

## WINCH HILL PARCELS

**Two top-of-the-hill properties on a well-maintained town road close to Northfield and Norwich University, with amazing views of the Northfield Range and the Green Mountains.**



*West parcel ±58 acres  
East parcel ±57 Acres  
Roxbury, Washington County, Vermont*

**West Parcel \$157,000  
East Parcel \$108,000**



## PROPERTY OVERVIEW

These two properties, located in the Winch Hill area of Roxbury, Vermont, are an opportunity to purchase hard-to-find land with dramatic long-range mountain views. The two parcels, West and East, are divided naturally by Winch Hill Road. Both of these partially-forested properties are on the top of a ridgeline, and have well-maintained road frontage, providing easy access to the town of Northfield, which is less than three miles away.

## LOCATION

Although these properties are located within the town of Roxbury VT, they are actually closer to the town of Northfield VT. They sit on top of a ridge at an elevation of around 1,400'. The dramatic views at this location are made possible by the steep gradient away from the ridgeline.

The village of Northfield is located in Washington County, Vermont, in the heart of the Green Mountains. It is home to Norwich University, the oldest private military college in the United States. Less than ten miles away is Montpelier, the state capital. Northfield is approximately three hours from Boston to the southeast, and about the same distance from Montreal to the north via I-89. The Northfield Country Club on Route 12A provides golfing only three miles away. The Dog River, at the bottom of Winch Hill, is a noted Vermont trout river for the avid angler. Northfield has a weekly farmers market, a micro brewery and a number of restaurants to enjoy locally. There are six covered bridges scattered about the area, providing a picturesque reminder that the village was first chartered in 1781. Central Vermont Hospital is located nearby in the greater Montpelier area, which also provides numerous shopping, dining, cultural and employment opportunities.



Long road frontage on both sides of Winch Hill Road provides easy access for residential development. Electricity is available on-site.



View from one of three potential building sites on the West parcel. Easy tree removal would enhance the direct western exposure.



## SITE DESCRIPTION

The Winch Hill properties are a mix of northern hardwoods, pine and some hemlock stands, with the majority being hardwoods. The properties have been selectively cut in the past, so there are areas that are more open and accessible than others. There are some larger trees on both the East and West parcels, with a couple of different options for homesites on both.

The West parcel is  $\pm 58$  acres and has a cleared potential homesite already in place. The building envelope is around 6 acres, with amazing 180° local and long-range views from the southwest to the northwest. These views are dramatically enhanced by the elevation and the sloping gradient of the land away from the build site. There is very little work needed on this parcel to begin building your dream home. There is electric service located along the road frontage.

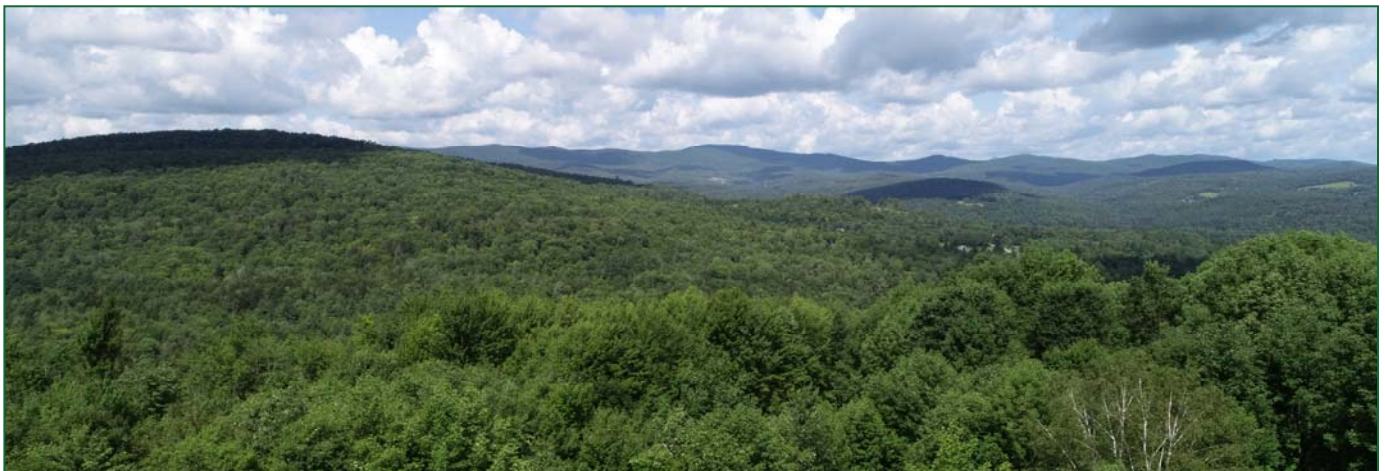
The East parcel is  $\pm 57$  acres, with long road frontage and several potential building sites, offering a choice of locations directly off the road. This parcel will need a bit more work to clear trees for a homesite, but, depending on where you decide to build, the views are there to be uncovered. The difference in price is a reflection of the extra work needed to build your new home.



One of the West parcel's potential building sites, with views facing northwest.



Old logging roads on the East parcel provide good walking, skiing, ATV or snowmobile access around the property.



Drone footage of entire potential viewshed of both the East and West parcels.



## ACCESS & BOUNDARIES

Both the West parcel and East parcel have long road frontage on Winch Hill Road, offering direct access to either property from different locations. There is electric service available on the road for both parcels.

## TAXES & TITLE

The two properties for sale are owned by The Schenck Revocable Trust. The Warranty Deed for both properties is recorded in Book 26 on page 395 in the Roxbury town office. The Parcel ID is 050016-000 and the SPAN number is 531-167-10468.

The property is enrolled in the Use Value Appraisal (or "Current Use") program. This program is designed to allow valuation and taxation of farm or forest land based on agricultural or forest use, instead of based on market value. The program exchanges a reduction in property tax for an agreement by the landowner to refrain from developing the land.

The properties are in the Agricultural-Residential Use district of Roxbury. Taxes due for both properties combined for calendar year 2019 were \$513.48. Broken down by parcel, the property tax is roughly \$261 for the West parcel and \$252 for the East parcel.



Access to both properties is from Winch Hill Road, a well-maintained dirt road that has easy access to electricity from poles in place.



Sunlight through hemlock trees highlight a small mountain stream on the East parcel.



Panoramic shot of the long-range mountain views seen from the West parcel directly off the road.

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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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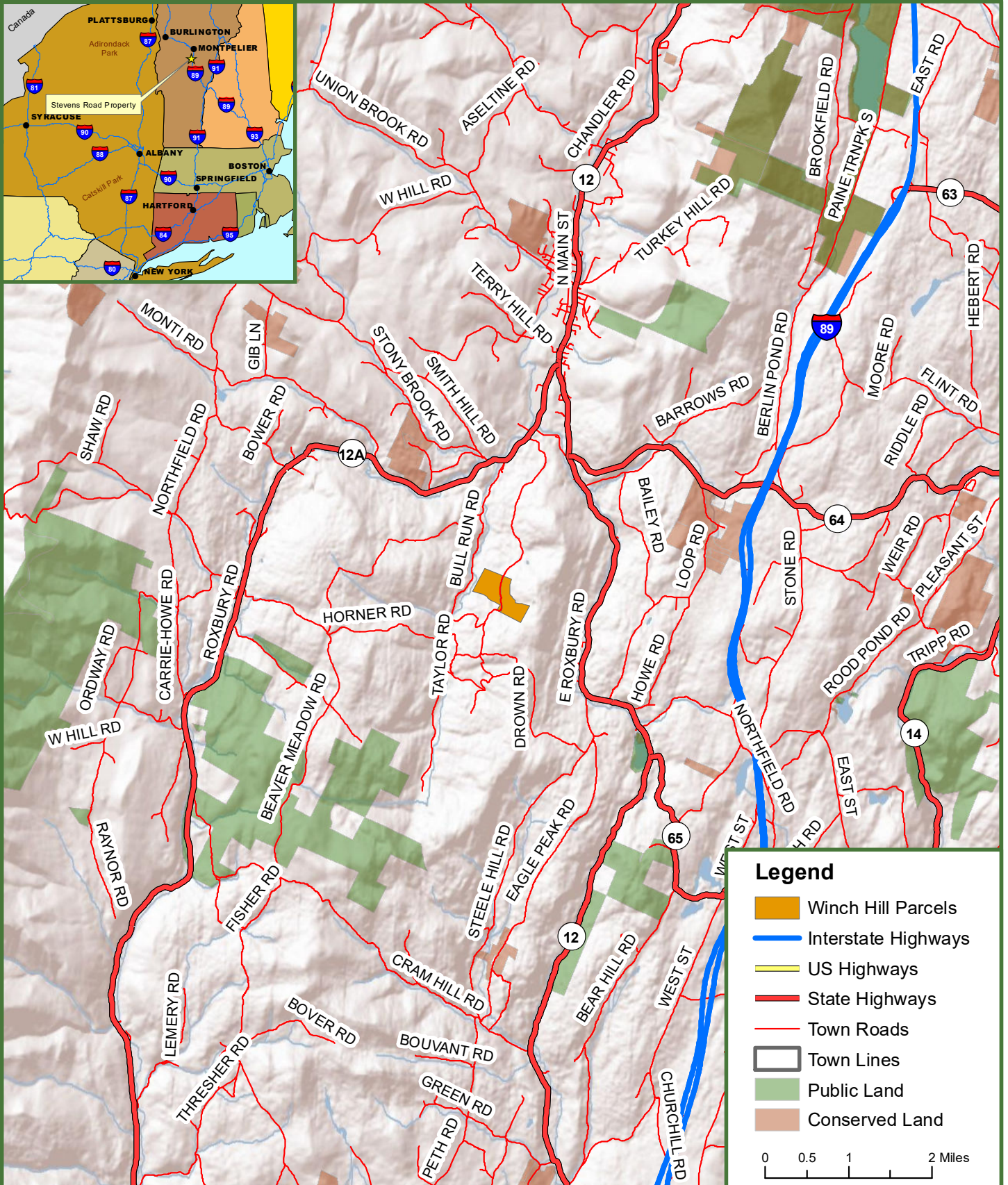
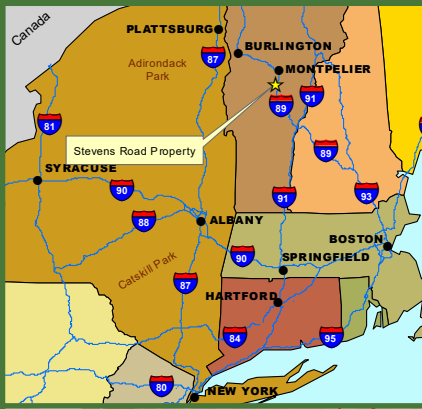


# Locus Map Winch Hill Parcels



**Fountains  
Land**  
AN F&W COMPANY

West Parcel 58 +/- Acres ; East Parcel 57 +/- Acres  
Roxbury, Washington County, Vermont

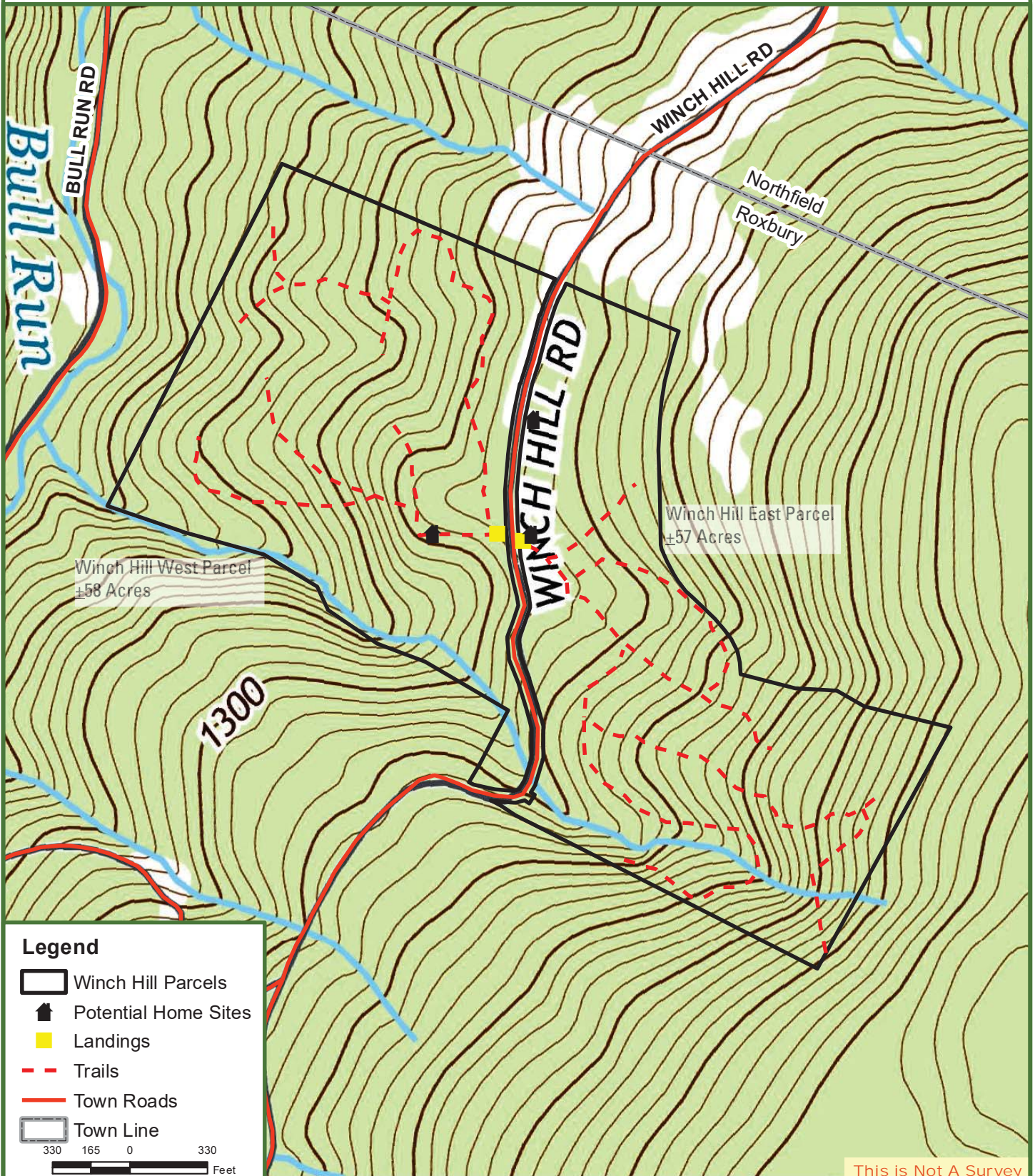






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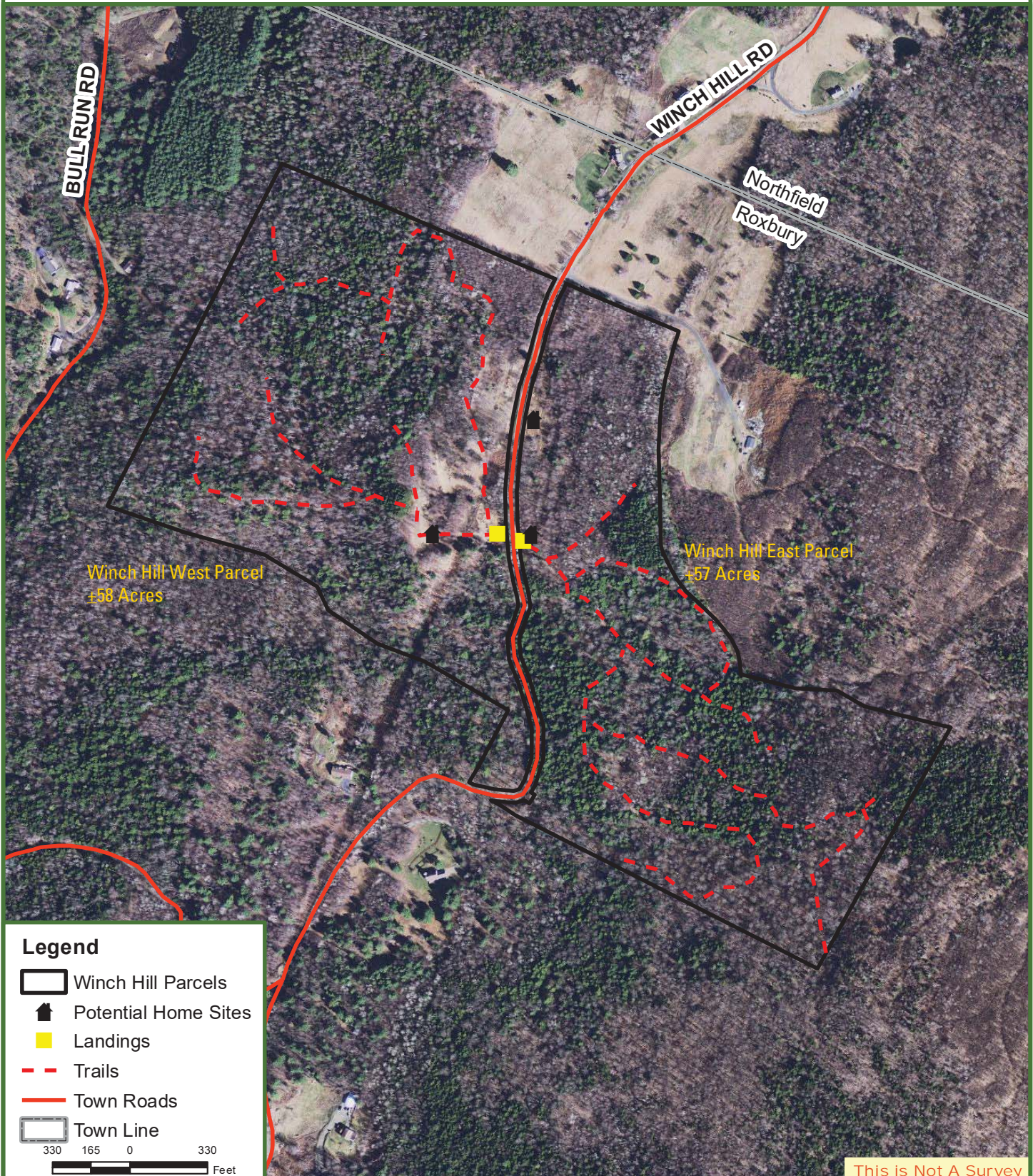
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field





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# 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

TOM MILKE  
Printed Name of Agent Signing Below

[ ] Declined to sign

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

[Signature]  
Signature of Agent of the Brokerage Firm

Date

\_\_\_\_\_  
Signature of Consumer

Date

[ ] Declined to sign