

MOUNTAIN VIEW FOREST

**This is a classic Vermont hardwood forest with rustic camp,
complimented by gorgeous long-range views of
New Hampshire's White Mountains.**



***59 Survey Acres
Vershire, Orange County, Vermont***

Price: \$159,000

PROPERTY OVERVIEW

Mountain View Forest combines a late middle-aged hardwood forest with hemlock and white pine stands interspersed throughout the property. In the middle of the western boundary there is a rustic camp already built on the property. As the camp is situated directly on the road, access is easy; whether you choose to remodel or perhaps building a new structure, this site is perfect for a house, cabin or one of the new, green, off-grid buildings popping up across Vermont.

LOCATION

Mountain View Forest sits between Rowell Road and Stacey Road, two Class 4 roads in Vershire, Vermont. A short drive on Route 113 from either Chelsea to the west or Fairlee to the east will bring you to the camp. The camp and land are

less than a mile from the last electric pole, so it may be possible to connect to the grid in the future. For now, enjoy an off-grid experience in a private and peaceful setting. Access is available during the winter months via a VAST trail that goes by the camp on Rowell Road.



Drone view showing the secluded camp at the far end of the open field.



View from the front porch of the camp, looking east toward New Hampshire's White Mountain Range in the distance.

SITE DESCRIPTION

The forested land, formerly old fields is stocked with trees of approximately 65-75 years. The hardwood forest includes a stand or two of hemlock and white pine, with several small springs and streams meandering throughout the parcel. This type of forest supports good wildlife habitat for turkey, grouse, bear and white-tailed deer. It is interesting to note the flat areas marked by old stone walls in the middle of the forest were once open fields. One of the intriguing highlights of the property is a cleared, 3-acre field directly in front of the camp. Enjoy local and long-range views over the field to the summit of Mount Washington in the White Mountains of New Hampshire on clear days.



Interior view of a classic Vermont hardwood forest.

RUSTIC CAMP

The camp is in need of some work, but is habitable and retains its rustic charm. There is a living area and kitchen, with two bedrooms upstairs. An extra room off the kitchen could be opened to enlarge the kitchen and create a dining area. The main living area is a large room with windows on both sides that showcase the views. A large open fireplace on the far wall could easily warm the entire camp on a cold night. There is also an old wood-burning/gas combo stove in the kitchen. Enjoy your own "glamping" experience from your private piece of Vermont forest land.



The camp with open windows in the late spring sunshine.



Drone footage of open clearing. The camp is tucked away on the far right just inside the tree line.

ACCESS & BOUNDARIES

There is road frontage along two boundary lines, forming the "V" of the southern part of the property, with Stacey Road to the east and Rowell Road to the west. This extended frontage allows for access at any spot along both roads, providing the ability to build another house, barn or outbuilding in another location on the land. The roads are designated as Class 4, which means they are not plowed in the winter by the town. As the camp is situated just off the road, access in winter is easily gained via snowmobile. The town plow trucks appear to turn around just down the road; the new owner may wish to consult with the town about plowing to the camp.



Long road frontage on two boundaries make for easy access for potential future development.

TAXES & TITLE

The property is owned by The Larsen Living Trust. The Warranty Deed is recorded in Book 25 on Page 173 in the Vershire town office. The Parcel ID is 02-30.000 and the SPAN number is 669-212-10211.

The property is enrolled in the Use Value Appraisal (or "Current Use") program with the exception of two acres surrounding the camp. This program is designed to allow valuation and taxation of farm or forest land based on current use, instead of full market value. The program provides property tax abatement in exchange for active agricultural or forestry use of the property.



Enjoy local and very long range views in any season!

Estimated property tax for 2019 is approximately \$3,040.



The little red camp with expansive views from the front and outside deck.

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

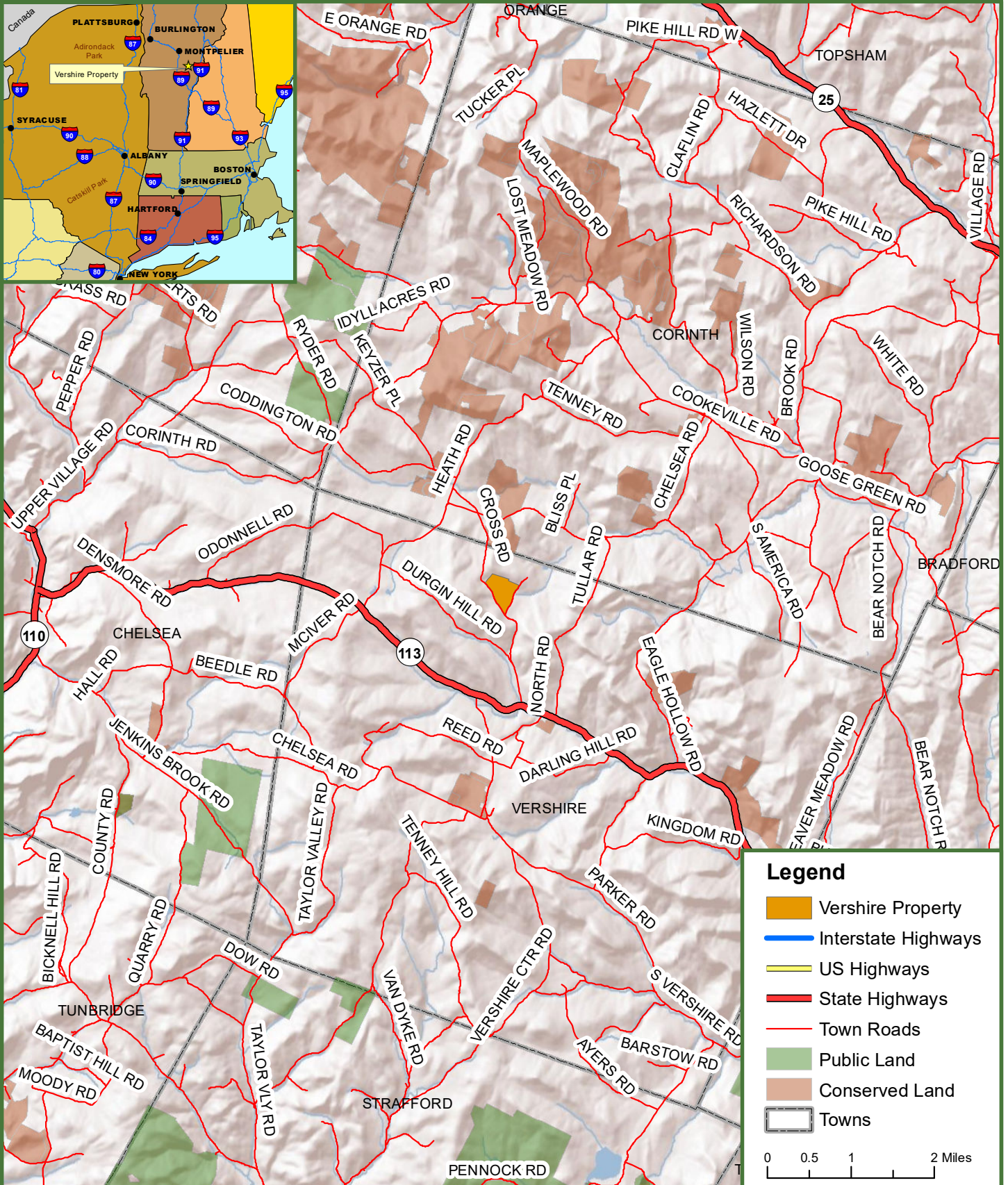
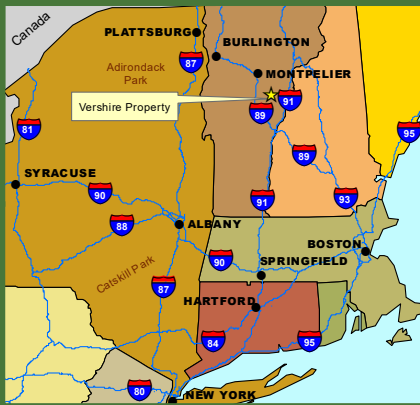
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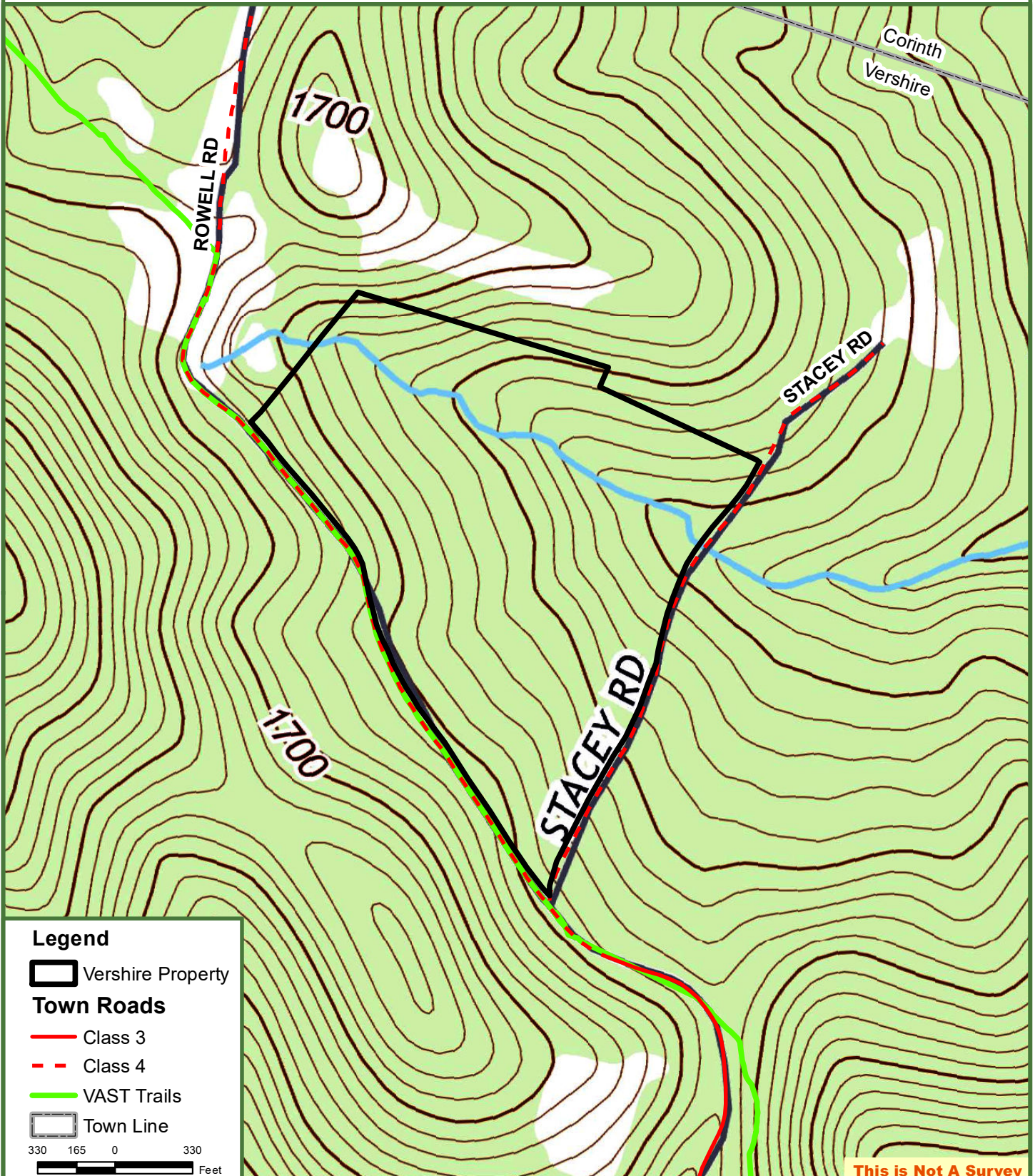


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Legend

Vershire Property

Town Roads

Class 3

Class 4

VAST Trails

Town Line

330 165 0 330
 Feet

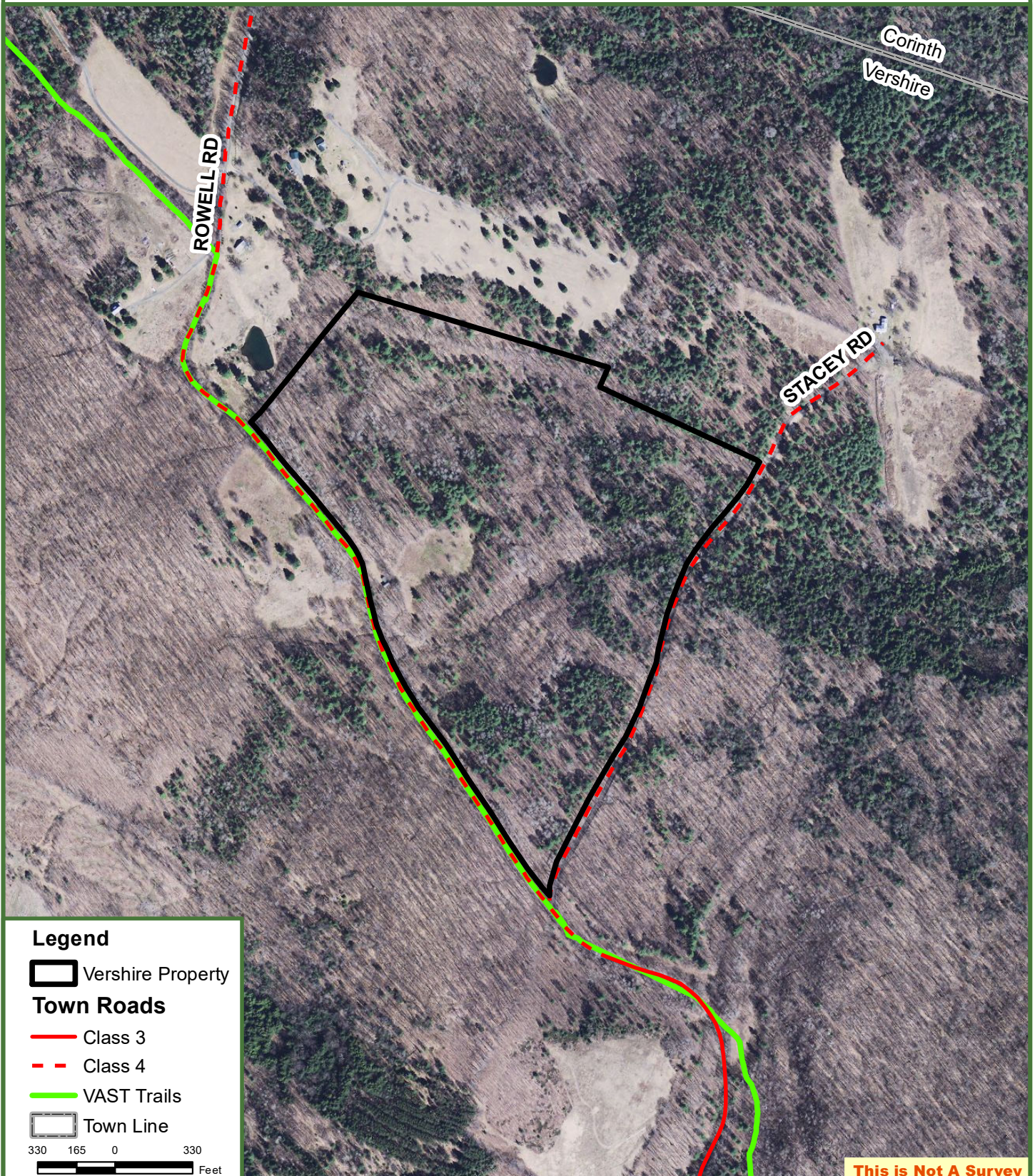
This is Not A Survey

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

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