

**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

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
<b>ADJUSTED BASE COST</b>					
<b>REPLACEMENT COST NEW</b>					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					
<b>LAND PRICES</b>					
	Size	Nbhd	Mult	Grade	Depth/Rate
SI Bldg Lot	1.00	1.00		1.00	55,000
Total					55,000
<b>SITE IMPROVEMENTS</b>					
	Water	Yield	Typical	Quality	
	Sewer	Yield	Typical	Good	6,000
	Landscape	Yield	Minimal	Good	1,200
Total					13,200
<b>OUTBUILDINGS</b>					
	Barn, GP	Holds/Hold	% Good	Size	Rate
	Hayloft	5		3516	0.54
Total					600
		5		3516	0.17
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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