

## SCHOOL HOUSE ROAD PARCEL

**Offering long views of the Green Mountain Range from a private meadow with southern exposure, this property provides an ideal homesite option with nearby power and a swimming pond.**



View from potential homesite looking south

***80.9 Grand List Acres  
Brookfield, Orange County, Vermont***

**Price: \$159,000**

## OVERVIEW

School House Road Parcel is ideally suited to the development of a home site, offering long views from its 13.5 acres of open meadows which feature a sunny, southern aspect. Telephone and electric services are roadside, with a private swimming pond tucked among the woods along the way to the home site. The meadows are gently sloping with well-drained, prime agricultural soils for crops or livestock. Level terrain in the wooded areas provides for easy forest recreation among old trails. Quick access to the interstate allows easy commutes to the state capital of Montpelier and to Randolph Village.

## LOCATION

The property rests on a gently-sloping hillside among a landscape of small working farms, managed woodlands and scattered homes along the area's town roads. Notable is the land's close proximity to nearby small and medium-sized towns, and a short 5-mile drive to Exit 5 off Interstate I-89. Commuting to Montpelier is just a 14-mile drive to the north, while Randolph Village is just 12 miles to the south. Both the White River Junction/Lebanon and the Burlington VT metropolitan areas are a 45-minute drive to the southeast and northwest respectively.

Nearby Randolph is anchored by Gifford Medical Center, the Chandler Center for the Arts, a golf course, an Amtrak station and Vermont Technical College. The Montpelier/Barre area is a larger metroplex with a diverse job market, shopping and cultural options.

Locally, Brookfield Village is 2.4 miles to the south, and is home to the Floating Bridge and Sunset Lake. Ainsworth State Park is just a few minutes' drive to the east.

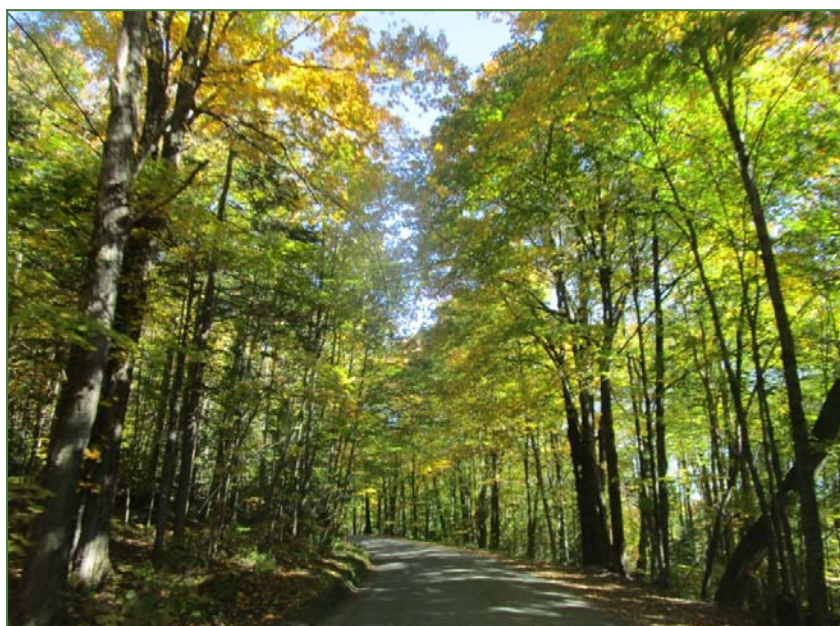
## ACCESS

The property has roughly 483' of frontage along School House Road, a fully-maintained gravel town road with electric and telephone services.

An existing driveway leads off the town road, entering the long, lower meadow with a grassy road running up the meadow towards its end. The road then turns left (west), crosses a stream and hedgerow before entering the upper back meadow. A local farmer currently maintains the meadows for hay production.



View from the upper meadow to the southwest of the Green Mountain Range with local view of the nearby landscape.



School House Road is a classic Vermont maple lined gravel road.



## SITE DESCRIPTION

The property's main highlight comes from its gently-sloping, well-drained meadows with southern exposure. Their locations rise to nearly 1,800' above sea level (ASL), providing long views of the Northfield Range, and the Green Mountain Range beyond, with Killington and Pico Peak Ski Areas at the center of the view. Locally, the view is pastoral, covering rolling terrain of forests and agricultural lands.

There are two meadows that total 13.5 acres. The lower meadow is long and provides the easiest home site option, given its proximity to the town road. Views from this meadow are expansive. The adjacent meadow offers an even finer view, given its elevation. A home site in this location offers an ideal private setting with big views.

The headwaters of a stream originate on the property, feeding a 1/3-acre pond that sits just off the lower meadow, surrounded by softwood trees. This pond has an engineered dam and is perfect for swimming.

Terrain on the land is gently rolling, with well-drained soils. Elevations range from 1,600' ASL along the town road to 1,920' ASL at the top of a hill to the northwest. The forested areas are occupied mostly by softwood trees (pine, spruce and fir), with hardwoods species (maples, birches and ash) as associates. The forest resource appears to have originated from old field abandonment with two age classes, roughly 70 years old and 30 years old.



View of Killington and Pico Peak to the south.

## TAXES & TITLE

The annual taxes for the property in 2019 were \$4,095.83, with a town-assessed value of the property of \$205,800 (well above the asking price). The property is NOT enrolled in the state's Use Value Appraisal Program (Current Use), a program that offers a considerable reduction in property taxes in exchange for sustainable forest management. The land is eligible for this program.

The property is owned by Jeffrey Bailey, whose deed is recorded in the Town of Brookfield Land Records in Book 89, Page 449.

Upper meadow looking north towards the property's woodland.



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# Locus Map

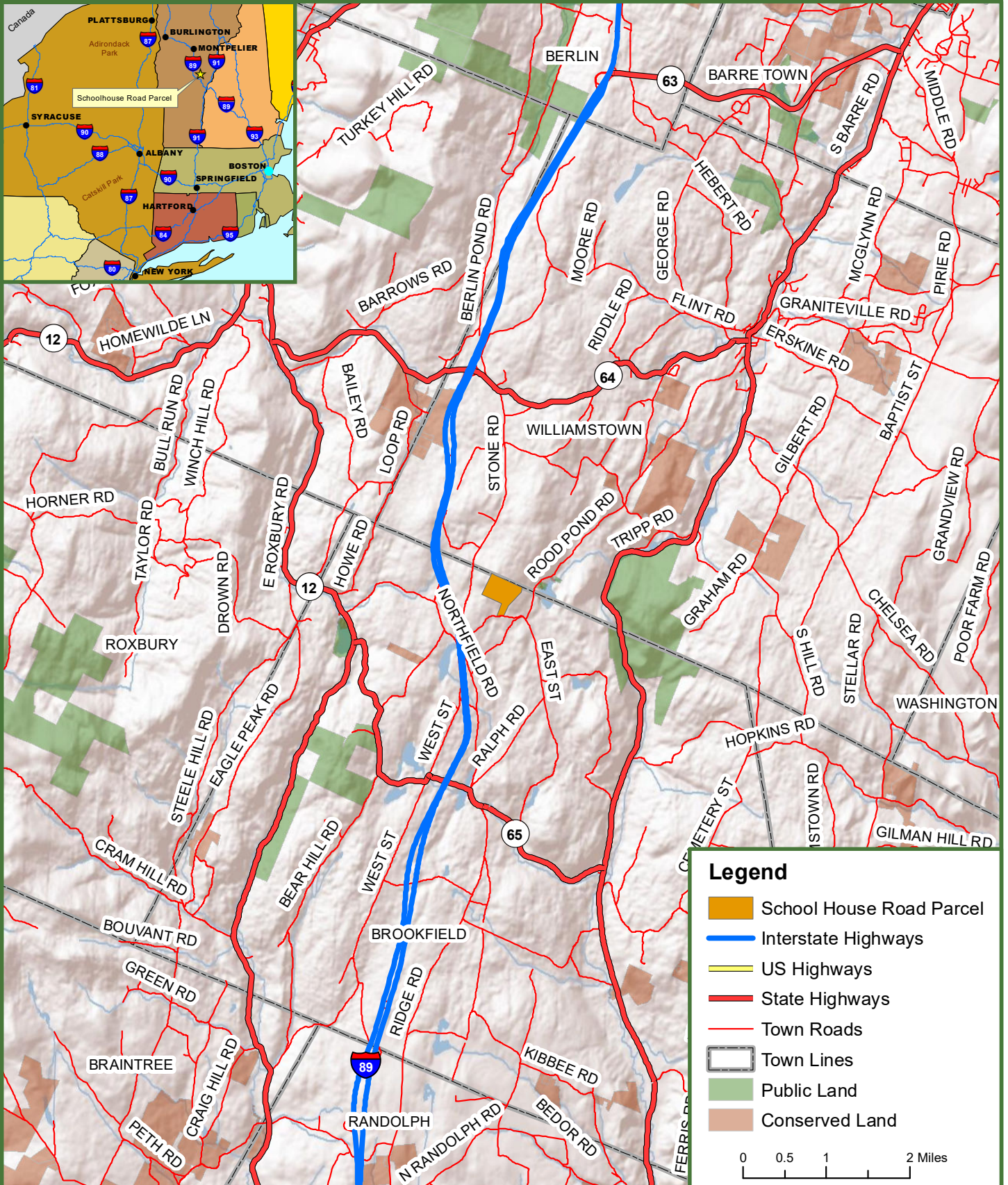
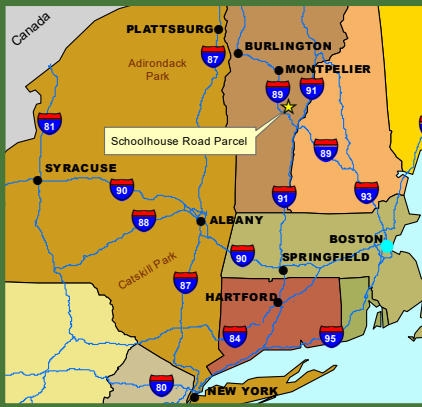
## Schoolhouse Road Parcel

80.9 Grand List Acres

### Brookfield, Orange County, Vermont



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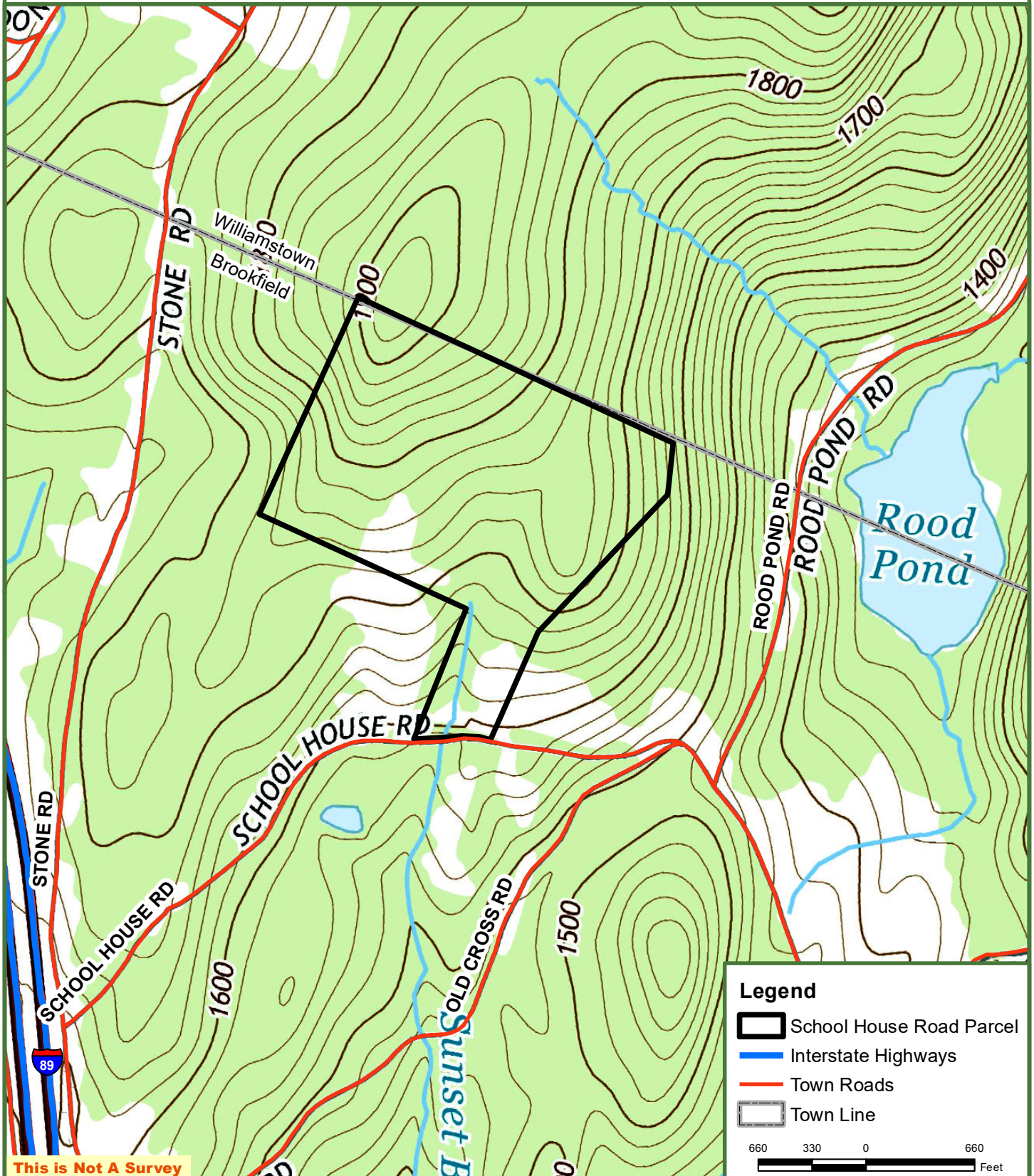
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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





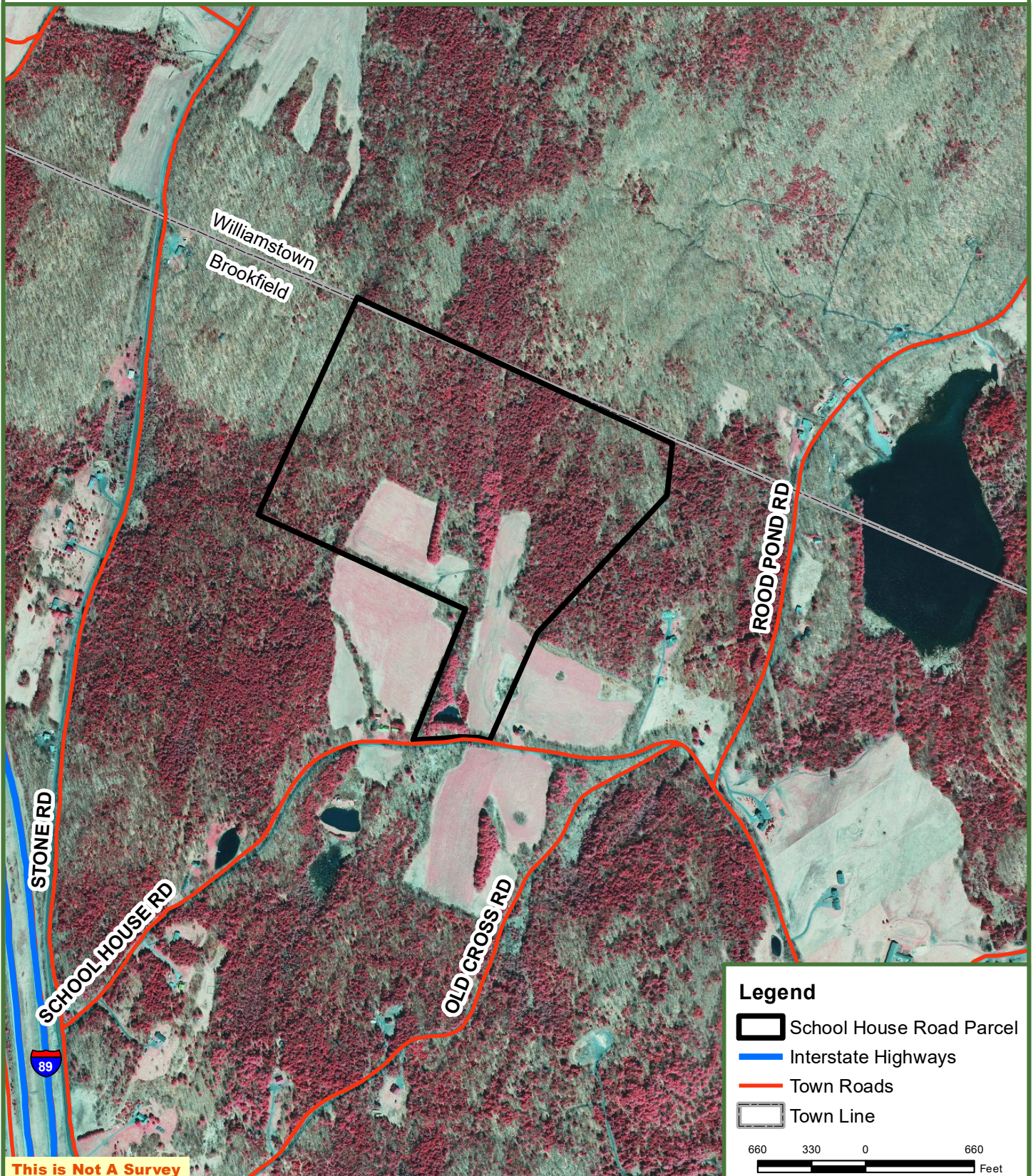
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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

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Signature of Consumer

\_\_\_\_\_  
Date

[ ] Declined to sign