

## LEWIS CREEK FOREST

**Located in the popular town of Charlotte, the property offers a mile of river frontage on scenic Lewis Creek, approved subdivision and building lots, mature, dense forest stands and quiet, off the main road location.**



***112.5 Surveyed Acres  
Charlotte, Chittenden County, Vermont***

**Price: \$320,000**



## PROPERTY OVERVIEW

The forest is ideally suited to the development of a private, year-round homestead with features that include:

- A mile of river frontage along Lewis Creek;
- Two pre-approved home building/subdivision lots;
- Highly scenic forest with dense, large-diameter trees;
- Interesting terrain with levels areas and rock-outcropping;
- Located in Charlotte, one of Chittenden County's most desired towns.



Lewis Creek during early July as seen from the property's shoreline at the land's western end.

## LOCATION

The property is located in the southeastern section of the town of Charlotte. The town is a bedroom community for Burlington, with mixed land uses: primarily farming and widely-spaced housing. The farming sector in Charlotte is diversified, with traditional and specialty products grown and produced throughout the community. The property is situated in a more forested section of town, along Lewis Creek.

Charlotte is well known for its pastoral, scenic landscape where views of Lake Champlain, the Adirondack Mountains and The Green Mountain Range are visible in many areas.

Mount Philo State Park, a popular hiking destination, and the State's oldest park, is 4 miles to the west. Charlotte Village on Ferry Street is 7 miles to the west and Hinesburg Village is 6 miles to the northeast. Shelburne is 9 miles and South Burlington is 14 miles to the northwest.



The property's forestland is pictured before and beyond the field to the left. While this part of Charlotte has more forestland it also has farmland. The Green Mountain Range and Camels Hump is seen in the background.



## ACCESS

Access is provided by a developed 60'-wide, surveyed right-of-way that runs 350' from the town road to the property. The initial part of this driveway is shared with a neighbor. Also, there is 290' of road frontage along Lewis Creek Road.

Additional access is provided by a right-of-way for forestry purposes through the adjacent pastures east of the property, giving good access to the forestland on the property, surrounding this adjacent pasture.

Other internal trails within the eastern and southern section of the forest are well established.



Road frontage along Lewis Creek Road, property is on right.

## SITE DESCRIPTION

The property offers a diverse and interesting landscape that includes level areas in the designated homesite zones, a large glacial outwash plateau near the river, deep ravines, and ledge runs with rock outcroppings. The gentle slopes at the land's eastern end were pasture within the last  $\pm 75$  years, with old stone walls and rock piles.

The two designated building sites have mature trees providing the perfect canvas to create a landscaped home site with large trees safely nearby. Rock outcropping within view of these sites also offers character to the home sites with local views possible upon tree clearing.

Elevation above sea level ranges from 300'-400'. Many aspects are present, with the home sites generally having a neutral exposure.



Drone shot of the western section of property (right of creek) with Lewis Creek frontage in view.



## NATURAL RESOURCES

There are three notable resources on the property: 1) significant river frontage, 2) interesting ravines/ledge runs, and 3) a mature timber resource.

The land possesses over a mile of frontage on Lewis Creek, a significant river which runs 33 miles from the wooded hills of Starksboro in the east to Lake Champlain. The fisheries in this river are diverse, providing excellent angling on site. Much of the river's northern shoreline is protected by The Nature Conservancy, which owns the neighboring property.

Two notable ledge-runs are present, each vertically short, with the central one holding sporadic rock outcrops and the western area supporting a grove of dense, mature trees.

The forest resource is outstanding, featuring a mix of age classes, where many stems are 80+ years old. Stand density is overstocked with little understory growth, making walking easy. The majority of the timber is softwoods with white pine and hemlock the most common. Red oak, maple, birch, ash and hickory are common associates. Forest thinning can occur anytime, producing income for the new owner.



Dense hemlock stand not too far from the Lot 3 pre-approved building site.



Lewis Creek with the property to the right at the land's northern end. The land on the north (left) side of the creek is owned by The Nature Conservancy and protected from development.



## TAXES & TITLE

The entire property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program. The plan for the property is due to be updated in 2021-22. Annual taxes are \$282.19/year.

The existing town-approved subdivision and building permit has requirements for managing the timber per UVA standards, allowing public hunting, excepting for 40 acres around the Lot 3 home site, and certain restrictions on cutting trees near the home site. Also, there is a 100'-wide public access zone along the river frontage where harvesting of trees is restricted.

The property is owned by The A. Johnson Company, whose 1948 deed is recoded in Book 26, Page 230.



Hemlock and pine stand with trees in excess of 95 years old.



Lewis Creek river frontage in the land's northwestern section.

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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.

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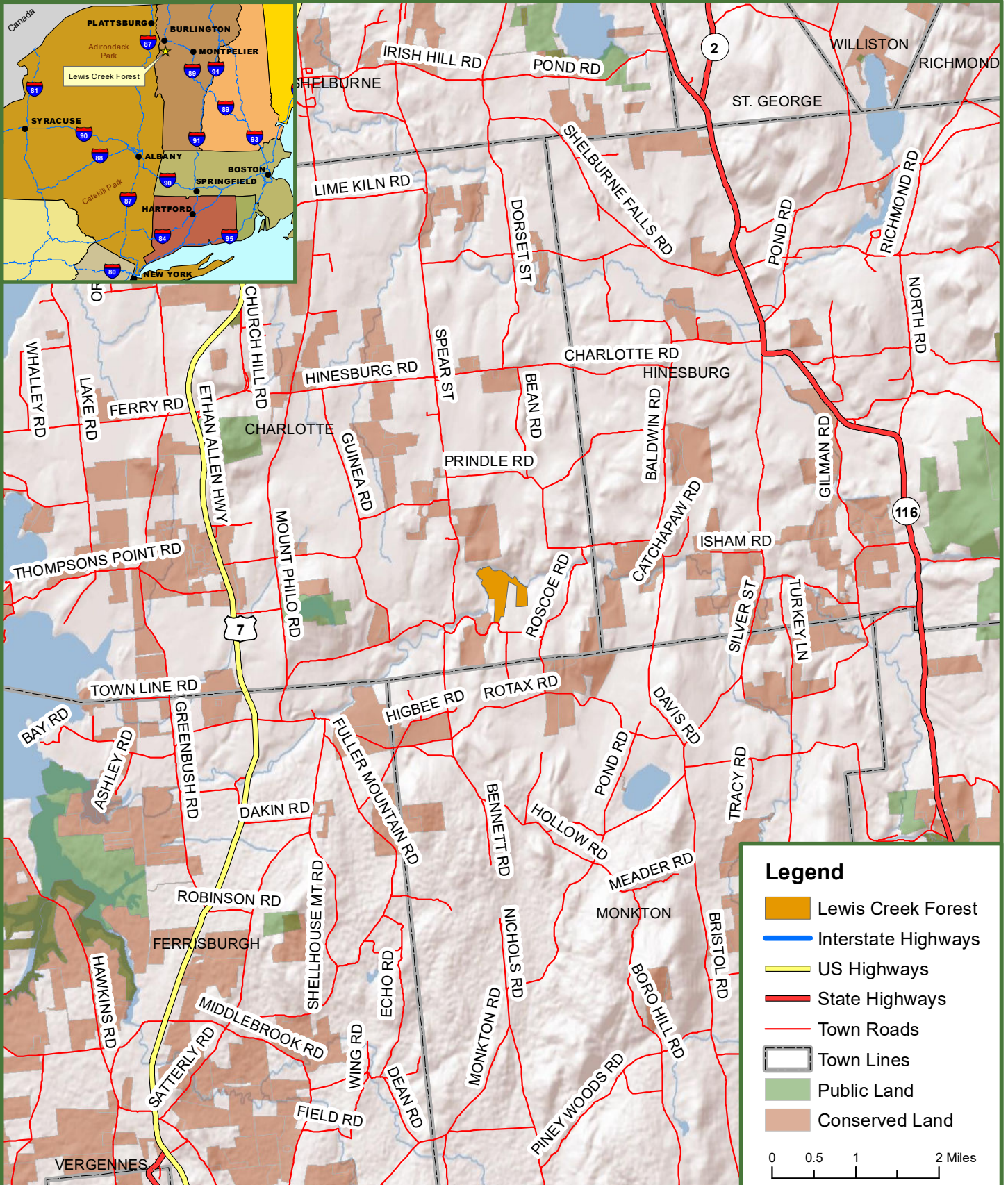
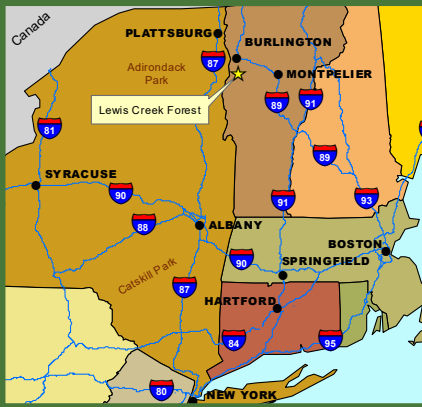
# Locus Map Lewis Creek Forest

112.5 Survey Acres

Charlotte, Chittenden County, Vermont



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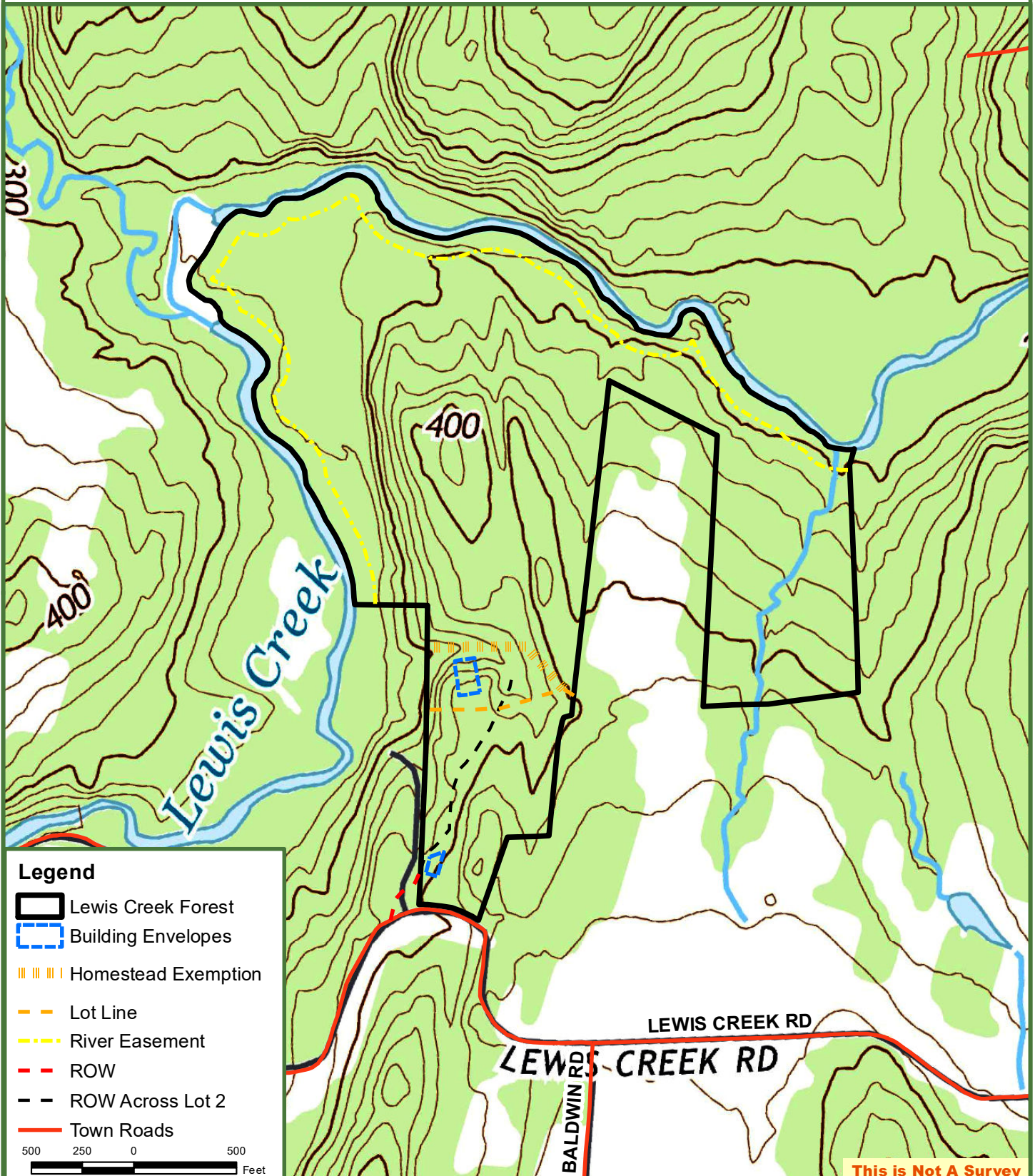


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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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



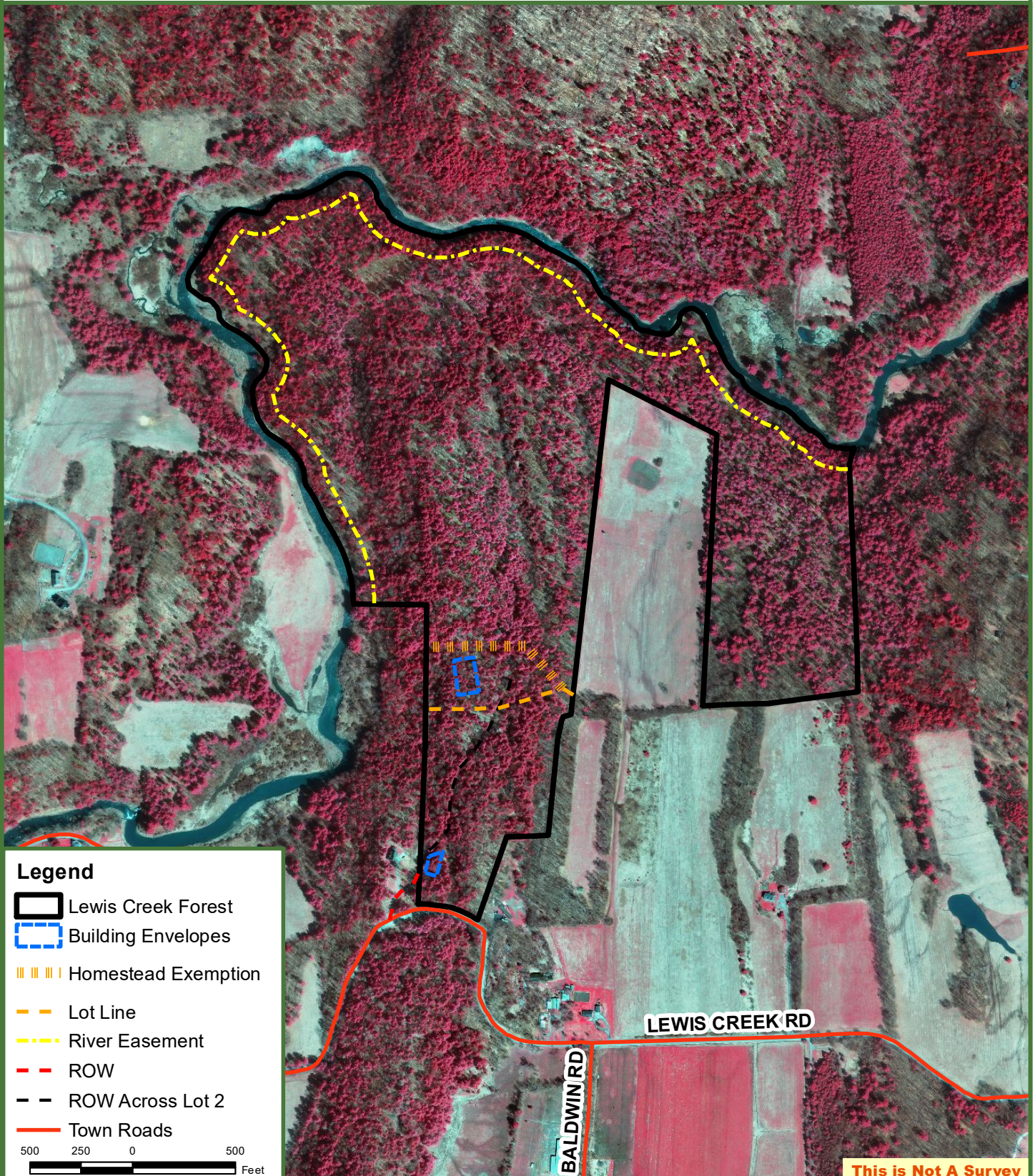


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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

[ ] Declined to sign