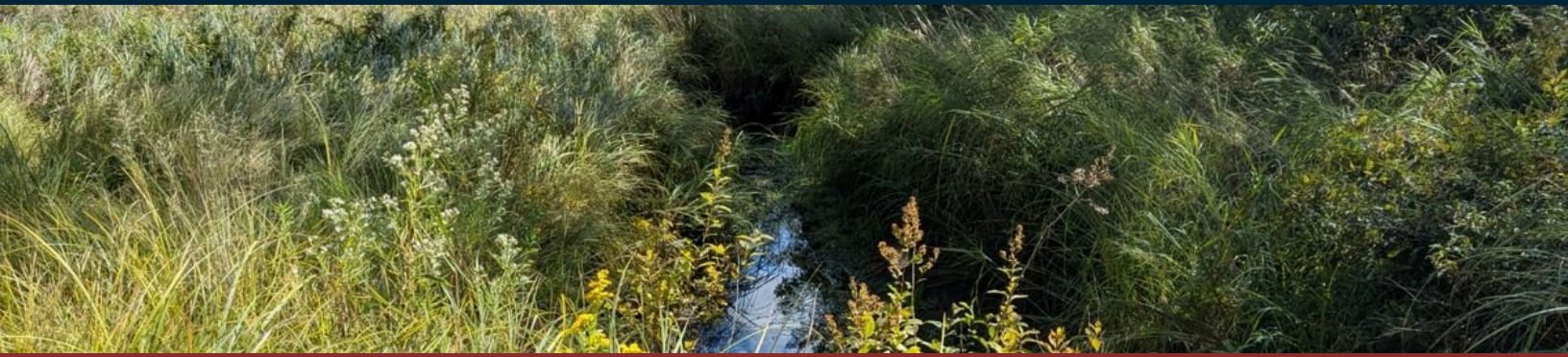




ACTIVE · SET PRICE

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
\$79,000	\$1,290	± 61

PROPERTY OVERVIEW

61± Acres with Primitive Hunting Camp – Hudson, Maine Own 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 approximately 43 acres of mixed softwood forest, along with approximately 14 acres of wetlands associated with Logan Brook...

PROPERTY DETAILS

ACCESS

ATV · Dirt Road · Gravel Road

WATER FEATURES

Creeks / Streams · Marsh

VIEWS

Timber · Marsh

IMPROVEMENTS

Other Buildings

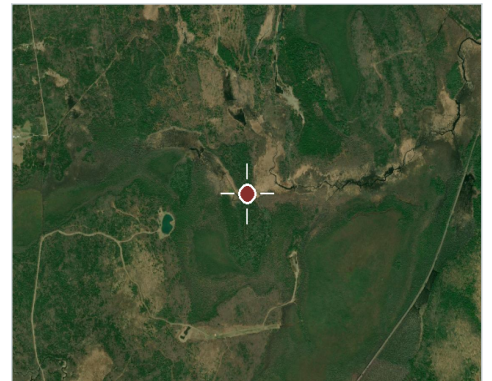
COUNTY TAX PARCEL IDS

Map11Lot1

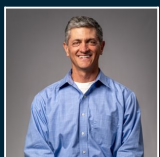
DOCUMENTS INCLUDED

Location and directions map · Disclosure · FEMA Map · Deed · Aerial Photo with approximate boundaries · Tax Map · 2025 Tax Commitment in TG · Valuation Report · 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



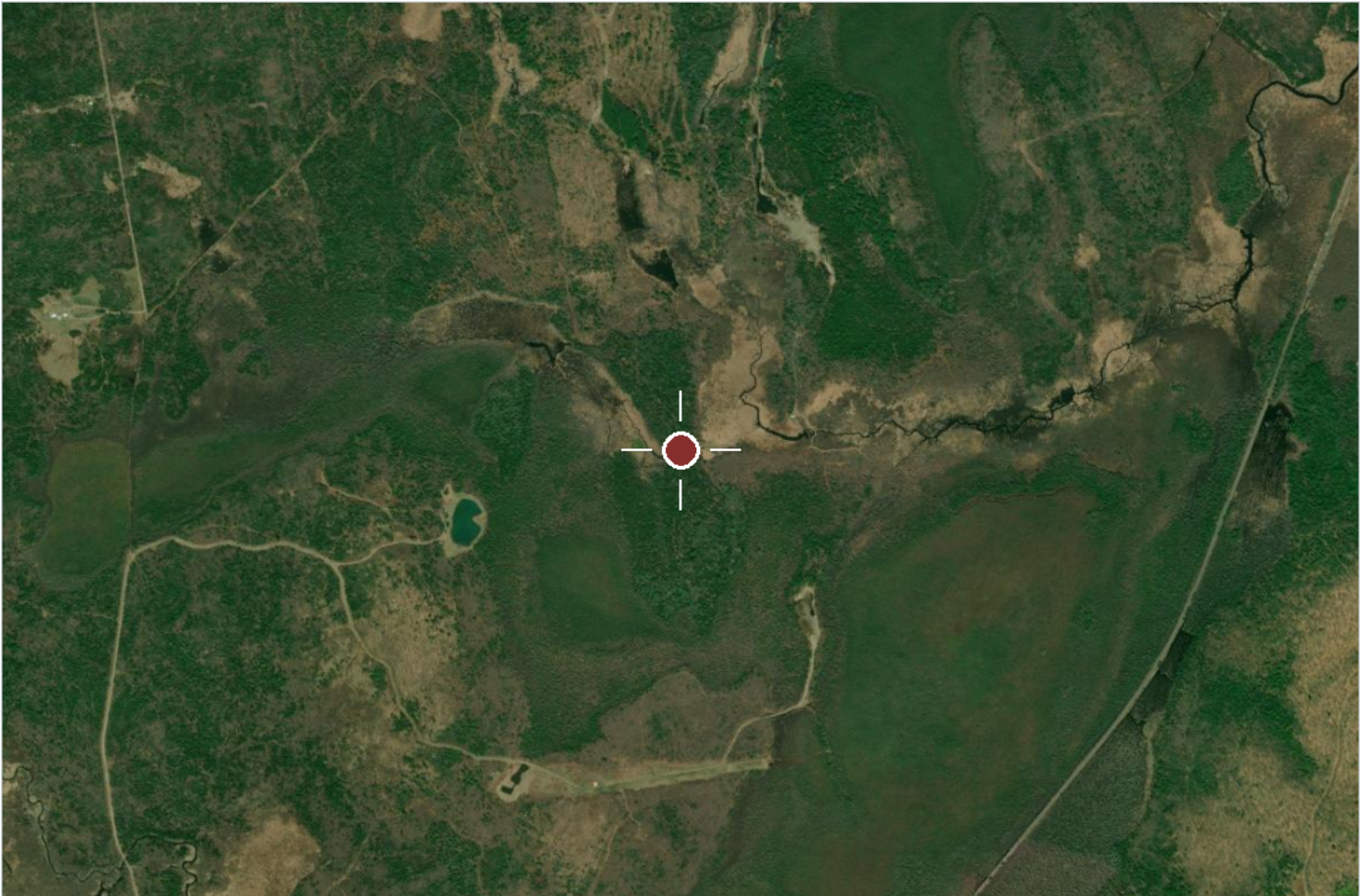
Property Photos

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

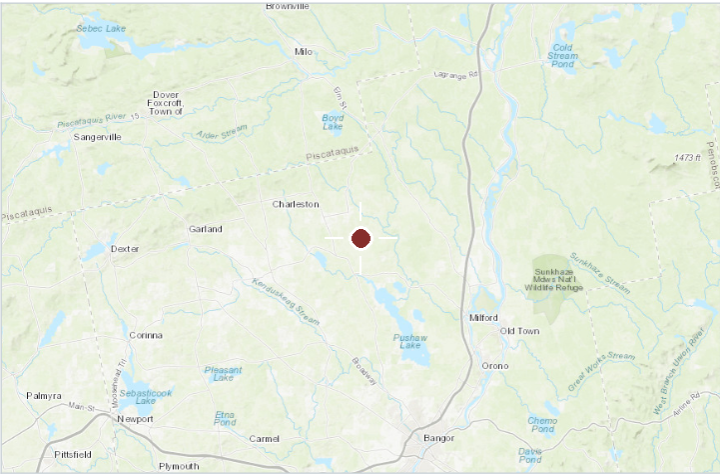


Location & Access

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.



COUNTY & STATE
Penobscot County, Maine

NEAREST CITY
Hudson

APPROXIMATE CENTRE
45.04164, -68.87516

COUNTY TAX PARCEL IDS
Map11Lot1

INTERACTIVE MAP



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

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 _____

Page 1 of 4

Seller Initials MBH

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

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 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 ☒ 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 ☒ 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 _____

Page 2 of 4

Seller Initials



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

Buyer Initials _____

Page 3 of 4

Seller Initials  _____

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

SELLERDATESELLERDATE

Orono Land Trust

SELLERDATESELLERDATE

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.

BUYERDATEBUYERDATE

BUYERDATEBUYERDATE

See Exhibit A attached hereto and incorporated herein

IN WITNESS WHEREOF, David B. Thompson, has hereunto set his hand and seal this

WITNESS:

Kaden Matthew Nevills

David B. Thompson
David B. Thompson

March 10, 2026

Before me,

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

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.

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

Valuation Report

03/14/2024

Page 1

Account: 1077 Card: 1 of 2

Map/Lot:
Location:

11-01
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

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

Reference 1 B15579P22B6421P18

Reference 2 TREE GROWTH

Tran/Land/Bldg 1 1 36

FIRST 0 SECOND 0

Exemption(s) Land Schedule 4

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

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

Valuation Report

03/14/2024

Page 2

11-01

Account: 1077 Card: 2 of 2

Map/Lot:
Location:

Neighborhood 4 Neighborhood D-RURAL RESIDENTIAL DIRT
Tree Growth 1972
Zoning/Use Residential
Topography Level
Utilities
Street Street Surface
STATUS TG- 2028

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

Reference 1 B6421P18
Reference 2 TREE GROWTH
Tran/Land/Bldg 1 1 99
FIRST 0 SECOND 0
Exemption(s) Land Schedule 4

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

Hudson
Name: THOMPSON, DAVID B. , THOMPSON, JAMES
ANDREWS, LISA M
Account: 1077

Valuation Report

03/14/2024

Page 3

Map/Lot:

11-01

Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	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