

Small farm 45,000 (HIGHGATE CTR)



Location

Vermont

<https://www.genclassifieds.com/x-511356-z>

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 45,000 . If you are interested you may call me at

and ask for Ron thanks for

Comments: 1/15/12 LAMAR & BRENDA		Sale Price: 0		Book: 151		Valuation: 750	
Address: 1305 LAMAR ST		Sale Date: 1/15/12/2008		Page: 623.9			
City/State: WINDHOLE VT 05459		Bldg Type: No Data		Quality: 7.00			
Location: 438 CAMBRIDGE RD		Style: No Data		Yr Built: 0		Bldg Age: 0	
Description: BARN & 1/20 AC		Area: 0		# Rooms: 0		# Bathrooms: 0	
Tax Map #: 7		# 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							
	St Bldg Lot		1.00				
	Total		1.00				55,000
SITE IMPROVEMENTS							
	Water	Household	Quantity	Grade	Depth/Rate		
	Sewer	y/y	Typical	Good			6,000
	Landscape	y/y	Typical	Good			6,000
	Total	y/y	Minimal	Good			1,200
							13,200
OUTBUILDINGS							
	Barn, GP	House/Held	% Good	Size	Rate	Extras	
	Hayloft	y/y	5	3516	0.54		1,900
	Total	y/y	5	3516	0.17		600
							2,500
TOTAL PROPERTY VALUE							70,700
NOTES							
						HOUSESITE VALUE:	70,700
						HOMESTED VALUE:	70,700

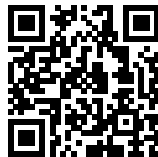
***10-03-2104- REMOVED BARN, REMOVED DETACHED GARAGE OF 540 SQ. FT., AND REMOVED ATTACHED GARAGE OF 240 SQ. FT. THE BARN & HAYLOFT HAVE BEEN ADJUSTED FROM FAIR TO LOW AND THE % GOOD HAS BEEN ADJUSTED FROM 25% TO 5%.



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45,000
CTR)



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Small farm (HIGHGATE CTR) 45,000



Small farm
(HIGHGATE CTR)
45,000



Serial (anti-
(HIGHGATE CTR)
40,000

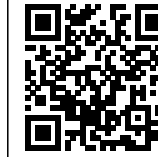


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