

SHEFFIELD HEIGHTS FOREST

**An affordable large forest property located at the height of land,
offering long views, southern exposure and
an existing driveway to a prime building option.**



***±168 GIS Acres
Sheffield, Caledonia County, Vermont***

NEW Price: ~~\$132,000~~ \$115,000

PROPERTY OVERVIEW

The property is ideally suited to development of a homesite, or multiple homesites and recreational pursuits.

Property highlights include:

- Direct access from Route 122 with adjacent electric power;
- Established internal driveway to existing clearing with long views, ideal for a homesite;
- Subdivision opportunity given the land's long road frontage.

LOCATION

The property is in a rural setting; however, several villages are conveniently located in the vicinity. Glover is 5 miles to the north, and the larger town of Barton is 2 miles further north and home to Crystal Lake, a popular summer destination. The hamlet of Sheffield Village is 5 miles to the south along Route 122, which is home to Miller's Run School (pre-school thru eighth grade), serving Sheffield and Wheelock.

Also conveniently located is Interstate 91 Exit 24, 11 miles to the south and Exit 25, 6 miles to the north, providing easy travel to destinations beyond.

The closest large town is Lyndon Center (population 6,000), 11 miles from the property and host to Lyndon State College and the Lyndon Institute. Burke Ski Resort is 17 miles to the east. Other regional destinations include St. Johnsbury (21 miles away), Hanover, New Hampshire (a 75-minute drive), and Boston (a 3.25-hour drive).

The 307-acre Holbrook State Park is just up the road (nearly within walking distance) from the property and features Round and Long Ponds. The park offers excellent hiking to cliffs overlooking Long Pond and trails around each pond.



View of the land, looking south from the end of the driveway by clearing.



Upper elevation of property along access road with potential homesite in view. This drone shot is looking west.

ACCESS

Access is provided by roughly 2,230' of direct frontage along Route 122, a paved state road with electric power along its frontage. The terrain along this road frontage is gradual, likely offering various driveway road cuts in the event the new owner decides to conduct a subdivision and sell one or more lots in the future.

An existing internal driveway runs from Route 122 into the land for $\pm 825'$, ending at a large clearing. This access road provides an ideal foundation to establish a year-round driveway for the purpose of home construction at the property's height of land. This road is shared by the adjacent ownership to the north.



Route 122 frontage with the property to the left.

SITE DESCRIPTION

The property's terrain is variable, however gentle slopes predominate.

Aspect is largely southern, allowing for good passive solar heating associated with any home building.

Given the land's position near the height of land, no year-round brooks cross the property. An intermittent stream originates just below the internal access road, nearly bisecting the property. Soil drainage is mixed, with much of the land offering well-drained soils. Soil drainage is poor in some areas, however, especially near the stream.

The high point on the forest is 1,860' above sea level (ASL), which is close to the existing clearing at the end of the internal driveway. This site provides long views to the south, south east and southwest, creating an ideal location for home building. From this site nearly all of the terrain drops off to the south to a low point in elevation of 1,620'.



Route 122 is in view and makes up the land's western boundary. View is to the south with property on left of road.

NATURAL RESOURCES

The property's forest resource was harvested in 2018 by the ownership. The residual forest is cut-over with large openings and thinly stocked stands of primarily softwood species. The type of harvest was whole tree, meaning all of the tree tops were chipped and removed from the land, providing limited brush in the woods. However, some trails have logging debris in the form of sticks and branches.

While this harvesting has impacted forest aesthetics, it has created many woods trails which offer easy access throughout the land. Also, the openings clear the way to the many views offered from the land's high elevation position.



View to the south from the clearing at the end of the driveway.

TAXES & TITLE

The property IS NOT enrolled in the State of Vermont's Use Value Appraisal (UVA) program. Annual taxes are yet to be determined, given the ownership recently sold a smaller parcel of their ownership to the north. A tax bill for the resulting acreage is not yet available. The former taxes for the entire ownership were \$15/acre; thus, prorating based on the acreage for sale provides a ROUGH estimated annual tax burden of \$2,500.



View of forest where recent harvesting created thinly-stocked stands and good internal trails.

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.



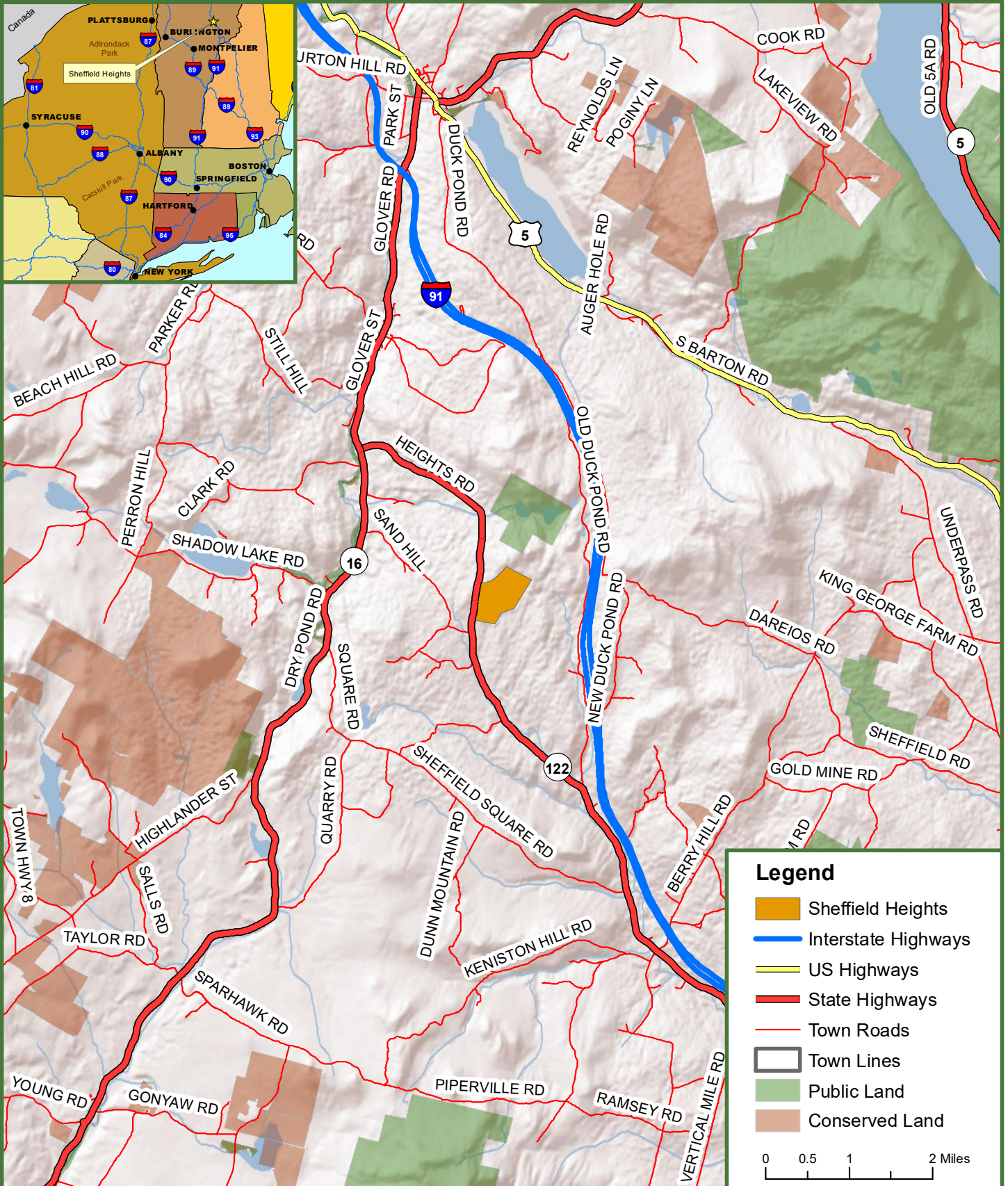
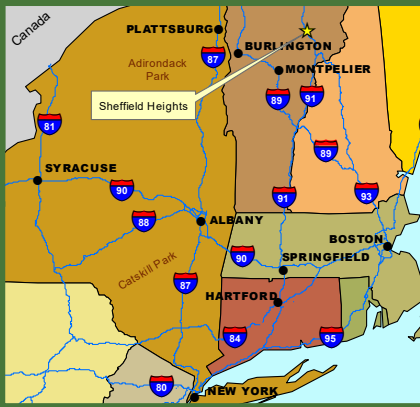
Locus Map Sheffield Heights

168 +/- Acres

Sheffield, Caledonia County, Vermont



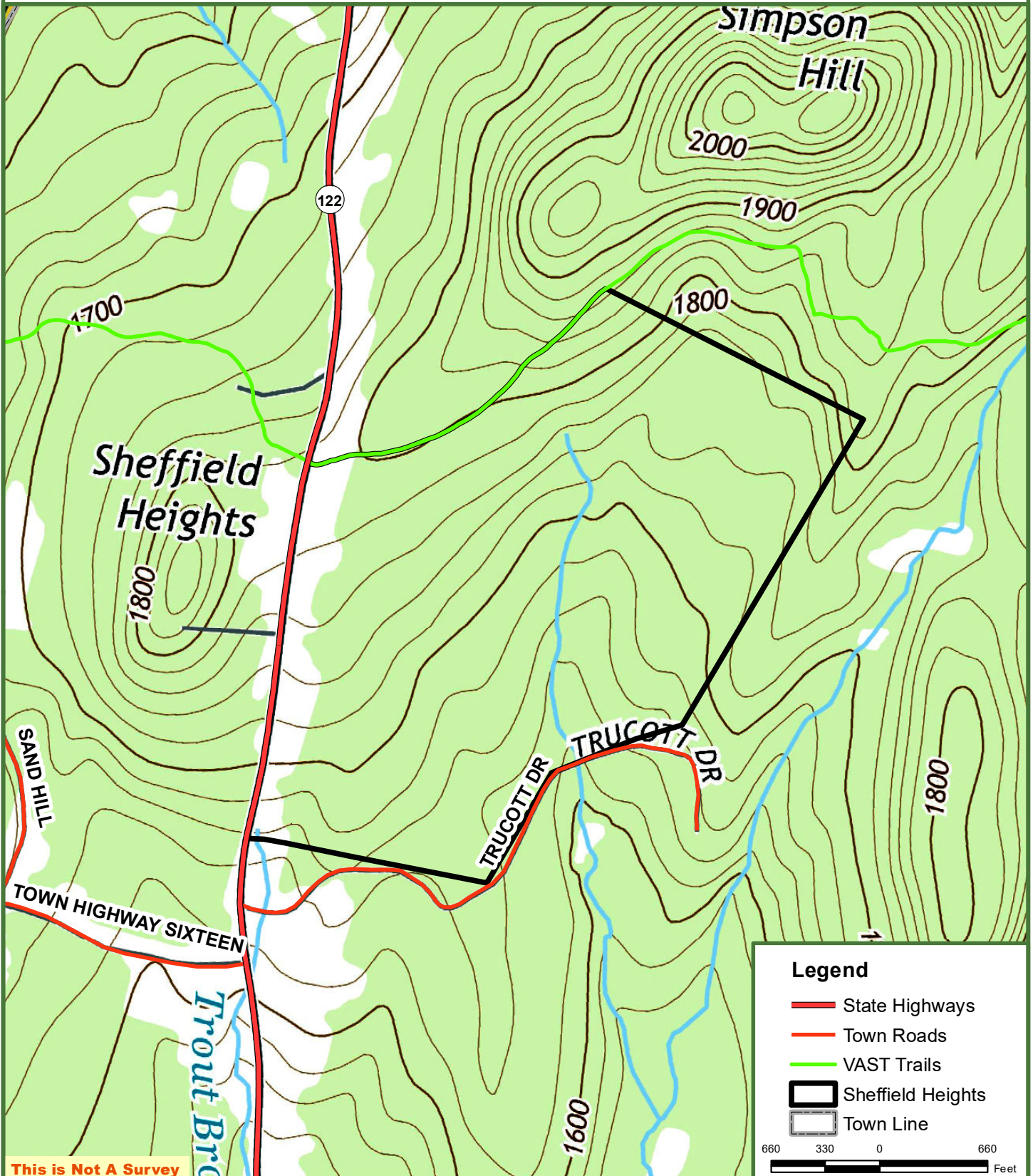
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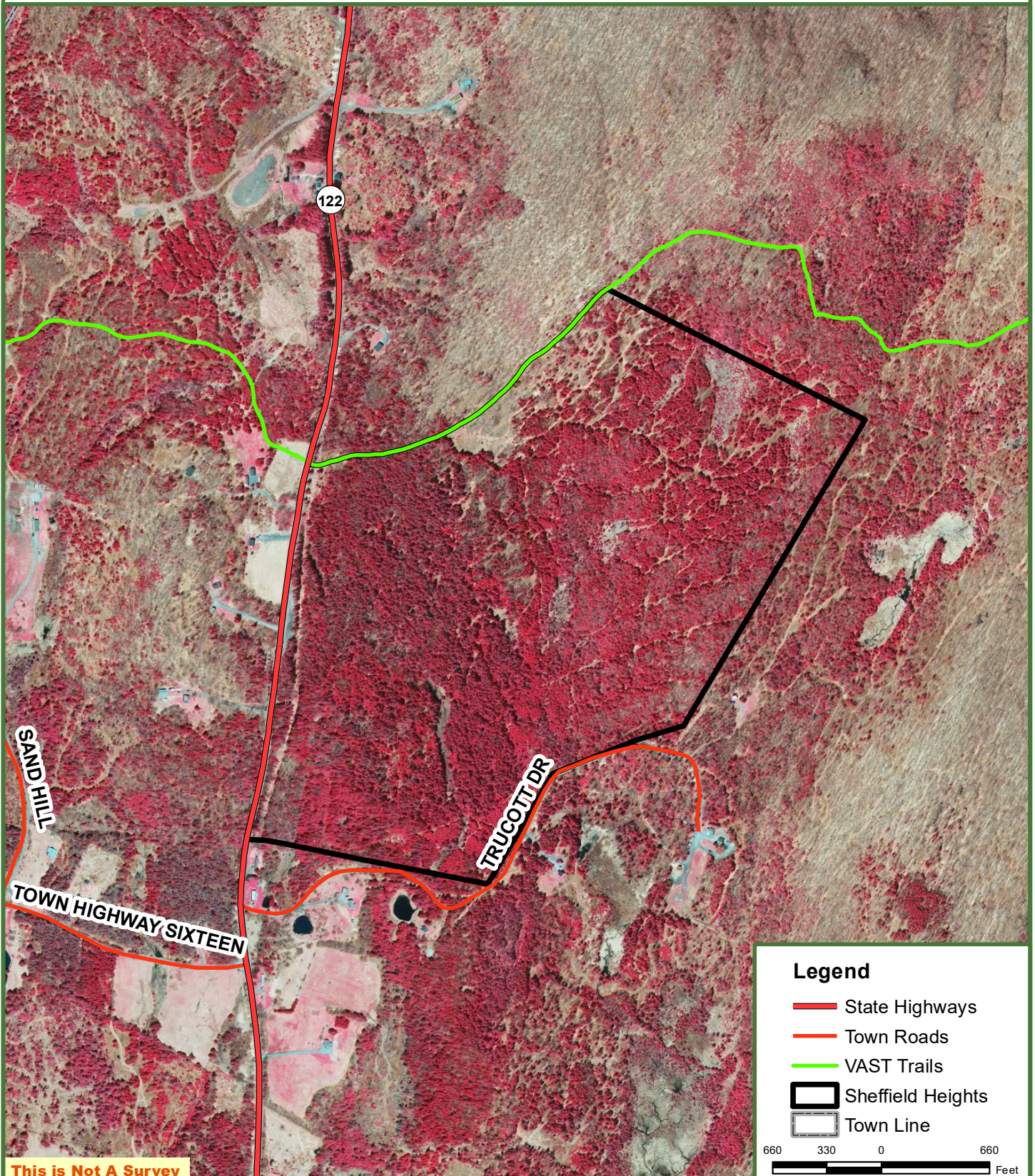
This is Not A Survey

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

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