

EATON TRUST HOMESTEAD

Situated high on a ridge along a quiet country road, the homestead offers fine views, acres of open meadows, well-maintained forests and a wonderful old farmhouse, ready for new energy.



**108.43 Grand List Acres
Kirby, Caledonia County, Vermont**

Price: \$280,500

LOCATION

The property is set about 8.5 miles east of downtown St. Johnsbury along Vermont Route 2 and a short drive up Burroughs Road. St. Johnsbury is a relatively large community with about 7,600 residents in an otherwise sparsely-populated region. The village offers many locally-owned retail shops, restaurants and varied cultural opportunities such as Catamount Arts Center, Fairbanks Museum, the Atheneum and St. Johnsbury Academy.

This northern Vermont region known as the Northeast Kingdom has grown to become a popular place to live and work in Vermont. The region has been largely untouched by sprawling development in favor of smart growth and the maintenance of its rural character. Varied outdoor recreational activities are available throughout the region including the 16,272-acre Victory State Forest 10 miles to the east and Burke Mountain Ski Resort 17 miles to the north.



The property is located in a rural area, fairly high in elevation and just north of the Moose River Valley. It is situated below the mountain range in the background of the picture above. In the foreground is the southern field.

Lyndonville, home to Lyndon State College, is 11 miles to the northwest. Littleton, New Hampshire is about 21 miles to the southeast, where many area residents travel to shop at the larger, national retailers. Boston, MA is approximately 3 hours to the south on Interstate 93 while Hartford, CT is about 4 hours south on Interstate 91.

ACCESS

The property offers excellent access, served by roughly 2,845' of good frontage along Burroughs Road and 273' of level frontage along Cross Road. Both roads are maintained by the town and provide power and phone services roadside. Various existing and possible new driveway entrance points exist along Burroughs Road, leading into the fields, facilitating future subdivision options on lands west of Burroughs Road (see maps at the end of this report for locations).

Boundary corner points appear to be established, with boundary lines between corner points marked with flagging or old fence, stone wall and blaze evidence. Maps used in this report are based on tax map and UVA map sources. The maps in this report are NOT survey accurate and thus acreages may be unreliable. Although the maps are believed to be reasonably accurate, buyers should not rely on these maps to precisely portray deeded boundary lines in the field. The property is in the Kirby school district.



Burroughs Road frontage with Cross Road frontage off to the right. The house site is in the background.

THE FARMHOUSE

Alden and Territa Eaton moved into the house in 1970 after purchasing it from the Chicoine family who farmed the property for decades. The Eaton's were well known public servants in Kirby, active as listers, treasurers and in various organizations. Alden's public service extended to the academic sector working much of his career as a science teacher and skiing and cross country coach at St. Johnsbury Academy. They loved the outdoors and were true conservationist and organic farmers all of their lives. Their estate and the good energy they have created there is now ready for a new owner.

The main section of the home was built in the mid 1800s, upon which an addition was built in 1946. Its original wood floors, hand-hewn beams, moldings and design offers a warm, old-farmhouse feel. Total livable space is roughly 1,768 ft². The kitchen serves as the house's main entrance to the first floor hosting a wood stove and walk-in pantry. Also on the first floor is a large living room with woodstove hookup, master bedroom, study and full bath.

The second floor offers four bedrooms (one with wood stove hook-up) divided by two hallways, all with original wood floors. Moldings and doors are simply-design painted wood.

A small wash room leads to the basement entrance; the basement has a cement floor and foundation, served by a sump pump which captures water seepage. Ceilings are low; this space is suitable for hosting electrical, heating and water systems.

An attached two-car garage has a cement floor which is well suited for cars and storage. A shed constructed in the late 90s, with dimensions of roughly 14' by 10', sits east of the house.

While the house is in very good condition, various repairs will be required by the new owner, including cosmetic fixes to some ceilings, doors and floors as well as "structural" repairs such as chimney lining and various basement issues such as moisture, support beam replacement and related items.

While the furnace is functional, it is dated. The electric system has been updated and appears to be up to code. Water systems are functioning and serviced by a drilled well and the electric hot water heater tank which appears to be in good working condition. The state of the septic system is unknown; however, it is reported to be functioning properly.



Kitchen with wood stove.



One of four upstairs bedrooms. All are fairly clean and in good repair with the exception of ceiling damage in one room.



Living room off kitchen has a wood stove hook-up. Bathroom, study and bedroom lead off from this space.

SITE DESCRIPTION

The property is situated at a relatively high elevation (generally between 1,250'-1,300'), offering attractive local and mid-range views from the homestead. More pronounced longer range views to the south are provided from the lower meadow, just a stroll from the house. The home site and immediate grounds sit within a 7-acre field with a primarily neutral aspect, though slightly favoring a southern exposure, allowing full sun during winter months.

Three main meadows cover 19 acres, occupying the eastern end of the land, centered around the homestead (see report maps for locations). Much of the fields have been used for hay production and occupy well-drained soils, quite suitable for other more intensive futures uses. An extensive blueberry patch has been cultivated for years, as well as various perennials gardens and several centurion trees near the homesite.

The forest area has been well cared for over the past several decades producing a productive resource which is largely dominated by softwoods (red spruce, fir and pine). A mature pine grove adjacent to the 2.3-acre and the 20-acre meadows provides a striking forest experience with its tall stems and developed paths. Roughly 5 acres at the land's northern end has been developed as a start-up sugarbush. The eastern section of the forest has mostly level land with modest undulations. The southern portion loses elevation to the southwest quickly, providing noticeable terrain relief.

The forest has excellent aesthetics, offering a great opportunity for future forest management activities, an opportunity which is complemented by a comprehensive trail system well-suited for mountain biking, skiing, and hiking.

TAXES, TITLE and ZONING

Property taxes in 2014 were \$2,286.48. The property **is** enrolled in the State of Vermont's Use Value Appraisal (UVA) program. 2 acres surrounding the homestead are excluded from the program.

The property is identified by the Town of Kirby as Parcel 0196216235.000. The property is owned by The Eaton Trust of 1997, whose deed is recorded in the Kirby Town Clerk's office in Book 35, Page 34-36. Spring rights at the land's northern tip serve an adjoining homestead to the southeast.



**Above: View to southeast from the house.
Below: Meadow just north of the house.**



Most of the forest is high-density softwoods.

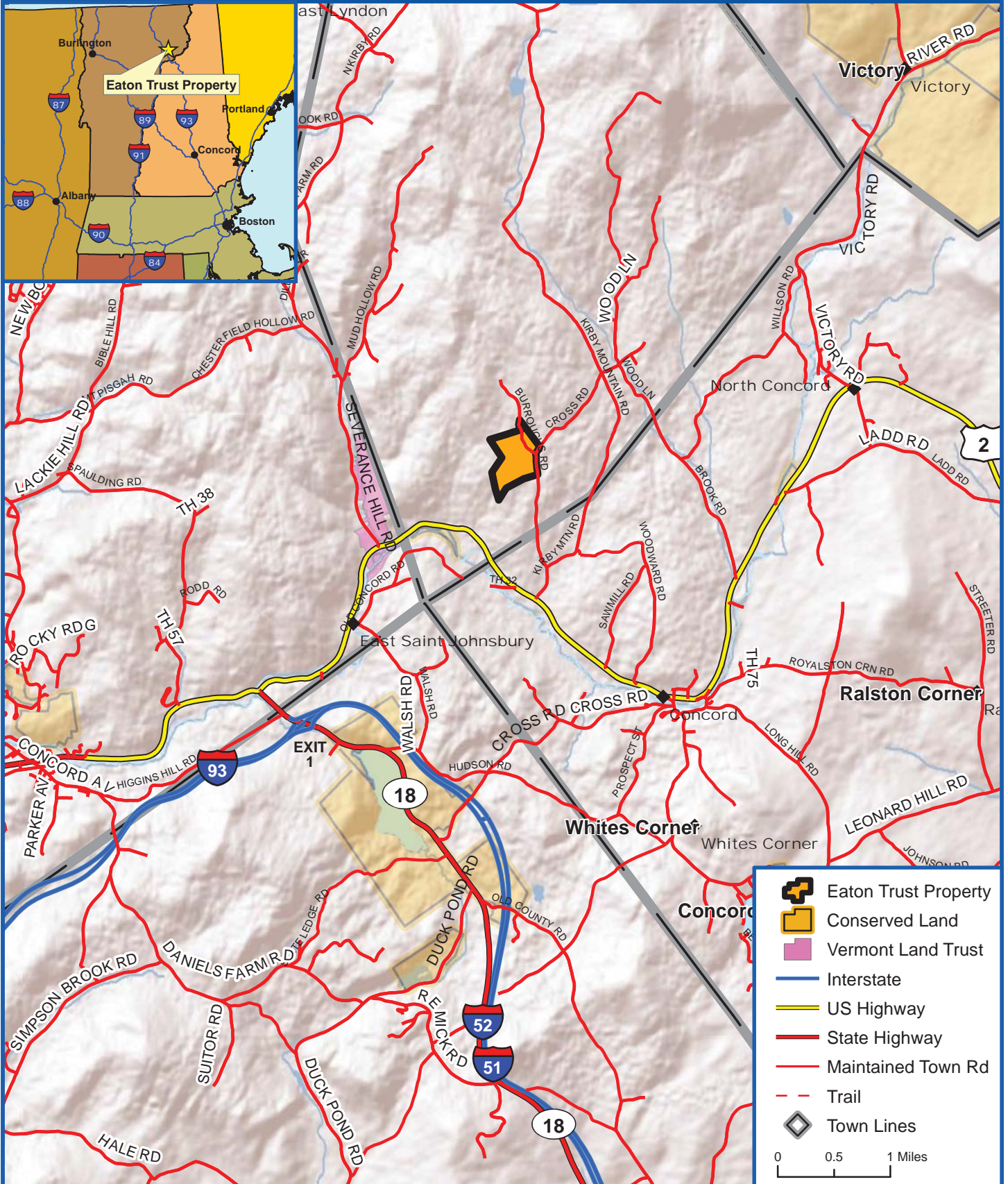


Locus Map

Eaton Family Trust Property

108 Grand List Acres
Kirby, Vermont

fountains

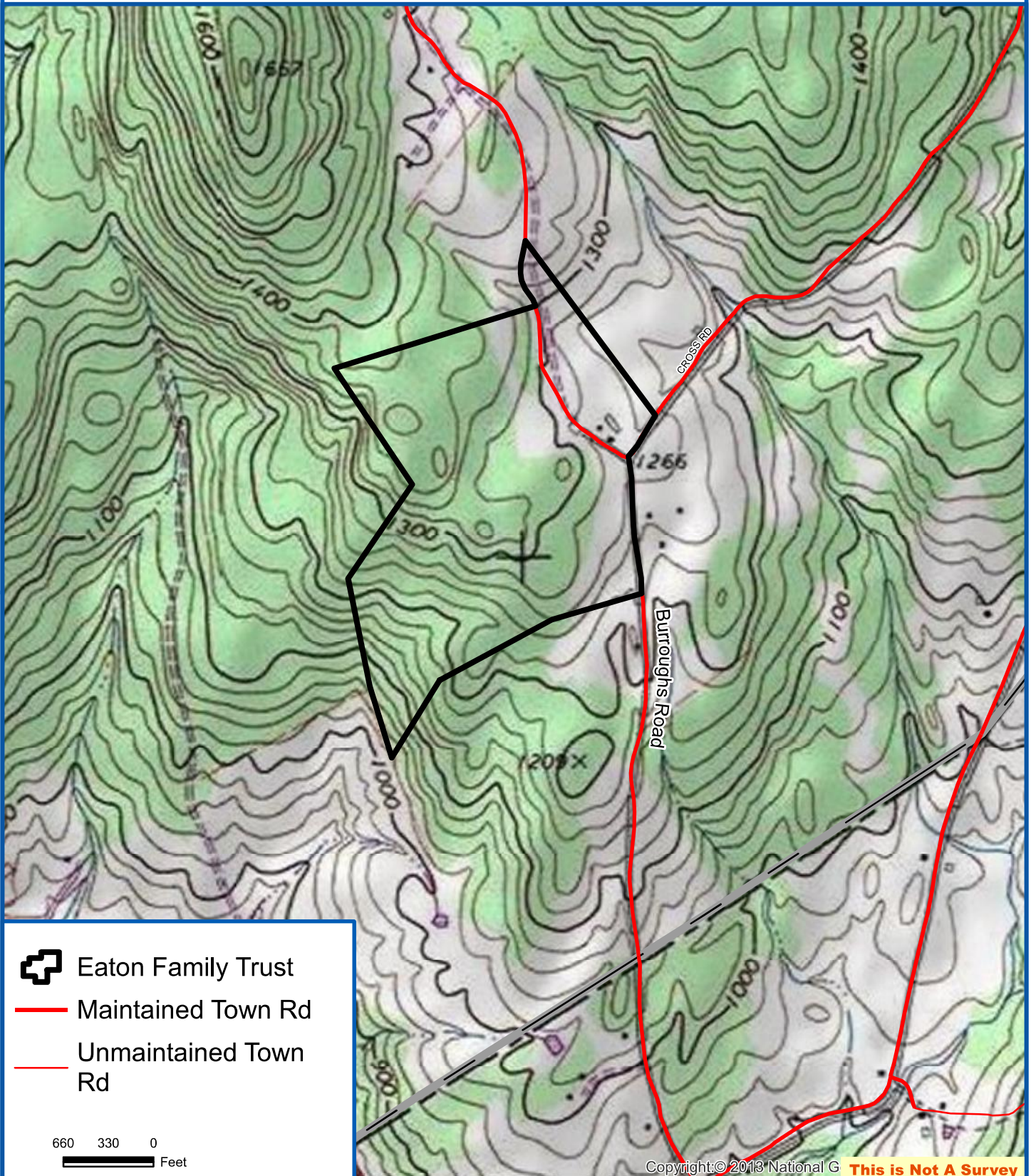




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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VVGI, Vermont Land Trust and the owner. Boundary lines portrayed on this map are approximate and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

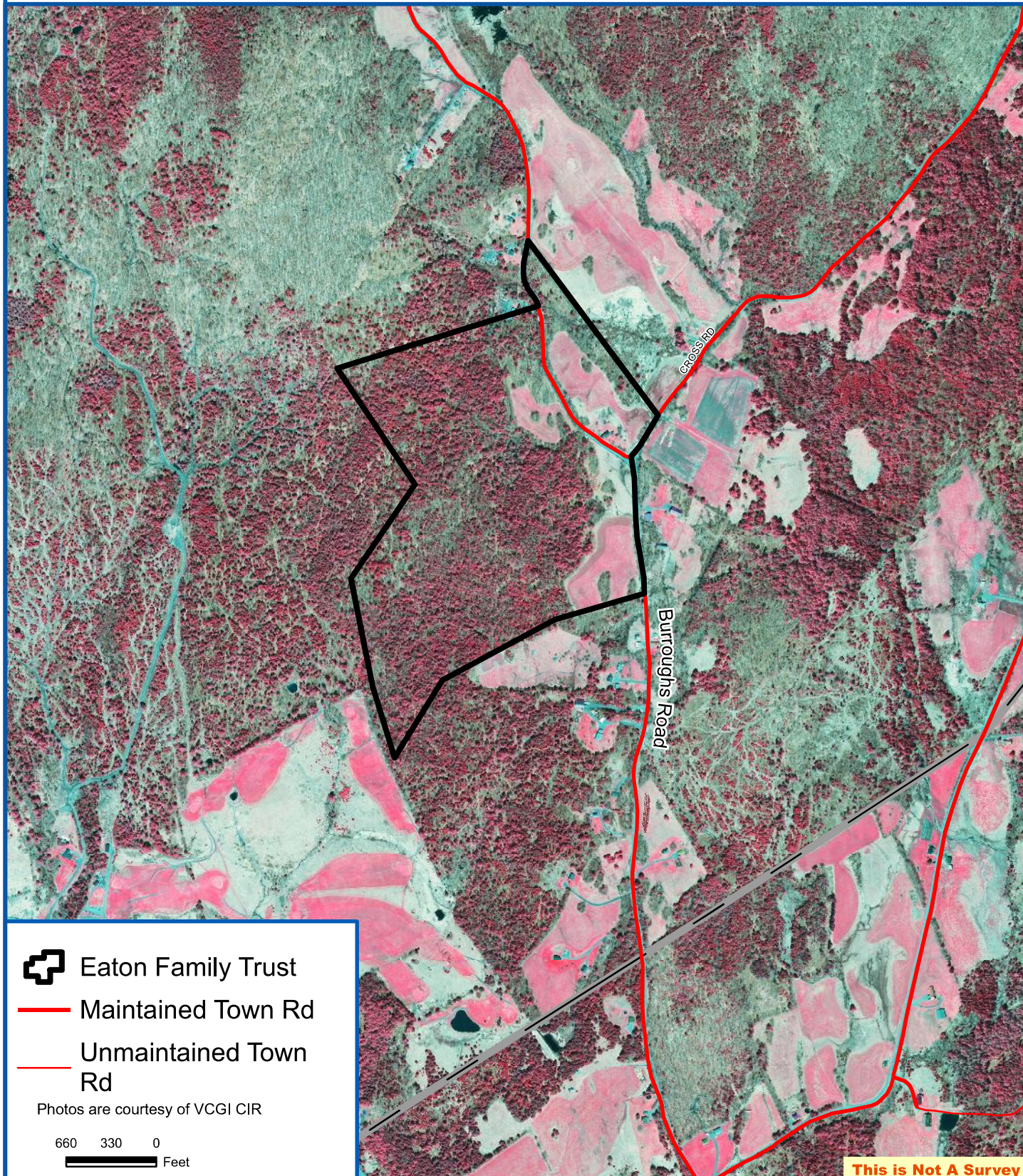


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