



**Fountains  
Land**  
AN F&W COMPANY

## **OLD FARMSTEAD FOREST**

**Once a part of an old farm, these three private parcels all have established access roads, their own fields for a homesite, with well managed forest land, stone walls, and power nearby.**



***151.73 Surveyed Acres  
Springfield, Windsor County, Vermont***

**Lot One, 97.62 Acres, \$195,000  
Lot Two, 27.08 Acres, \$125,000  
Lot Four, 27.03 Acres, \$143,000**

## PROPERTY OVERVIEW

Old Farmstead Forest is an opportunity to purchase three different parcels which are part of a large 151-acre property. The farmland itself has been in the same family for over 100 years, and they've been very good stewards of their forest land. These parcels could be purchased as one or as separate pieces as state, and town subdivision permits are in place.

### Key property highlights include:

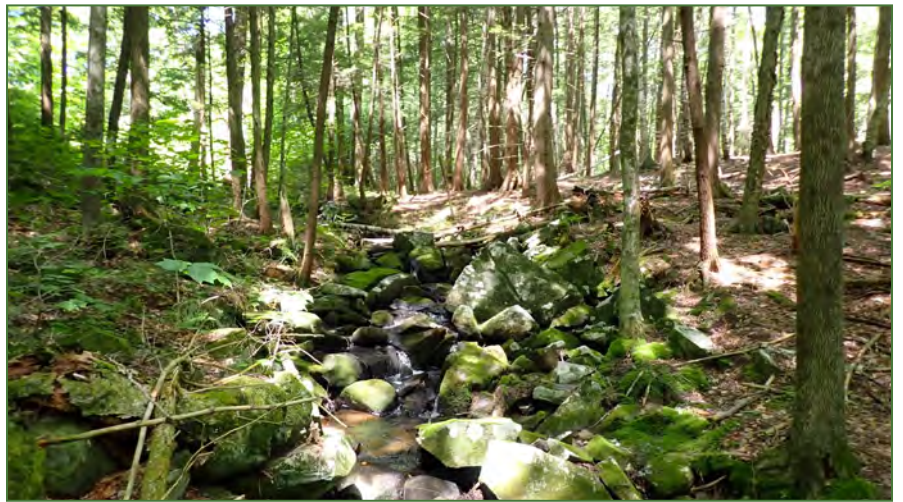
- There are fields to build a house or camp on each of the three parcels;
- There is a driveway right-of-way (ROW) into Lot 1 and Lot 4 from a paved road, and Lot 2 is directly on a paved road;
- Old stone walls are found on all three parcels;
- There are views of distant and local mountains, including Mt. Ascutney;
- Excellent wildlife viewing or hunting with deer, moose, grouse, and bear all present;

## THE LOCATION

Old Farmstead Forest is located on Massey Road in the southeastern section of Springfield, close to the borders of Chester, Grafton, and Rockingham. Interstate 91 is only a 15-minute drive from the properties. Boston, Massachusetts, is a 2 1/2 hour drive, Hartford, Connecticut, is 2 hours south, and New York City is just over 4 hours away. Springfield has plenty of amenities and services, including restaurants, shopping, and a hospital. In addition, there are ski areas nearby, with Magic Mountain Ski Area 30 minutes away and Stratton Mountain Resort and Bromley Mountain about a 45-minute drive.



Lot 1 and Lot 4 have fields that abut each other separated by trees. This photo is looking into Lot 4 from Lot 1 with the peak of Mt. Ascutney in the distance.



A decent sized brook runs through Lot 1 from the western boundary near a Class 4 road that runs along the property's border.



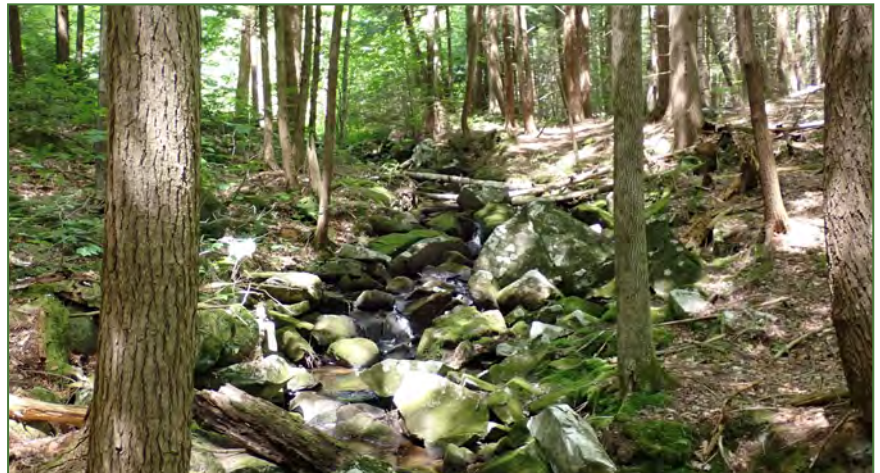
Well-stocked forests are found on all three parcels, and all are enrolled in Vermont's Use Value Appraisal program.



Drone photo showcasing the large field on Lot 1, with the bulk of the land being unbroken forestland north, east and west of the field. The right-of-way is located at the top of the field in this photo.

## LOT 1 SITE DESCRIPTION

Lot 1 is the largest of the parcels being offered for sale at 97.62 acres. This Lot has a 7-acre field and is surrounded by mature well-managed forest land. The land's topography is mostly level throughout, and the property's elevation is around 1,100'. Walking in the forest is easy as the trees are tall, the understory is open, and there are several old stone walls left over from its past as a large farm. There are a couple of old trails in the forest, with a brook running from the northwestern side of the property to the east. The field could be used for a variety of farming endeavors or just as a place to build a house or camp. Electricity is found on Massey Road, or because of its large open field, off-grid solar would be another option. Views are present from the field with a distant view of Mt. Ascutney to the northeast. All three Lots abut each other at some point and could be purchased together if desired.



The brook flowing downhill on Lot 1 with hemlocks along its bank.



Well-stocked forests are the rule with these parcels. This photo is taken on Lot 1.



Lot 4 has a five-acre field on this parcel's northern boundary. This photo is looking at the field from the top of the open area, and the forest land is to the right side of the photo.

## LOT 4 SITE DESCRIPTION

Lot 4 has a five-acre field that is at the end of the property's boundary with Lot 1, with the rest of the land being forested east of the field. There is plenty of room for a house on the level field to be built with local views to the east and north. This 27-acre parcel has 10 acres of forest with about 80% sugar maples with an even age class of about 100 years. This could potentially be a small hobby sugarbush with easy access from the ROW.



Tall sugar maples on this parcel could make a small hobby sugarbush.

There is evidence of the old farm on this Lot with stone wall borders and the remains of an old farm road in the forest. Mostly level terrain with a few small hills makes this easy to walk through. You could build in the open upper field or maybe have a homesite lower on the access road near the maple forest. Utilities are on Massey Road, and the ROW is 50' wide, allowing power to be brought into the property. This Lot abuts Lot 1 and could be purchased together to make one large parcel.



At the top of the right-of-way is the field on Lot 4.



Wild Irises are on the edge of the field on Lot 2 leading to the forest at the western end of the field.

## LOT 2 SITE DESCRIPTION

Lot 2 is also a 27-acre parcel and has an even-aged mix of white pine and hardwood species in the north of the property, with more conifers toward the center of the property. There are stone walls bordering its 1.5-acre field, and other stone walls can be found in the forest's interior. There is an area of wetlands near the southern section of forest land, where you'll find a variety of animal and bird species that thrive in that environment. Deer, moose, and bear could be found, as well as Barred Owls and other raptors that hunt the areas of open wetlands.

You could build a home or camp easily in the field, and a grass driveway from the road is already in place, where utilities are available. This parcel connects to Lot 1 on its western boundary, and since all three Lots abut each other at some point, they could all be purchased together as one property of 151 acres in total. State and town subdivision permits are in place.



The 1.5 acre field on Lot 2 shown from above. The access to Massey Road is from the smaller section of field on the right.



Stone walls are found on all of the parcels, this one is on Lot 2 with the open field to the left of the wall.



Old Farmstead Forest shown with long-range views seen from a drone.

## ACCESS

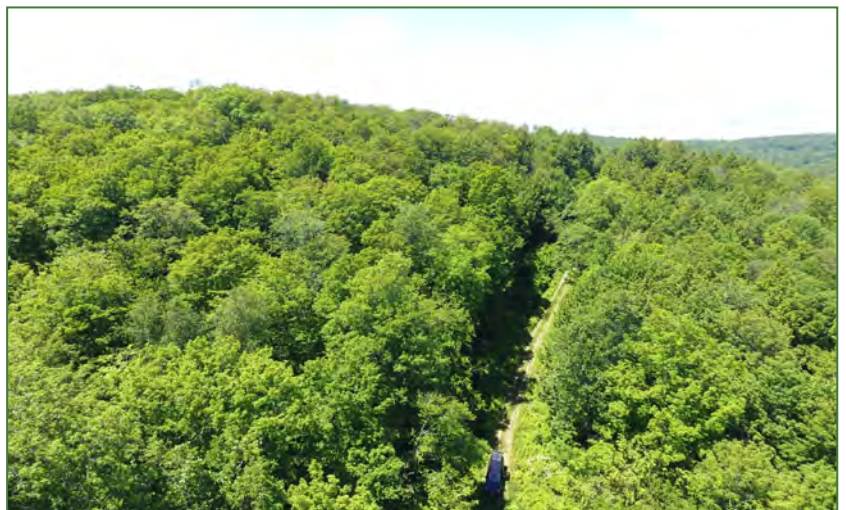
The access to all three parcels is off paved Massey Road in southwest Springfield, Vermont. Lots 1 and 4 both share a ROW just after the house at 563 Massey Road, which is approximately 1/3 of a mile long. This is an old farm road and has been mowed and kept open for many years. The ROW is 50' wide to allow for the installation of utilities either above or below ground. Lot 2 access is just before 397 Massey Road and has utilities at the street. Fountains Land signs are on the road.



The gated access to Lots 1 and Lot 4 is on Massey Road, with utilities available at the street.

## TAXES & TITLE

The property is owned by Vern Abbott with reference to the Warranty Deed in Book 154 Pages 98-100 in the Springfield Vermont Land Records. The entire property totals 151.73 surveyed acres and IS enrolled in Vermont's Use Value Appraisal Program. Acreage would have to be taken out of UVA on all parcels to build a house, and the two 27 acre parcels (Lot 4 and Lot 2) would allow for 2 acres to be take out and still be able to remain in the program. The forest management plan is available on request. Taxes for the 2022-2023 are \$833. Taxes per parcel will be lower, and will be determined after any subdivision.



The access to Lot 1 and Lot 4 as it heads through the forest to the open fields at the end of the driveway.

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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.

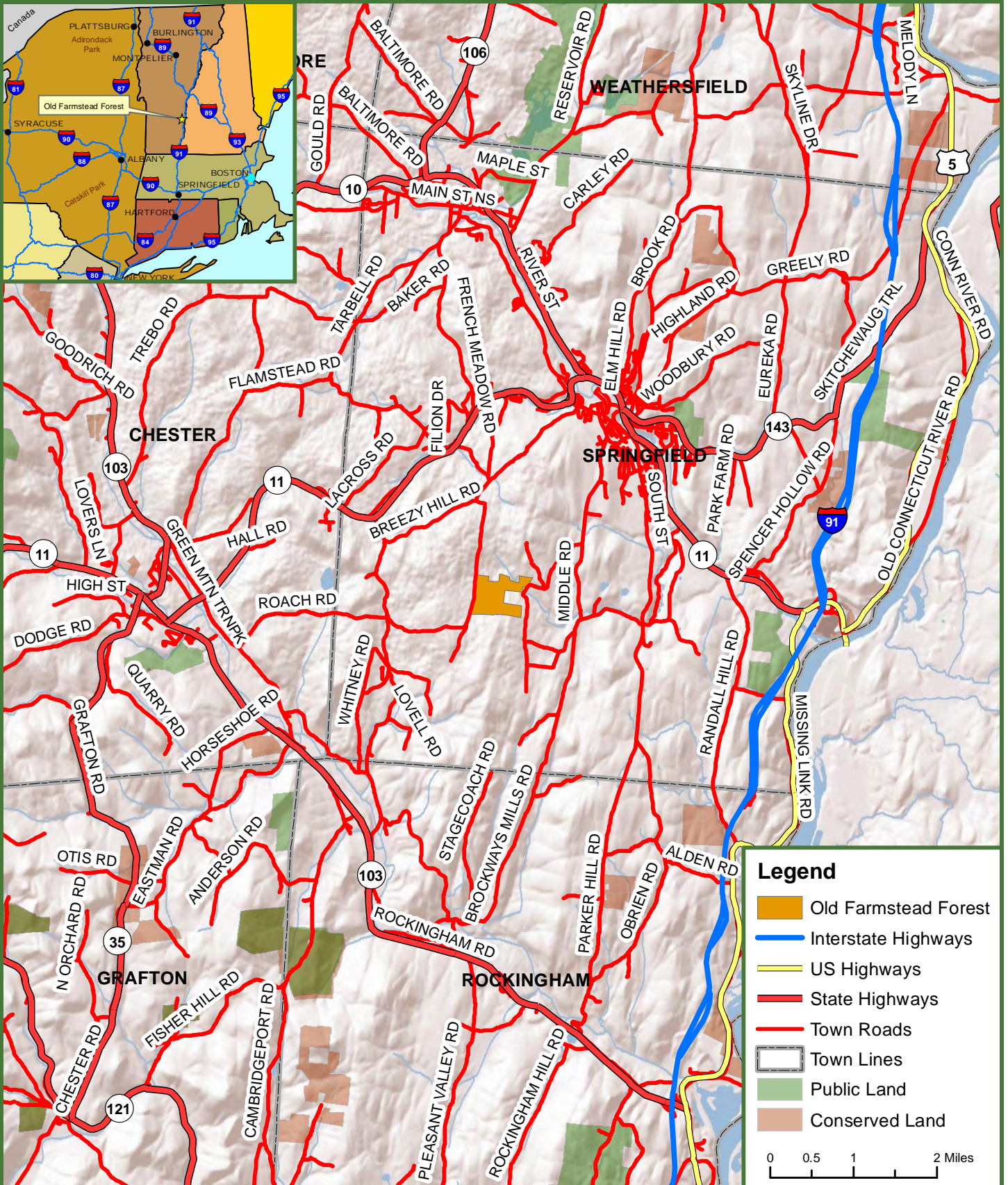
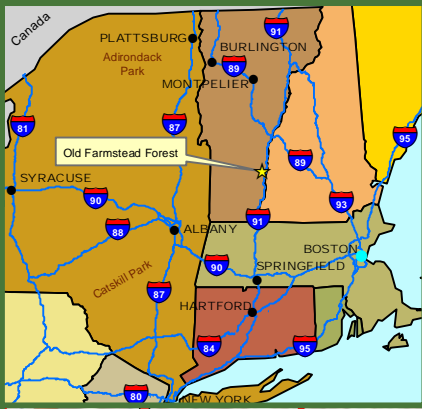
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# Locus Map

## Old Farmstead Forest

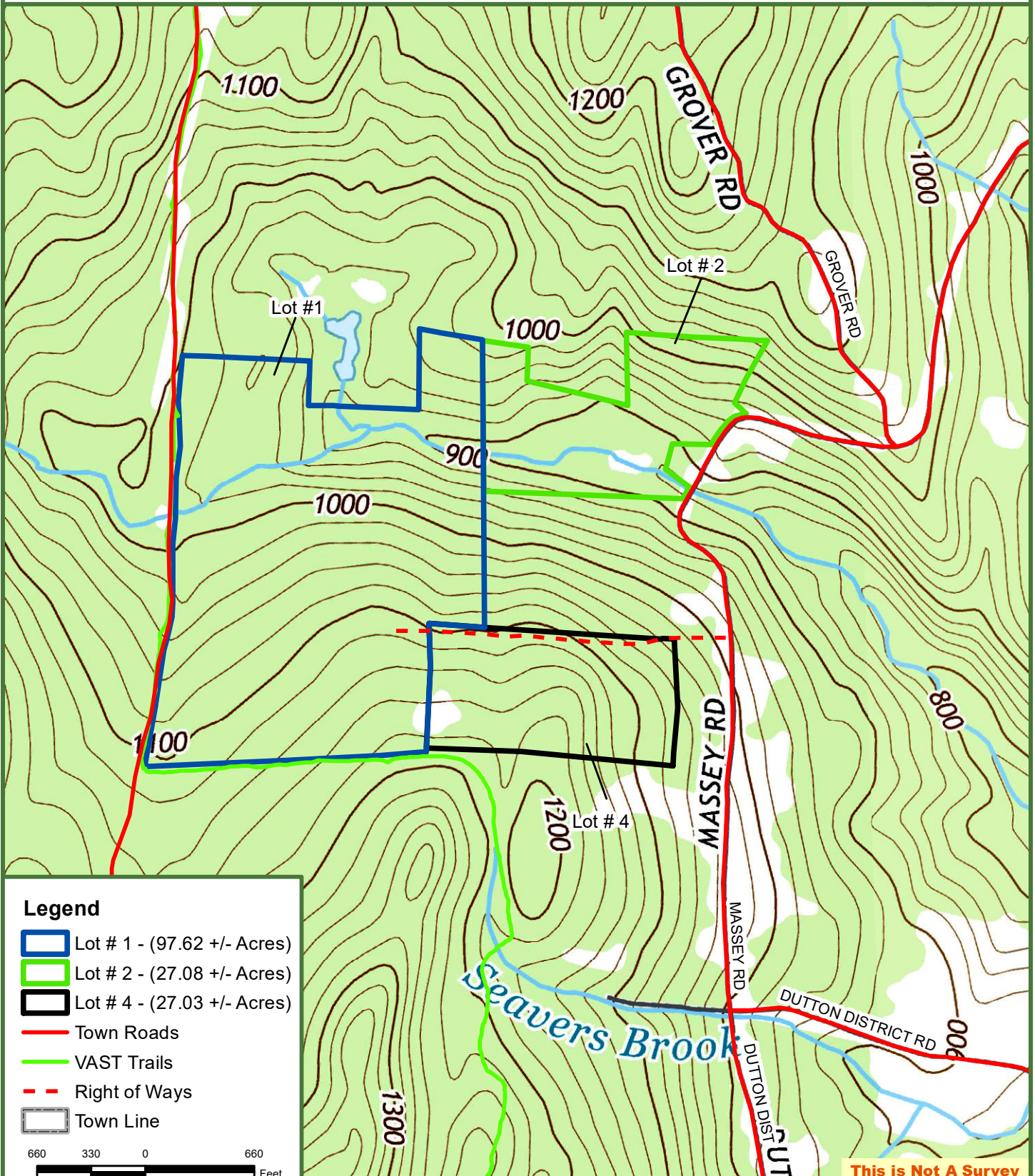
151.73 +/- Acres  
Springfield, Windsor County, Vermont





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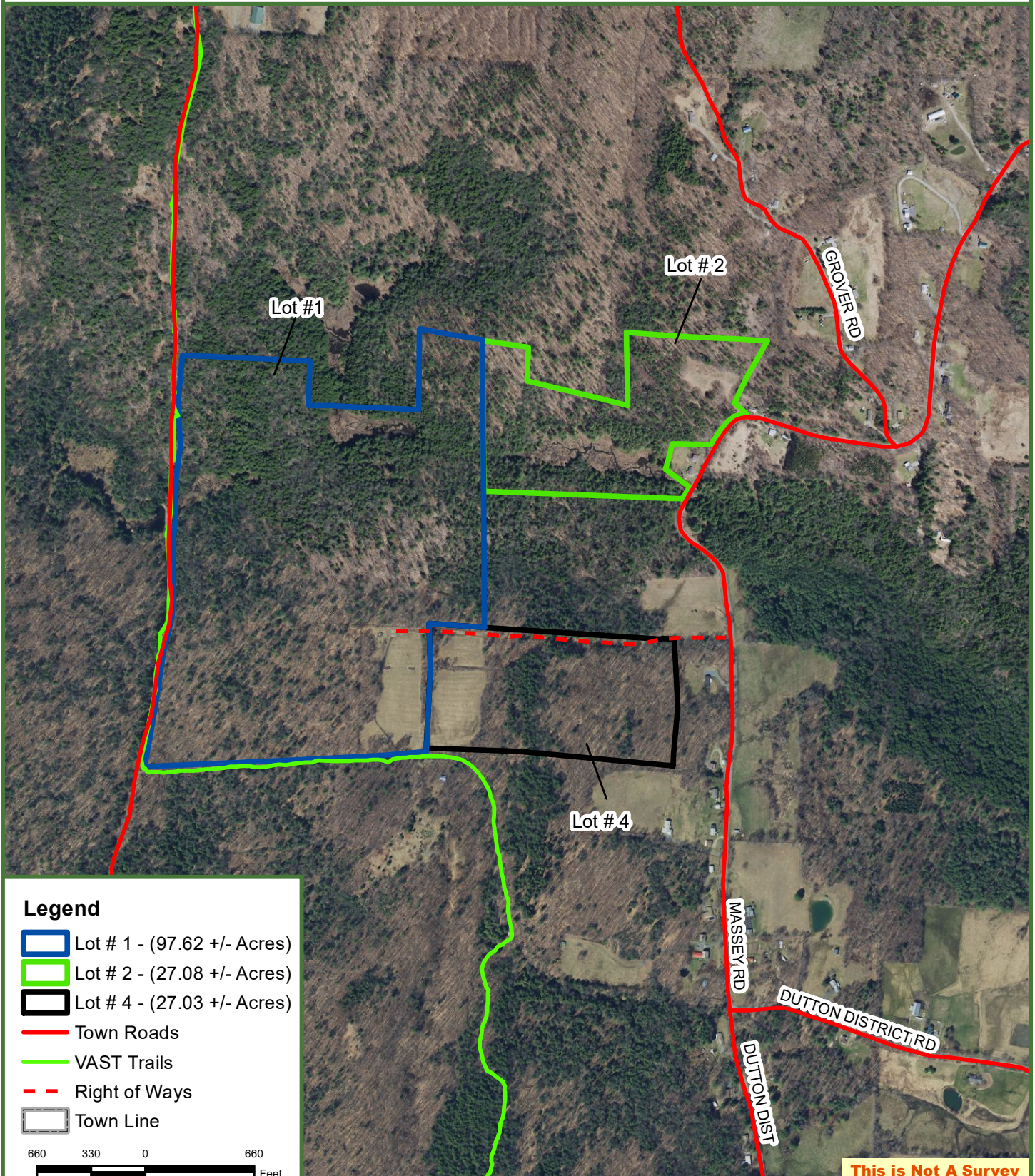
Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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





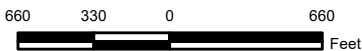
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### Legend

- Lot # 1 - (97.62 +/- Acres)
- Lot # 2 - (27.08 +/- Acres)
- Lot # 4 - (27.03 +/- Acres)
- Town Roads
- VAST Trails
- Right of Ways
- Town Line



**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.



# 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]  
\_\_\_\_\_  
Signature of Agent of the Brokerage Firm

\_\_\_\_\_  
Date

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Signature of Consumer

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Date

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