



**Fountains
Land**
AN F&W COMPANY

Split Rock Forest

Recreational forestland with timber value located in Central Vermont, near Barre and Montpelier, perfect for building a home or camp, with many local amenities nearby.

Split Rock Forest is a recreational property that also offers timber value due to its well-stocked forest. The property's right-of-way is accessed through a shared driveway that leads to an old clearing, which was previously used as a log landing around 20 years ago. This clearing is an ideal location for building a house or a camp. Additionally, electricity is available at the end of the right-of-way on Graniteville Road. The land provides excellent hunting opportunities, with signs of turkey, deer, and bear present in the forest.

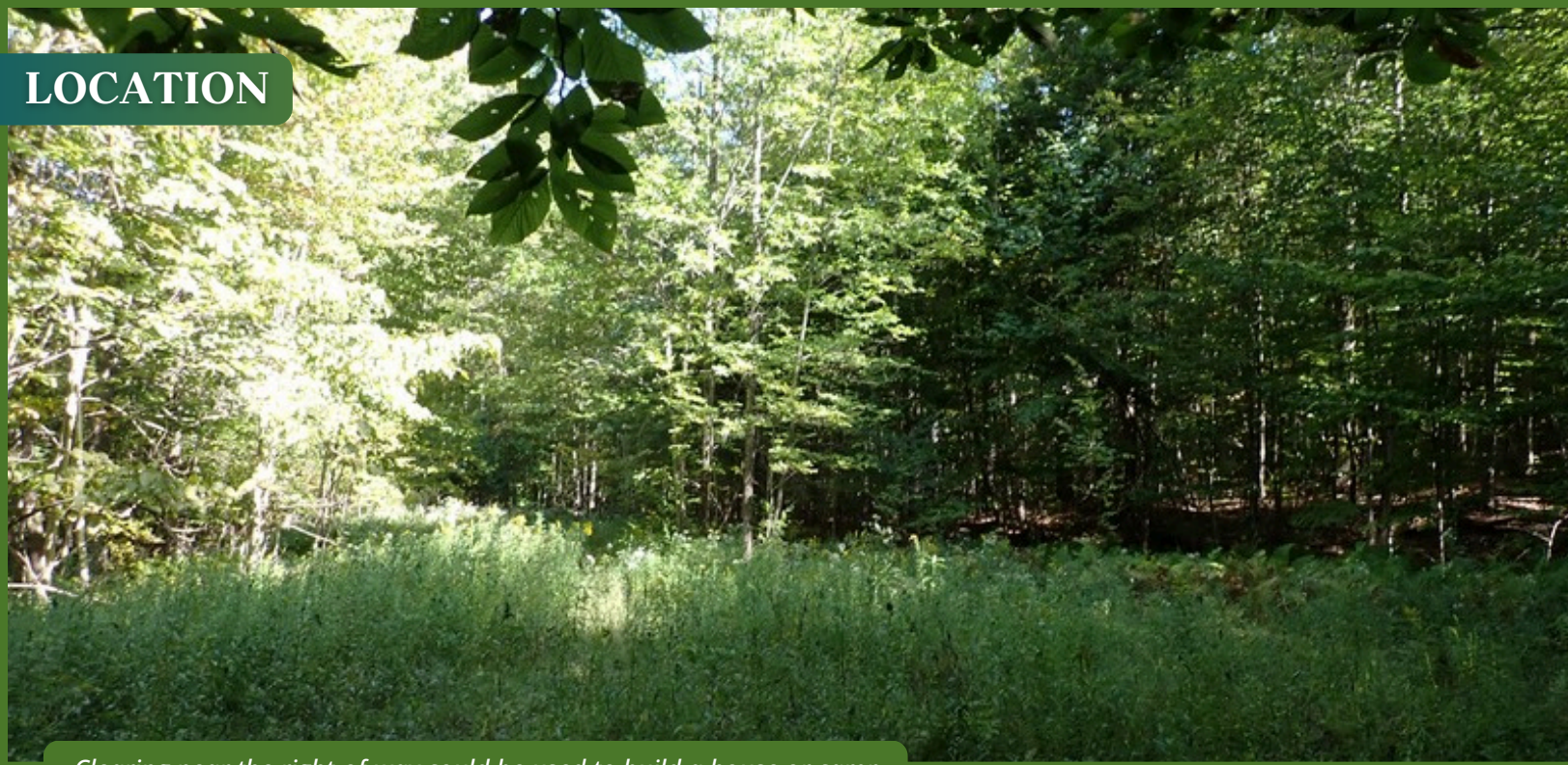
Property Highlights

-  **\$224,000**
-  **112 Acres**
-  **Williamstown, VT**
-  **Multi-Use**



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LOCATION

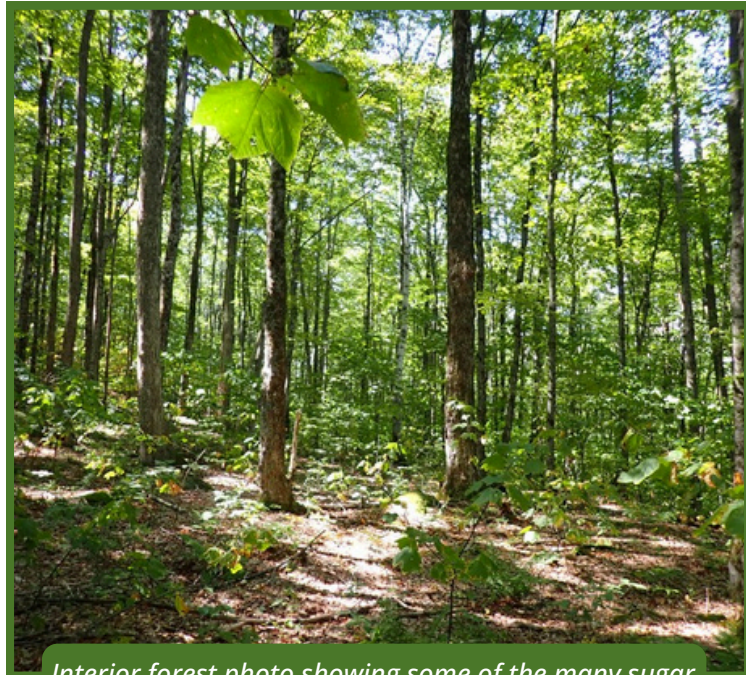


Clearing near the right-of-way could be used to build a house or camp.

This property is located in Williamstown, Orange County, Vermont. The nearest major towns are Barre, Vermont, which is 5 miles to the east, and Montpelier, Vermont, about a 20-minute drive to the north. Both towns offer a wide variety of stores and restaurants, providing excellent local amenities. Exit 6 on I-89 is 7 miles away, allowing for easy access from southern points. Boston, Massachusetts, is approximately 2 hours and 45 minutes away, while New York City is about 5 and a half hours away. Hartford, Connecticut, is just 3 hours south of the property. This central Vermont location also provides access to the Northeast Kingdom via Route 302, and Sugarbush Resort is located 25 miles to the northwest.



Large glacial erratics are found scattered throughout the forest, including this granite "split rock" boulder.



Interior forest photo showing some of the many sugar maples found on this piece of land.

ACCESS



Graniteville Rd with the ROW to the right. Power is available on this road and can be brought onto the property from here.

Access to the property is provided by a 50-foot right-of-way that begins at a shared driveway before entering the property from the northern boundary. This right-of-way will need improvements to facilitate the installation of a driveway on the property. The access leads to an open field where a house or camp could be built.



The right-of-way seen from Graniteville Road. The 50' wide access runs from the driveway to the forest's edge.

PROPERTY DESCRIPTION



Forest hillside with the Green Mountains in the distance.

Split Rock Forest offers a unique opportunity to purchase 112 acres of forest land in Central Vermont. This property is located in the northwestern corner of Orange County, near Barre, Washington, and Montpelier, the state capital. Over 50% of the trees on this property are sugar maple, along with white ash, birches, and other hardwood species commonly found in the region. A rough estimate of the timber value is approximately \$850 per acre. The elevations on the property range from 1,425 feet near Graniteville Road to about 2,000 feet at the southeast boundary.

Access to the property is via a right-of-way (ROW) from Graniteville Road, where electricity is available. This ROW crosses a shallow ravine that currently requires culvert work to allow vehicle access to the parcel. The ROW leads to an open clearing that was used as a log landing about 20 years ago, making it a suitable location for building a home or camp. Hunting opportunities in the gently sloping terrain are excellent, and there are open, cleared woods roads that facilitate easy navigation through the forest. This distinctive property is rarely available in this area, making it an appealing option for recreational activities and homebuilding.



An old road winds its way through the forest.

PROPERTY DESCRIPTION



Pieces of granite from the properties' past use as a surface quarry.

Evidence of past granite quarrying is visible throughout much of the land, with some large granite blocks left behind by workers over 100 years ago. Depending on their size, these granite pieces could potentially be used for stone walls or building sites.

Additionally, there are numerous glacial erratics in the forest, some over 12 feet tall, which contribute to the property's unique landscape.

TAX & TITLE



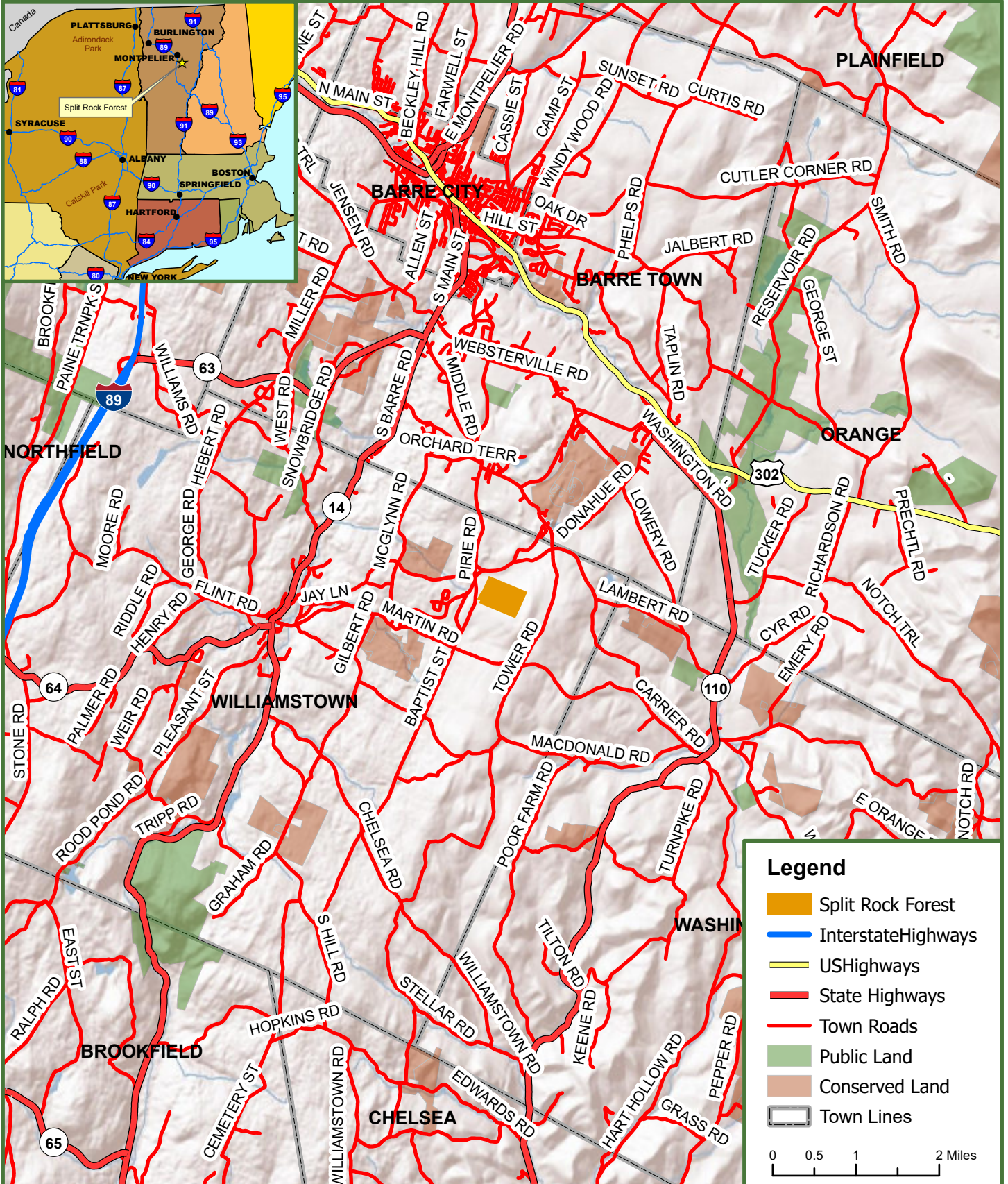
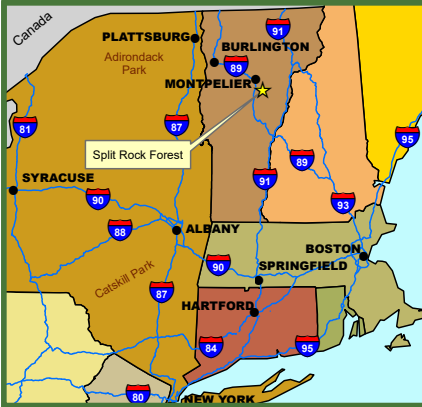
Split Rock Forest in the foreground, with Graniteville Road in the center of the picture.

The property has lost its Current Use status, and the taxes for 2025 amount to \$3,159.07. However, the land can be returned to the program, as a forest management plan was last completed in 2019. The Warranty Deed and right-of-way documents can be found in the Williamstown Land Records, located in Book 61, pages 173-174.

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.



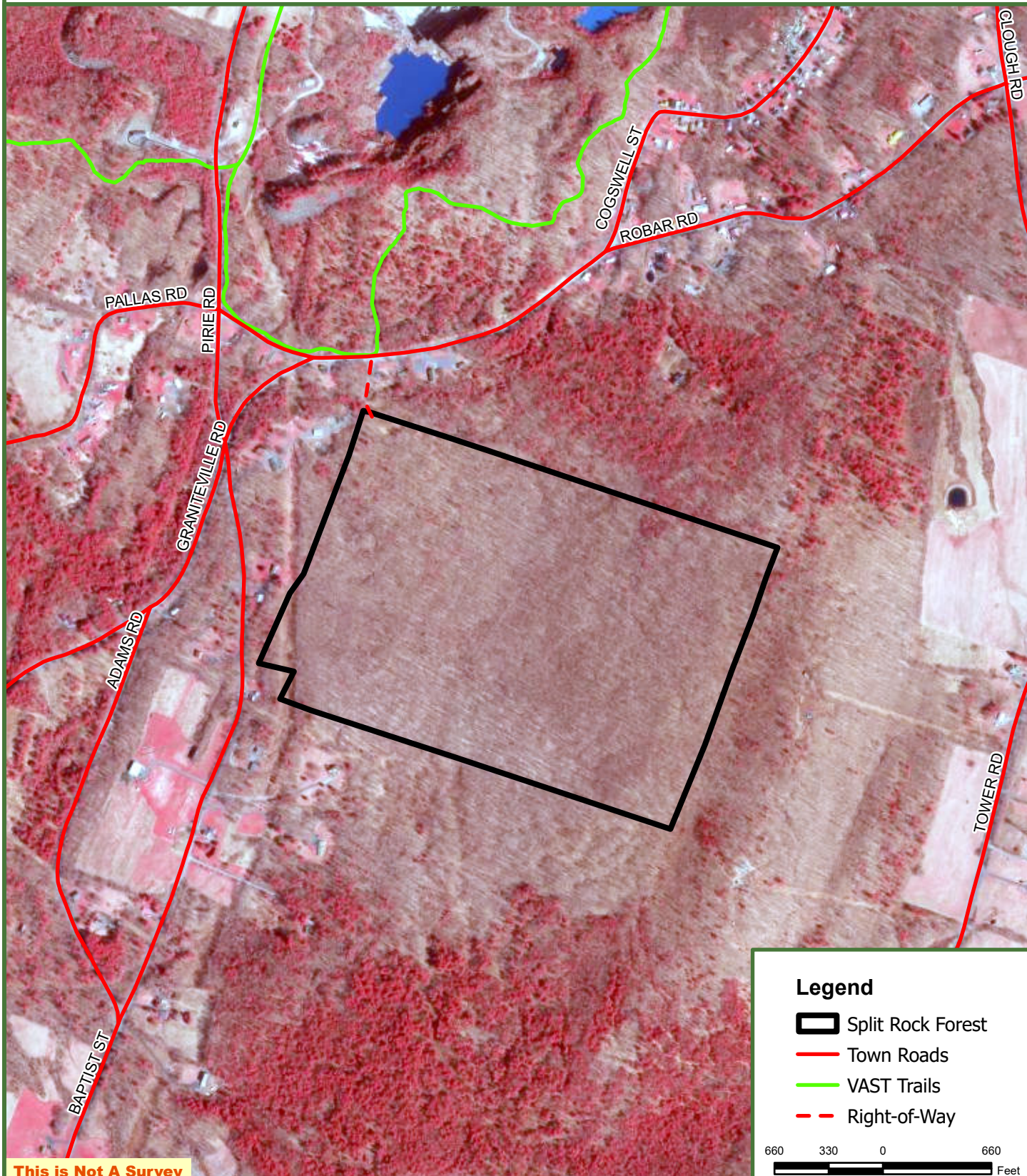
Locus Map
Split Rock Forest
112 Grand List Acres
Williamstown, Orange County, Vermont





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112 Grand List Acres
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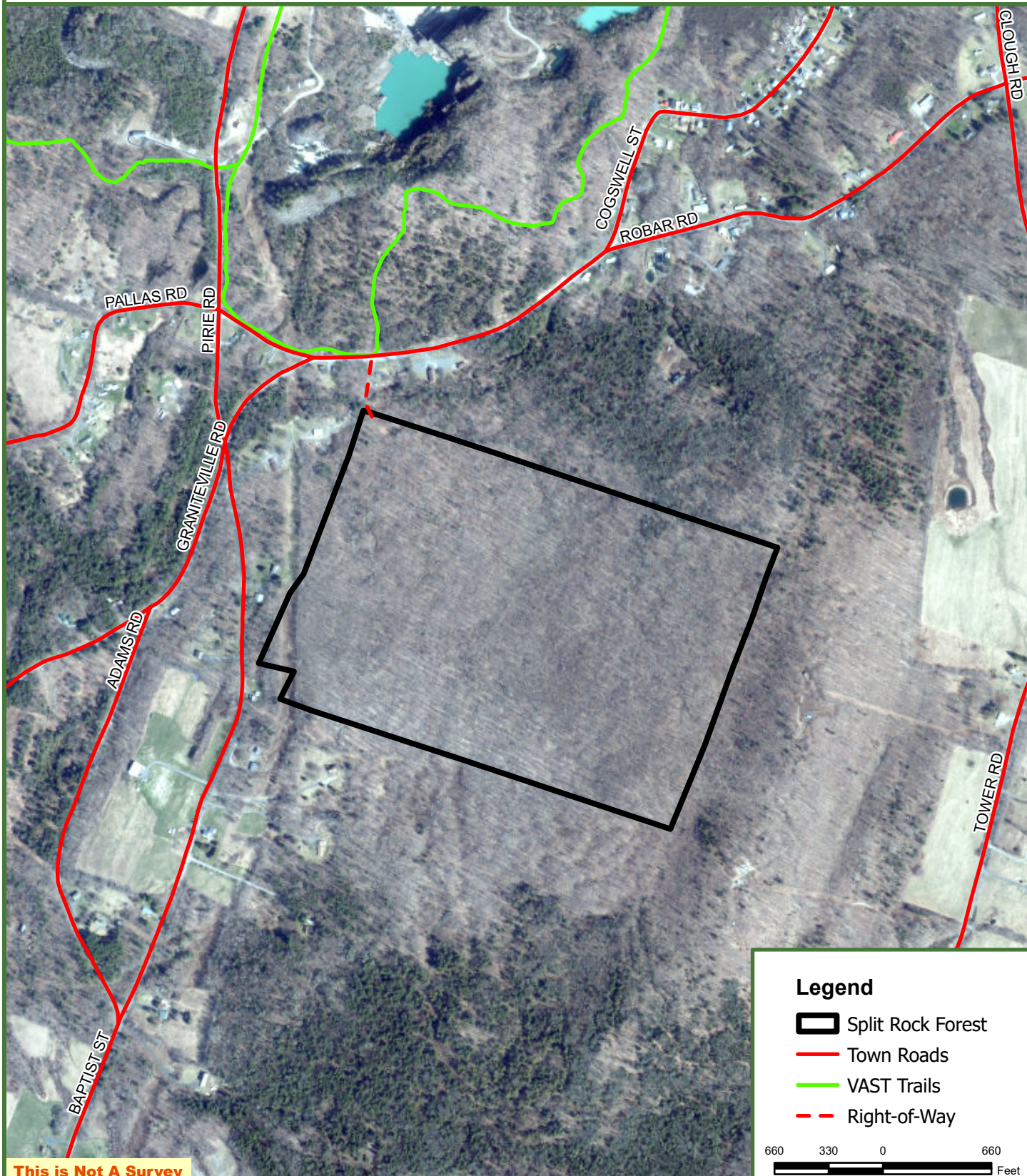


Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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



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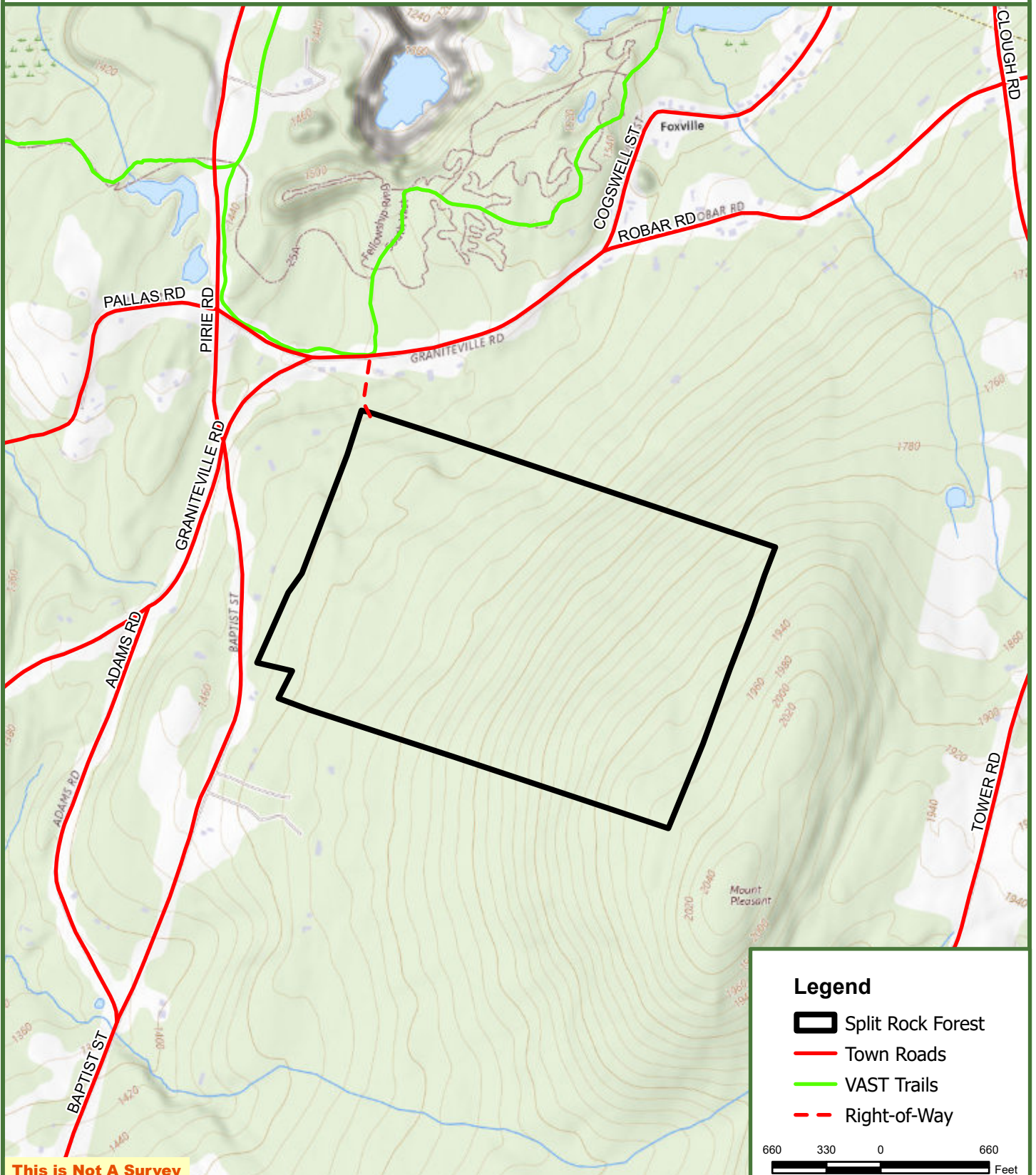
This is Not A Survey

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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

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

Date

[] Declined to sign