

# Small farm (HIGHGATE CTR)



Location **Vermont**  
<https://www.genclassifieds.com/x-317425-z>

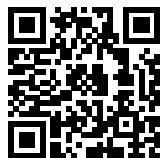
Customer: SUTWAM RONALD & BRENDA		Sale Price: 0		Book: 143	Validity: Yes
Address: 1301 LAMRON ST		Sale Date: 10/03/2008	Page: 553.3		
County: HIGHGATE VT 05488		Bldg Type: No Data	Quality: 0.00		
Location: 435 CAMPAGNONA RD		Style: No Data	Frame: No Data		
Description: BARN & 1.00 ACRE		Area: 0	Yr Built: 0	Est Age: 0	
Use Map #: 7		# Rms: 0	# Bedrooms: 0	# Kitchens: 0	
		# 1/2 Bath: 0	# Baths: 0		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES					
	Size	Nbhd	Mult	Grade	Depth/Rate
SI Bldg Lot	1.00	1.00	1.00		55,000
Total	1.00				55,000
SITE IMPROVEMENTS					
	Water/Hold	Quantity	Quality		
	y/y	Typical	Good		6,000
Sewer	y/y	Typical	Good		6,000
Landscap	y/y	Minimal	Good		1,200
Total					13,200
OUTBUILDINGS					
	Water/Hold	% Good	Size	Rate	Extras
Barn, GP	y/y	5	3516	0.54	1,900
Hayloft	y/y	5	3516	0.17	600
Total					2,500
TOTAL PROPERTY VALUE					
70,700					
NOTES					
HOUSESITE VALUE: 70,700					
HOMESTEAD VALUE: 70,700					
***10-03-2104- REMOVED HOME, REMOVED DETACHED GARAGE OF 540 SQ. FT., AND REMOVED ATTACHED GARAGE OF 240 SQ. FT. THE BARN & HAYLOFT HAVE BEEN ADJUSTED FROM FAIR TO LOW AND THE % GOOD HAS BEEN ADJUSTED FROM 25% TO 5%.					

We have for sale 1 full acre of land with a small farm on it. We have taken the old house and all other buildings off the property and hauled them away. This property has power and a drilled well. Very private location and only 4 miles from the border asking 50,000 OBRO. If you are interested you may call me at

and ask for Ron thanks for



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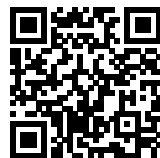
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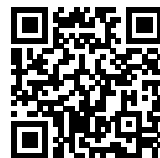
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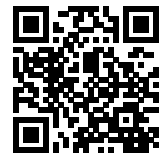
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