

SHERIDAN BROOK WOODLAND

In an excellent location on the eastern edge of Vermont, this easily accessible building lot is bisected by Sheridan Brook and has eastern view potential with some clearing.



**50 GIS Acres
Guildhall, Essex County, Vermont**

Price: \$55,000

LOCATION

Set in the Connecticut River Valley in Vermont's Northeast Kingdom, Sheridan Brook Woodland offers a quiet country location with future views of the rugged peaks of northern New Hampshire. Yet, just 2,500 ft from a state highway, the property is also conveniently located near town amenities.

The woodland is only 2.6 miles from the village of Lancaster, New Hampshire, a vibrant hub, offering a full suite of amenities with an established downtown. Known as the "Gateway to the Great North Woods," Lancaster also borders the rolling forested mountains of the Kilkenny Range of the White Mountain National Forest, offering a variety of outdoor recreational activities on these vast areas of public land.

The village center of Guildhall (6.5 miles to the north along Route 102) offers an historic set of buildings that flank the green. While the township is largely forested, the east side of town (where the property is located) borders the Connecticut River with a checkerboard of agricultural fields. Whether shooting waterfowl in the river valley, hunting big game in the forested hills, or snowmobiling or cross-country skiing across fields and through woods, the landscape supports a diverse array of recreational activities.

For the weekend commuter, Boston is a 3-hour drive to the south.



A drone shot from the property looking east across the Connecticut River to New Hampshire.

ACCESS

The property has roughly 2,000' of frontage along Fellows Road, a gravel, town-maintained road with electric and telephone services. The road experiences only light and occasional traffic. An existing log landing about halfway along the road frontage serves as a convenient place to park and access the property.

Fellows Road turns off Route 102, a paved state highway. Just to the south (1.2 miles) Route 102 meets US Route 2, a major east-west corridor leading east directly across the Connecticut River to Lancaster and beyond to Maine. To the west, Route 2 goes to Saint Johnsbury, Vermont (28 miles) and beyond to Montpelier, the state capital.



Fellows Road is a well-maintained road, directly off a paved, state highway. The property is on the left.

SITE DESCRIPTION

Sheridan Brook Woodland is primarily a gentle slope to the east, offering nice views to New Hampshire after some clearing. In contrast, topography along much of the brook's run is moderate to steep. Elevations range from 760' Above Sea Level (ASL) where the brook leaves the property on the eastern boundary to 1,000' ASL where the brook enters the property on the western boundary.

The property supports a mix of tree species including hardwoods, such as maple and birches, and softwoods, such as spruce and balsam fir. The forest was logged about 5 years ago, leaving a regenerating property that can easily be further cleared for building and which provides habitat for wildlife preferring early successional species and browse. A healthy overstory of trees remains, providing an older age class while the openings from the harvest continue to develop with new trees. No soil testing has been done.



A log landing area near the road is mostly cleared for building.

Sheridan Brook, a year-round waterway, cuts the property into about $\frac{1}{3}$ to the south along the road, and where building is most likely, and $\frac{2}{3}$ to the north in the back of the lot. Where it enters the property, the flow meanders through more level, grassy terrain. However, it soon starts falling more quickly over rocky terrain, creating a lively flow, except in dry conditions.

TAXES, TITLE & ZONING

The annual taxes for the property in 2018 were \$184.55. The property is entirely enrolled in the state's Use Value Appraisal Program (Current Use), whereby a reduction in property taxes is granted in exchange for sustainable forest management. A copy of the forest management plan is available on request.

The property is owned by the Irving F. Fellows Trust, whose deed is recorded in the Town of Guildhall Land Records in Book 30, Page 341.

The property is almost entirely within the Rural Lands 3 zone, with the exception of approximately $\frac{1}{4}$ of the acres along the northern boundary, which are in the Forest Conservation zone.



A group of white birches with the New Hampshire mountains beyond.

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

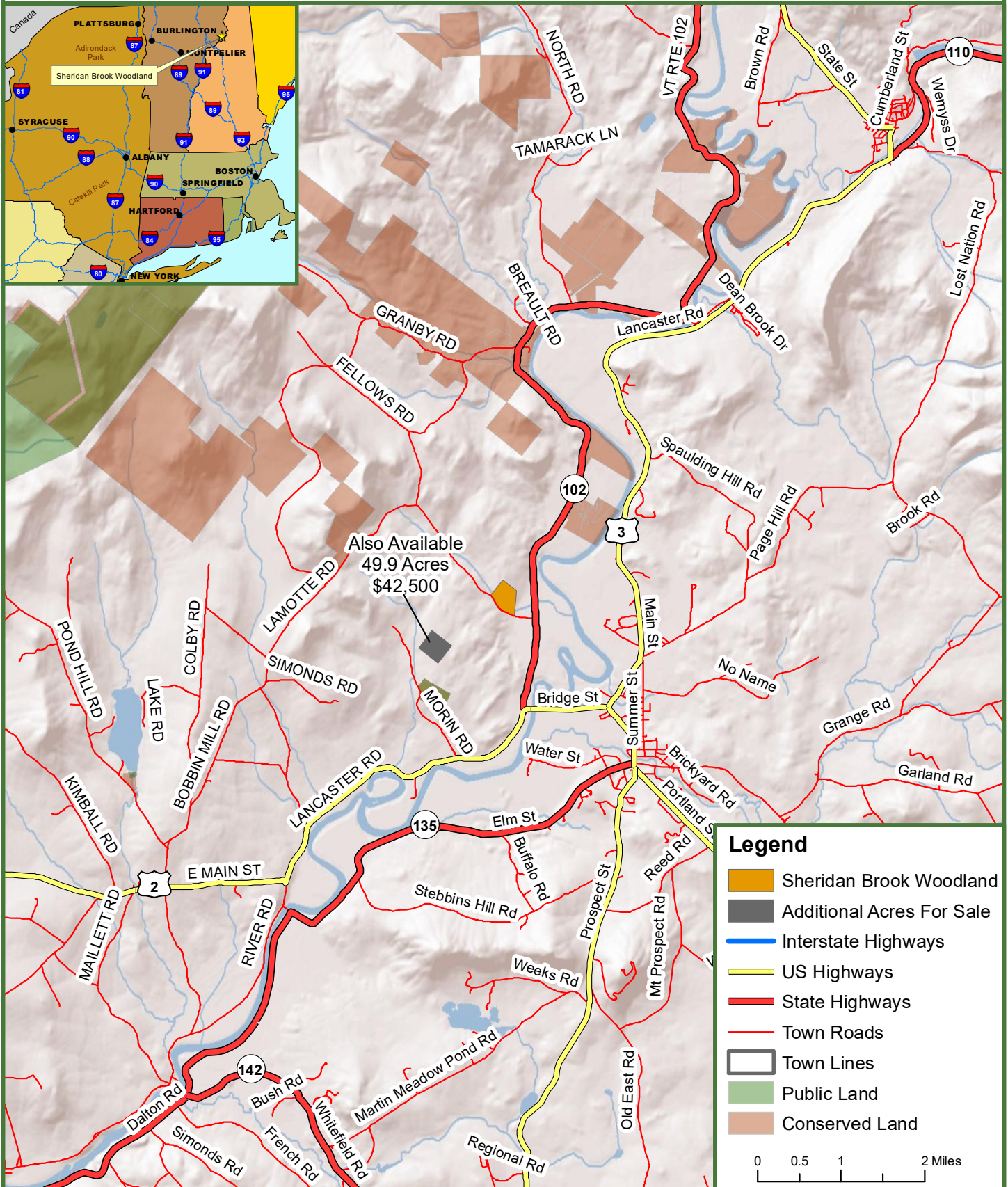
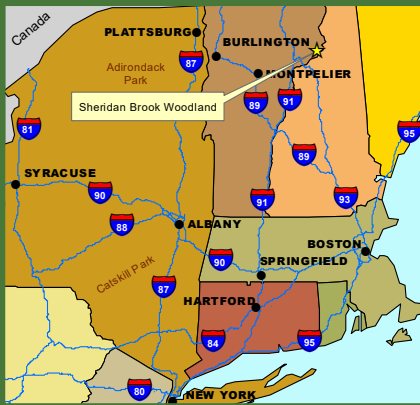
Sheridan Brook Woodland

50.4 GIS Acres

Guildhall, Essex County, Vermont



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Legend

- Sheridan Brook Woodland
- Additional Acres For Sale
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Town Lines
- Public Land
- Conserved Land

0 0.5 1 2 Miles



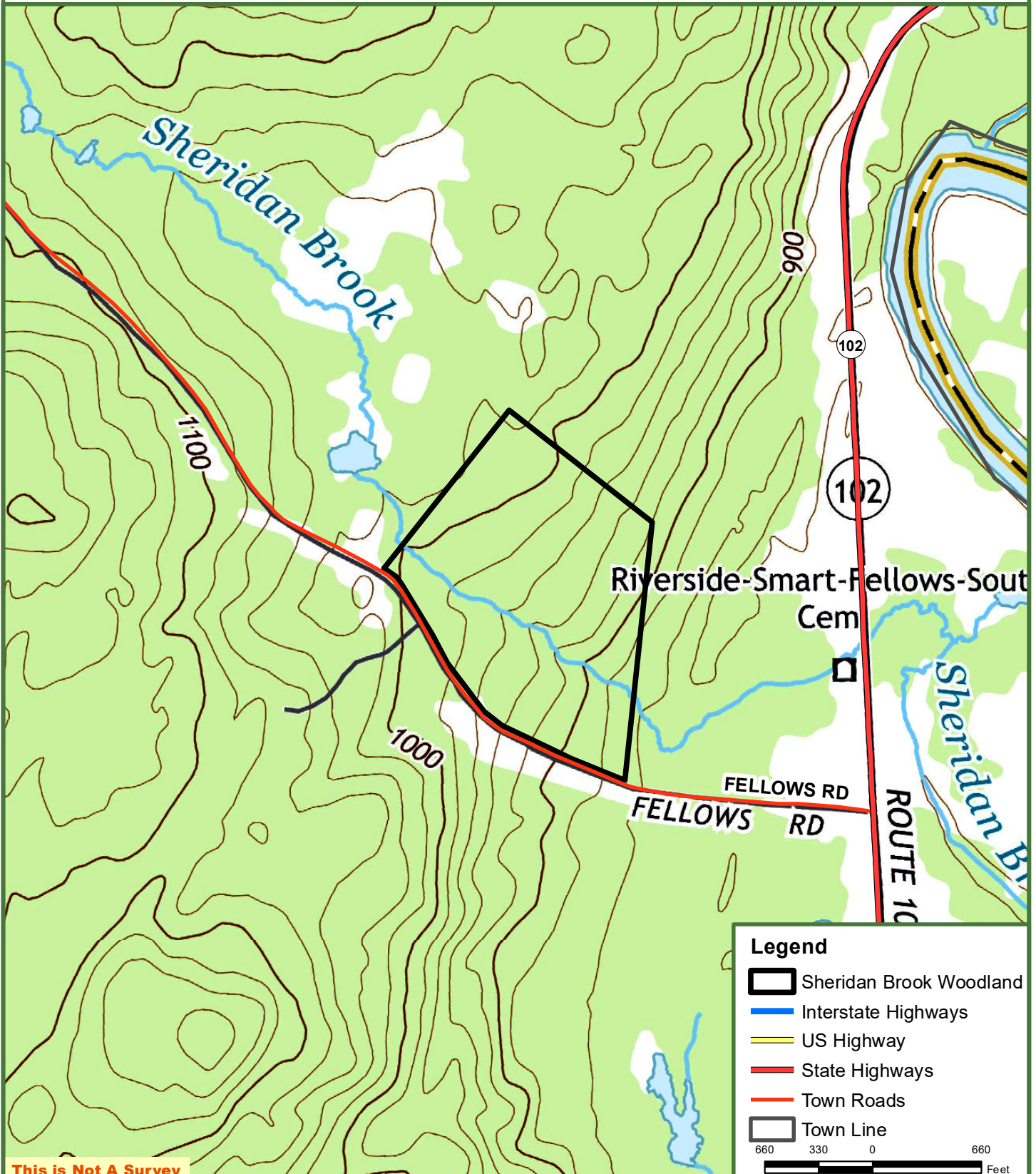
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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



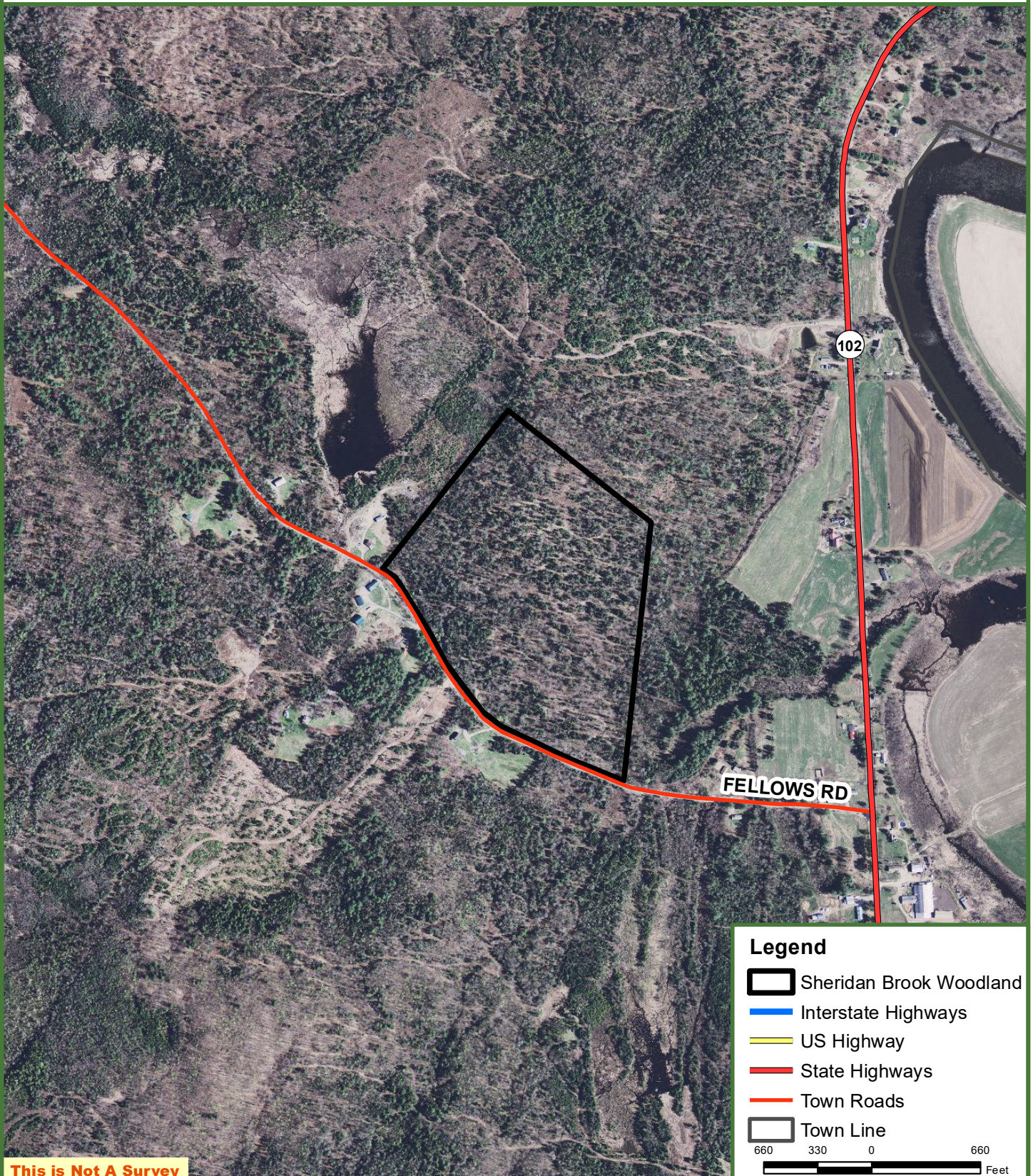
Sheridan Brook Woodland

50.4 GIS Acres

Guildhall, Essex County, Vermont



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Legend

- Sheridan Brook Woodland
- Interstate Highways
- US Highway
- State Highways
- Town Roads
- Town Line

660 330 0 660
Feet

This 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 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