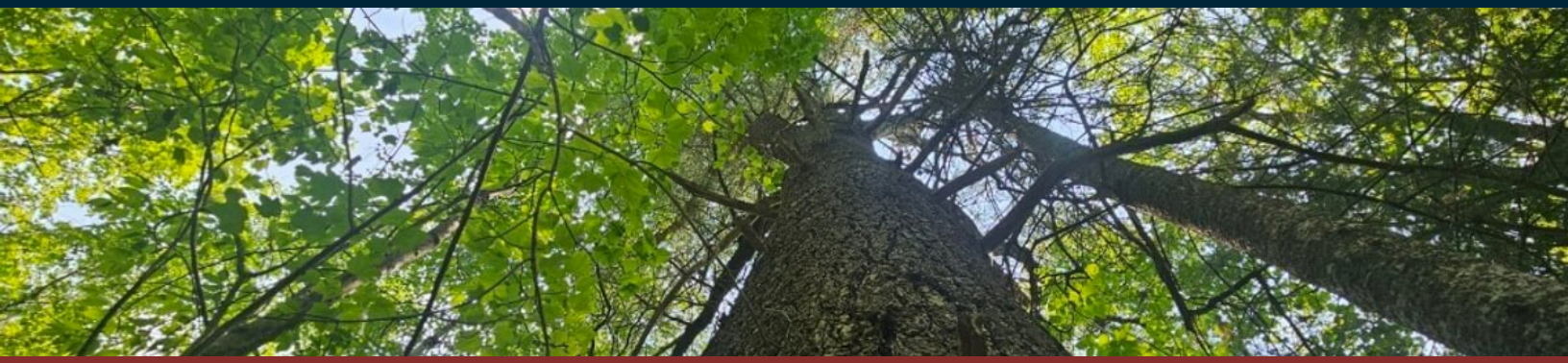


UNDER CONTRACT · SET PRICE

Hudson Lot 116 acres

± 116 Acres | Penobscot County | Maine | Near Hudson

Recreational, hunting, waterfront, homestead, Town of Hudson, Maine

PRICE	PRICE / ACRE	ACREAGE
$149,900	$1,292	± 116

PROPERTY OVERVIEW

This highly diverse ±116-acre parcel offers an exceptional opportunity for recreation, conservation, or long-term land ownership. The property features public road frontage, stream frontage, and power available at the road, providing a strong foundation for a variety of potential uses. With its size, natural features, and privacy, this tract is well suited for hunting, wildlife habitat, or a remote camp setting. The westernmost and most remote portion of the property includes approximately 1,200 feet of frontage on Beaver Meadow Brook. This scenic brook flows south from Pushaw Stream and eventually crosses back over the property in its eastern half, adding both visual appeal and ecological value. The land is predominantly flat, with two knolls along the northern boundary rising to approxim...

PROPERTY DETAILS

TYPE
Agriculture / Farmland (Fields)

ACCESS
Legal Access · Paved Road

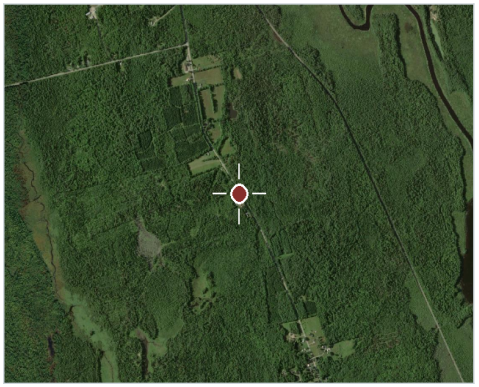
WATER FEATURES
Creeks / Streams · Marsh

VIEWS
Timber · Marsh

COUNTY TAX PARCEL IDS
Map 5 Lot 2

DOCUMENTS INCLUDED
Aerial · Tax Map - Close Up · Tax Map · Topo · Property Disclosure · Wetlands Map · Location Map · FIRM 1987 Map w/ Notes · Shoreline Zone · Tax Commitment · Deed

LOCATION



Penobscot County, Maine



John Colannino
Northeast Broker, ME, NH
O: 207.817.9079 C: 207.266.7355
John.Colannino@afmforest.com
Principal Broker: Becky Colannino (Maine)
Co-Listing: John Colannino · 207.266.7355

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated October 23, 2026 · https://www.afmrealestate.com/properties/116-acres-land-for-sale-in-penobscot-county-maine/hudson-lot-116-acres

Property Photos

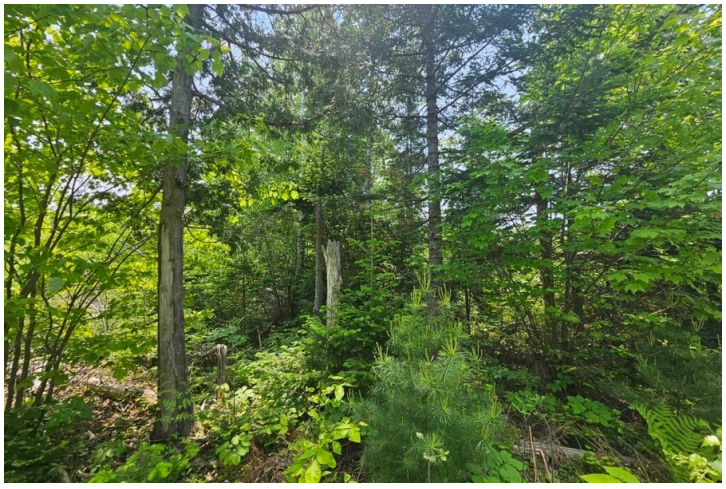
Hudson Lot 116 acres · Penobscot County · Maine · Near Hudson







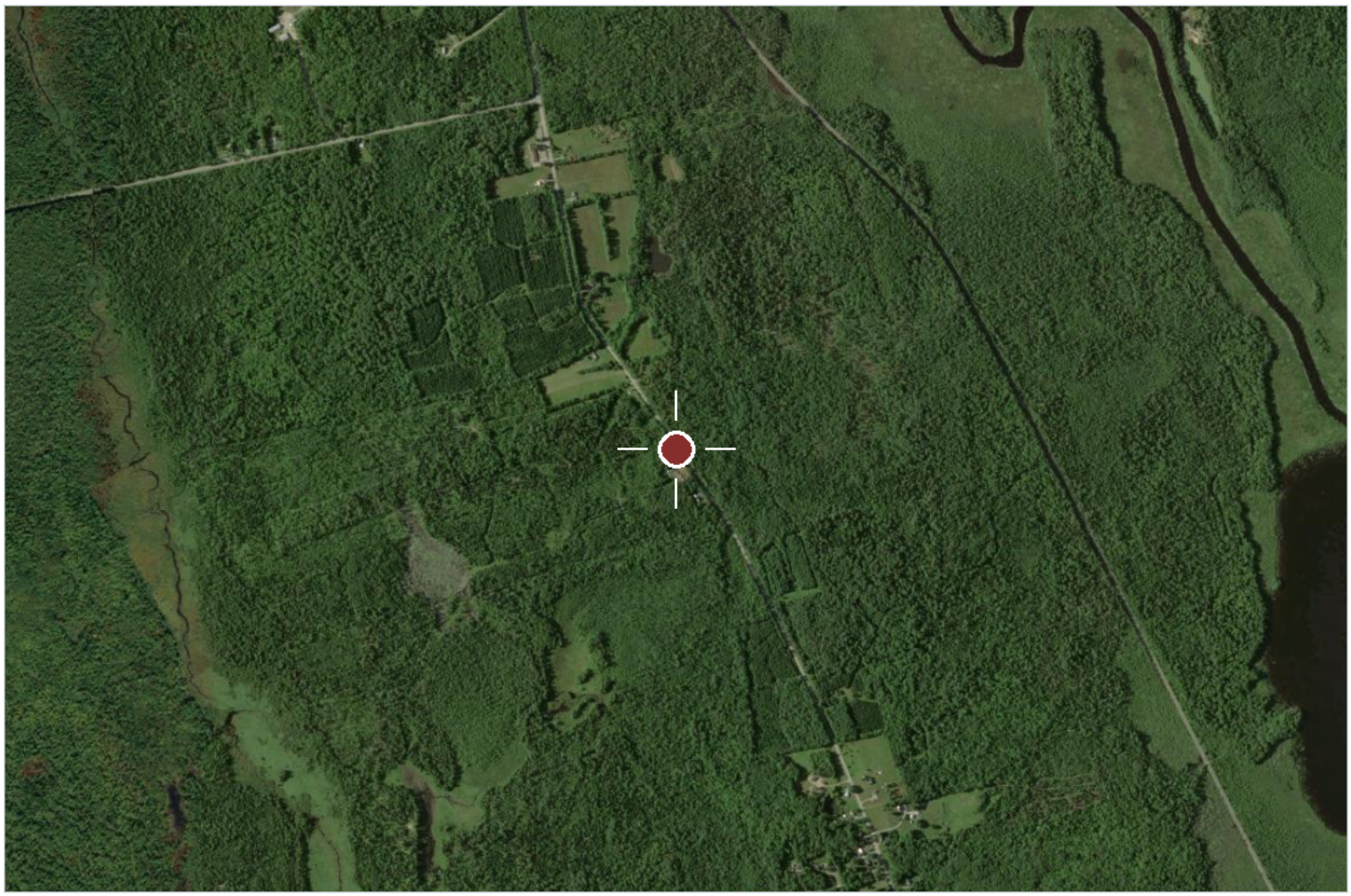




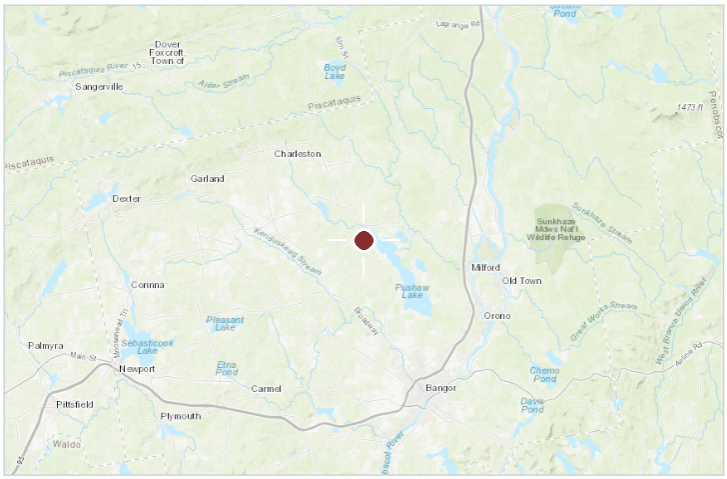


Location & Access

Hudson Lot 116 acres · Penobscot County · Maine · Near Hudson



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Penobscot County, Maine

NEAREST CITY

Hudson

APPROXIMATE CENTRE

44.98042, -68.87347

COUNTY TAX PARCEL IDS

Map 5 Lot 2

INTERACTIVE MAP

https://id.land/tour/0fbd31f5-c79a-4f99-82e0-4c1fa33116c5

Authentisign ID: C19F3D03-F942-F011-A5F1-000D3A8A9962

PROPERTY LOCATED AT: **2016 Hudson Road, Hudson, ME 04449**

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? **n/a**

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): **n/a** Size of tank(s): **n/a**

Location: **n/a**

What materials are, or were, stored in the tank(s): **n/a**

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

Comments: **Seller has no knowledge of UST's currently or previously existing on the property**

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: **Seller has no knowledge of Hazardous Materials currently or previously existing on the property**

Source of information: **Seller**

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

Authentisign ID: C19F3D03-F942-F011-A5F1-000D3A8A9962

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: **Unk. Deed refers to a ROW back in 1931. Seller is unaware if this still valid.**

Source of information: **Seller, 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? **n/a**

Road Association Name (if known): **n/a**

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: _____

Authentisign ID: C19F3D03-F942-F011-A5F1-000D3A8A9962

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: **23039 200158** Year: **1987** (~~Attach a copy~~)

Comments: **n/a**

Source of Section III information: **Seller, broker**

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: **Small section along Beaver Meadow in the extreme western section of the lot in Resource Protection.**

Source of information: **Shoreland zone map from U Maine and produced by Sewall Company**

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: **Seller**

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: **n/a**

Authentisign ID: C19F3D03-F942-F011-A5F1-000D3A8A9962

PROPERTY LOCATED AT: **2016 Hudson Road, Hudson, ME 04449**

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.

AuthentiSIGN
Angelina Cangiano 06/06/2025

SELLER	DATE	SELLER	DATE
Angelina Cangiano			
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

REALTOR®
Maine Association of REALTORS®/Copyright © 2025.
All Rights Reserved. Revised July 2024.
EQUAL HOUSING OPPORTUNITY

Account	Name & Address	Land	Building	Exemption	Assessment	Tax
1096	CALDWELL, TERI LYNN PO BOX 112 HUDSON ME 04449 2890 HUDSON ROAD 07-21A B15899P314 02/12/2021 B10095P59 09/16/2005	37,100 Acres 10.30	26,200	19,000 01 Homestead Exempt	44,300	719.88
173	CALLAHAN, JAMES & ELIZABETH Life Estate 5 CALLIOPE ROAD SAYREVILLE NJ 08872 SMITH ROAD 07-09B B7012P182 04/05/1999	18,800 Acres 4.49	0	0	18,800	305.50
175	CANGIANO, BEVERLY J CANGIANO, DAVID J 2016 HUDSON RD HUDSON ME 04449 HUDSON ROAD 05-02 B11589P255 11/14/2008 B7299P201 02/24/2000	89,500 Acres 116.19	0	0 NOTE: Deed being transfered into Angelina Cangiano's name	89,500	1,454.38
174	CANGIANO, DAVID J CANGIANO, ANGELINA J/T 2016 HUDSON RD HUDSON ME 04449 2016 HUDSON ROAD 05-01 B12119P333 04/30/2010	25,600 Acres 2.07	64,800	19,000 01 Homestead Exempt	71,400	1,160.25
176	Cannon, Joseph Cannon, Janet M 2287 HUDSON RD HUDSON ME 04449 2287 HUDSON ROAD 18-20A B3976P9 02/18/1987	26,000 Acres 5.59	150,600	19,000 01 Homestead Exempt	157,600	2,561.00
181	CARLISLE, LELAND M CARLISLE, JUDITH A 27 BUCK ST. BANGOR ME 04401 152 SMITH ROAD 20-39 B7940P306 11/08/2001	51,600 Acres 0.43	46,500	0	98,100	1,594.13

	Land	Building	Exempt	Total	Tax
Page Totals:	248,600	288,100	57,000	479,700	7,795.14
Subtotals:	5,651,800	10,116,800	1,156,720	14,611,880	237,443.46

Bk 12119 Pg333 #11626
05-04-2010 @ 01:12p

NOT AN OFFICIAL COPY

WARRANTY DEED
(10-01223B)

NOT AN OFFICIAL COPY

BEVERLY J. CANGIANO, having a mailing address of 2016 Hudson Road, Hudson, Maine, 04449 and **DAVID J. CANGIANO**, having a mailing address of 106 Renaldo Road, Weymouth, MA 02961 for consideration paid, GRANT to **ANGELINA CANGIANO**, having a mailing address of 2016 Hudson Road, Hudson, Maine, 04449 and **DAVID J. CANGIANO**, having a mailing address of 106 Renaldo Road, Weymouth, MA 0296, with Warranty Covenants, as **JOINT TENANTS**, the land in Hudson, County of Penobscot, State of Maine, bounded and described as follows:

NOT AN OFFICIAL COPY

Parcel 1:

A certain lot or parcel of land with the buildings thereon, situated in Hudson, County of Penobscot and State of Maine, bounded and described as follows:

Beginning at the southeast corner of land formerly known as the Downing lot, running westerly thirty-six rods to a stake; southerly by land formerly owned by Fred P. Ingalls fifty-seven rods to a stake; thence easterly thirty-six rods to the Main Road; thence fifty-seven rods up said Main Road to the place of beginning; containing twenty acres, more or less, excepting a right of way on the north side of said lot. Said premises being the same conveyed to Baxter J. Miles by Edith F. Wiggin January 15, 1931, by deed recorded in the Penobscot Registry of Deeds in Book 1060, Page 476. Also being the same premises conveyed to Clifton B. Miles by Quit Claim deed of Arthur L. Miles et als, recorded in Penobscot Registry of Deeds in Book 1103, Page 115.

Parcel 2:

A certain lot or parcel of land situated in Hudson, County of Penobscot and State of Maine, containing one hundred acres (100) more or less, described as follows, to wit:

Being the same premises described in a deed from Lizzie M. Getchell to Fred Getchell, said deed being recorded in the Penobscot County Registry of Deeds, State of Maine (Volume 696, Page 285); being the same one hundred acres (100), more or less, described in a warranty deed from William H. Chaples to Carleton William Miles, by his deed recorded in said Registry, Vol. 1226, Page 455; to which reference may be had for a more particular description. Meaning to convey only the 100 acre lot or parcel of land referred to, and not intending to convey more in said deeds referred to.

Excepting and reserving those certain lots or parcels of land, together with the buildings thereon, situated in the Town of Hudson, County of Penobscot and State of Maine, lying generally westerly on and abutting State Route 221, so called, and being more fully described as Parcel One and Parcel Two in a certain Deed of Sale by Personal Representative Wayne P. Curtis of the Estate of Beatrice Grace Curtis to Ralph P. Curtis of near or even date herewith and to be recorded in Penobscot County Registry of Deeds, to wit:

Parcel One: Beginning at a point marked by a one (1) inch iron pipe driven in the ground in the generally westerly bounds of said road; said point and one (1) inch iron pipe being located South 14° 43' 57" West along said bounds a distance of nine hundred ninety-seven and two tenths (997.20) feet, more or less, from the southeast corner of the Downing lot, so called; said Downing lot being Parcel No. 4 described in a deed from Arthur L. Miles and Wilbur J. Miles to Clifton B. Miles dated October 9, 1935 recorded in the Penobscot County Registry of Deeds in Book 1103, Page 115; said point marked by said iron pipe also marking the southerly bound of the lands formerly of Merle W. Curtis and the northerly bound of the land formerly of Donald Houston, with reference to an instrument recorded in said Registry in Book 1306, Page 299; thence extending North 87° 19' 52" West a distance of one hundred fifty and two tenths (150.20) feet but always by and along the northerly bound of lands formerly of said Donald Houston to a point marked by a one (1) inch iron pipe driven in the ground; thence extending North 14° 29' 24" West

four hundred and two tenths (400.02) feet to a point marked by a one (1) inch iron pipe driven in the ground; thence extending South 87° 19' 52" East a distance of one hundred fifty and no hundredths (150.00) feet to a point marked by a one (1) inch iron pipe driven in the ground in the said general westerly bounds of said road; thence extending South 14° 30' 52" East a distance of four hundred and no hundredths (400.00) feet to the point of beginning.

Being the same premises attempted to be conveyed by Wayne P. Curtis and Dorothy M. Curtis to the said Ralph P. Curtis by warranty deed dated November 6, 1993 and recorded in said Registry in Book 5573, Page 35.

Parcel Two: Beginning at a point marked by a one (1) inch iron pipe located in the generally westerly bound of said road marking the northeasterly corner of the excepted Parcel One above; thence extending North 87° 19' 52" West by and along the northerly bound of said excepted Parcel One above one hundred fifty and no hundredths (150.00) feet to a point marked by a one (1) inch iron pipe driven in the ground at the northwesterly corner thereof; thence extending North 14° 55' 50" East one hundred four and no hundredths (104.00) feet to a point marked by a one (1) inch iron pipe driven in the ground; thence extending South 87° 19' 52" East a distance of one hundred fifty and no hundredths (150.00) feet to a point marked by a one (1) inch pipe set in the generally westerly bound of said road; thence extending South 14° 55' 56" East one hundred four and no hundredths (104.00) feet by and along the said westerly bounds of said road to the point of beginning.

Being the same premises attempted to be conveyed by Beatrice Grace Curtis to the said Ralph P. Curtis by warranty deed dated February 26, 1994 and recorded in said Registry in Book 5573, Page 37.

Also excepting the following described premises:

A certain lot or parcel of land with the buildings thereon situated on the westerly side of the Hudson Road in Hudson, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at a point on the westerly sideline of the Hudson Road being N 14° 52' 03" W a distance of 93.20 feet from an iron pipe found at the northeasterly corner of land described by a deed from Beatrice G. Curtis to Ralph P. Curtis, dated January 26, 1994 and recorded in Penobscot County Registry of Deeds in Book 5573, Page 37;

Thence S 87° 17' 53" W a distance of 450.00 feet;

Thence N 14° 52' 03" W a distance of 200.00 feet;

Thence N 87° 17' 53" E a distance of 450.00 feet to the westerly sideline of said road;

Thence S 14° 52' 03" E along said road sideline, a distance of 200.00 feet to the point of beginning.

Being the same premises conveyed to Beverly J. Cangiano AND David J. Cangiano, dated October 16, 2008 and recorded in the Penobscot County Registry of Deeds in Book 11589, Page 255.

This is a transfer from parent to child.

Witness my hand and seal this 26 day of ~~March~~ April 2010.

NOT AN OFFICIAL COPY

Witness

Beverly J. Cangiano

NOT AN OFFICIAL COPY

Witness

David J. Cangiano

STATE OF Maine

COUNTY OF Penobscot

~~March~~ April 30, 2010

Personally appeared the above named Beverly J. Cangiano and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public LINDA E. SMITH
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 06/12/2011

Print Name

STATE OF MASSACHUSETTS

COUNTY OF PLYMOUTH

~~March~~ April 26, 2010

SEAL

Personally appeared the above named David J. Cangiano and acknowledged the foregoing instrument to be his free act and deed.

Before me,

STEVEN LaBOUNTY
Notary Public
Commonwealth of Massachusetts
My Commission Expires November 11, 2016

Notary Public

Print Name

PENOBSCOT COUNTY, MAINE

Register of Deeds

No Transfer Tax Paid