

Small farm (HIGHGATE CTR)

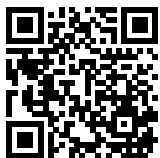


Location **Vermont**
<https://www.genclassifieds.com/x-317425-z>

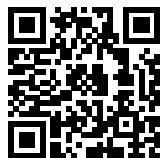
| | | | | | |
|---|-------------|-----------------------|----------------|---------------|------------|
| Comments: 1301 LAMRON ST & BRENDA | | Sale Price: 0 | Book: 143 | Validity: Yes | |
| Address: 1301 LAMRON ST | | Sale Date: 10/03/2008 | Page: 853.8 | | |
| County: HIGHGATE VT 05488 | | Bldg Type: 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 | |
| Tax Map #: 7 | | # Rms: 0 | # Baths: 0 | # Machine: 0 | |
| | | # 1/2 Bath: 0 | # Baths: 0 | | |
| Item | Description | Percent | Quantity | Unit Cost | Total |
| BASE COST | | | | | |
| ADJUSTED BASE COST | | | | | |
| 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 | |
| Water | | y/y | Typical | Good | 6,000 |
| Sewer | | y/y | Typical | Good | 6,000 |
| Landscape | | y/y | Minimal | Good | 1,200 |
| Total | | | | | 13,200 |
| OUTBUILDINGS | | Water/Hold | % Good | Size | Rate |
| Barn, GP | | y/y | 5 | 3516 | 0.54 |
| Hayloft | | y/y | 5 | 3516 | 0.17 |
| 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

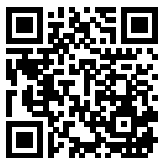
and ask for Ron thanks for



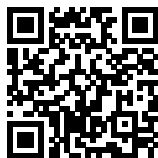
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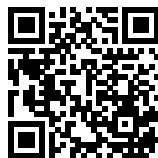
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