

BUTTON FARM

A farm property with productive pastureland, mature forests, river frontage, and an old homestead with large barn, all situated in a scenic valley landscape just outside a Vermont village.



***247± Grand List Acres
Chelsea, Orange County, Vermont***

Price: \$350,000

PROPERTY OVERVIEW

Button Farm is a homestead farm property that has been in the Button Family since the 1940s, offering most of the country living amenities that many seek when considering Vermont living.

Highlights include:

- ±121 acres of productive crop and pasture land with the balance of acreage in forest with some exemplary, mature sugar maple stands;
- Internal road leading to the property's center and height of land;
- Long, scenic valley views;
- Frontage along White River with private bridge;
- Old home in need of repair with large barn and outbuildings.



The property's large main barn and silo sit at the edge of the First Branch of the White River, which runs for nearly 1,500' across the land.

LOCATION

The farm sits in the center of Chelsea township in central Vermont. This rural area of the state consists of a working landscape of family farms, managed forests, and small villages. The region is predominately forested and terrain is mostly rolling hills which rise to hill tops and medium-sized mountains of near 2,000' in elevation.

The Village of Chelsea is located 1.5 miles to the south and hosts general stores, eating establishments, a bank, a bed-and-breakfast, a yoga studio, a weekly farmers market, and a court house on its green. Route 110, which bisects the township (and village), is one of Vermont's scenic roadways and popular biking destination, as it follows the course of the First Branch of the White River, giving way to pastures that rise midway to the valley's sugar maple hillsides.



View to southeast of the house and barn (center left) with Route 110 and the First Branch of White River as seen from upper property meadow.

The Connecticut River Valley and the Lyme/Hanover region are a 30-minute drive to the east. Boston is roughly a 2.5-hour drive to the southeast.

ACCESS & BOUNDARIES

The property has direct frontage along Route 110, a paved state road which runs from Royalton in the south to Barre in the north. Route 110 bisects the eastern end of the land, creating roughly 2,000' of road frontage. The house and various outbuildings are located on the west side of the road with the main barn and silo on its east side. The frontage along the road is mostly hayfields and pastureland.

East of the road runs the First Branch of the White River where a private road leads from Route 110 to a bridge over the river which accesses the land east of the river.

The majority of the land sits west of the road with an internal dirt road providing access to the back woodlands and pastures. The road runs 3,000' into the land, turning along the terrain, streams and hills to a high meadow towards the back of the property.



Route 110, with the property's buildings on either side (the home is on the far left, barely in view).

Electric power and telephone service runs along Route 110. Boundaries are a combination of wire fence and old blazes.

TAXES & TITLE

The entire property, excepting 2 acres around the homestead, IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program. Annual taxes are roughly \$5,000/year.



Cropland on east side of the river looking downslope to the barn complex with the property's meadows and forestland west of the road in the background.

SITE DESCRIPTION

Like the surrounding landscape, the property has diverse terrain, with a mix of gently sloping land, rolling hills and areas of steeper terrain leading to hilltops and streams. Most of the gently-sloping terrain exists as cropland and pastures, covering nearly half of the acreage. These open areas can be seen on the property photo maps, and run along both the lowest and highest elevations. Local and long distance views from these open land are scenic, with the best views to the south along the river valley. Soils covering the pasture and cropland are generally well drained and highly productive, offering a solid agricultural resource for future farming operations. A local farmer currently hays the cropland.

The First Branch of the White River runs through the eastern section of the property, in one spot right behind the barn. Originating 6 miles to the north in Williamstown, the river has a rocky bottom and runs clear most of the year. Rainbow and brown trout are common fish species.

Topography is quite variable with nearly all aspects present. The highest elevation is along the property's western end, near a secluded meadow with elevation of 1,560' ASL (Above Sea Level). All of the terrain slopes to the river, where elevation is 880' ASL. An intermittent stream bisects the land west of the road.

River frontage of the First Branch of the White River.



The property's southern meadows and forestland west of the road as seen from an old field east of the road (barn is just in view, which is situated along the road).



The barn with the river just behind (out of view). The meadow pictured beyond the outbuilding is situated east of the river. Also just east of the river is the planted pine stand.

HOUSE & BARN

The old farmhouse was built around 1850 and sits along Route 110, opposite the barn. The house will require considerable work if used for a full time residence. Primary repairs seem to be related to its old granite foundation under the main part of the house and floor supports for the kitchen and summer kitchen sections of the house. Other needed repairs seem to be related to inside plaster ceilings and operational systems (electrical, water, heat and septic). The home has 7 rooms; 4 bedrooms, 1 bathroom, living room and kitchen.

The large barn is set up for ± 80 head of cows with individual milking stalls. Above is hay storage with sawdust room at the back and old silo along the river. Structurally, the barn appears to be in reasonably good shape.



The old farmhouse along Route 110; the garage is mostly out of view to the left.

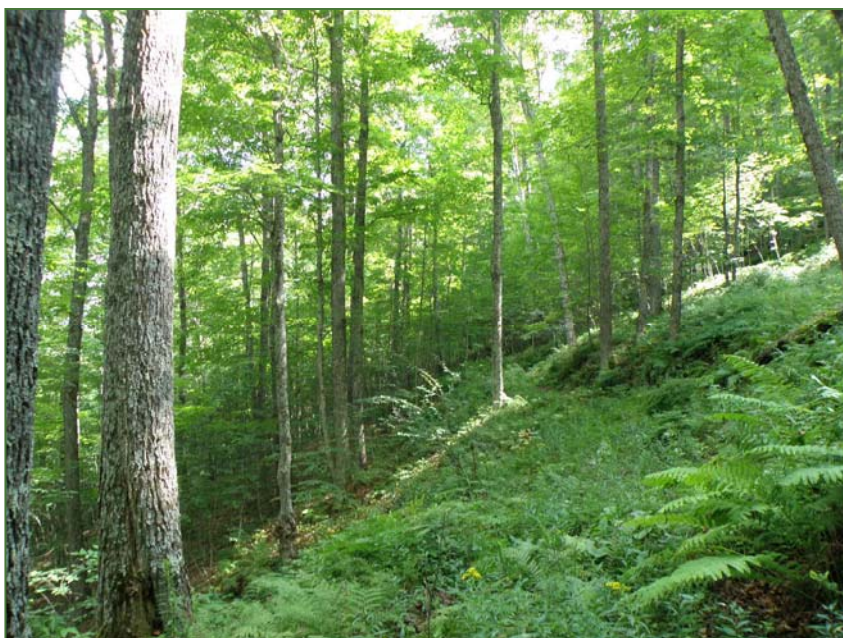
Outbuildings include a maintenance garage and several animal shelters.

FOREST RESOURCES

The land's ± 124 acres of forestland consists primarily of mature maple stands, with some early successional stands (young stands that have naturally reverted to forestland) and a mixed species stand with softwoods located on gently sloping land south of the intermittent stream. There are also 4 acres of mature white pine, planted in the 1950s and never been cut, located on a steep slope overlooking the river.

The maple stands are mature, hosting large-diameter stems of veneer quality, with some areas not thinned for nearly 45 years. In these areas, there is a solid sugarbush opportunity.

The diversity offered from the mix of open land, early successional stands, mature woods and river corridor supports a healthy white-tailed deer herd. Turkey and pheasant are also common on the property.



Most of the forest stands hold northern hardwood species, primarily maple and white ash. Seen here is a mature stand of sugar maple which has not been thinned in 45+ years.

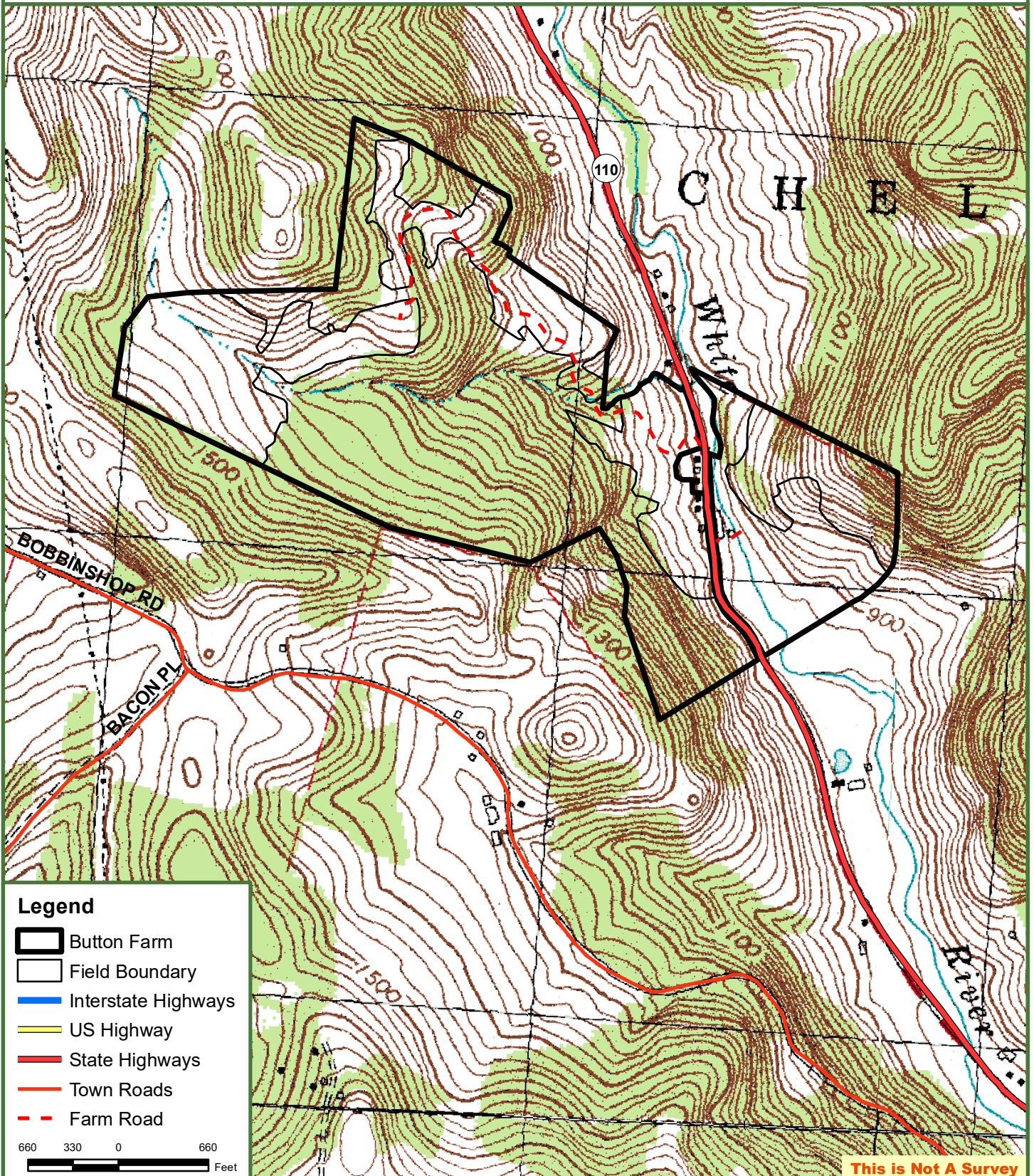
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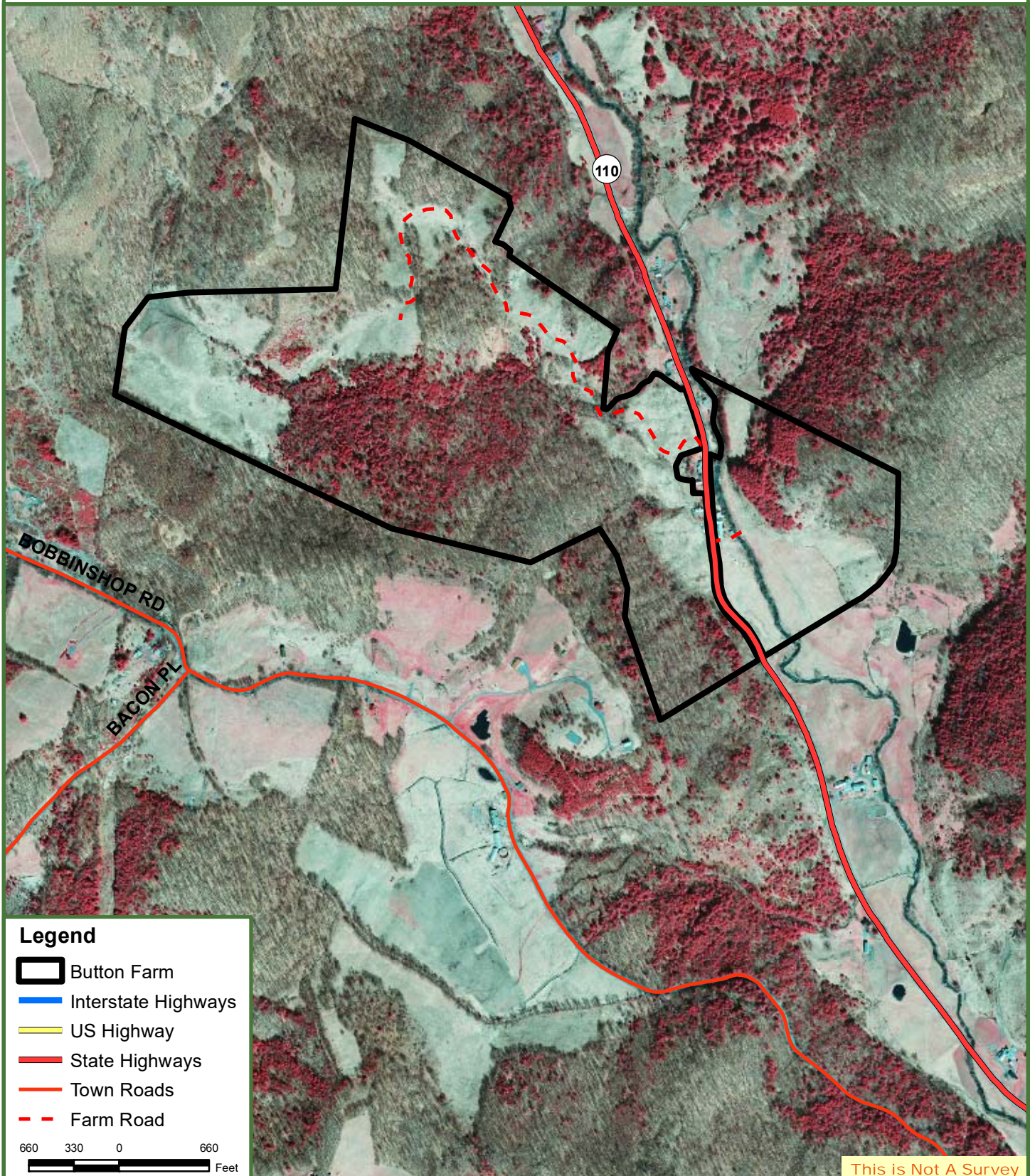


Map is not a survey. Map based on tax map information. Boundary lines in the field as per deeded record could easily be different than those portrayed on this map resulting in acreage variances and or boundary lines that look different than those portrayed on this map.



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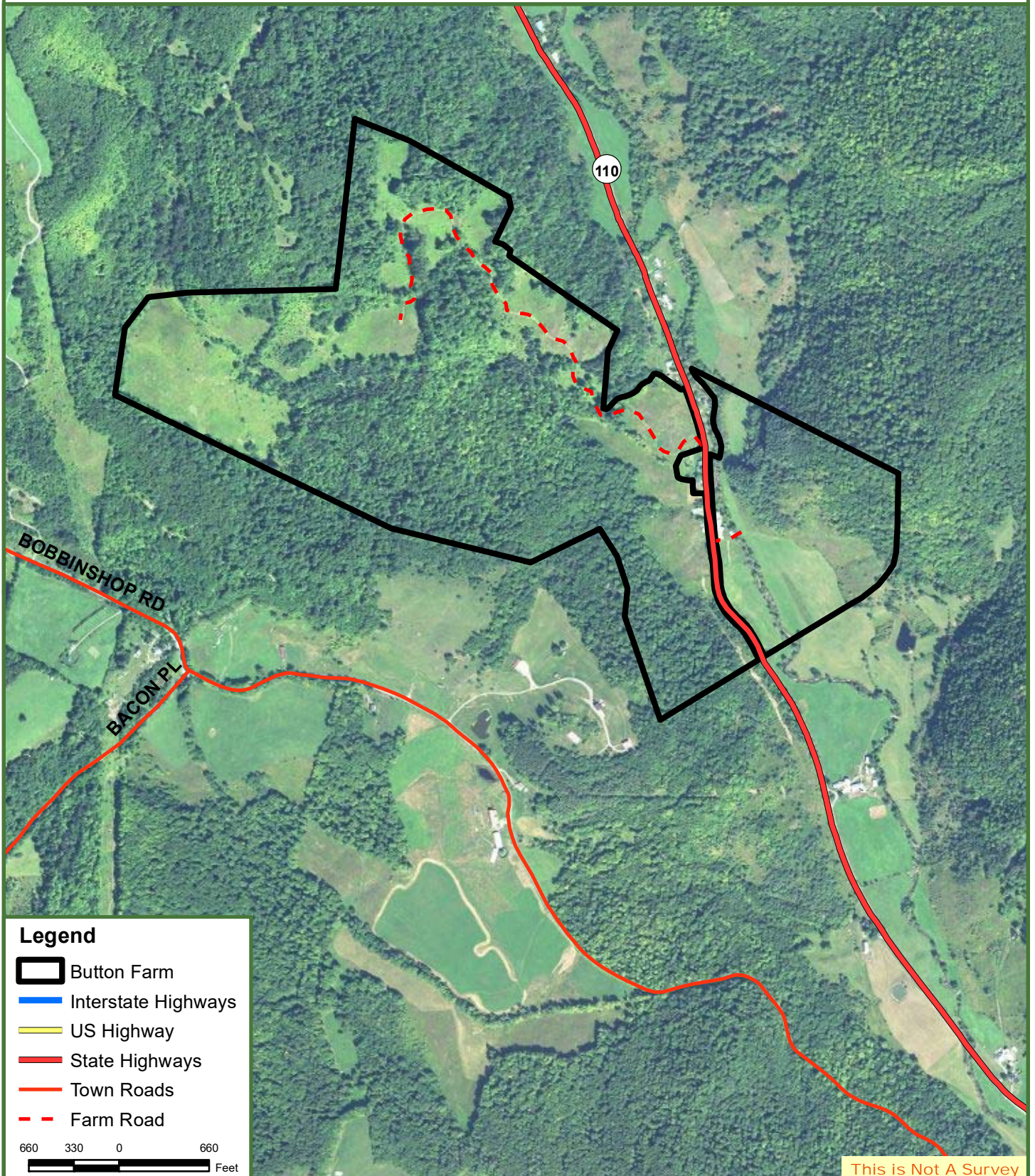


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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