

## Active Listing



**Address:** Lot #4 Barnes Road **MLS #:** 411369  
**Town:** Hyde Park  
**State Zip:** VT, 05655  
**Vill/Dist/Loc:**  
**Taxes:** 0.00 **Lot Acres:** 7.33  
**Taxes TBD:** Yes **Lot SqFt:** 319,295  
**Tax Year:** 11/12 **Est Open Space:**  
**Zoning:** RR **Permit Number:**  
**Flood Zone:** Unknown **Pole Number:**  
**Road Front:** No **Road Front:** 0  
**Water Front:** 0 **Easements:**  
**Water Acc Type:** Owned **Surveyed:** Yes  
**Wtr Body Type:** River  
**Wtr Body Name:**  
**MLS List Date:** 11/22/2011 **Closed Date:** **DOM:** 10  
**List \$:** \$54,900 **Closed \$:** **Sell/List Ratio:**  
**Original \$:** \$54,900

**Directions:** From Rte. 15 in Hyde Park take Rte. 100 North, left on Whitaker Road, left on Barnes Road, drive is .5 mile on right just before sage green house.

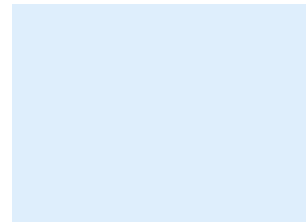
**Pub Rems:** Level building site in an open meadow perfect for horses, livestock and vegetable gardens. Excellent views of the Green Mountains and sunsets. 196' of frontage along the Gihon River known for its superb fly fishing!

<b>Multiple Deeds:</b> No	<b>Mo. Lease Amt:</b>	<b>Association:</b> Yes	<b>Monthly Assoc. \$:</b>
<b>Wtr Body Restri:</b>	<b>Current/Land Use:</b>	<b>Surveyed By:</b>	<b>Land Gains:</b> No
<b>Total # Leases:</b>	<b>Total # Lots:</b>		

<b>Tax Rate:</b> 0.00	<b>Tax Class:</b> TBD	<b>Unadjusted Taxes:</b>
<b>Assmt:</b> 0.00	<b>Assmt Yr:</b>	<b>Covenant:</b> Yes
<b>County:</b> LamoilleVT	<b>Property ID:</b>	<b>Span:</b> 336-104-102
<b>District:</b> Lamoille North	<b>Elem Sch:</b> Hyde Park Elementary School	<b>Jr./Mid Sch:</b> Lamoille UHSD 18 (Lam)
<b>High Sch:</b> Lamoille UHSD #18	<b>Current Use:</b> No	<b>Plan/Survey:</b>
<b>Devel/Subdiv:</b>	<b>Resort:</b> No	

**Amenities:**

**Current Use:**  
**Electric:** Underground  
**Exposure:** South, West  
**Gas:** None  
**Location:** Near Skiing, River, Rural  
**Permit Status:** Local Issued, State Issued  
**Restrictions:**  
**Roads:** Shared  
**Sewer:** Leach Field-conventional, On Site Septic Needed, Septic Design Available  
**Shore Rights:**  
**Structure:**  
**Topography:** Fields, Horse Property, Level, Mountain View, Open, Pasture/field, River, River Frontage, Rural Setting, Sloping, Stream, View, Waterfront, Wooded  
**Utilities:**  
**Water:** On Site Well Needed



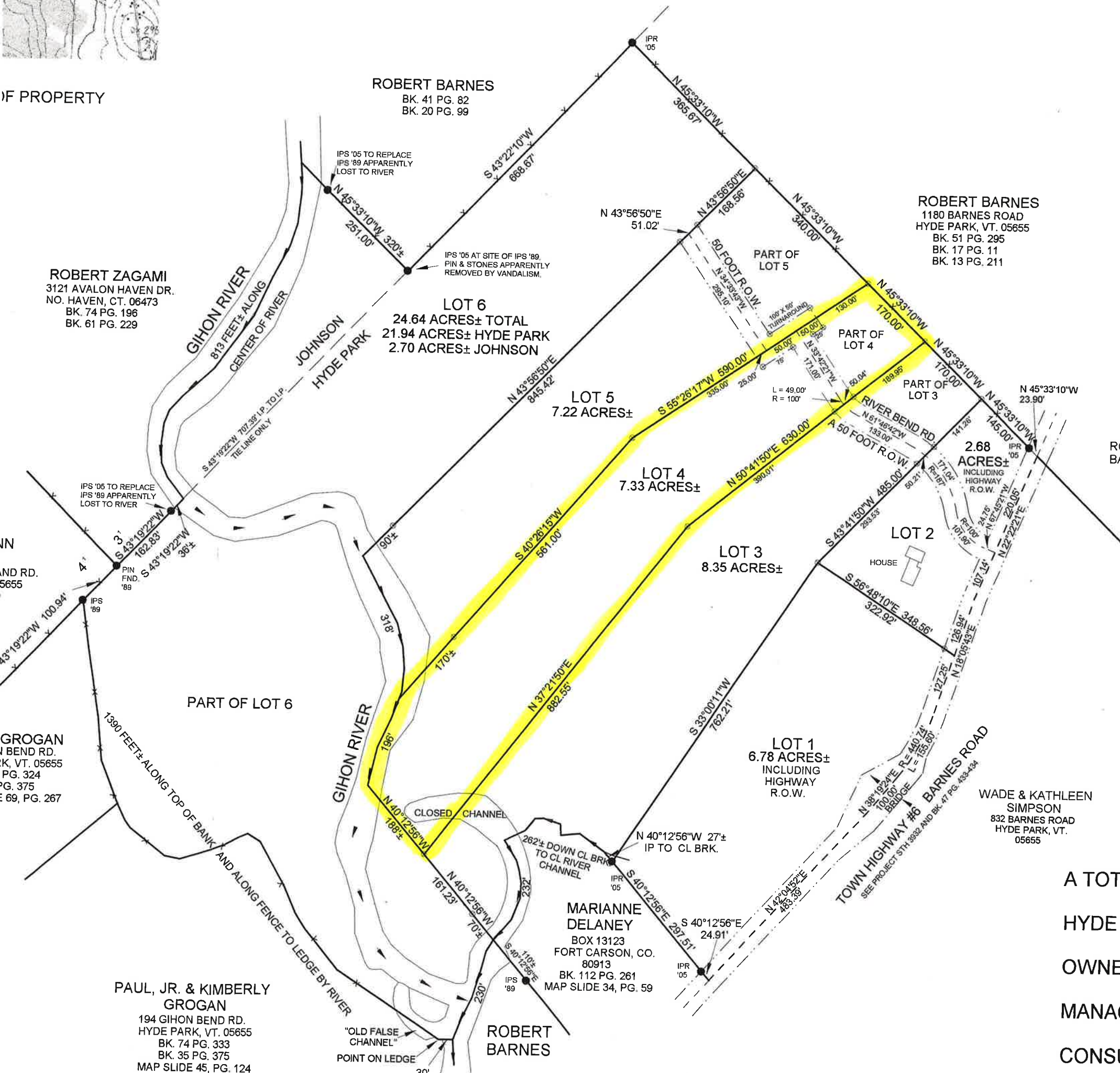
**Jeff Beattie**  
**Office:** (802) 253-7358 Ext. 11  
**Cell:** (802) 371-7491  
**Fax:** (802) 253-8005  
**Email:** jbeattie@sover.net





BEARINGS ARE BASED UPON MAGNETIC NORTH AS INDICATED BY THE ARROW.

IF PROPERTY



TOTAL SUBDIVISION ACREAGE:  
 HYDE PARK ACREAGE IS 54.3 ACRES.  
 JOHNSON SUBDIVISION ACREAGE IS 2.7 ACRES±.  
 TOTAL SUBDIVISION ACREAGE IS 57.0 ACRES±, INCLUDING HIGHWAY RIGHT OF WAY.

RIPARIAN BOUNDARIES:  
 THE CENTER OF RIVER AS A DIVISION LINE ALONG THE PI THIS PARCEL IS CONSTANTLY CHANGING DUE TO BOTH / AND AVULSION. BECAUSE THE HISTORY OF THESE EVEN KNOWN WE ARE SHOWING THE CENTER OF THE RIVER A TODAY AS THE PROPERTY LINE. A RECENT CHANGE IN C BE REALIZED BY EXAMINING OUR FORMER SURVEY DATE REVISED 11/01/89. THIS CHANGE HAS NOT EFFECTED A C ACREAGE TO THE RIVERSIDE PROPERTIES.

LEGEND:

IPS '89	=	IRON PIN SET 1989
IPS '05	=	IRON PIN SET 2005
PIN FND.	=	IRON PIN FOUND
IPR '05	=	IRON PIN RECOVERED 2005
⊙	=	IRON PIN TO BE SET UPON /
- - -	=	CENTER LINE OF ROAD
- - - x - - -	=	FENCE
→	=	DIRECTION OF BROOK OR R

A TOTAL STATION SURVEY OF A PROPOSED SIX LOT SU  
 "RIVER BEND ESTATES"  
 HYDE PARK & JOHNSON, VERMONT SCALE

OWNER & SUBDIVIDER: Robert W. Bergum  
 11901 N. Eaton Rd. Hayward, W  
 MANAGER: Chris Goss 802-363-8719  
 176 Highmeadow Rd. Stowe, VT  
 CONSULTANT: Tom Wawrzeniak, Site Tech.#166

ROBERT ZAGAMI  
 3121 AVALON HAVEN DR.  
 NO. HAVEN, CT. 06473  
 BK. 74 PG. 196  
 BK. 61 PG. 229

ROBERT BARNES  
 BK. 41 PG. 82  
 BK. 20 PG. 99

ROBERT BARNES  
 1180 BARNES ROAD  
 HYDE PARK, VT. 05655  
 BK. 51 PG. 295  
 BK. 17 PG. 11  
 BK. 13 PG. 211

IPS '05 TO REPLACE  
 IPS '89 APPARENTLY  
 LOST TO RIVER

GROGAN  
 V BEND RD.  
 K, VT. 05655  
 PG. 324  
 PG. 375  
 PG. 69, PG. 267

PAUL, JR. & KIMBERLY  
 GROGAN  
 194 GIHON BEND RD.  
 HYDE PARK, VT. 05655  
 BK. 74 PG. 333  
 BK. 35 PG. 375  
 MAP SLIDE 45, PG. 124

MARIANNE  
 DELANEY  
 BOX 13123  
 FORT CARSON, CO.  
 80913  
 BK. 112 PG. 261  
 MAP SLIDE 34, PG. 59

WADE & KATHLEEN  
 SIMPSON  
 832 BARNES ROAD  
 HYDE PARK, VT.  
 05655