

WEST BURKE FOREST

This property features a house and garage on 52 acres, with open land and forest plus frontage along the West Branch of the Passumpsic River.



***52.5 Grand List Acres
West Burke, Caledonia County, Vermont***

Price: \$225,000

PROPERTY OVERVIEW

West Burke Forest includes a 3 bedroom, 2 bath house and a 2 bay garage/workshop on 52.5 acres set in a mix of forest land and fields. The West Branch of the Passumpsic River flows along the property's eastern boundary. The forest is a mix of hardwoods and conifers, with a large number of white cedars near the river.

Key property highlights include:

- The house has an open-plan layout with a deck facing south,
- Easy access with a driveway on a well-maintained dirt road,
- Frontage on the West Branch of the Passumpsic River,
- There is an area of open meadow near the house, with most of the land forested,
- Excellent deer hunting is available on the property,
- Very close to many restaurants, shops and skiing at Burke Mountain.

THE LOCATION

The house and forest are located just over a mile from the village of West Burke, with the large town of Burke and Burke Mountain Ski Resort only 4 miles away. Boston, Massachusetts is 3 hours south, Hartford, Connecticut is 3.5 hours away, and Montreal, Quebec is 2.5 hours north. Fishing, boating, and swimming at Lake Willoughby and Crystal Lake are only a 20-minute drive from the property. This area offers some of the best outdoor activities available in the Northeast Kingdom of Vermont.



The three bedroom home has views seen through the trees, which could be made better with some clearing.



Two bay garage with an extension to the back which was used as a workshop.



The house faces south and views of Burke Mountain Ski Resort are seen from the large field.

PROPERTY DESCRIPTION

The West Burke Forest property has a house built in 1988 with 1000 square feet of living space and a completely finished basement. The building is in good shape structurally but could use some cosmetic work to inject some color and give it a more modern appearance. There is an open-plan living area upstairs with one bedroom, one bathroom, a large kitchen, and a deck facing south. The basement level contains two bedrooms or office space and another living area, bathroom, and outside deck. The two-bay garage has an additional room in the back of the building used as a workshop.

The land itself is a mix of forest and open areas, with a large grass meadow near the road. The forest contains a mix of hardwoods and softwoods, a small area of vernal wetlands, and about 1,000 feet of frontage on the West Branch of the Passumpsic River. There is a large section of white cedar in the forest, mainly closer to the river. This cedar forest would be beneficial to deer, bear, and turkeys due to the abundance of food available, and hunting or wildlife viewing would be very good. The river frontage runs along the eastern boundary and could be explored to find a nice spot to use as a place to cool off in the hotter months of the year. This property would be well-suited for a local family or used for a holiday home due to its location close to so many outdoor activities.



Two floors of living space are found inside the ranch style house.



Looking through the kitchen to the sunny living area.



Open plan living area with French doors leading to one of two decks facing south.

ACCESS

The property address is 862 North Ridge Road, West Burke, Vermont.

From I91 Exit 23 in Lyndonville Vermont, take Route 5 to West Burke. Turn right onto Route 5A, and turn left onto North Ridge Road. The property is on the right after about 1 mile.

EASEMENTS

There are two easements on the property. One is a small utility line that runs through the forest. The second easement is the Portland, Maine to Montreal, Quebec pipeline. Since the transport of oil from Maine to Quebec has been stopped, the pipeline is likely to remain not operational. Even though the line is unused at this time, no structures can be built above the pipelines.

TAXES & TITLE

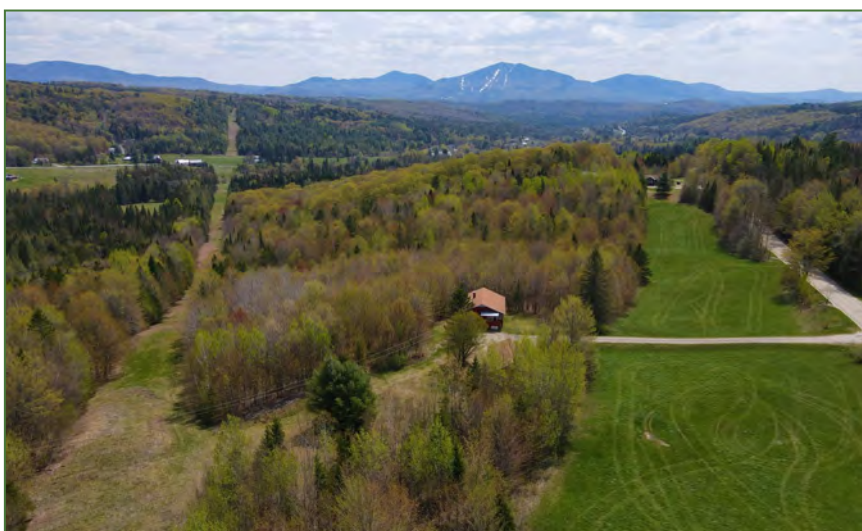
The property is owned by The Nature Conservancy and is NOT enrolled in Vermont's Use Value Appraisal Program. (UVA). Putting the land in UVA would lower the taxes significantly. The deed is found in Book 39, Page 345 in the Town of Sutton land records. Taxes for the entire property for 2022 were \$5,358.99.



A mix of tree species are found in the forest.



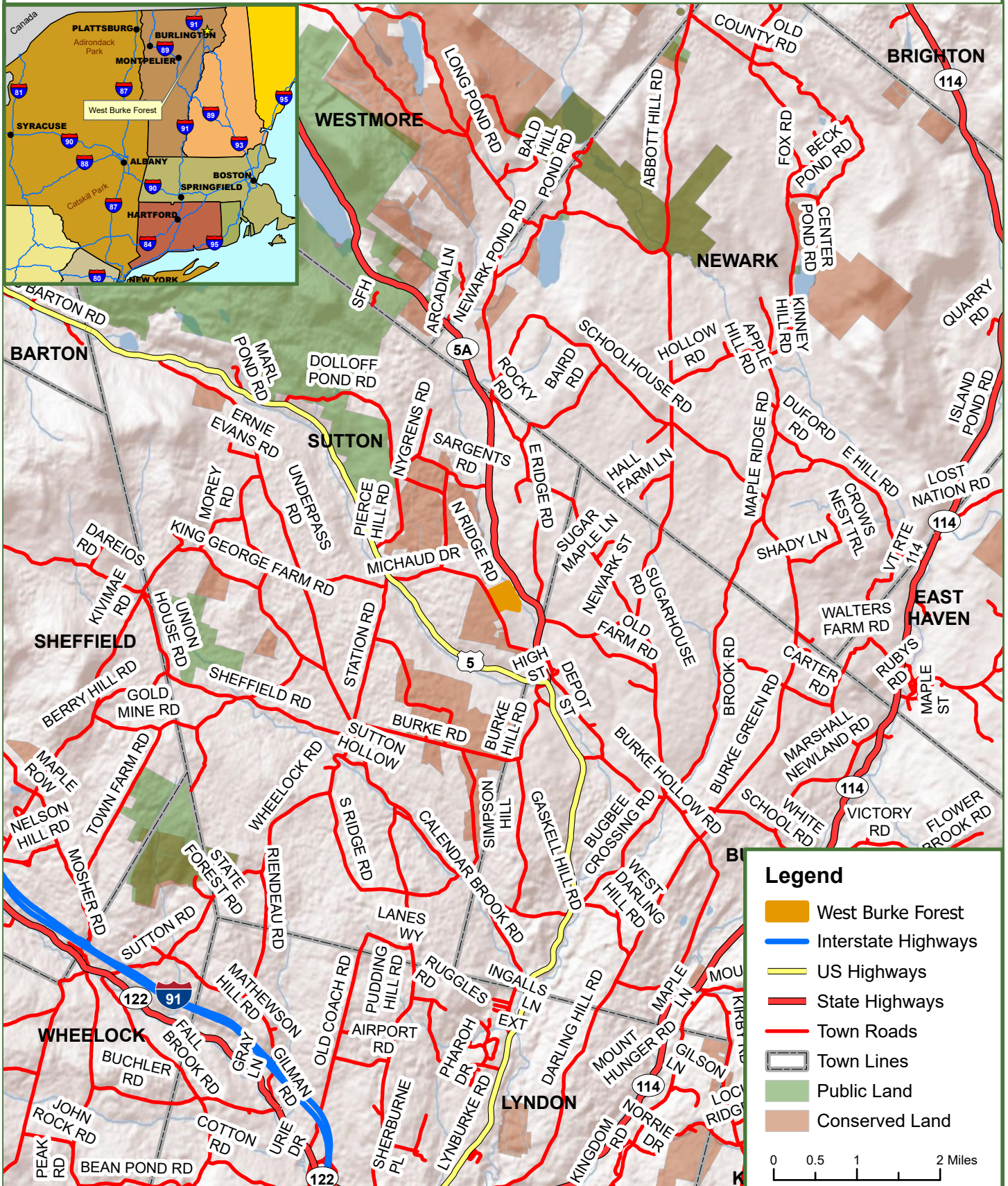
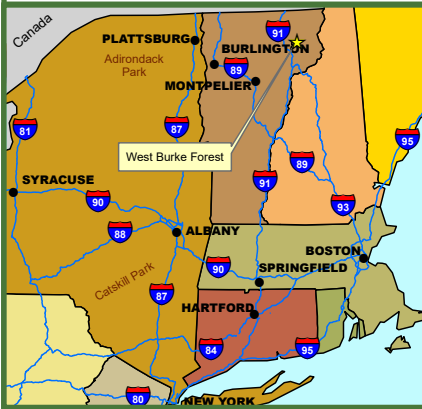
The West Branch of the Passumpsic River flows along the eastern boundary of the property.



Drone photo of the house, garage with fields to the right and forest leading down to the river.



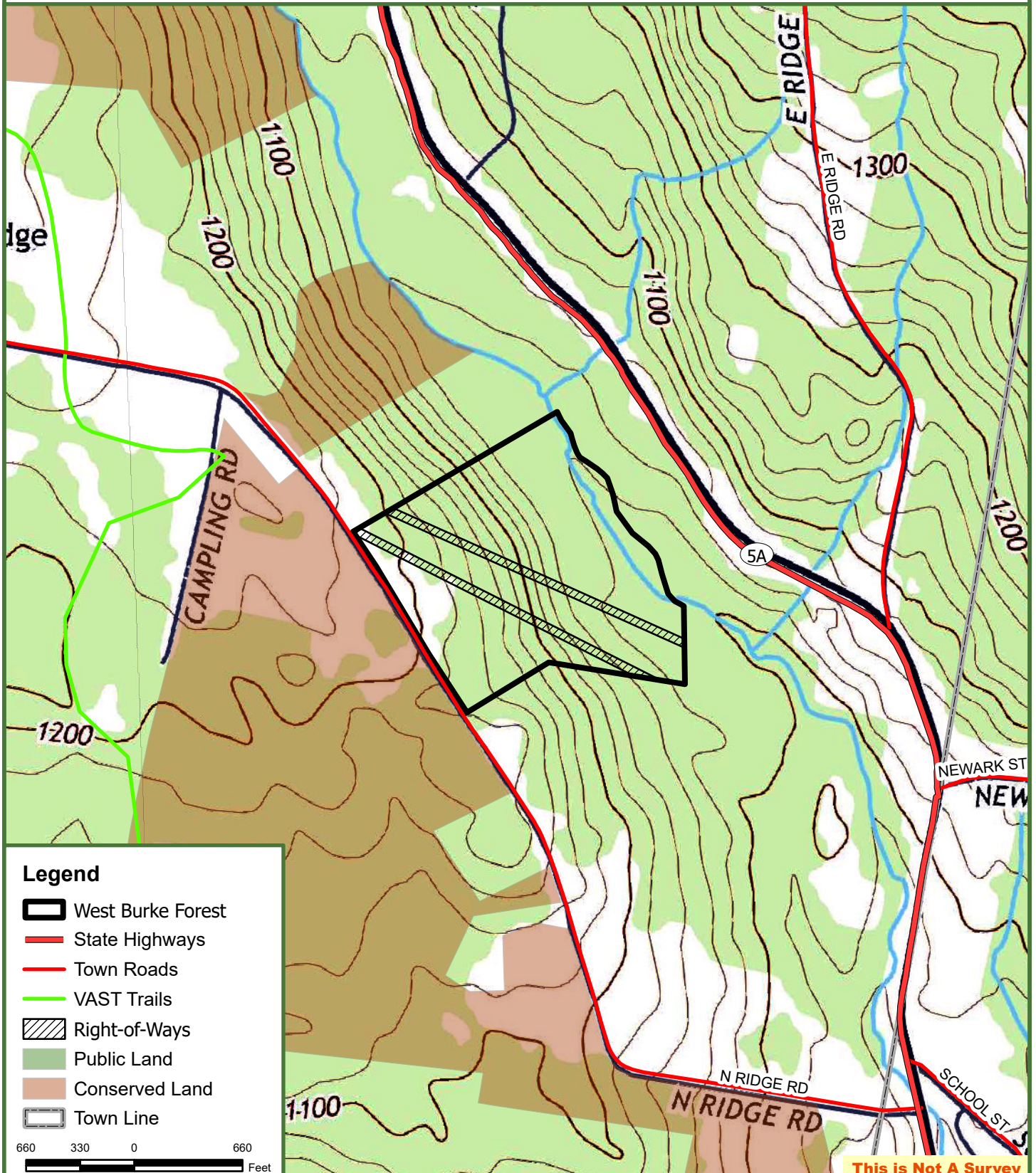
Locus Map
West Burke Forest
52.5 Grand List Acres
Sutton, Caledonia County, Vermont





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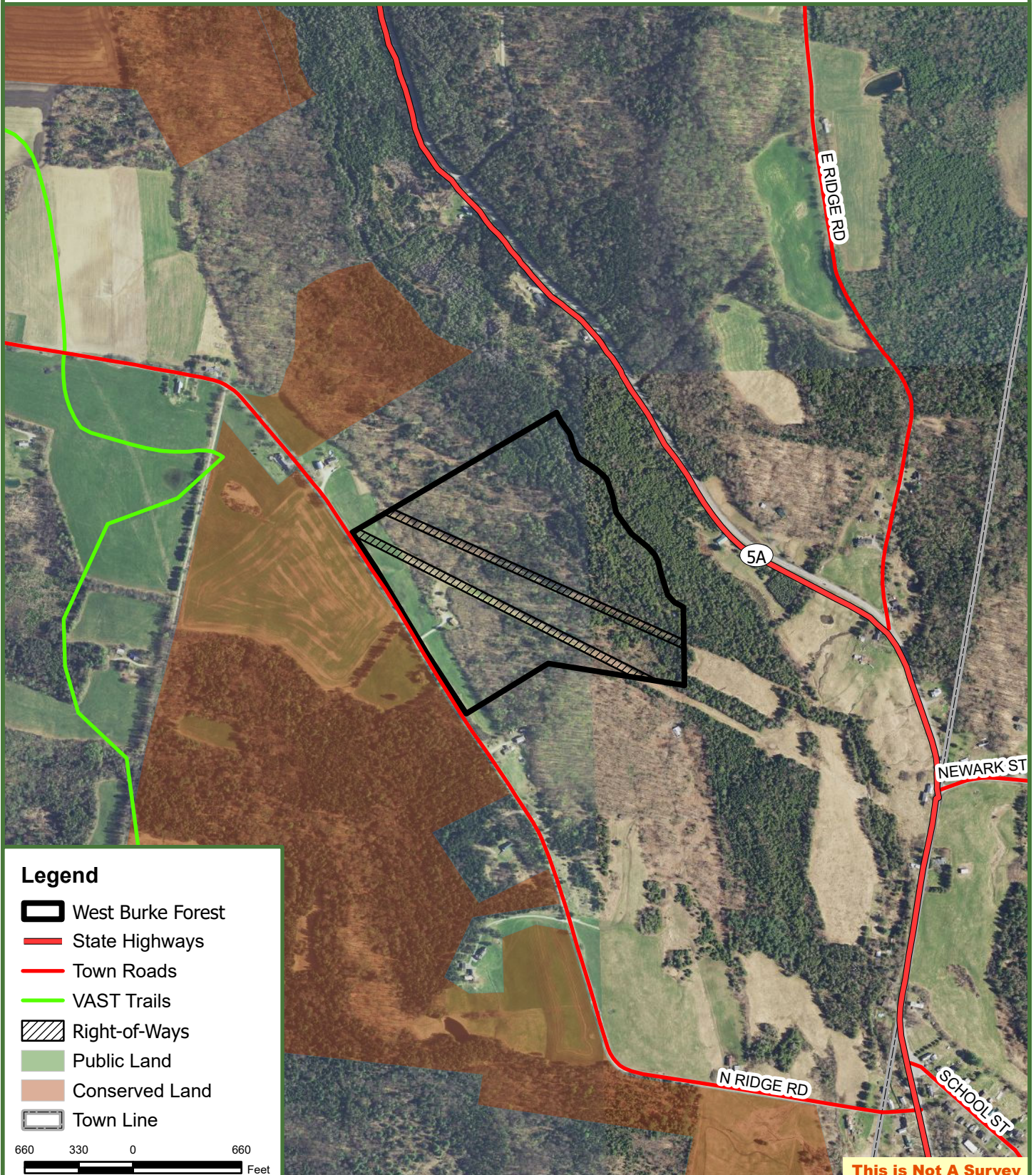


Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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

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