

MIDDLE ROAD PARCEL

Located high on a hill in Vermont, the property features a large-level meadow with attractive long views and various homesite options.



The property's centrally located 20-acre meadow with long view to the west of the Green Mountains.

***74.4 Grand List Acres
Plainfield, Washington County, Vermont***

Price: \$278,000

LOCATION

The property is located in the rural town of Plainfield, a bedroom community to the nearby Barre-Montpelier Cities. The area is a working landscape of family farms, managed forests, public lands and small villages. This region's land use is nearly evenly divided between farm and forestland, with homes semi-widely scattered. The 26,000-acre Groton State Forest occupies the eastern end of the town, with the Spruce Mountain Trailhead 5 miles to the east. The capital city, Montpelier, with an enticing array of amenities, is 11 miles to the southwest, with Barre's downtown 5 miles along the way. Plainfield Village (2 miles to the north) offers a restaurant, health center, grocery store, opera house, and book store. The golf course, open to the public, is at the Country Club of Barre, 4 miles to the west, with the East Hill Farm Riding Center 2 miles to the south. Boston, Massachusetts, is a 2.75-hour drive to the southeast.



The property's 20-acre meadow looking northeast to the Groton Mountains

ACCESS

Access can be considered excellent with frontage on two town-maintained, graveled roads, each with electric power and telephone services roadside.

The Middle Road frontage is 870' of level terrain with an easy potential driveway point at the middle of the frontage (other possible driveway points are possible).

The Lower Road frontage is 950' with two good potential driveway points possible (one driveway is established and is currently used as the VAST trail).

Several old woods and agricultural-related trails provide internal access. In addition, a well-maintained Vermont Association of Snow Travelers (VAST) trail runs through the land which is depicted on the property maps.

Given the two town roads, multiple access points and level terrain, the future subdivision of the land is possible.



Middle Road with property seen on right.

SITE DESCRIPTION

The property's highlights include nearly 20 acres of open land, possible long views, a historic homesite, and attractive forest resources.

The land's relatively high elevation provides attractive, potentially long views to the east of the mountains near the Groton State Forest and the west of the Worcester Range.

The eastern half of the property offers gentle, mostly well-drained terrain, while the western half has variable slopes with a mix of gentle, to at times exposed bedrock, small cliffs, and short ridges. The high elevation is along Middle Road at 1,400' above sea level (ASL), falling to 1,180' ASL along Lower Road. The aspect is generally to the west.

Given the relatively high elevation, no year-round streams are on the land.

The property's nearly 20 acres of open land sits at its center, a private location with existing views of the mountains to the northeast. This meadow is a perfect location to build a home. With additional tree clearing, the view would improve and include the Worcester Range to the west.

Depicted on the property maps, the historic homestead site is along the meadow's edge, near the southern boundary and includes a large cellar hole, stone foundations for the home and nearby barn, and old, large trees.



Center of meadow looking northeast.



Historic cellar hole at the edge of the meadow.



The edge of the meadow lower left, then the land's forest canopy with Worcester Range center view.

FOREST RESOURCE

The forest resource can be divided into two general stand types (as done in the land's Forest Management Plan). The eastern half is regrowth from old field abandonment consisting of trees roughly 25-40 years old. Hardwoods dominate with scattered pines.

The land's western half holds an older class of white pine and northern hardwoods, with most stems about 55-65 years old. Good forest aesthetics and varied terrain make hiking in this half of the property interesting.

A vernal pool exists just to the west of the meadow at the base of a ridge.



White pine is common on western end of the land.

TAXES, TITLE & ZONING

The property is owned by Jeffrey A. Dilks & Kelli J. Dilks, whose deed is recorded in the Plainfield Town Clerk's Office in Book 65, Pages 482-483.

In 2012 soil test pits were taken near the edge of the eastern end of the meadow, confirming a mound system. The land was surveyed in 2012.

Annual property taxes in 2022 were \$358.26. The entire property is 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. The management plan date is 2015.

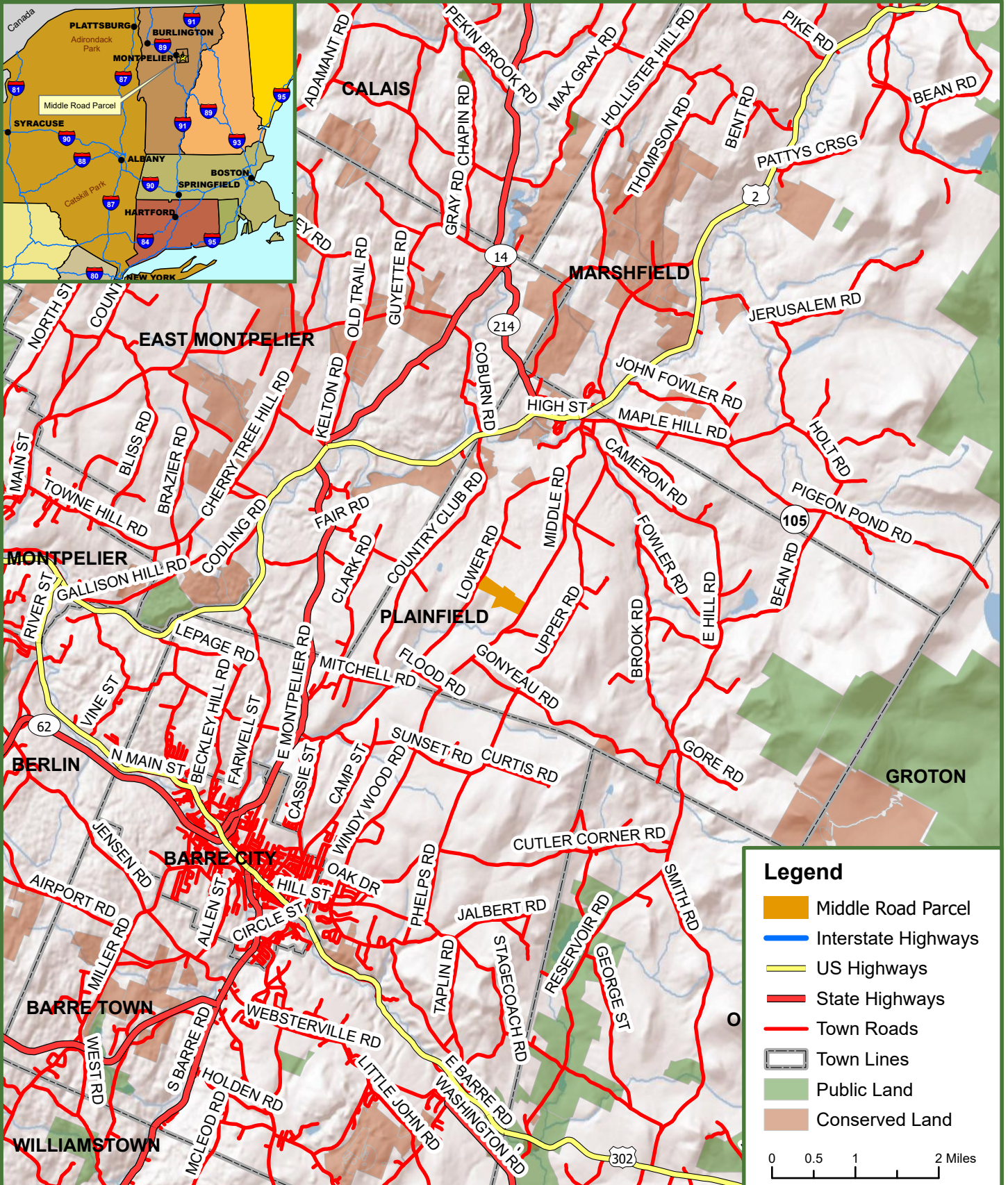
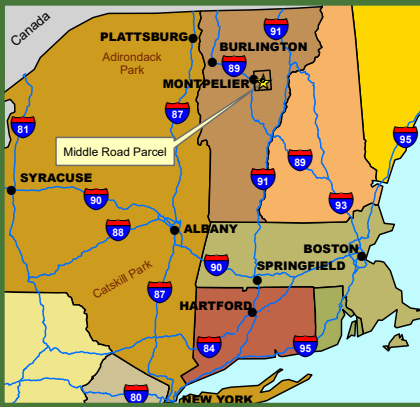


Looking south over the meadow with Northfield Range center view and Camels Hump to the right view.

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.



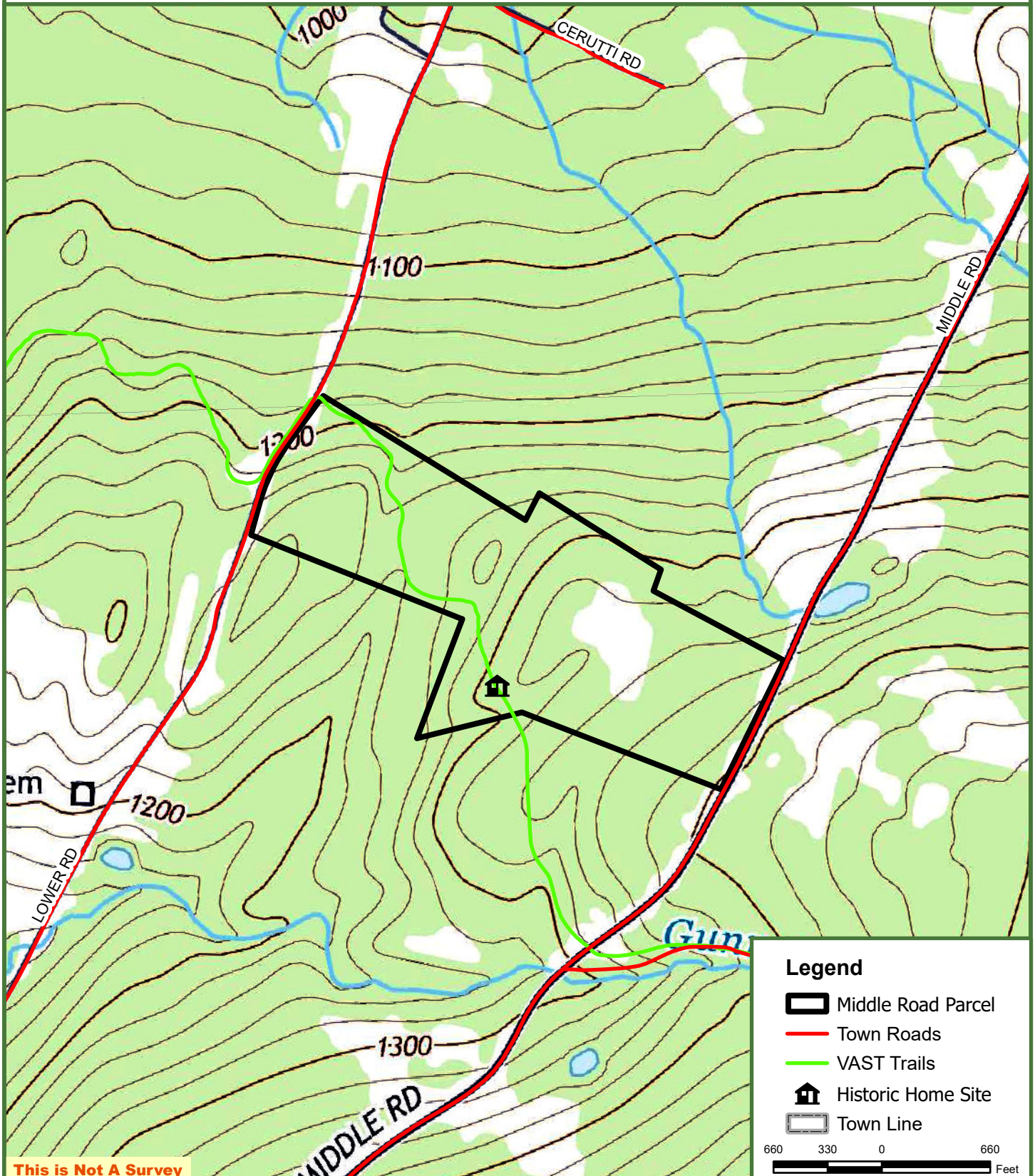
Locus Map
Middle Road Parcel
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Plainfield, Washington County, Vermont





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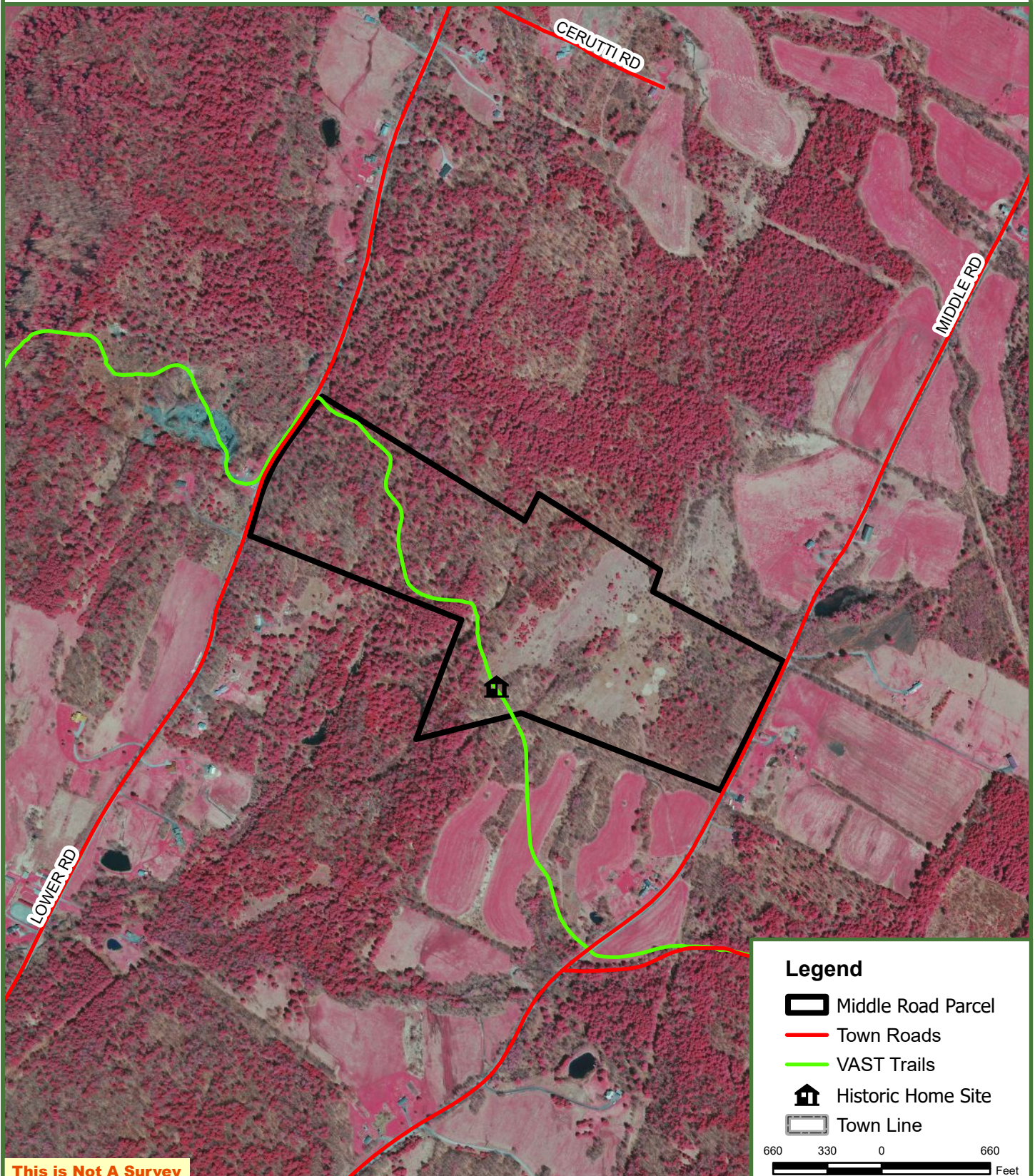
This is Not A Survey

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.



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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