

LAKE WILLOUGHBY PROPERTY

Southern exposure and long views down Lake Willoughby toward the twin peaks of Mount Pisgah and Mount Hor define this easily buildable property.



***100 Grand List Acres
Westmore, Orleans County, Vermont***

Price: \$300,000

PROPERTY OVERVIEW

The property offers one of the finest, long views of Lake Willoughby and the surrounding State Forest lands. Other attributes include:

- Views straight down the lake, framed by the cliffs of Mount Pisgah and Hor;
- Easily accessible building site with southern exposure;
- Minutes walk to public beach.

LOCATION

The property is located in the Town of Westmore whose population is less than 400, which makes it the town with the smallest population of any town in Orleans County. However, during the summer months, its population swells from the camp owners around Lake Willoughby and the many campgrounds and local inns.

Lake Willoughby covers 1,687 acres, has a depth of 320' (the deepest in Vermont) and is flanked by the twin peaks of Mounts Pisgah and Hor. Public beaches are situated at each end, with miles of hiking trails through the 7,682-acre Willoughby State Forest which the property overlooks.

The hamlet of Westmore is on the east side of the lake and features a convenience store. Adjacent to the land is the Willoughby Inn and Restaurant. Barton is the nearest large town, 7 miles to the west, where Exit 25 of Interstate 91 is located. Boston is about a 3-hour drive to the southeast.



The property's building site is located at the center of the above picture. Route 5A and the lake are visible below.



The public beach along the Lake's northern end, just minutes walk from the property. Route 16 is in view along the beach.

ACCESS

Access is provided by a $\pm 85'$ wide section of land along Route 5A whose beginning is a driveway that leads to several level building sites further into the property. The land also has a right-of-way through the adjacent cemetery, providing additional access; however, the current driveway services the property perfectly.

A Vermont Association of Snow Travelers (VAST) snowmobile trail crosses the forestland, providing direct access to this popular winter recreational trail.

SITE DESCRIPTION

The property's primary feature is its prominent, long view down the lake which includes the twin peaks of Mount Pisgah and Mount Hor. The elevation at the building site is 1,300', giving way to a view that is largely unobstructed from buildings. The land has a southern aspect providing ideal solar heating of the land and its buildings. The building site is a few minutes' walk from the lake's public beach along Route 15. Behind the building site, the land is gently sloping and rises to an elevation of 1,520'. The VAST trail creates a nice hiking trail into the land during spring, summer and fall. A small stream cuts through the eastern end of the land.



The land's access driveway is in view, leading to the cleared homesite at its end, with the forest running behind the homes in view.



The land also has an access right-of-way through the cemetery. The cleared building site is at picture center.

TAXES & TITLE

The property is NOT enrolled in the State of Vermont's Use Value Appraisal (UVA) program. Annual taxes are \$5,148.41 per year.

Electric power is located along Route 5A by the road frontage.

The property is owned by Mari Harter, whose deed is recorded with the Town of Westmore in Book 48, Page 104.

Several rights-of-way benefit the property.



Existing driveway looking down to the lake with Route 5A just out of view.



Drone picture from above the cleared homesite with Mount Pisgah to the left and Mount Hor to the right.

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.

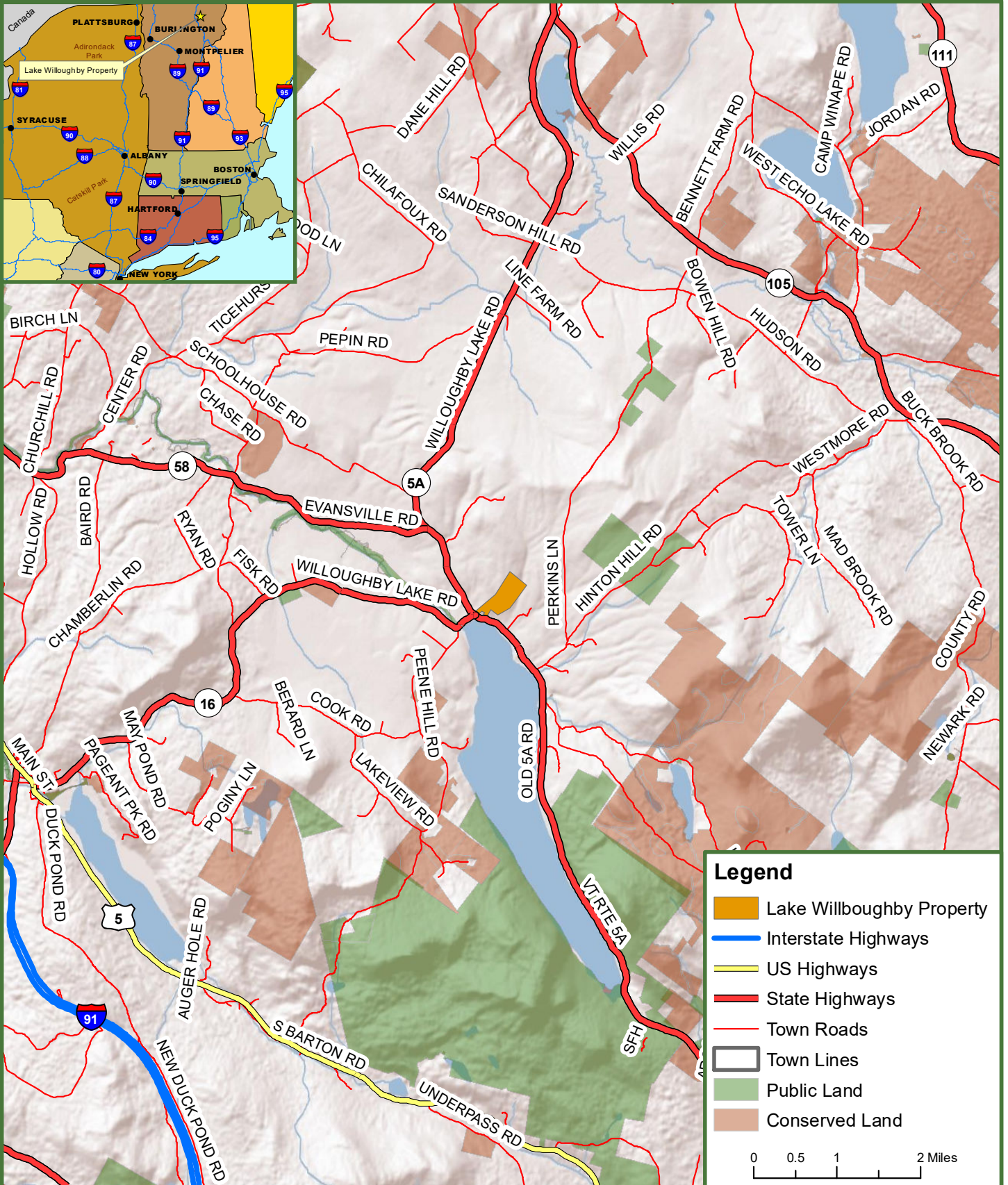
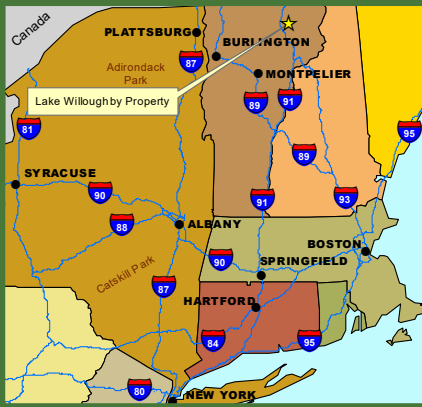


Locus Map Lake Willoughby 100 Acres

Westmore, Orleans County, Vermont



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Lake Willoughby Property

100 Acres

Westmore, Orleans County, Vermont

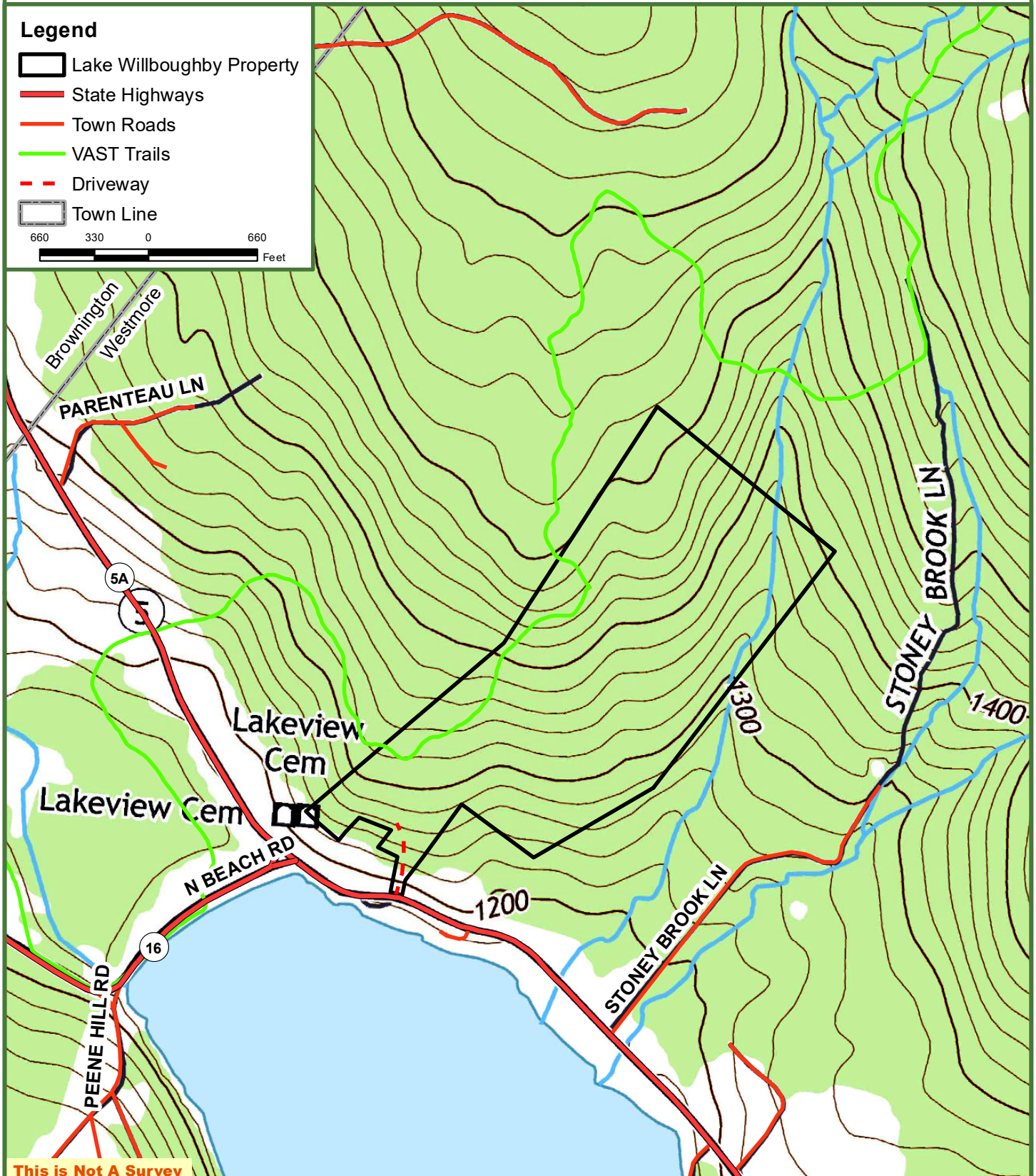


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Legend

-  Lake Willoughby Property
-  State Highways
-  Town Roads
-  VAST Trails
-  Driveway
-  Town Line

660 330 0 660
Feet



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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100 Acres

Westmore, Orleans County, Vermont



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Legend

 Lake Willoughby Property

 State Highways

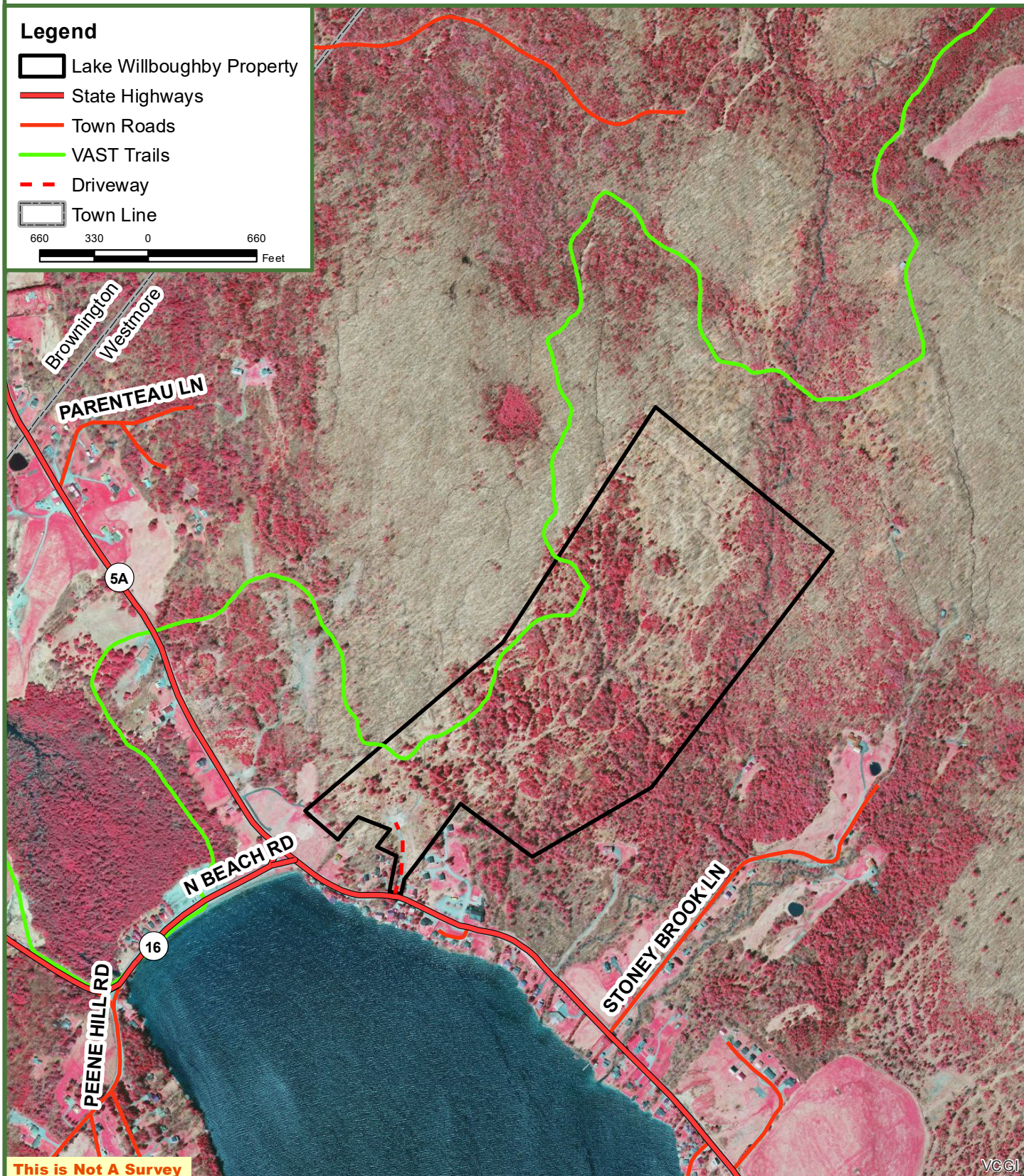
 Town Roads

 VAST Trails

 Driveway

 Town Line

660 330 0 660
Feet



VCGI

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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