PRIVATE STREAMFRONT HOME

Long Stream Frontage	**243 Military Rd, Greenbush**	Attached 2 Car Garage



$259,900

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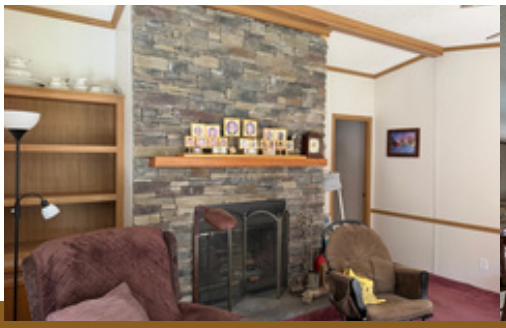
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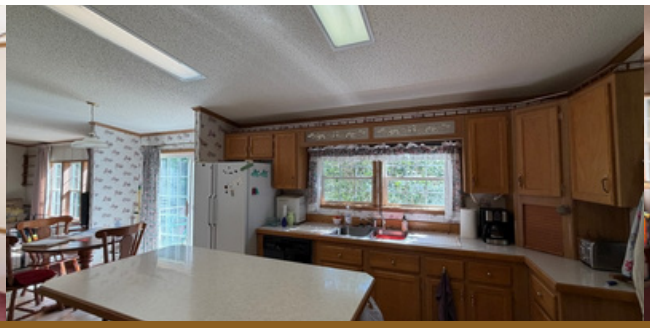
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United Country Real Estate | Lifestyle Properties of Maine

Scan to view the full property details and video!



Discover the perfect blend of privacy, space, and recreational living on this impressive 12+ acre property with over 900 feet of frontage on Olamon Stream. Set well back from the road, this 3-bedroom, 2.5-bath doublewide offers more than 2,200 square feet of first floor living space, a full concrete foundation, attached 2-car garage, and an impressive 24' x 32' detached gambrel-style garage with a huge storage area above.



Inside, the spacious kitchen is designed for the cook who loves to entertain, featuring a double wall oven, center island, abundant cabinetry, and generous counter space. The eat-in kitchen includes a dining area overlooking the backyard, where deer can often be seen wandering through the property. A separate formal dining room provides additional space for holiday gatherings and entertaining.



The comfortable family room features a wood-burning fireplace and built-in bookshelves, creating a warm and inviting place to relax. Between the house and attached garage is an enormous 15' x 17' hobby/craft room, offering endless possibilities for an art studio, workshop, home office, sewing room, or hobby space.

Enjoy your morning coffee or unwind at the end of the day on the 6' x 23' three-season porch, a wonderful vantage point for watching the wildlife and taking in the peaceful surroundings.

If you need more bedroom space, the septic system is a four bedroom design and with the full basement, you could easily add a fourth bedroom.

Outside, the property truly shines. There is plenty of room for gardening, recreation, and enjoying the outdoors, along with a small fruit orchard featuring apple trees, blueberry bushes, and raspberry bushes. With Olamon Stream flowing through the property, you can fish, kayak, explore, or simply enjoy the sights and sounds of the water. Watch the deer roam, tend your garden, harvest your own fruit, or relax and enjoy the privacy this special property provides.









UTILITIES

TRASH REMOVAL
GREENBUSH PROVIDES WEEKLY PICK-UP

ELECTRIC COMPANY
VERSANT POWER

HEATING COMPANY
N/A

WATER
PRIVATE; WELL

SEWER
PRIVATE SEWER

INTERNET PROVIDER
FIDIUM & SPECTRUM

Despite its peaceful rural setting, you're only approximately 30 minutes from the University of Maine in Orono, 41 minutes from Bangor and Bangor International Airport, and 25 minutes from grocery shopping in Old Town. Boston is just over four hours away.

If you're looking for a property that offers space, privacy, water frontage, abundant storage, recreational opportunities, and room to enjoy the Maine lifestyle, this one deserves a close look.

Like what you see?
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to our monthly
newsletter



243 MILITARY RD, GREENBUSH

PRICE	**$259,900**
TAXES	$3,363/2026
12.31± ACRES	**BUILT IN 1991**
2,263± SQFT	**STYLE RANCH**













HOW FAR TO...

- Shopping | Old Town, 16± miles
- Hospital | Bangor, 27± miles
- Airport | Bangor, 29± miles
- Interstate | Exit 217, 10± miles
- City | Bangor, 27± Miles
- Boston | 261± miles 4 Hours 20 Minutes



Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®

207.794.4338 cell

207.794.6164 office

peter@lifestylepropertiesme.com

154 Maine Ave, Suite 7 Bangor ME 04401

Scan to view Peter's bio and other listings

Testimonial:

'We were blessed to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in a "made to order" home sale experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for those looking for results in the Maine realty market.

Stephen Grant

@uclifestylepropertiesme

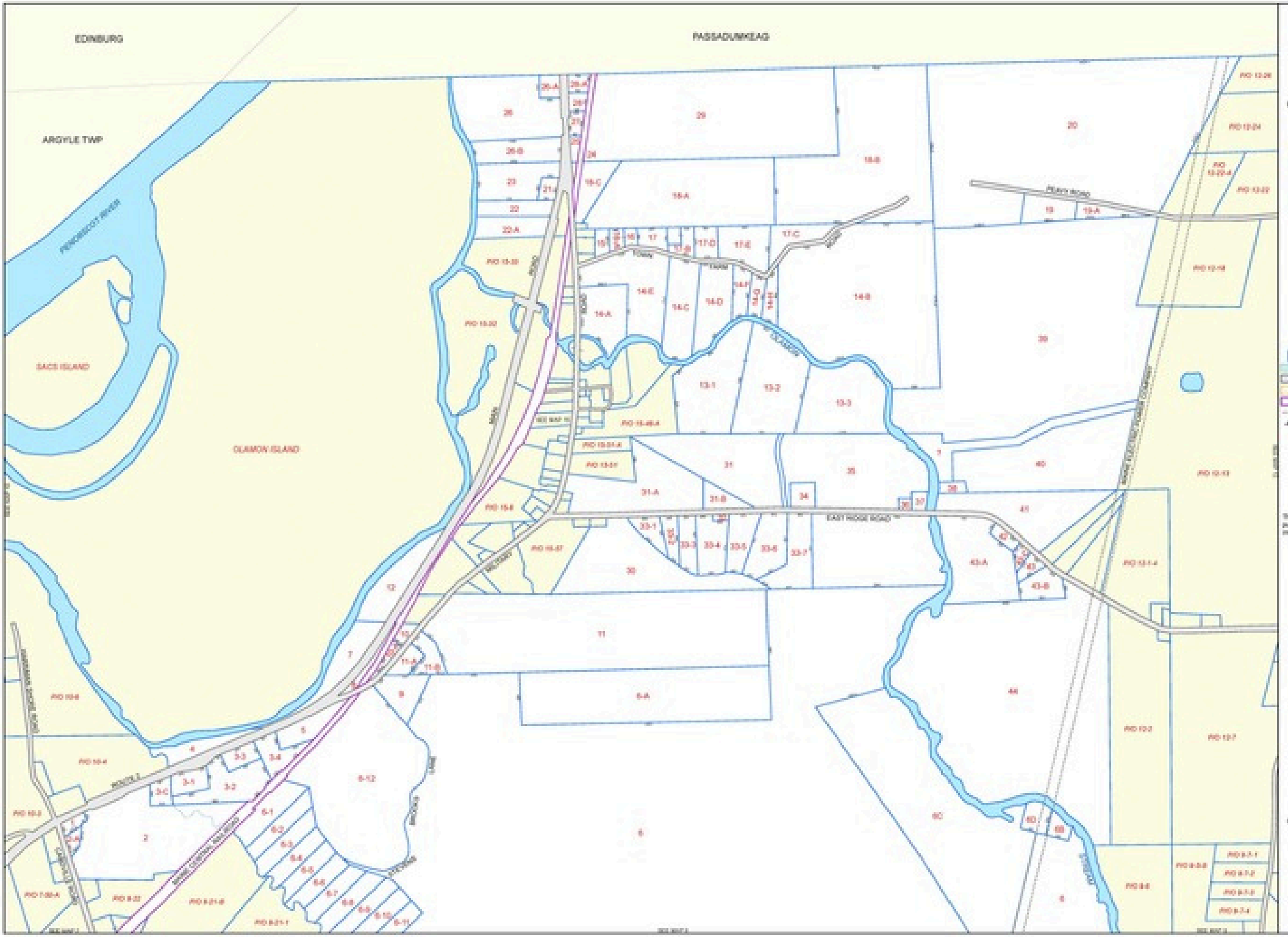
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MUNICIPAL CONTACTS

Police	Penobscot County Sheriff 207-947-4585
Fire	James McCrum, Fire Chief 207-826-2050
Town Office	132 Military Road Mon-Wed 7:30am to 4:30pm Thur. 11am to 6:30 pm 207-826-2050
Tax Assessor	In town office 2nd & 4thTuesday of the month 207-826-2050
Code Enforcement	Michael Falvey 207-826-2050


EDINBURG
PASSADUMKEAG
ARGYLE TWP
PENOBSCOT RIVER
DACS ISLAND
OLAMON ISLAND
EAST RIDGE ROAD
MAIN ELECTRIC POWER CORRIDOR
PID 15-30
PID 15-48-A
PID 15-51-A
PID 15-51
PID 15-8
PID 15-57
PID 10-8
PID 10-4
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PID 8-7-2
PID 8-7-3
PID 8-7-4
PID 8-8
PID 8-9-B

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 for 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. Inactive licensees may not practice real estate brokerage.

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United Country Lifestyle Properties of Maine

@lifestyleproperties · 100K subscribers · 1.1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, ...more

lifestylepropertiesofmaine.com and 4 more links

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Do you need to sell your Maine property?

Scan the code to learn how to get the most money for your property, with the least amount of hassle.

Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, *Previous Client*

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PROPERTY LOCATED AT: **243 Military Road, Greenbush, ME 04418**

PROPERTY DISCLOSURE

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: **1993** 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **southwest gable end of the house.**
Installed by: **unknown**
Date of Installation: **1993+-**

USE: Number of persons currently using system: **2**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **none**

Source of Section I information: **seller**

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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 malfunctions? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **Front yard near the flag pole.** OR ☐ Unknown

Date installed: **1992+-** Date last pumped: **August 2026** Name of pumping company: **Cal's Septic**

Have you experienced any malfunctions? ☒ Yes ☐ No

If Yes, give the date and describe the problem: **Aug 2026 septic pump replaced and both floats replaced. Risers installed.**

Date of last servicing of tank: **n/a** Name of company servicing tank: **n/a**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Southwest of the tank.**

Date of installation of leach field: **1992+-** Installed by: **unknown.**

Date of last servicing of leach field: **n/a** Company servicing leach field: **n/a**

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 the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ☒ Yes ☐ No

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

Comments: **Four bedroom septic design.**

Source of Section II information: **seller and the septic design plan (HHE200).**

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PROPERTY LOCATED AT: **243 Military Road, Greenbush, ME 04418**

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**FHA Olsen**	**Fireplace**		
Age of system(s) or source(s)	**2001+-**	**1994+-**		
TYPE(S) of Fuel	**Oil**	**Wood**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**826+- gallons**	**seasonal use**		
Name of company that services system(s) or source(s)	**Owner did his own.**	**none**		
Date of most recent service call	**2022**	**none**	**09/20/2026**	**09/20/2026**
Malfunctions per system(s) or source(s) within past 2 years	**none known.**	**none**		
Other pertinent information	**none**	**none**		

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown
Are any buried? ..... [ ] Yes [X] No [ ] Unknown
Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown
Chimney(s): ..... [X] Yes [ ] No
If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown
Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown
Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown
Has chimney(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown
If Yes, date: **n/a**
Date chimney(s) last cleaned: **unknown**
Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown
Has vent(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown
If Yes, date: _____

Comments: **none**

Source of Section III information: **seller**

SECTION IV - 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 [X] 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**

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

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

Comments: **none**

Source of information: **seller**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work?	☐ Yes	☒ No	☐ Unknown
In the ceilings?	☐ Yes	☒ No	☐ Unknown
In the siding?	☐ Yes	☒ No	☐ Unknown
In the roofing shingles?	☐ Yes	☒ No	☐ Unknown
In flooring tiles?	☐ Yes	☒ No	☐ Unknown
Other: _____	☐ Yes	☒ No	☐ Unknown

Comments: **none**

Source of information: **seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **n/a** By: **n/a**

Results: **n/a**

If applicable, what remedial steps were taken? **n/a**

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

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

Results/Comments: **None**

Source of information: **seller**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: **n/a** By: **n/a**

Results: **n/a**

If applicable, what remedial steps were taken? **n/a**

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

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

Results/Comments: **none**

Source of information: **seller**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **none**

Source of information: **seller**

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F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... Yes [X] No [ ] Unknown [ ] Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: [ ] Yes [X] No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ..... [ ] Yes [X] No

Comments: **none**

Source of information: **seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	[ ] Yes	[X] No	[ ] Unknown
LAND FILL:	[ ] Yes	[X] No	[ ] Unknown
RADIOACTIVE MATERIAL:	[ ] Yes	[X] No	[ ] Unknown

Other: **none.**

Source of information: **seller**

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

SECTION V - 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 [X] No [ ] Unknown

If Yes, explain: **n/a**

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

If No, who is responsible for maintenance? **n/a**

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

Source of information: **seller**

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SECTION VI – 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: _____

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: _____ Year: _____ (Attach a copy)

Comments: **none.**

Source of Section VI information: **seller.**

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PROPERTY LOCATED AT: **243 Military Road, Greenbush, ME 04418**

SECTION VII - GENERAL 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, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **n/a**

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **n/a**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **none.**

Year Principal Structure Built: **1994+-** What year did Seller acquire property? **2025**

Roof: Year Shingles/Other Installed: **2022+-**

Water, moisture or leakage: **none**

Comments: **none**

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ Unknown

Comments: **none**

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

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

Comments: **none**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **200 amp**

Has all or a portion of the property been surveyed? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available? ..... ☐ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☒ Yes ☐ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☒ No ☐ Unknown

Comments: _____

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PROPERTY LOCATED AT: **243 Military Road, Greenbush, ME 04418**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **The outlet in the bathroom at the southwest end of the house has an open neutral.**

Comments: **none**

Source of Section VII information: **seller**

SECTION VIII - ADDITIONAL INFORMATION

The basement perimeter drain runs easterly of the house about 60' towards the stream. The end of the drain pipe has heat tape to keep the pipe outlet from freezing over. It needs to be plugged in prior to winter. Some discoloration in the vinyl flooring in the kitchen. The wallpaper on the wall behind the front door pealed off from the heat of an oxygen machine. Small hole in the shower pan in the Southwest bath.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Val Bartholomew	09/22/2026	Sharon Czarnecki	09/21/2026
SELLER	DATE	SELLER	DATE
Val Bartholomew		**Sharon Czarnecki**	
SELLER	DATE	SELLER	DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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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Bk 17455 Pg163 $7921
04-07-2025 @ 10:37a

WARRANTY DEED

Under 33 M.R.S. § 763

This WARRANTY DEED, executed this 11th day of May 2024, by and between the grantors, **ALBERT WEATHERBEE** of Greenbush, Maine, **VAL BARTHOLOMEW,** of Enfield, Connecticut, **AND SHARON CZRNECKI, TRUSTEE FOR THE LIVING TRUST OF SHARON CZARNECKI,** of Weare, New Hampshire and the grantees, **ALBERT WEATHERBEE** of Greenbush, Maine, **VAL BARTHOLOMEW,** of Enfield, Connecticut, **AND SHARON CZRNECKI, TRUSTEE FOR THE LIVING TRUST OF SHARON CZARNECKI,** of Weare, New Hampshire, **AS JOINT TENANTS,** for valuable consideration, does hereby GRANT with WARRANTY COVENANTS unto the grantees the following described parcel of real property located in the municipality of Greenbush, County of Penobscot, and State of Maine, to wit:

PARCEL ONE:

Beginning at a #6 rebar set on the apparent easterly sideline of Old U.S. Route 2, said rebar also being located at right angle to and 28 feet northerly of the North bridge abutment over Olamon Stream; thence North 7 ° 41'45" East along the easterly sideline 324.35 feet to an angle point in said sideline; thence North 3° 14' 05" East along said sideline 253.00 feet to a #6 rebar set: thence South 86° 3 3 00-'East 598.47 feet to a #6 rebar set; thence South 3°07' 30"West 580.00 feet to a#6 rebar set: and witness post; thence continuing on the same course 15 feet, more or less, to Olamon Stream; thence southwesterly and northwesterly along Olamon Stream 925 feet, more or less, to the aforementioned easterly sideline; thence North 7° 41' 45" East 10 feet, more or less to the #6 rebar set: at the point of beginning.
The above-described parcel contains 10 acres, more or less, and is a portion of the 24-acre Lot shown on a sketch plan prepared for Kenneth F. Beers by Lane Associates, Lincoln, Maine and dated March 23, 1979.

Being the same premises as described in a deed from Robert Atkerson to Albeit A. Weatherbee and Mary D. Weatherbee, dated September 11, 1989, and recorded in the Penobscot County Registry of Deeds in Book 4516 and page 102.

PARCEL TWO

A small parcel of land (an island) west of the Old State Road bounded on the south, west, north by Olamon Stream and east by Old State Road(so called).

PARCEL THREE

The island east of the Old State Road(so called) and bounded by Olamon Stream on the north, east, south, and west.

PARCEL FOUR:

Bounded on the west by Old State Road(so called) north by Olamon Stream: east by land now or formerly of Arthur Harriman, south by Mill Street (being the site of the old Champlin Lumber or Box Mill).

Parcels two, three, and four being the same premises as described in a deed from Richard Doucette and Julie Douchette to Albert A. Weatherbee and Mary D. Weatherbee dated September 30, 1998 and recorded in the Penobscot County Registry of Deeds in Book 6854 and Page 154.

COMMONLY KNOWN AS: 243 Military Road

PARCEL ID: Map 011 Lot 014-A

SOURCE OF TITLE: NO TITLE SEARCH OR WORK WAS COMPLETED BEFORE OR UPON EXECUTION OF THIS DOCUMENT.

THIS CONVEYANCE is made subject to any assigns, easements, mortgages, encumbrances, or parcel sales on record.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day first above written.

Al Weatherbee
Signature

Albert Weatherbee
Joint Owner
Print Name/ Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF MAINE
COUNTY OF PENOBSCOT

On this 12th day of September 2024, personally appeared the above-named Albert Weatherbee, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Signature

Miranda Carver
Print Name

Notary Public
Title

My commission expires: 4/07/2030

SEAL

Return to:
Business Law Centers of
Martha Novy-Broderick, Esq.
P.O. Box 554
Lincoln, ME 04457
207-794-0100 / manovybroderick@gmail.com

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day first above written.

Signature

Sharon Czarnecki – Trustee of the Living Trust of Sharon Czarnecki

Joint Owner

Print Name/ Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF MAINE
COUNTY OF PENOBSCOT

On this 12th day of September 2024, personally appeared the above-named Sharon Czarnecki, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Signature

Notary Public Miranda L. Carver

Print Name

SEAL

Notary Public

Title

My commission expires: 04/07/2030

Return to:

Business Law Centers of
Martha Novy-Broderick, Esq.
P.O. Box 554
Lincoln, ME 04457
207-794-0100 / manovybroderick@gmail.com

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day first above written.

Val Bartholomew

Signature

Val Bartholomew

Joint Owner

Print Name/ Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF MAINE
COUNTY OF PENOBSCOT

On this Dec 12th day of December 2024, personally appeared the above-named Val Bartholomew, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Signature

Miranda L. Carver

Print Name

Notary Public

Title

SEAL

My commission expires: 04/07/2030

Miranda L. Carver
NOTARY PUBLIC
State of Maine
My Commission Expires
April 07, 2030

Return to:
Business Law Centers of
Martha Novy-Broderick, Esq.
P.O. Box 554
Lincoln, ME 04457
207-794-0100 / manovybroderick@gmail.com

No Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine