

## BLAISDELL BROOK PARCEL

**Offering fine mountain views from an open meadow with gentle terrain, a nearby brook and excellent location, the property is ideally suited to homestead development.**



***25.1 Surveyed Acres  
Randolph, Orange County, Vermont***

**Price: \$77,500**



## LOCATION

The property rests on a hillside in Randolph, Vermont, in the central part of the state between the Green Mountains to the west and the Connecticut River Valley to the east. Randolph is a small town that lives large, anchored by Gifford Medical Center, the Chandler Center for the Arts and Vermont Technical College. The downtown has several shops and restaurants, and an Amtrak station. Outside of the town center, there is a golf course, as well as many farms and scattered residences.

Randolph is bisected by Interstate 89, which runs from north to south down the center of the town and is paralleled by Route 12 to the west and Route 14 to the east. Route 66 runs east-west through the town, connecting the town center with the eastern portion of town, where the property is located. The property is 6 miles from downtown and 3.1 miles from Exit 4 on I-89.



A drone shot from the property looking east with the land's meadow in view to the left. Route 66, which heads into East Randolph Village, is in the shadow to the right of the meadow. Nearby are small local farms and scattered homesteads.

Randolph residents work locally or commute to jobs in Lebanon, New Hampshire (35 minutes to the east), or Montpelier, Vermont's capital city (25 minutes to the north). Both of these cities and their environs offer a large array of services and amenities, and have rich cultural scenes. Burlington, Vermont, the state's largest city, is an hour to the northwest. Killington ski resort is a 50-minute drive south.

## ACCESS

The property has roughly 1,860' of frontage along Route 66, a paved state road with electric, telephone and cable services.

There is a permitted and established dirt driveway off Route 66 which leads into the property's meadow. This driveway would have to be graveled and upgraded prior to any home building, but currently 4-wheel drive vehicles can be used to access the meadow.



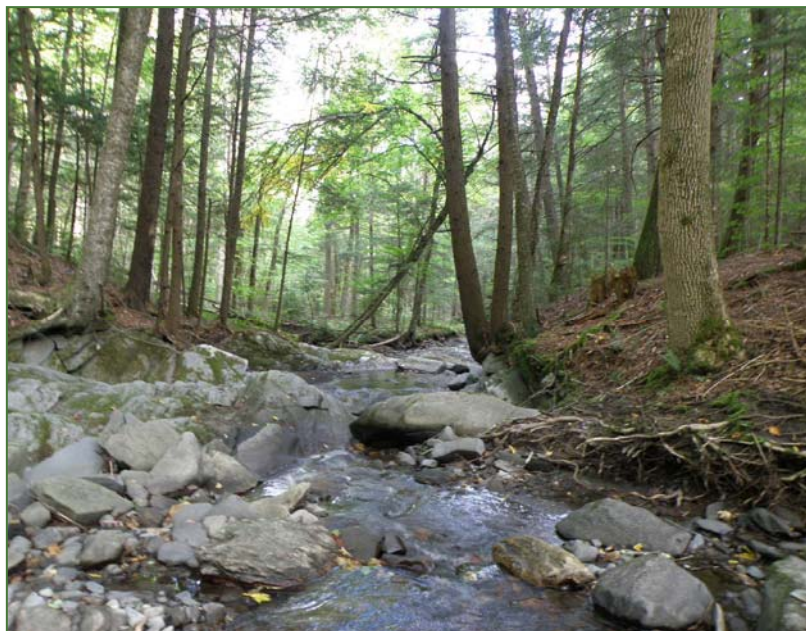
Route 66 provides direct access to the property's meadow; both of these features are visible above.



## SITE DESCRIPTION

One of the property's highlights is the meadow located off the driveway at the property's center. This meadow is ideally suited to home construction and offers attractive views of the mountain range just east of East Randolph Village. This site is gently sloping with northern and eastern aspects. A local power line runs at the edge of the meadow, allowing for easy hookup to any newly constructed home.

Blaisdell Brook, a year-round stream, runs along the northern section of the property. The headwaters of the brook originate a few miles to the northwest, and the brook itself flows along the northern property boundary. The banks are full and the water runs quickly during heavy rains and spring melt, but it is easy to cross during the dry summer months. This stream corridor runs through a stand of large, dense hemlocks and is part of a mapped winter deer yard, which shows evidence of annual use.



Blaisdell Brook frontage along the land's northern boundary.

White-tailed deer are a common sight throughout the property. Other notable wildlife include a healthy population of coyotes, as well as black bear, which are seen each year in the spring and late summer. Various owls are common, as are many songbirds and small mammals. The edge effect of the open meadows, dense hemlock stands, and nearby early successional areas along the meadow enhances the rich wildlife habitat.

The forested areas are occupied by mature and dense stands of pine, hardwoods and hemlock.

## TAXES & TITLE

The annual taxes for the property in 2019 were \$105.46, with a town assessed value of the property of \$91,600. The property is entirely enrolled in the state's Use Value Appraisal Program (Current Use), whereby a reduction in property taxes is granted in exchange for sustainable forest management. A copy of the forest management plan is available on request.

The property is owned by Hugo and Cynthia Liepmann, whose deed is recorded in the Town of Randolph Land Records in Book 158, Page 391. The property is surveyed.



Dense hemlocks and old trees define the forest cover.

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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.

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# Locus Map

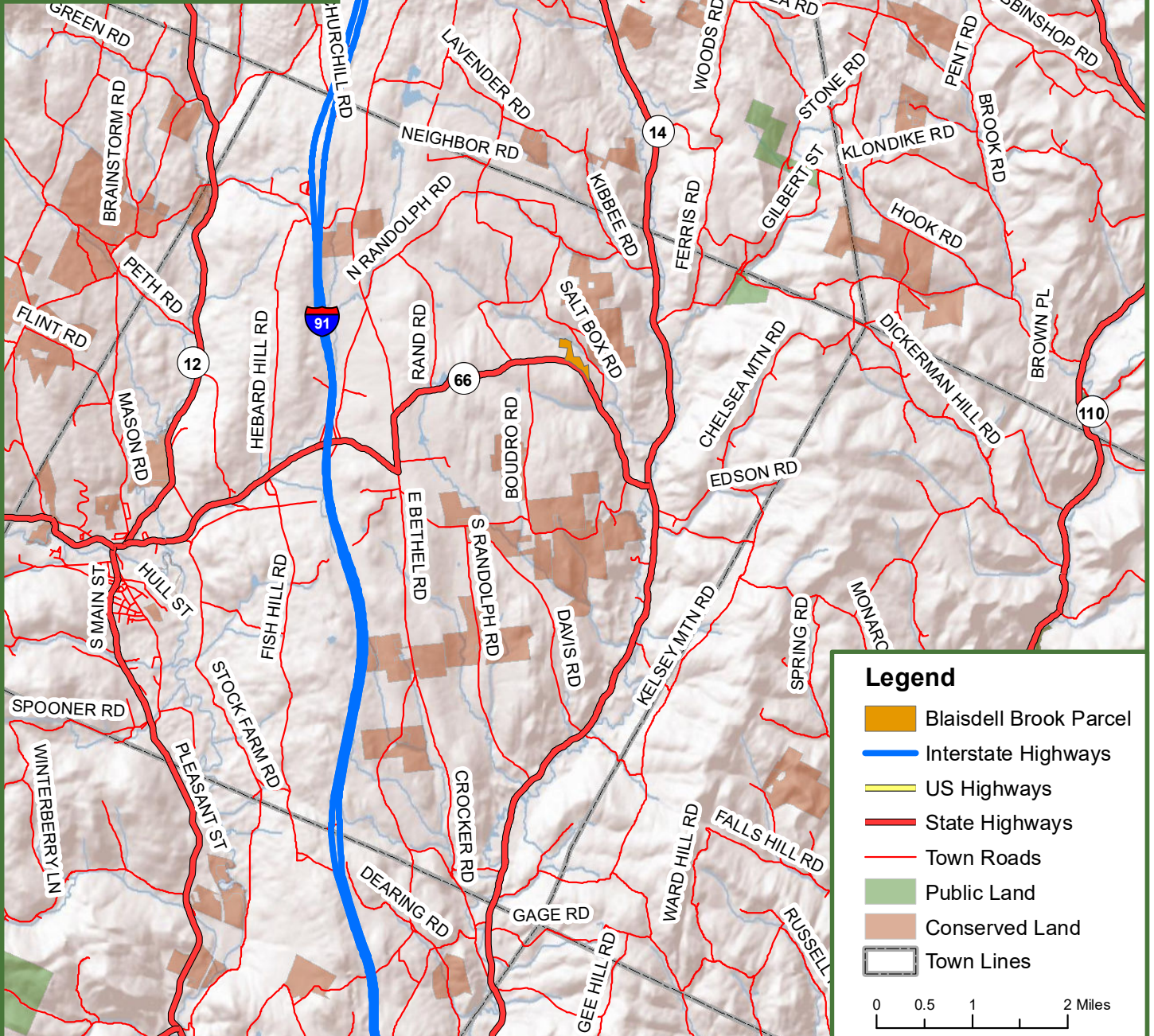
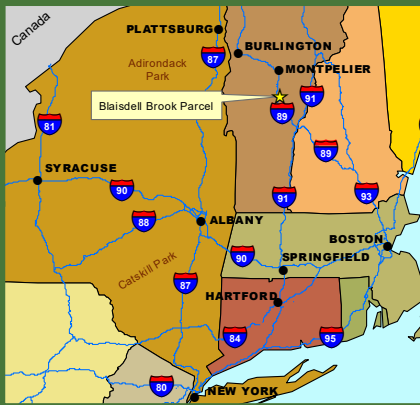
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25.1 Survey Acres

### Randolph, Orange County, Vermont



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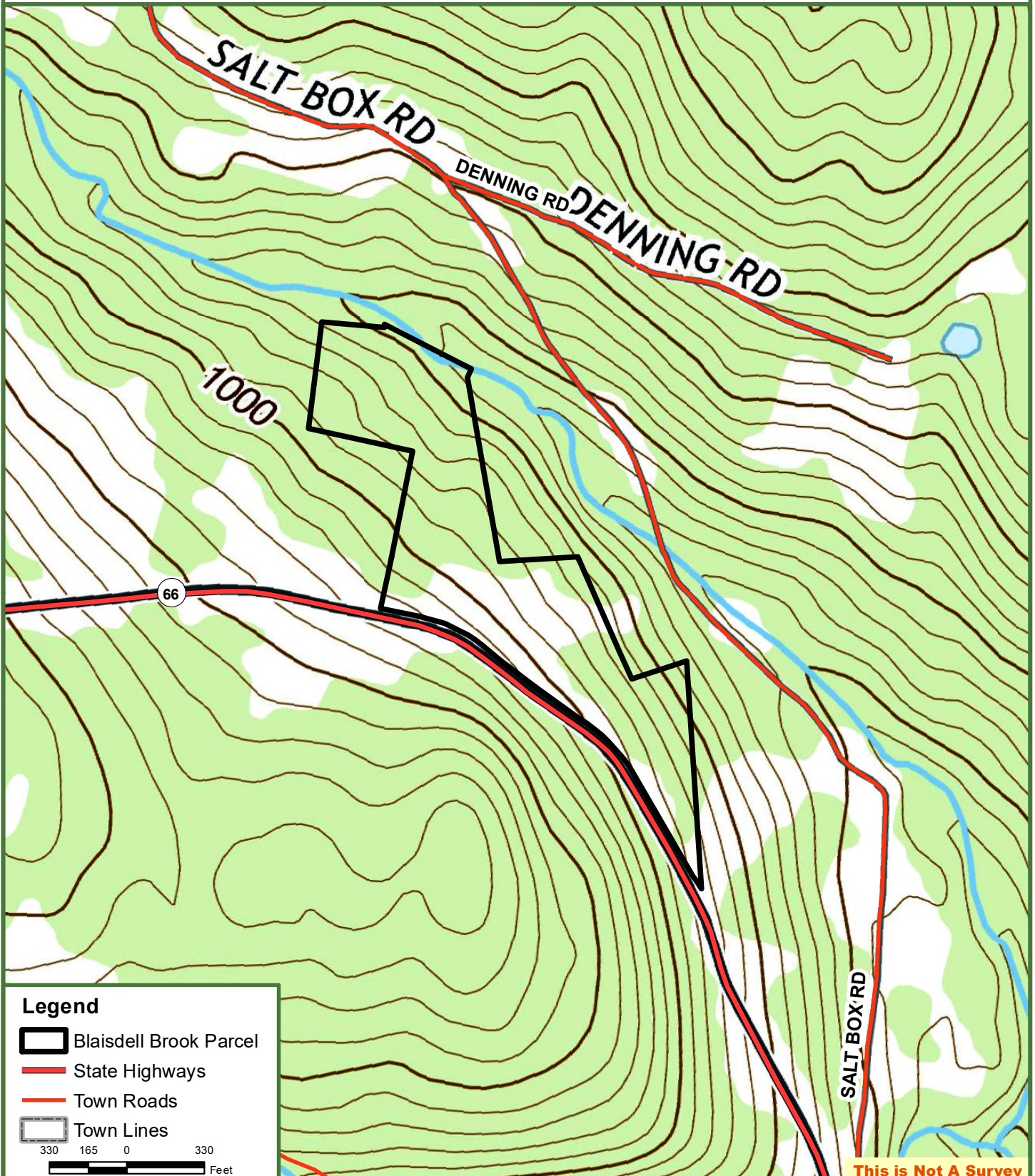


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**This is Not A Survey**

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



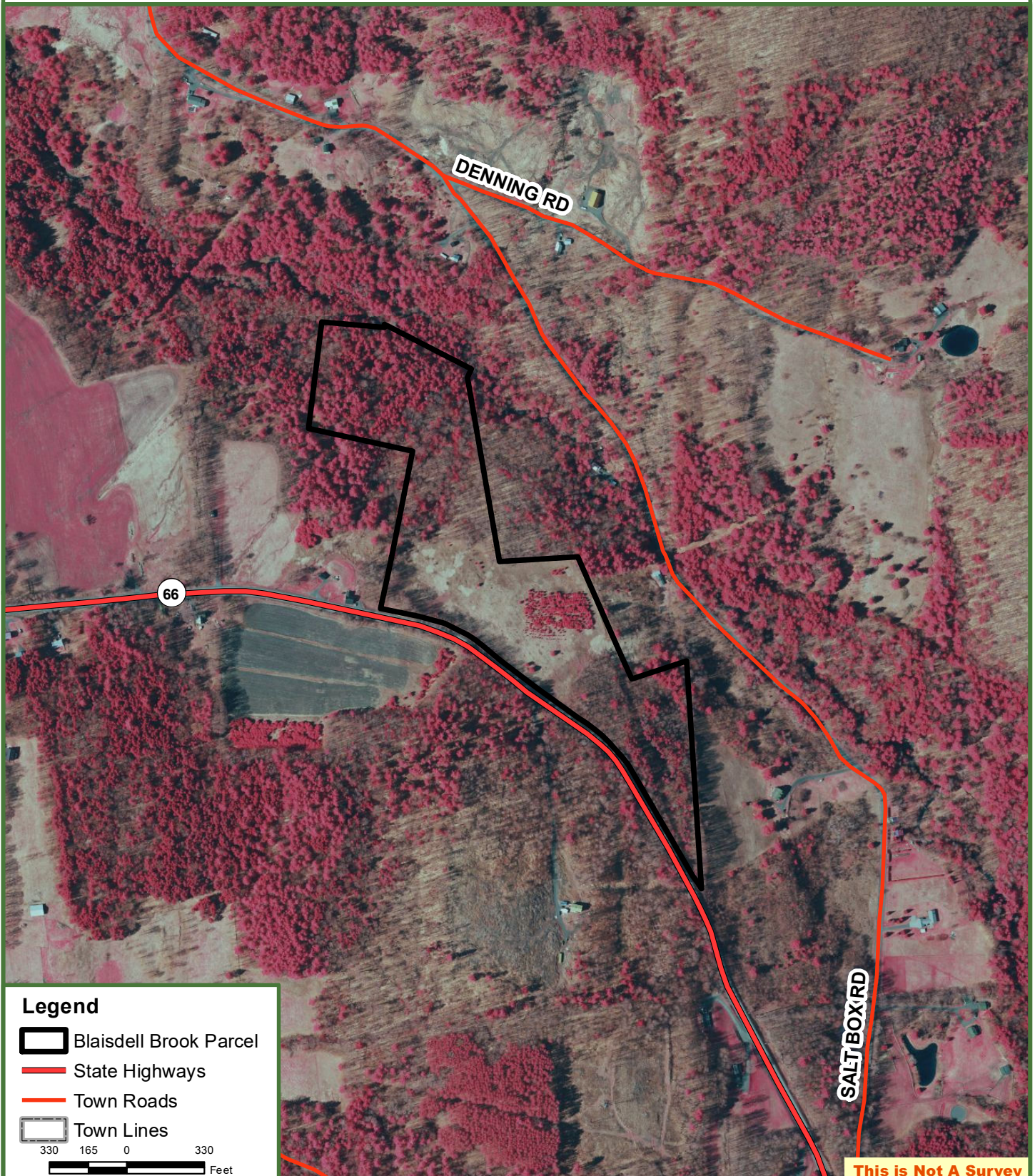


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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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