



ACTIVE · SET PRICE

Greenbush, 003-026-024 Wolf Run Trail

± 44 Acres | Penobscot County | Maine | Near Greenbush

PRICE REDUCED!! Affordable Recreational Lot on Wolf Run Trail, Greenbush

PRICE	PRICE / ACRE	ACREAGE
\$47,000	\$1,068	± 44

PROPERTY OVERVIEW

PRICE REDUCED!! ±44 acres of Maine wilderness that won't break your bank! Located in Greenbush, this well-priced parcel is ideal for the outdoor enthusiast, off-grid dreamer, or land investor. The land has been growing strong since it was last logged in 1989 and is enrolled in Maine Tree Growth (predominantly hardwood and mixed wood), keeping your taxes low. An established clearing is ready for a campsite or off-grid homesite, and deer and wildlife sign are abundant on the property. The surveyed lot (corner pins in place) rolls gently from 170' near the back wetland up to 210' near the road. Access is via a shared gravel road with no HOA -- neighbors informally split maintenance costs, and a year-round resident currently handles plowing. Want even more acreage? Combine this lot with the adjoining parcel (003-026-036) for 88 acres total with Otter Trail frontage -- available together for \$99,900. Directions: From Route 2, take Greenfield...

PROPERTY DETAILS

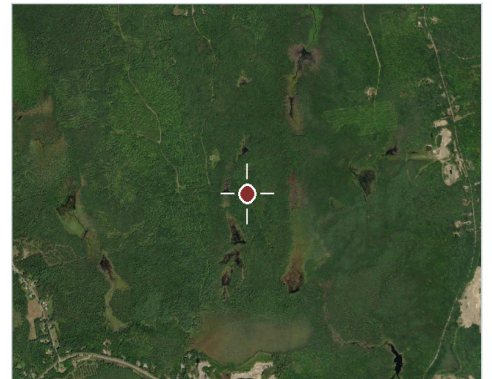
TYPE: Recreation (Large Game Hunting)
ACCESS: Gravel Road · Legal Access

VIEWS: Timber
COUNTY TAX PARCEL IDS: 003-026-024 Wolf Run Trail

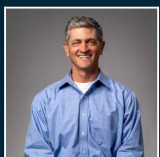
DOCUMENTS INCLUDED

Disclosure · FEMA Map · Deed · Survey · Tax Map · Tax Commitment · Aerial with campsite · Aerial Photo · Wetland Map · Topo Map · Tree Growth Map · Location Map

LOCATION



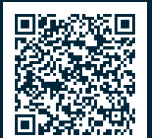
Penobscot County, Maine



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



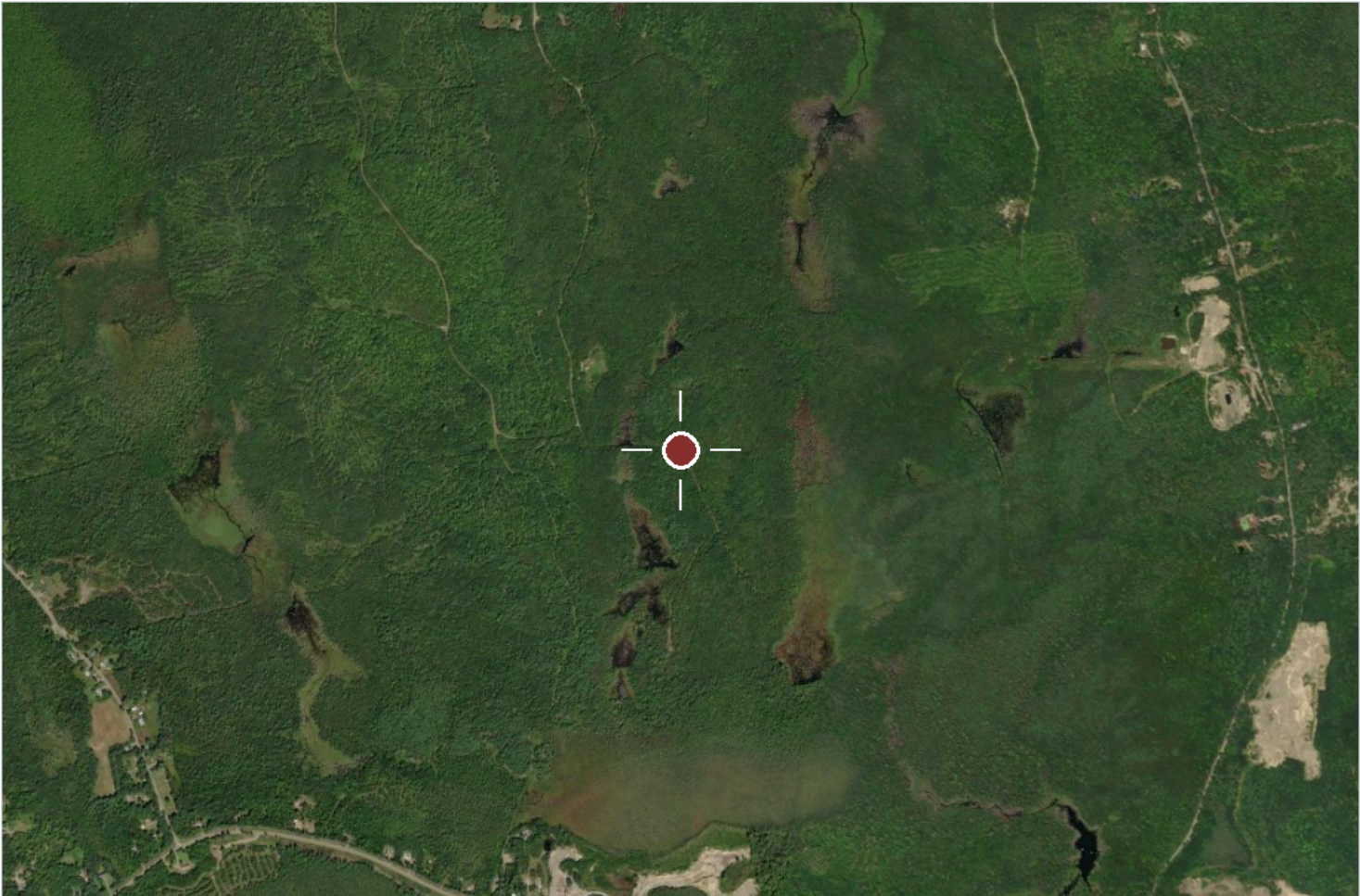
Property Photos

Greenbush, 003-026-024 Wolf Run Trail · Penobscot County · Maine · Near Greenbush

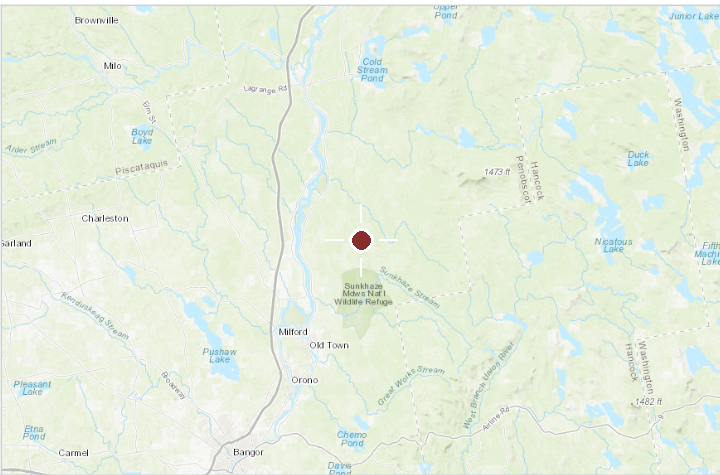


Location & Access

Greenbush, 003-026-024 Wolf Run Trail · Penobscot County · Maine · Near Greenbush



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
Greenbush

APPROXIMATE CENTRE
45.05589, -68.55839

COUNTY TAX PARCEL IDS
003-026-024 Wolf Run Trail

INTERACTIVE MAP



<https://id.land/tour/22cbbf9c-b85f-47be-ba8d-5244e0899734>

PROPERTY LOCATED AT: 003-026-024 Wolf Run Trail, Greenbush, ME 04418

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: NA

Source of information: Seller

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

Buyer Initials _____

Seller Initials BES

PROPERTY LOCATED AT: 003-026-024 Wolf Run Trail, Greenbush, ME 04418

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: 50' Row & Bangor Hydro easement - see deeds

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? Subdivision properties owners maintain the roads

Road Association Name (if known): None

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: NA

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

If Yes, explain: NA

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

If Yes, explain: NA

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: NA

Buyer Initials _____ Page 2 of 4 Seller Initials  _____

PROPERTY LOCATED AT: 003-026-024 Wolf Run Trail, Greenbush, ME 04418

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: NA

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?
NA

Relevant Panel Number: 23010700208 Year: 1987 (Attach a copy)

Comments: FEMA panel is outdated.

Source of Section III information: FEMA Flood Map Service/Seller

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: Wetlands

Source of information: LandID map/Forest Management Plan

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

If Yes, explain: NA

Source of information: Deed/Survey

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: Tree Growth

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, Survey, Forest Management Plan

Additional Information: NA

Buyer Initials _____ Page 3 of 4 Seller Initials  _____

PROPERTY LOCATED AT: 003-026-024 Wolf Run Trail, Greenbush, ME 04418

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.

 Brian E Sears 04/20/2026
SELLER DATE SELLER DATE
Brian E Sears

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

QUIT-CLAIM DEED WITH COVENANT

A N A N
O F F I C I A L O F F I C I A L
HERBERT C. HAYNES, INC., also known as C. Haynes, Inc., a
Maine corporation, with a mailing address of P.O. Box 96, Winn,
Penobscot County, Maine, 04495, for consideration paid, grants to
BRIAN E. SEARS whose mailing address is P.O. Box 253, Holbrook,
Massachusetts, 02343, with quit-claim covenants, the land,
together with any buildings thereon, in Greenbush, Penobscot
County, Maine, bounded and described as follows:

Being Lot Numbered Thirty-six (36), as shown on a plan
entitled "Final Plan of Spring Bridge Estates III for
Herbert C. Haynes, Inc. in Greenbush", recorded in
Penobscot County Registry of Deeds in Map File D251-
88, containing 44.7 acres, more or less.

Also hereby conveying, in common with the Grantor herein,
its successors and assigns, and others, a fifty foot (50')
right-of-way, for all purposes of a way, including the right to
install and maintain utility services, over the existing gravel
road from the Spring Bridge Road and continuing through the
remaining land of Herbert C. Haynes, Inc., and through other
lots as shown on said Plan to the lot herein conveyed.

Excepting and reserving, to the Grantor herein, its
successors and assigns, a fifty foot (50') right-of-way, for all
purposes of a way, including the right to install and maintain
utility services, over the existing gravel road which passes
through the above-described lot to the remaining land of the
Grantor as shown on the above referenced plan.

Meaning and intending to convey a portion of the premises
described in a deed from Herbert C. Haynes, Inc., to Herbert C.
Haynes, Inc., recorded in the Penobscot County Registry of Deeds
in Vol. 3657, Page 72.

This conveyance is made pursuant to a contract with Herbert
C. Haynes, Inc., dated May 21, 2001.

This conveyance is subject to all restrictions of record including one certain easement in favor of Bangor Hydro-Electric Company recorded in Vol. 4615, Page 290 of the Penobscot County Registry of Deeds. C O P Y

Grantee acknowledges that the land conveyed herein is taxed under the provisions of the Tree Growth Tax Law pursuant Title 36, M.R.S.A. § 571 et seq. Grantee, as part consideration for this conveyance, by acceptance of this deed, covenants and agrees to take all steps necessary to qualify the property for tree growth tax status or to pay any and all penalties imposed by the taxing authority upon withdrawal of any portion of the property from tree growth tax status, said payment to be made to the taxing authority before or at the time of withdrawal.

This deed shall be construed according to the laws of the State of Maine.

IN WITNESS WHEREOF, Herbert C. Haynes, Inc., has caused this instrument to be executed by Ginger E. Maxwell, its Treasurer, hereunto duly authorized this 12th day of June, 2001.

Witness:

HERBERT C. HAYNES, INC.

By: Ginger E. Maxwell

GINGER E. MAXWELL
Its Treasurer

STATE OF MAINE
PENOBSCOT, ss.

June 12, 2001

Then personally appeared the above named Ginger E. Maxwell, Treasurer, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me,

Kimberly J. Downs
NOTARY PUBLIC
Print Name:

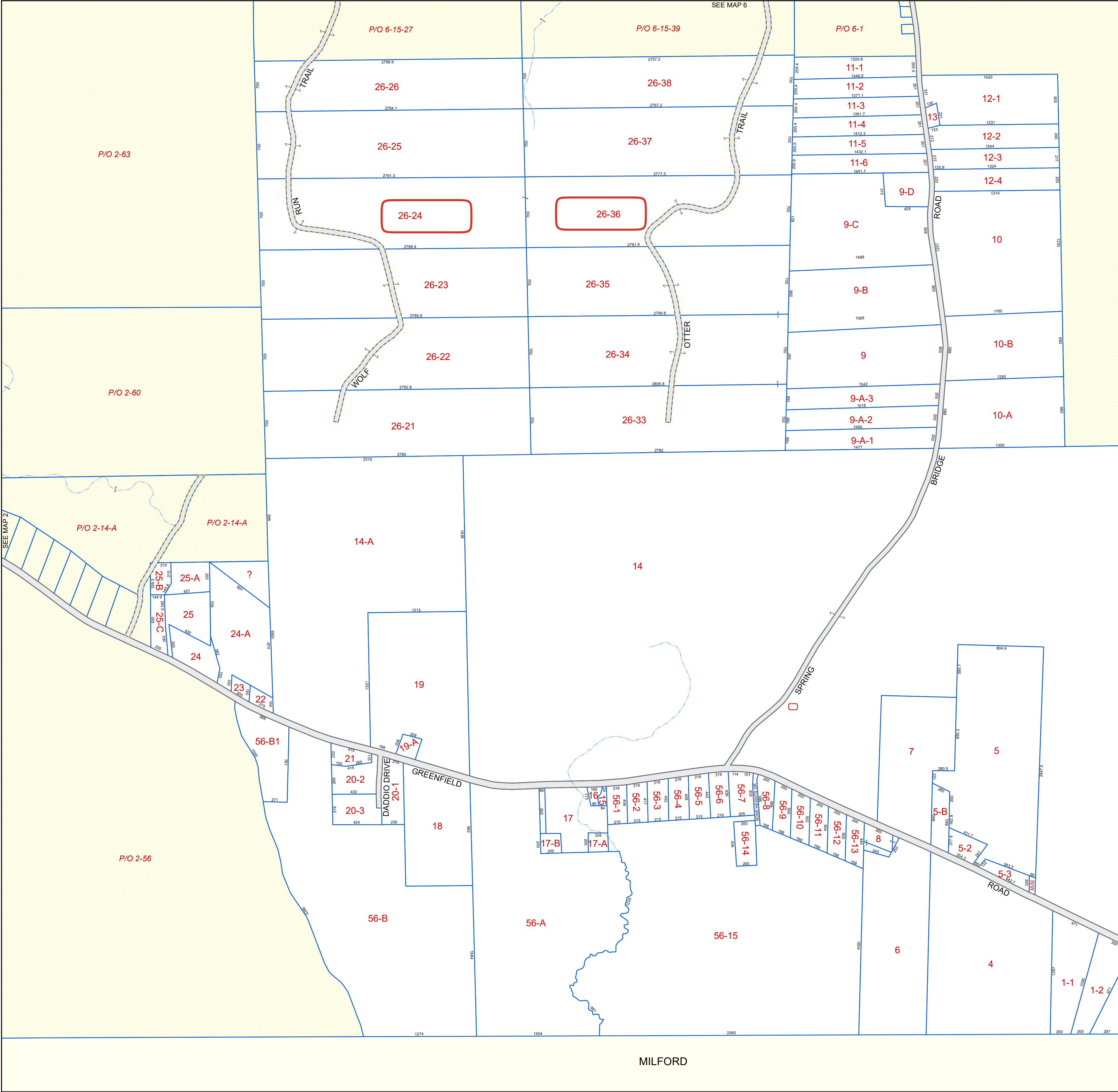


"Maine Real Estate
Transfer Tax Paid"

KIMBERLY J. DOWNS
MY COMMISSION EXPIRES JULY 9, 2007

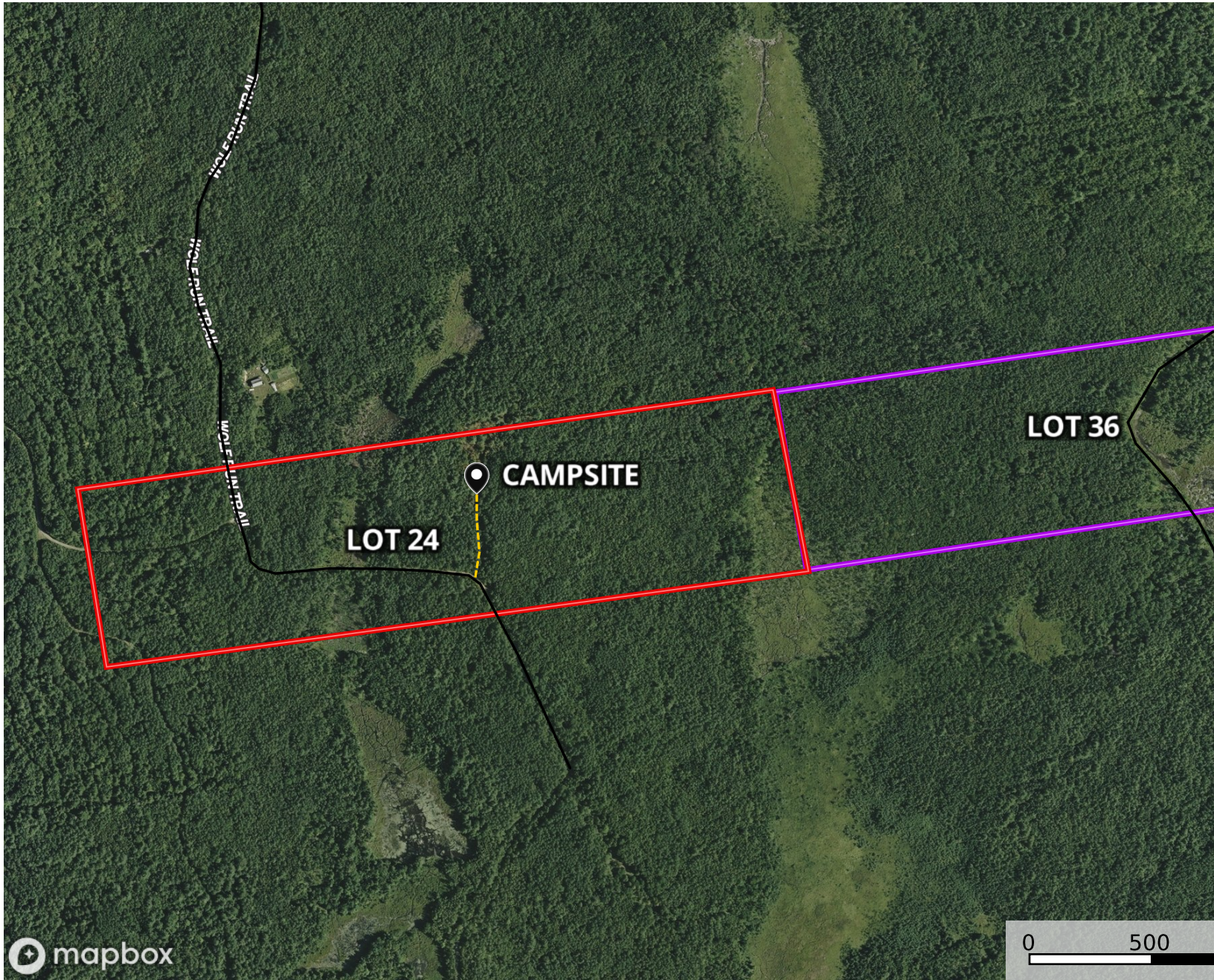
PENOBSCOT COUNTY, MAINE

Susan F. Bulay
Register of Deeds



Greenbush, Spring Bridge Estates III lots

Maine, AC +/-



- Marker
- Road / Trail
- Primary Road 1
- Primary Road 2
- Boundary
- Boundary 1