

# Small farm (HIGHGATE CTR)



Location **Vermont**  
<https://www.genclassifieds.com/x-317425-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 50,000 OBRO. If you are interested you may call me at

and ask for Ron thanks for

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
<b>ADJUSTED BASE COST</b>					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					
<b>LAND PRICES</b>					
SI Bldg Lot	Size: 1.00	Nbhd Mult: 1.00	Grade: 1.00	Depth/Rate:	55,000
Total					55,000
<b>SITE IMPROVEMENTS</b>					
Water	Y/y	Typical	Good		6,000
Sewer	Y/y	Typical	Good		6,000
Landscape	Y/y	Minimal	Good		1,200
Total					13,200
<b>OUTBUILDINGS</b>					
Barn, GP	Y/y	% Good: 5	Size: 3516	Rate: 0.54	1,900
Hayloft	Y/y	% Good: 5	Size: 3516	Rate: 0.17	600
Total					2,500
<b>TOTAL PROPERTY VALUE</b>					
					70,700
<b>NOTES</b>					
					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%.					



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