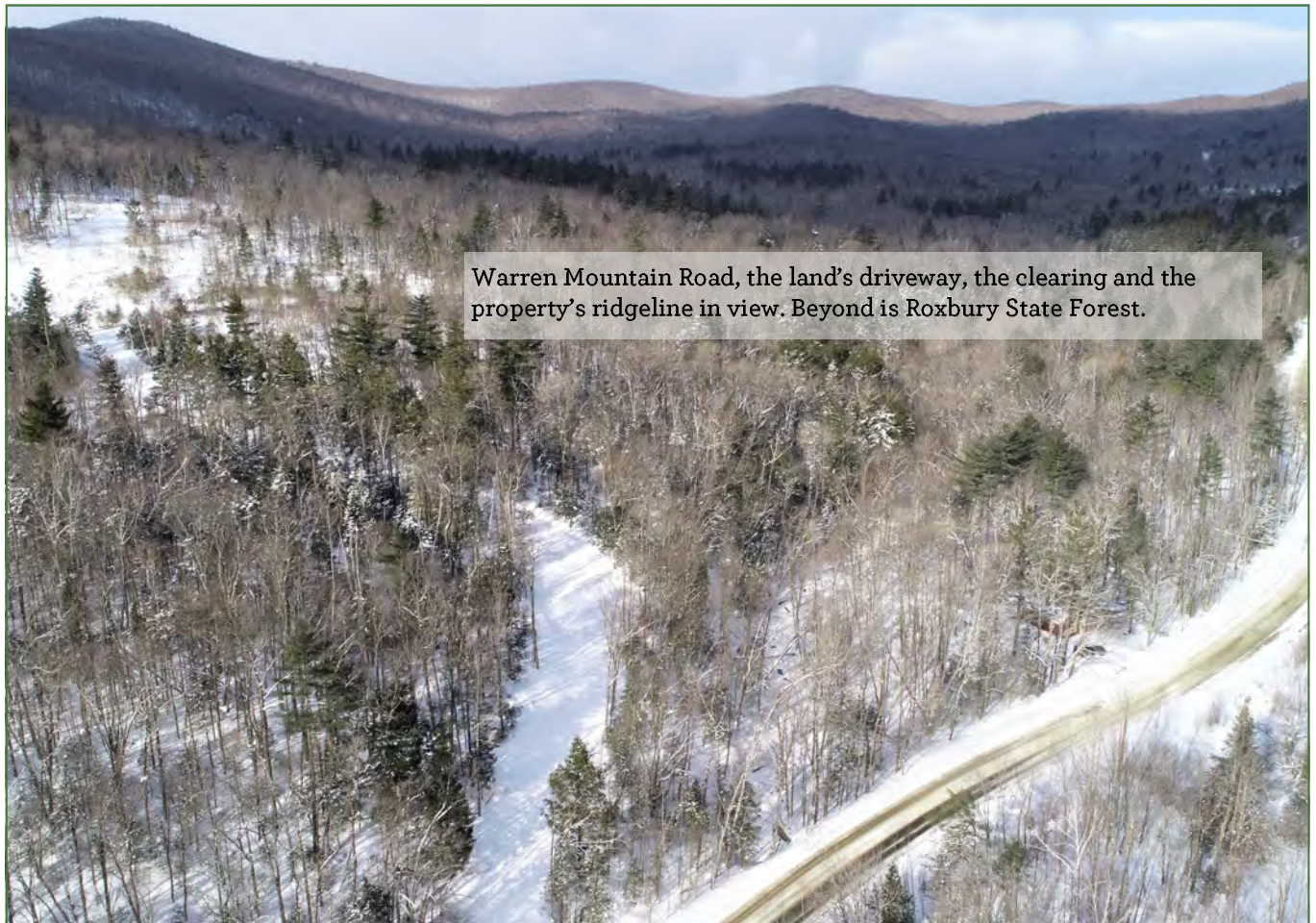


## **WARREN MOUNTAIN ROAD PARCEL**

**Located just 6 miles from Warren Village in Vermont, the property offers; an attractive potential homesite, driveway, clearing, long view, stream, and adjacent State Land.**



Warren Mountain Road, the land's driveway, the clearing and the property's ridgeline in view. Beyond is Roxbury State Forest.

***58 Grand List Acres  
Roxbury, Washington County, Vermont***

**Price: \$225,000**



## LOCATION

The land is located in the northwestern section of Roxbury township, on the eastern slopes of the Northfield Range off Warren Mountain Road. The land sits adjacent to the 3,066 acre Rice-Vogt Blocks of the Roxbury State Forest.

Roxbury Village is 1.6 miles to the east. East Warren is 4 miles to the west over Roxbury Gap, with Warren Village 6 miles from the land (12 minute drive). The parking lot at Sugarbush Ski Area is 9 miles from the property.

Burlington, Vermont is an hours drive. Boston is a 2.5 hour drive, with Hartford, CT a 3 hour drive.

## ACCESS

The access is provided by the paved section of Warren Mountain Road, where  $\pm 830'$  of road frontage exists on the road's south side. Electric and telephone service runs along the road frontage.

Internal access to the land is provided by a newly constructed driveway that runs  $\pm 540'$  to a level location, with a clearing at an elevation of 1,500'. The road was built in late summer/early fall of 2021 with ditches and culverts but will require final grading by the ownership in early spring. This road offers an excellent base for a year-round residence to serve as a driveway.

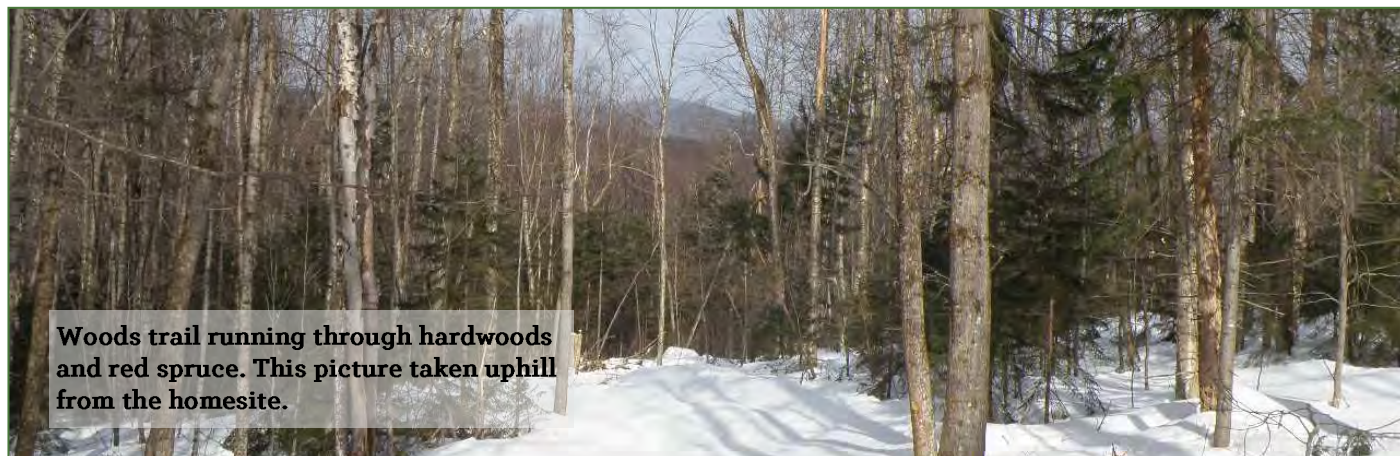
Directions to the property from Roxbury - at Route 12A, take Warren Mountain Road 1.5 miles, and the property driveway will be on the left. From Warren at the junctions of East Warren and Roxbury Mountain Roads, head east on Roxbury Mountain Road 4.3 miles to the property's driveway on the right (shortly after the pavement starts).



The land's clearing in view, with Roxbury Gap in the backdrop. Beyond the Gap is the Town of Warren.



Warren Mountain Road frontage with the property's driveway in view. Power and telephone service is roadside.



Woods trail running through hardwoods and red spruce. This picture taken uphill from the homesite.



## SITE DESCRIPTION

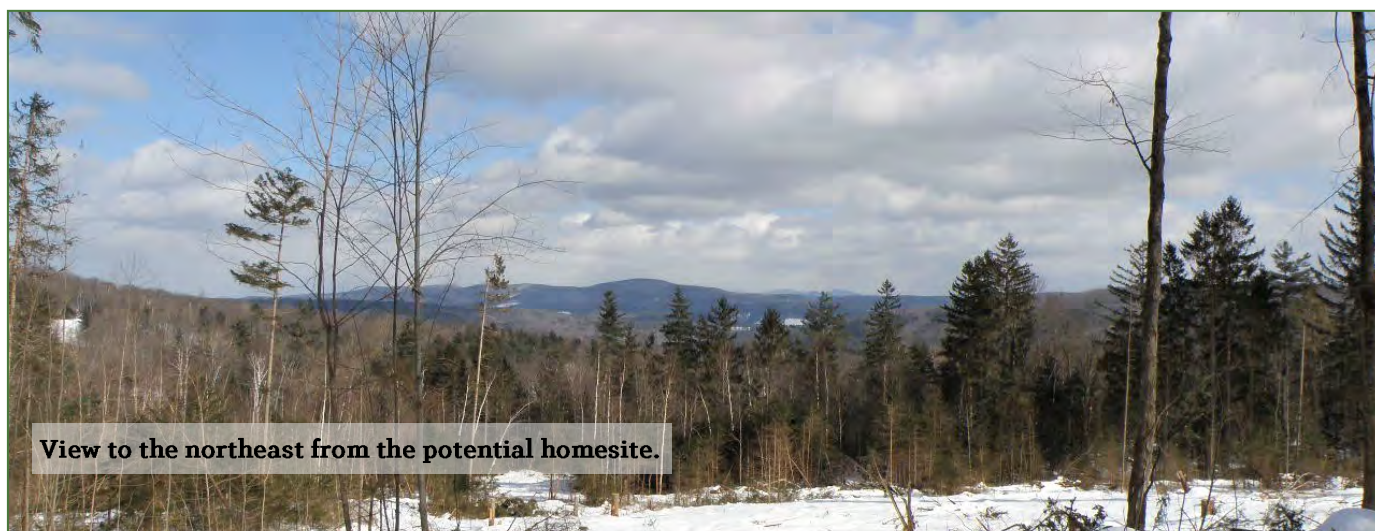
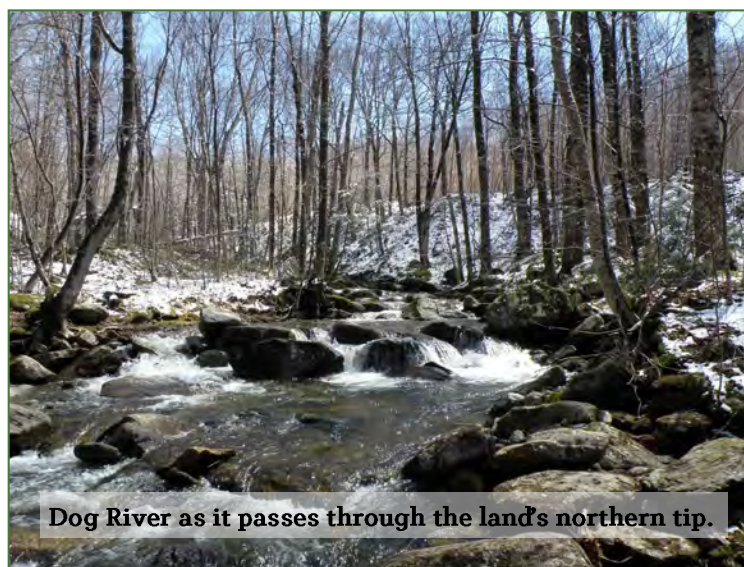
The property is ideal for developing a year-round home given the state-maintained paved road frontage, easily developed terrain, and exiting roadside electric and phone service.

The existing driveway ends at a newly created clearing with an elevation of 1,500', giving way to an attractive local and long view. This view includes local hills, mid-range mountains, and distant mountain peaks. The site offers a northeasterly aspect. It was formally a homestead in the early 1800s (there is a nearby stone foundation at this location).

The headwaters of the Dog River runs through the northern tip of the land offering direct access to this year-round, clear running stream.

The elevation along the road frontage is 1,400', with the land rising just shy of a Mountain Peak at the southern end with an elevation of 2,060'. This southern boundary line is shared with the Roxbury State Forest's 3,066-acre Rice-Vogt Blocks. In this area, slopes become steep, with rock-outcrops common. The upper, eastern boundary follows a ridge, also with occasional rock-outcrops. The terrain at the western and central sections of the land offers moderate slopes which were cleared for agricultural use in the 1800s.

All of the soils are generally well-drained, and the boundary lines are marked.





## NATURAL RESOURCES

The timber resource offers a mix of hardwoods and red spruce in nearly equal proportions. The majority of the forest (the mid to upper sections) have not been thinned in +/- 30 years. The stems range from 35 to 80 years old in these areas, and the forest is fully stocked.

Late in 2021, the Norway spruce stand near the potential homesite was harvested, plus the areas immediately below and above were thinned. The ownership will commence standard clean-up of the clearing area and grading of the road in early spring.

Moose and black bear are common in this area given the nearby large undeveloped landscape the State Forest offers.



Upper central area of the property with sugar maple stand.

## TAXES, TITLE & ZONING

The property's deed is recorded in the Roxbury Town Clerk's Office in Book 70, Page 119. The Grand List has 58 acres.

Annual property taxes are \$1,533/yr. The land **IS NOT** enrolled in the State of Vermont's Use Value Appraisal (UVA) program, also known as Current Use. The UVA program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses. Roxbury does not have any zoning. Therefore local zoning falls to the general state regulations (see Central Vermont Regional Planning Commission website).



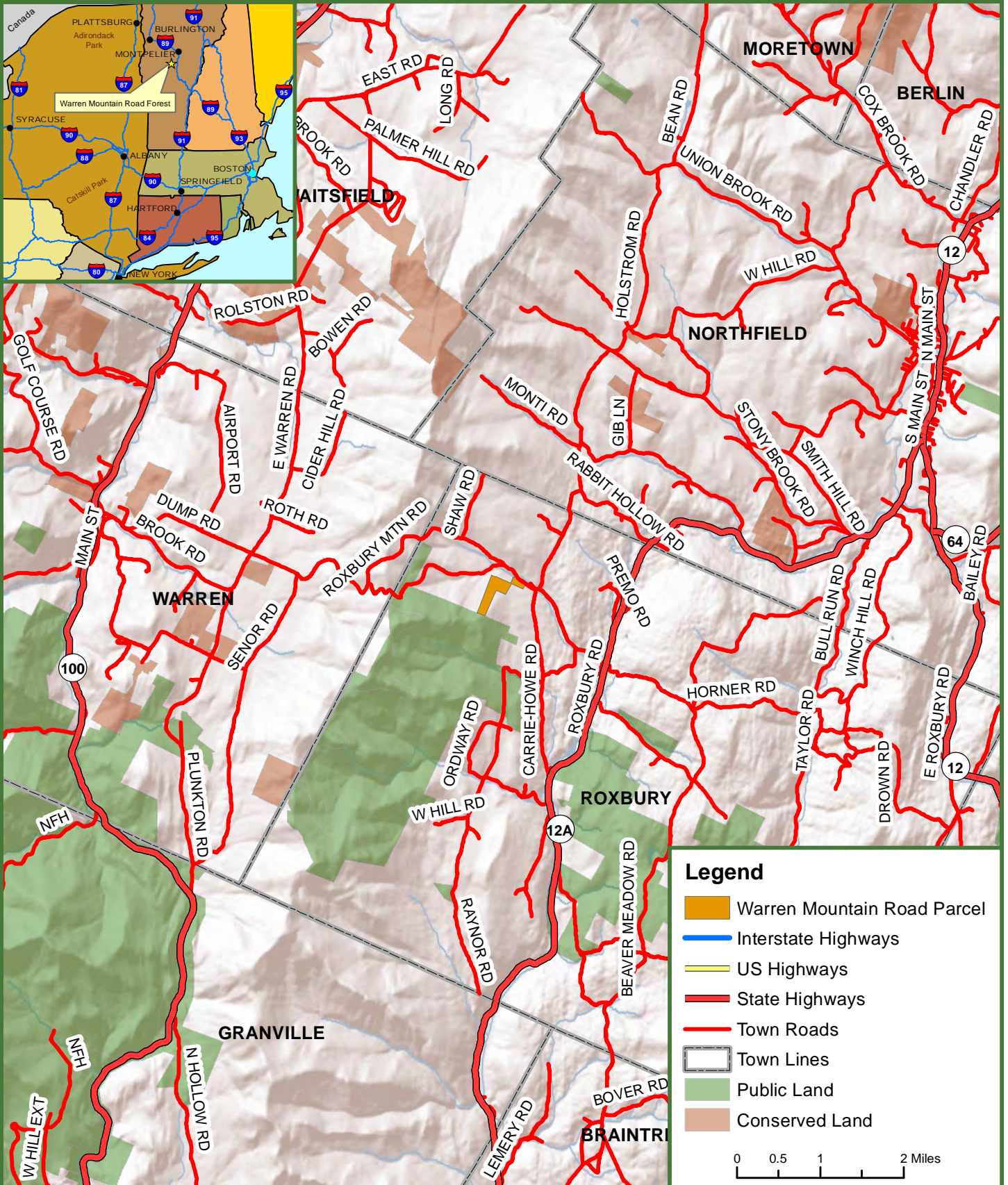
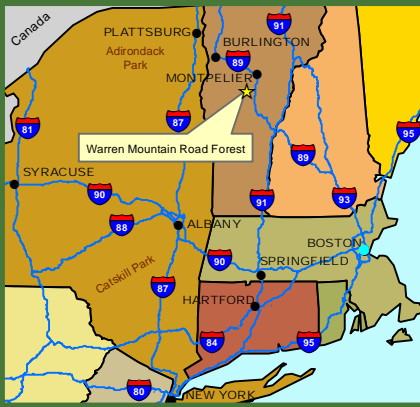
**The driveway leading to the clearing. The ridge beyond the clearing is on the property. Beyond is Roxbury State Forest.**

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  
**Warren Mountain Road Parcel**  
58 Grand List Acres  
Roxbury, Washington County, Vermont

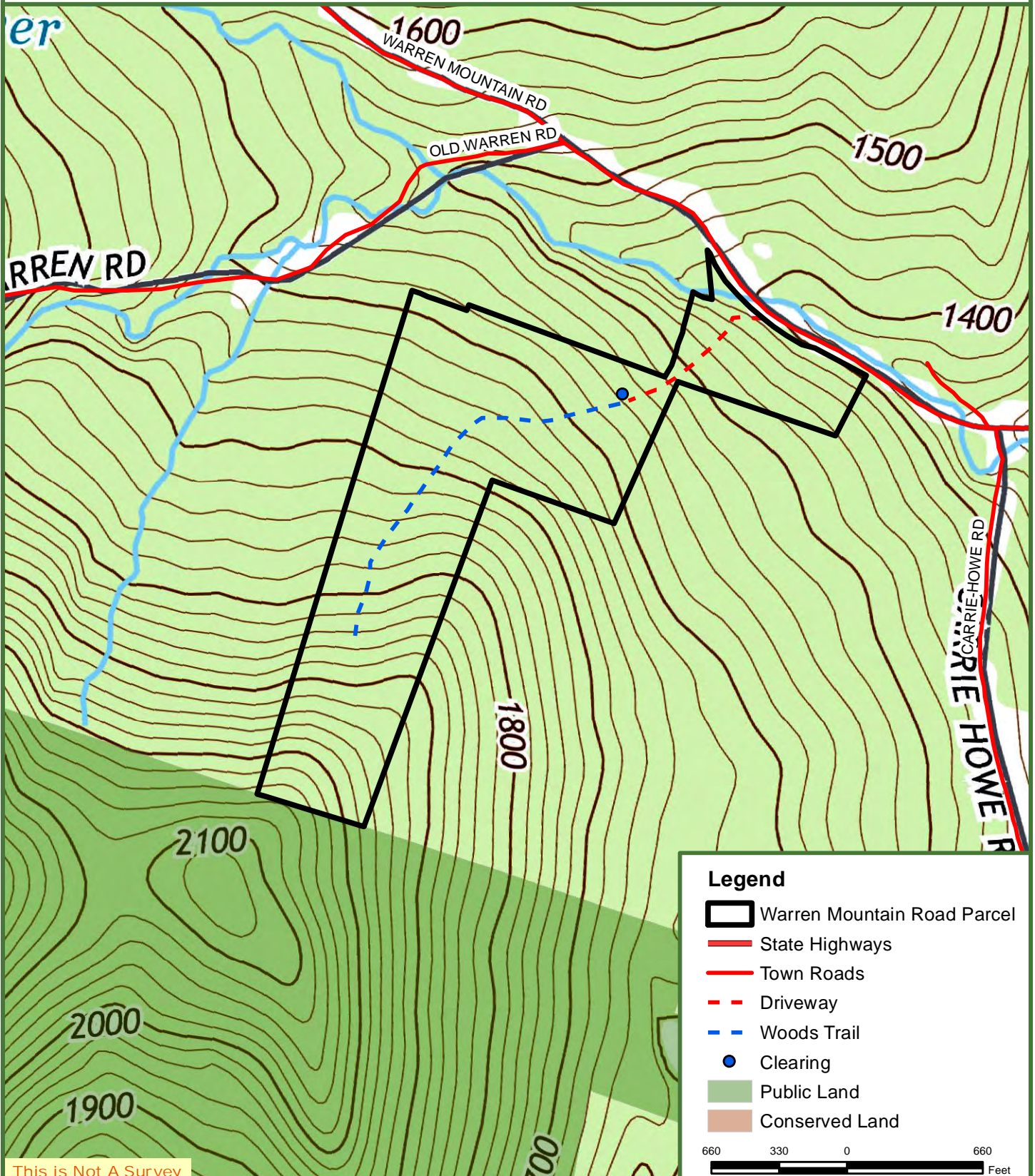






# Warren Mountain Road Parcel

58 Grand List Acres  
Roxbury, Washington County, Vermont



This is Not A Survey

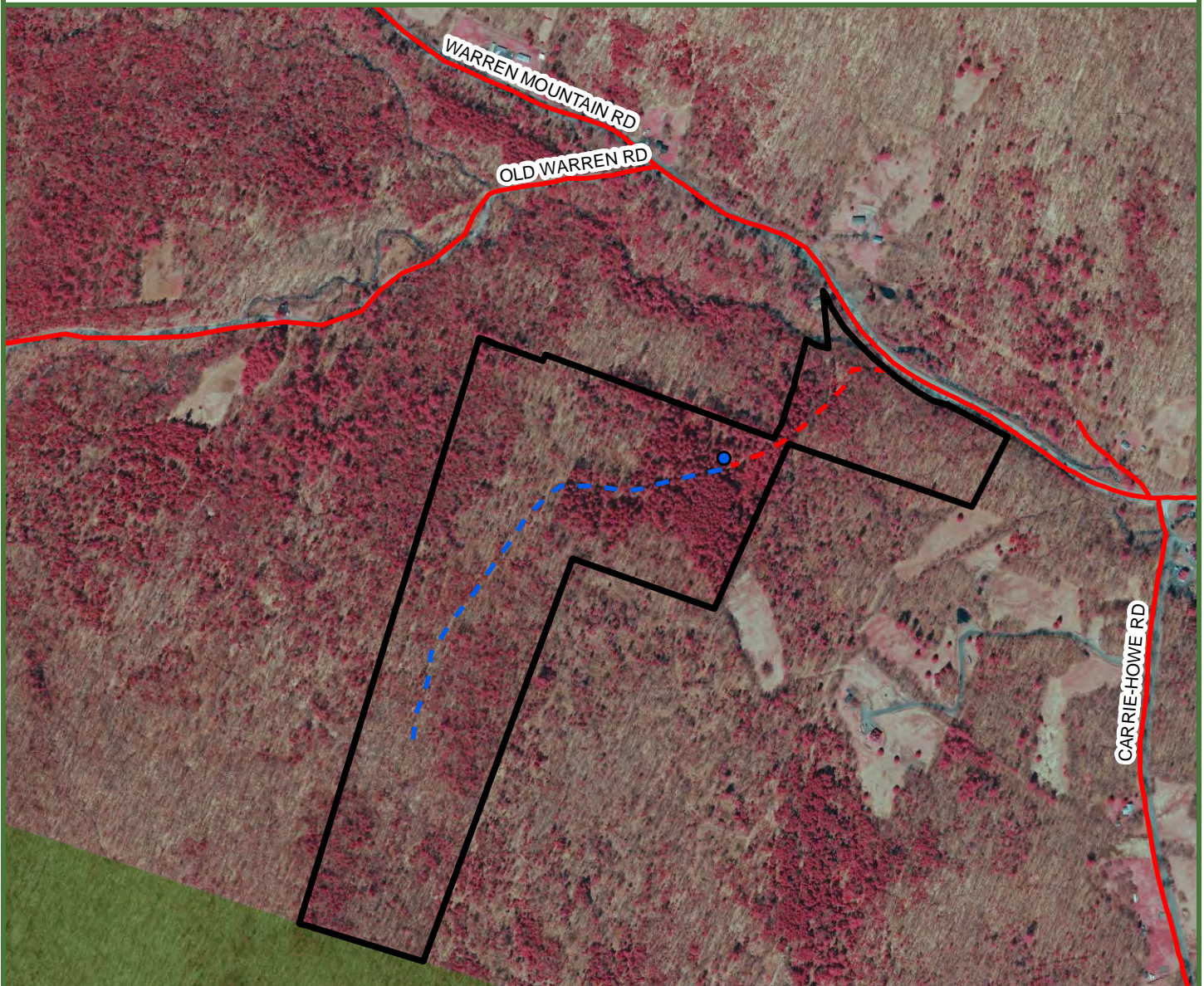
Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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





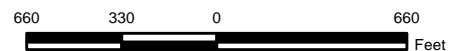
# Warren Mountain Road Parcel

58 Grand List Acres  
Roxbury, Washington County, Vermont



## Legend

-  Warren Mountain Road Parcel
-  State Highways
-  Town Roads
-  Driveway
-  Woods Trail
-  Clearing
-  Public Land
-  Conserved Land



This is Not A Survey

Map produced from the best available information including VCGI town tax maps polygon, 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.





# 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