



**Fountains
Land**
AN F&W COMPANY



South Warren Forest

Close to Central Vermont ski areas and the towns of Warren and Waitsfield, this property offers private homebuilding options directly adjacent to lands of the Green Mountain National Forest.

The property is well suited to buyers seeking to establish a large family compound in Warren with plenty of acreage to enjoy its private setting. The land abuts the Green Mountain National Forest, and is a short drive to Sugarbush Ski Resort, Blueberry Lake, and Warren Village. Key property highlights include:

- 🌲 Potential homesites near Southview Road and Plunkton Road.
- 🌲 Views of Mount Adams with tree clearing.
- 🌲 Bordered on the west by Green Mountain National Forest and on the south by lands of the State of Vermont.

Property Highlights

- 💰 \$359,000
- 📏 88.5 Acres
- 📍 Warren, NY
- 🏠 Multi-Use



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LOCATION

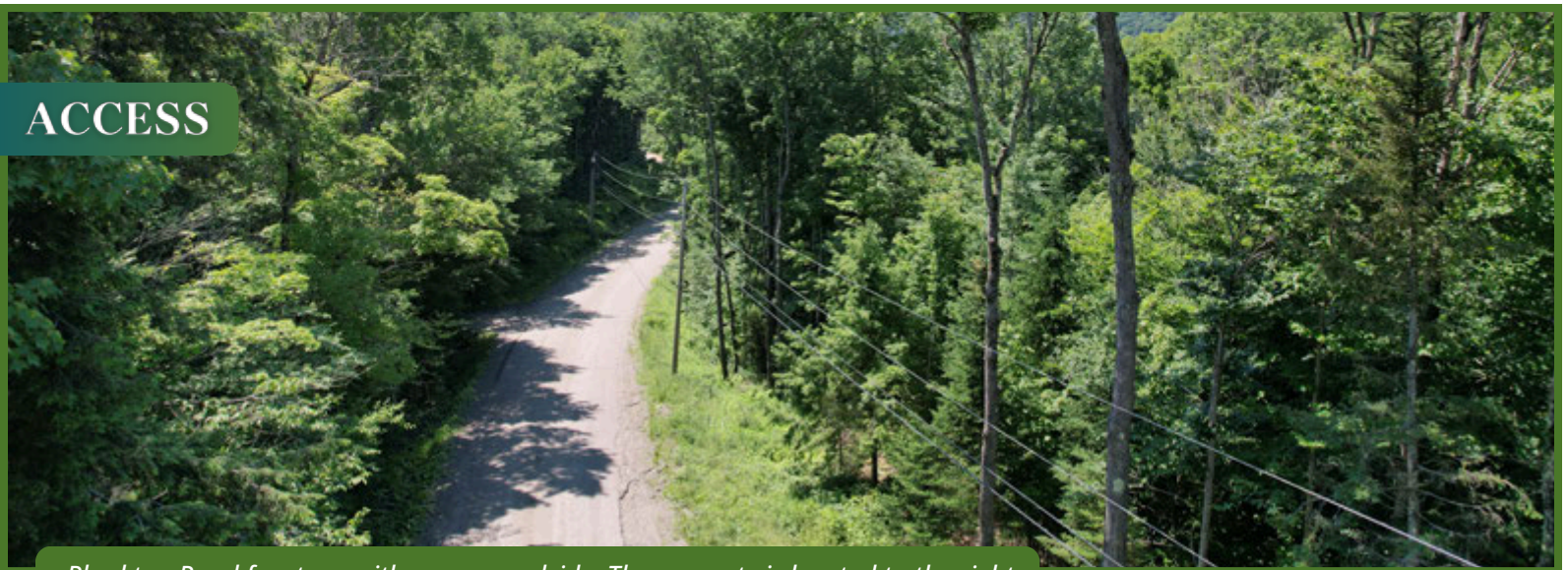


South Warren Forest to the right of the road.

The property is situated along the southern end of Plunkton Road, which intersects with Southview Road. From there, travel north to the heart of Warre Village and scenic easterly highlands. The potential building sites are in an ideal location, very close to Route 100 and only 15 minutes from Sugarbush Resort. Blueberry Lake is within walking distance up the road, where you can boat, swim, or fish on a pristine, uncrowded lake. From the land, walking access is available to the adjacent Green Mountain National Forest, where tens of thousands of acres are available for recreational pursuits.

Boston is three hours away, and New York City is six hours. This area of central Vermont has much to offer, from restaurants and cultural amenities to outdoor pursuits. Burlington and Lake Champlain are an hour's drive away.

ACCESS



Plunkton Road frontage with power roadside. The property is located to the right.

Access can be considered excellent with +/-660' of frontage along Plunkton Road, a town-maintained, graveled road, with electric power and telephone services roadside. On Southview Road, there is an existing old driveway cut into the land that will support an internal road/driveway for future home development.

PROPERTY DESCRIPTION



A year round stream runs along the eastern boundary.

The land's relatively high elevation (+/-1,600') provides attractive, potential views to the southeast of Mount Adams, a nearby peak with an elevation of 3,180', which lies along the Northfield Range, also in view with tree clearing.

The potential homesites offer an easterly to southeastern aspect covering gently sloping land with a few moderate slopes in between gentle benches. Soils in this area appear to be somewhat well-drained. One of two possible old driveways can be used to access these potential homesites, one off Plunkton Road and one off the beginning of Southview Road (see maps for location).



South Warren Forest to the left of the road.

The northeastern corner of the land is relatively flat, supporting tall softwood trees on variable soil conditions with some wet areas. The west central area is the high point with an elevation of 1,700', with a walking trail leading to the site. From this point south, the land falls off, covering variable terrain with rock outcrops in many areas, creating an attractive hiking destination.

A year-round stream runs along the southeastern boundary. Another small stream drains through the land, creating small pools and tiny falls. The southern boundary runs along the Warren/Granville town line with Route 100 +/-300' from the southern boundary.

FOREST RESOURCE



Potential homesite area where the timber is younger.

Forest aesthetics for the property can be considered highly attractive given the older age classes and dense overstory canopy; however, in the northwest area, a dense understory exists given the nature of the mostly softwood species composition, which can thrive in semi-light conditions. The western and southern hardwood stands are mature with large trees, while the area near the potential homesites has younger trees.

TAX & TITLE



GMNF lands beyond the peak.

The Roth Family owns the property; the deeds are recorded in the Warren Town Clerk's Office in Book 88, Pages 161 and 163, with seven lot out-sales over the years. Annual property taxes are +/- \$3,429.75. The entire property, except three acres near the potential homesites, 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 2019.

The current zoning on the land is within the rural residential district, which requires minimum 1-acre lots. It is understood that the new, pending zoning will require 25-acre minimums, however, with 1-acre minimums roughly within the orange-colored zone outlined on the property maps. The land is surveyed.

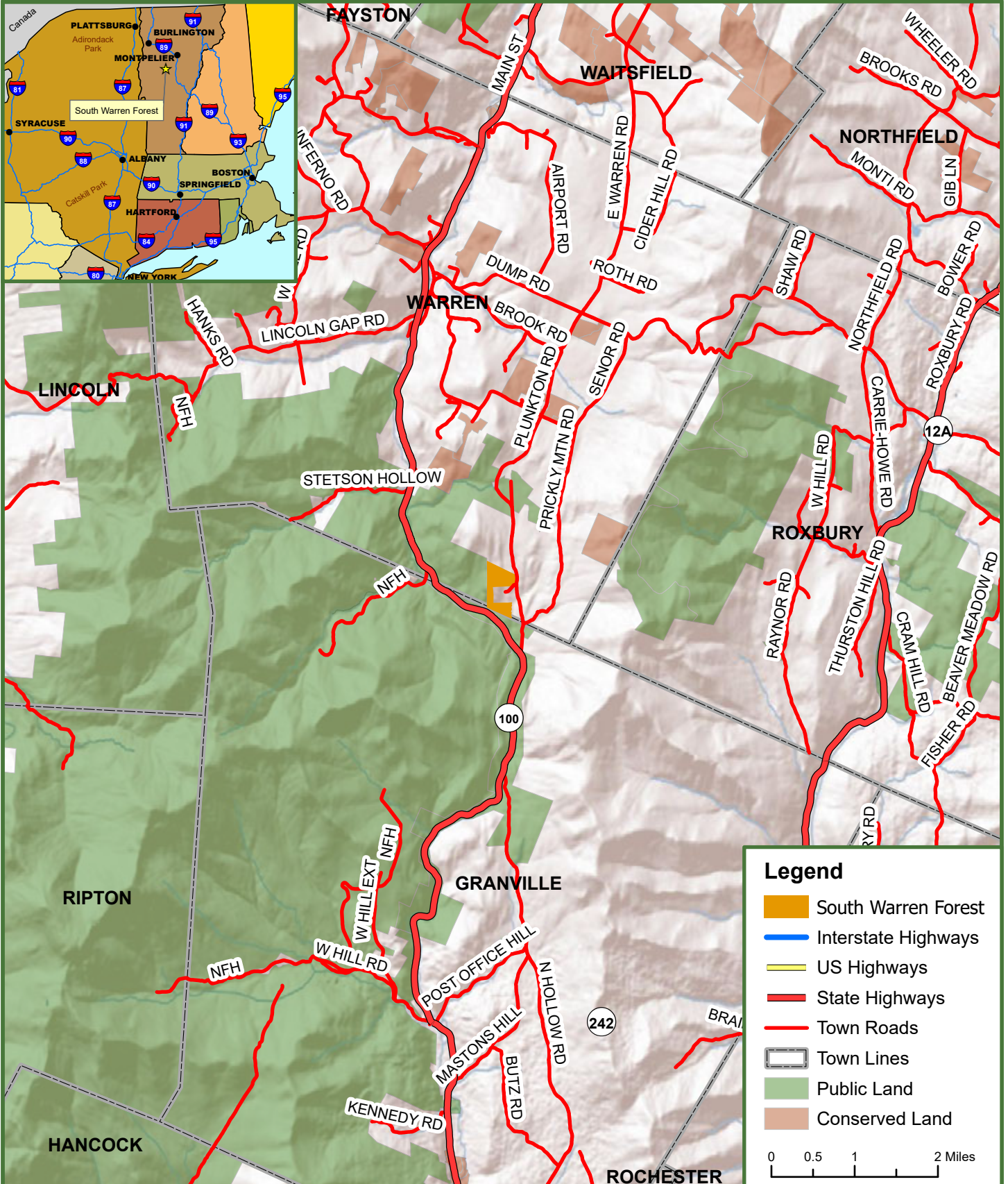
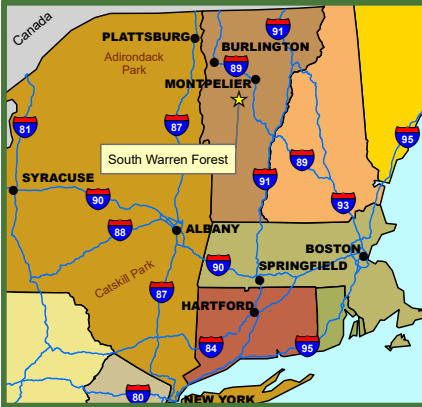
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements 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

South Warren Forest

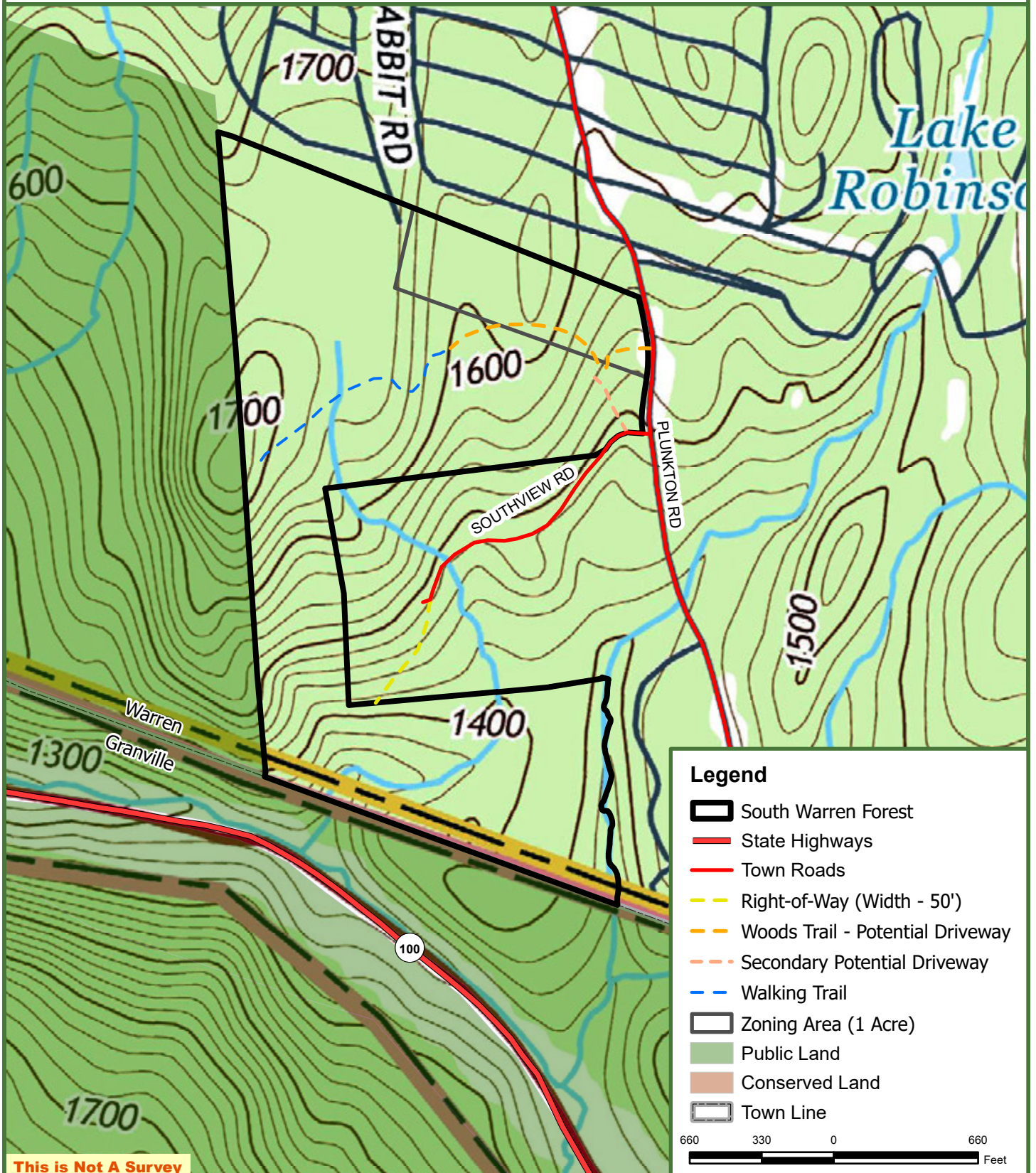
88.4 Grand List Acres
Warren, Washington County, Vermont





South Warren Forest

88.4 Grand List Acres
Warren, Washington County, Vermont



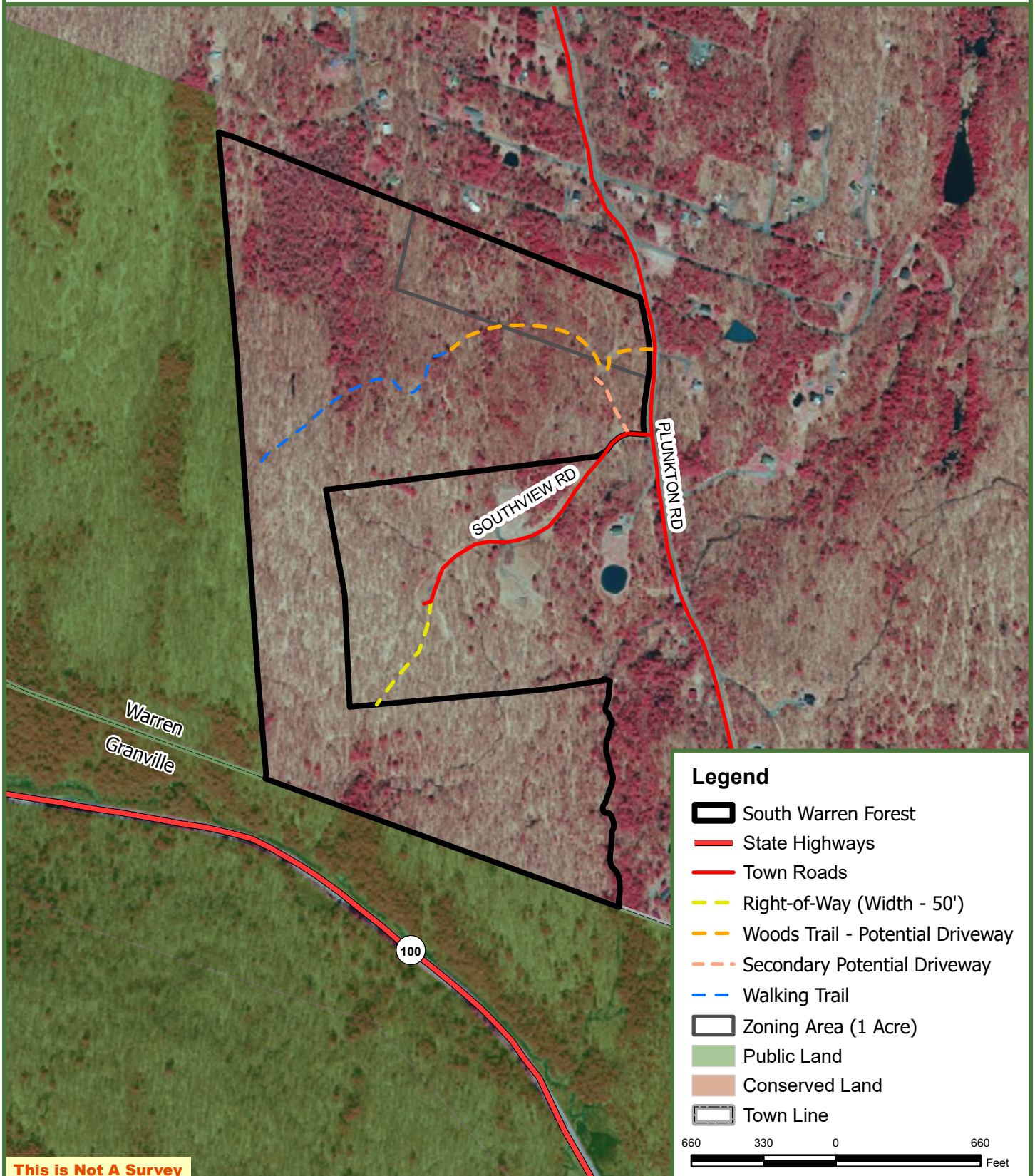
This is Not A Survey

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.



South Warren Forest

88.4 Grand List Acres
Warren, Washington 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

Thom Milke

Printed Name of Agent Signing Below

[] Declined to sign

Signature of Agent of the Brokerage Firm Date

Printed Name of Consumer

Signature of Consumer

Date

[] Declined to sign