

## **KASSON ROAD FOREST**

**A fully-equipped, off-grid rustic camp and adjacent fenced gardens and pond define this quiet property that was recently a year-'round homestead for the past three decades.**



***79 Grand List Acres  
Topsham, Orange County, Vermont***

**Price: \$119,500**



## PROPERTY OVERVIEW

After acquiring the property in 1983, the owner created a rustic homestead in which to live largely off the land. Over a three-decade period, she labored alone, creating a garden, developing woodland trails, building sheds, planting apple trees, cutting firewood, watching wildlife, and making upgrades to the home camp. The property is ideal for the buyer seeking a working camp to spend weekends and enjoy everything this forest has to offer.

Property highlights include:

- Rustic home camp with abundant light, solar power, phone service, hot water and shower;
- Established driveway to large fenced gardens, open meadow and a small, swimmable pond;
- Developed woods trails and abundant wildlife.



The camp with adjacent outbuildings as seen in winter from the lower meadow.

## LOCATION

The property is located in east-central Vermont, in a rural, quiet area of primarily high-elevation forestland and scattered homes along the roads. The homesteads along Downing Road are a mix of sizes and styles with some fine, originally designed homes on the way to the land.

Several large towns are within a 30-minute drive, including Bradford at Exit 16 of I-91, Wells River/Woodsville at Exit 17 of I-91, and Barre and Montpelier along I-89, each town offering all amenities. Boston is a 2.5 hour drive to the southeast.



The property's long view from the south-facing garden meadow during winter.



## ACCESS

Access is provided by Kasson Road which is not plowed in the winter; however, the property's driveway is located  $\pm 830'$  from Downing Road which is fully maintained by the town. Kasson Road and the property's driveway to the camp are well suited to most vehicle types during dry conditions. Utility poles and a telephone line have been installed to the camp.

The driveway passes a small pond and apple trees, then follows a fence and stone wall as it winds up to the camp and garden area. From the garden, many trails, used by the current ownership for horseback riding, run throughout the woods.

## SITE DESCRIPTION

The land is all forested, with the exception of  $\pm 2$  acres of meadows and gardens near the camp. The eastern boundary borders a year-round stream. Another brook cuts across the southwestern area, near the pond. The pond was developed some years ago and provides a nice swimming spot to cool off during the summer.

Terrain is moderately sloping and mostly well drained, supporting productive soil types. The property is located in the Groton-Topsham Highlands with elevation ranging from 1,620' along the western stream to 1,860' along the northern boundary. Views from the camp are local but expand to wide, long southern view from the garden area. A southern aspect prevails, including at the camp and garden area. The property's location away from traveled roads provides a very private and peaceful setting with little noise pollution.



The driveway as it runs between the lower meadow and the camp site, here looking west.



Lower meadow looking across the driveway and to the camp area.



## STRUCTURES

The camp is wood construction with a kitchen, sitting room, wood stove and shower unit on the first floor. The upstairs is sleeping loft with plenty of windows. A wood stove is the heat source, while hot water, stove and lights are powered by gas. Two roof mounted solar panels supply energy to four deep cycle batteries for electric power that runs additional lights and a refrigerator. Dry wells drain the sink and shower, with an outhouse nearby.

The main outbuilding was used to stable horses, with hay storage on the second floor. Other, smaller outbuildings were previously used to shelter chickens, pigs and dogs.

## CONSERVATION EASEMENT

The property (excluding 2 acres around the camp) is subject to a conservation easement which is held by the Vermont Land Trust (VLT). VLT is one of the most respected conservation groups in the nation. A working forest "partnership" with VLT offers the new owner predictability and cooperation, given the long history and solid reputation this land trust has established in its management of easement lands under its protection

Sustainable forestry/agricultural activities are permitted and the property can be posted against public access.

A copy of the conservation easement is available upon request.



Kitchen area to the left with small sitting area to the right.



Second floor sleeping quarters.



## NATURAL RESOURCES

The forest's management plan is comprehensive, detailing many of the land's natural resources. Two forest stands were delineated in the plan: a 33-acre mixedwood area holding both mature stems and younger areas (the latter the result of thinning 10 years ago) and a 40-acre, more mature hardwood stand, having been most recently harvested 35 years ago. It hosts maples, birch, beech and cherry, with size classes from 8" to 16", combining to create an attractive aesthetic appeal.

As mentioned in the management plan "Signs that moose and deer use the property are widespread. The owner has also seen bear, fisher, long-tailed weasel, ermine, hare, grouse, turkey, porcupine, raccoon, fox, and many birds, including owls and hawks".



White pine stand just above the small pond.

No invasive species have been noted on or near the property.



Winter scene of camp area with southern exposure offering good solar heating and solar panel exposure.



## TAXES & TITLE

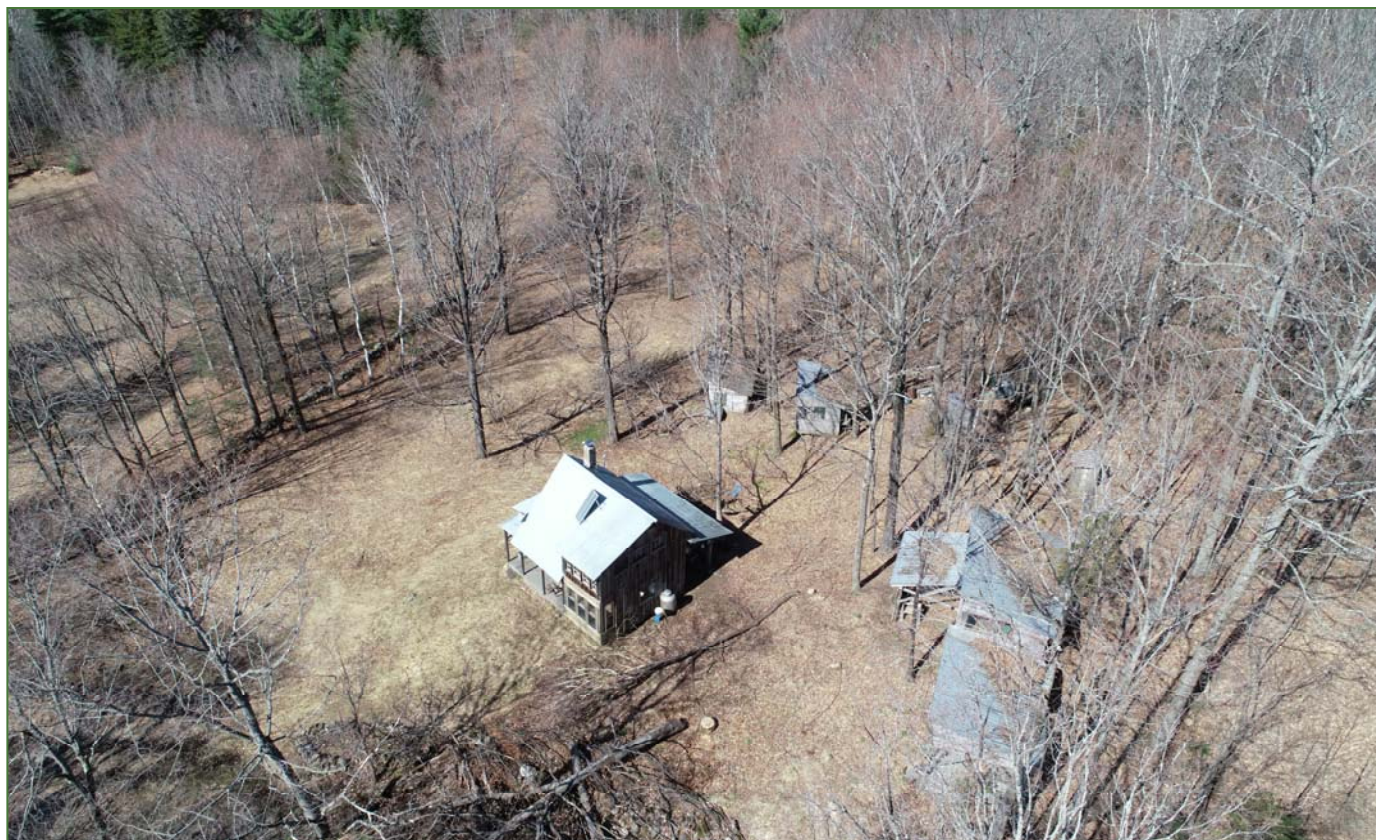
The property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program. Annual taxes are \$1,115.81/year. The existing management plan expires in 2024.

The property is owned by Renee and Scott Russell, whose original deed is recorded in Book 43, Pages 36-37.

Boundaries are well maintained.



The small pond near the driveway, well suited to dips in the water.



Early spring view of the camp just after snowmelt.

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Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

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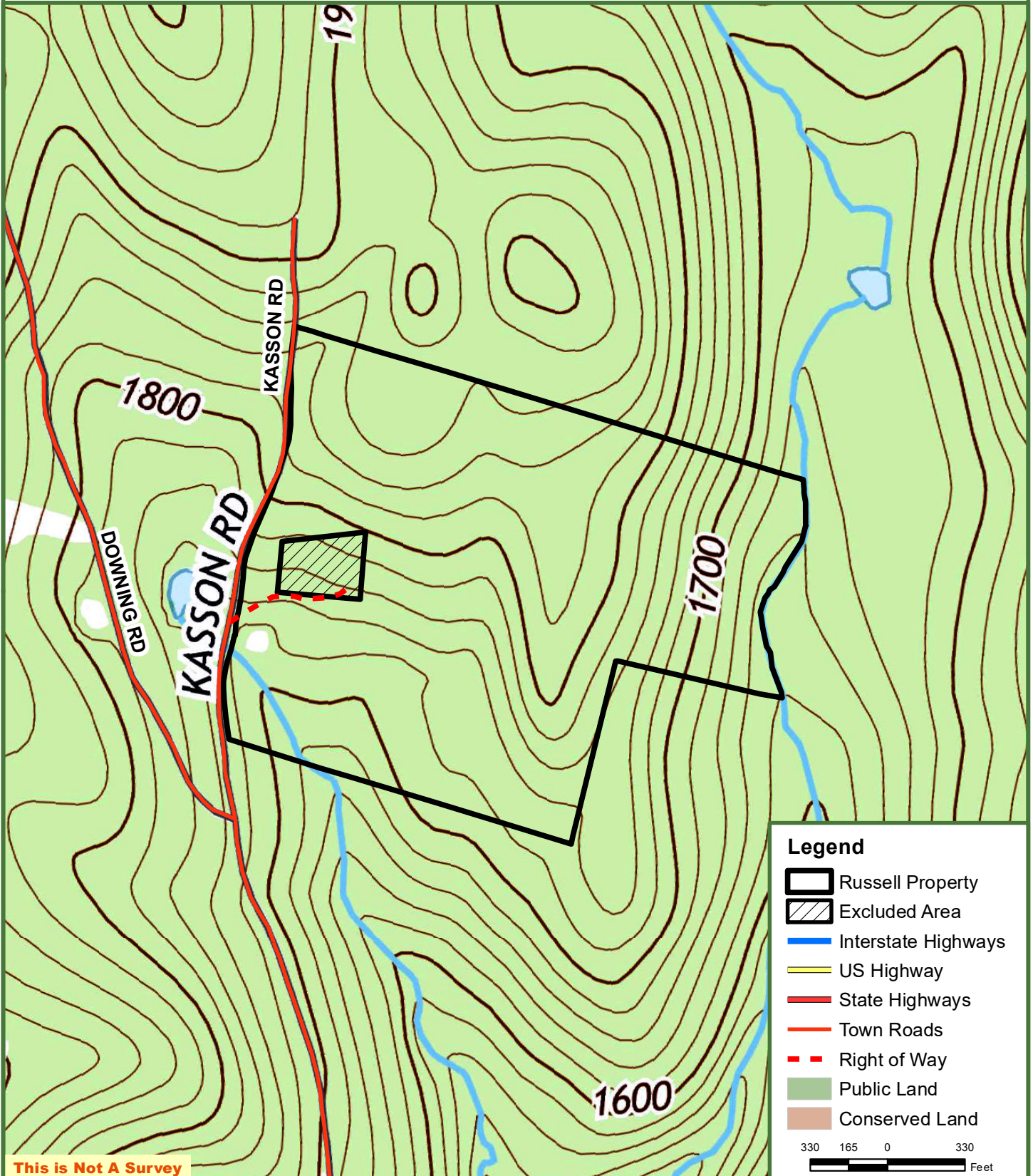






# Russell Property

79 Grand List Acres  
Topsham, Orange County, Vermont



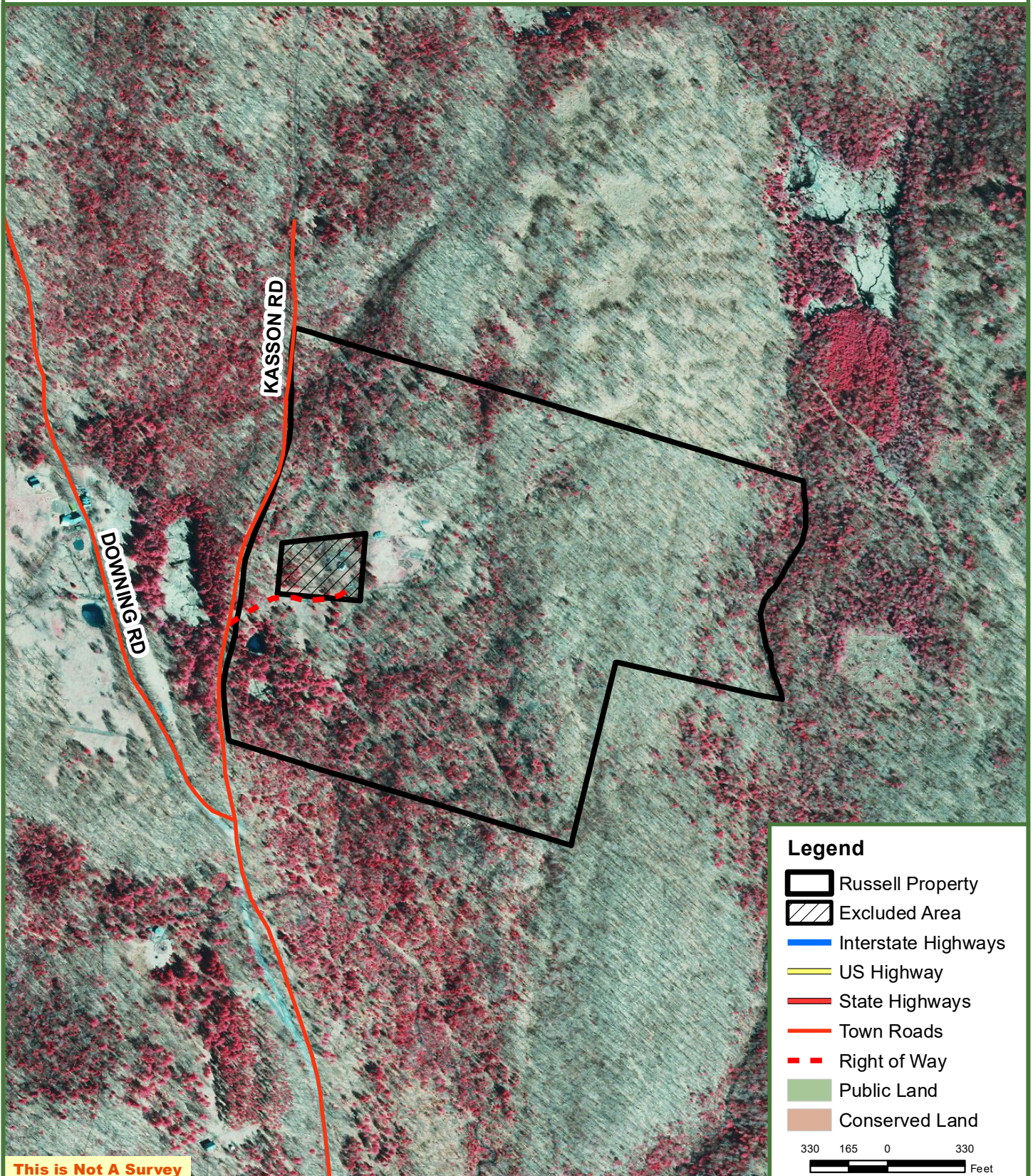
Map is not a survey. Map based on tax map information. Boundary lines in the field as per deeded record could easily be different than those portrayed on this map resulting in acreage variances and or boundary lines that look different than those portrayed on this map.





# Russell Property

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This is Not A Survey

**Legend**

- Russell Property
- Excluded Area
- Interstate Highways
- US Highway
- State Highways
- Town Roads
- Right of Way
- Public Land
- Conserved Land

330 165 0 330  
Feet

Map is not a survey. Map based on tax map information. Boundary lines in the field as per deeded record could easily be different than those portrayed on this map resulting in acreage variances and or boundary lines that look different than those portrayed on this map.





# Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

### RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

### You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

### Brokerage Firms May Offer

#### NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

### THE BROKERAGE FIRM NAMED BELOW PRACTICES

#### NON-DESIGNATED AGENCY

#### I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:


\_\_\_\_\_  
Printed Name of Consumer

Fountains Land  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer                      Date  
[ ] Declined to sign

Michael Tragner  
Printed Name of Agent Signing Below

\_\_\_\_\_  
Printed Name of Consumer

  
Signature of Agent of the Brokerage Firm                      Date

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Signature of Consumer                      Date  
[ ] Declined to sign