

HEMLOCK HILL

Offering a combination of an open field homesite surrounded by forested land and a hilltop clearing with a 180-degree view for a potential cabin or camp.



***83 Tax Acres
West Fairlee, Orange County, Vermont***

Price: \$147,000

PROPERTY OVERVIEW

Hemlock Hill in West Fairlee, Vermont offers a prime opportunity to own and develop a family or vacation home in a picturesque location. The homesite is located in a level, approximately 8-acre meadow. This potential building site has options for development, including either a homesite with a local view northeast, or constructing a home on the opposite side of the field for good southern exposure. Possible agricultural or equestrian options could also be explored. There is an established trail system that meanders through the 75 acres of forest. The system is open and walkable, or drivable with an ATV or 4x4 truck. This trail ends up at the highest elevation on the property where a flat, open area features dramatic long-range views.



The combination of a level field and an older hemlock forest with mixed native hardwoods make for a property with many possibilities.

LOCATION

The property is located in an idyllic rural setting in West Fairlee, Vermont. Lake Fairlee, a 450-acre lake close to the NH border, is only a two-mile drive, bike or walk away. Enjoy all types of water sports on your doorstep with great swimming, fishing and boating from publicly-accessed areas. The presence of Lake Fairlee has shaped this rural location to include residential homes, summer homes, and numerous camps. Lake Morey is also only a few miles away in Fairlee, so there's no shortage of outdoor activities available.

The property has easy access to I-91 for a quick drive from Boston or Hartford. Hanover, NH is 20 minutes away, offering numerous shopping and dining options, as well as cultural events at Dartmouth College and convenient trauma-level medical facilities at Dartmouth Hitchcock Medical Center.



View from drone camera toward neighboring organic farm where vegetables, fruits, flowers and Vermont products are readily available.

SITE DESCRIPTION

The majority of the 83-acre property is forested. The forest is a mix of younger hardwoods, pine and hemlock, the latter being the dominant species. The hemlock component is generally 75 to 85 years old. The high density of the forest cover creates little undergrowth, allowing for easy walking and moving around the property.

The hemlock resource is an ideal habitat for wildlife, providing excellent hunting opportunities especially for white-tailed deer. The addition of a trail system enhances the ability to travel through the forested area of the property. The trails are suitable for walking, mountain biking, backcountry skiing, ATV and snowmobile use. With some minor upgrades like branch clearing and adding gravel in a few wet areas, a four-wheel drive vehicle could be used as well.

The main trail leads to a clearing located on the top of a mountain. This area of approximately one acre is suitable for building a camp, a prefab cabin or even just a tent platform to enjoy another area of the land. There would be easy access to this potential hideaway, and a truck or building equipment could be transported in with relatively little work on the trail itself.

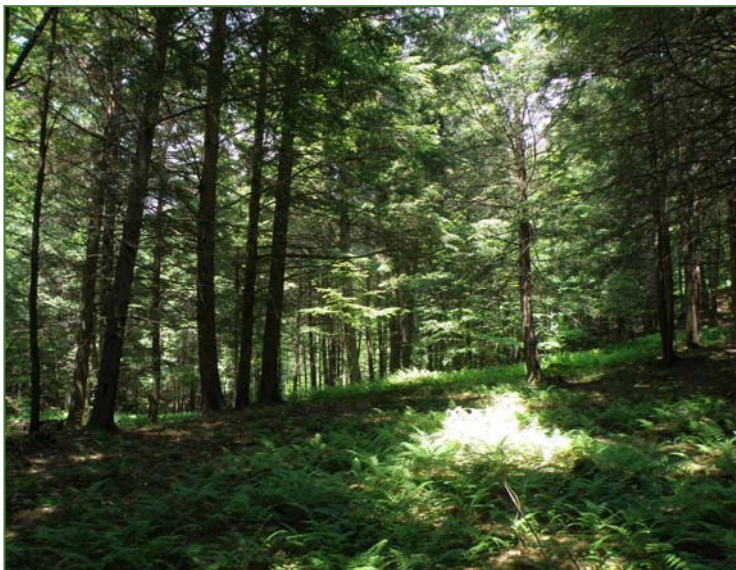
The final piece to this property is the proposed home site in a large field. This 8-acre parcel is flat, open and has the potential to provide multiple locations, with different views, on which to build.



Hemlock, pine and mixed hardwoods fill the majority of the 75 acres of forest land.



Recreational trails meander through the property and allow for access to many different parts of the parcel.



Dappled sunlight streaming through the hemlock canopy to the forest floor.

TAXES & TITLE

The 83-acre property is owned by Paul Morrison, who has a Warranty Deed recorded in Book 51, Pages 347-351 in the West Fairlee town office. The Parcel ID is 1-014.000 and the SPAN number is 714-227-10463.

The property is **not** enrolled in the Use Value Appraisal, or "Current Use", program, but could be by the future owner. This program is designed to allow valuation and taxation of farm or forest land based on agricultural or forest use, instead of based on market value. This can offset the property taxes, giving a discount to annual taxes paid. The property is in the Agricultural-Residential Use district of West Fairlee. Taxes due for calendar year 2019 were \$3,570.31.



Access is by ROW on a gravel road through some trees on the edge of the property and into the meadow building site..

ACCESS & BOUNDARIES

The property is accessed by a well-built gravel right-of-way (ROW) adjacent to a neighboring property. The ROW is very short and leads directly to the open, 8-acre field. This flat meadow is the perfect homesite, and appears well-drained and dry. Multiple options for development are available, depending on which side of the field is utilized. The meadow has another access point which allows you to access the 75 acres of forest and the trail system. These trails meander through the property and gradually ascend through the predominantly hemlock forest to an open hilltop area with long-range views.



Imagine waking up to this view from your private mountain top camp or cabin retreat!

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.



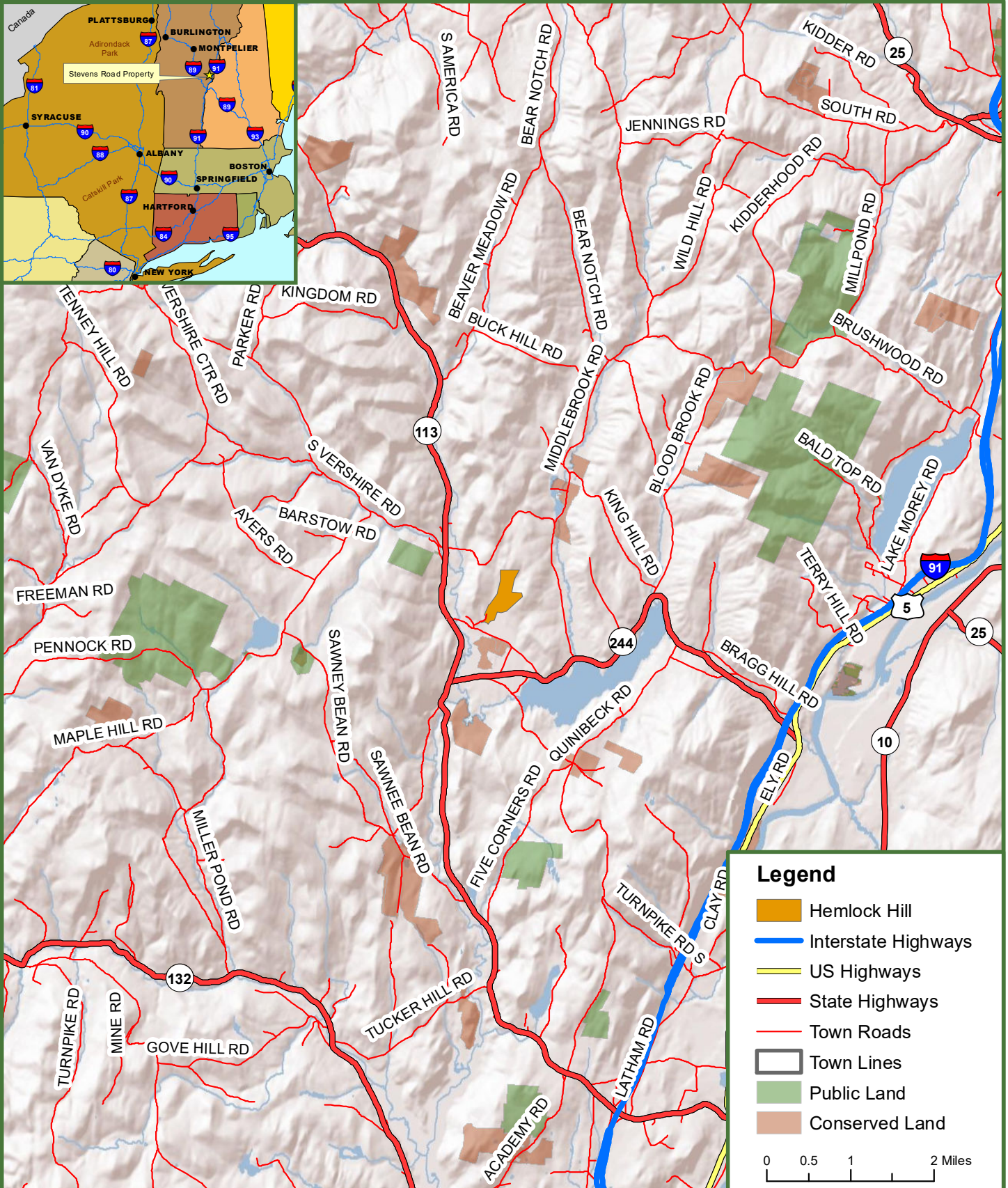
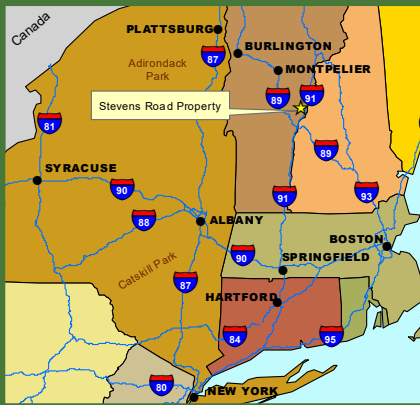
Locus Map Hemlock Hill

83 +/- Acres

West Fairlee, Orange County, Vermont



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Legend

- Hemlock Hill
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Town Lines
- Public Land
- Conserved Land

0 0.5 1 2 Miles

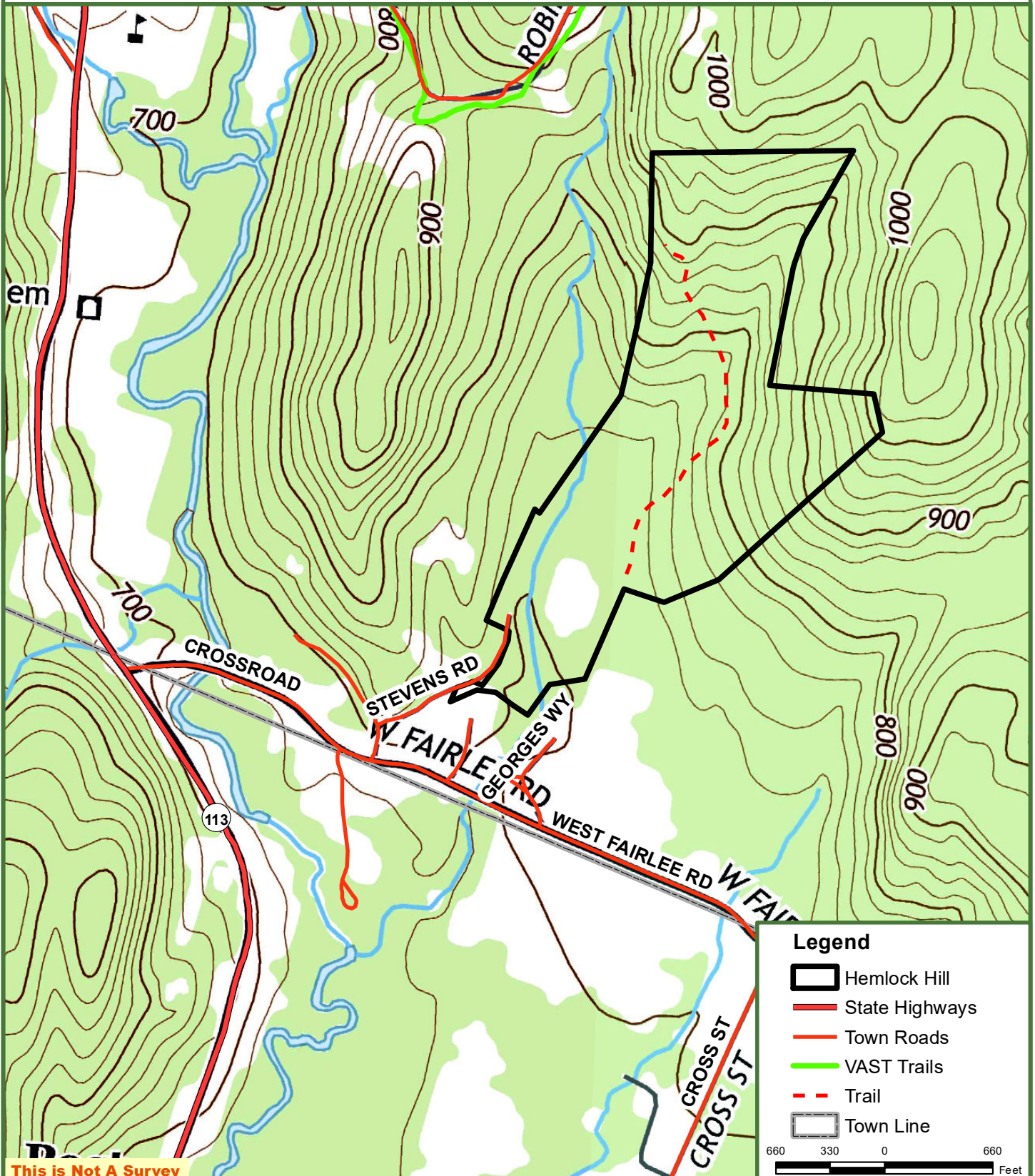


Hemlock Hill

83 +/- Acres
West Fairlee, Orange County, Vermont



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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

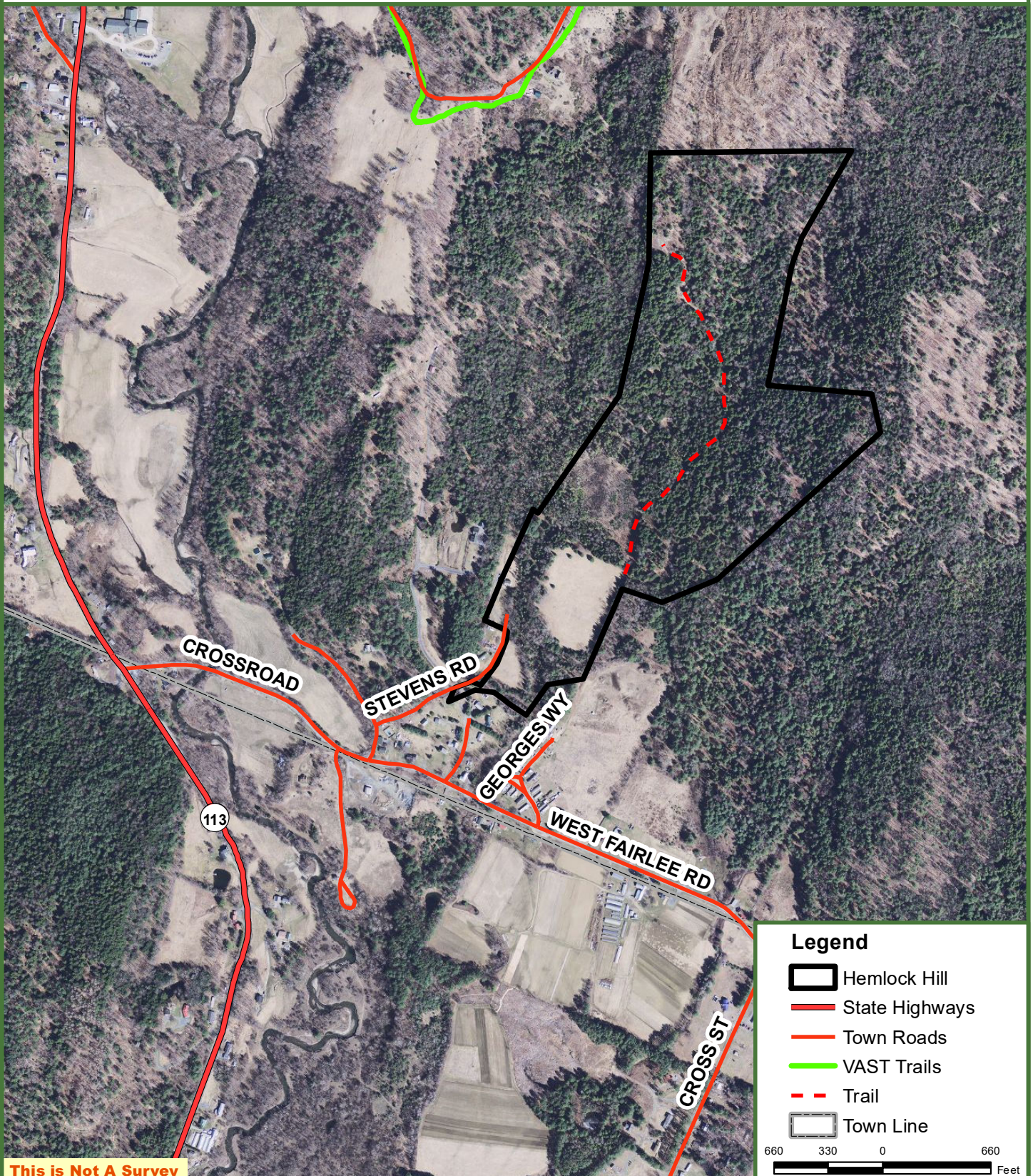


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This is Not A Survey

Legend

- Hemlock Hill
- State Highways
- Town Roads
- VAST Trails
- Trail
- 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



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

THOM MILKE

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