

UNDER CONTRACT · SET PRICE

Hudson, M11L1 off Wilder-Davis Road-61.25

± 61 Acres | Penobscot County | Maine | Near Hudson

Primitive Hunting Camp set on ±61.25 acres in Hudson, ME

PRICE	PRICE / ACRE	ACREAGE
$79,900	$1,304	± 61

PROPERTY OVERVIEW

61± Acres with Primitive Hunting Camp – Hudson, MaineOwn your own piece of the Maine woods with this surveyed 61± acre parcel in Hudson featuring a rustic, one-room hunting camp. Built in 2001, the 12' x 22' off-grid cabin offers a simple base camp complete with a woodstove, some furnishings, and an outhouse—just what you need for hunting season, weekend getaways, or time spent enjoying the outdoors.Access is off Wilder-Davis Road, with a walking/ATV trail leading into the camp. Access is seasonal, but when the snow arrives, bring your snowmobile and continue enjoying the property throughout the winter.The land is enrolled in Maine's Tree Growth Tax Program and includes a...

PROPERTY DETAILS

ACCESS
ATV · Dirt Road · Gravel Road

WATER FEATURES
Creeks / Streams · Marsh

VIEWS
Timber · Marsh

IMPROVEMENTS
Other Buildings

COUNTY TAX PARCEL IDS
Map11Lot1

DOCUMENTS INCLUDED
Location and directions map · Disclosure · FEMA Map · Deed · Survey, description & survey summary · Tax Map · 2025 Tax Commitment in TG · Valuation Report · Aerial Photo with approximate boundaries · Cabin Interior Drawing · Cabin Exterior Drawing · Shoreland Zoning 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: Becky Colannino · 207.745.5230

SCAN TO VIEW

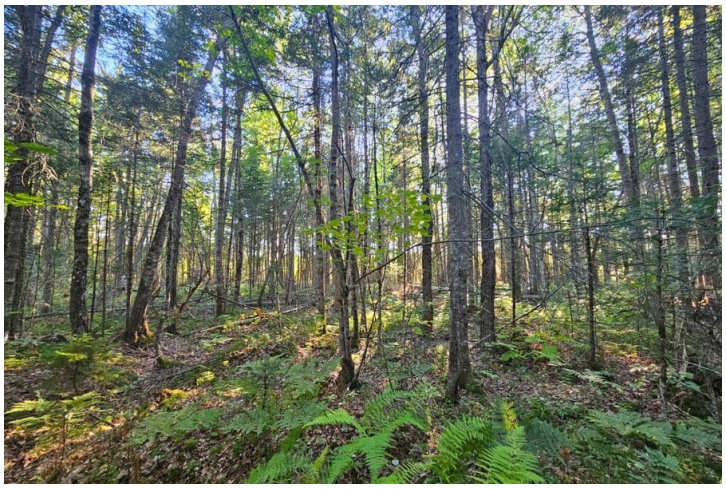
Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated October 23, 2026 · https://www.afmrealestate.com/properties/61.25-acres-land-for-sale-in-penobscot-county-maine/hudson-m11l1-off-wilder-davis-road-61-25

Property Photos

Hudson, M11L1 off Wilder-Davis Road-61.25 · Penobscot County · Maine · Near Hudson











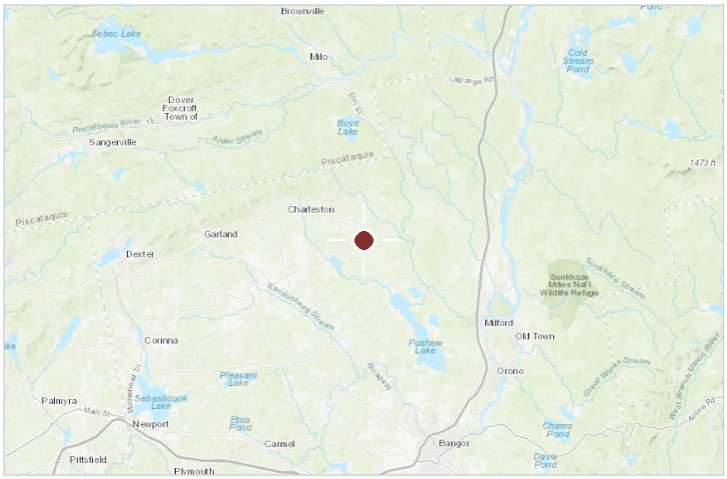


Location & Access

Hudson, M11L1 off Wilder-Davis Road-61.25 · 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

45.0453, -68.89545

COUNTY TAX PARCEL IDS

Map11Lot1

INTERACTIVE MAP

https://id.land/maps/b3514b46d6595fae98ed81591d78d5e2/share

Authentisign ID: 5B82A85F-02BC-F111-A6A9-000D3A4FF82A

PROPERTY LOCATED AT: **Map 11 Lot 2 off Wilder-Davis 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? _____

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: **Information provided by the previous owner who donated the property to the Orono Land Trust**

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: **Information provided by the previous owner who donated the property to the Orono Land Trust**

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

Buyer Initials _____ _____ _____ _____ Seller Initials MBH _____ _____ _____ _____

Authentisign ID: 5B82A85F-02BC-F111-A6A9-000D3A4FF82A

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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **ROW appurtenant to the subject premises for ingress and egress.**

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 [X] No [ ] Unknown

If No, who is responsible for maintenance? **Property owner**

Road Association Name (if known): **NA**

Source of information: **Information provided by the previous owner who donated the property to the Orono Land Trust**

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 [X] No [ ] Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

Authentisign ID: 5B82A85F-02BC-F111-A6A9-000D3A4FF82A

PROPERTY LOCATED AT: **Map 11 Lot 2 off Wilder-Davis Road, Hudson, ME 04449**

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?

NA

Relevant Panel Number: **2303920015B** Year: **1987** (Attach a copy)

Comments: **Area is considered unmapped by FEMA as the map is dated from 1987**

Source of Section III information: **FEMA Map/Information provided by the previous owner who donated the property to the Orono Land Trust**

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: **Logan Brook has 75' Shoreland Zoning at normal high waterline**

Source of information: **Hudson Shoreland Zoning Ordinance P17**

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: **Survey, Town Records, Previous owner**

Additional Information: **NA**

Authentisign ID: 5B82A85F-02BC-F111-A6A9-000D3A4FF82A

PROPERTY LOCATED AT: **Map 11 Lot 2 off Wilder-Davis 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 Marcus Benjamin Hale 10/01/2026

SELLER	DATE	SELLER	DATE
Orono Land Trust			
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

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EQUAL HOUSING OPPORTUNITY

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QUITCLAIM DEED WITH COVENANT

DAVID B. THOMPSON, of Orono, Penobscot County, Maine, for no consideration paid, grants to **ORONO LAND TRUST, INC.**, a Maine nonprofit corporation with a mailing address of PO Box 4, Orono, Maine 04473, with Quitclaim Covenant, all right, title and interest in and to the land, together with any improvements thereon, situated in the town of Hudson, Penobscot County, Maine bounded and described as follows:

See Exhibit A attached hereto and incorporated herein

This conveyance is made subject to all easements, outconveyances, and other matters of record. Any and all rights, easements, and appurtenances belonging to the granted estate are hereby conveyed.

IN WITNESS WHEREOF, David B. Thompson, has hereunto set his hand and seal this 10 day of March, 2026.

WITNESS:

Kaden Matthew Nevells

David B. Thompson

STATE OF MAINE
PENOBSCOT COUNTY

March 10, 2026

Then personally appeared the above-named David B. Thompson and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Name: Ethan C. Kinerson
Notary Public/~~Maine Attorney-at-Law~~
my comm. expires Jan 11th, 2028

NOT AN OFFICIAL COPY

EXHIBIT A

NOT AN OFFICIAL COPY

Beginning on the town line of Hudson and Bradford at the southwest corner of lot No. 154 in Bradford formerly owned by E. A. Aldrich; thence running south about one hundred forty (140) rods to a line running east and west made by Isaac Libby of said Bradford in January 1871; thence east on said line about seventy (70) rods to a point; thence north about one hundred forty (140) rods to town line; thence westerly on town line between Bradford and Hudson about seventy (70) rods to point of beginning, containing sixty (60) acres, more or less.

Also conveying to said Grantee, its successors and assigns forever, all rights-of-way appurtenant to the subject premises for ingress and egress to said property from the public highway, together with all other rights and privileges appurtenant to the granted premises.

For Grantor's source of title reference may be had to the following deeds, all recorded in the Penobscot County Registry of Deeds:

1. Warranty Deed from Miles G. Lufkin to David B. Thompson and Bruce C. McLaughlin, dated March 5, 1970, recorded in Volume 2179, Page 217.

2. Warranty Deed from Bruce C. McLaughlin to David B. Thompson dated June 2, 1997, recorded in Volume 6421, Page 18.

3. Quitclaim Deed with Covenant from David B. Thompson to David B. Thompson, James S. Thompson, and Lisa M. Andrews, as joint tenants, dated June 25, 2020, and recorded in Volume 15579, Page 22.

4. Quitclaim Deed with Covenant from James S. Thompson and Lisa M. Andrews to David B. Thompson, dated February 6, 2026, record in Volume 17788, Page 124.

No Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED

Survey Report

This survey report includes a survey plan as part of its deliverable. The survey is a parcel of land located in Hudson, ME south of and adjacent to the Hudson-Bradford town line, west of Wade Rd., north, west, and east of and adjacent to a parcel owned by Paul Prosser, and east of Wade-Davis Rd. The parcel is owned by Orono Land Trust who the survey is being performed for. The property is Penobscot County Registry of Deeds Book 17803 page 23 (17803-23) and town of Hudson assessor tax parcel 11-2.

Administrative Information

The original survey record in this area is Hudson town lotting Penobscot County Registry of Deeds Plan 13 pg. 10 (13-10) and Bradford Town Lotting 14-6. The parcel contains a house/camp and privy and has no utilities. Usual access is via a woods trail that starts at the south end of the private section of Wade-Davis Rd. in Bradford.

Record Owners: Orono Land Trust

Location of Parcels: Hudson, Maine

Record Reference: Descriptions referenced in record owner description and on survey plan; recorded plans referenced include all that are mentioned in administrative information.

Plans referenced

(1) Town of Hudson Lotting Plan 13-10
(2) Town of Bradford Lotting Plan 14-6
(3) Plan of this parcel by David Thompson (date unknown) unrecorded (no monuments shown)

Type of Survey: Boundary Retracement to validate the parcel and the harmony of its location with the abutters.

Standards: The standards currently enforced in the State of Maine by the Maine Board of Licensure for Professional Land Surveyors.

Date of Field Survey: July 22 & 24, 2026

Location of Survey: The parcel is south of and adjacent to the Bradford-Hudson town line. The neighbor to the east, south, and west is Paul Prosser 5845-25, and to the north is Robert Smith 2817-208.

Surveyor: Raymond J. Hintz, PhD, PLS, P.O. Box 38, 405 Bennoch Road, Stillwater, Maine 04489 (207-299-5572); Maine PLS # 2077

Equipment Used:

1. Topcon HiperV RTN rover system
2. Topcon FC-6000 data collector
3. Dell notebook personal computer

Title: No attempt was made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional. This information should be reviewed by an attorney and all title questions should be referred to the attorney supervising the closing or loan documents.

Survey Procedures: All control/corner monuments were located by redundant GNSS observations. All GNSS positions were RTK fixed ambiguity solutions using the Maine Department of Transportation VRS GNSS network. All solutions are assumed to have an accuracy of better than 0.10 ft.

Adjustment techniques: Least Squares

Field Book: Topcon FC-6000

Basis of Azimuth/Bearing: mean geodetic derived from geodetic coordinates in NAD 83(2011) epoch 2010.0

Distance Datum: Local Mean (ground) derived from geodetic coordinates in NAD 83(2011) epoch 2010.0; U.S. survey feet

Geodetic Coordinate basis: Latitude and longitude NAD 83(2011) epoch 2011.0 derived from the Maine Department of Transportation GPS Virtual Reference Station network

Plane Coordinate basis: Maine East Mercator NAD 83 U.S. survey feet

Survey Purpose: The purpose of this boundary survey was to locate the parcel's boundary corners. New monumentation was set at the request of the client where existing corner monumentation was not found. Any distances not labeled are in feet.

Deed Trail backwards in time
17803-23 David Thompson to Orono Land Trust
117788-124 J. Thompson & L. Andrews to D. Thompson
15579-22 D. Thompson to J. Thompson, L. Andrews, and D. Thompson
6421-18 B. McLaughlin to D. Thompson
2179-217 M. Lufkin to D. Thompson & B. McLaughlin
2175-873 J. Ingalls to M. Luffkin (misspelling was noted in 2179-217)
2175-871 Richard Alexander & Doris Brooks to J. Ingalls
1551-342 Fred Roberts to Richard Alexander & Doris Brooks
1016-320 Perley Brooks to Ora (Fred) Roberts

The description has not changed and presently is from 17803-23
"Beginning on the town line of Hudson and Bradford at the southwest corner of lot No. 154 in Bradford formerly owned by E.A. Aldrich; thence running south about one hundred forty (140) rods to a line running east and west made by Isaac Libby of said Bradford in January 1871; thence east on said line about seventy (70) rods to a point; thence north about one hundred forty (140) rods to town line; thence westerly on town line between Bradford and Hudson about seventy (70) rods to point of beginning, containing (60) acres, more or less. Also conveying to said Grantee, its successors and assigns forever, all rights-of-way appurtenant to the subject premises for ingress and egress to said property from the public highway, together with all other rights and privileges appurtenant to the granted premises."

Resurvey discussion

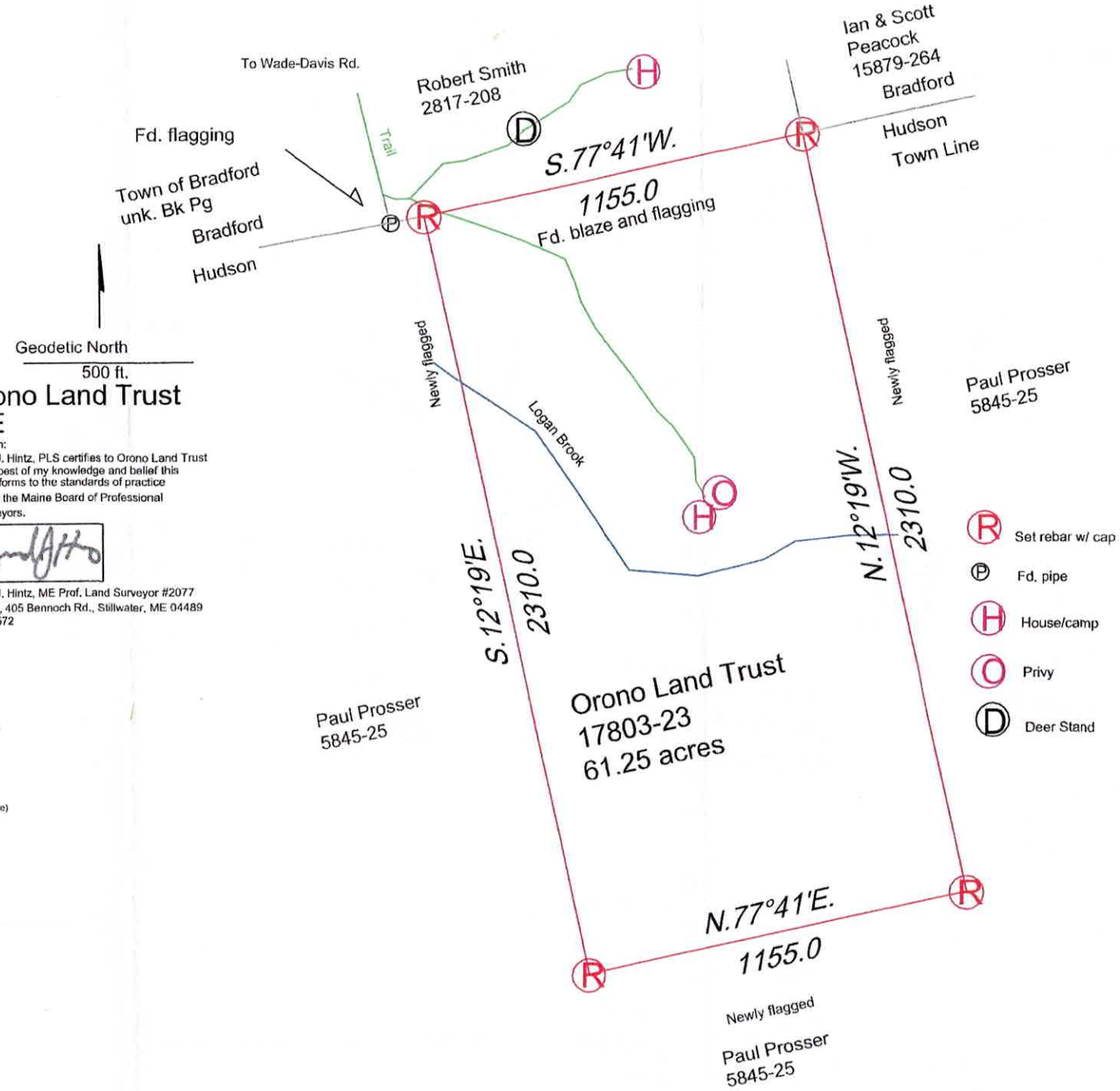
Old flagging and blaze were found on the town line so the north line of the parcel was found. An old iron stake was found at the southwest corner of Robert Smith 2817-208 on the town line with flagging

to the north indicating that parcel's west line. No line evidence exists to the south. This is because Smith shows a distance on the town line of 75 rods while the Orono Land Trust parcel shows a distance of 70 rods. David Thompson's plan shows the northwest corner of Orono Land Trust east of Smith's southwest corner indicating it is not common with Smith due to the 75 rods vs. 70 rods ambiguity. Note all records indicate Smith and Orono Land Trust are common at Orono Land Trust's northeast corner which further justifies the northwest corner of Orono Land Trust being east on the town line of Smith's southwest corner. This field information combined with the record information allowed positioning the northwest corner of Orono Land Trust. With no other survey field evidence found record dimensions (70 rods = 1155 ft. and 140 rods = 2310 ft.) along with assumption of north-south lines perpendicular to the town line allowed determination of the remainder of the parcel's boundary. Rebar with cap labelled Hintz PLS# 2077 were set at all corners and all lines were flagged when not in a bog.

Discussion of easements

No easements were recovered in the registry for the parcel. But note the parcel had deeded access though where it is from is ambiguous. The current path to the parcel is a trail from the south end of the private portion of Wade-Davis Rd. in Bradford.

Boundary Survey of Orono Land Trust Property in Hudson, ME



Geodetic North

500 ft.

Certification:
Raymond J. Hintz, PLS certifies to Orono Land Trust that to the best of my knowledge and belief this survey conforms to the standards of practice adopted by the Maine Board of Professional Land Surveyors.

Raymond J. Hintz, ME Prof. Land Surveyor #2077
PO Box 38, 405 Bennoch Rd., Stillwater, ME 04489
207-299-5572

Notes:
1. Basis of Bearing Mean Geodetic derived from geodetic coordinates in NAD83 (2011) Epoch 2010.0
2. Distance datum: Mean Ground derived from geodetic coordinates in NAD 83 (2011) epoch 2010.0; U.S. Survey Foot
3. Plane Coordinates for Mapping Purposes are Maine East Mercatir NAD 83 state plane durvey ft.
4. Date of field survey: July 22 & 24, 2026
5. Designation such as 15758-182 is book-page Penobscot County Registry of Deeds.
6. A survey report includes this plan and includes all document sources. 11-1 is Hudson tax map id.
7. Date of last map edits: July 25, 2026
8. Plan references (a) Hudson Lotting Plan 13-10
(b) Bradford Lotting Plan 14-6
(c) David Thompson unrecorded survey of this parcel (unknown date)
9. Parcel has no standard urban utilities.

Updated Description for Orono Land Trust 17803-23

Metes and Bounds Description for Orono Land Trust , Hudson, Maine being south of and adjacent to the Hudson-Bradford town line, west of Wade Rd., north, west, and east of and adjacent to a parcel owned by Paul Prosser, and east of Wade-Davis Rd. It is Hudson assessor tax map lot 11-2.

Beginning at a set rebar with cap labelled Hintz PLS #2077 protruding 1 ft. above ground (latitude 45ø02'42.17271" longitude 68ø52'26.74310") that is a southeast corner of Smith 2817-208 and a northerly corner of Prosser 5845-25 and on the Hudson-Bradford town line. Thence along a found flagged and blazed line that is the south line of Smith 2817-208 and the Hudson-Bradford town line S. 77ø41' W. 1155.0 ft. to set rebar with cap labelled Hintz PLS #2077 protruding 1 ft. above ground (latitude 45ø02'39.74010" longitude 68ø52'42.45897") that is on the south line of Smith 2817-208, is a northerly corner of Prosser 5845-25, and is on the Hudson-Bradford town line. Thence along a newly flagged line that is an easterly line of Prosser 5845-25 S. 12ø19' E. 2310.0 ft. to a set rebar with cap labelled Hintz PLS #2077 protruding 1 ft. above ground (latitude 45ø02'17.45712" longitude 68ø52'35.59662") that is a northerly corner of Prosser 5845-25. Thence along a newly flagged line that is a northerly line of Prosser 5845-25 N. 77ø41' E. 1155.0 ft. to a set rebar with cap labelled Hintz PLS #2077 protruding 1 ft. above ground (latitude 45ø02'19.88973" longitude 68ø52'19.88245") that is a northerly corner of Prosser 5845-25. Thence along a newly flagged line that is a westerly line of Prosser N. 12ø19' W. 2310.0 ft. to the point of beginning. The parcel contains 61.25 acres. The distances are in U.S. survey foot ground and the bearings are mean geodetic NAD 83(2011) epoch 2010.0. Geodetic coordinates are provided as added information and does not replace or supersede other information such as monuments or dimensions.

This description was prepared on July 26, 2026 as one component of a boundary survey conducted on July 22 & 24, 2026 by Raymond J. Hintz, Maine Professional Land Surveyor #2077 which also contains a survey report and plan. By previous deeds "also conveying to said Grantee, its successors and assigns forever, all rights-of-way appurtenant to the subject premises for ingress and egress to said property from the public highway, together with all other rights and privileges appurtenant to the granted premises."



Raymond J. Hintz, Maine PLS #2077

Name: THOMPSON, DAVID B. , THOMPSON, JAMES
ANDREWS, LISA M

Map/Lot: 11-01

Account: 1077 Card: 1 of 2 Location: WILDER DAVIS ROAD

Neighborhood 4	Neighborhood D-RURAL RESIDENTIAL DIRT
Tree Growth	1972
Zoning/Use	Residential
Topography	Level
Utilities	
Street	Street Surface
STATUS TG-	2028
Reference 1	B15579P22B6421P18
Reference 2	TREE GROWTH
Tran/Land/Bldg	1 1 36
FIRST	0 SECOND 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/25/2020
Sale Price	1
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Improved (Fract)	19,680.00	19,680	60%	Unimproved	11,808
14.00	Acres-Wasteland	80.00	1,120	100%		1,120
2.00	Acres-Rear Land 1-4	1,250.00	2,500	100%		2,500
Total Acres 17.00		907.53 Per Acre			Land Total	15,428

Accpt Land	15,400	**Bldg Override**	5,800	**Total**	21,200

Neighborhood 4	Neighborhood D-RURAL RESIDENTIAL DIRT
Tree Growth	1972
Zoning/Use	Residential
Topography	Level
Utilities	
Street	Street Surface
STATUS TG-	2028
Reference 1	B6421P18
Reference 2	TREE GROWTH
Tran/Land/Bldg	1 1 99
FIRST	0 SECOND 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/25/2020
Sale Price	1
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
43.00	Acres-Softwood (TG)	135.00	5,225	100%		5,225
Total Acres 43.00		121.51 Per Acre			Land Total	5,225

Accpt Land	5,200	**Accepted Bldg**	0	**Total**	5,200

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	15,400	0	15,400	15,400	5,800	21,200
2	5,200	0	5,200	5,200	0	5,200
TOTAL	20,600	0	20,600	20,600	5,800	26,400