

Active Listing



Address: Lots #3 And #4 Barnes Road		MLS #: 4111391
Town: Hyde Park		
State Zip: VT, 05655		
Vill/Dist/Loc:		
Taxes: 0.00	Lot Acres: 15.68	
Taxes TBD: Yes	Lot SqFt: 683,021	
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 \$: \$99,000	Closed \$:	Sell/List Ratio:
Original \$: \$99,000		

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. 428' frontage along the Gihon River known for it superb fly fishing!

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

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

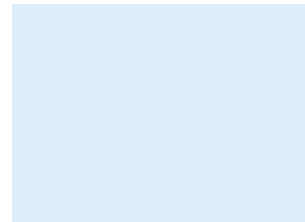
Shore Rights:

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



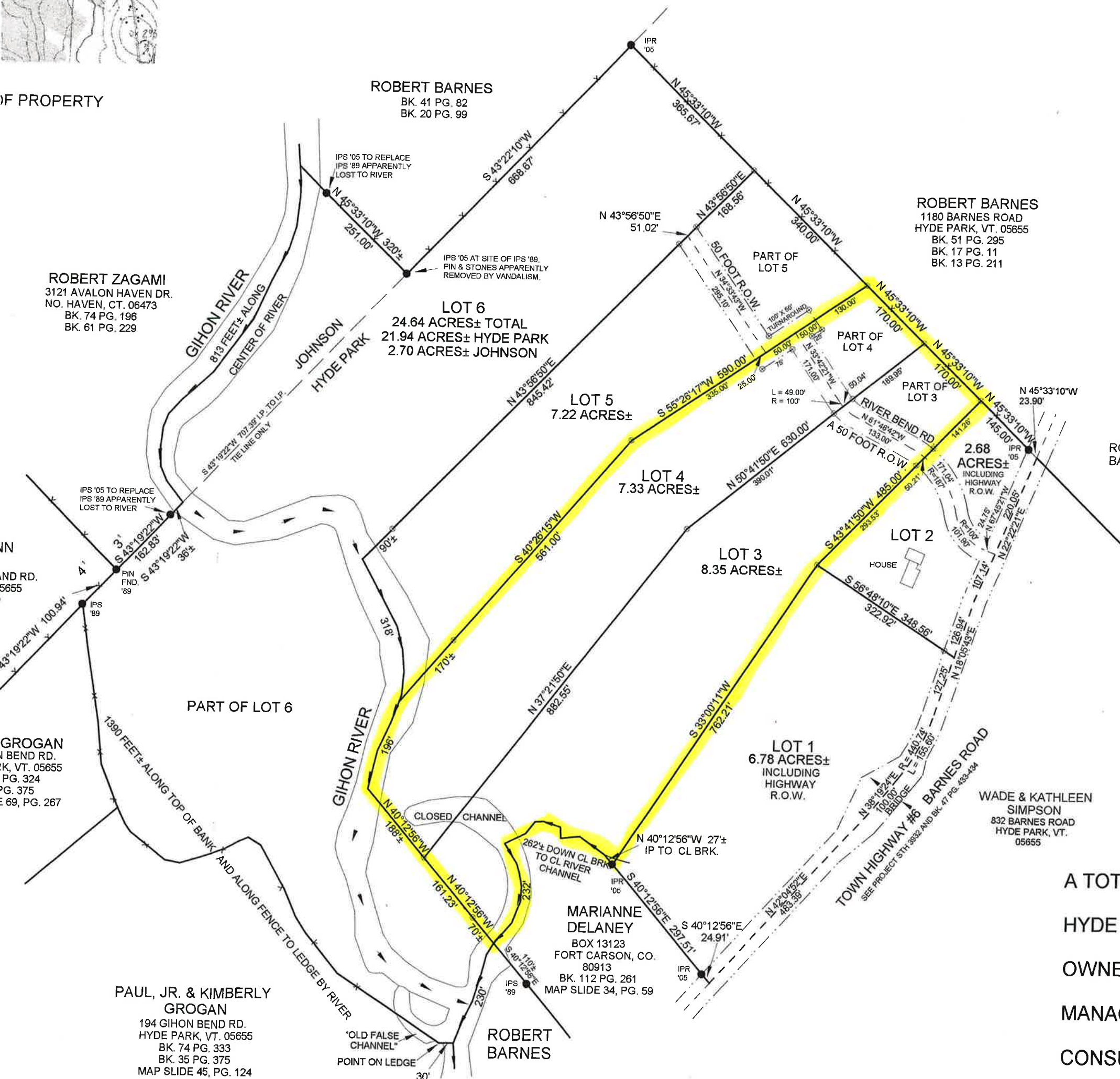
Jeff Beattie
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Email: jbeattie@sover.net





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

OF PROPERTY



TOTAL SUBDIVISION ACREAGE:
HYDE PARK SUBDIVISION 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 SUBDIVISION
"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

ROBERT BARNES

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

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

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

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