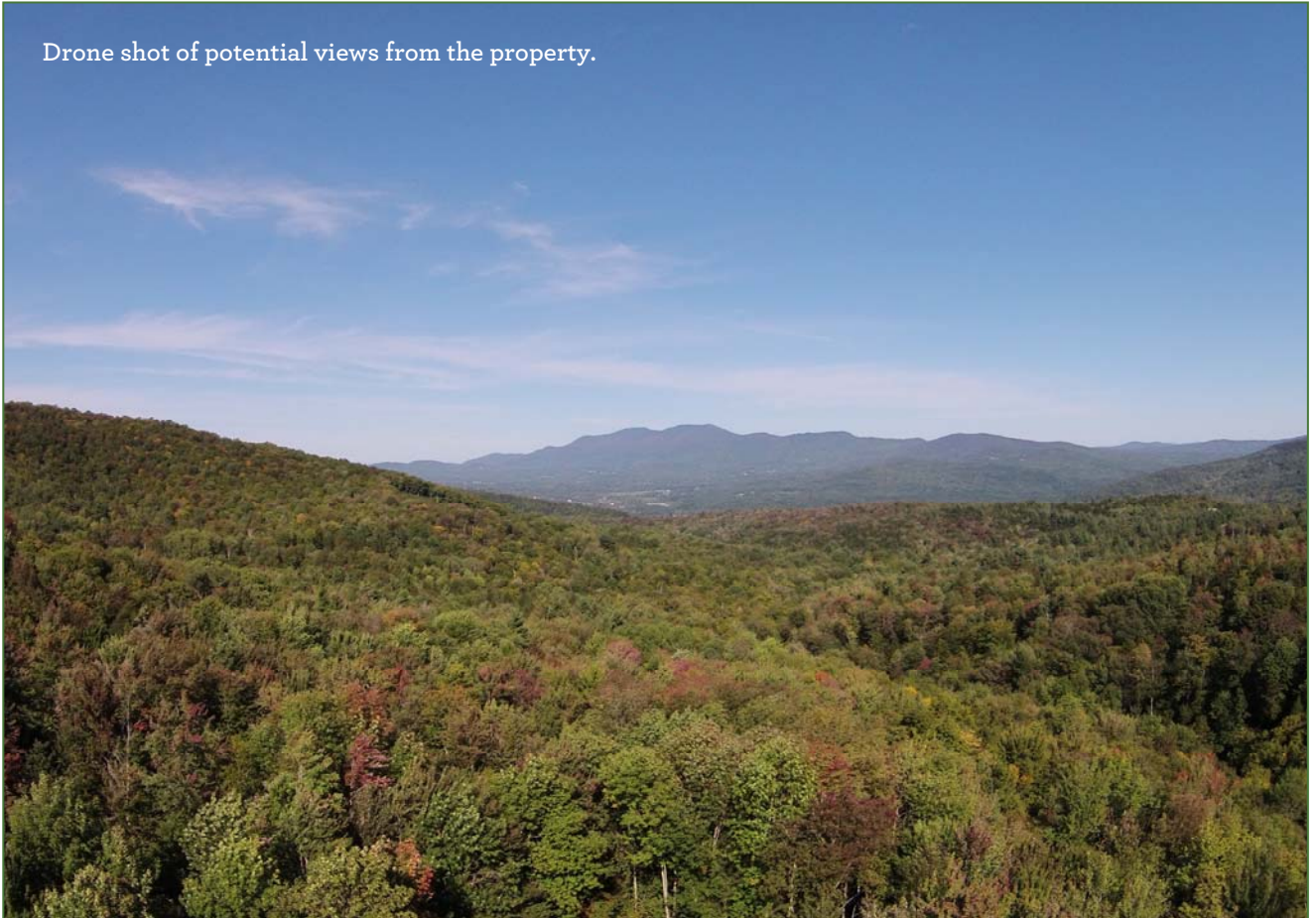


HAYES ROAD FOREST

**A secluded mountainside parcel offering large easterly views,
a central building site and a fine location between
Vermont's best ski resorts and job markets.**

Drone shot of potential views from the property.



**67 Survey Acres
Duxbury, Washington County, Vermont**

NEW Price: ~~\$145,000~~ \$119,900

LOCATION

Hayes Road Forest is located in central Vermont in the town of Duxbury, Washington County. Duxbury is a small village adjacent to the more significant town of Waterbury, known as the “Crossroads of Vermont.” Waterbury lies at the junction of Interstate 89 and State Route 100, providing easy access to Stowe (20 minutes north), Waitsfield and Sugarbush (20 minutes south), Burlington (30 minutes northwest) and Montpelier (10 minutes east). Waterbury itself offers a variety of shops and restaurants, as well as the famed Ben and Jerry’s ice cream factory. A wide variety of employers, cultural amenities, shops and restaurants, as well as recreational opportunities, lie close by or within 30 minutes of the area.



An aerial view of Waterbury village looking west down the I-89 corridor.

Waterbury sits on the banks of the Winooski River where it has carved through the Green Mountain Range on its way to Lake Champlain. Rivers, lakes, mountains, golf courses, trails and ski areas make up the four-season recreational infrastructure of the region. Of particular significance, much of Duxbury lies on the northern slopes of Camel’s Hump, the second highest peak in Vermont and one of the state’s more distinct landscape features.

The forest is just 5 miles from the Exit 10 interchange on Interstate 89 in Waterbury. From here, it is a 3-hour trip southeast to Boston or 6 hours southwest to New York City.

ACCESS

The property is just 2.75 miles from Route 100 via Crossett Hill Road. Hayes Road is an unmaintained, Class 4, town road; it is a short, dead-end spur off of Crossett Hill Road. From the junction of these two roads, the drivable portion of Hayes Road ends after 0.2 miles, as does electric service.

From here, the town road continues as a trail, paralleling a mountain stream. After 1,200’, the trail crosses the stream, heads uphill to the property’s eastern corner and continues on to a formerly cleared area that would make a nice camp or house site. The trail is not currently passable by vehicles and would need significant upgrading, including a culvert at the stream crossing.

Just past the building site, the trail intersects with a maintained snowmobile trail that makes an arc through the property. This easily-hiked trail provides access to much of the forest.



The trail portion of Hayes Road leading towards the property.

SITE DESCRIPTION

Hayes Road Forest (1,280'-1,640' ASL) offers a secluded spot for a seasonal or year-round, off-grid home or yurt with sweeping valley and mountain views. The property rests on the upper slopes of Crossett Hill, a large north-south ridge just east of Camel's Hump.

The property was a hill farm over a century ago and many features of that era, such as stone walls, a stone foundation and apple trees, remain. Overall, the property is a gentle slope, once the climb from Hayes Road trail is achieved. In the far northern section, there is another valley carved by a mountain stream.

In 2004, an area near the center of the property was cleared for a possible house site and to show the sweeping views. This area now hosts saplings and small trees, but could be re-cleared for establishing a building site and enjoying the views. From here, one could look down on the Winooski River Valley and village of Waterbury and across to the significant ridgeline of the Worcester Mountain Range. The location is extremely private with little-to-no noise or light pollution.



A formerly cleared area that would make an excellent spot for a camp or house. With clearing, the views would be spectacular.

Above the cleared area, the forest is a mix of red maple, white birch and red spruce, among other species. The forest regenerated from abandoned pasture and is calculated to be about 80 years old, on average. Most of the stems are pole-sized, and no immediate treatment is recommended. At the height of land on the southwestern boundary, there is a small clearing where moose and deer have browsed on regenerating fir. The forest is also good grouse habitat. With the large, private holdings of forestland on Crossett Ridge and the state land associated with Camel's Hump to the west, game are likely to be quite active in this region.



The existing snowmobile trail makes hiking through the forest quite easy.

TAXES, TITLE and ZONING

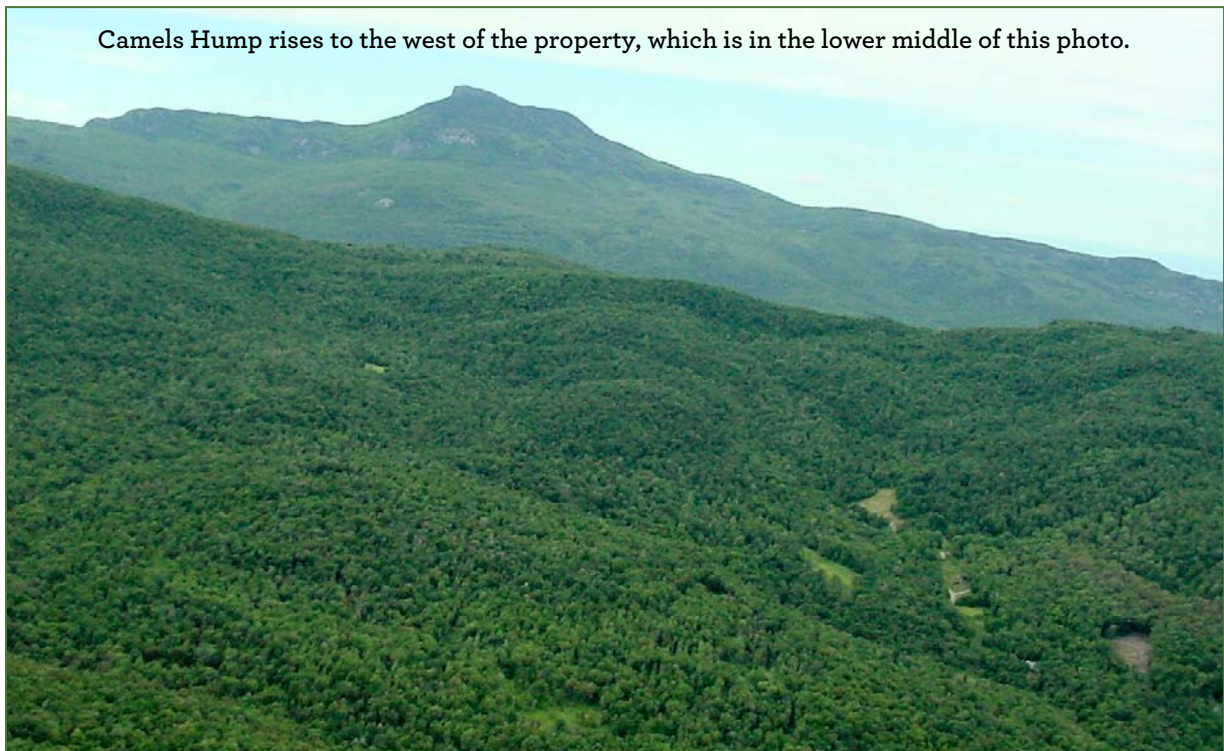
The property taxes in 2016 were \$1,479. The property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program. The UVA program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses. For more information about this program, contact Fountains or Property Valuation & Review - (802) 828-5861. A 3-acre portion has been excluded from the UVA program and is depicted on the accompanying maps.

The property is identified in the Town of Duxbury as parcel number 430-0200. It is owned by Paige Jones and Jeffry Irving whose deed is recorded in the Duxbury Town Clerk's Office in Book 96, page 361. The property is in the town Timber Management and Wildlife Zone where the minimum lot size is 25 acres per use and all dwellings will require a conditional use permit from the Zoning Board of Adjustment.



A small clearing at the height of land where moose and deer have been browsing.

The property was surveyed in 2004. The boundaries are in good condition, primarily as red blazes.



Camels Hump rises to the west of the property, which is in the lower middle of this photo.

Fountains Land Inc. 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.



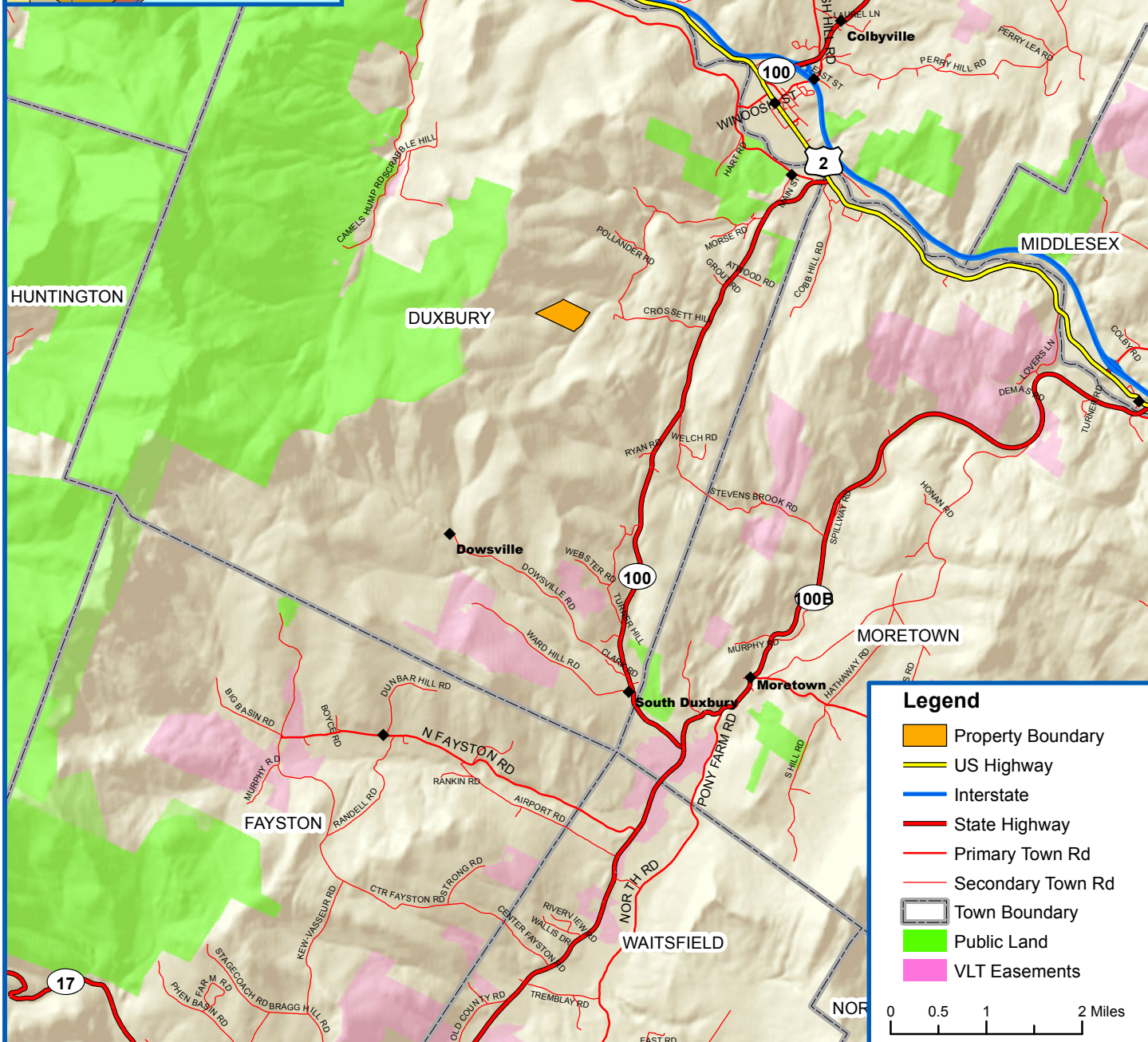
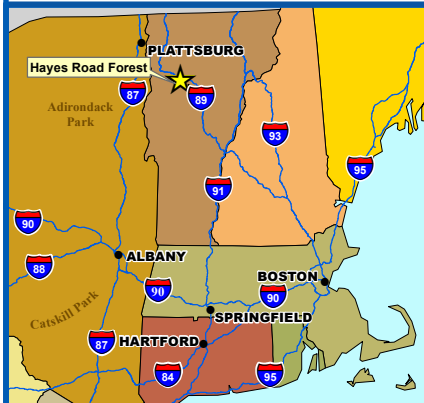
Locus Map

Hayes Road Forest

67 Surveyed Acres

Duxbury, Washington County, VT

fountains



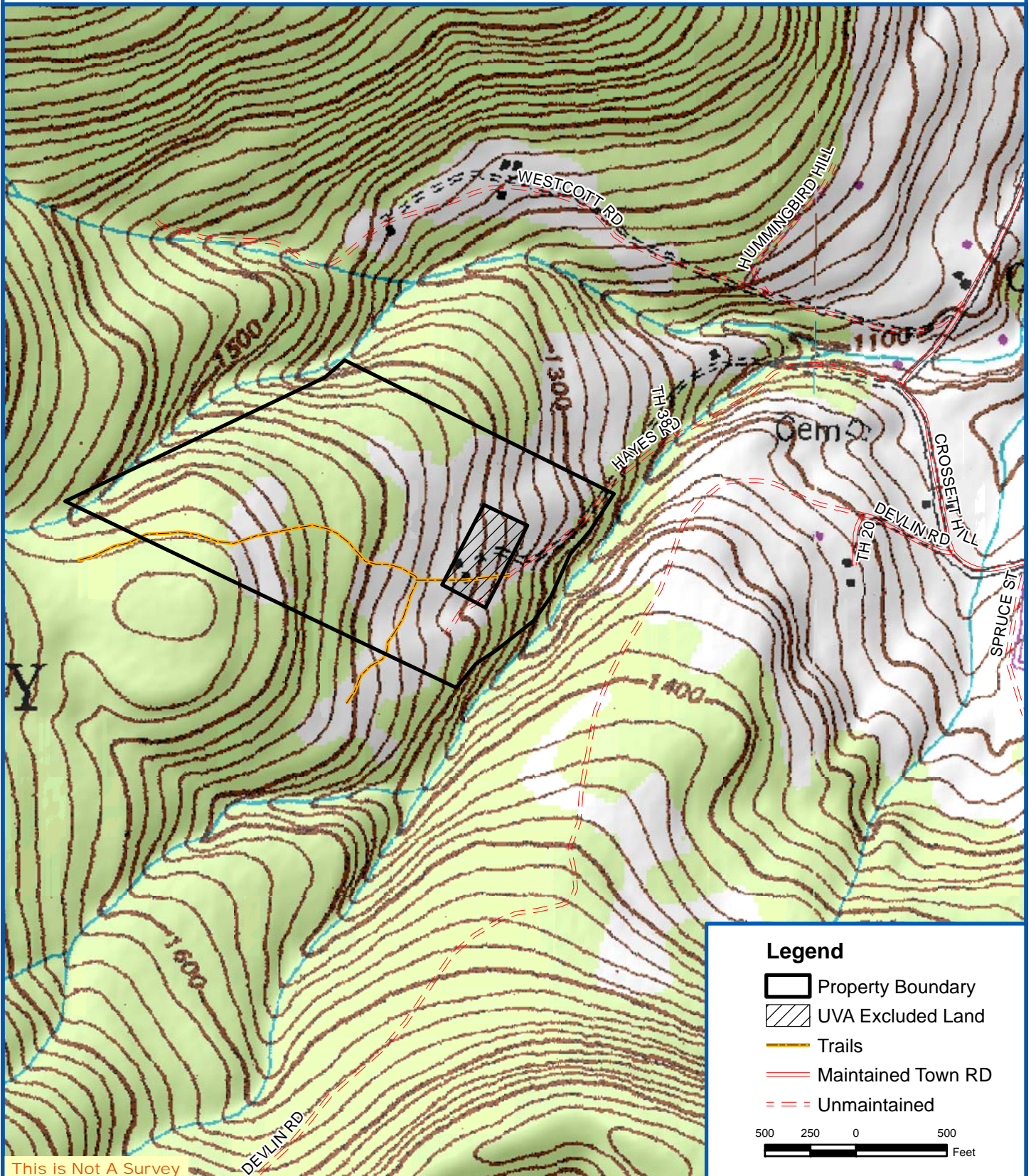


Hayes Road Forest

67 Surveyed Acres

Duxbury, Washington County, VT

fountains



Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VCGI, 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.

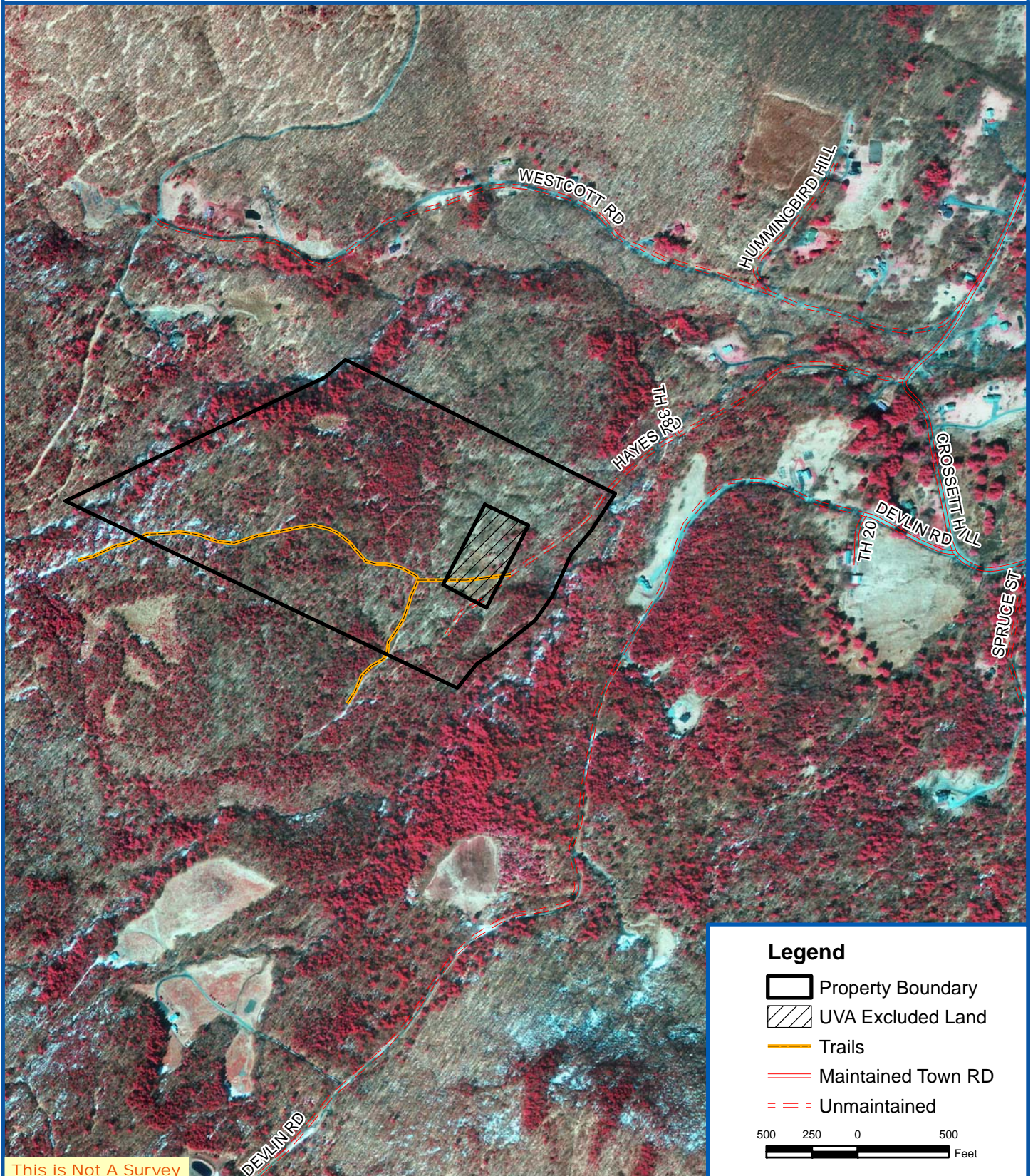


Hayes Road Forest

67 Surveyed Acres

Duxbury, Washington County, VT

fountains



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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 Inc
Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Alisa Darmstadt
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