

OFF-GRID RETREAT

LAND FOR SALE | RECREATIONAL PROPERTY | SUSTAINABLE/OFF-GRID

2.25± acres

**M1L58.3 Pickerel Pond
Road, Greenfield**

Surveyed



\$22,500

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

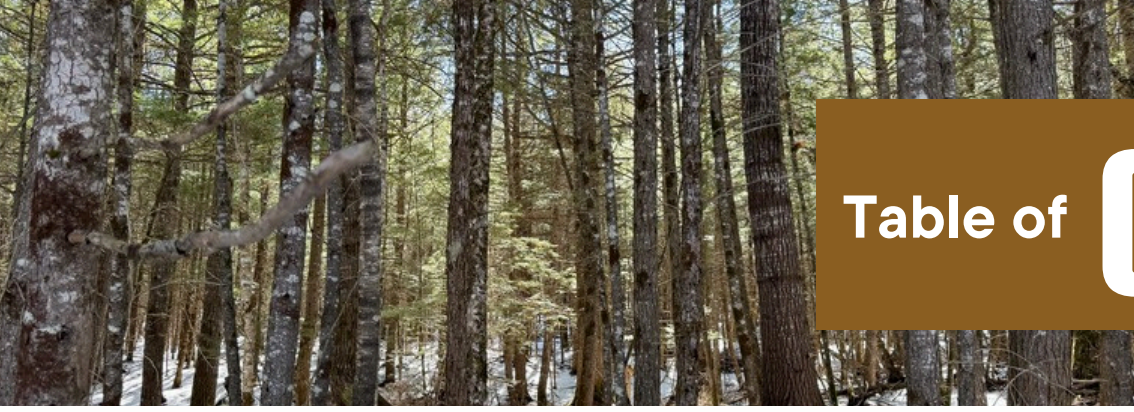


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DEED

Scan to view the
full property details
and video!

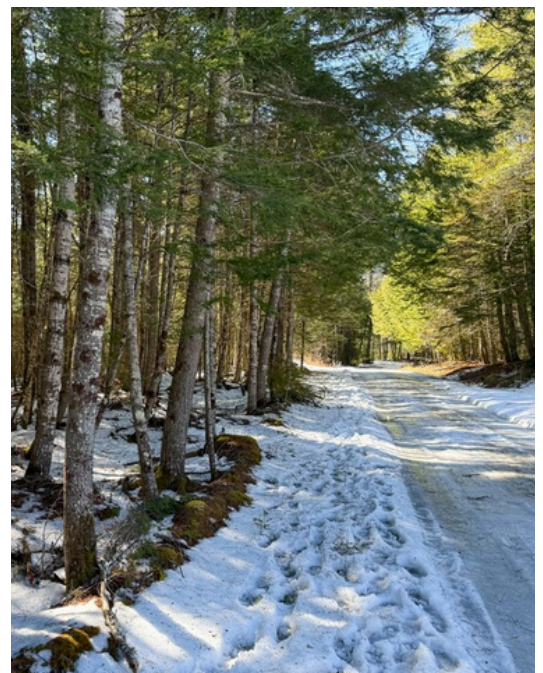




Photography by Mayhem Media

If you've been searching for an affordable piece of Maine land where you can escape the noise of town without being completely isolated, this 2.25± acre surveyed lot on Pickerel Pond Road in Greenfield deserves a closer look. Tucked away in a quiet off-grid location, this heavily wooded parcel offers privacy and an excellent opportunity to create a simple cabin retreat or recreational basecamp.

The property includes approximately 180± feet of road frontage on Pickerel Pond Road and features gently rolling terrain with elevations ranging from about 215 to 245 feet above sea level. The land is forested with mature woods, providing both seclusion and building material potential for those who enjoy a hands-on approach to cabin construction. According to NRCS soil mapping, the property contains Howland and a small amount of Thorndike soils. These soils tend to be somewhat stony, but once cleared and rocks are picked they can support gardening or small homestead projects.



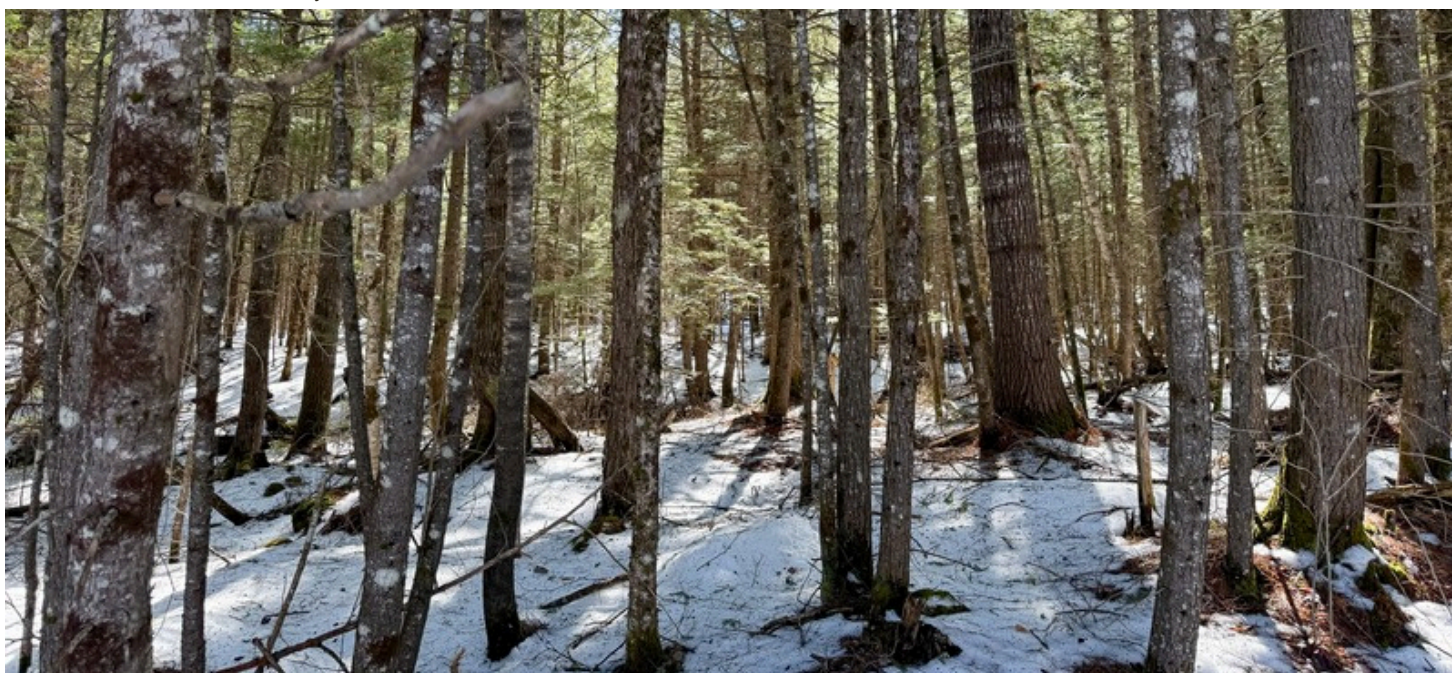
While the setting feels remote and quiet, the property is surprisingly convenient to services and employment centers. The town of Old Town is located just about 10± miles away, offering grocery stores, restaurants, and everyday necessities. Larger city amenities—including hospitals, major shopping, and the airport—are available roughly 21± miles away in Bangor. For those traveling from further away, the lot is about 2½ hours from Portland and just over four hours from Boston.

Outdoor recreation opportunities are abundant in this region. The nearby Sunkhaze Meadows National Wildlife Refuge protects thousands of acres of wetlands and forests and is well known for wildlife viewing, birding, and quiet paddling. The legendary Penobscot River is also close by, offering fishing, paddling, and scenic exploration. Additionally, the vast network of timberlands accessible from the Studmill Road opens the door to millions of acres of North Woods terrain filled with lakes, ponds, streams, and remote backcountry adventures.



Whether you're looking for a private weekend getaway, a place to build a rustic off-grid cabin, or an affordable Maine land investment close to Bangor, this wooded parcel offers excellent potential.

Opportunities like this—affordable, surveyed land with privacy and recreational access—are becoming increasingly hard to find.





**ADDRESS,
ADDRESS**

PRICE

\$22,500

TAXES

\$104/2025

2.25± ACRES

ROAD FRONTAGE 179.9FT

HOW FAR TO...



Shopping | Old Town, 10± miles



Hospital | Bangor, 22± miles



Airport | BGR, 25± miles



Interstate | Exit 193, 14± miles



City | Bangor, 21± Miles



Boston | 257± miles 4h





Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

'I just want to say the McPhail team had my property sold in 4 days and I received over asking price. Their knowledge and professional process makes it breeze to be a client. They walk you through all processes and make sure you understand everything before you leave the office. I highly recommend thier services and will use them in the future.'

Keith Lilly



@uclifestylepropertiesme



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@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
911

Fire

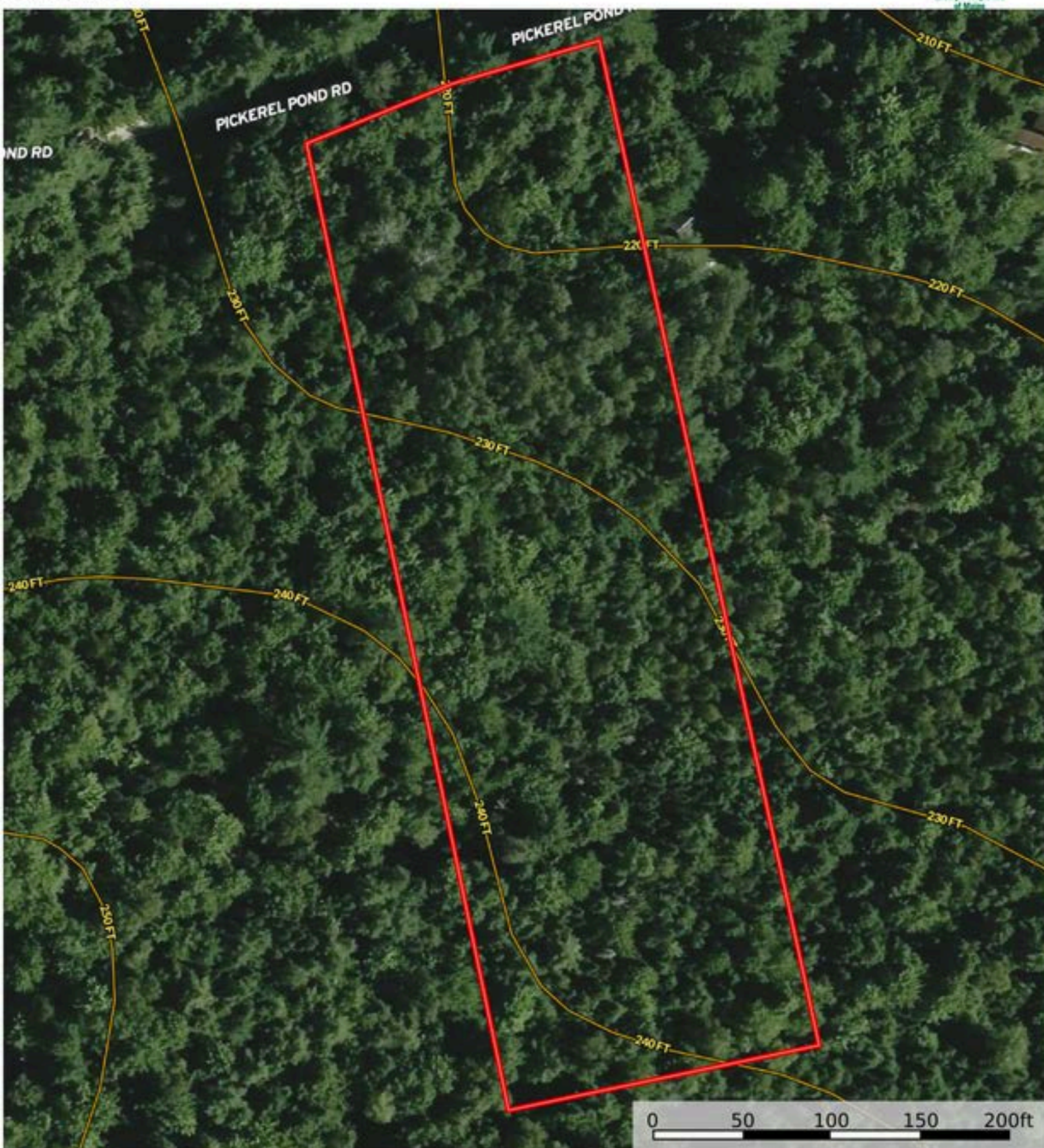
Volunteer Nearby Towns
911

Tax Assessor

State of Maine

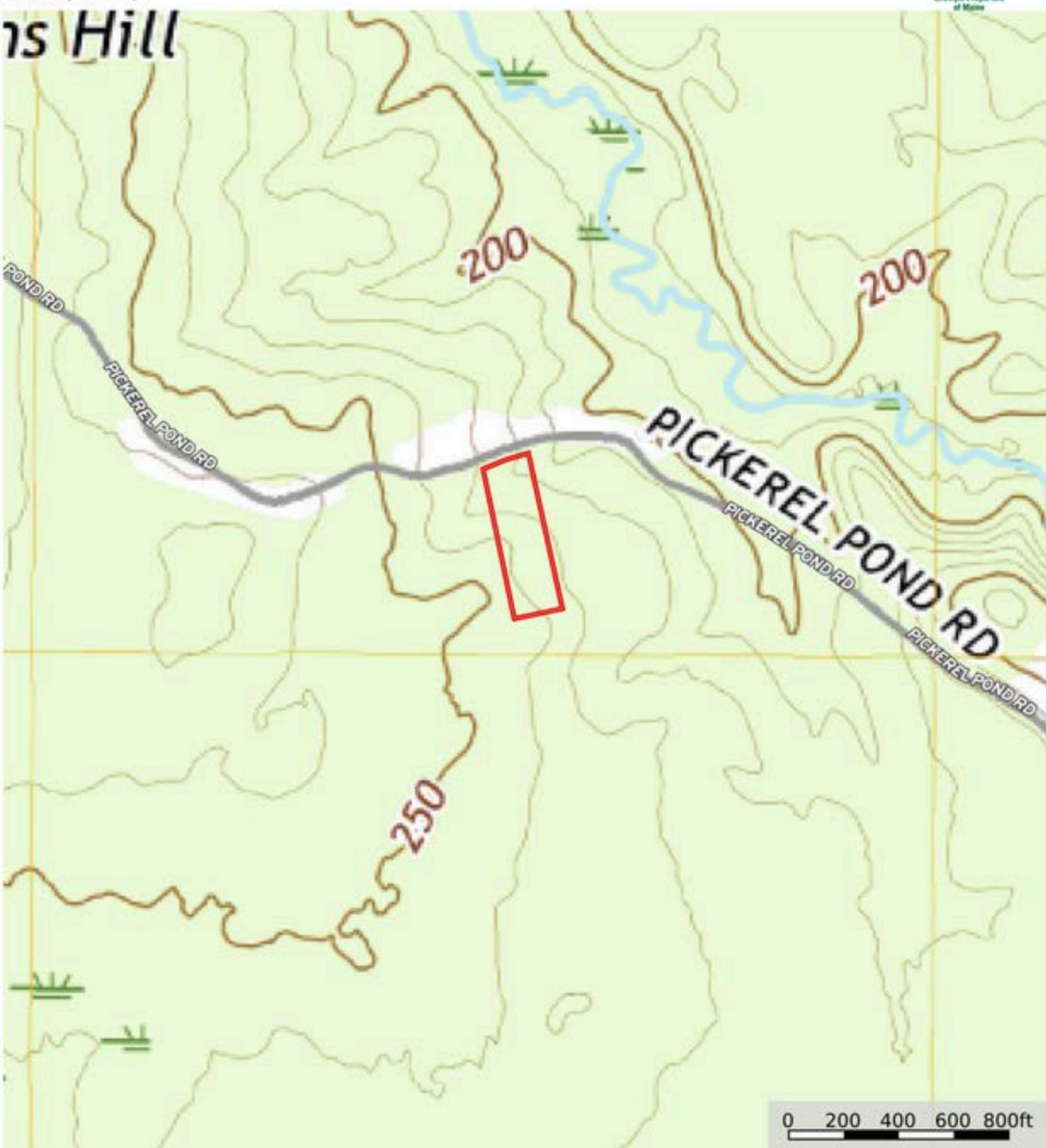
Code Enforcement

LUPC - Bangor Office
(207) 215-4685/Morgan.Prentice@maine.gov



Boundary

ns Hill



Boundary

Greenfield - M1L58.3

Maine, AC +/-



Boundary



Boundary

Boundary 2.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HvB	Howland loam, 0 to 8 percent slopes, very stony	1.78	77.39	0	35	6s
TvB	Thorndike-Winnecook complex, 3 to 8 percent slopes, rocky	0.46	20	0	26	6s
MsC	Monarda-Burnham complex, 0 to 15 percent slopes, extremely stony	0.06	2.61	0	16	7s
TOTALS		2.3(*)	100%	-	32.7	6.03

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

PROPERTY LOCATED AT: M1L58.3 Pickerel Pond Rd, Greenfield Twp, ME 04418**PROPERTY DISCLOSURE – LAND ONLY**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☐ No ☒ Unknown

If Yes: Are tanks in current use? ☒ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service?

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): Size of tank(s):

Location:

What materials are, or were, stored in the tank(s):

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

Comments: N/A

Source of information: seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: N/A

Source of information: seller

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

Buyer Initials _____

Page 1 of 4

Seller Initials BOH/JP

PROPERTY LOCATED AT: M1L58.3 Pickerel Pond Rd, Greenfield Twp, ME 04418**SECTION II – ACCESS TO THE PROPERTY**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☐ No ☒ Unknown

If Yes, explain: 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?..... ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? owners

Road Association Name (if known): none

Source of information: seller

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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: N/A

Buyer Initials _____

Page 2 of 4

Seller Initials SCM/JF _____

PROPERTY LOCATED AT: M1158.3 Pickerel Pond Rd, Greenfield Twp, ME 04418

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: N/A

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?
N/A

Relevant Panel Number: unknown Year: unknown (Attach a copy)

Comments: N/A

Source of Section III information: seller

SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Source of information: seller

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

If Yes, explain: N/A

Source of information: seller

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: N/A

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

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

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

Has the property ever been soil tested? ☐ Yes ☐ No ☒ Unknown

If Yes, are the results available? ☐ Yes ☐ No ☒ Unknown

Are mobile/manufactured homes allowed? ☐ Yes ☐ No ☒ Unknown

Are modular homes allowed? ☐ Yes ☐ No ☒ Unknown

Source of Section IV information: seller

Additional Information: N/A

Buyer Initials _____

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Seller Initials JOHN P

PROPERTY LOCATED AT: M11.58.3 Pickerel Pond Rd, Greenfield Twp, ME 04418

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

David Edward Funk POB for Joseph Funk

03/06/2026

SELLER _____ DATE _____
Joseph V. Funk

SELLER _____ DATE _____

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 _____



023053

WARRANTY DEED

MICHAEL S. FREESE and SHEILA M. FREESE, husband and wife, both of Bradley, County of Penobscot, State of Maine, for consideration paid, grant to JOSEPH V. FUNK, of Buffalo, County of Erie, State of New York, with WARRANTY COVENANTS, the land in Greenfield, County of Penobscot, State of Maine.

A certain lot or parcel of land situated in Greenfield, County of Penobscot, State of Maine, being more particularly bounded and described as follows, to wit:

Lot No. 3 of Subdivision Plan for Richard A. and Margaret A. Fowler, prepared by John T. Fawley, dated March 24, 1975, and recorded in the Penobscot Registry of Deeds in Map File No. 436.

Being the same premises described in deed of Robert D. Robinson, Trustee of Jolar Realty Trust, to Robert H. Jones, dated May 29, 1975, and recorded in the Penobscot Registry of Deeds in Volume 2552, Page 10.

Also being all and the same premises as described in a deed of Robert H. Jones to Michael S. Freese and Sheila M. Freese, dated June 29, 1989 and recorded in the Penobscot Registry of Deeds in Volume 4470, Page 104.

Together with all the privileges and appurtenances thereunto belonging.

WITNESS our hands and seals this 3rd day of June, A.D. 1991.

Witness:

Shirley J. Thurston

Michael S. Freese
Michael S. Freese

Sheila M. Freese
Sheila M. Freese

Maine Real Estate Transfer Tax Paid

STATE OF MAINE

PENOBSCOT, ss.

, 1991

Personally appeared the above named, Michael S. Freese and Sheila M. Freese, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Shirley J. Thurston
Notary Public/Attorney at Law

Printed Name: SHIRLEY J. THURSTON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 6, 1996

PENOBSCOT, ss REC'D

94 JUL -6 AM 8:36

ATTEST:

Cynthia Belmont Brown
REGISTER



Return to:
Spencer, Zmislowski & Miller
P.O. Box 467
Old Town, ME 04468

SPENCER AND SPENCER
ATTORNEYS AT LAW
40 NORTH MAIN STREET
P.O. BOX 467
OLD TOWN, MAINE
04468



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.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

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

lifestylepropertiesofmaine.com and 4 more links



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