

BYRON HILL FOREST

**Recreational forest land with an open field house site on
105.7 acres conserved by the Vermont Land Trust,
located in the Upper Valley region of Vermont.**



***105.7 Surveyed Acres
Hartford, Windsor County, Vermont***

Price: \$290,000

INTRODUCTION

Byron Hill Forest is a large forested parcel on the outskirts of Hartford VT. This Upper Valley location is a much sought after area due to its proximity to White River Junction, VT and Hanover NH, home of Dartmouth College.

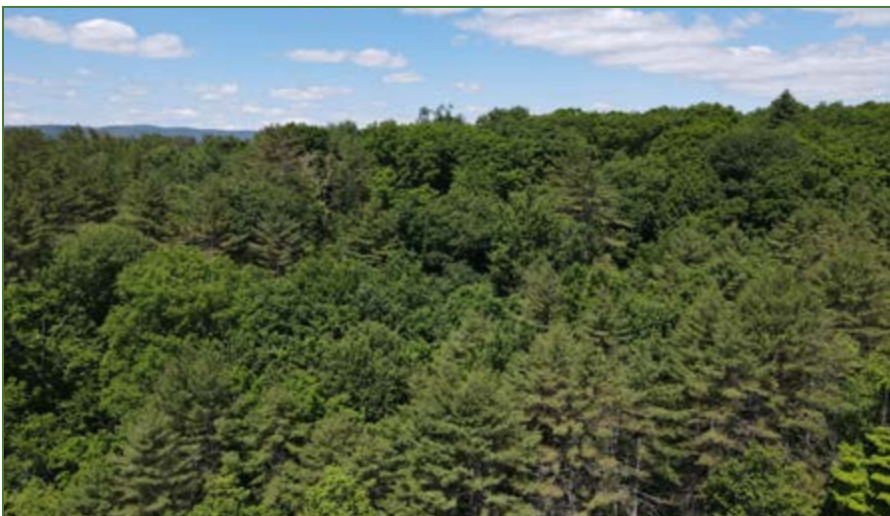
The property is conserved through the Vermont Land Trust and comes with a conservation easement with 10-acres of excluded land around the driveway and building site. The site has a wastewater permit already in place, and has the potential for some good views with a little tree clearing in front of the open meadow.

Most of the land is forested, with a mix of white pine, hemlock, and northern hardwoods, including maple and oak. There are a couple of old roads in the interior, and walking the forest is easy due to the high tree canopy and little ground cover.

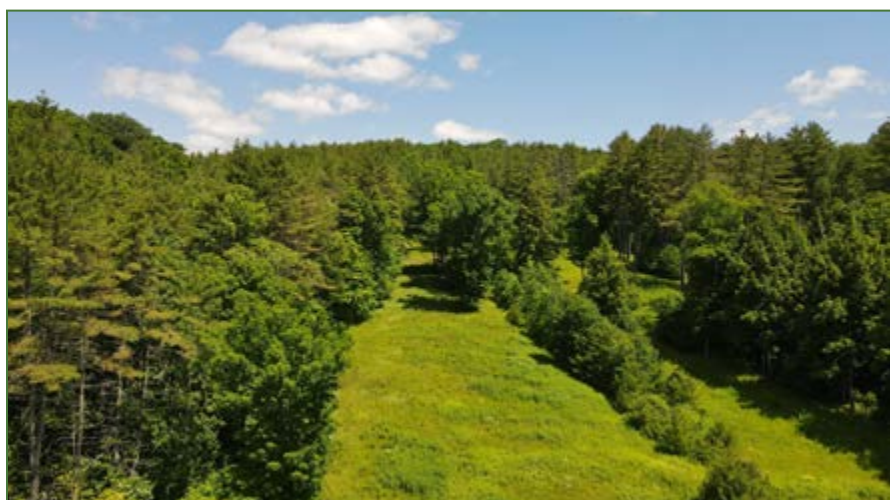
THE LOCATION

This property is found at the top of Byron Hill Road and is accessed by a right-of-way and driveway that leads to the building site. Both I-91 and I-89 converge at White River Junction, and this allows for quick and easy travel in any direction. The location is perfect for those who would like a large forest near an incredible amount of amenities.

Dartmouth College and Dartmouth Hitchcock Medical Center are 15 minutes away, and White River Junction is only 4 miles east with a nice mix of eclectic restaurants and shops. Boston is only two hours away, New York City is 5 hours south, and Burlington VT is an hour and half north.



The forest seen from a drone is well-stocked with a mix of white pine, hemlock, maple and oak trees.



The slightly sloping field is part of the 10 acres of land excluded from the conservation easement.



This view of the forest's interior shows the open understory and mix of hardwoods.

PROPERTY DESCRIPTION

Byron Hill Forest is a private forested parcel located at the end of a dead end road but near to many amenities available within minutes of the property. Located in Hartford VT, part of the Upper Valley, the parcel is found at the top of an established neighborhood with well-built homes and nicely landscaped yards.

The property is conserved through the Vermont Land Trust, and comes with a 10 acre exclusion zone and a house site with a wastewater permit in place. There is a gated right of way to the driveway which winds through an open field to the house site.

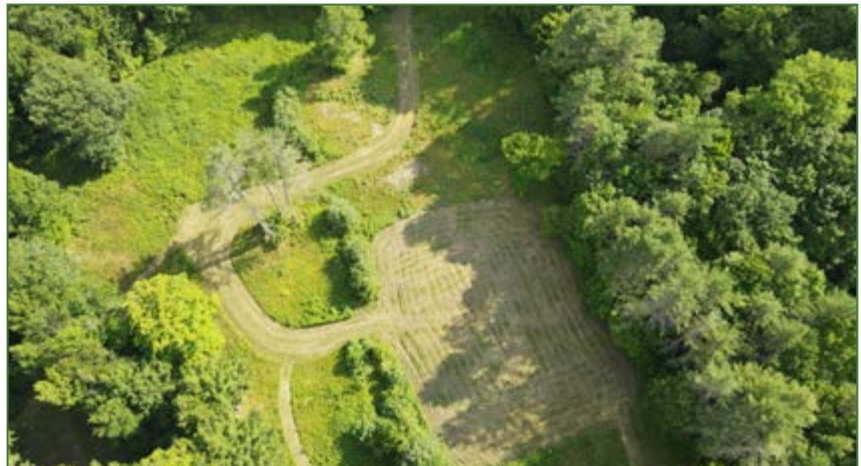
The majority of the property is forest land, with a mix of older conifers and hardwoods, and an open understory which allows for easy walking in the woods. There are several springs in the forest, some old woods trails, and a small brook runs through the bottom of the property. The large, mostly open field, has southern exposure and mountain views are seen through breaks in the trees.

This land would be best suited as a homestead for those seeking recreational activities such as hunting, hiking, skiing and snowshoeing all within the private 105 acres of forest land. The White River is located at the bottom of Byron Hill Road, and there are numerous swimming holes with canoeing and fishing the river available within minutes of the property.

This is a rare offering as land and houses are hard to find in this part of VT. Enjoy building your house in a seclude location, yet close to many outdoor activities and amenities just a short drive away.



Most of the forest is located to the east and south of the open field building site.



This is the house site seen from a drone directly above the exclusion zone.



Looking up at the house site from the bottom of the grass covered driveway.

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 10-acre excluded zone and has a driveway, building site and wastewater permit in place.

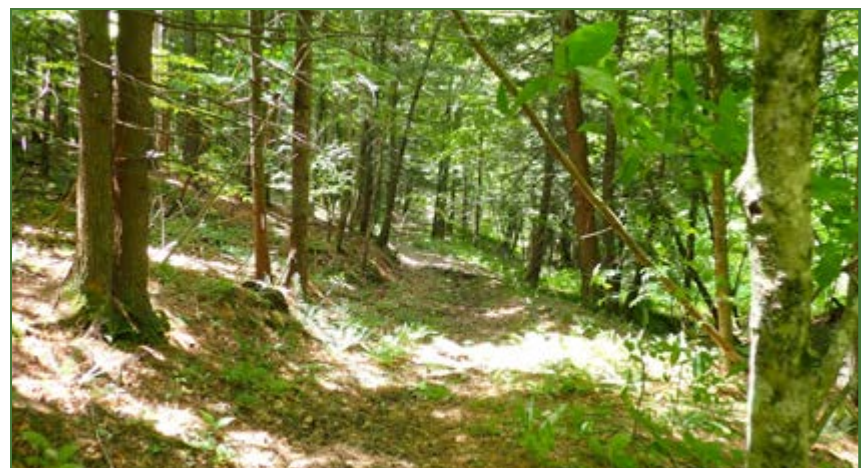
- ♦ Most sustainable and traditional forestry and sugarbush activities are permitted to support the long-term stewardship of the protected property.
- ♦ The property can be posted to limit or prohibit public access and hunting.
- ♦ The property can be used for agricultural purposes, and agricultural structures may be permitted on protected property with VLT approval.
- ♦ An additional camp of <800 sq ft can be built on the protected property located outside of special protection areas.
- ♦ No VLT conservation restrictions apply in the 10-acre excluded portion, although state and local restrictions remain.



The eastern section of the field is more meadow-like with large white pines and views seen through the trees.



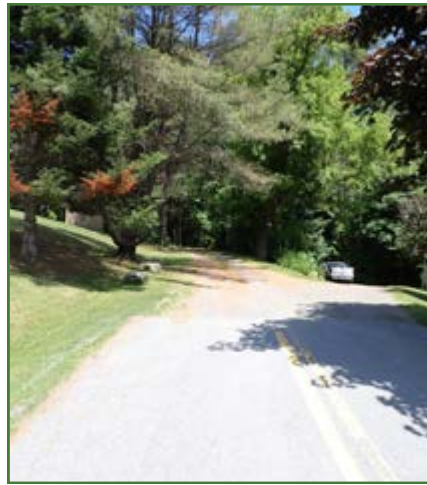
A section of conifers in the forest shows how easy it would be to walk in the woods.



The remnant of an old road traverses the property from near the bottom to the top of the forest.

ACCESS

The property is accessed from a short right-of-way (ROW) at the top of Byron Hill Road where Labbie Lane continues on to the left. The abutting neighbor is at 572 Byron Hill Road. There is a sign on the ROW, and you walk past the gate to the driveway which leads to the 10 acre excluded zone in the field.



The top of Byron Hill Road with the right of way found shortly after the road turns to dirt. (L) The grass covered right of way seen from the road. (R)

TAXES & TITLE

The property is owned by the Vermont Land Trust, and is referenced in the Warranty Deed in Book 596 Pages 336-342, in the Hartford, Vermont Land Records. The entire property totals 105.7 surveyed acres and is not enrolled in Vermont's Use Value Appraisal Program, also called Current Use. The taxes for the year 2023-2024 were \$4913.49. A new owner could enroll the property in Current Use to save on future taxes outside of any house site.



Private gated entrance to the driveway leads to the open field building site. Power is located to the left of the gate.

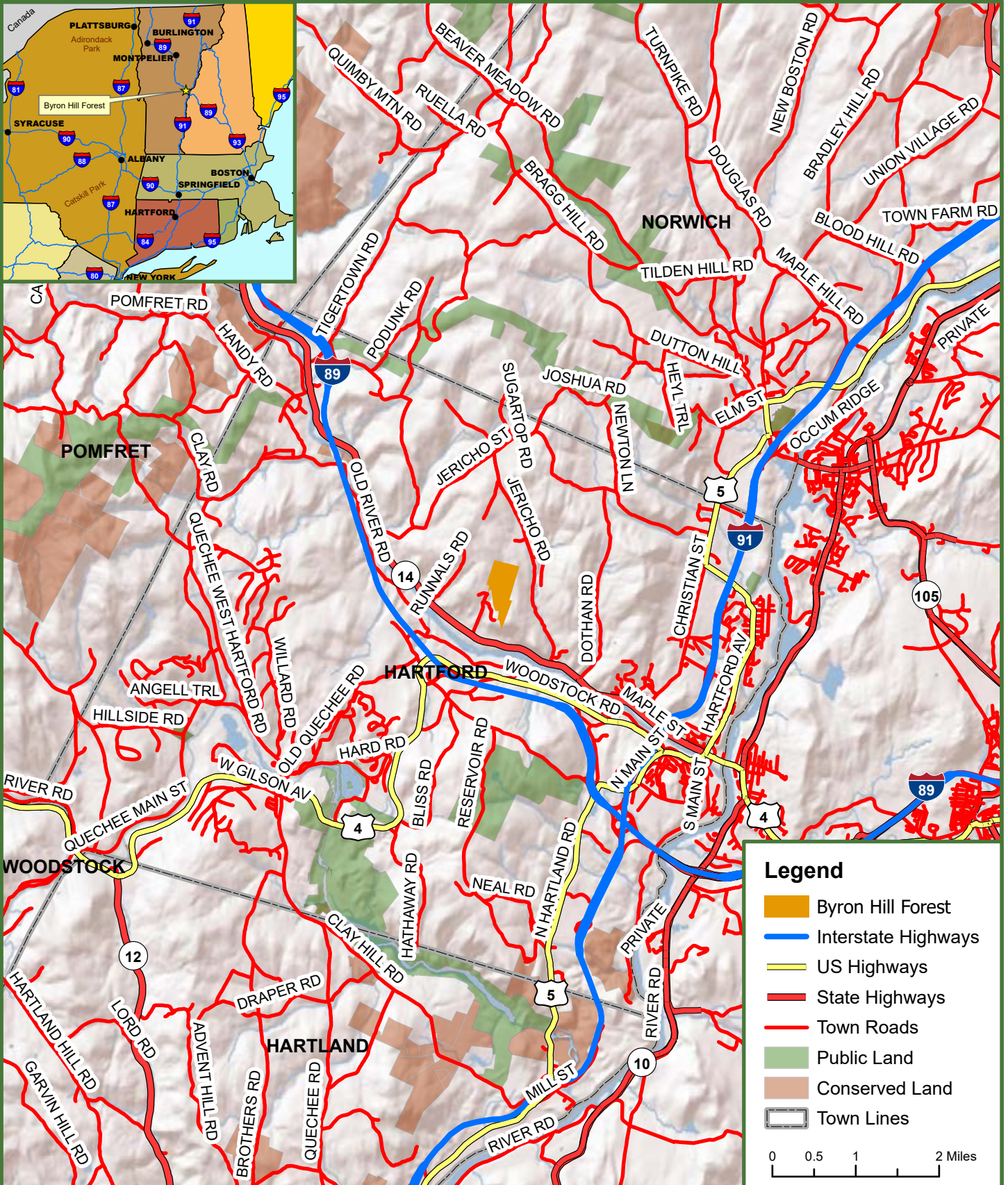
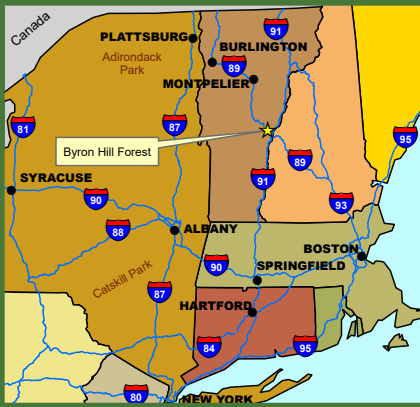


Drone photo of the property's forest and the hills above the White River, which is found at the bottom of Byron Hill Road.

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.



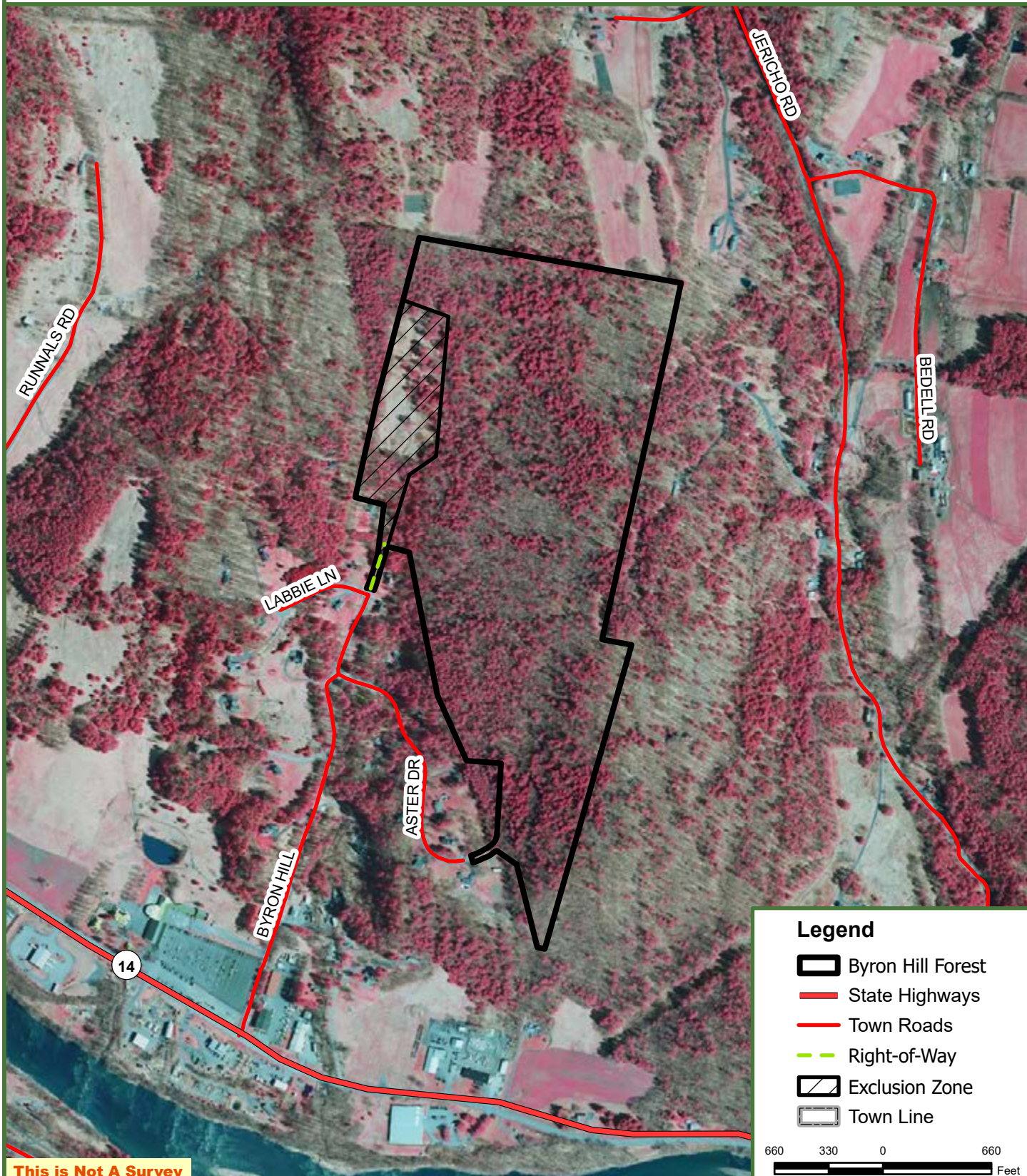
Locus Map
Byron Hill Forest
105.7 Grand List Acres
Hartford, Windsor County, Vermont





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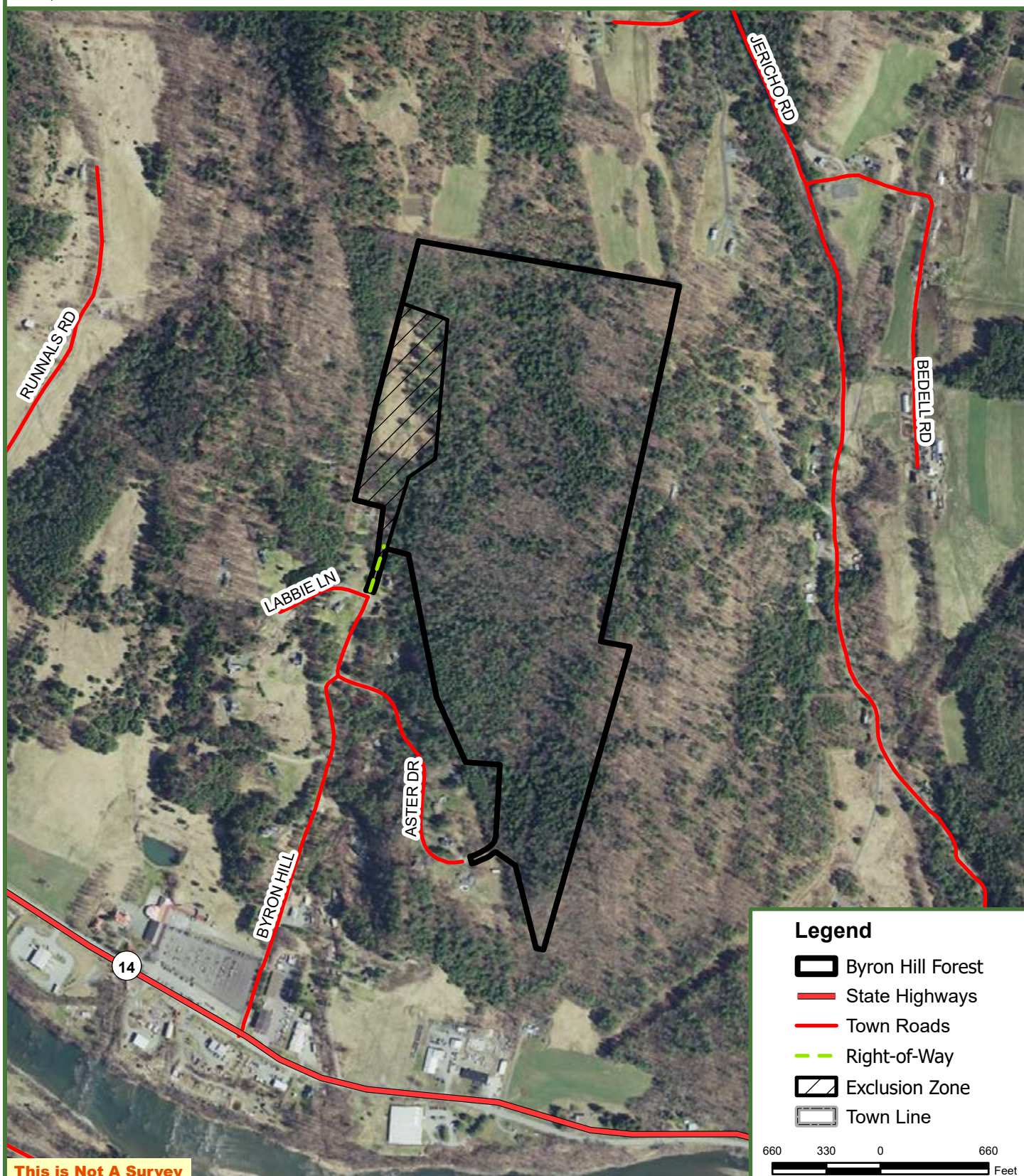


Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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



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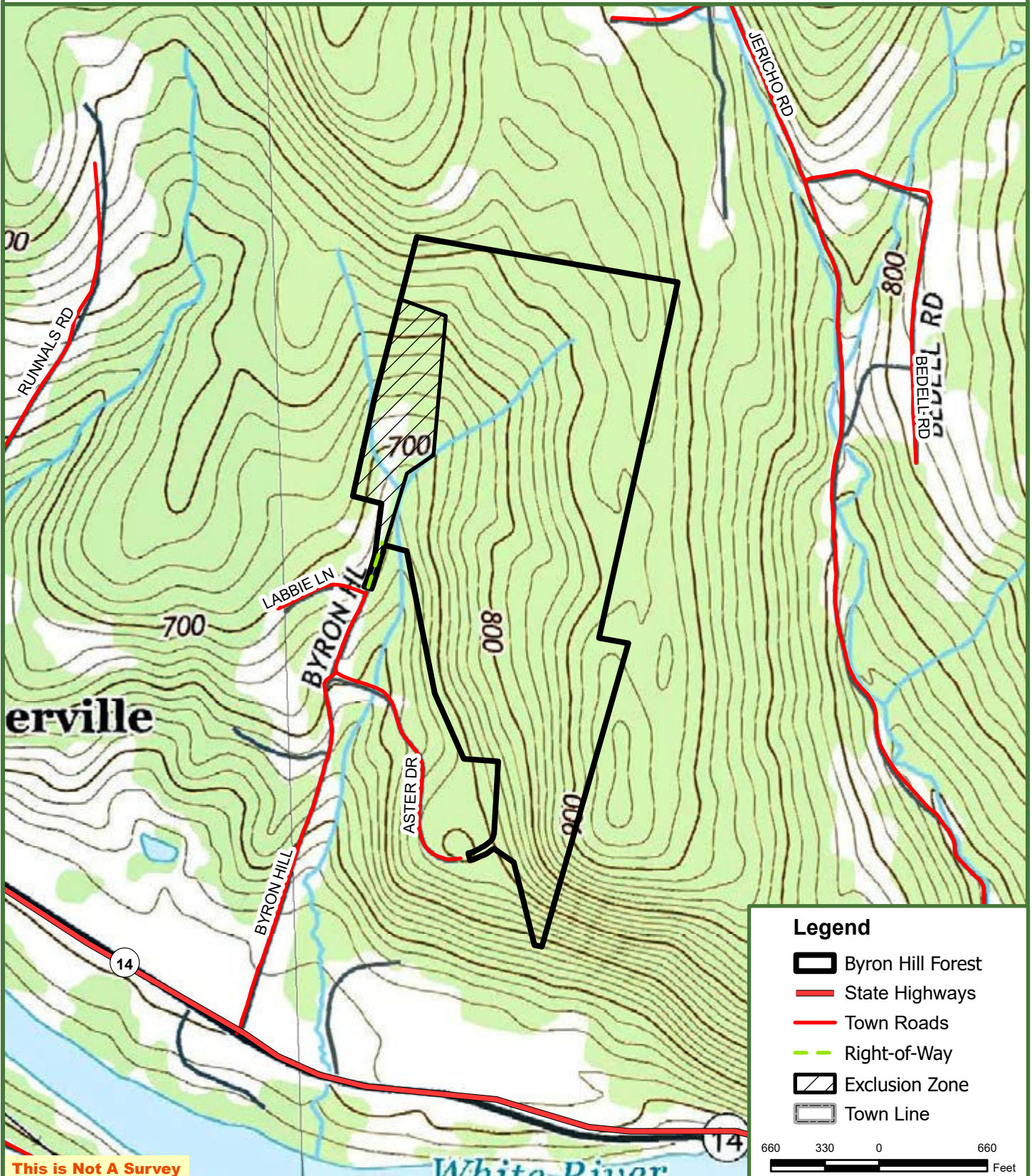
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] Declined to sign