



**Fountains
Land**
AN F&W COMPANY

TABOR BRANCH RIVER FOREST

A central Vermont property that offers a potential homesite with town-maintained power and road frontage. Plus, one-half mile of private river frontage and towering pine trees over 100 years old.



Tabor Branch River as it runs through the property.

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

Price: \$225,000

LOCATION

The property is located in east-central Vermont, a rural, quiet area of primarily forestland with scattered homes and small farms along the roads. The homesteads near the property along Willey Hill Road are a mix of sizes and styles, with most homeowners being primary residents.

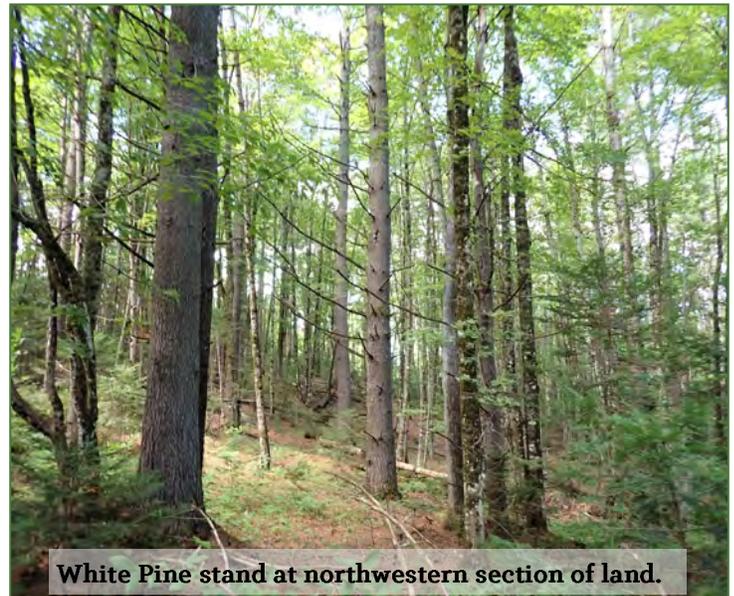
Several large towns are within a 30-minute drive, including Bradford at Exit 16 of I-91, Wells River/Woodsville at Exit 17 of I-91, and Barre-Montpelier along I-89, each town offering all amenities. Boston, Massachusetts, is a 2.5-hour drive to the southeast.

ACCESS

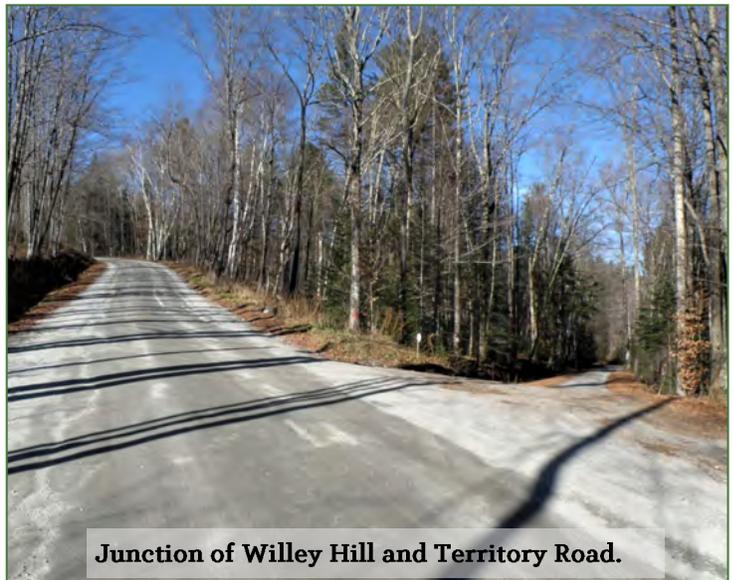
The access is provided by the graveled, fully town-maintained Willey Hill Road, where +/-1,900' of road frontage exists on the road's north side. This road frontage offers a potential driveway point and future homesite along the western end of the frontage (west of Territory Road). In addition, electric and telephone service are located on the opposite side of the road at the land's western end.

The property also offers +/-1,900' of road frontage along the graveled Territory Road, a Class 4 un-maintained town road. This section of road is plowed in the winter by residents north of the property.

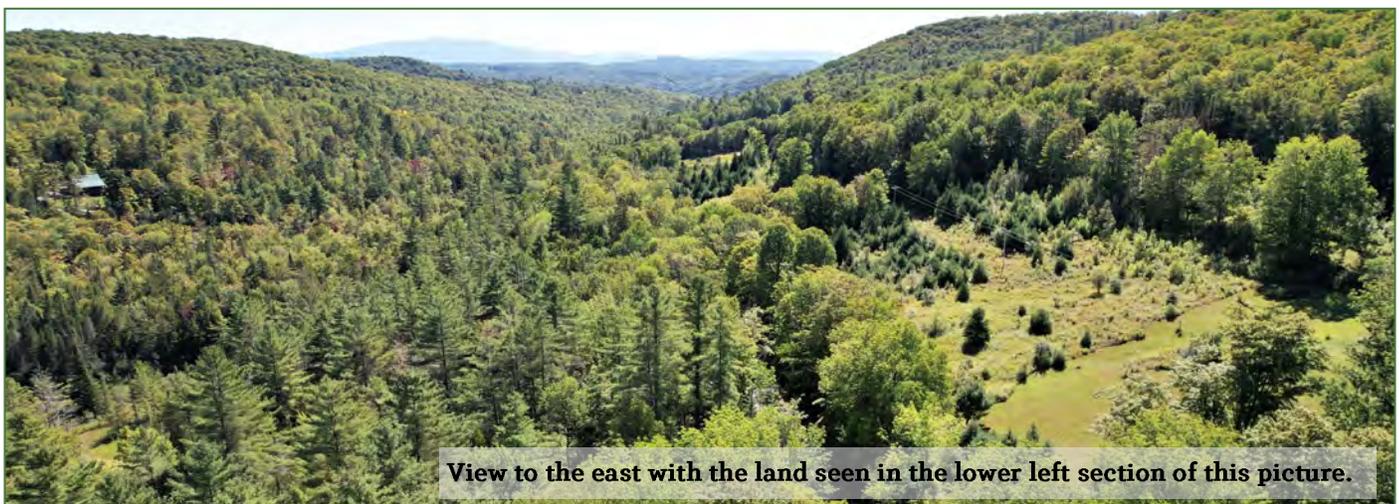
Directions to the property from Route 302 - head east on Willey Hill Road, 1.9 miles to the property. From the south along Route 25 at the East Corinth General Store, head north along East Corinth Road (aka Village Road) 4.8 miles to Willey Hill Road (at East Topsham). Then head northwest along Willey Hill Road for 3 miles.



White Pine stand at northwestern section of land.



Junction of Willey Hill and Territory Road.



View to the east with the land seen in the lower left section of this picture.

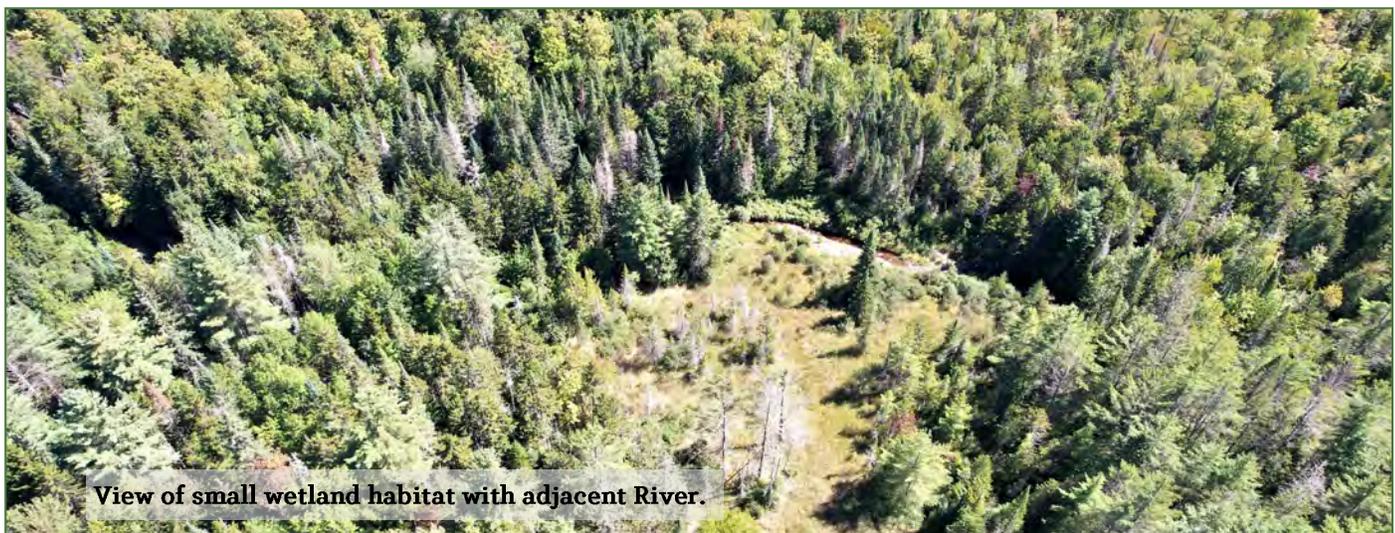
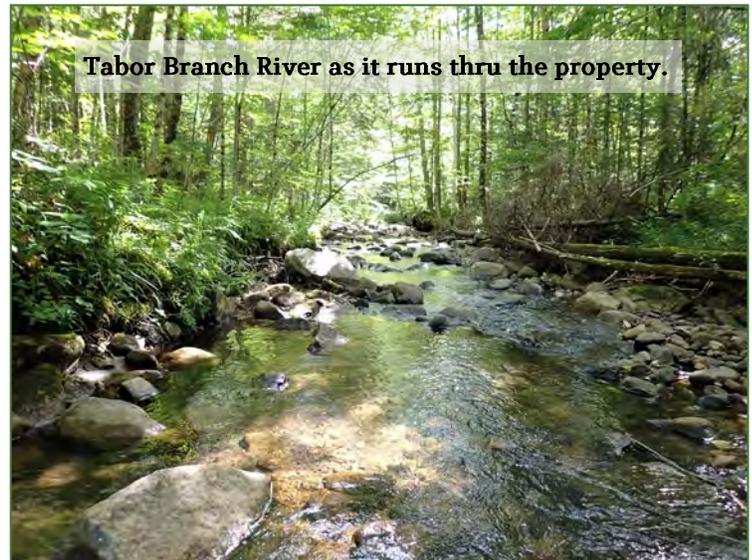
SITE DESCRIPTION

The property is well suited for developing a year-round home given the nearby electric power, maintained road frontage, and gentle terrain near the town road. Any homesite would provide local views with tree clearing and an easterly aspect.

The Tabor Branch of the Waits River nearly bisects the land, offering about 1/2 mile of frontage on both sides of this year-round water source. The Tabor Branch in the dry summer months can be crossed by jumping from rock to rock; however, during spring and high rain periods, the river is too high to walk across. Nice deep pools are found along most of the river. At its eastern end, before leaving the property, a small wetland habitat exist along the river (visible on the photo maps provided in this report).

The elevation ranges from 1,500' where the river exits the property to 1,660' along the western and northeastern boundaries. The terrain is variable, with gently sloping areas on most of the land. Soils are generally well-drained, except for the wetland habitat near the river and various areas approaching the river. However, the potential building site near the western end of the Willey Hill Road frontage offers deep soils well suited to home development. In this area, an old stone foundation exists from the 1800's.

A side stream crosses the northwestern part of the land offering an additional water resource.



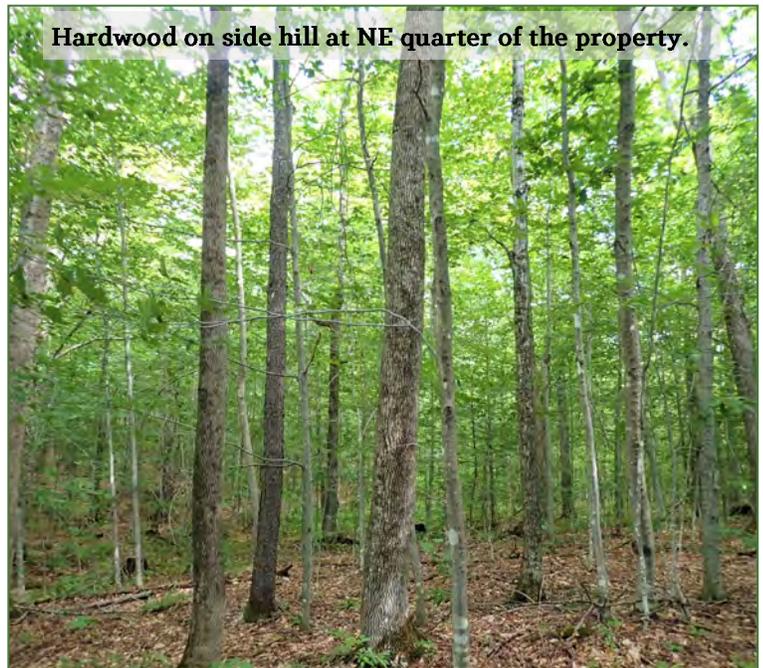
NATURAL RESOURCES

The timber resource is exceptional, offering mature white pine stands and a developing hardwood hillside. The softwood areas are dominated by white pine, where many of the trees are 2-3 feet in diameter, with an age of roughly 100 years old. In addition, these areas include mature spruce.

A hardwood hillside occupies the northeastern quarter of the property, dominated by sugar maple stems with diameters ranging from 10" to 16".

Forest management last occurred about 25 years ago, with the property available for harvest and income generation anytime.

Moose and black bear are common in this area, given the nearby large undeveloped landscape to the north and west.



Hardwood on side hill at NE quarter of the property.

TAXES, TITLE & ZONING

The property's deed is recorded in the Topsham Town Clerk's Office in Book 75, Page 723. The Grand List has 80 acres. Annual property taxes are \$286.01 per year. The land **IS** enrolled in the State of Vermont's Use Value Appraisal (UVA) program, also known as Current Use. The UVA program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses. Topsham does not have any zoning. Therefore local zoning falls under the general state regulations (see Two Rivers-Ottawaquechee Regional Commission website).



Much of the property is in view as seen from a drone picture from Willey Hill Road looking north.

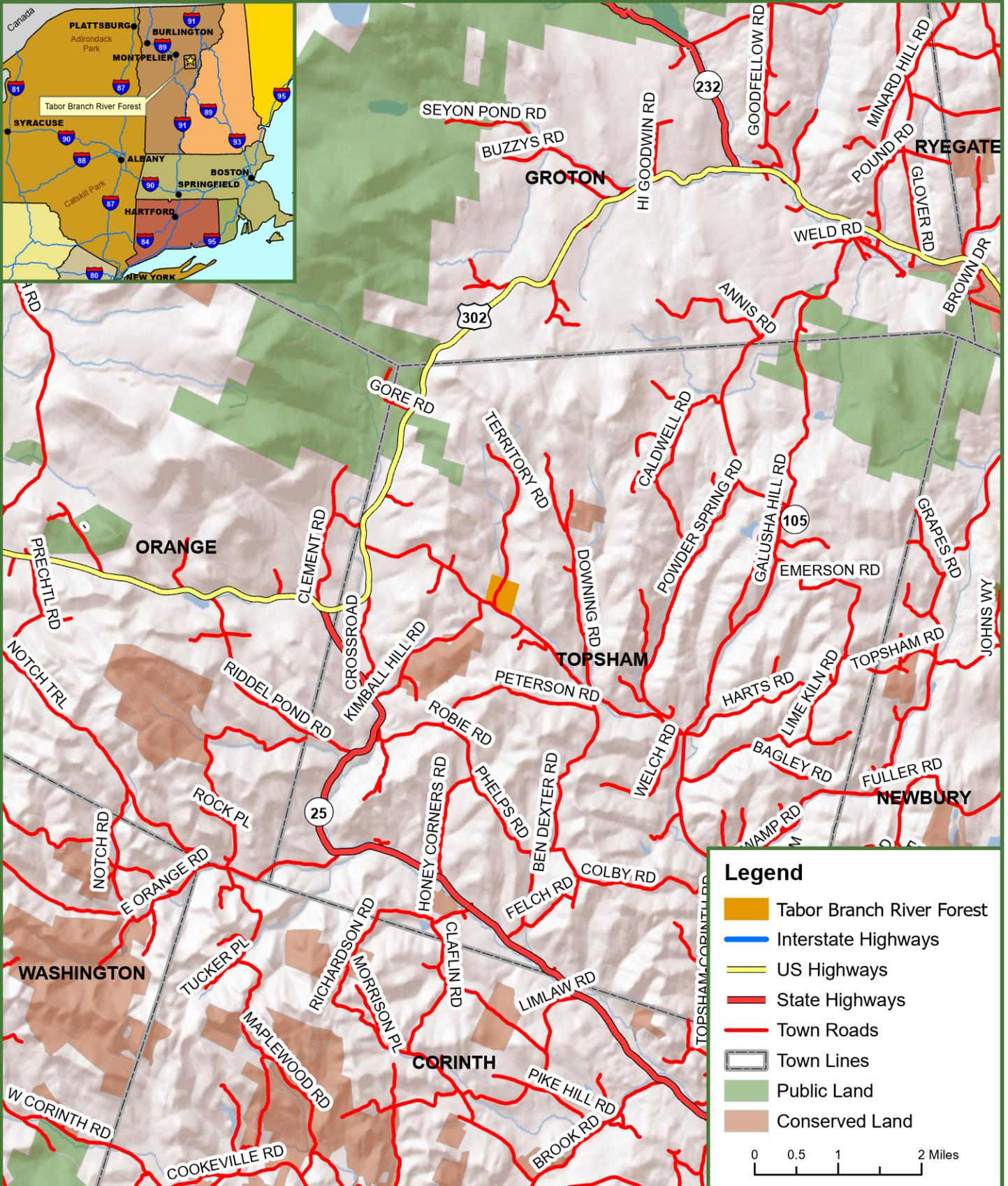
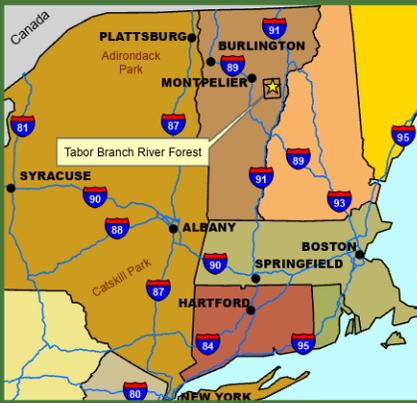
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given 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.



Locus Map

Tabor Branch River Forest

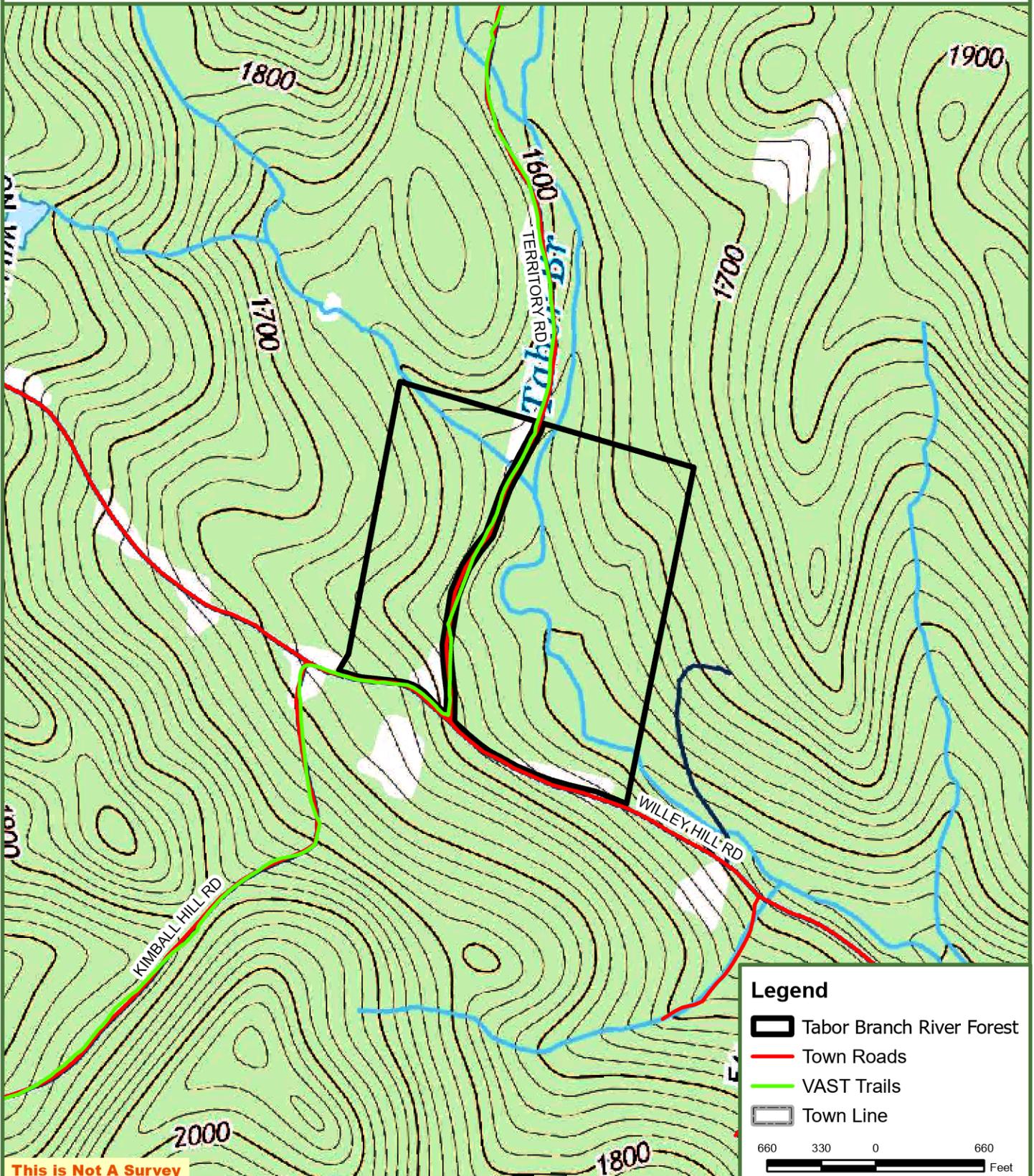
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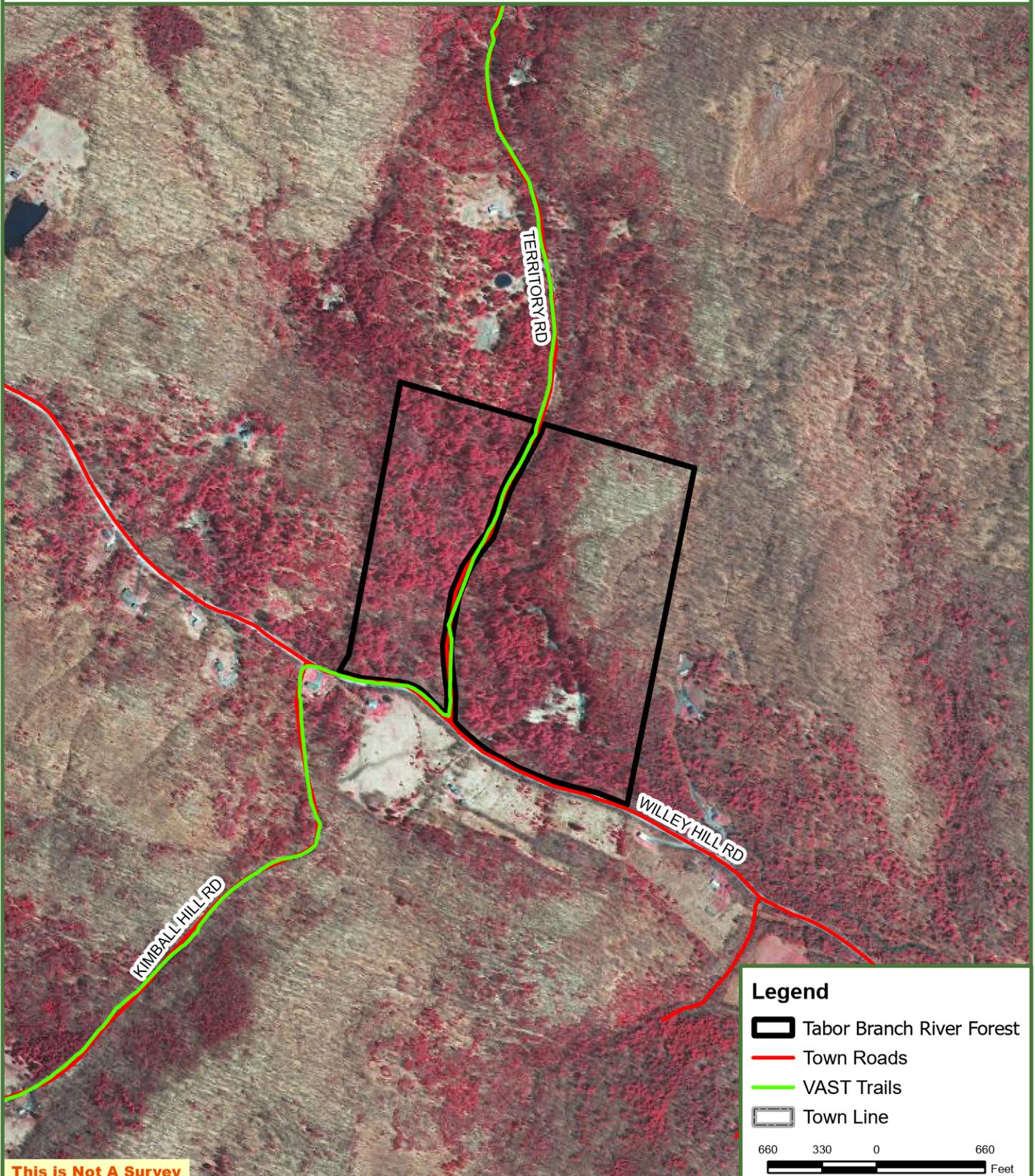
This is Not A Survey

Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.



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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

Michael Tragner
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