

PARKER ROAD TRACT

**An ideal property for development of a homesite
with an established driveway, roadside power, views
and easy accessibility from nearby state roads.**



***50± GIS Acres
Vershire, Orange County, Vermont***

Price: \$62,500

LOCATION

The Parker Road Tract is located in Vershire, a township whose “village center” consists of a small collection of homes, a post office and town offices. This village is 5 miles north of the property along Route 113. The town has a grass-roots organization known as “VerShare”, which works to build community involvement and economic development. The Mountain School, an independent boarding school for high school juniors with a focus on sustainable living, is 3 miles to the north. Vershire offers a classic Vermont landscape of rolling hills, small family farms and managed woodland. The hamlet of West Fairlee is 2.5 miles to the east and includes a local convenience store.



The nearby hamlet of West Fairlee at the junction of Beanville Road and Route 113.

Lake Fairlee, with its primarily summertime residents and youth summer camps, is 5 miles to the southeast. Interstate 91 is accessible at Thetford, 8 miles away. Norwich, Vermont, together with Hanover and Lebanon, New Hampshire, are the nucleus of this region, located 19 miles to the southeast. There are national chain retailers in West Lebanon, shops in Hanover and Norwich, as well as numerous restaurants and hotels throughout the area. Dartmouth College and Dartmouth Hitchcock Medical Center are two of the major employers in this area.

ACCESS

Access is provided by 1,100' of direct frontage along Parker Road, a graveled town road with cable and telephone service roadside. It is thought that electric power is 1,700' from the property. A short driveway leads to a large clearing formally used for forest management. Internal access trails are well defined and were established during a 2014 forestry operation. A VAST (Vermont Association of Snow Travelers) snowmobile trail crosses the extreme southern end of the land.



Parker Road and the property's road frontage to the right. The driveway is at the turn in the road. To the left are the power lines on the opposing side of the road.

SITE DESCRIPTION

The property offers primarily western exposure with mostly gentle terrain and well-drained soils. The property's is best suited for homestead development, with its proximity to power, town road services, existing driveway and level, cleared site. Views from the potential house site include local hillsides and pastureland.

The land can easily support development of open meadows, given the gentle terrain and dry soils. The forest resource was harvested in 2014, in which an older age class was removed, releasing a younger tree crop of mixed hardwoods and larger white pine.

OWNERSHIP

The property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program; however, 12 acres are excluded from the program. The boundary line to the south and a small section of the northeastern boundary has not been established. The property is owned by Green Crow Corporation.

Green Crow owns forest land adjacent to the Ely Mine that was formerly owned by a mining company active many decades ago. A Phase I Environmental Site Assessment (ESA) of the Green Crow land was prepared in May 2017 and is available on request. The ESA shows that the Green Crow land being offered for sale includes no known mining impacts, contaminants or other environmental concerns related to historical copper mining in the area.

All of the Subject property covers Zone 2 habitat protection for the Northern Long-Eared Bat (MYSE). The Vermont Fish and Wildlife department has established guidelines for avoiding "take" or harm to MYSE ("take" or harm is illegal). The guidelines include no harvesting activity from April 15 to October 31, retention of specific roosting trees, and minimizing basal area reduction to certain levels. Additional information can be obtained from *Regulatory Review Guidance for Protecting Northern Long-Eared Bats and Their Habitats*.



The forest canopy, thinned several years ago, is a long-term resource where gentle terrain allows for easy recreational uses.



The woodland has established forest trails from the 2014 harvest. Property elevations are 700' at the highest point to 500' along the road.

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

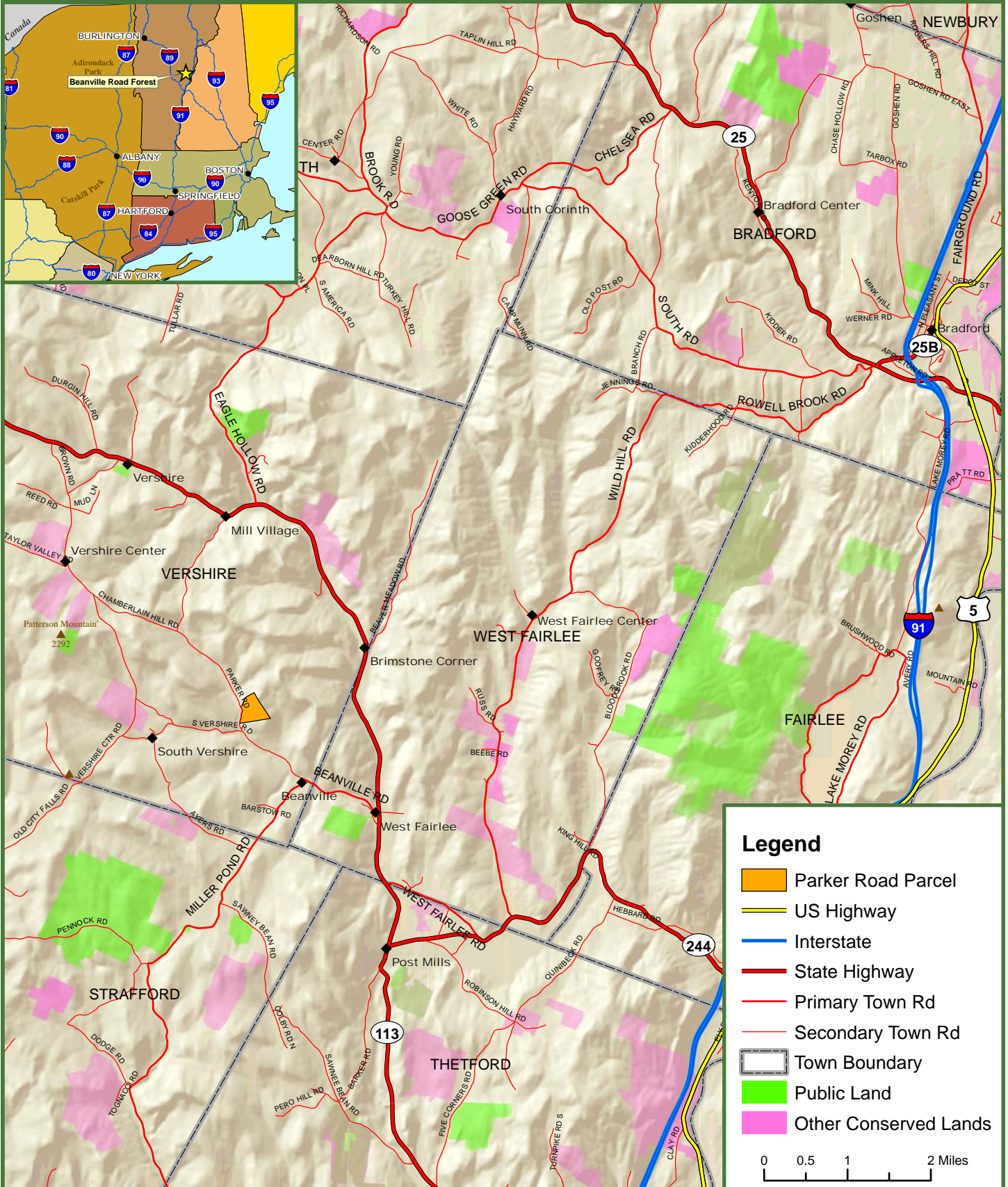
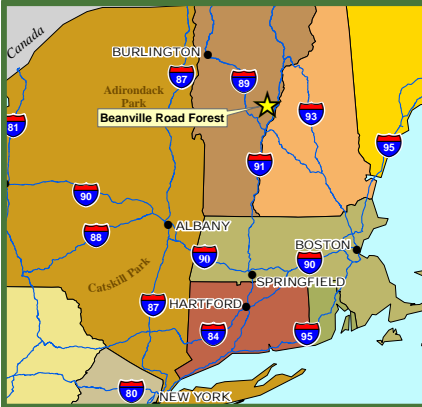
Parker Road Parcel

50 GIS Acres

Vershire, Orange County, VT



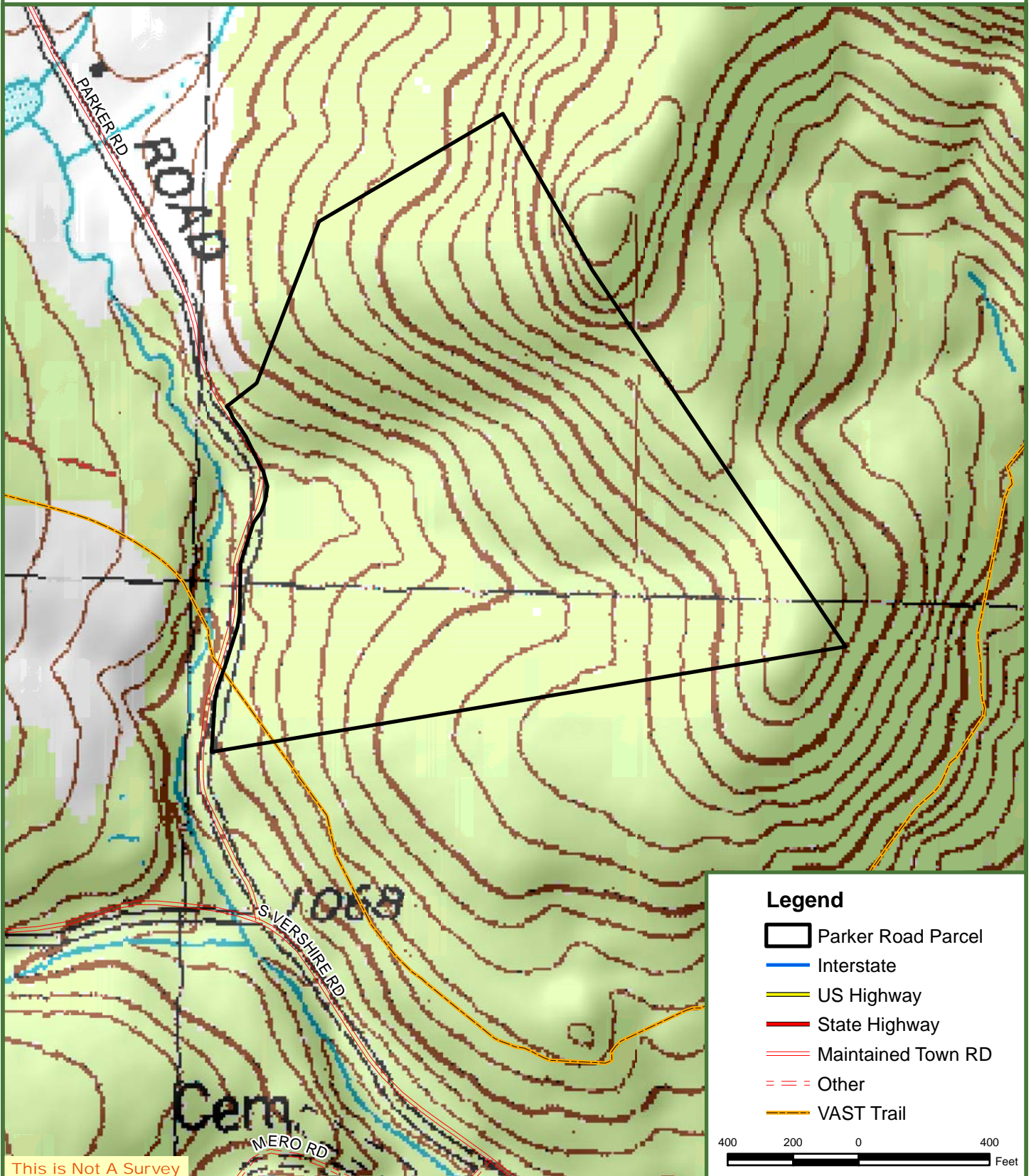
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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

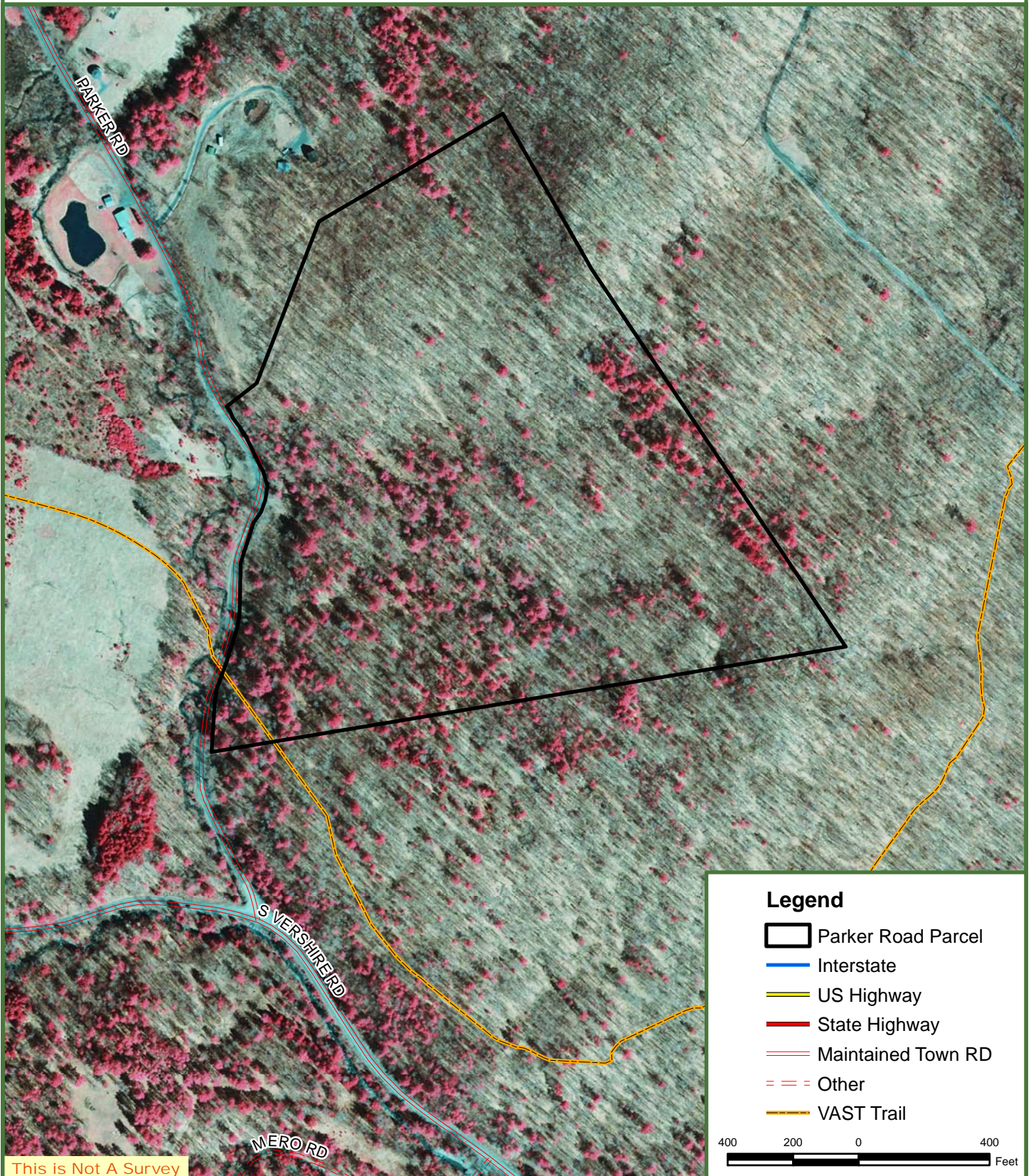


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

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