

COX BROOK HEADWATERS

Close to several of Vermont's ski resorts and diverse job markets, this property offers a homesite option with roadside utility services and views with tree clearing to Chase Mountain.



The clear waters of Cox Brook, with its tall softwoods, run through the length of the property.

***68.2 Tax Acres
Moretown, Washington County, Vermont***

Price: \$225,000

OVERVIEW

The property is ideally suited for the development of a family homesite. An existing woods trail runs to a potential homesite supported by an approved 5-bedroom wastewater permit. The Moretown location provides easy access to schools, skiing, and job markets. The land's high elevation offers views to the east of Chase Mountain, with trees clearing. Electric and phone services are available roadside.

LOCATION

The property is in a country setting 3.2 miles from the village and a short drive to job centers, skiing and shopping. Homes near the land are dispersed and generally well maintained, creating an attractive rural character. Nearby Moretown Village hosts an elementary school, a well-appointed country store and town offices.

The Mad River flows through Moretown from the south on its way to the Winooski River on the northern edge of town. A popular swimming hole with large rocks for relaxing and jumping is just south of the Village.

The adjacent towns to the north and south, Waterbury and Waitsfield (each +/-11 miles from the property), offer diverse job markets, a variety of retail stores and specialty restaurants. Multiple skiing venues are also nearby, including Sugarbush, 15 miles from the land. The regional high school is 5.6 miles to the west.

Burlington, Vermont's largest city, and the Stowe Mountain Ski Resort are both a 45-minute drive to the west and north respectively. Boston is about a 3-hour drive to the southeast.

ACCESS

Access consists of +/-1,700' of frontage along Moretown Mountain Road, a town-maintained, graveled road with electric power and telephone services roadside. An existing driveway is cut into the land with woods trails fanning out from there. The potential homesite is +/-500' from the driveway entrance.



The land with the mountains to the north in view.



Internal access can be developed from existing driveway off Moretown Mountain Road.



Partially-cleared potential homesite.

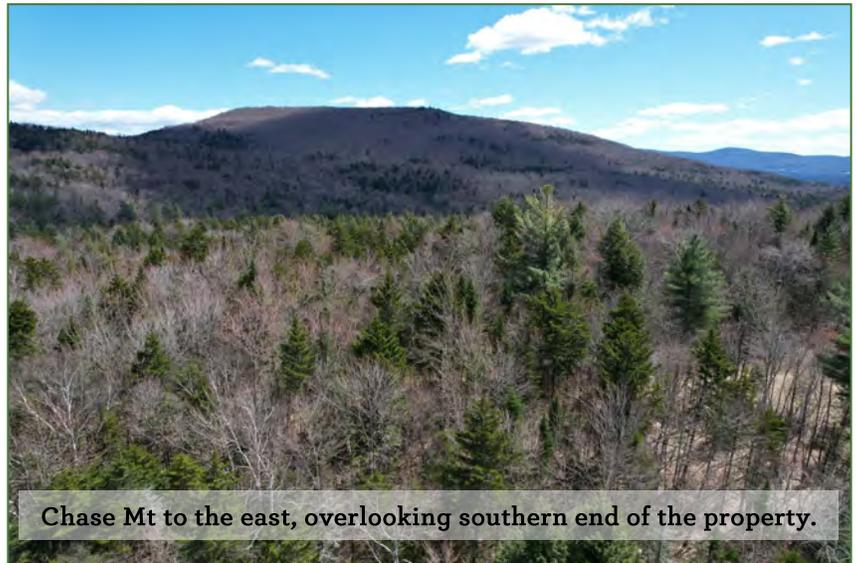
SITE DESCRIPTION

The land's relatively high elevation (+/- 1,300') provides attractive, potential views to the east of Chase Mountain near the future homesite location. This site is away from the town road, allowing privacy with gentle slopes offering a nice yard with tree clearing and grading. The homesite has almost a neutral aspect but slightly sloping to the north.

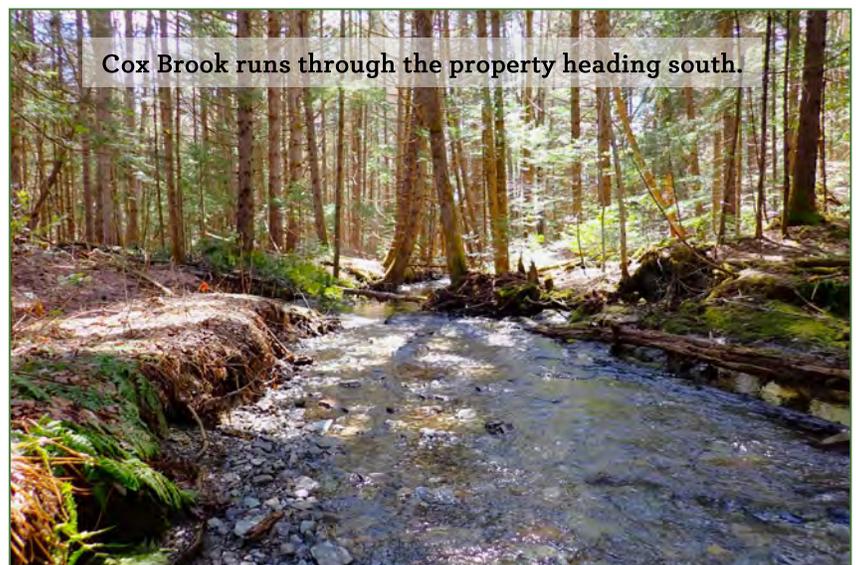
Overall, the land can be considered variably-sloped, exhibiting flat knolls, rolling land, and steep ledge. The land along the town road represents the low point, whose terrain generally rises to the east and then slopes down to Cox Brook before rising again to the eastern boundary. Cox Brook begins just to the north of the property, running through the land as a small year-round brook.

The soils are variable with well-drained areas mixed with some poorly drained spots and sites with soils shallow to bedrock and exposed ledge.

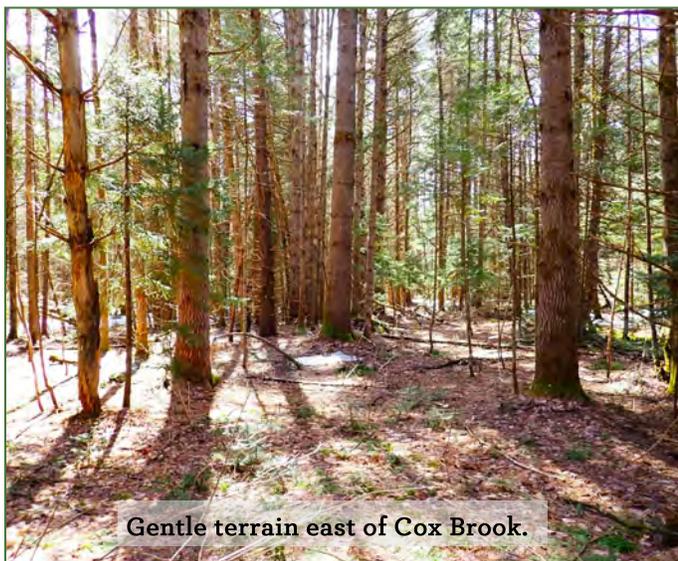
The land has been tested and approved for septic use with a 5-bedroom wastewater permit issued in 2020 (Permit WW-5-8397). The maps in this report indicate the location of two rights of ways that run through the land, the eastern RoW providing a nice woods road west of the stream.



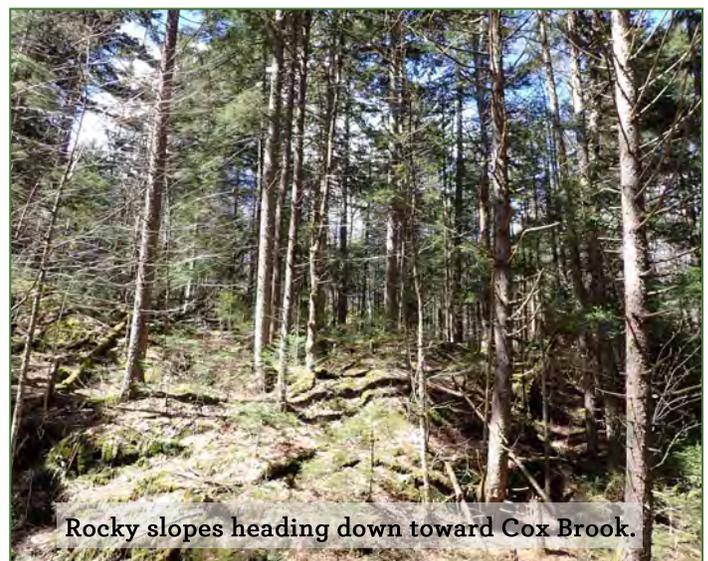
Chase Mt to the east, overlooking southern end of the property.



Cox Brook runs through the property heading south.



Gentle terrain east of Cox Brook.



Rocky slopes heading down toward Cox Brook.

TIMBER

Forest aesthetics for the property can be considered attractive given the older age classes and dense overstory canopy, however in areas, a dense understory exists given the nature of the mostly softwood species composition which can thrive in semi-light conditions, and the partial canopy openings created from the 2005 forestry thinning.

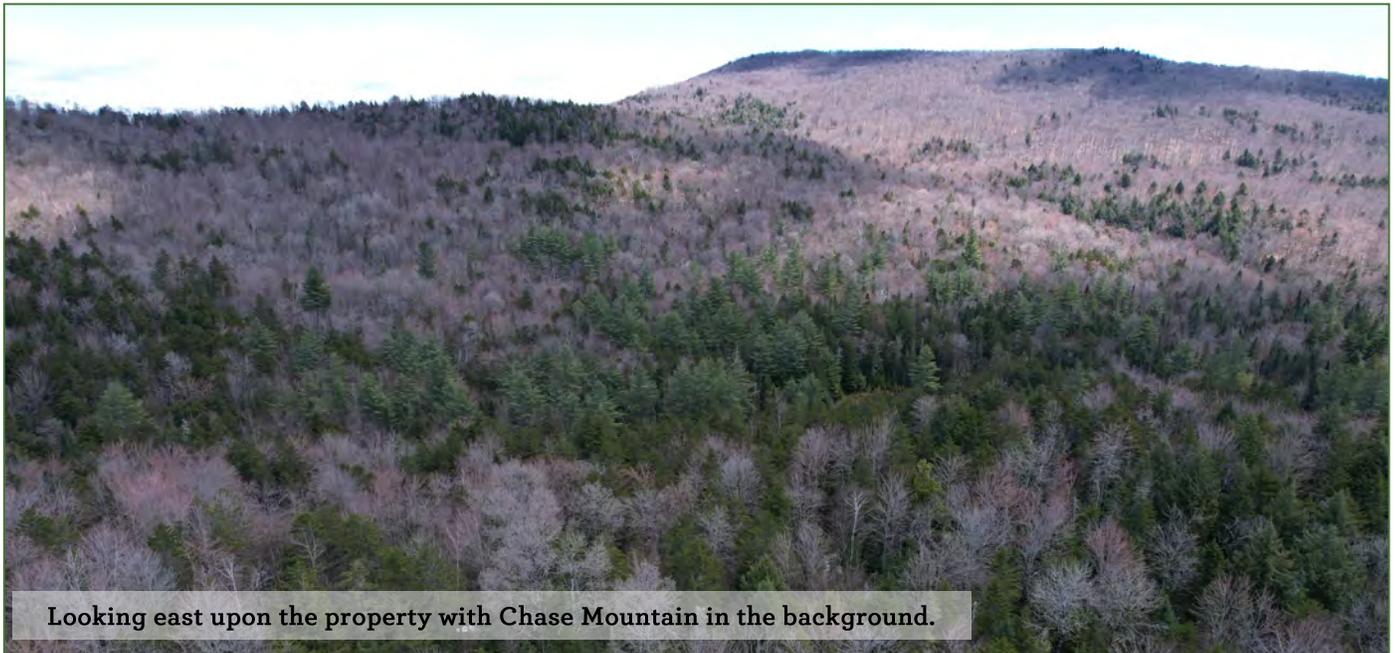
The land's Forest Management Plan (available upon request) is comprehensive and delineates two stand types, both with overstory trees that are approximately 80 years old. Stand 1 (49 acres) is located west of Cox Brook and has mixed species of white pine, red spruce and hemlock with miscellaneous hardwoods. The stand was thinned about 19 years ago, creating a robust understory in many areas. Stand 2 (15 acres) is a dense spruce/fir stand that has not been harvested in recent decades.



Mature, softwood-dominated forest of hemlock and spruce.

TITLE & TAXES

The property is owned by Chad M. Liddick & Hillary E. Liddick, whose deed is located in Book 158, Page 194 of the property records in the Moretown Town Clerk's Office. Annual property taxes are +/- \$229.58. 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 2022.



Looking east upon the property with Chase Mountain in the background.

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

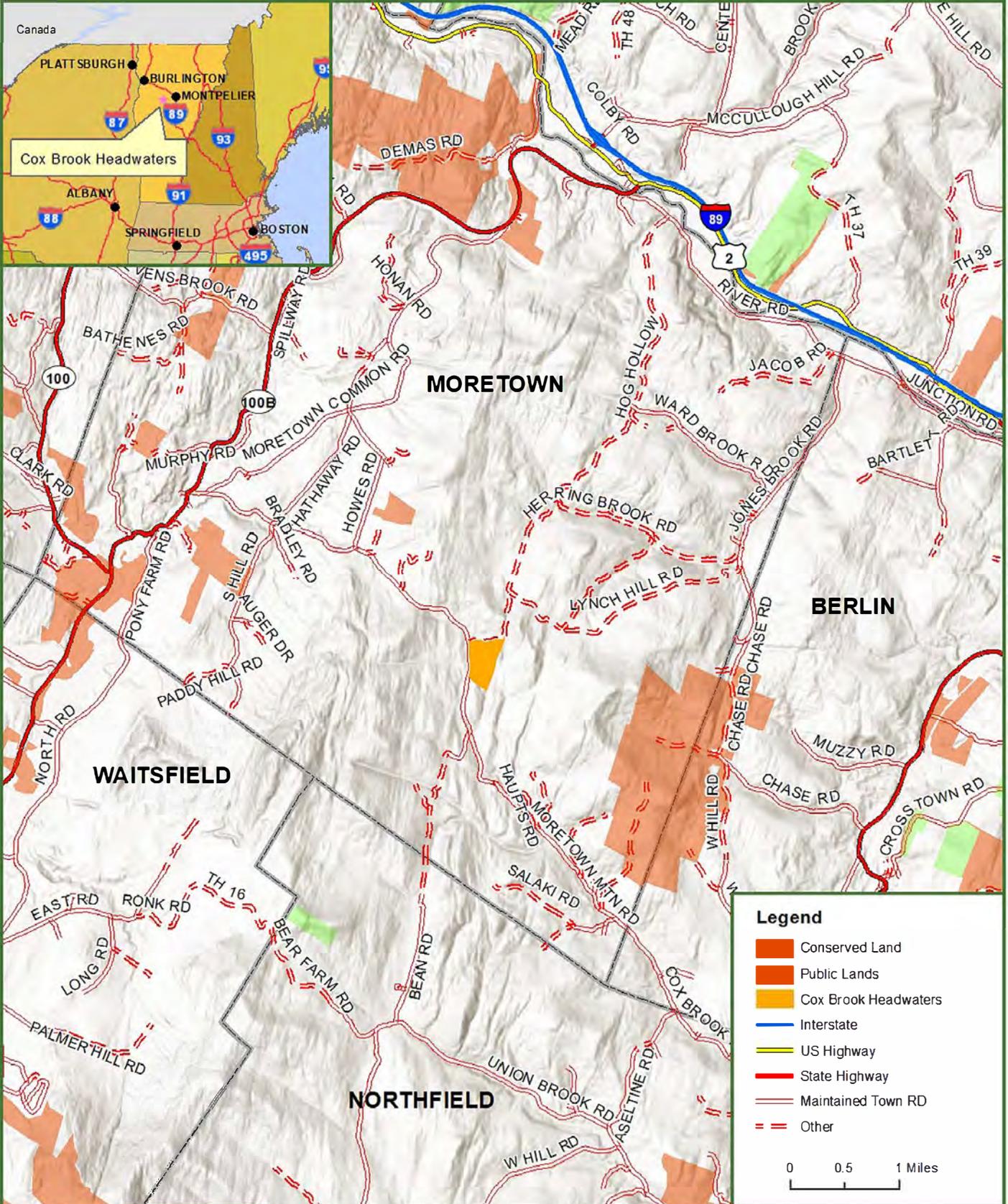
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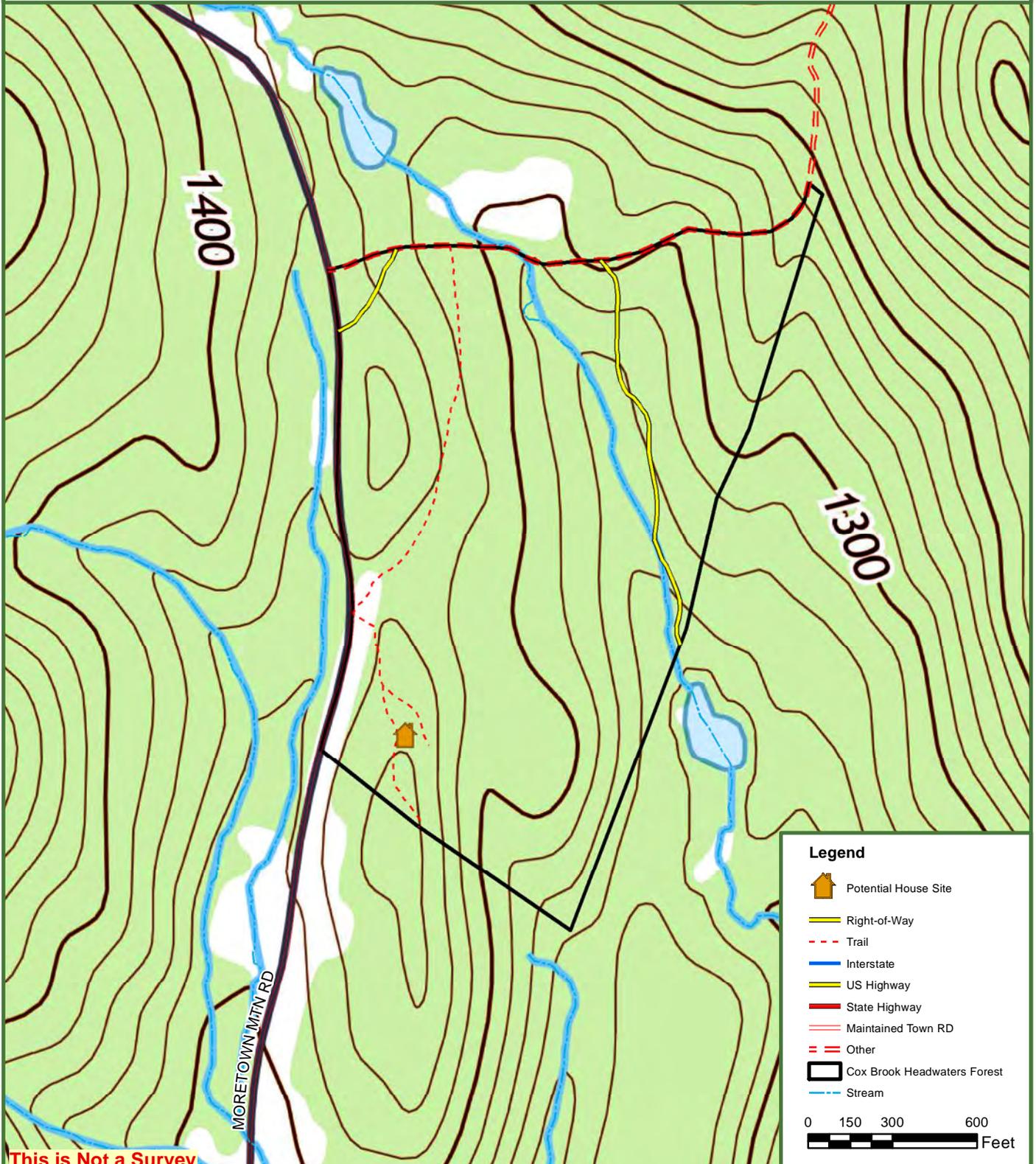
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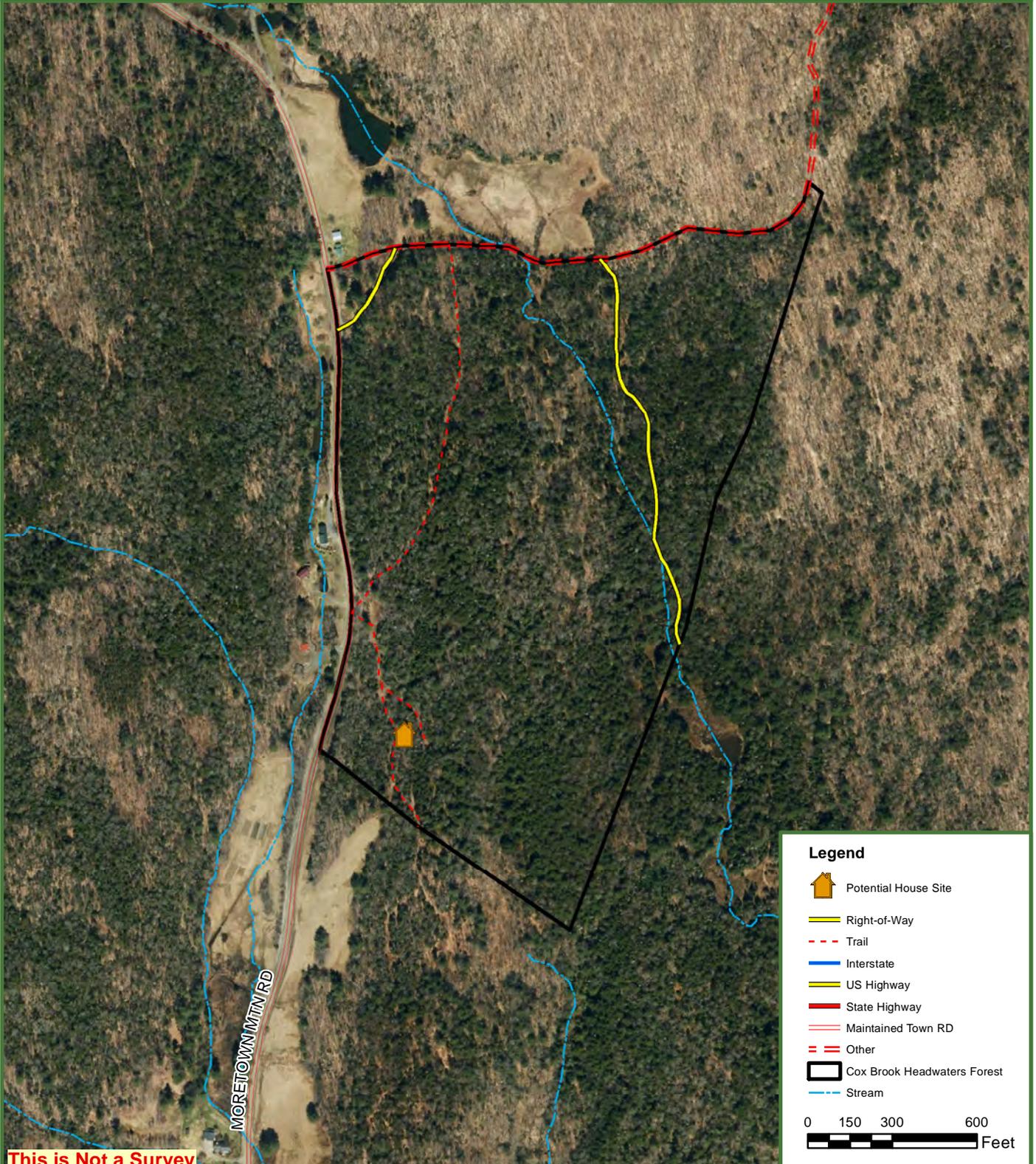
This is Not a Survey

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.

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- **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

Zachary Jaminet

Printed Name of Agent Signing Below

[] Declined to sign

Zachary Jaminet

Signature of Agent of the Brokerage Firm

Printed Name of Consumer

Date

Signature of Consumer

Date

[] Declined to sign