

## **SOUTH WARREN FOREST**

**Close to central Vermont Skiing and Warren Village, the property offers private homebuilding options directly adjacent to lands of the Green Mountain National Forest.**



Plunkton Road frontage, land on right, with potential homesites not too far off the road.

**88.5 Tax Acres**  
**Warren, Washington County, Vermont**

**Price: \$522,000**



## OVERVIEW

The property is well suited to buyers seeking to establish a large family compound in Warren with plenty of acreage to roam or, property developers aiming to subdivide and sell multiple homesite parcels (which the current zoning supports). 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:

- Ideal home sites close to town road;
- 8 miles to Sugarbush Resort and 6 miles to Warren, Village
- Views of Mount Adams with tree clearing.
- Bordered on the west by Green Mountain National Forest & south by lands of the State of Vermont.

## LOCATION

The property is situated along the southern end of Plunkton Road, a town road that leads north to the heart of Warren's 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 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 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 hours drive away.

## ACCESS

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



Un-named year round stream runs along eastern boundary.



Southview Road development which the land surrounds.



Plunkton Rd frontage (land on right) with power roadside.



## SITE DESCRIPTION

The land's relatively high elevation (+/- 1,600') provides attractive, potential views to the southeast of Mount Adams, a nearby peak with 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 appears 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).

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 highpoint with 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 out-crops in many areas creating an attractive hiking destination.

One year round stream runs along the southeastern boundary. Another small steam 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.



**View to the south & east to Grandville Gulf & Mount Adams.**



**Rock out-crops near western boundary approaching GMNF lands.**



**Potential homesite area where timber is younger.**



**Year round stream along southwestern boundary.**



## FOREST RESOURCE

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 south hardwood stand is mature with large trees while the area near the potential homesites has younger trees.

## TITLE & TAXES

The property is owned by John H Roth Family Trust, whose original deeds are recorded in the Warren Town Clerk's Office in Book 88, Pages 161 & 163 (two deeds), with 7 lot out-sales over the years. Annual property taxes are +/- \$3,429.75. The entire property except 3 acres near the potential homesites are 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.



**Maturing maple stand in western/southern areas.**



**The land's high point and forestland in the foreground with GMNF lands beyond the peak.**

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.

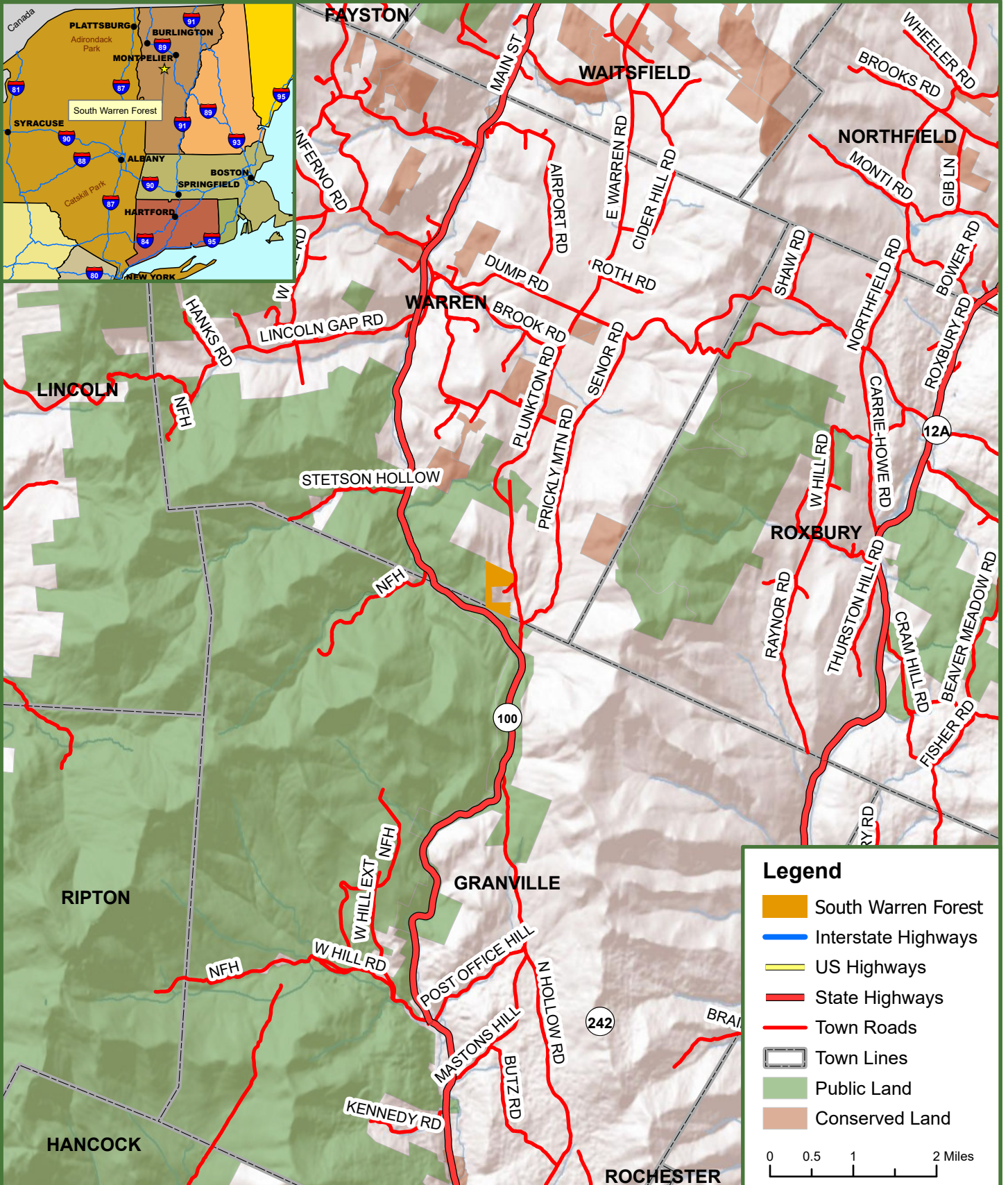
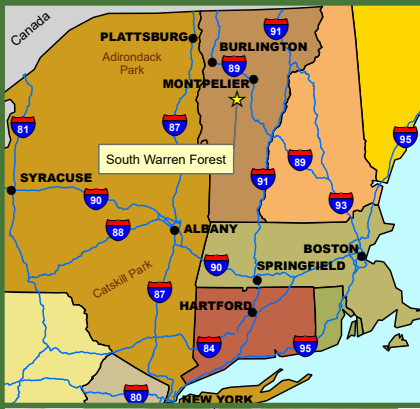




# Locus Map

## South Warren Forest

88.4 Grand List Acres  
Warren, Washington County, Vermont

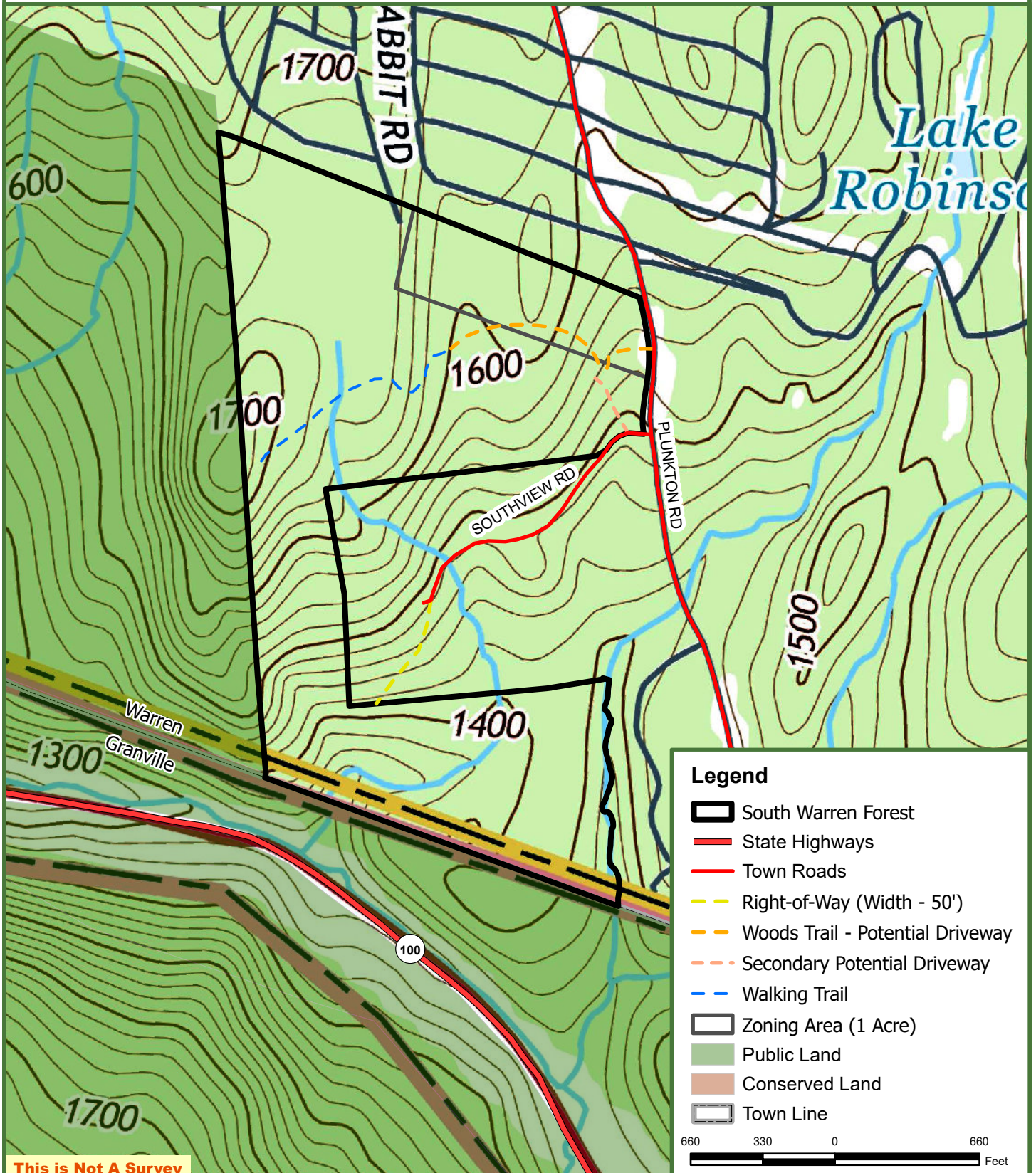






# South Warren Forest

88.4 Grand List Acres  
Warren, Washington County, Vermont



**This is Not A Survey**

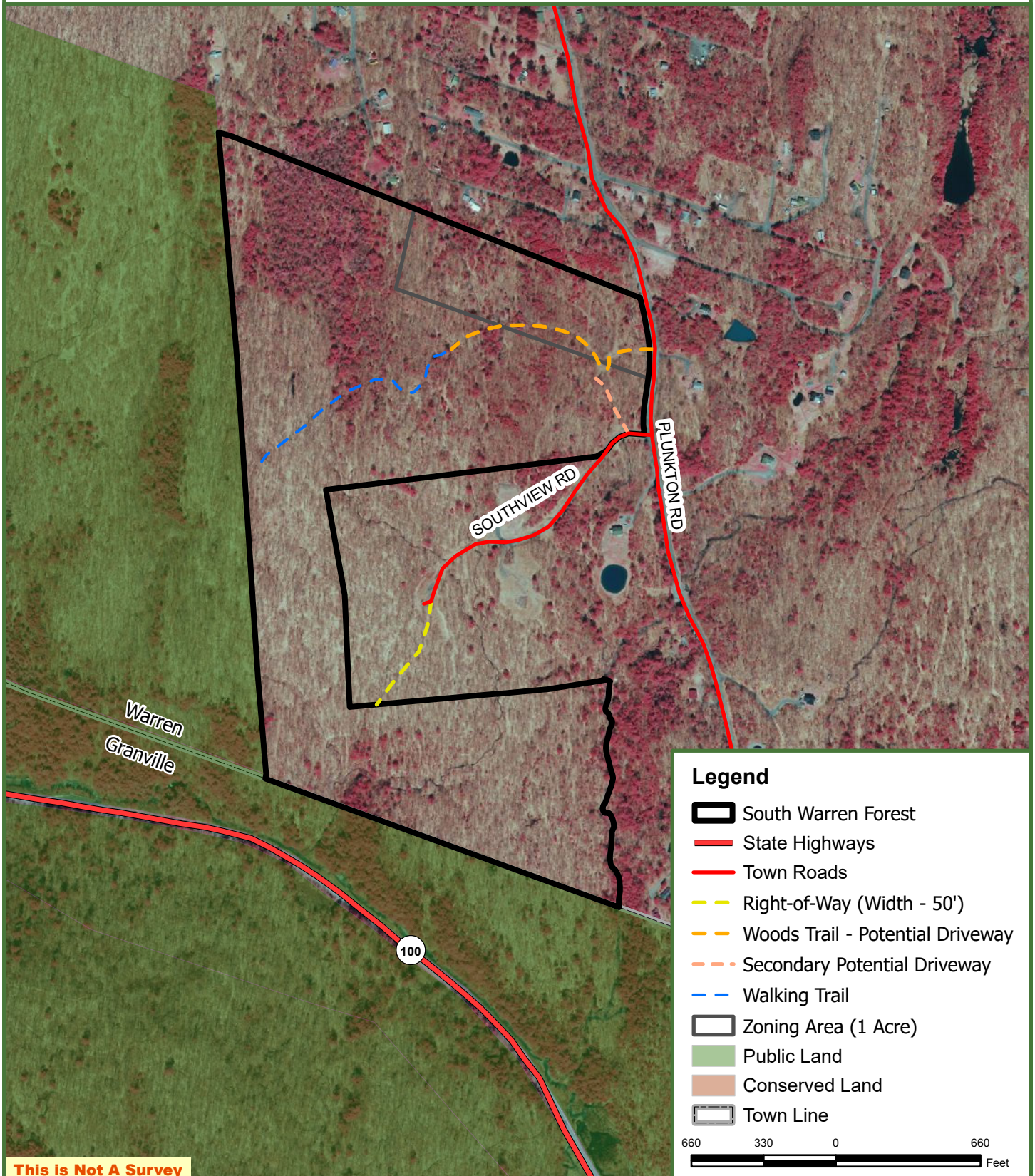
Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.





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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