

## **CRAM HILL FOREST**

**Recreational forest land including the top of Cram Hill, in a sought after central Vermont location with trails and views found throughout.**



***+/- 84 GL Acres  
Roxbury, Washington County, Vermont***

**Price: \$155,000**



## PROPERTY OVERVIEW

Cram Hill Forest is a recreational property with good access from a well maintained Class III road. The property itself is located on a short section of Class IV road that runs along it's entire eastern boundary. There is an open field directly on the road frontage that could easily support a camp with good views found looking southwest. This is an off-grid parcel, and with the southern exposure would be ideal for solar power.



The view facing southwest from the roadside clearing could be expanded with some additional tree clearing.

## THE LOCATION

This high elevation property (1800'ASL) is located in Roxbury, Vermont on Cram Hill Road which is off Route 12A. It's about 13 miles to both Warren and Northfield, Vermont, with Randolph, Vermont being the closest large town with good amenities 10 miles south. This forest is accessed from town maintained Cram Hill Road (Class III) and then Upper Fisher Road (Class IV) which is also the parcel's eastern boundary. There is a large clearing on the side of Fisher Road leftover from past logging on the property, which would be ideal for an off-grid camp with views. This is the best place to park as Fisher Road turns into a trail just after this clearing. The property is three hours from Boston and Montreal, Canada, and NYC is six hours south. Sugarbush Ski Resort is 13 miles away in Warren and is accessed from Roxbury Gap. Montpelier is a half hour north, and Burlington is just over an hour away. This rugged but beautiful central Vermont location is known for hiking, skiing, fishing and hunting in the National Forest and the White River that surrounds the property.



The interior of the forest with a mix of trees present including oak, maple and fir.



Fisher Road with the clearing on the property at right.



## PROPERTY DESCRIPTION

Cram Hill Forest is an opportunity to purchase 84 acres of land that has traditionally been part of a larger wood lot parcel. The property has old trails leftover from past logging, making walking through the woods easy. These trails could be re-opened to allow for ATV or snowmobile use as well as good foot transportation throughout the parcel. There would be very good hunting found in this high elevation forest with deer, bear and game bird habitat present. A combination of maples, oaks and fir are found in the woods and would provide good foraging for these animals. The forest includes the top of Cram Hill at 1800 feet, and there are views seen through the trees in three directions. A large clearing on the road frontage is the obvious place to build an off-grid camp or house, and the views are to the southwest making solar possible. The access to the property is very good and equipment and materials to build a homestead would be easy to bring in along the well maintained roads.



A small clearing in the forest showing fall colors.



Maples line the side of Fisher Road on the parcel's eastern boundary.

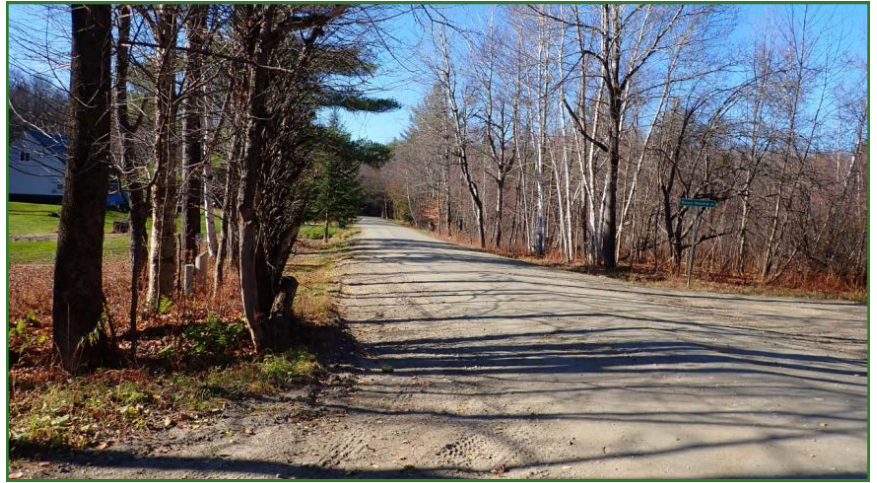


The edge of the forest with the field building site in the foreground.



## ACCESS

This property is accessed from Route 12A to Cram Hill Road and then Upper Fisher Road in Roxbury, Vermont. Upper Fisher Road is Class IV and turns into a Town Trail at the clearing which is the access to the forest. You can park at the field and walk onto the property at that point, or you could walk the length of Fisher Road with the property on the right side of the road. The boundaries are easy to find as they are marked with red blazes and small yellow tags that say Montgomery Timber Company.



Cram Hill Road is a town-maintained Class 3 road that connects to Fisher Road about a half mile from the property.

## TAXES & TITLE

The property is referenced in the Warranty Deed found in Book 82 Page 217, Roxbury Vermont Land Records. The entire property totals 84 GL acres and IS enrolled in Vermont's Use Value Appraisal Program. The management plan is available on request. The taxes for 2024 were \$359.20.



Fisher Road just before the clearing on the property.



Drone photo of Cram Hill Forest and views to the southwest.

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.

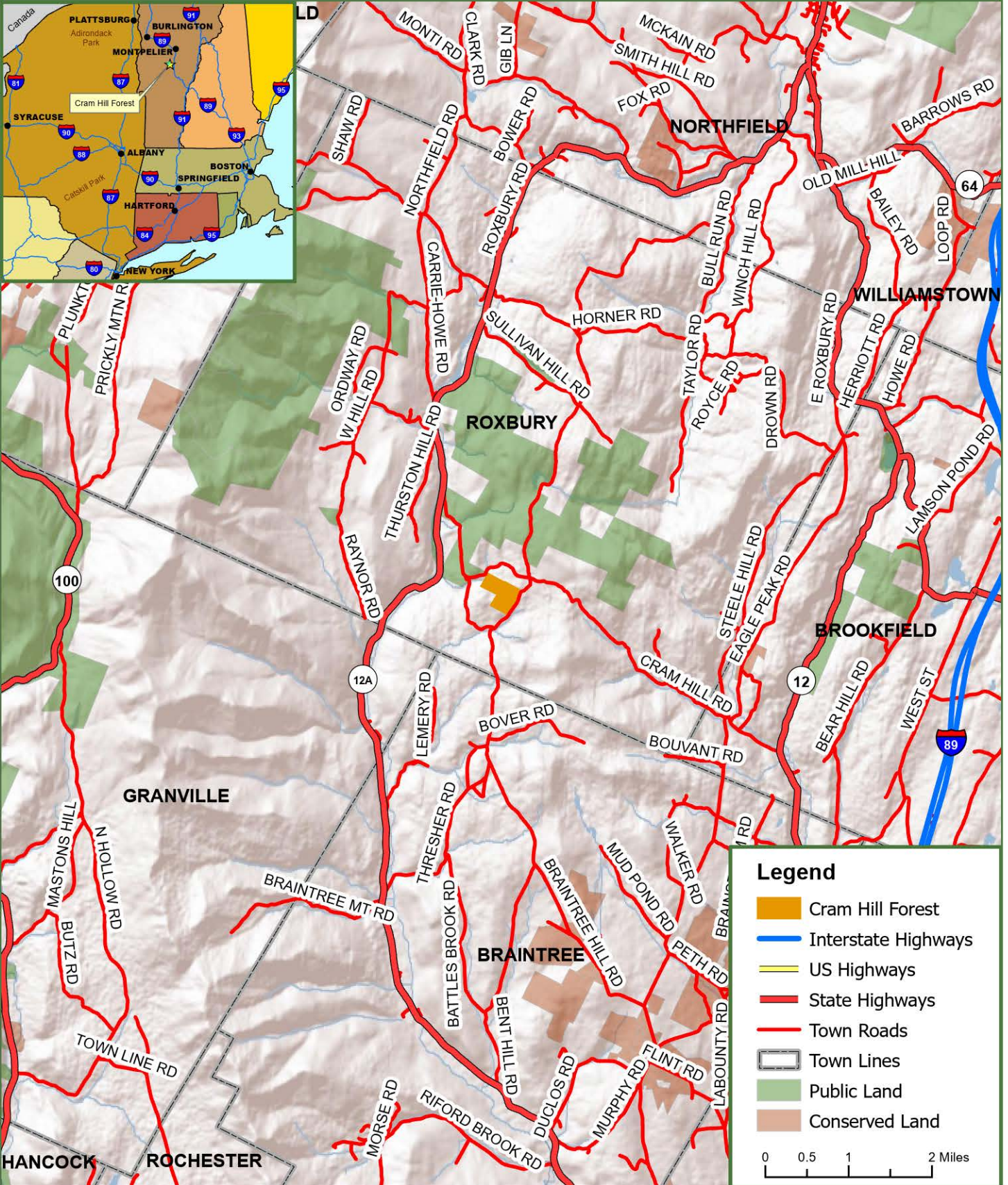
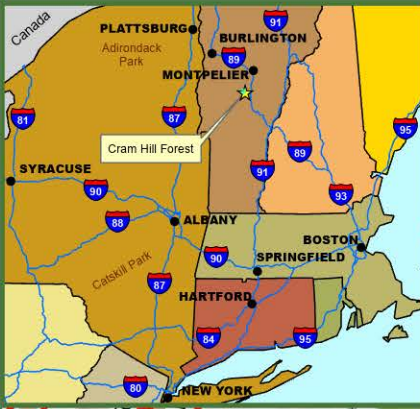




# Locus Map

## Cram Hill Forest

84 GIS Acres  
Roxbury, Orange County, Vermont

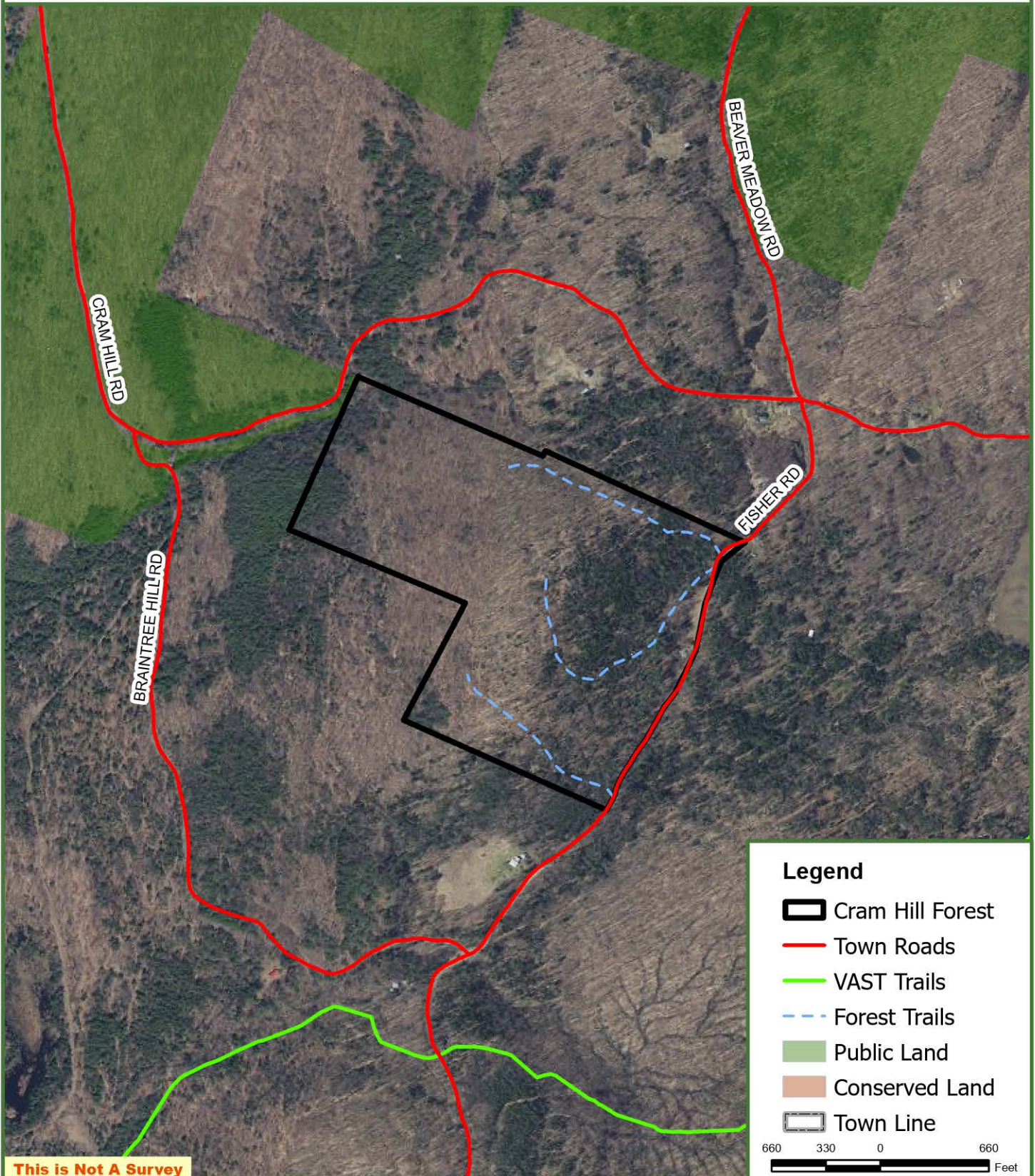






# Cram Hill Forest

84 GIS Acres  
Roxbury, Washington County, Vermont



**This is Not A Survey**

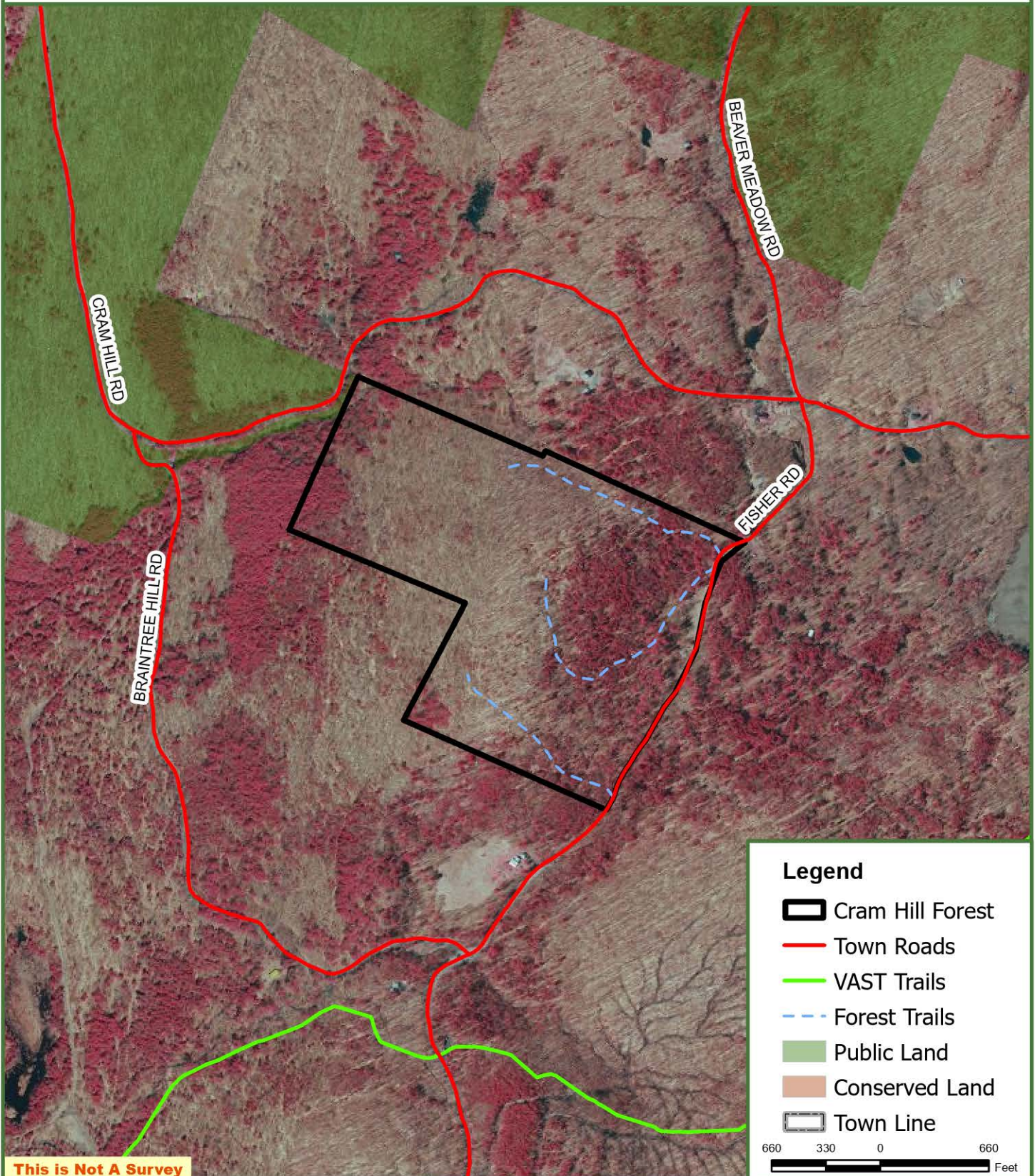
Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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





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84 GIS Acres  
Roxbury, Washington County, Vermont



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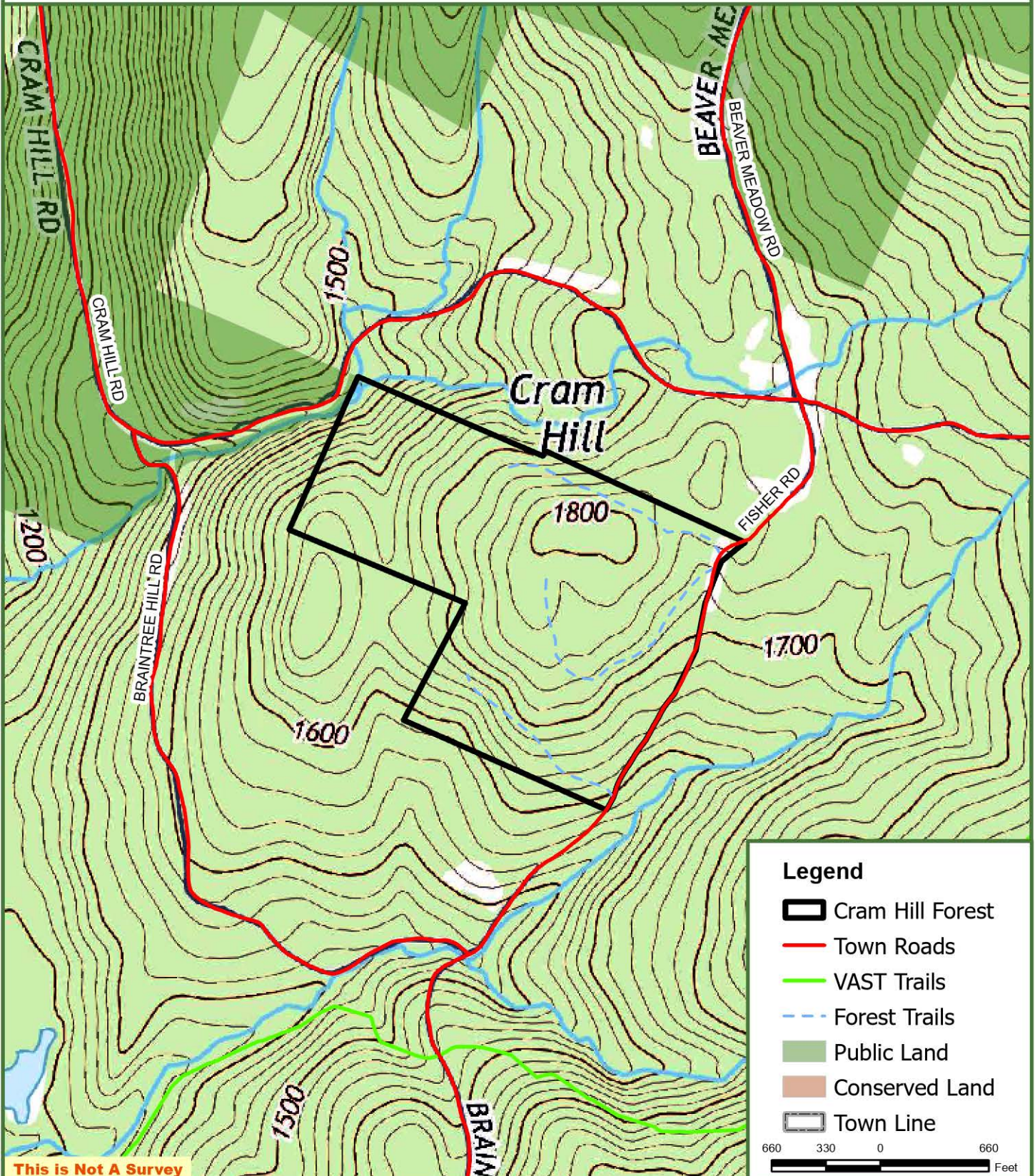
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84 GIS Acres

Roxbury, Washington County, Vermont



**Fountains  
Land**  
AN F&W COMPANY



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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

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Date

[ ] Declined to sign