

## **BARNARD RIDGE FOREST**

**Within walking distance of Silver Lake and the popular Vermont village of Barnard, the land offers a private building site near the road frontage or a unique, top-of-the mountain home site with panoramic views.**



***83.89 Surveyed Acres  
Barnard, Windsor County, Vermont***

**Price: \$295,000**

## PROPERTY OVERVIEW

Barnard Ridge Forest is ideally suited to the development of a private, year-round homestead with features that include:

- 20-minute walk to Barnard Village and Silver Lake, and 3-minute walk to the Barnard Inn restaurant;
- Prime potential home site, including one at the top of the mountain with panoramic views;
- Aesthetic forest conditions with trails, large maturing sugar maple trees and  $\pm 5,000$  potential maple taps.

## LOCATION

The property is located just a 20-minute walk from the center of Barnard Village, a tiny but culturally diverse community located in central Vermont. At its heart is 84-acre Silver Lake which hosts seasonal and year-round shoreline homes, a town beach and a state park at its northern end. Across from the lake is the Barnard General Store, a popular stop featuring local prepared foods. The village is a popular destination in all four seasons, by both locals and tourists, with lodging available in the form of several bed and breakfast establishments. In particular, just at the junction of Bennett Road and Route 12 (3-minute walk from the land) is the Barnard Inn & Restaurant, a well known eating establishment.

Woodstock Village is 9 miles to the south, with the junctions of I-89 and I-91 31 miles to the southeast. Boston is about a 2.5-hour drive to the southeast.



Gently-sloping terrain and a stone wall support a private potential home site just off the town road.



View of Silver Lake in Barnard Village, a 20-minute walk from the property. Opposite the lake is the Barnard General Store, both popular destinations. In the summer and fall, the area is busy with travelers.



## ACCESS

Access is provided by 309' of frontage along a private gravel road with electric and telephone service roadside. While no current driveway into the property is established along this road, the terrain does allow for development of a driveway to access a house site above the road. There is only one home along this road which is at the end of the road just beyond the property's frontage, thus the area has minimal road noise from traffic.

The land also benefits from 2,340' of frontage along Old Chateaugay Road (aka Morgan Road), a Class 4 road which is not town maintained. Currently, this road is not passible with cars but has been used in the past for forest management purposes.

Internal access includes a comprehensive network of woods trails, one of which leads to the land's ridgeline peak.



Town Road 77 is a short, town-maintained road with only one house along its length. The property is on the left side of the picture above.

## SITE DESCRIPTION

One of the property's unique attributes is its level mountain ridge with elevation of 1,920' ASL (above sea level). This site is buildable and would offer panoramic views with tree clearing. The property's internal woods trail network leads to this site, and the terrain leading to the peak will allow for development of a driveway with considerable earth work. The neighboring landowner has built a home on this same ridge due north of the property (see the aerial photograph at the end of this report).

Alternatively, a home site is available just off the town road frontage, as this area offers gentle terrain where a large yard and clearing can be established. In this area, various well-built old stone walls are present that will enhance any landscaping on the developed home site.



Several striking stone walls cross the potential building site near the town road. This site offers level terrain.

The property's terrain is variable with more gentle slopes near the road frontage and steeper slopes leading to the land's two peaks. Elevation ranges from 1,920' ASL on the ridgetop to 1,540' ASL along the road frontage. Aspects are generally easterly. Given that the property is situated at the top of the watershed (at the height of the land), there are no streams running through the property. Soils are well drained and highly productive.



## NATURAL RESOURCES

The timber resource can be considered well above average, having been professionally managed by the current owner since her acquisition of the property in 1994.

The tree species composition is nearly pure sugar maple, with a cohort of white ash, hornbeam and beech. The forest management plan (available upon request) delineates two forest stands, each maturing sugar maple types.

Tree density is high and diameters are fairly large, creating minimal understory growth in many areas and facilitating easy walking conditions.

The forest was thinned in 1999 using individual tree selection. The results are impressive: adequate growing conditions have resulted in a forest where nearly all residual stems are of high quality, ensuring robust future growth and value appreciation.



Fully stocked forest conditions exist, and the tight upper canopy has created many areas of the forest floor with limited underbrush. As seen in this picture, the trees are tall and of high quality with impressively large diameters.

For the hobby sugarbush operator, the land could likely sustain  $\pm 5,000$  taps.



In view is the mountain top where a potential home site exists, offering panoramic views with tree clearing.



## TAXES & TITLE

With the exception of 2 acres near the road frontage, the entire property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program. The plan for the property is due to be updated in 2028. Taxes in 2019 were \$453.35.

The boundary lines are all in fair condition, with all lines maintained and visible, having been marked with paint in 1999.

The property was surveyed by Bruno Associates (David Rose) in 2008.

The property is owned by Darleen Hazelton, whose 1994 deed is recorded in Book 60, Pages 143-145 of the Town of Barnard.



A trail runs through the woods (left side of picture), one of many trails.



In view is the home the neighbor built on top of the mountain. The property boasts an even higher mountaintop site.

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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

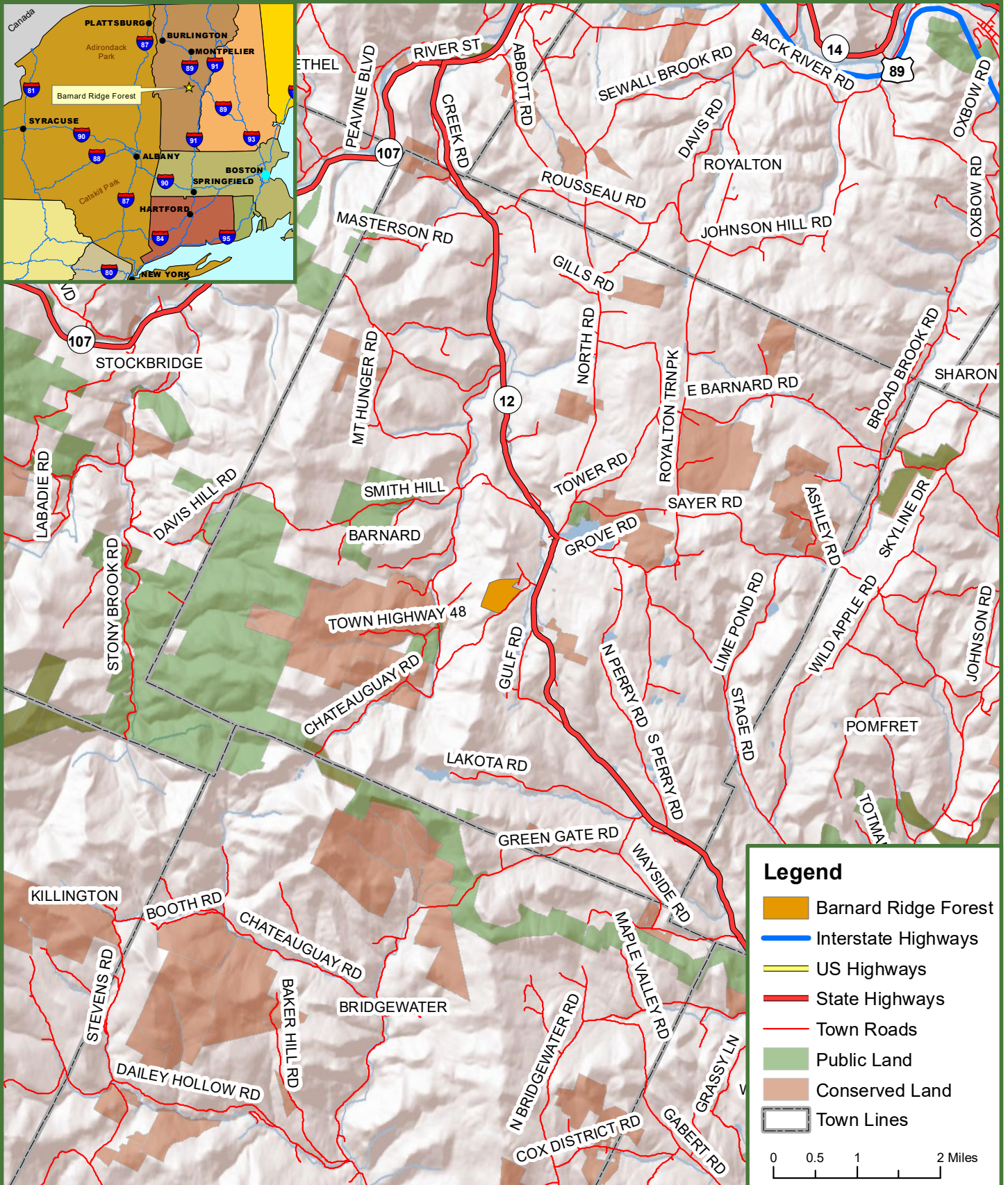
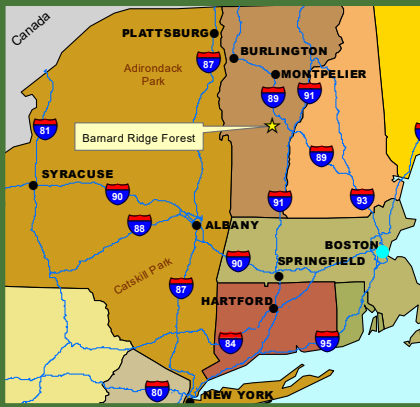
## Barnard Ridge Forest

83.89 Survey Acres

### Barnard, Windsor County, Vermont



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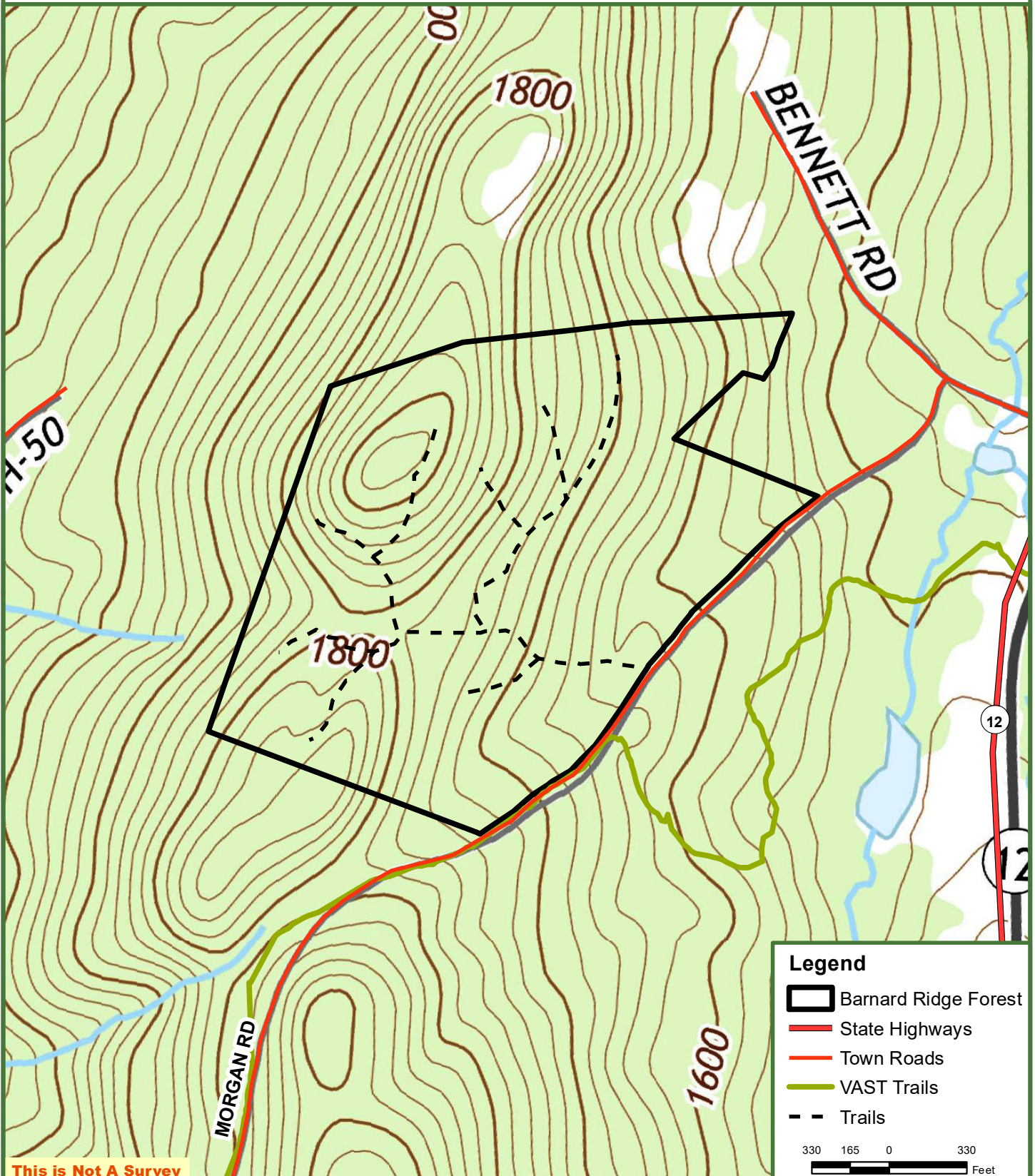
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**This is Not A Survey**

Map produced from the best available information including UVA map, town tax maps, 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.





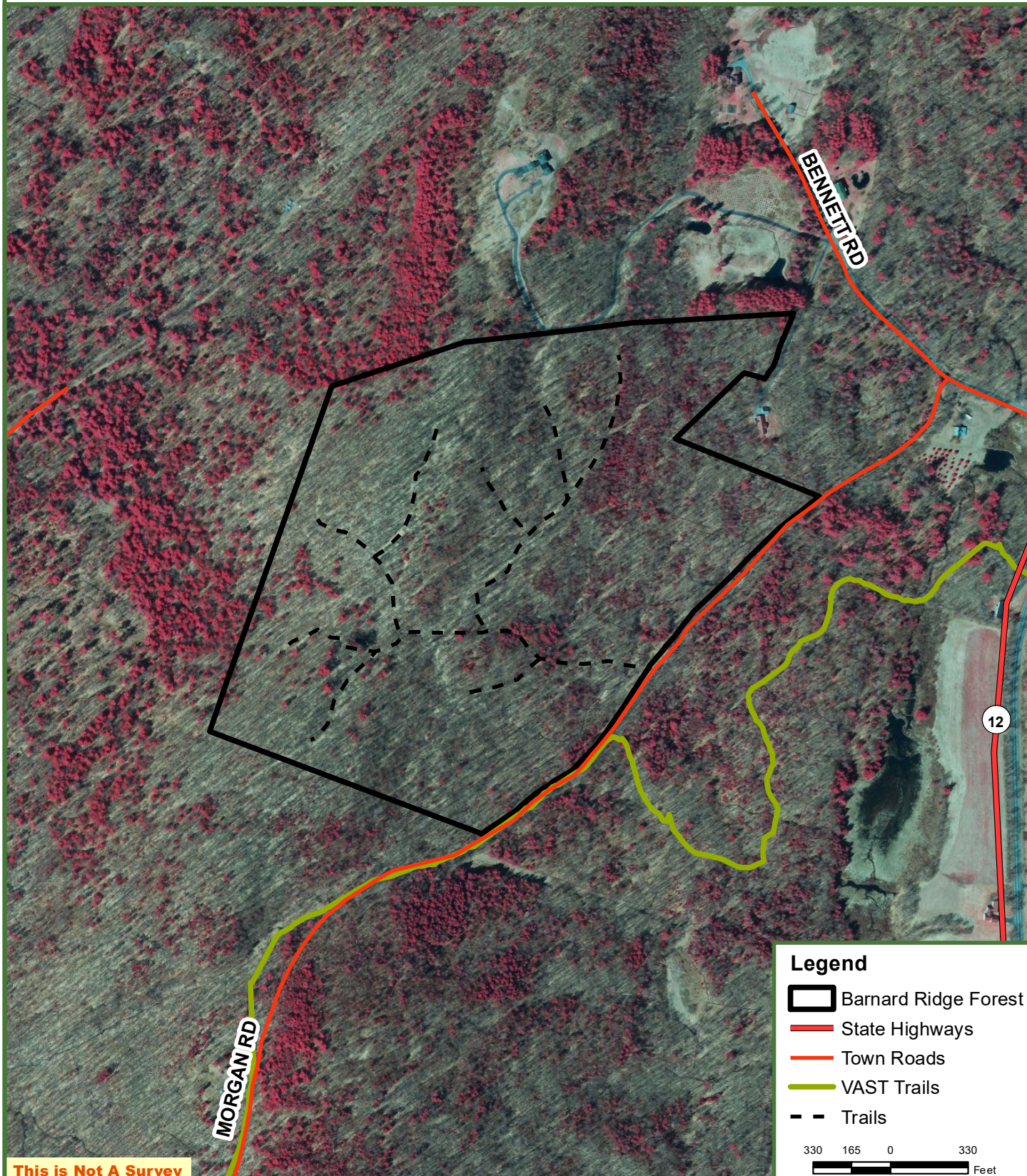
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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

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Date

[ ] Declined to sign