

HIGH MEADOW ESTATE

Private hilltop location with 276 acres of mature forest, open meadows, ponds, and a cottage built in 1790, now conserved by the Vermont Land Trust.



***276 Grand List Acres
Andover, Windsor County, Vermont***

Price: \$660,000

PROPERTY OVERVIEW

This private high elevation property has a cottage built in 1790, with a number of outbuildings including a horse barn, two-bay garage workshop with loft apartment and an airplane hangar. There are 276 acres of mature forest land, plus open meadows that would be good for grazing animals or other agricultural activities. The property is conserved through the Vermont Land Trust and comes with a conservation easement with 5-acres of excluded land around the house and outbuildings.

- Old cottage built in 1790 with several outbuildings
- 276 Grand List acres of mature forest with a many woods trails that wander through the property.
- Open meadows near the cottage and higher on the property that are available for agricultural use.
- Two ponds are found near the house, and a large swimming pond is located down the road.



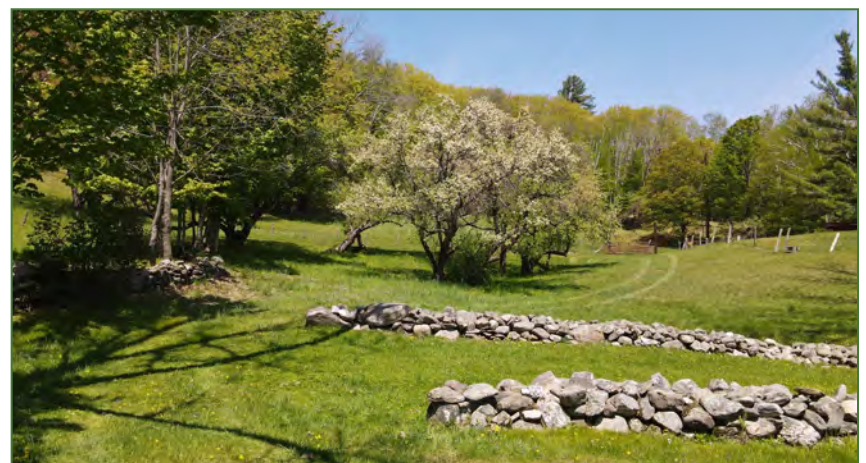
The 1790 cottage faces southwest and was built before Vermont became the 14th State.



View of the estate looking over one of the property's ponds, with the house and outbuildings beyond.

THE LOCATION

The property is located on Old Gulf Road in Andover Vermont. The entrance to the property is on a road that runs through Horseshoe Acres Campground located on the Weston Andover Road. The road to the property's entrance travels about a mile and a half through the forest. Boston MA is less than three hours east, and New York City is just over 4 hours south. Magic Mountain Ski Area is only 15 minutes away, and Bromley Mountain, Stratton Mountain Resort and Manchester are only a half hour drive southwest. This southern Vermont location is perfect for those looking for solitude yet close to many amenities and outdoor activities.



The foundation is all that's left of what would have been the original barn structure.

THE COTTAGE AND OUTBUILDINGS

Originally built in 1790, people have been living in the cottage on this hillside for over 200 years. Although the property is quite private, electricity was brought onto the estate in 1958. The cottage itself has had some interior renovations since it was built, and its wide pine boards and tongue and groove walls are in good shape. The addition of some insulation and sheetrock, plus the electricity and indoor plumbing from the 1950's made this more comfortable for the most recent owners.

The roof appears to be in good condition, and the estate has been taken care of by property managers for many years, keeping it in the best shape possible. This is a center chimney structure typical of the 18th-century era, with three fireplaces, one in each of the main floor rooms. A bathroom and small bedroom make up the remainder of first floor. Upstairs is an unfinished open space with a small bathroom, and a wood-paneled room which could be used as another bedroom.

Outside there is a two-stall horse barn, a large two-bay garage/workshop that has a small upstairs loft apartment. There are also several small outbuildings, and an airplane hangar which the past owner used when he flew in for weekend visits. There are many open trails through the woods that were used for horseback riding and walking. Some of these trails travel to the property's highest point at about 1900' to a large meadow facing south.

The cottage and outbuildings are being sold with the land, "as is", and will need restoring to take them into the 21st century. There is so much potential for this one-of-a-kind estate, and the right owner will make this into a unique and valued property to enjoy for many years to come.



The cottage is a center chimney structure common in the 18th century. This fireplace is in the kitchen area and would have been used to cook in.



The large two-bay garage with upstairs loft apartment and the horse barn sit next to the cottage.



The second of three fireplaces found on the main living area in the house with stairs leading to the second floor.

PROPERTY PHOTOS



One of the meadows near the cottage has apple trees and sits below the park like forest.



One bay of the garage was used as a workshop and has plenty of cabinets and benches in place.



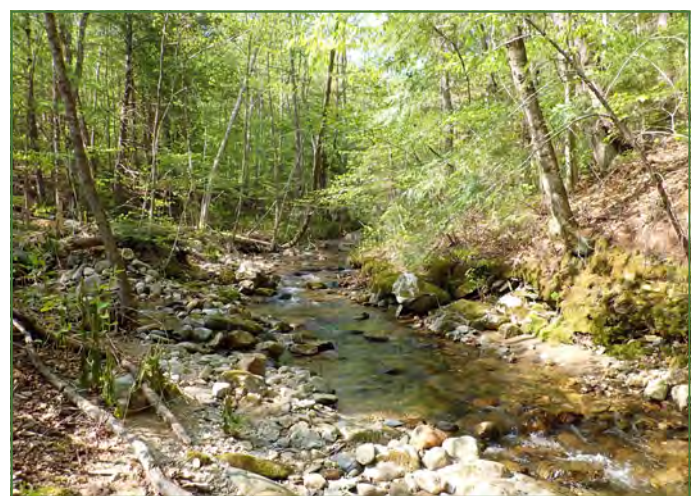
The hay storage area in the horse barn can be seen with the stalls through the door at the center of the photo.



Large airplane hangar is located at the edge of the runway and was used in the past by a previous owner.



The largest of the ponds on the property would be a great place to cool off on a hot day.



This brook runs through the property and is shown here at the bottom of the access road..

NATURAL RESOURCES

The property contains a wide variety of natural resources including a significant stream, maturing forest stands, potential sugarbush, stonewall-lined meadows, old apple trees, and ponds.

The land's western end along North Hill Road holds the high ground with an elevation of around 1,900'. From here the land slopes downhill easterly to the Andover Branch, part of the headwaters of the Williams River. Flowing through and along the eastern boundary, this clear, year-round stream is an excellent water resource. In addition, another stream runs through the southern end of the property.

A ridge bisects the land creating a southern aspect at the existing homestead area and east/northeastern aspects near the runway and across the older forest stands located north of the ridge.

There are two small ponds on the land near the southern meadow and a larger, swimmable pond at the property's southern corner.

Several stonewall-lined meadows are in different areas of the property. These meadows total over 25 acres and would offer a number of different agricultural options for a new owner.

The forest resource has been untouched for many decades offering an unbroken tree canopy with minimal understory growth. This provides ideal forest aesthetics and easy walking conditions, whether walking along one of the many internal woods trails or just randomly across the forest. The forest stand north of the property's homestead meadow is generally a maturing northern hardwood stand with red oak and white pine as associates. The southern forest stand is primarily a +/- 40-year-old, even-aged, sugar maple stand that has become established from old field abandonment. This area holds strong potential to become a sugarbush. An older, mixed wood stand runs along the land's southern stream.



Drone photo of an open meadow with trails leading into the forest has a number of stone walls around it.



A small spring fed brook is collected in a pond above the cottage and leads to the lower pond near the driveway.



One of many open woods trails that are found on the property make walking this land very easy and could be used to ride horses or an ATV.

CONSERVATION EASEMENT

The conservation easement on the property will be held by the Vermont Land Trust (VLT), one of the most respected conservation organizations in the nation. A working forest “partnership” with VLT offers the new owner predictability and cooperation, given the long history and respected reputation this land trust has established.

A principal objective of the easement is to maintain and promote healthy and abundant forest resources. The terms of the easement prevent subdivision and future development; however, forestry and sugarbush operations, and construction of associated support infrastructure, are permitted. This property comes with a 5-acre excluded zone and has a cottage, garage, horse stall and several outbuildings.

- Most sustainable and traditional forestry and sugarbush activities are permitted to support the long-term stewardship of the protected property;
- The property can be posted to limit or prohibit public access and hunting;
- The property can be used for agricultural purposes, and agricultural structures may be permitted on protected property with VLT approval
- An additional camp of <800 ft can be built on the protected property located outside of special protection areas.
- No VLT conservation restrictions apply in the 5-acre excluded portion, although state and local restrictions remain

Copies of the easement are available upon request.



This road leading into the forest is above the airplane hangar with fencing that used to keep animals in the meadow.



The driveway is seen in the center of the photo with a pond and meadow to the right.



Part of the large open meadow at the property’s highest point is kept open and could be returned to agricultural use.

ACCESS

The house is located at 946 Old Gulf Road South., and accessed by turning into Horseshoe Acres campground from the Weston Andover Road. Once at the campground, drive straight ahead until you see the road split, and stay left at that intersection where it says bridge weight limit 1.4 miles ahead. Follow this road until you cross the bridge and get to a locked pole gate. This is not a property that can be seen alone due to the locked access. Please contact listing broker for showings.



The entrance to the estate with the pole gate open is a very private access to the rest of the property.

OFFERS

In an effort to ensure that all buyers have a chance to visit this unique property and possibly make an offer, the seller, Vermont Land Trust (VLT) will begin considering offers on the property on July 11, 2023 with VLT responding within two business days. Please feel free to submit an offer prior to this time, however the offer will not be considered until after the review date.



One of many stone walls is seen along one side of a meadow, with others located throughout the property including in the forest.

TAXES & TITLE

The property is 276 Grand List acres. There is a 5-acre excluded zone around the cottage and outbuildings, and the rest of the land is protected by a Vermont Land Trust easement. The 2022 taxes for the property were \$13,012.90, and the property is NOT in Current Use. Putting this property into a Current Use would substantially lower the taxes. The property is owned by The Vermont Land Trust whose Warranty Deeds are recorded in the Andover Land Records and include Book 70, Page 262.



Photo of part of the large field at the top of the property which has an access from North Hill Road.

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.

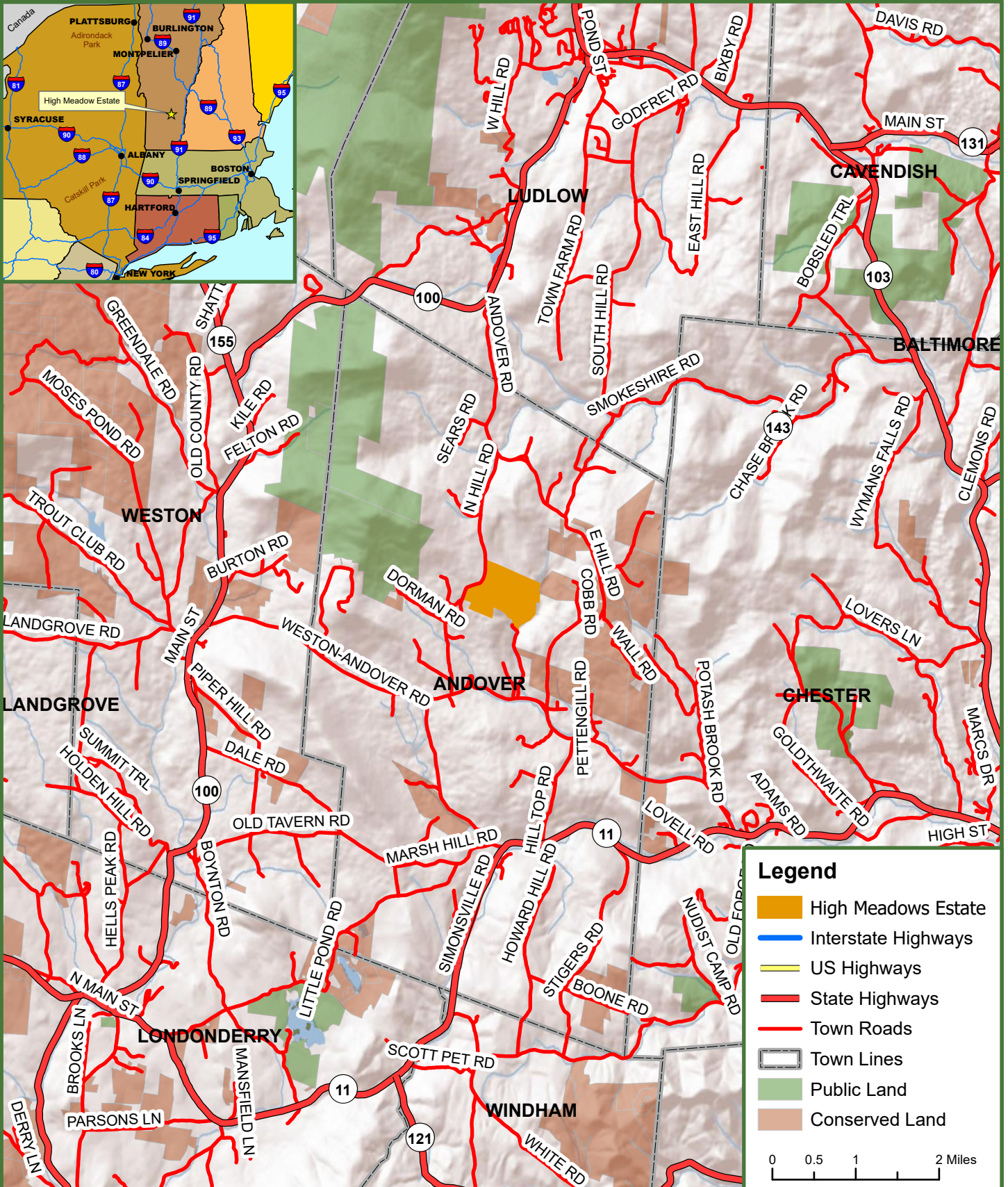
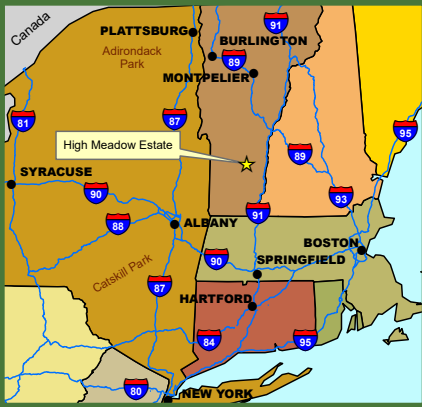
All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map

High Meadow Estate

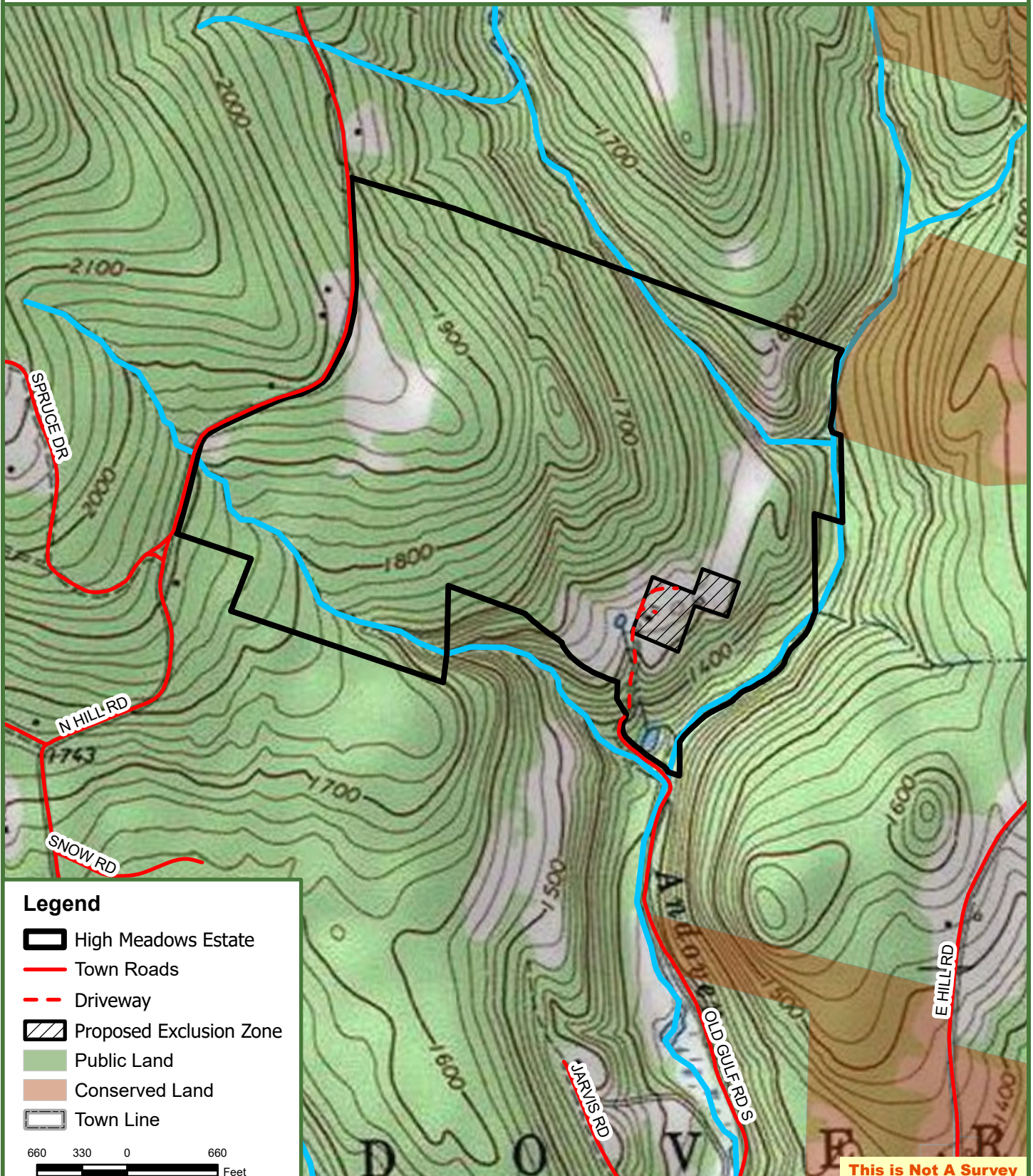
276 Grand List Acres
Andover, Windsor County, Vermont





High Meadow Estate

276 Grand List Acres
Andover, Windsor County, Vermont

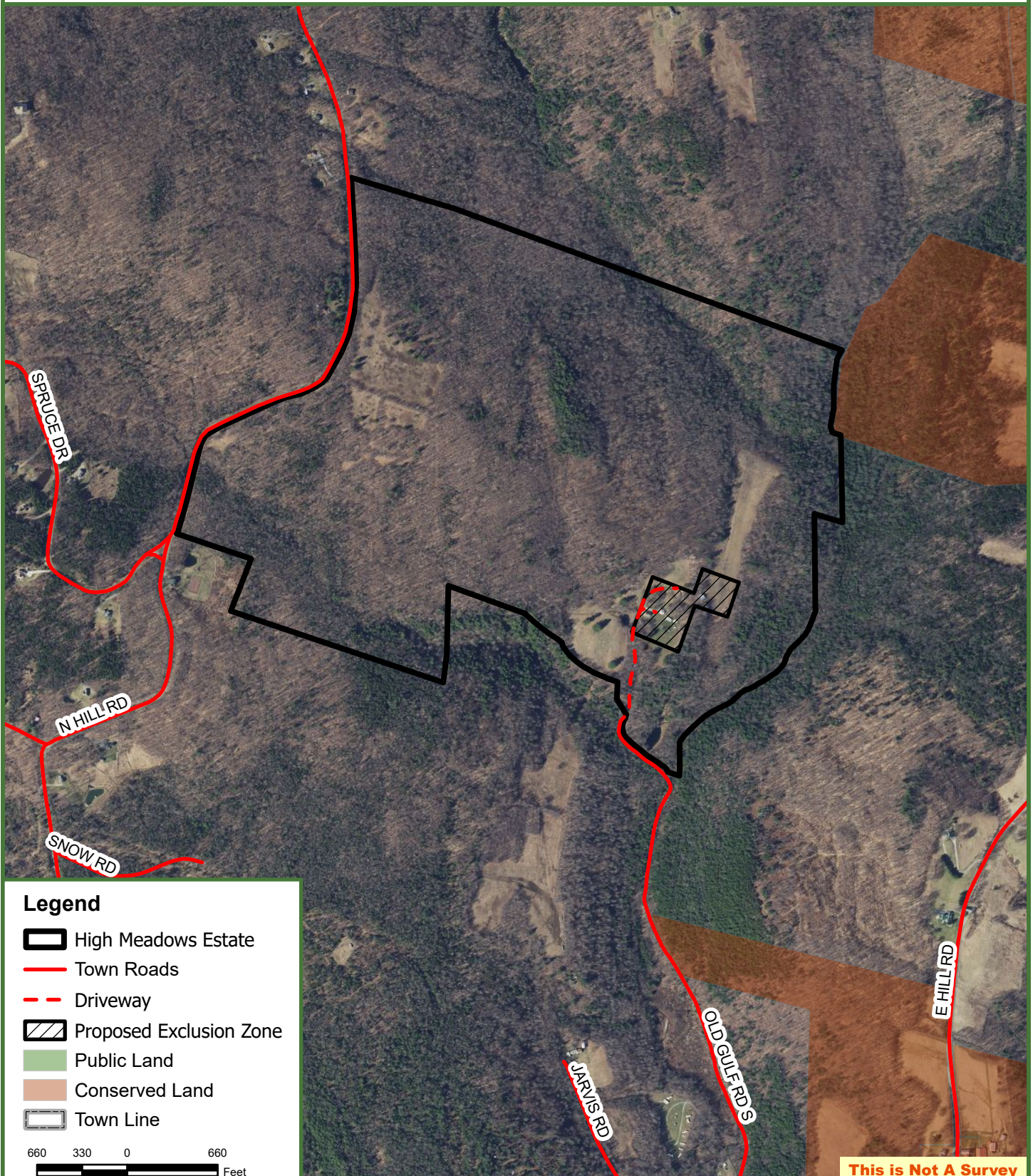


Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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



High Meadow Estate

276 Grand List Acres
Andover, Windsor County, Vermont



Legend

- High Meadows Estate
- Town Roads
- Driveway
- Proposed Exclusion Zone
- Public Land
- Conserved Land
- Town Line

660 330 0 660
Feet

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.



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

TOM MILKE
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