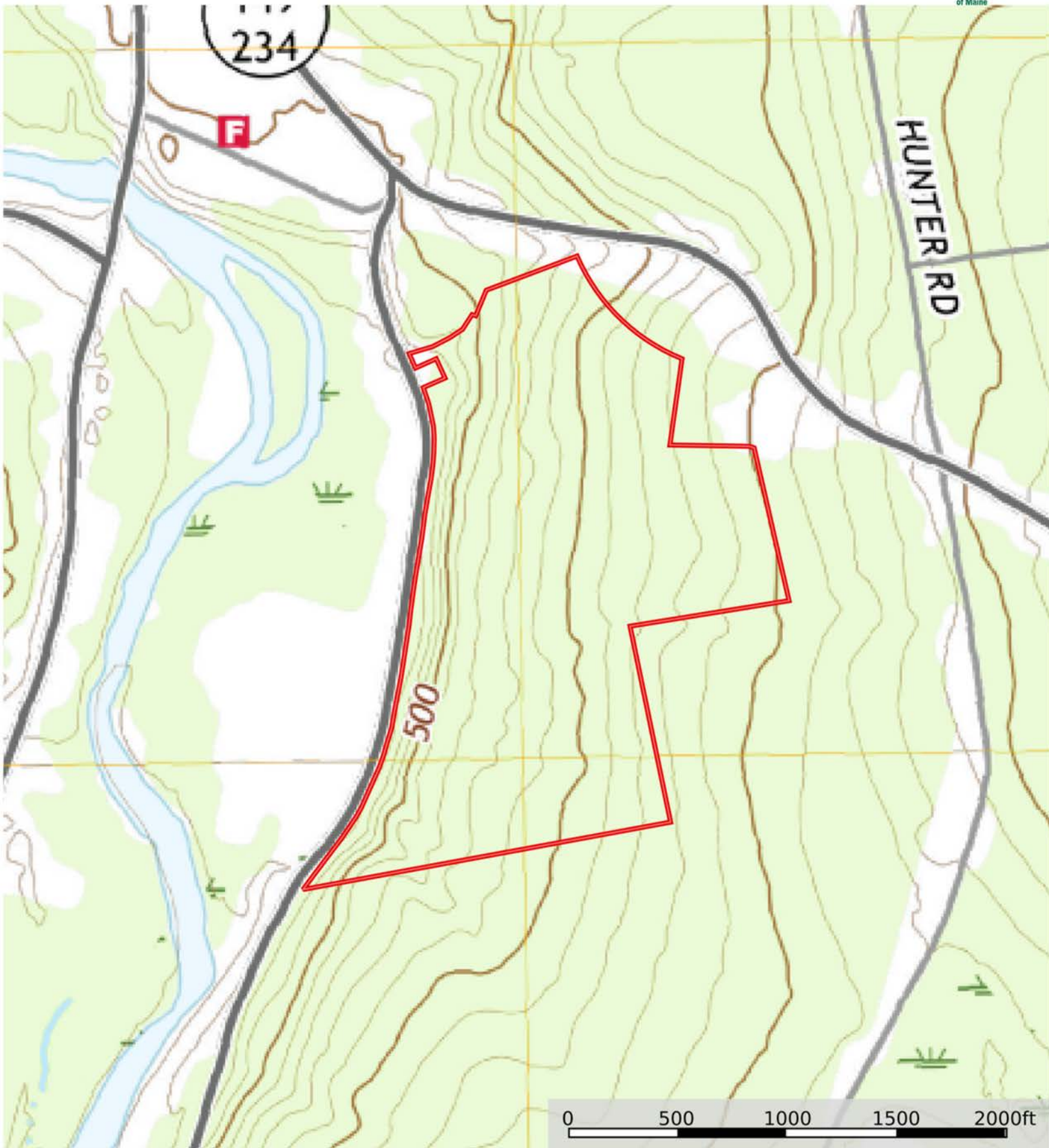
 Boundary

68 S Strong Rd, Strong, ME, 04983

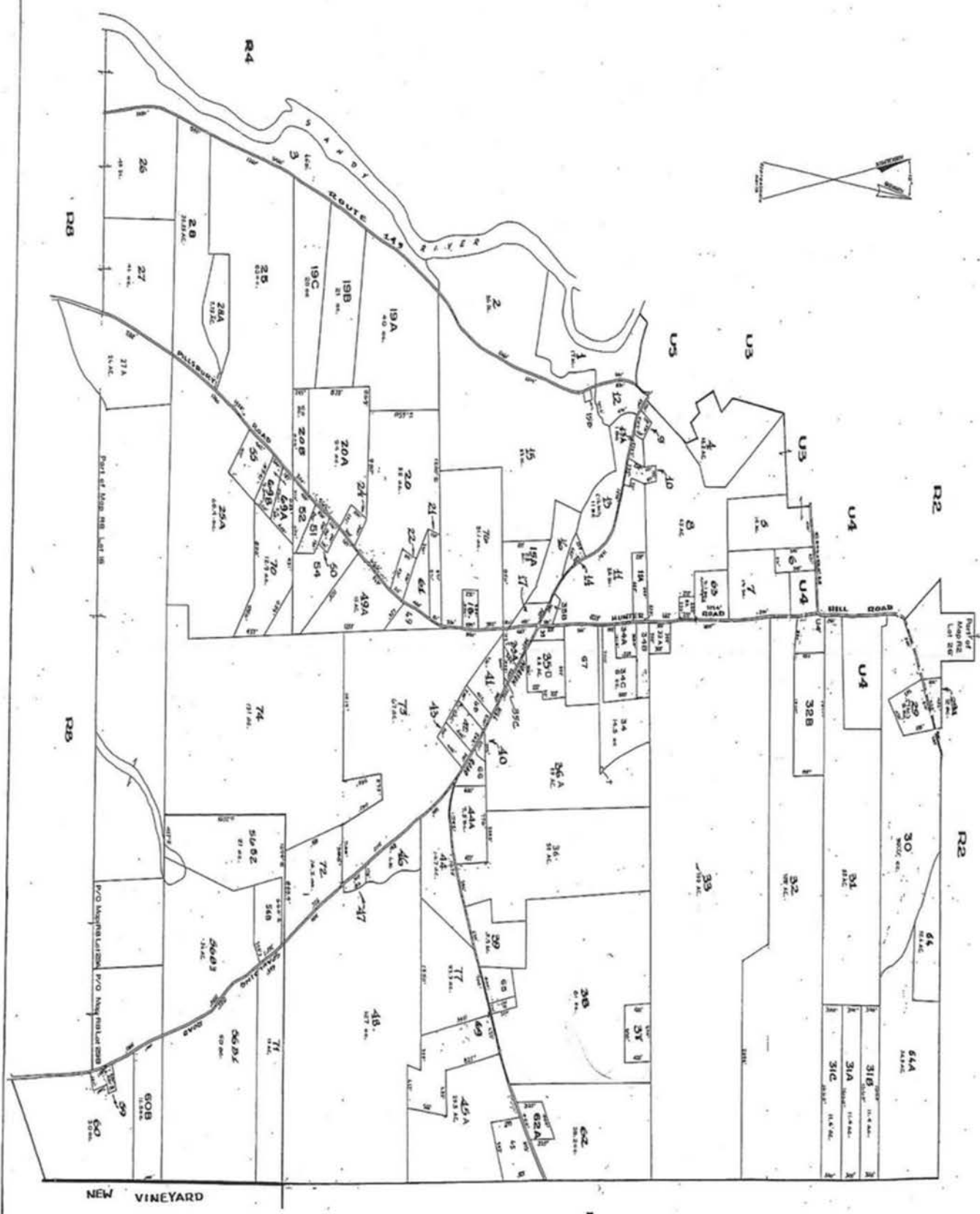
Maine, AC +/-



Boundary



 Boundary



STRONG
 FRANKLIN COUNTY
 STATE OF MAINE
 SCALE 1"=500'
Asme Registered Professional Engineer
P5
 NO. LOT 25, 27, 28, 26

PROPERTY LOCATED AT: R5 Lot 15 - 68 South Strong Rd, Strong, ME

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown

If Yes: Are tanks in current use?..... Yes No Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... Yes No Unknown

Are tanks registered with DEP?..... Yes No Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: Yes No Unknown

Comments: _____

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: _____

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____

Page 1 of 4

Seller Initials JP

PROPERTY LOCATED AT: R5 Lot 15 - 68 South Strong Rd , Strong, ME

SECTION II – ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: ROW

Source of information: Deed

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... Yes No Unknown

If No, who is responsible for maintenance? Owner

Road Association Name (if known): _____

Source of information: Seller

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Buyer Initials _____

Seller Initials JP

PROPERTY LOCATED AT: R5 Lot 15 - 68 South Strong Rd , Strong, ME

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section III information: **FEMA Mapping**

SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: _____

Source of information: **Seller**

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: _____

Source of information: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Has all or a portion of the property been surveyed?..... Yes No Unknown

If Yes, is the survey available?..... Yes No Unknown

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of Section IV information: **Seller**

Additional Information: _____

Buyer Initials _____

Seller Initials *JP*

PROPERTY LOCATED AT: **R5 Lot 15 - 68 South Strong Rd , Strong, ME**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Joe Plesic 10/31/2025
SELLER DATE SELLER DATE
Alignment Investments LLC

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

WARRANTY DEED

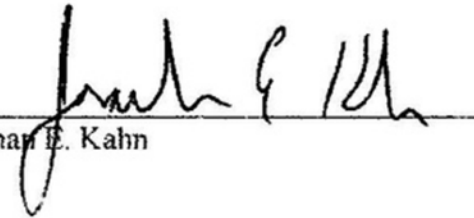
DLN:P 3134084

KNOW ALL PERSONS BY THESE PRESENTS, THAT **Jonathan E. Kahn** of Chicago, State of Illinois, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANTS unto **Alignment Investments LLC, a Pennsylvania limited liability company**, having an address of 5246 Simpson Ferry Road, #326, Mechanicsburg, PA 17050, with WARRANTY COVENANTS, the land situated in the Town of Strong, County of Franklin and State of Maine, described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A"
ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to convey the same premises as conveyed to Jonathan E. Kahn by virtue of deed from Clinton G. Bradbury dated June 26, 2014 and recorded in the Franklin County Registry of Deeds in Book 3654, Page 285.

Witness my hand and seal this 26th day of August, 2025.


Jonathan E. Kahn

Michigan
State of ~~Illinois~~
County of Berrien

August 26, 2025

Personally appeared before me the above named **Jonathan E. Kahn** and acknowledged the foregoing instrument to be his free act and deed.

ELISABETH A. RETTIG, Notary Public
State of Michigan – County of Berrien
My Commission Expires: 08/23/28
Acting in the County of Berrien

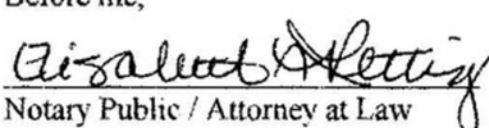
Before me,

Notary Public / Attorney at Law
Printed Name: _____
My Comm. Exp: _____

EXHIBIT A

A certain lot or parcel of land situated in the Town of Strong, County of Franklin and State of Maine, bounded and described as follows to wit:

BEGINNING at an iron pin set on the easterly side of State Route 149, also known as the South Strong Road, and on the northerly line of land of Leola McCourt; THENCE northeasterly along the easterly side of said State Route 149 about thirty-nine (39) chains to Norton Brook so-called; THENCE easterly and upstream on the center of said Norton Brook by land of Vincenta Gage across the old Sandy River Railroad about seven and six-tenths (7.6) chains to an iron pin set at an old page wire fence line; THENCE North about 84° East along said old fence line and spotted woods line by land of Henry Scammon about seven (7) chains to an iron pin set at a stone wall; THENCE South about 12° East along said stone wall slightly curving, ending with a bearing of South about 44° East by land Raymond DeSandre about eleven and two-tenths (11.2) chains to an iron pin set in said stone wall at the northwesterly corner of land of Earl Allen; THENCE South about 28° West along an old fence, partial stone wall, and blazed woods line by said Allen's land about six and seven-tenths (6.7) chains to an iron pin set at a corner in said wall; THENCE South about 70° East along said stone wall by said Allen's land about six (6) chains to an angle in said wall; THENCE South about 56° East along said stone wall by said Allen's land about seven and six-tenths (7.6) chains to an iron pin at a corner in said stone wall; THENCE North about 25° East along said stone wall by said Allen's land about eight-tenths (.8) chains to an iron pin set at the cleared edge of a power line; THENCE South about 32° East along the edge of said power line clearing and about fifty (50) feet from the center of said power line by land of said Allen and land of Glendon Luce seven and five-tenths (7.5) chains to an iron pin at a stone wall on the westerly side of the Pillsbury Road; so-called; THENCE South about 5° West along said stone wall by said Pillsbury Road about one and four-tenths (1.4) chains to an iron pin; THENCE North about 82° West along a page wire fence and stone wall by land of Parker Johnson about three (3) chains to an intersecting stone wall; THENCE on the same bearing, past said intersecting stone wall along a blazed woods line and wire fence line by land of said Johnson about twenty and five-tenths (20.5) chains to an iron pin set at a corner in said fence; THENCE South about 5° West along said fence line, a blazed woods line, by land of said Johnson about fourteen and five-tenths (14.5) chains to an iron pin set at a corner in said fence at the end of a stone wall; THENCE North about 82° West along said fence line and blazed woods line by land of Leola McCourt about nineteen and five-tenths (19.5) chains to a wire fence at the Sandy River Railroad bed; THENCE past said Railroad bed continuing on the same bearing by land of said McCourt about one and one-tenth (1.1) chains to an iron pin; THENCE continuing on the same bearing along a blazed woods line by land of said McCourt about four and five-tenths (4.5) chains to the POINT OF BEGINNING and containing about eighty-nine (89) acres, more or less.

All bearings given are magnetic 1972. Reference is made to Plan entitled "James Wick land in Franklin County, Strong, Maine, surveyed by B. Lambert, September, 1972", which Plan is recorded in the Franklin County Registry of Deeds Book 135-1/2, Page 45.

EXCEPTING, however, from the above described real estate, that parcel of land conveyed to Earl A. Allen and Judith C. Allen by David J. Fast and Julie Fast by deed dated August 12, 1970, recorded in the Franklin County Registry of Deeds, Book 427, Page 254, and as further clarified by correction deed given to the said Allens by the said Fasts dated March 15, 1972.

ALSO EXCEPTING an easement to Central Maine Power Company dated July 31, 1978 recorded Franklin County Registry of Deeds Book 560, Page 287.

ALSO EXCEPTING an outconveyance to Keith R. Corson dated June 14, 1991 recorded Franklin County Registry of Deeds Book 1247, Page 304.

ALSO, a certain right of way to travel by foot or vehicle over and along a one (1) rod wide strip of land running southerly from the Norton Hill Road in the Town of Strong, Franklin County, Maine, across land of Henry Scamman and Dorothy Scamman to land formerly of David J. Fast and Julie Fast. Said one (1) rod wide right of way runs southerly adjacent to the westerly line of land of said Henry Scamman and Dorothy Scamman and abuts land of Vincenta Gage on the west.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
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 is not 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:

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**");
- ✓ 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**. *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.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

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

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.

Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 54.8K subscribers · 813 videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa... >

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Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, *Previous Client*