

# Buildable Lot



\*\* Not on property

## M11 L3-4 MAIN ROAD | GREENBUSH, MAINE

- Level Wooded Lot
- Buildable Lot
- River Views
- Power at the Road
- Near Bangor, Maine
- Recreational
- Well on-site
- Penobscot River

\$40,900





# Penobscot River

Buildable lot with a lot of potential. This 4.16 wooded lot is located in a prime area along US Rt 2. Situated just 20 minutes from Bangor this lot would be ideal for someone looking to live close to the Old Town -Bangor area for work or play. This lot has 340 feet of road frontage on US Rt 2 and has really nice water views of the Penobscot River. There is power at the road that could easily be added onto the lot. There is a new drilled well installed in 2022. The lot has been thinned and cleared in spots and is ready for someone to build their new home.

Just a couple miles down the road there is a public boat launch to put your boat in on the Penobscot River and do some fishing.



**Lifestyle Properties  
of Maine**



**SCAN TO VIEW THE  
FULL  
PROPERTY DETAILS  
& VIDEO!**



**Emily Pond**  
REALTOR®  
(207) 794-4152

[emily@lifestylepropertiesme.com](mailto:emily@lifestylepropertiesme.com)





# Greenbush, Maine

## Local Government

### Police

Penobscot County Sheriff  
(207) 947-4585

### Fire

Greenbush Fire Dept  
(207) 826-2022

### Town Office

132 Military Road  
(207) 826-2050

### Tax Assessor

Caran Johndro  
(207) 826-2050

### Code Enforcement

Michael Falvey  
(207) 826-2050

The Penobscot River is 109 Miles long it's the second longest River system in Maine. Landlocked Salmon and Trout can be fished from this water.

Come take a look at this great piece of land today!





# M11 L3-4 MAIN ROAD | GREEN-

## Shopping

Old Town, 13± miles

## City

Old Town, 13± miles

## Airport

Bangor International, 27± miles

## Interstate

Exit #197, 14± miles

## Hospital

Northern Light, 24± miles

## Boston, MA

257± miles (4± hours)

LISTING PRICE

**Acres 4.16± \$40,900 Taxes \$450**



## View

Scenic | Trees

## Zoning

Residential

## Road Frontage

Yes | 340'

## Water Frontage

N/A

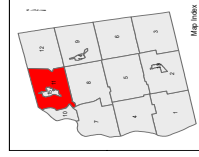




- LEGEND**
- PROPERTY LINE
  - EASEMENT/RIGHT-OF-WAY
  - PUBLIC RIGHT-OF-WAY
  - PRIVATE RIGHT-OF-WAY
  - RAILROAD RIGHT-OF-WAY
  - HISTORIC/SUBDIVISION LINE
  - PARCEL HOOK
  - 2-1 PARCEL ID NUMBER
  - 100 SURVEY DIMENSION (FEET)

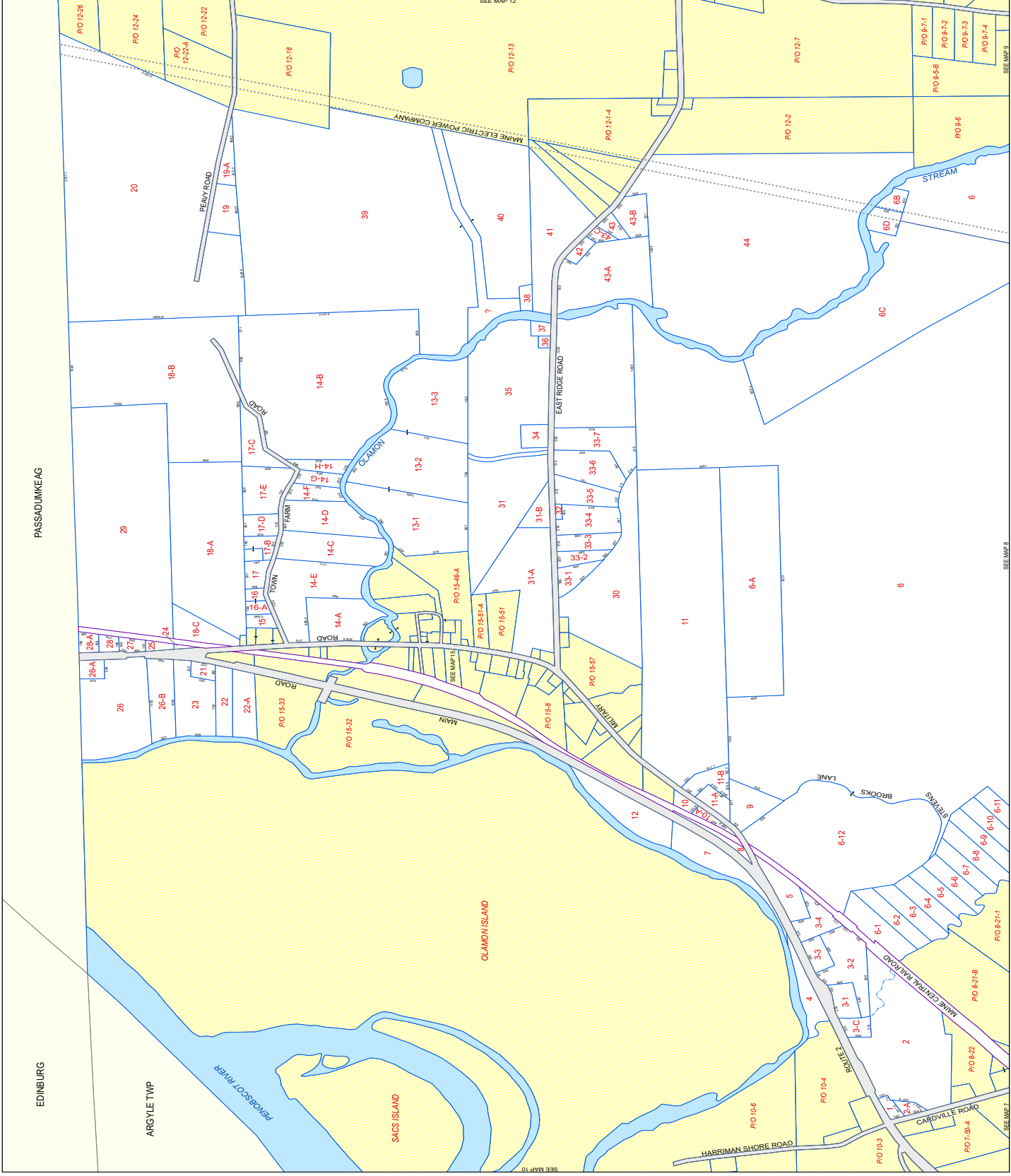
The information on this map is for assessment purposes only, is not a legal survey, and is not intended to be used for conveyance.

SCALE: 1 in = 500 ft  
0 500 1,000



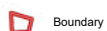
Original map created by J. W. Sewall Company  
Map updated by Lullong Logic, LLC.  
(April 2020)  
Print Date: 8/20/2020

Greenbush Assessor's Office  
132 Military Road  
Greenbush, Maine 04418  
(207) 826-0150





**Greenbush- M11L3-4 Main Road, 4.16± Acres**  
Penobscot County, Maine, 4.16 AC +/-



Boundary

**United Country Lifestyle Properties of Maine**

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway

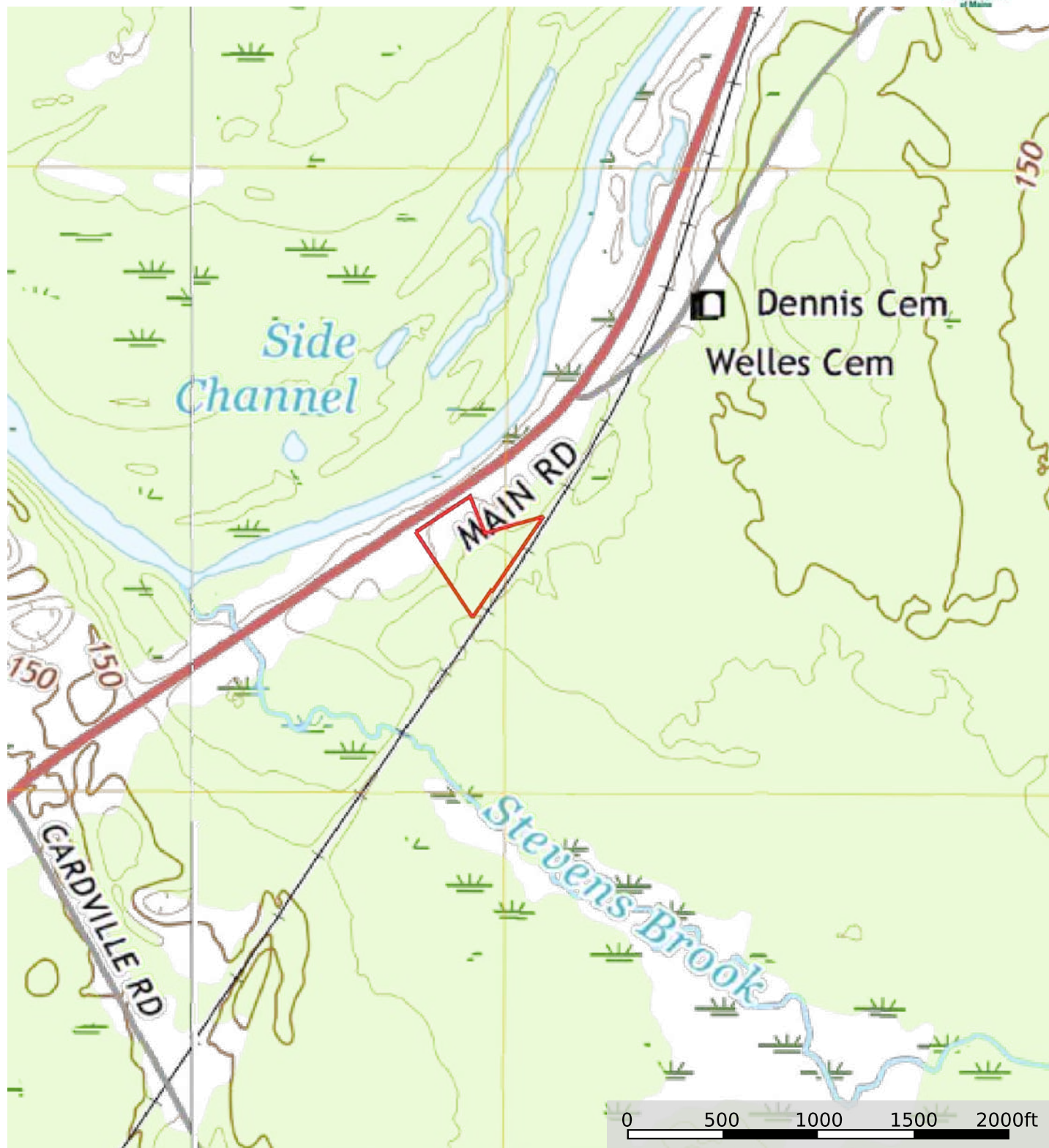


The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



## Greenbush- M11L3-4 Main Road, 4.16± Acres

Penobscot County, Maine, 4.16 AC +/-



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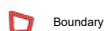
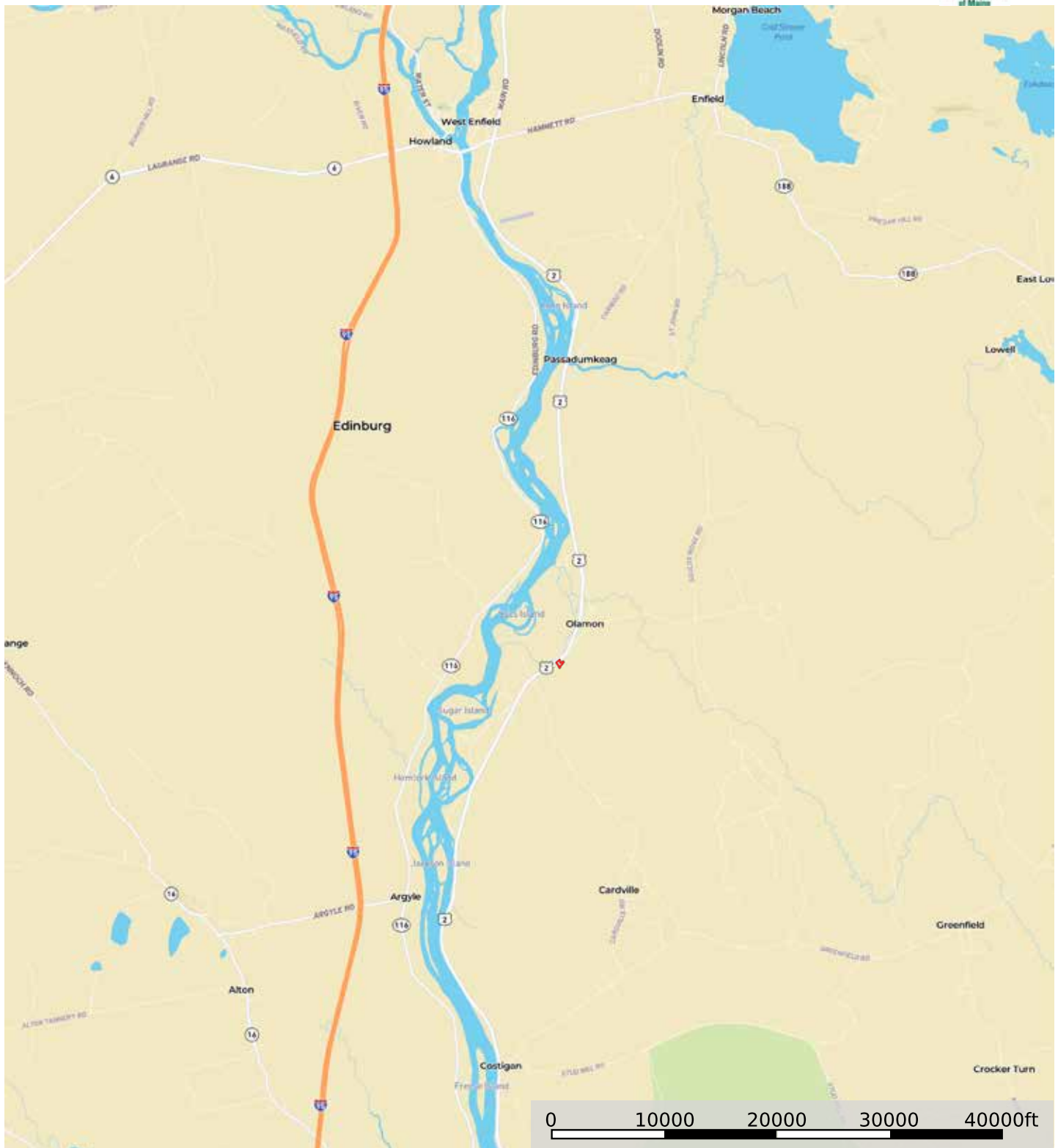
113 West Broadway



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## Greenbush- M11L3-4 Main Road, 4.16± Acres

Penobscot County, Maine, 4.16 AC +/-



Boundary

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113 West Broadway



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PROPERTY LOCATED AT: M11L3-4 Main Rd , Greenbush,

## PROPERTY DISCLOSURE – LAND ONLY (With Improvements)

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 – WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown  
☒ Drilled ☐ Dug ☐ Other \_\_\_\_\_

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ..... ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: ..... ☐ Yes ☒ No ☐ Unknown

Quality: ..... ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ..... ☐ Yes ☒ No

If Yes: Date of most recent test: \_\_\_\_\_ Are test results available? .. ☐ Yes ☒ No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... ☐ Yes ☒ No

If Yes, are test results available? ..... ☐ Yes ☒ No

What steps were taken to remedy the problem? \_\_\_\_\_

Has the water been tested for radon?..... ☐ Yes ☒ No

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: \_\_\_\_\_

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: center of lot

Installed by: \_\_\_\_\_

Date of Installation: \_\_\_\_\_

USE: Number of persons currently using system: \_\_\_\_\_

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of Section I information: seller

Buyer Initials \_\_\_\_\_

Page 1 of 4

Seller Initials JPS SP

United Country Lifestyle Prope, 113 West Broadway Lincoln ME 04457

Phone: (207)794-6164

Fax: \_\_\_\_\_

M11 L3-4 Main Rd

Emily Pond

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)



PROPERTY LOCATED AT: M11L3-4 Main Rd , Greenbush,

**SECTION II – WASTE WATER DISPOSAL**

TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Quasi-Public \_\_\_\_\_ ☐ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):-~~

~~Have you had the sewer line inspected?..... ☐ Yes ☐ No~~

~~If Yes, what results:-~~ \_\_\_\_\_

~~Have you experienced any problems such as line or other malfunction?..... ☐ Yes ☐ No~~

~~What steps were taken to remedy the problem?-~~ \_\_\_\_\_

~~IF PRIVATE (Strike Section if not Applicable):-~~

~~Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other:-~~ \_\_\_\_\_

~~Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other:-~~ \_\_\_\_\_

~~Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other:-~~ \_\_\_\_\_

~~Location:-~~ \_\_\_\_\_ ~~OR~~ ☐ Unknown

~~Date Installed:-~~ \_\_\_\_\_ ~~Date last pumped:-~~ \_\_\_\_\_ ~~Name of pumping company:-~~ \_\_\_\_\_

~~Have you experienced any malfunctions?..... ☐ Yes ☐ No~~

~~If Yes, give the date and describe the problem:-~~ \_\_\_\_\_

~~Date of last servicing of tank:-~~ \_\_\_\_\_ ~~Name of company servicing tank:-~~ \_\_\_\_\_

~~Leach Field:..... ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, Location:-~~ \_\_\_\_\_

~~Date of installation of leach field:-~~ \_\_\_\_\_ ~~Installed by:-~~ \_\_\_\_\_

~~Date of last servicing of leach field:-~~ \_\_\_\_\_ ~~Company servicing leach field:-~~ \_\_\_\_\_

~~Have you experienced any malfunctions?..... ☐ Yes ☐ No~~

~~If Yes, give the date and describe the problem and what steps were taken to remedy:-~~ \_\_\_\_\_

~~Do you have records of the design indicating the # of bedrooms system was designed for? ☐ Yes ☐ No~~

~~If Yes, are they available?..... ☐ Yes ☐ No~~

~~Is System located in a Shoreland Zone?..... ☐ Yes ☐ No ☐ Unknown~~

~~Comments:-~~ \_\_\_\_\_

~~Source of Section II information:-~~ seller

Buyer Initials \_\_\_\_\_

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— Seller Initials JPS

SP



PROPERTY LOCATED AT: **M11L3-4 Main Rd , Greenbush,**

### SECTION III – 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 the 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 the 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: \_\_\_\_\_

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.**

### SECTION IV – GENERAL INFORMATION

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: **see deed**

Source of information: **seller**

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? **state**

Road Association Name (if known): \_\_\_\_\_

Buyer Initials \_\_\_\_\_

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Seller Initials **JPS**

**SP**



PROPERTY LOCATED AT: **M11L3-4 Main Rd , Greenbush,**

Are there any shoreland zoning, resource protection or other overlay zone

requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Source of information: \_\_\_\_\_

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 information: **deed**

Additional information: \_\_\_\_\_

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.

James Pond Sr 12/06/2022

SELLER DATE

**James Pond Sr**

Susan Pond 12/06/2022

SELLER DATE

**Susan Pond**

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 NO.: 1002240204882**

Mark J. Haverlock and Bethany J. Haverlock, both of 77 Davis Road, Enfield, ME 04493, FOR CONSIDERATION PAID, grant to James Pond and Susan Pond both, of 338 Weatherbee Point Road, Lincoln, ME 04457, as joint tenants, with WARRANTY COVENANTS, the following described real property located in the Town of Greenbush, County of Penobscot, State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land, situated in Greenbush, Penobscot County, State of Maine, described as follows:

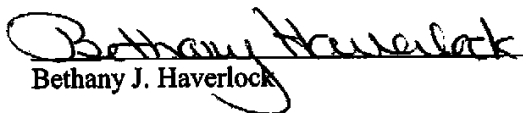
Lot #4 on said Final Plan for Stevens Brook Subdivision, recorded in Penobscot Registry of Deeds, Map File D-218-89.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being the same premises as described in the deed from Daniel T. Bento, Sr. and Evelyn M. Bento to Mark J. Haverlock and Bethany J. Haverlock dated July 17, 1990 and recorded in Book 4698, Page 51, Penobscot County Registry of Deeds.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

  
\_\_\_\_\_  
Mark J. Haverlock

  
\_\_\_\_\_  
Bethany J. Haverlock



State of Maine  
County of Penobscot, ss

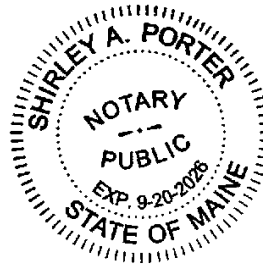
August 4, 2022

Personally appeared the above named Mark J. Haverlock and Bethany J. Haverlock and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Shirley A. Porter  
Notary Public

\_\_\_\_\_  
Print Name





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:

- ✓ 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 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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*