



**Fountains
Land**
AN F&W COMPANY

South Jamaica Parcels

Two contiguous parcels of land suitable for homesites on well-maintained roads near the popular villages of Wardsboro and Jamaica, Vermont.

Property Highlights

- 🌲 Two abutting parcels of land: 10 acres and 30 acres
- 🌲 Good access from maintained roads
- 🌲 Power available on the street
- 🌲 Located between Wardsboro and Jamaica villages
- 🌲 Close to many ski areas
- 🌲 Numerous outdoor adventures in beautiful Southern Vermont

Parcel #1

🌲 10.2 Acres

💰 \$120,000

Parcel #2

🌲 30.1 Acres

💰 \$190,000



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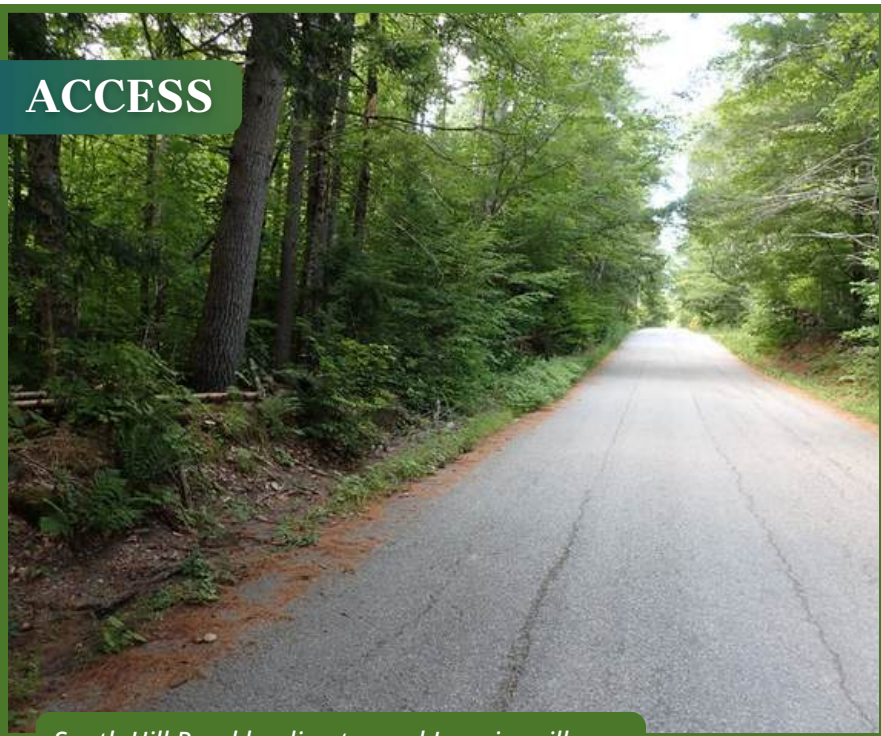
LOCATION



An aerial view with Parcel 1 on the right and Parcel 2 on the left.

Located in southern Vermont, these properties sit close to both Wardsboro, two miles to the south, and Jamaica Village, four miles to the north. This area is popular and increasingly sought after for its excellent access to outdoor activities. Mountain biking on the many dirt roads and trails offers endless opportunities to explore the area's lesser-known routes. The West River is nearby, offering trout fishing, canoeing, and swimming. Mount Snow Resort is 14 miles to the south, and Stratton Mountain Resort is 14 miles to the northwest. Magic Mountain is 16 miles away, and Bromley Mountain is 18 miles to the west, placing these properties in the middle of some of Vermont's best skiing. Traveling off the mountain, Manchester, Vermont, with its mix of restaurants and amenities, is about a half hour away. Boston is only three hours away, and Hartford, Connecticut, is under two hours to the south. These properties offer the perfect location for building a home or a getaway cottage amid some of Vermont's best scenery.

ACCESS



South Hill Road leading toward Jamaica village.

Easy access is available in both directions leading to these properties. From Route 30 in Jamaica, take South Hill Road, which leads to both parcels. From Wardsboro, take Route 100 to Main Street, which turns into South Hill Road after the Jamaica town line. GPS directions: the 10-acre parcel is across from 1145 South Hill Road.

A grass road is found on the 10-acre parcel on South Hill Road, and you can park on the street in front of the access road. The larger parcel is best accessed from Schoolhouse Road, where there is a place to park on the right at the top of a short hill.

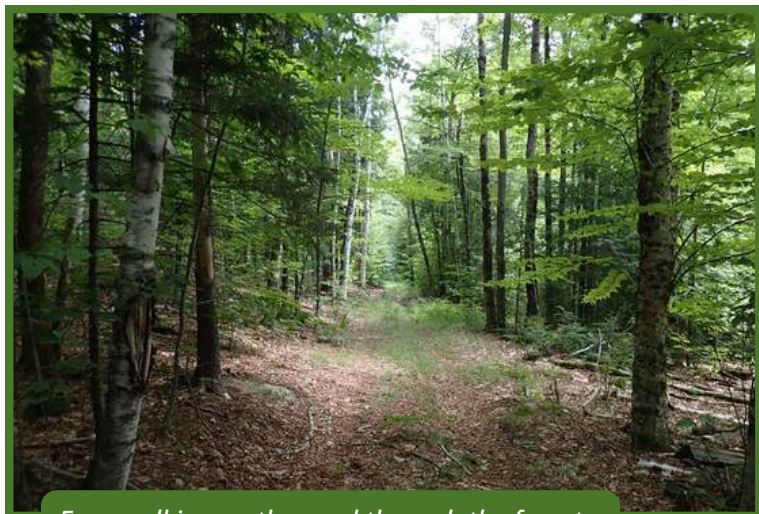
PARCEL 1 - 10.2 ACRES - \$120,000



Parcel 1 has a mix of softwoods in the forest interior.

Parcel 1 is a 10-acre building site located on South Hill Road. A grass-covered access road leads from the street to a flat area just off the road, an ideal spot for a future home. Along the entire road frontage, except for the access driveway, an old stone wall runs the length of the property, lending charm and excellent curb appeal to any home built here.

Beyond the potential building site, the woods road continues into the forest, extending past the property boundary. The land slopes down the hill to the south toward a small wetland shared with the neighboring parcel. The surrounding forest offers a rich mix of softwoods and hardwoods, including hemlock, fir, and white pine, as well as maple and yellow birch. South Hill Road is paved near the property, offering easy access to the nearby villages of Wardsboro and Jamaica.



Easy walking on the road through the forest.



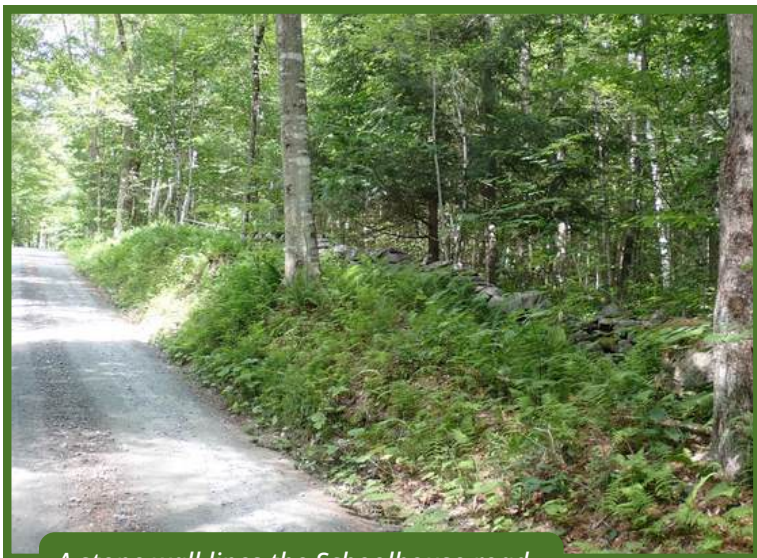
Looking through the forest toward the wetlands below.

PARCEL 2 - 30.1 ACRES - \$190,000

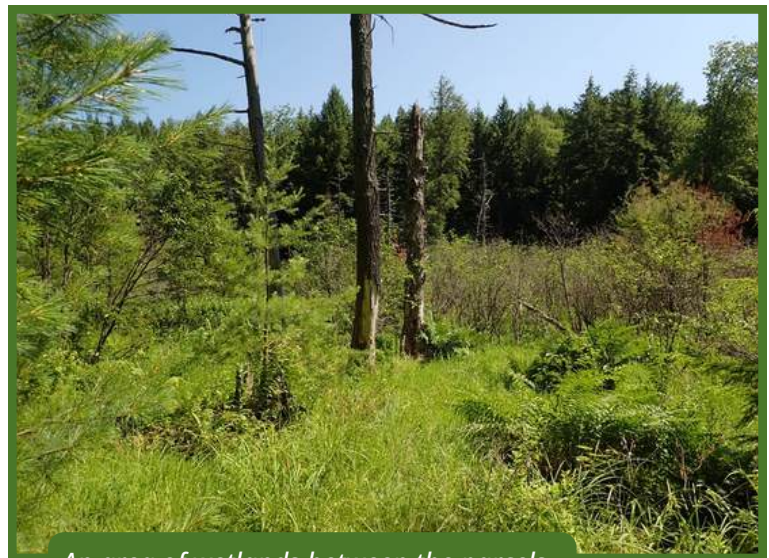


An aerial view of Parcel 2, which features a variety of tree species.

Parcel 2 is a forested 30-acre property situated on Schoolhouse Road in Jamaica, Vermont. From the intersection of Schoolhouse and South Hill Roads, the road winds around a sharp bend and climbs a short hill before reaching the majority of the property, which lies along the north side of the road. Schoolhouse Road is a private road, with maintenance split among all parties on the road. A weathered stone wall runs along the entire road frontage, hinting at the land's rich agricultural history. The land itself is level, wooded terrain with several natural clearings near the road, offering promising building sites for one or two homes, with power already available at the road. Notably, the town of Jamaica has no zoning restrictions, making this an exceptional opportunity to create a private family compound just minutes from some of the region's best outdoor recreation.



A stone wall lines the Schoolhouse road.



An area of wetlands between the parcels.

PARCEL 2 CONTINUED



From a cleared area, the woods road runs through the forest's interior.

An old woods road winds along the property's level contours and continues onto the neighboring parcel, inviting exploration on foot or by ATV. Beyond the road, the land descends to the north into a wetland area, a haven for a wide variety of birds and wildlife. Evidence of a resident beaver family appears in the twin ponds just below the wetland, adding to the property's natural charm and biodiversity.

The forest features mature trees, some over a century old, lending a sense of peace and quiet to anyone walking the land.

While there may have been selective tree harvesting long ago, little trace of that history remains in the forested hillside today. Crisscrossing through the woods, additional stone walls stand as silent reminders of the property's farming past, adding character and a connection to Vermont's rural heritage. Schoolhouse Road eventually transitions into a Legal Town Trail, making it an ideal route for biking enthusiasts, leading roughly three miles west to scenic Pikes Falls Road.



Small beaver ponds are found in the wetland area.

TAX & TITLE



The stone wall crisscrosses the forest interior.

Two warranty deeds are recorded in the Town of Jamaica's land records. These deeds are for the properties on either side of the listed parcels and were once part of the same land. New deeds will be written after a sale reflecting the 10-acre parcel or the 30-acre parcel, or one deed if they are sold together. The land is NOT in Current Use.

The neighbor to the north has a right of first refusal (ROFR) on these parcels, which must be initiated within 10 days of a signed contract. Schoolhouse Road is a private road, and the maintenance costs are split between all landowners on the road.



A small clearing on Schoolhouse Road.

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.



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

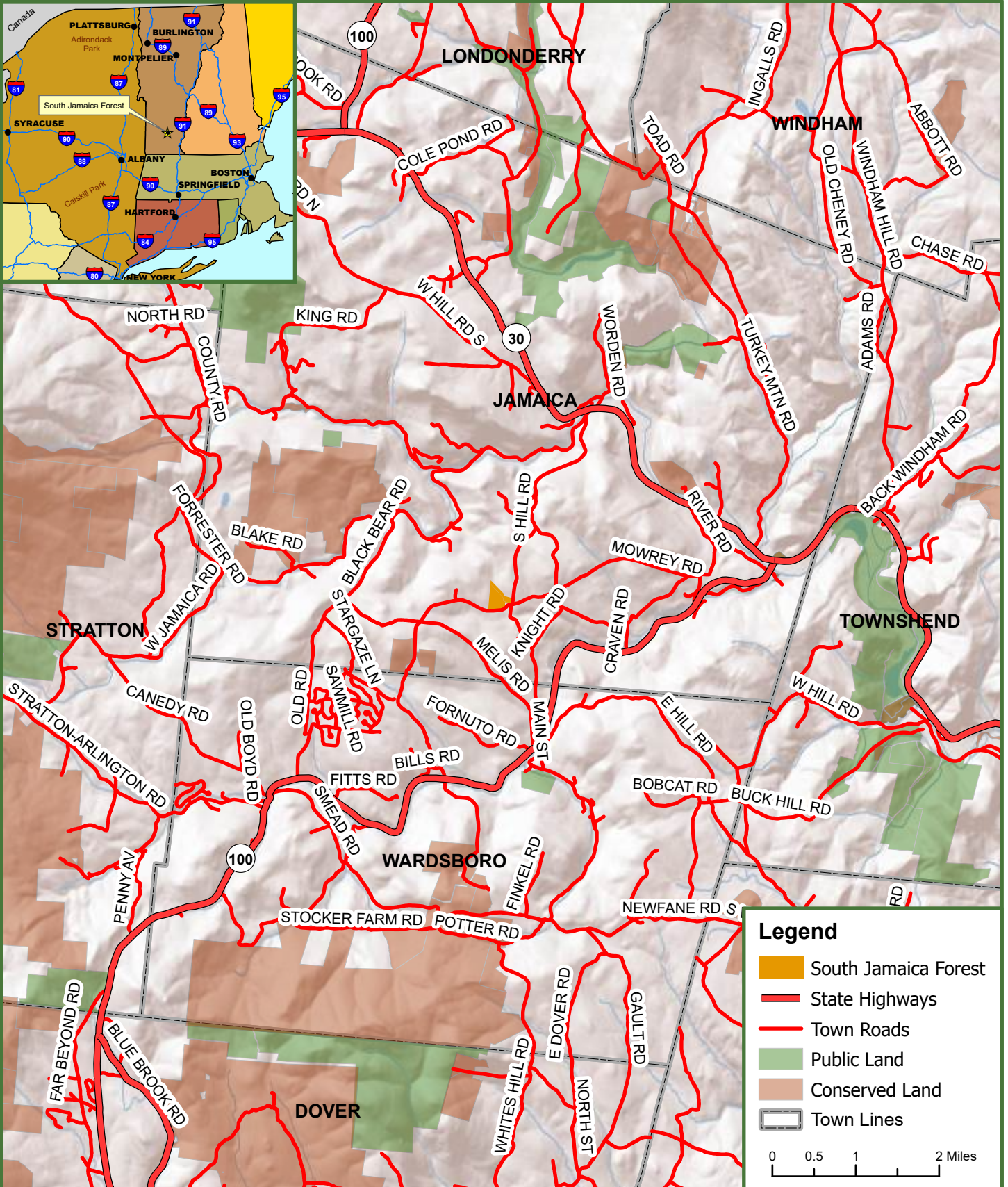
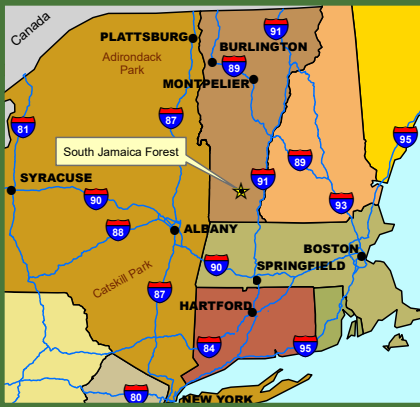
Signature of Consumer

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[] Declined to sign



Locus Map
South Jamaica Forest
40.3 Acres
Jamaica, Windham County, Vermont





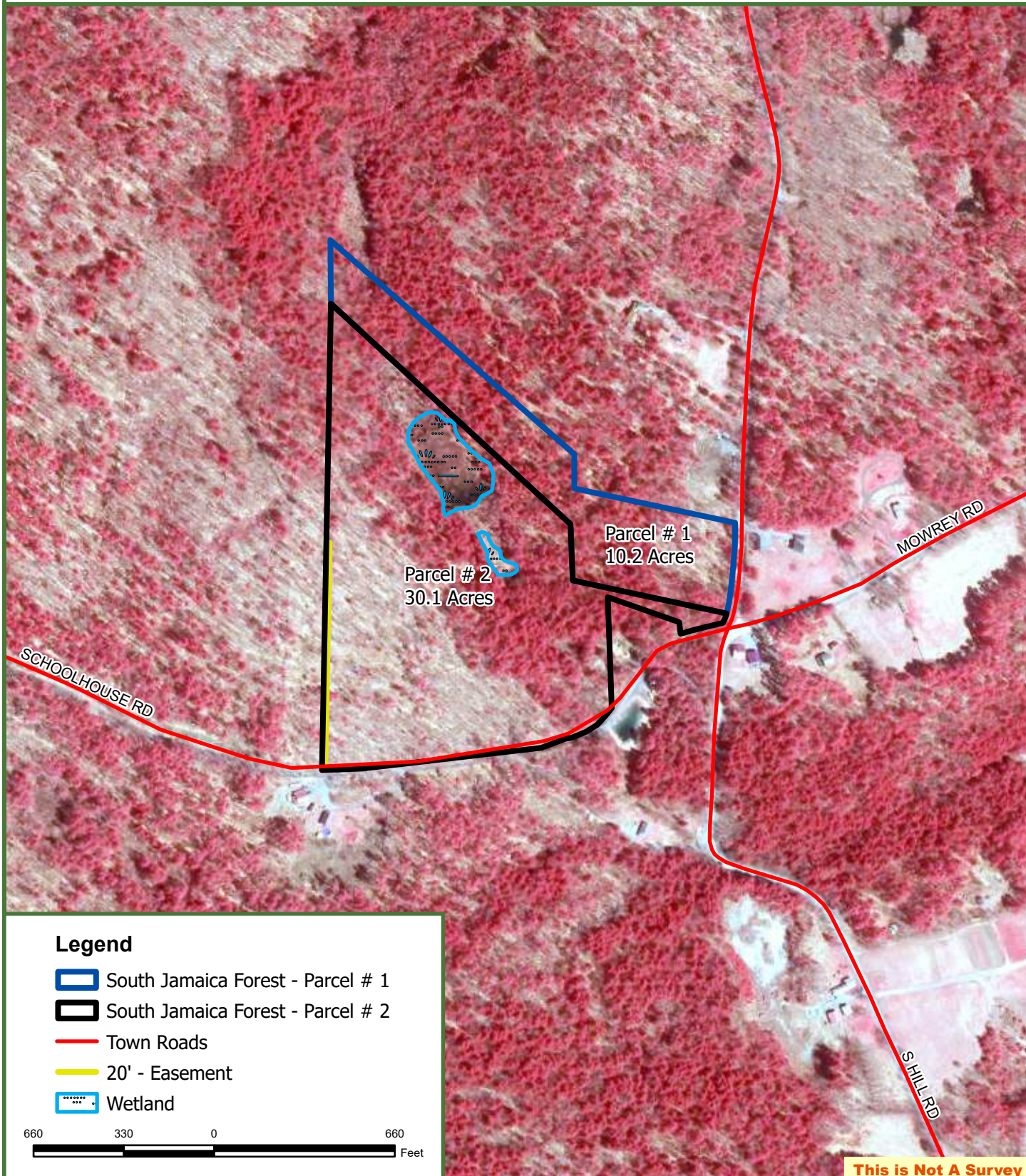
South Jamaica Forest

40.3 Acres

Jamaica, Windham 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.



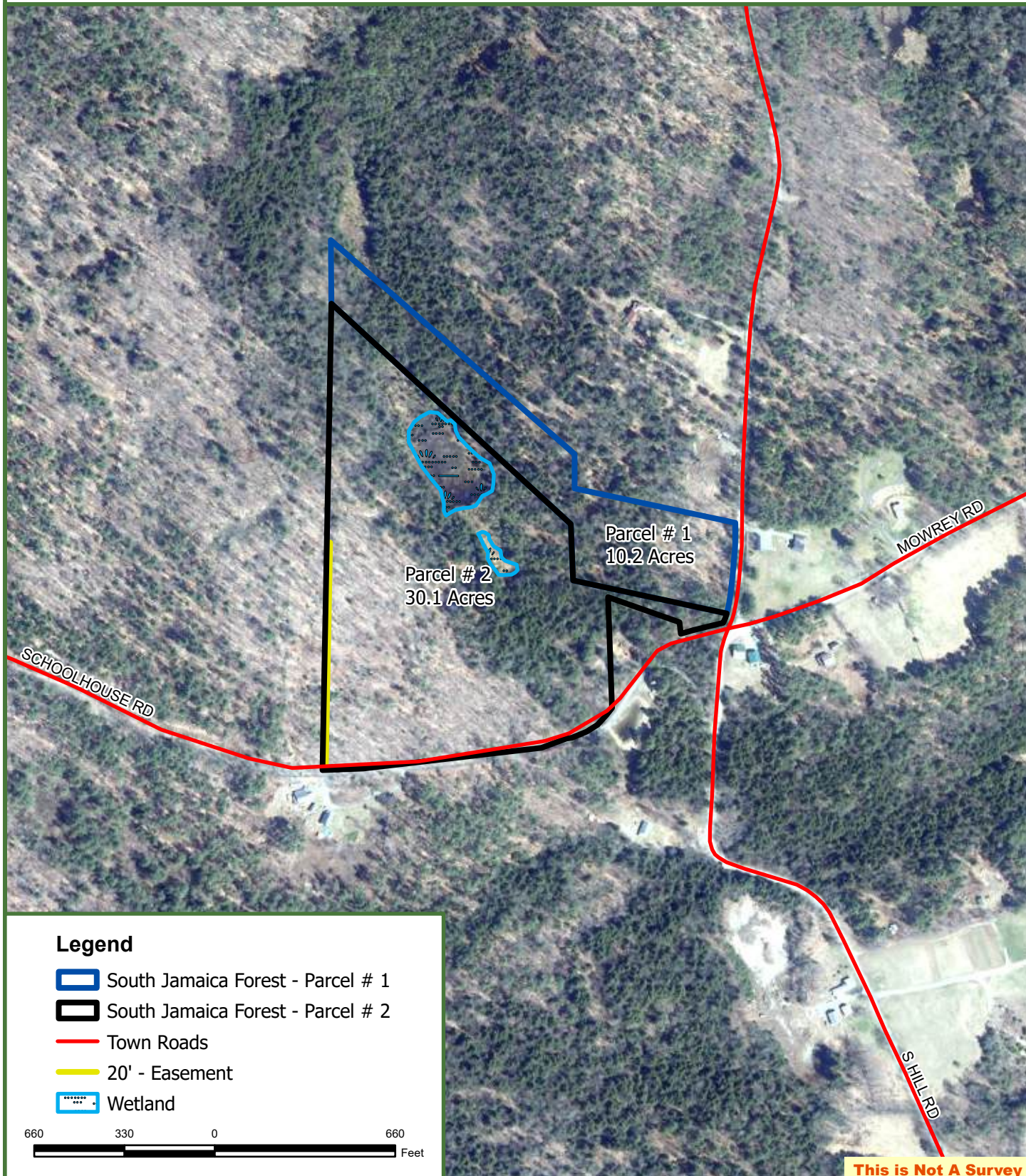
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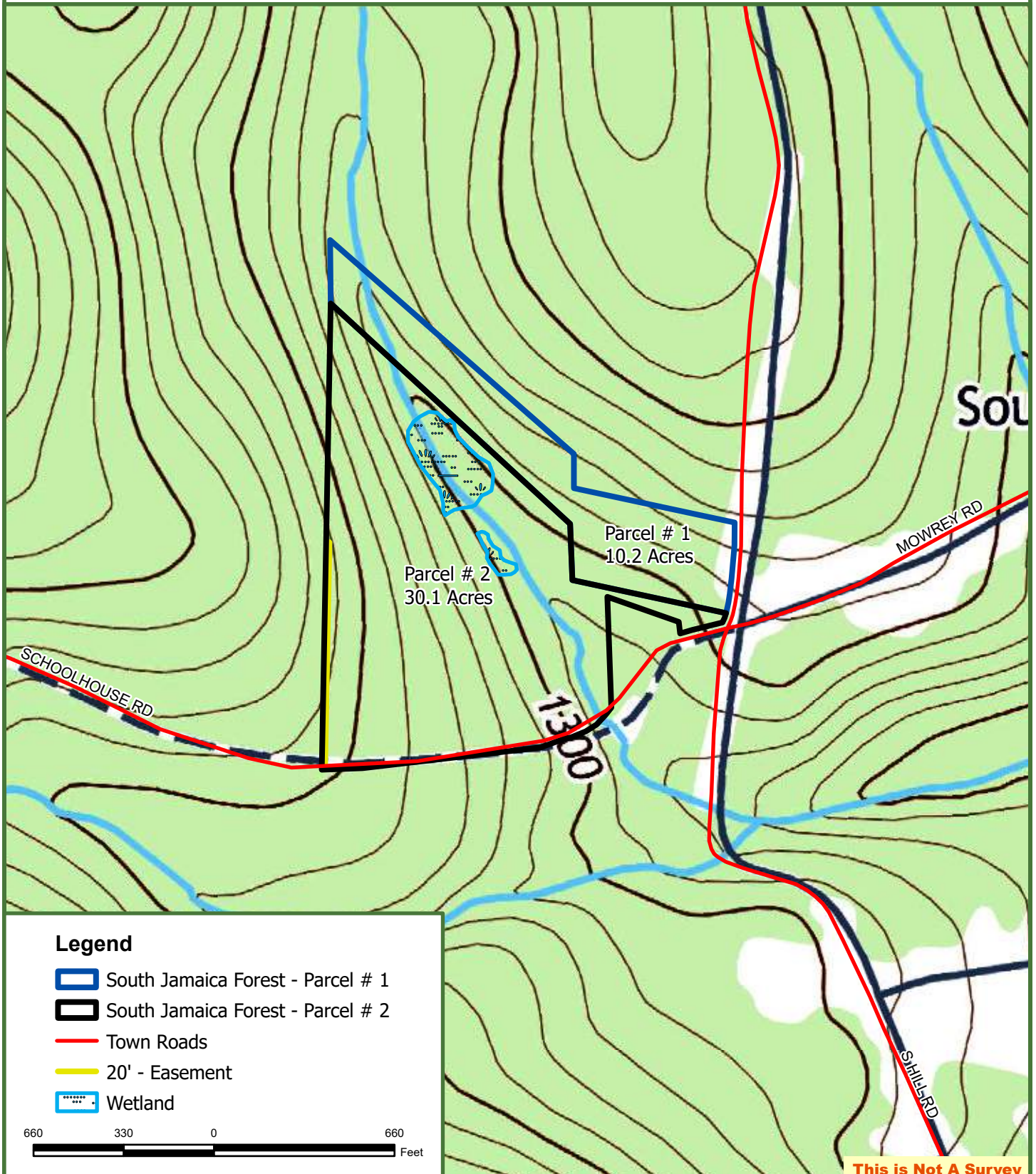
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