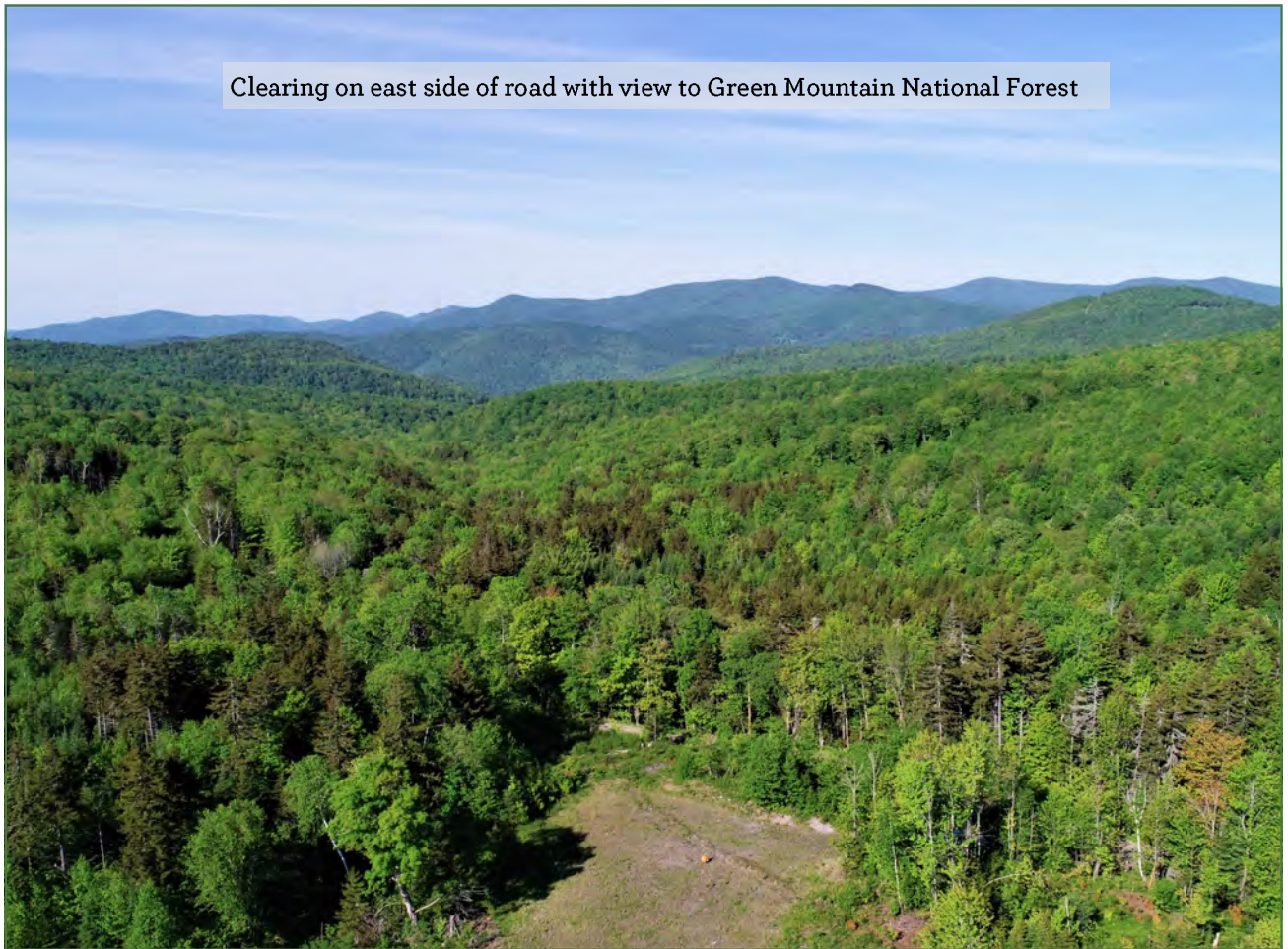


BREAKNECK BROOK FOREST

With high elevation, the property offers sweeping views of the Green Mountain National Forest from an easily developed future homesite with sunny exposure along a quiet town road.



***117 Town Acres
Bethel, Windsor County, Vermont***

Price: \$280,000

LOCATION

The land is located in Bethel, with the property situated at the Town's western end on the west slope of the Northfield Range. Bethel Village is 10 miles to the east, in the White River Valley, and offers a variety of stores and basic services. Randolph Village (also in the White River valley) is 12 miles from the property and is a small but vibrant community bolstered by the presence of the Chandler Center for the Arts, Gifford Medical Center, and Vermont Technical College.

The Town of Rochester is just 5 miles down the road, a border town of the Green Mountain National Forest, with a mix of small shops including a hardware store, a bookstore, café, a full-service mountain bike shop, several restaurants, and a grocery store.

Killington Ski Resort is 19 miles to the south. Hartford, Connecticut, is 3 hours south, and Boston is 2.5 hours southeast.



The village green in Rochester (5 miles from the property) is surrounded by historic homes.

ACCESS

The access is provided by the Hooper Hollow Road, a gravel, Class 3, year-round town maintained road. This road ends shortly beyond the property - few vehicles and little road noise offer a quiet location.

The road bisects the property with $\pm 2,280'$ of road frontage on the east side and $\pm 1,270'$ on the west side. Both sides of the road offer a solid building site with views allowing for easy future subdivision along the road.



The land's road frontage along Hooper Hollow Road.

The east side of the road has an existing driveway into the land's largest clearing, while the western side of the road offers terrain that supports a simple driveway option into a small meadow. In addition, poles - likely a telephone line, runs along the road frontage.



Drone shot hovering just off the ground showing the view on the eastern side of the property.

SITE DESCRIPTION

The property is ideal for a seasonal or year-round home given the town maintained road frontage and easily developed terrain. On the east side of the road, the land gently slopes, and upon entering the driveway, a large, level clearing exists, giving way to a great potential location to build a home. The south westerly views from the uphill side of the clearing are long and focus on the mountain peaks of the Green Mountain National Forest within the upper White River Valley. In addition, this side of the land offers full sun with its west and southern exposure.

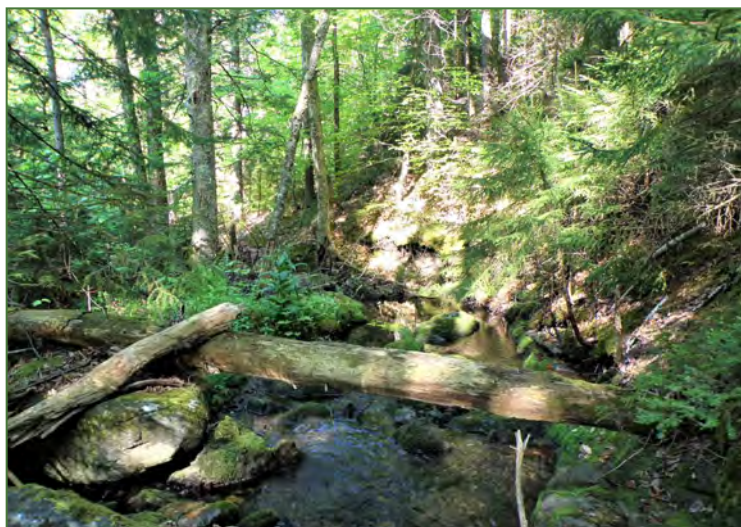
The western side of the road also offers a homesite option with a potential driveway possible from the level terrain where the road frontage begins. This future driveway leads to a small existing meadow with similar views offered to that of the eastern side of the land with tree clearing. This western side of the property also provides a future subdivision option along the town road.

The property is located high on the western slopes of the Northfield Range and offers an elevation of 2,000' at the land's northern corner, falling to a low elevation of 1,680' where Breakneck Brook leaves the land.

Much of the land has well-drained, productive soils. Breakneck Brook originates just north of the land and roughly bisects the property, eventually draining into the White River, 2 miles downstream. The water runs fairly low during the dry summer months, being a high elevation stream; however, the stream descends sharply in some areas creating cascades over rocks and fallen logs with banks rising to steep forested slopes.



Drone shot looking down on the western side of the property with its small meadow in view.



Breakneck Brook as it runs through the land.



View of the Green Mountain National Forest from the eastern homesite.

NATURAL RESOURCES

The forest resource consists of a mix of young +/-20 acre stands and, with areas consisting of a mix of 80-year-old and 20-year-old trees. Much of the land was formally farmland, as evidenced by old stone walls and wire fencing. Species are a mix of maples, red spruce and white pine.

Given the surrounding landscape includes mountainous terrain and many large ownerships, large mammals such as black bears, moose, coyote, fisher cats, and white-tailed deer are common.



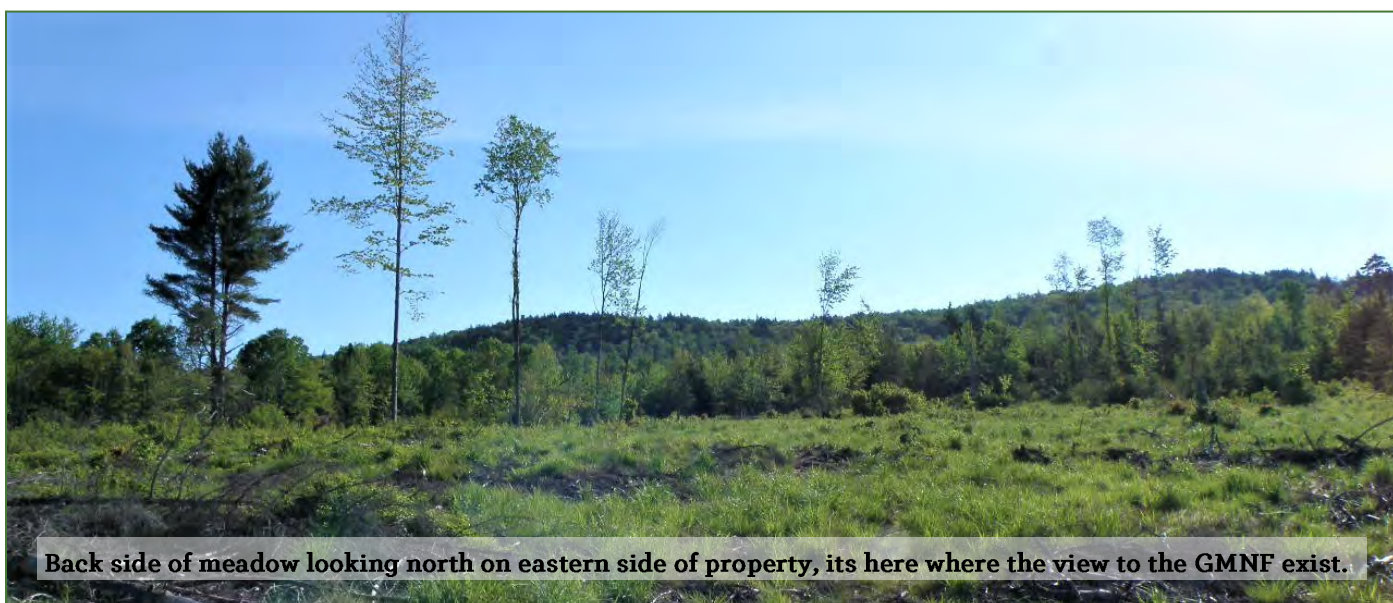
Red spruce stand on western side of property.

TAXES, TITLE & ZONING

The property's deed is recorded in the Bethel Town Clerk's Office in Book 16, Pages 367. Note, the seller also owns adjacent land in Rochester that is part of the deed but is not for sale with this Bethel parcel

Annual property taxes are \$476/yr. In addition, the 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 property is in the Resource Conservation Zoning District, where single-family homes are permitted with a minimum lot size of 20 acres.



Back side of meadow looking north on eastern side of property, its here where the view to the GMNF exist.

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

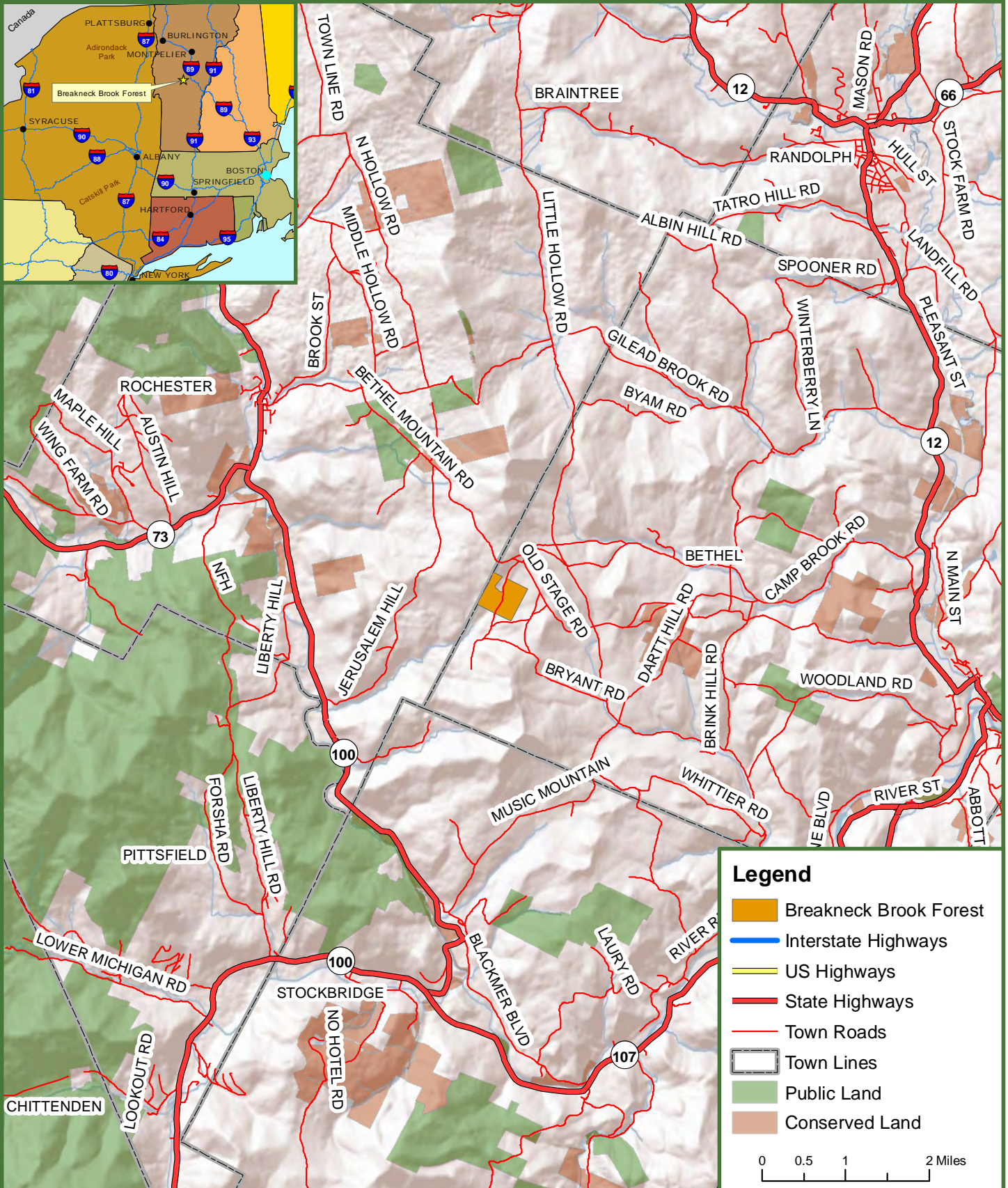
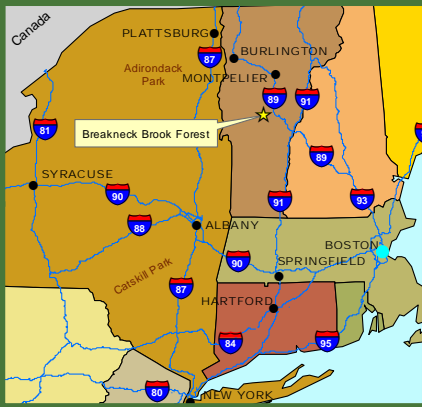
Breakneck Brook Parcels

117 Grand List Acres

Bethel, Windsor County, Vermont



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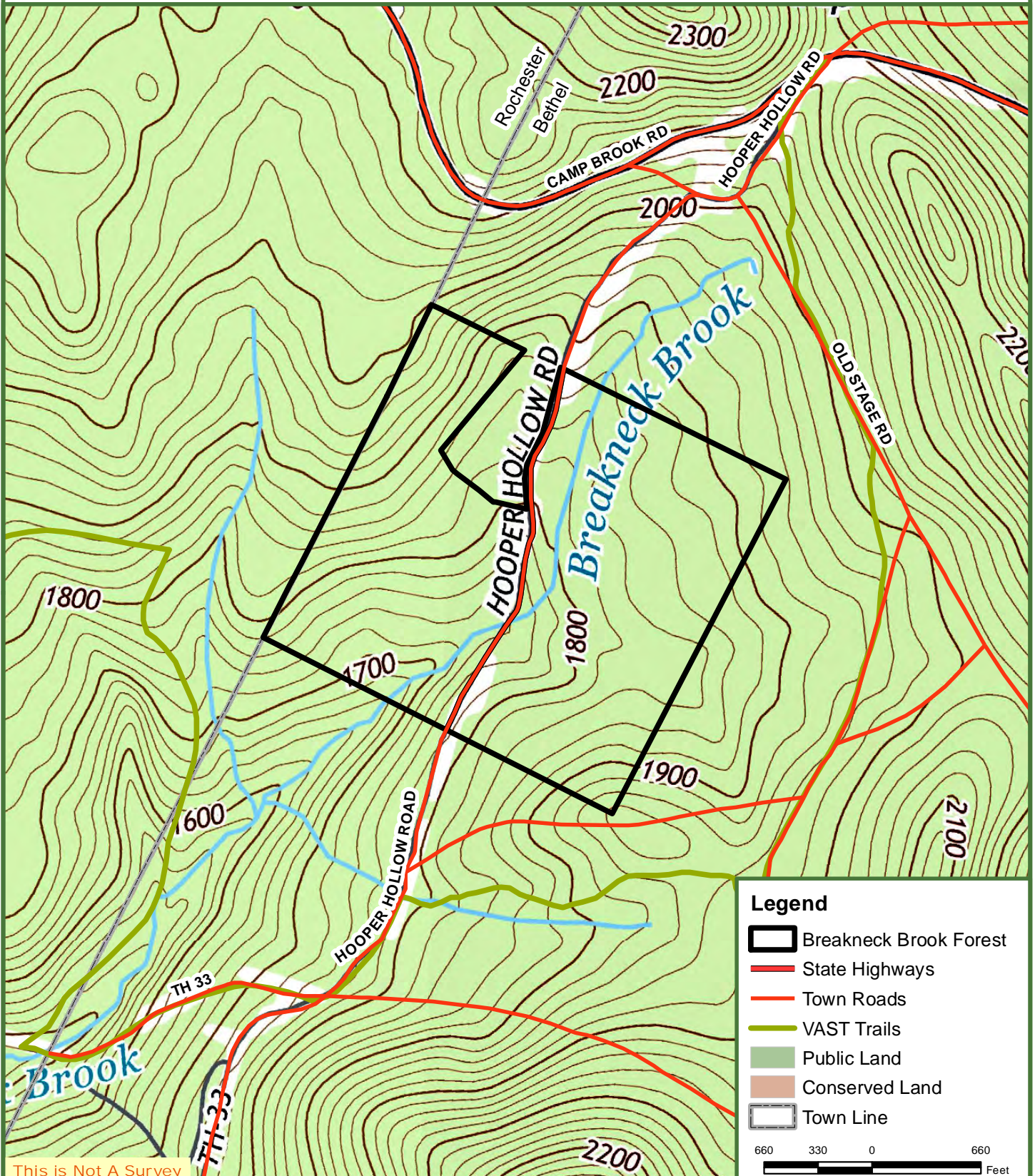


Breakneck Brook Forest

117 Grand List Acres
Bethel, Windsor County, Vermont



**Fountains
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Legend

- Breakneck Brook Forest
- State Highways
- Town Roads
- VAST Trails
- Public Land
- Conserved Land
- Town Line

660 330 0 660
Feet

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.

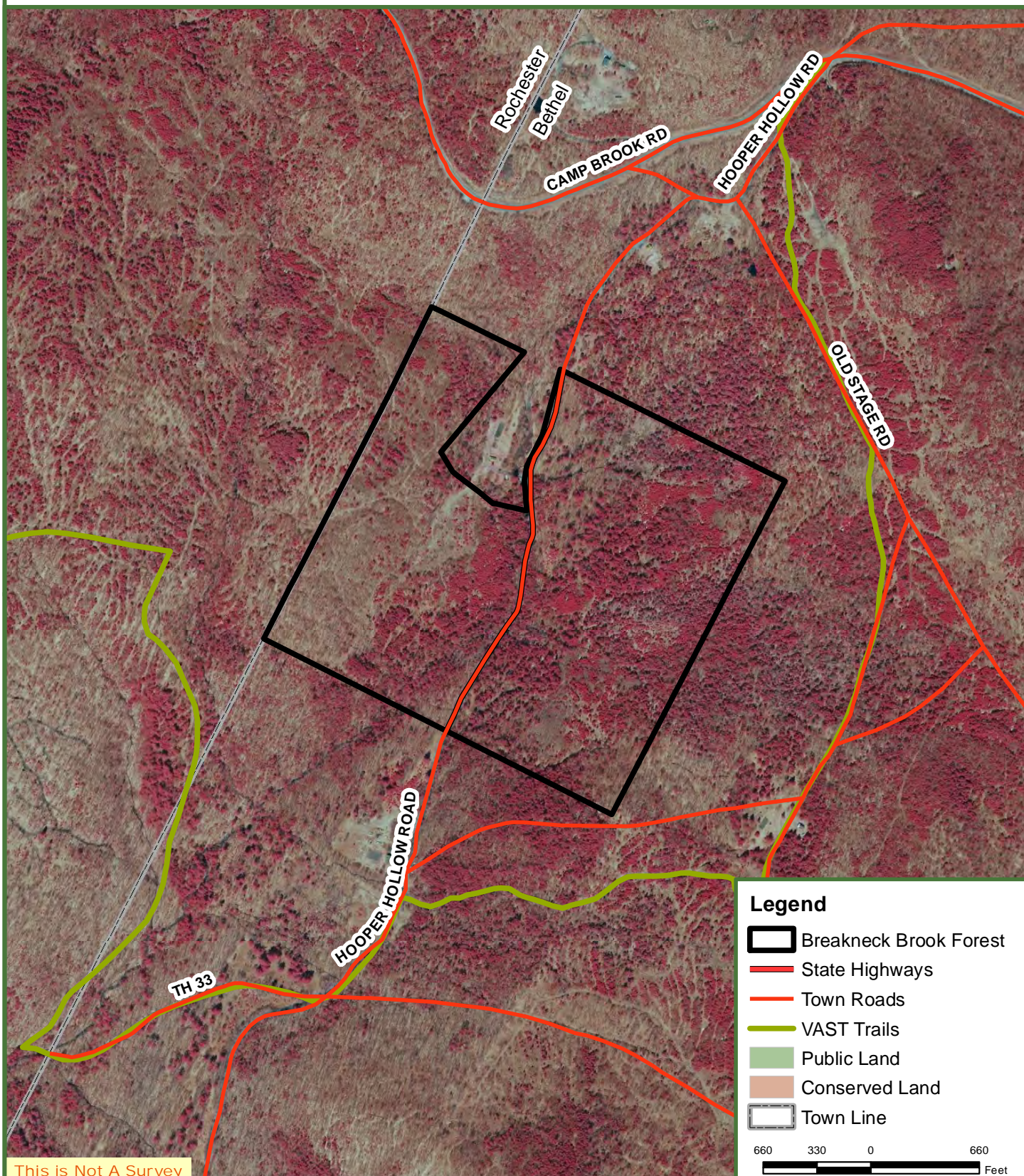


Breakneck Brook Forest

117 Grand List Acres
Bethel, Windsor County, Vermont



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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