



**Fountains  
Land**  
AN F&W COMPANY



## Valley View Parcels

**Four separate parcels of land with good road frontage, excellent home site potential, and local valley views in Barnet, Vermont.**

### Parcel #1

 127 Acres

 \$315,000

### Parcel #2

 35.5 Acres

 \$149,000

### Parcel #3

 3 Acres

 \$60,000

### Parcel #4

 34 Acres

 \$139,000

The Valley View Parcels are four separate pieces of land in Barnet, Vermont. The best use for these parcels are as homesites with excellent four-season road frontage. Electricity is available on Denio Road for Parcels 1, 2, and 3. Electricity for Parcel 4 on Comerford Dam Road can be brought in from the Denio Road intersection, approximately 400 feet away. Each property has open clearings, and there are multiple options for home sites on Parcels 1, 2, and 4. Parcel 3 is suitable for one home. Views are found on each property, with Parcel 1 having winter views of the White Mountain Range. Additional views on these parcels could be opened up with additional tree thinning.



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## LOCATION



*The White Mountains, including Mount Washington, are seen in the distance.*

These northeast kingdom properties are situated above the Connecticut River and close to the towns of Barnet, Peacham, Groton, and St. Johnsbury, VT. Local four-season amenities are abundant. Pine Grove Park at Comerford Dam Lake, with picnic, boat launch, fishing, and swimming facilities, is 1.5 miles away. Harvey's Lake beach is six miles away, and there are three VAST trails for snowmobiling close by. Skiing at Burke Mountain, Loon Mountain, and Bretton Woods is within 30 to 40 miles. The larger town of Littleton, NH, which is the gateway to the White Mountain National Forest, is located on the other side of the river. Groton State Forest is less than 30 minutes away, and is a 26,000-acre state forest noted for its scenic natural beauty and open land for hunting, fishing, snowmobiling, and many other outdoor recreational activities.



*A well-maintained waterfront park is located on Comerford Dam Road.*

## ACCESS

Interstate highway access is excellent, as the parcels are only 5.5 miles from Exit 18 off I-91. Boston, Massachusetts, and Montreal, Canada, are two and a half hours away, Hartford, Connecticut, is less than three hours away, and New York City is five hours away. Local access is provided by four-season Class III roads with extensive direct frontage on Denio and Comerford Dam Road.

## TAX & TITLE

Reference to the Warranty Deed is located in Book 161, Pages 689-690 in the Barnet, Town Office. The property is in Current Use, and the taxes for 2025 for the undivided 199.5-acre parcel are \$697.72. Note: There is a utility easement on Parcel 1 from the 1950s that was never built, as the power lines from the hydro dam were installed lower down on Comerford Dam Road.



## PARCEL 1 - 127 ACRES

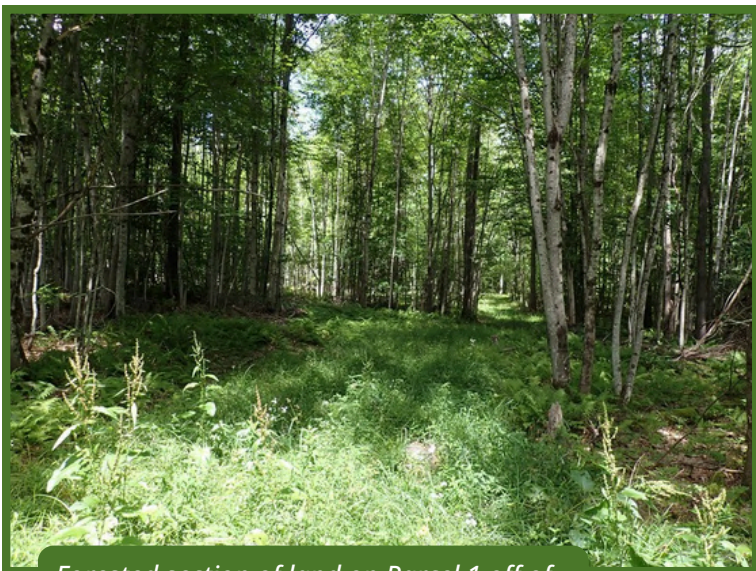


*Parcel 1 from a drone showing southeast valley and mountain views.*

This parcel is 127 acres, and the best place to build a home is on Denio Road, where power is available. From this parcel, there are views of Mount Washington and the Presidential Range through the trees, and southwest views down the Connecticut River valley. The access on Denio Road leads to a semi-opened park-like setting with large oak trees as the main species on that part of the land. There are sections of white pine, hemlock, and other northern hardwood species on the rest of the property. Due to past logging activity, walking through the parcel is excellent, making it easy to explore this large parcel. A small stream leads from the upper part of the property to the lower section. There are gravel deposits available for on-site construction activities. If you're in the market for a large parcel with year-round road access, multiple homesite options, trails, views, amenities, and four-season outdoor recreation nearby, this parcel is an excellent option.



*Parcel 1 in the foreground and the lake made by the dam on the Connecticut River.*



*Forested section of land on Parcel 1 off of Comerford Dam Road.*



*There are plenty of options for a house directly on Denio Road, with good views in two directions.*



## PARCEL 2 - 35.5 ACRES



*Parcel 2 offers potential house sites in the clearing by Denio Road. Thinning the trees would enhance the southeast views.*

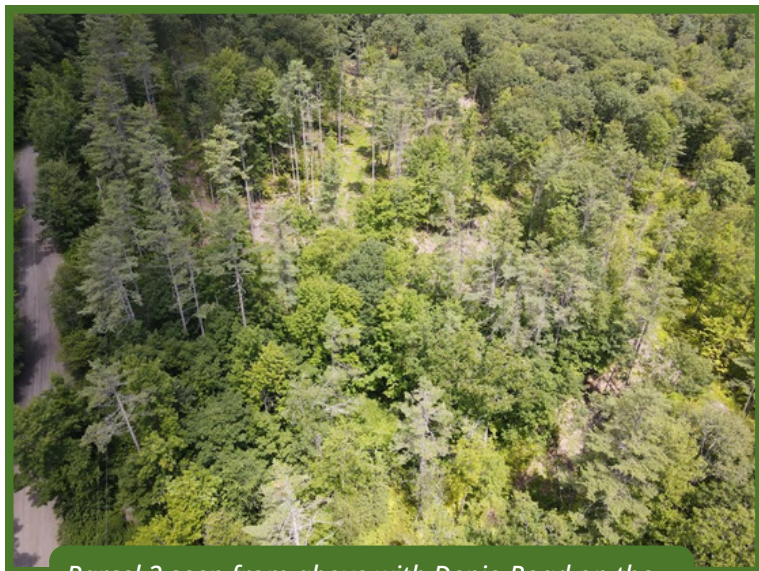
This 35.5-acre parcel is located below Parcel 1 between Denio and Comerford Dam Roads. The best option for a home would be on Denio Road, as there is power along the road frontage. Additionally, off-grid camps could be built on Comerford Dam Road, which has great frontage but no electricity. There are views to the south toward the river valley, and these could be opened further with additional tree thinning. A year-round stream bisects the property, providing wildlife viewing as animals drink from the stream. If you're in the market for land with year-round road access, homesites with views, and four-season outdoor recreation nearby, this parcel is a good option.



*Cleared area with forest beyond on Parcel 2.*



*The clearing off Denio Road would be a good option for a homesite with views to the southeast.*



*Parcel 2 seen from above with Denio Road on the left. Power lines are on the road frontage.*



## PARCEL 3 - 3 ACRES

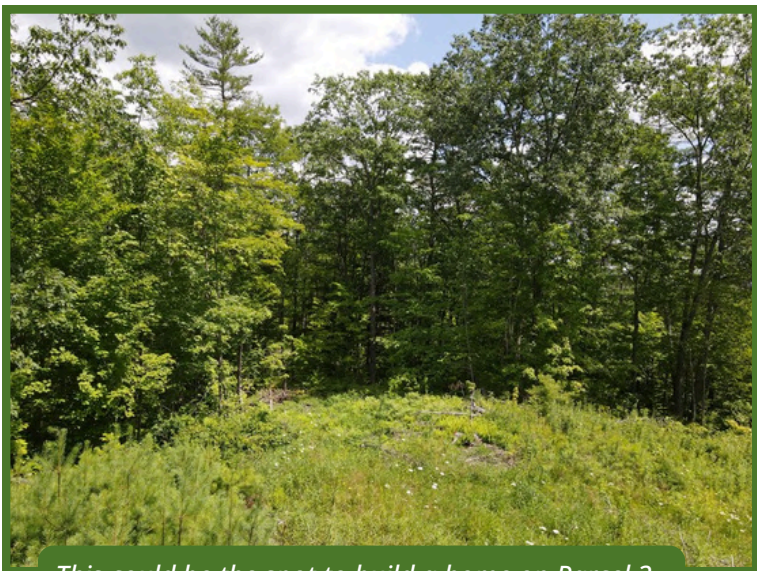


*Parcel 3 from above showing Denio Road on the right, and Comerford Dam Road on the left, offering good views.*

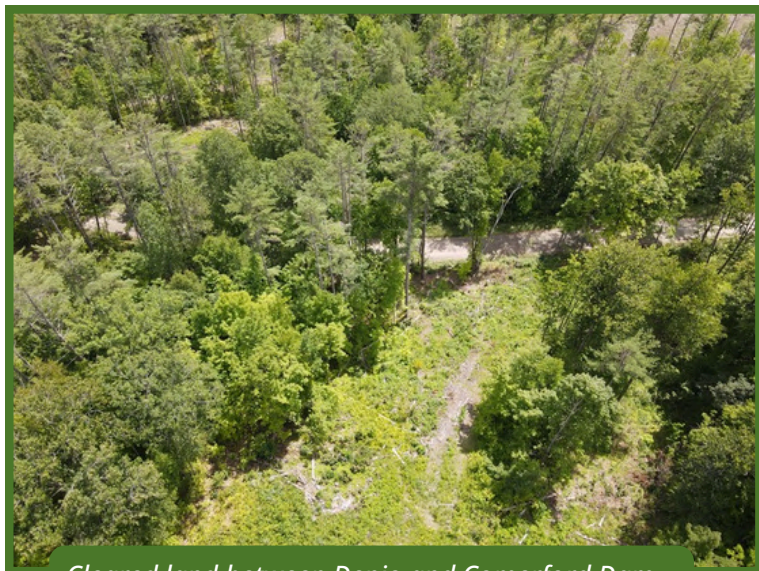
This three-acre parcel sits above the intersection of Denio and Comerford Dam Roads. Power is on the property, and a home could be easily built on the existing clearing with only a small driveway needed. There are excellent views to the south, making this house site an attractive and inexpensive option. This parcel is attached to Parcel 2, which, if purchased together, would make an ideal family compound. This parcel has year-round road access, a buildable homesite with views, and local amenities with outdoor recreation nearby.



*Good views seen from the homesite on Denio Road.*



*This could be the spot to build a home on Parcel 3 with power available on the street.*



*Cleared land between Denio and Comerford Dam Roads on Parcel 3.*



## PARCEL 4 - 34 ACRES



*Parcel 4 has a large clearing for building a home. Comerford Dam Road is on the left.*

This 34-acre parcel is located on Comerford Dam Road. There is a well-situated, large, open clearing with an existing driveway that would be an easy place to build a home. There are two additional cleared home sites, making this parcel an ideal family compound, or optionally, the homesites could be subdivided and sold. There is electricity approximately 400 feet from the property at the intersection of Comerford Dam Road and Denio Road. The eastern and southern views could be further opened with additional tree thinning. A year-round stream bisects the property, providing both dramatic views and wildlife viewing as animals drink from the stream. There are extensive high-quality sand deposits for on-site construction activities. This parcel is ready for your home or camp with different places to build available. Excellent road frontage, views to the southeast, with amenities and outdoor recreation nearby make this property a great piece of land to consider.



*Parcel 4 has a mix of cleared land and sections of forested land throughout the property.*



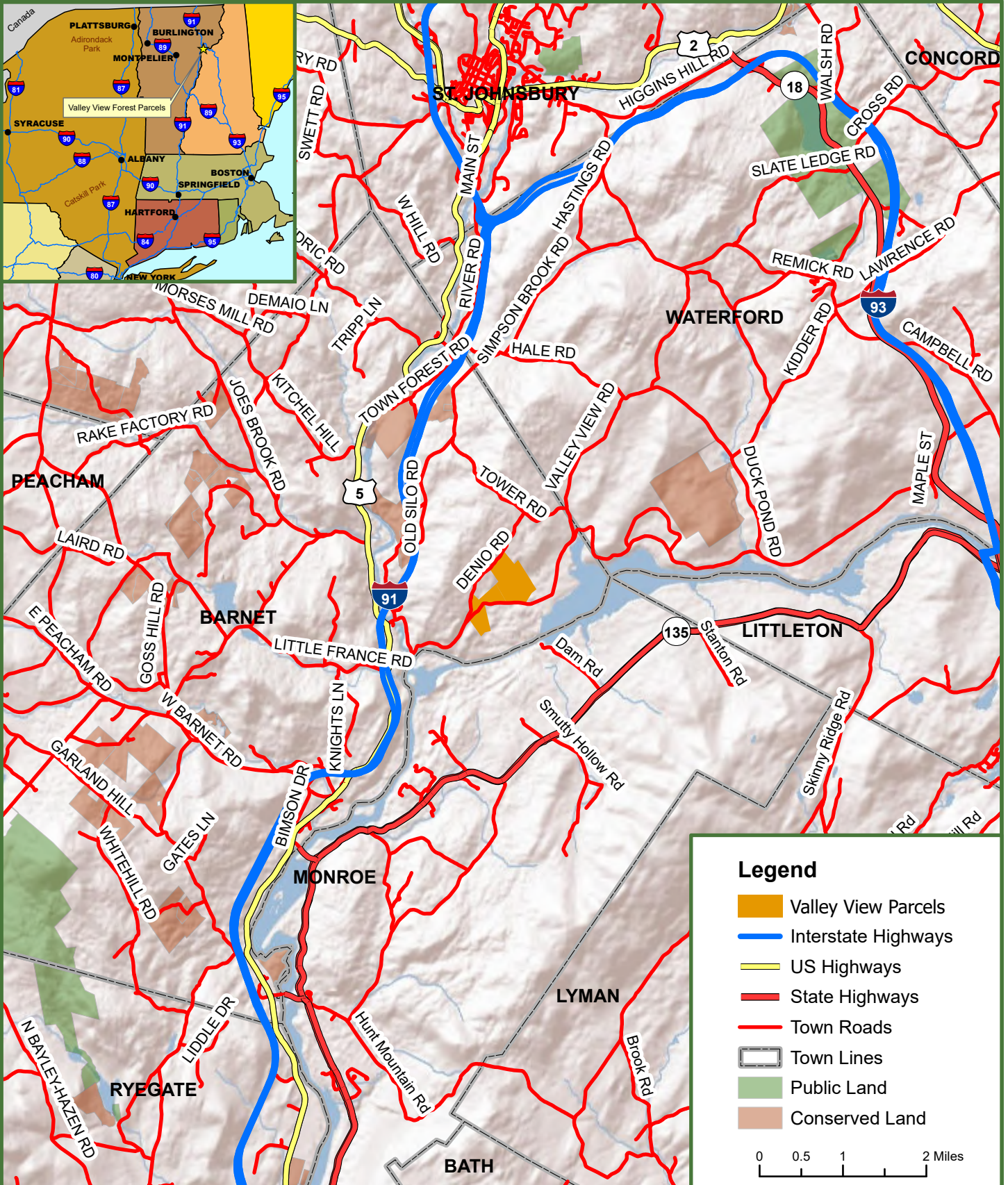
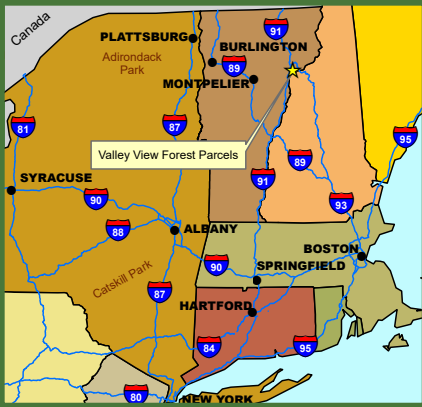
*This section of land on Parcel 4 has been cleared and is ready for your home to be built.*

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  
**Valley View Parcels**  
199.5 Tax Acres  
Barnet, Caledonia County, Vermont

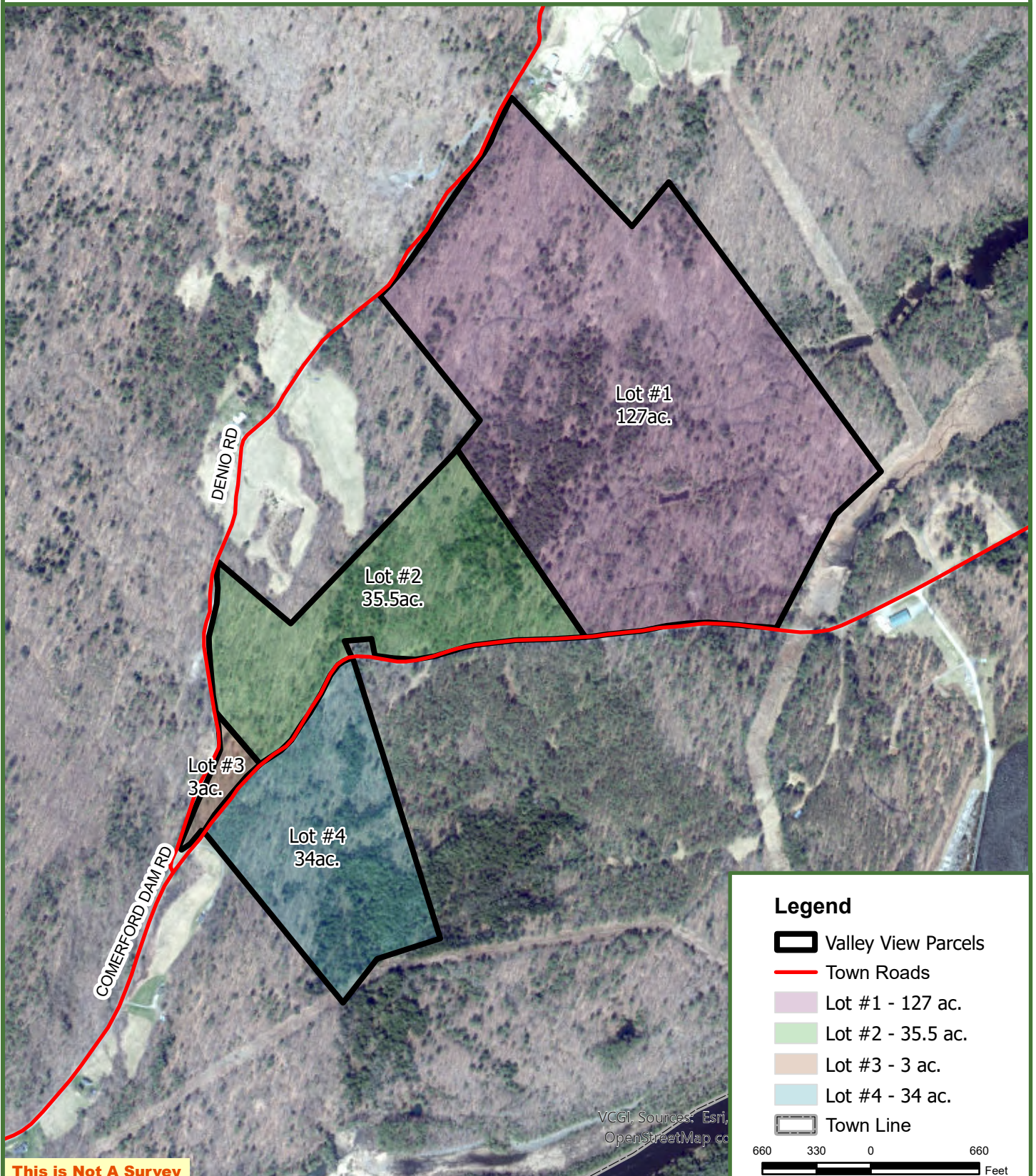






# Valley View Parcels

199.5 Tax Acres  
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**This is Not A Survey**

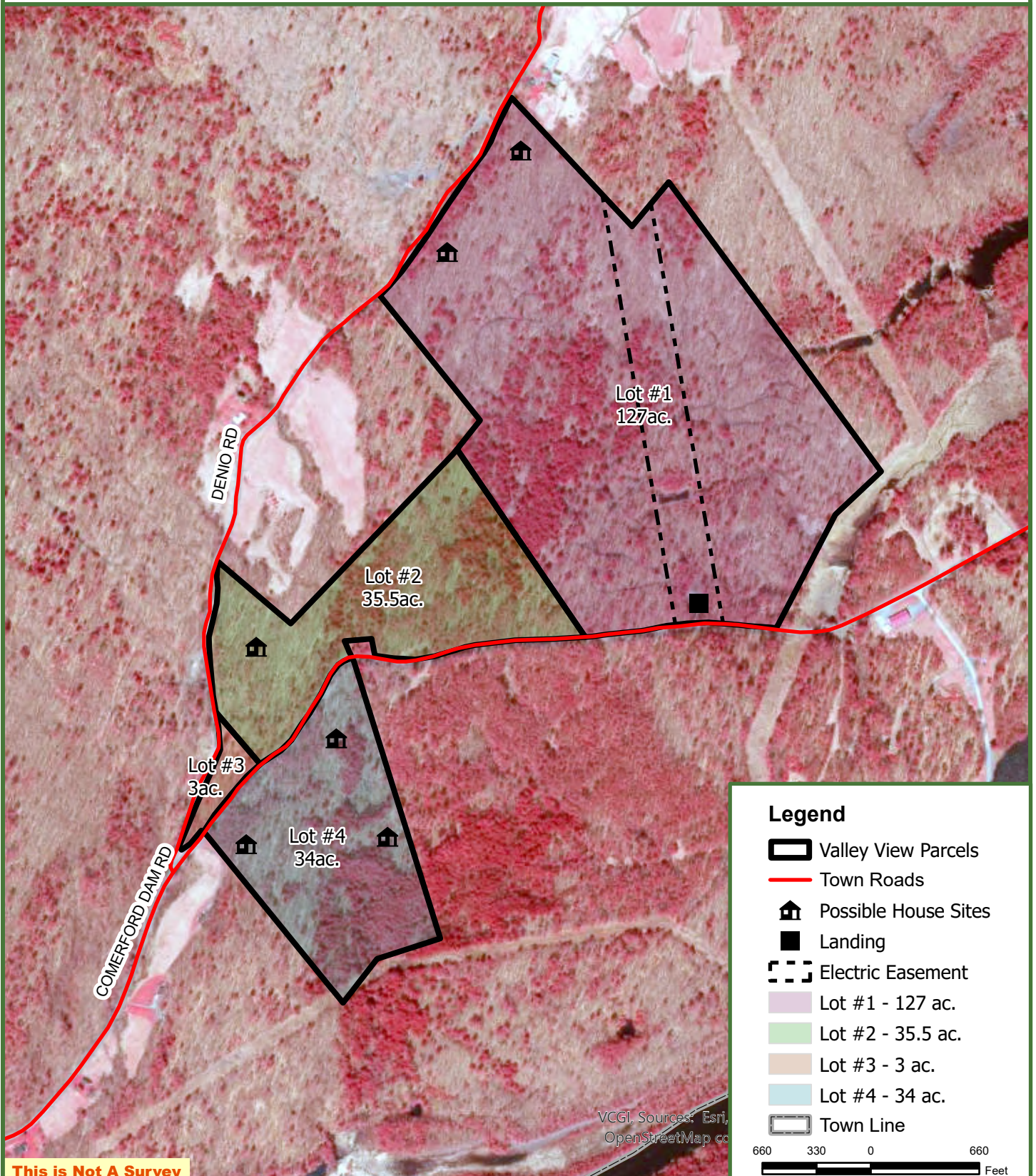
Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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





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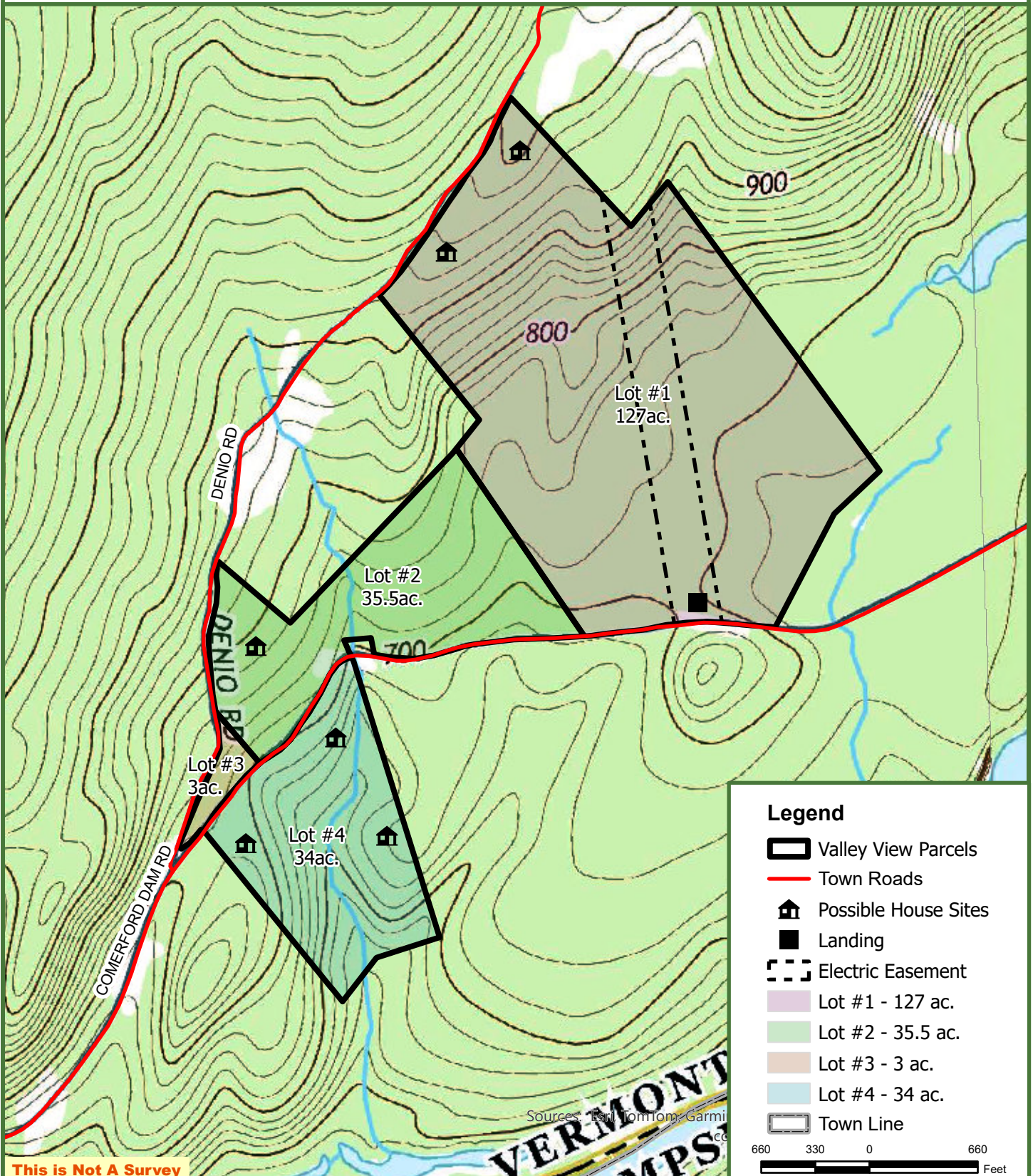
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