

## OAK HILL FOREST

**A large, central Vermont forested property,  
located at the end of a valley, with good access,  
mountaintop terrain and a private building site with fine views.**



View from property's clearing to homes across Byam Road and the Northfield Range in background

***246 Grand List Acres  
Bethel, Windsor County, Vermont***

**Price: \$315,000**

## PROPERTY OVERVIEW

Oak Hill Forest is well suited to the development of a private, year-round homestead with features that include:

- Large property footprint with a stream along its road frontage and mountaintop terrain, allowing a diverse hiking experience;
- Quiet potential home site near property's center, with developed access and fine views;
- Easily accessible to nearby towns and Interstate 89.

## LOCATION

Oak Hill Forest, located in Bethel, Vermont, is tucked into a classic, narrow Vermont hollow. Formed by Gilead Brook, this valley watershed, locally known as simply "The Hollow", begins in the Northfield Mountain Range just west of the land. The property is on Byam Road, a dead-end road near the end of Gilead Brook Road and 3.7 miles from Route 12, just north of Bethel Village. Both roads do not see much traffic, so this scenic valley is a quiet location.

Bethel is a crossroads town where Route 12 (north/south) meets Route 107 (east/west). Bethel's main street is 8 miles from the land and 3 miles from Interstate 89, and offers basic services. Seven miles to the north, Randolph is a larger, vibrant community bolstered by the presence of the Chandler Center for the Arts, Gifford Medical Center, and Vermont Technical College. Twelve miles east, the Vermont Law School is set in the hamlet of South Royalton.

Via I-89, Burlington, Vermont is 1.25 hours northwest, Hartford, Connecticut is 3 hours south, and Boston is 2.5 hours southeast.



View of the access road leading to the clearing at the center of the property, with long view of the Northfield Mountain Range to the north.



View of small hamlet along Gilead Brook Road with local cemetery in distance.

## ACCESS

Byam Road is  $\pm 1$  mile long, and begins toward the end of Gilead Brook Road and ends at the base of the Northfield Range. The property has  $\pm 0.6$  miles of frontage along Byam Road; a feeder stream of Gilead Brook runs along the road. Byam Road is a gravel, town-maintained road with electric and telephone service roadside. Midway along the road frontage is an access road that leads 600' into the land to a large clearing. This access road is well constructed and would serve as a solid driveway leading to a future homesite.

Internal access exists as a comprehensive web of woods trails that lead to each of the property's farthest ends, an excellent foundation to establish a recreational trail network.



The access road as seen from above the property. This road is gated and serves as a solid foundation to create a homesite driveway.

## SITE DESCRIPTION

One of the property's finest attributes is its large clearing at the end of the access road between 1,200' and 1,300' ASL (above sea level) in elevation. This site is easily buildable and offers scenic views to the north, west and east down the Gilead Brook Valley. The terrain at this location is moderately sloping, offering the ability to create a large open meadow with tree clearing.

The property includes the top of Oak Hill at an elevation of 1,880' ASL, located at the southeastern corner of the land. Oak Hill is a "U" shaped mountain, creating an oxbow north of its ridge, with the land at its center and the property's eastern, southern and western sides each running to Oak Hill's "U" shaped height of land.



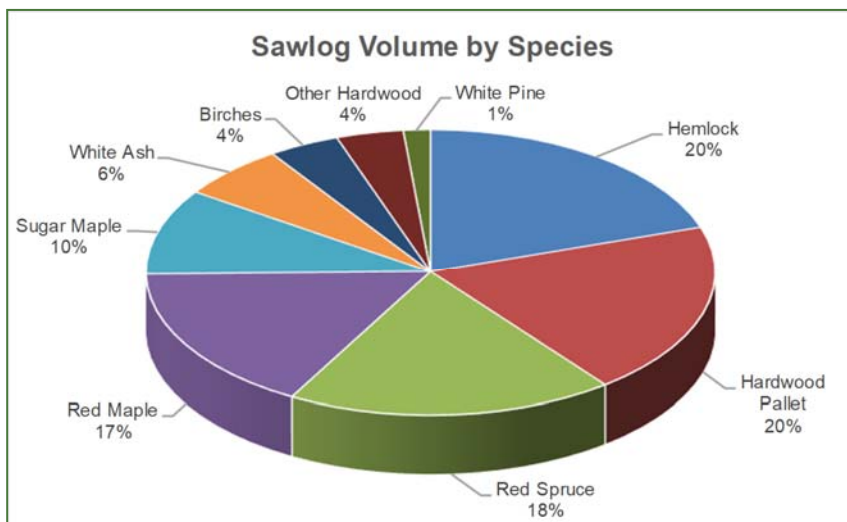
Late fall, early morning view from the homesite. This view is to the north with an equally fine view to the east.

The property's terrain is variable, with more gentle slopes at its center and steeper slopes leading to the ridges and along the easternmost section of the road frontage (as you approach the land from Gilead Road). The lowest elevation (1,000' ASL) is where the Gilead Brook feeder stream leaves the property, creating an elevation change of nearly 900'. Given that the property is situated at the top of the watershed (at the height of the land), there are no streams running through the property. Soils are generally well drained and productive.

## NATURAL RESOURCES

The property was acquired by the current owner in 2008 and, since then, the land has been managed for the production of forest products. In 2009 and 2010 most of the property was managed with various silvicultural treatments, producing the current resource that has variable stocking levels and diameter sizes. The harvesting created abundant natural regeneration.

The species composition is common for the area and includes the maples, red spruce, hemlock, white ash, the birches and miscellaneous other common hardwoods and softwoods.



The 2020 forest management plan identifies 7 forest stands and calls for additional silvicultural activities in 2020 and 2025; however, these scheduled activities can be delayed by the new owner by means of an amendment to the plan.

The property is located in a heavily-forested area with the Northfield Range just to the west. These conditions create habitat where large game mammals such as moose, black bear, white-tailed deer, coyote and fisher cats are common.



This view is to the north with the Northfield Mountain Range in the background, the property's forestland seen to the left of the picture, and the access road lower left. Neighboring homes along Byam Road in view.

## TAXES & TITLE

With the exception of 2 acres near the internal access road, 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 2030. Taxes in 2020 were \$1,911.

The boundary lines are all in fair condition, with all lines maintained and visible, having been marked with paint within the last 12 years.

The property is owned by GreatWoods LLC, whose 2020 deed is recorded in Book 115, Pages 177-179 of the Town of Bethel.



Mid-slope hardwood stand with Oak Hill Ridge seen in the background.



In view is the internal driveway leading to the land's small clearing in the foreground and looking east down Gilead Brook Valley in the background.

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# Locus Map

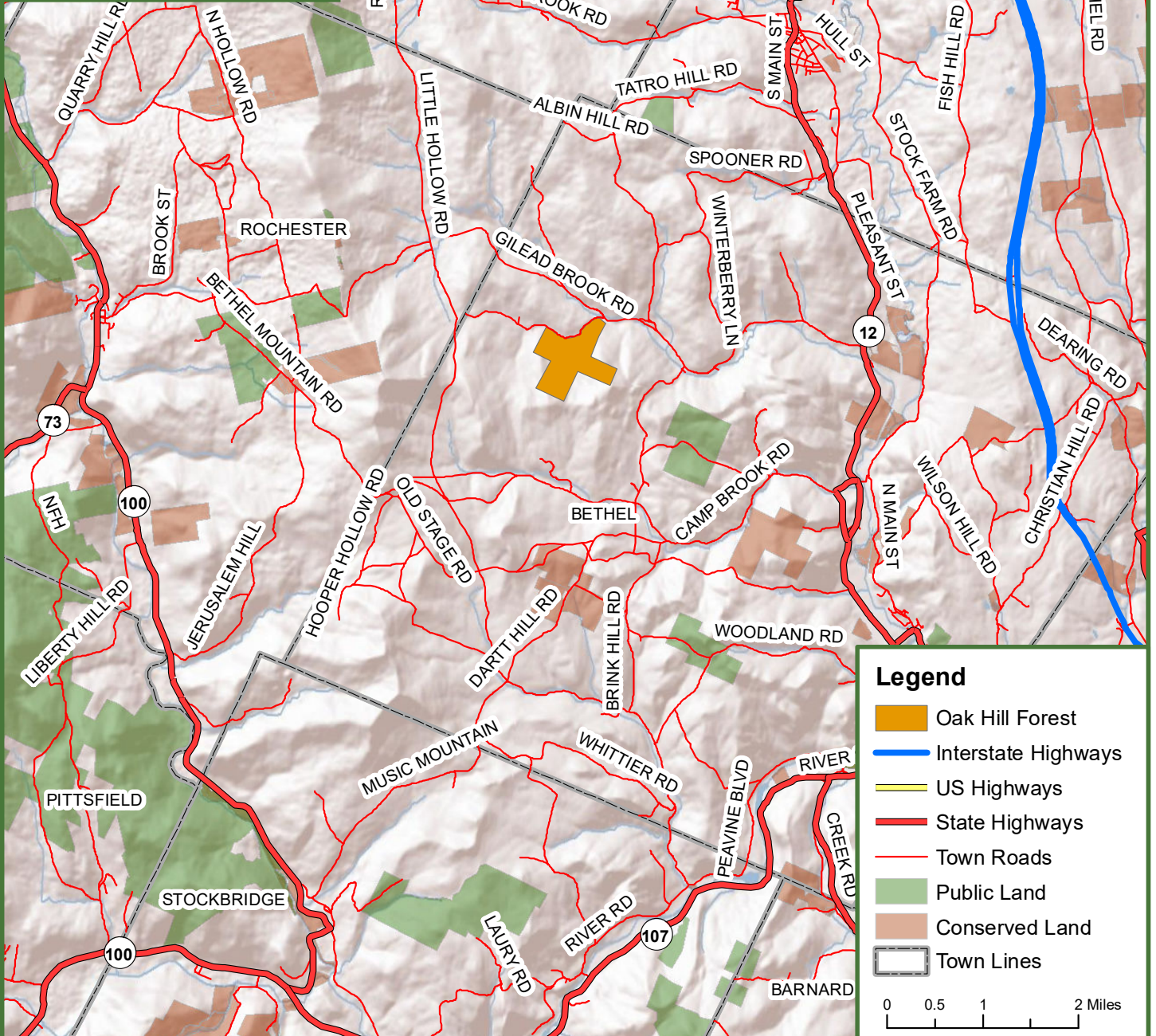
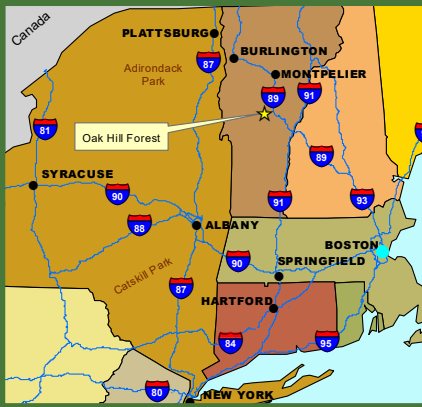
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### Bethel, Windsor County, Vermont



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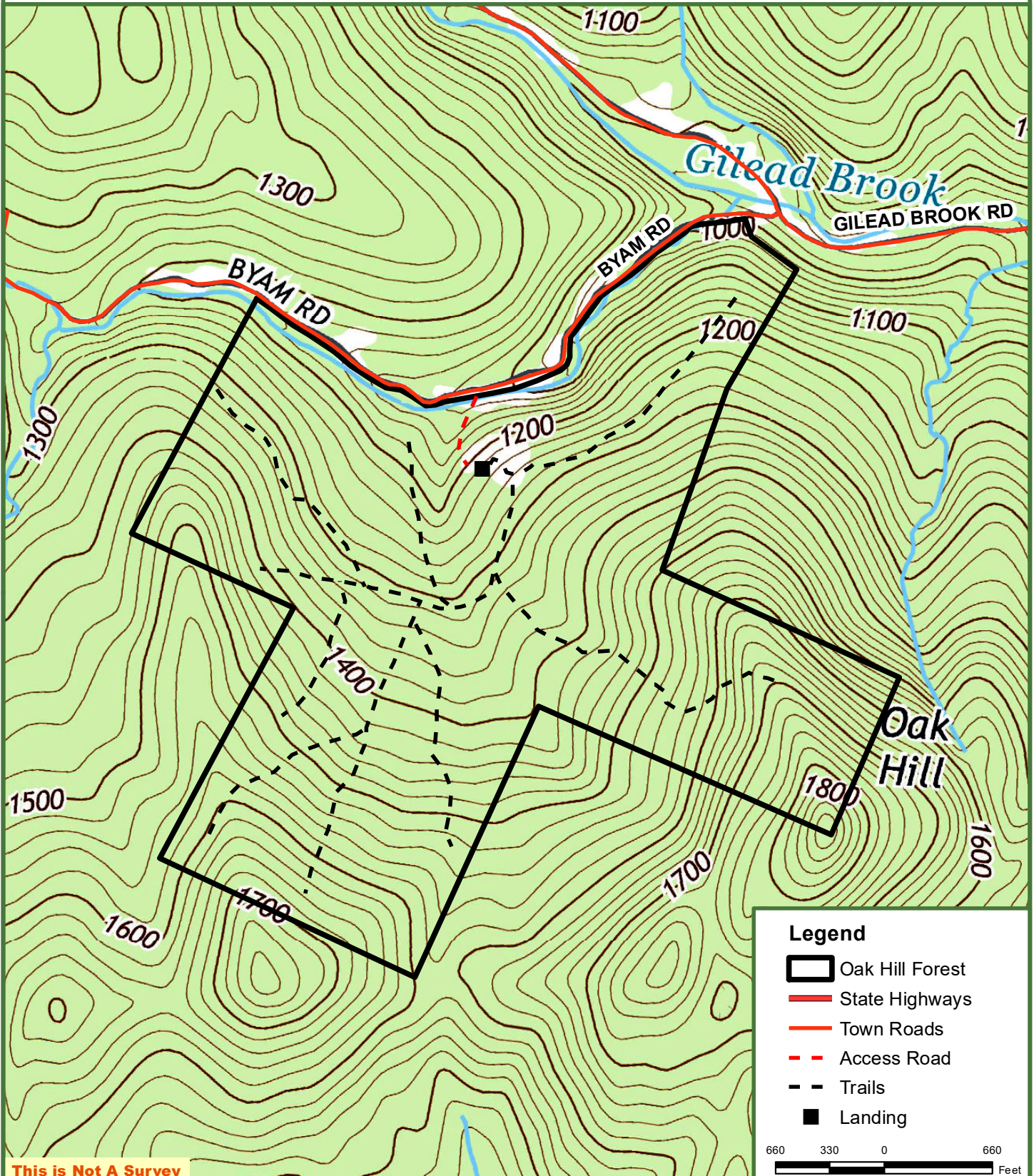


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Map produced from the best available information including UVA map, town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.

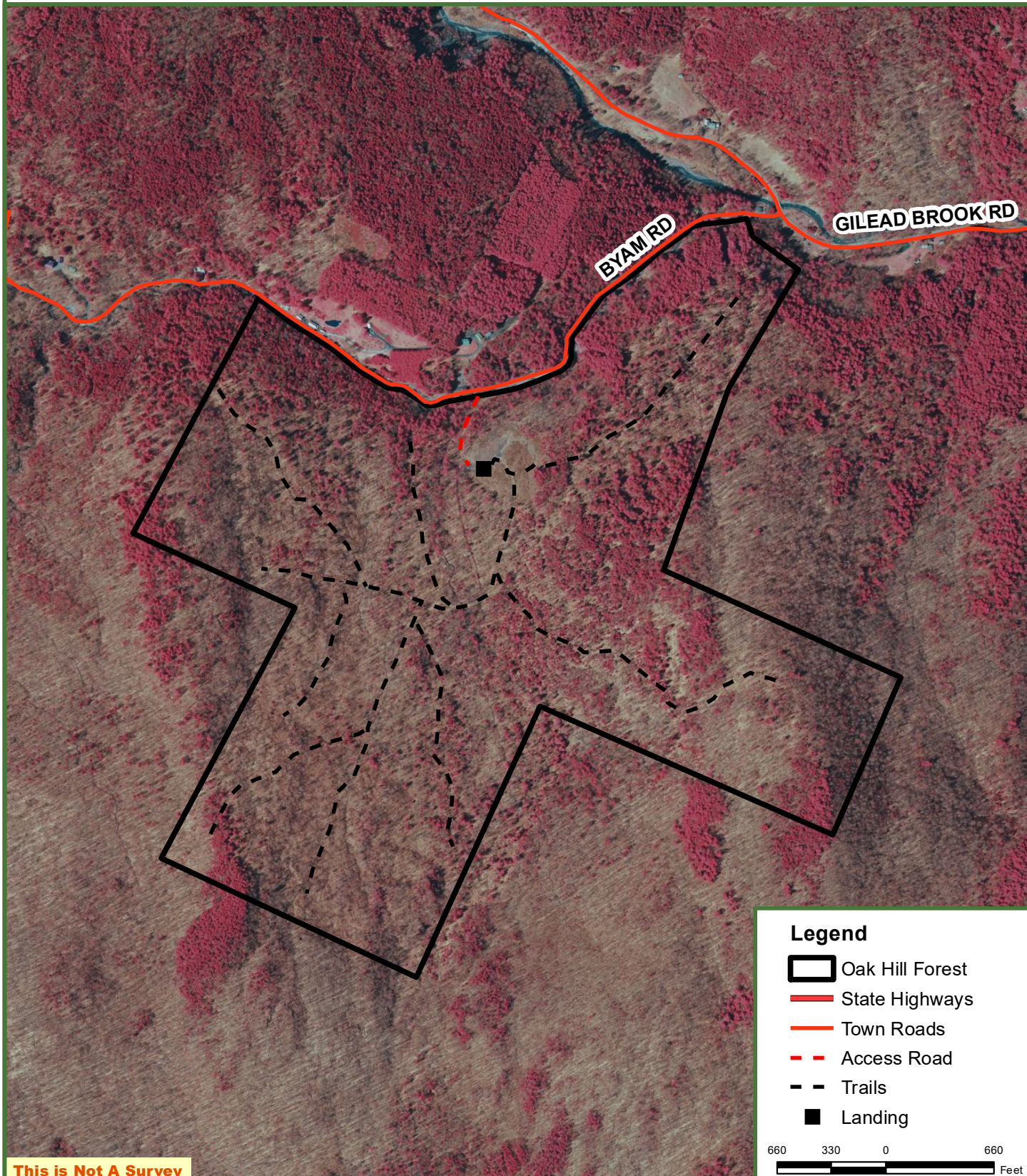


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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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