



**Fountains  
Land**  
AN F&W COMPANY

## **LITTLE CABIN FOREST**

**Featuring a newly constructed cabin situated at the edge of a field, this property has views, its own forest, a small sugarbush and a brook.**



**38.5 Acres**  
**Topsham, Orange County, Vermont**

**Price: \$165,000**



## PROPERTY OVERVIEW

You can begin to enjoy this property the moment you buy it with the recently built cabin in place. There are nice views to be had from the cabin and its private field, plus an additional 36 acres of forestland to roam and explore.

### Key property highlights include:

- Newly built unfinished cabin waiting for you to add your own personal touches;
- Easy access with a driveway in place on a dirt road with utilities available;
- Small year-round brook running through the forest;
- Potential for a small hobby sugarbush exists in one part of the forest;
- Excellent wildlife viewing or hunting with deer, moose, grouse, and bear all present;
- Small clearing at the property's highest point with views to Mount Moosilauke.



Looking up and across the field to the cabin at the edge of the forest.



Tall, straight maples in part of the small sugarbush would keep your pantry full of maple syrup.

## THE LOCATION

The property is located on Ben Dexter Road in West Topsham, Vermont, which is 5 miles from US Route 302. Interstate 91 is 15 miles away, making getting there easy for long weekends or a future homestead. Boston, Massachusetts and Hartford, Connecticut, are less than three hours away, and New York City is a 5-1/2 hour drive. The 26,164-acre Groton State Forest is on your doorstep, and the larger towns of Montpelier, Barre and St Johnsbury are all less than a 45-minute drive.



Drone photo of the forest and mountain views with the edge of the field at the bottom of the picture.



## PROPERTY DESCRIPTION

There is a lot to like about this property, from the new cabin to the open field and well-stocked forest. There are good-sized maples in one section of the forest that could be used as a hobby sugarbush and sections of hemlock and pine nearer to the small brook that runs through the property. Take a hike to the top of the hill and find what's left of a cleared field with long-range views of Mount Moosilauke and the Franconian Mountain Range in NH. This small clearing still has a few apple trees at the edge and some juniper bushes near the open area at the top. This clearing could be made larger with some tree clearing and could support another structure.

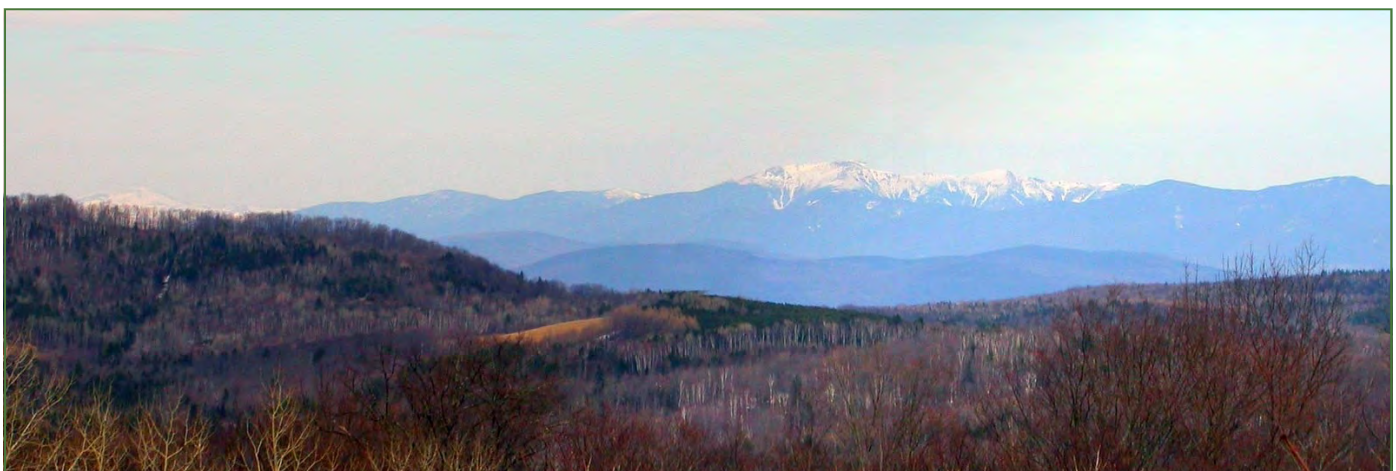


The cabin's viewshed at sunrise. This view could be expanded with some tree clearing at the field's edge. (Photo courtesy of seller.)

At almost 40 acres, this is a nice-sized parcel for wildlife viewing and hunting or just enjoying a nice walk through your own private forest. Several stone walls are found in different areas, suggesting the property's past life as part of a much larger farm. The open field near the cabin could be used to grow vegetables or maybe have a few chickens or some beehives. The opportunities are many on this property and all yours to explore.



One of several stone walls found within the forest's interior reveals the property's past as part of a large farmstead.



View of Mount Moosilauke and the Franconia Mountain Range (NH). (Photo courtesy of seller.)



## ACCESS

From Route 302, take Willey Hill Road to Ben Dexter Road. The property has a short driveway accessed directly from Ben Dexter Road in West Topsham, VT. The cabin sits above the driveway, at the top edge of the field which is slightly sloping toward the forest and stream below. Walking the property is easy as the trees are tall and well established with little undergrowth on the forest floor.



Ben Dexter Road, shown with the cabin and field, is a dead end road with a few other houses near by. Utilities are on the road frontage.

## TAXES & TITLE

The property is owned by Douglas Regulinski with reference to the Warranty Deed in Book 38 Pages 340-343 in Topsham Vermont Land Records. The entire property totals 38.5 GL acres and IS enrolled in Vermont's Use Value Appraisal Program. The forest management plan is available on request. Taxes for the entire property for 2022 were \$702.87.



A year round brook runs through the entire property and would be a good place to spot wildlife.



The little cabin standing on the high point of the field is ready for you to finish and would make a great place to escape from the world for a while. The cabin could be used as a guest cottage if you decide to build a larger structure in the future.

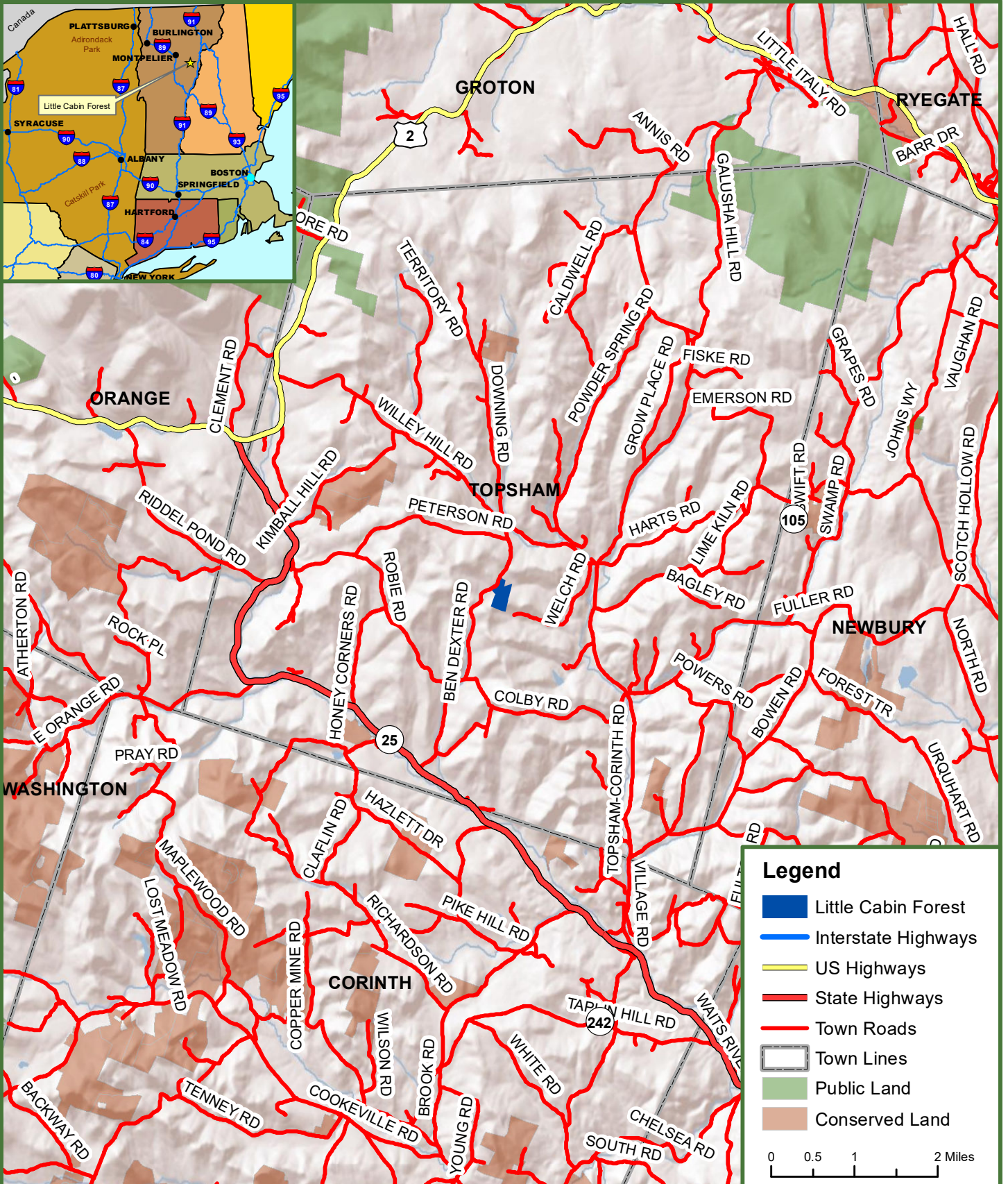
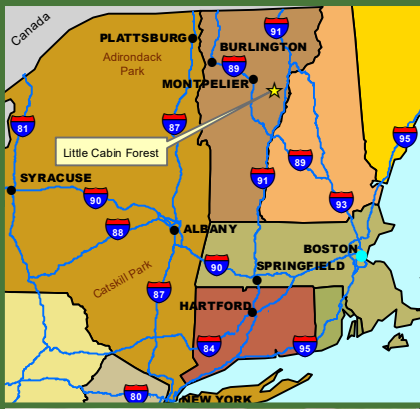




# Locus Map

## Little Cabin Forest

38.5 Grand List Acres  
Topsham, Orange County, Vermont



**Legend**

- Little Cabin Forest
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Town Lines
- Public Land
- Conserved Land

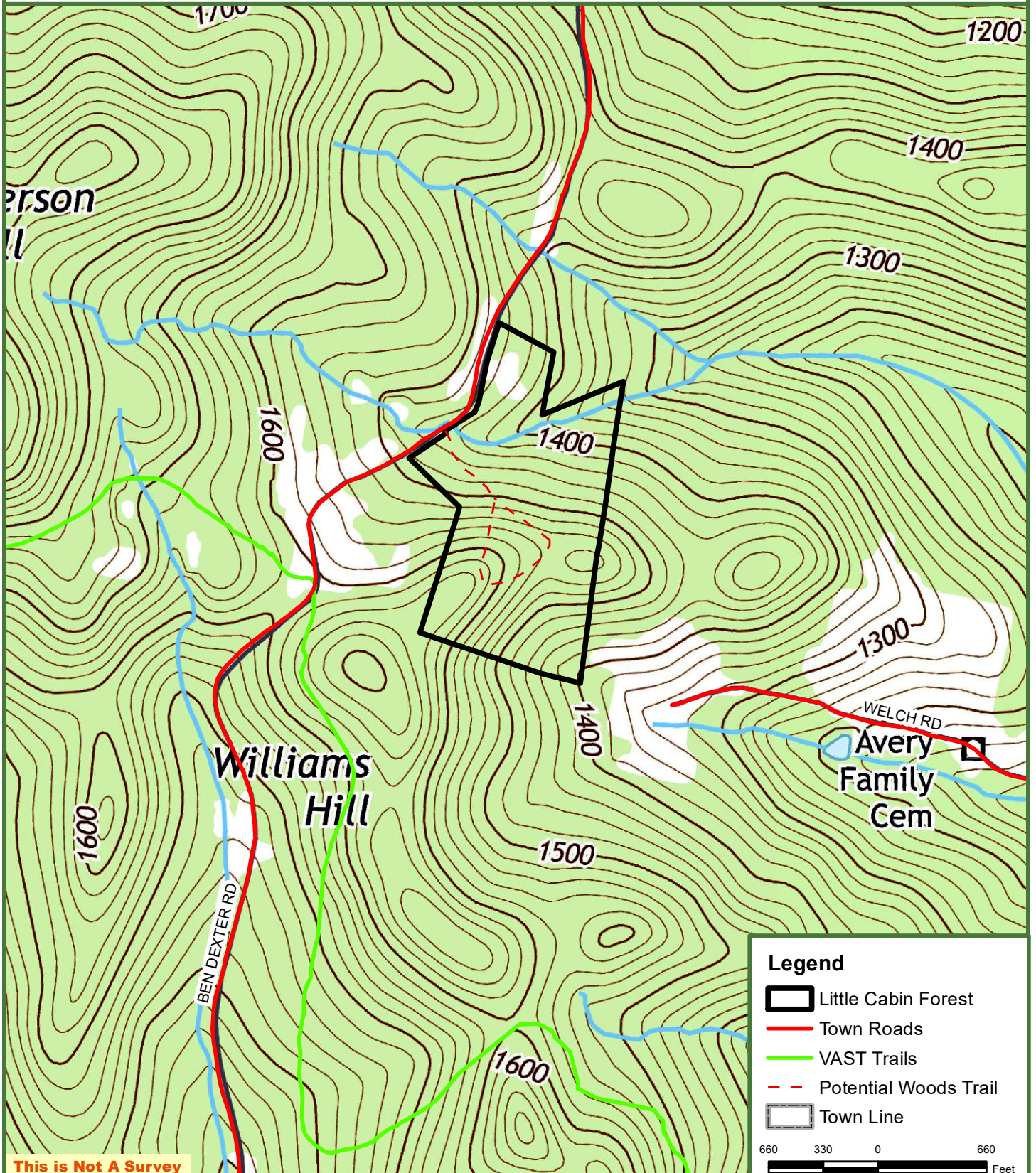
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# Little Cabin Forest

38.5 Grand List Acres  
Topsham, Orange County, Vermont



**This is Not A Survey**

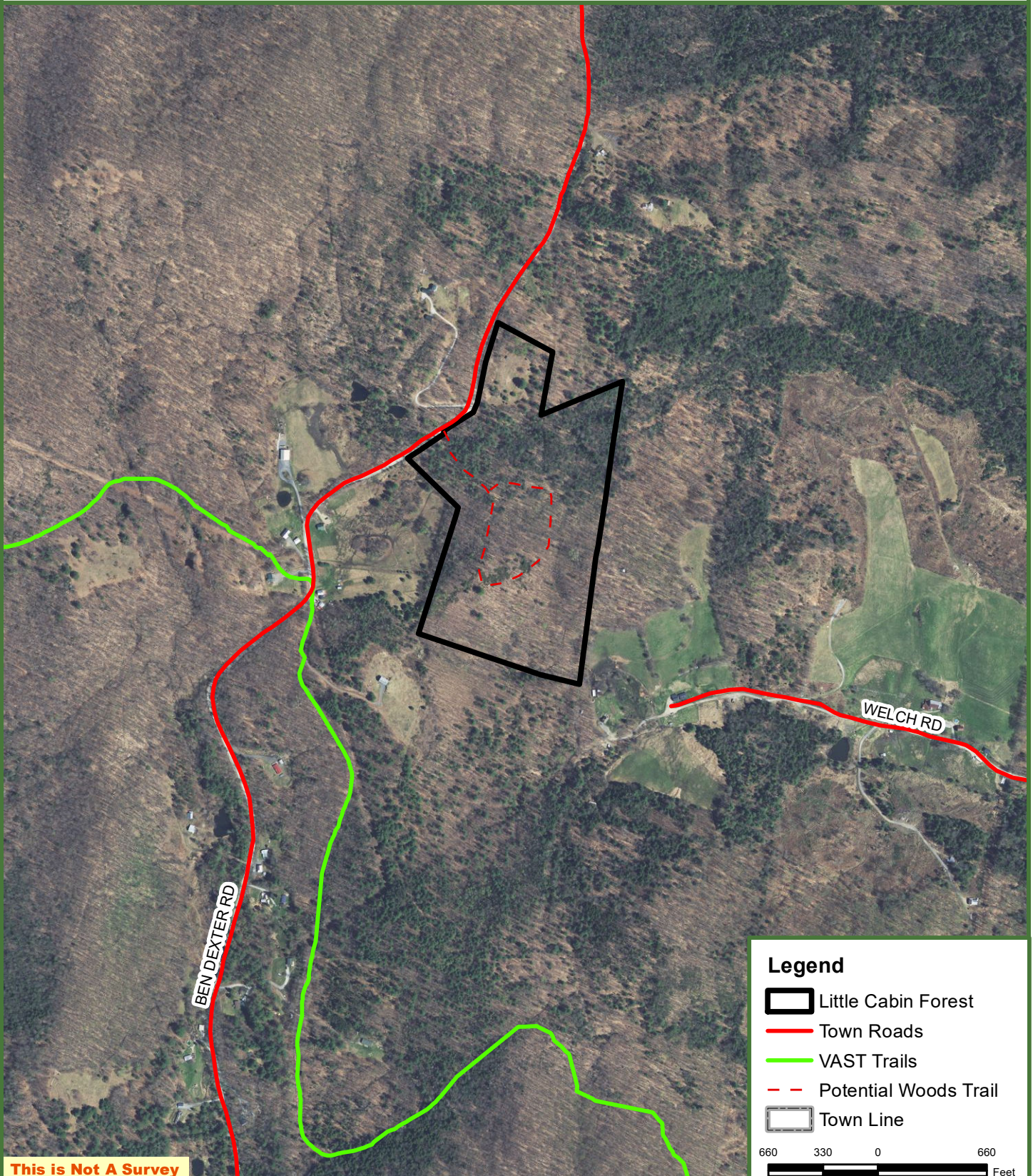
Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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





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# 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