FOR SALE

BEAUTIFUL REDEVELOPMENT OR CONTRACTOR YARD OPPORTUNITY IN COLCHESTER

527 Heineberg Dr., Colchester, VT



Attention residential or commercial developers! Come take a look at this beautiful 11.5 acre parcel with potential for up to 13 units with river frontage, tucked behind a wooded area and offering the feel of country living. The existing farmhouse could be renovated or torn down, and the 91' x 46'8 barn is ready to be converted to housing or used for storage or commercial space. This property is zoned GD1 giving you lots of potential to create your own vision. 3.118 Acres in GD1 zoning and 8.4 Acres in FP. Residential buyers, build your dream home here or renovate the farmhouse, and enjoy the river and nature at your fingertips! Convenient location minutes to the Burlington shopping, bike paths, and Lake Champlain. Current owner permitted the property ten years ago for 13 units, and was able to get all permits, including Act 250. Building and proposed plans available upon request.

SIZE:
Farmhouse: 2,444 +/- SF; Barn: 4,275 +/- SF; 11.5 +/- acres

USE:
Residential and complimentary commercial uses (GD-1)

PRICE:
~~$975,000~~ $889,900 (Taxes $14,554.26 for 2026)

AVAILABLE:
Immediately

PARKING:
On-site

LOCATION:
527 Heineberg Dr., Colchester, VT

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.

VT COMMERCIAL

For more information, please contact:

YVES BRADLEY
802-363-5696
yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i
BURLINGTON, VT 05401
www.vtcommercial.com







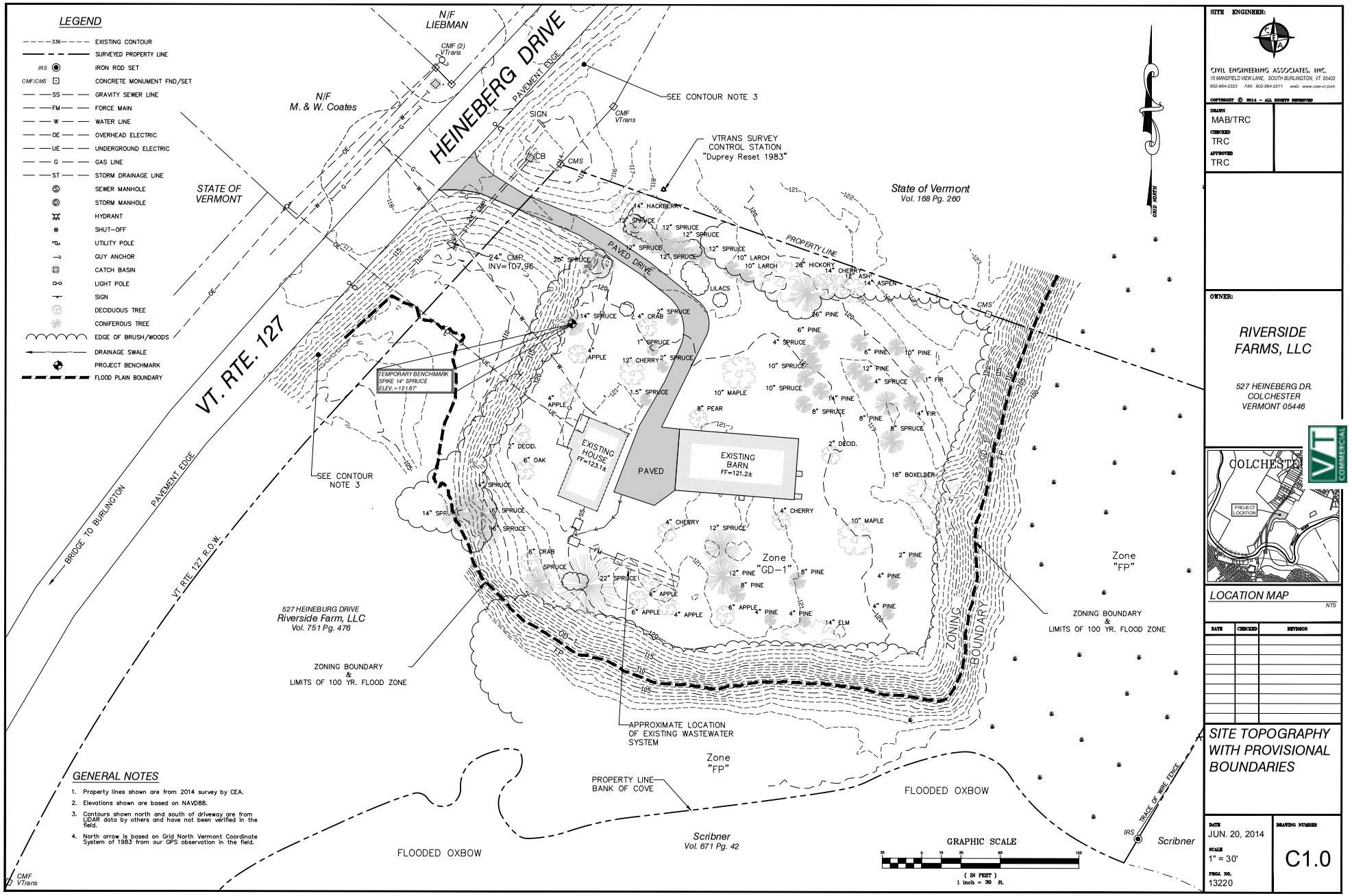












GENERAL NOTES

1. Property lines shown are from 2014 survey by CEA.
2. Elevations shown are based on NAVD88.
3. Contours shown north and south of driveway are from LIDAR data by others and have not been verified in the field.
4. North arrow is based on Grid North Vermont Coordinate System of 1983 from our GPS observation in the field.

SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2371 web: www.cea-vt.com

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DRAWN: MAB/TRC
CHECKED: TRC
APPROVED: TRC

OWNER:

RIVERSIDE FARMS, LLC

527 HEINEBERG DR.
COLCHESTER
VERMONT 05446

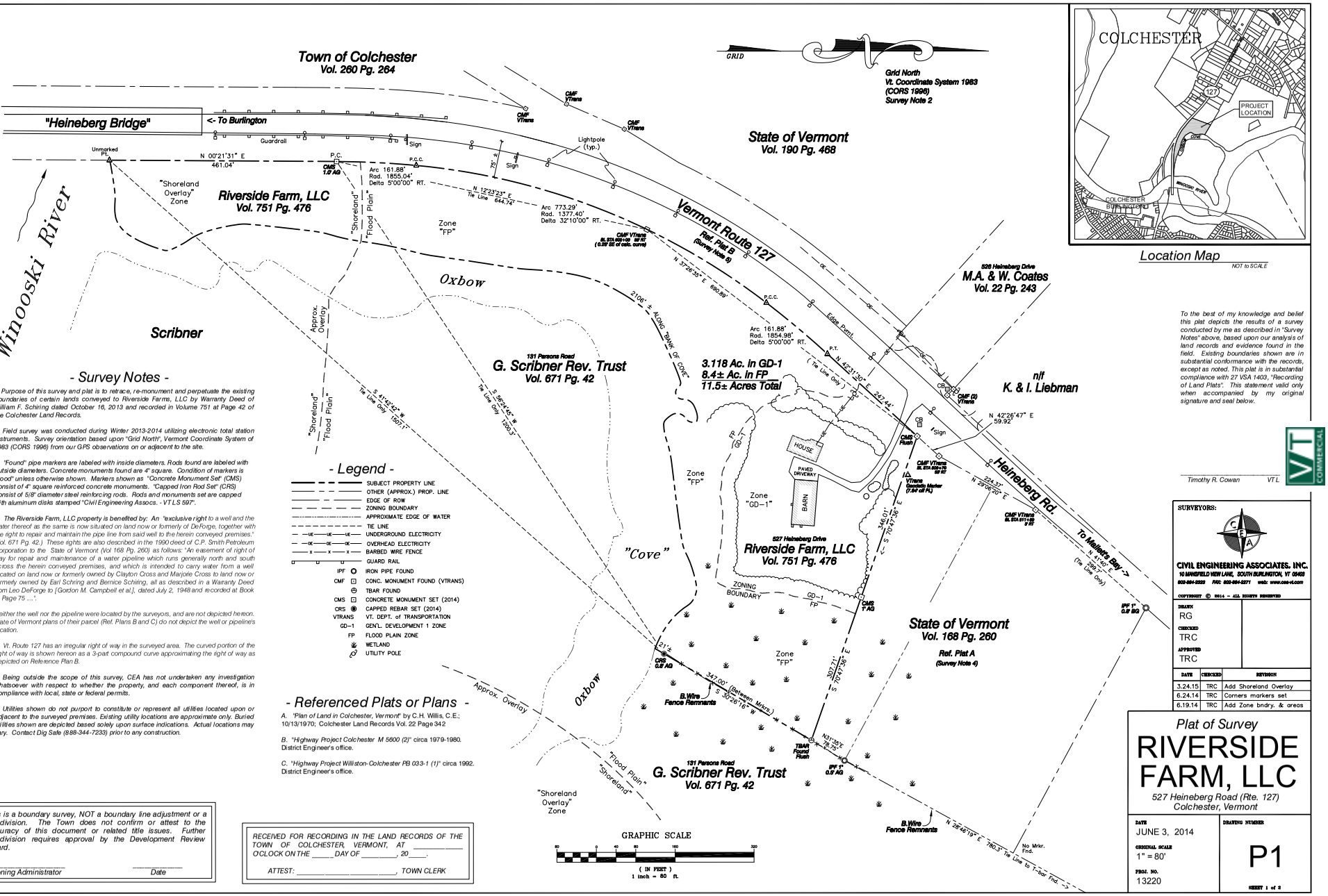
LOCATION MAP
NTS

DATE	CHECKED	REVISION

SITE TOPOGRAPHY WITH PROVISIONAL BOUNDARIES

DATE: JUN. 20, 2014
SCALE: 1" = 30'
PROJ. NO.: 13220
DRAWING NUMBER: C1.0

P:\AutoCADD Projects\2013\13220\1-CADD Files-13220\Dwg\13220 Exist Cond 6-19-2014.dwg, 6/20/2014 10:53:54 AM, gcarter



Location Map

NOT to SCALE

- Survey Notes -

1. Purpose of this survey and plat is to retrace, re-monument and perpetuate the existing boundaries of certain lands conveyed to Riverside Farms, LLC by Warranty Deed of William F. Schiring dated October 16, 2013 and recorded in Volume 751 at Page 42 of the Colchester Land Records.

2. Field survey was conducted during Winter 2013-2014 utilizing electronic total station instruments. Survey orientation based upon "Grid North", Vermont Coordinate System of 1983 (CORS 1996) from our GPS observations on or adjacent to the site.

3. "Found" pipe markers are labeled with inside diameters. Rods found are labeled with outside diameters. Concrete monuments found are 4" square. Condition of markers is "good" unless otherwise shown. Markers shown as "Concrete Monument Set" (CMS) consist of 4" square reinforced concrete monuments. "Capped Iron Rod Set" (CRS) consist of 5/8" diameter steel reinforcing rods. Rods and monuments set are capped with aluminum disks stamped "Civil Engineering Assocs. - VT LS 597".

4. The Riverside Farm, LLC property is benefited by: An "exclusive right to a well and the water thereof as the same is now situated on land now or formerly of DeForge, together with the right to repair and maintain the pipe line from said well to the herein conveyed premises." (Vol. 671 Pg. 42.) These rights are also described in the 1990 deed of C.P. Smith Petroleum Corporation to the State of Vermont (Vol 168 Pg. 260) as follows: "An easement of right of way for repair and maintenance of a water pipeline which runs generally north and south across the herein conveyed premises, and which is intended to carry water from a well located on land now or formerly owned by Clayton Cross and Marjorie Cross to land now or formerly owned by Earl Schiring and Bernice Schiring, all as described in a Warranty Deed from Leo DeForge to [Gordon M. Campbell et al.], dated July 2, 1948 and recorded at Book 4, Page 75 ....".

Neither the well nor the pipeline were located by the surveyors, and are not depicted hereon. State of Vermont plans of their parcel (Ref. Plans B and C) do not depict the well or pipeline's location.

5. Vt. Route 127 has an irregular right of way in the surveyed area. The curved portion of the right of way is shown hereon as a 3-part compound curve approximating the right of way as depicted on Reference Plan B.

6. Being outside the scope of this survey, CEA has not undertaken any investigation whatsoever with respect to whether the property, and each component thereof, is in compliance with local, state or federal permits.

7. Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. Buried utilities shown are depicted based solely upon surface indications. Actual locations may vary. Contact Dig Safe (888-344-7233) prior to any construction.

- Legend -

	SUBJECT PROPERTY LINE
	OTHER (APPROX.) PROP. LINE
	EDGE OF ROW
	ZONING BOUNDARY
	APPROXIMATE EDGE OF WATER
	TIE LINE
UE	UNDERGROUND ELECTRICITY
OE	OVERHEAD ELECTRICITY
x	BARBED WIRE FENCE
	GUARD RAIL
IPF	IRON PIPE FOUND
CMF	CONC. MONUMENT FOUND (VTRANS)
	TBAR FOUND
CMS	CONCRETE MONUMENT SET (2014)
CRS	CAPPED REBAR SET (2014)
VTRANS	VT. DEPT. of TRANSPORTATION
GD–1	GEN'L. DEVELOPMENT 1 ZONE
FP	FLOOD PLAIN ZONE
	WETLAND
	UTILITY POLE

- Referenced Plats or Plans -

A. "Plan of Land in Colchester, Vermont" by C.H. Willis, C.E.; 10/13/1970; Colchester Land Records Vol. 22 Page 342

B. "Highway Project Colchester M 5600 (2)" circa 1979-1980. District Engineer's office.

C. "Highway Project Williston-Colchester RB 033-1 (1)" circa 1992. District Engineer's office.

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal below.

Timothy R. Cowan VT L.S.

This is a boundary survey, NOT a boundary line adjustment or a subdivision. The Town does not confirm or attest to the accuracy of this document or related title issues. Further subdivision requires approval by the Development Review Board.

Zoning Administrator Date

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF COLCHESTER, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, TOWN CLERK

SURVEYORS:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2223 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN: RG
CHECKED: TRC
APPROVED: TRC

DATE	CHECKED	REVISION
3.24.15	TRC	Add Shoreland Overlay
6.24.14	TRC	Corners markers set
6.19.14	TRC	Add Zone bndry. & areas

Plat of Survey
RIVERSIDE FARM, LLC

527 Heineberg Road (Rte. 127)
Colchester, Vermont

DATE: JUNE 3, 2014
ORIGINAL SCALE: 1" = 80'
PROJ. NO.: 13220
DRAWING NUMBER: P1
SHEET 1 of 2

P:\Autocad\CAD Projects\2013\132206-CADD Files-13220\Dwg\13220 Survey PLAT (1-24-15).dwg, 3/24/2015 5:12:05 PM, Kenneth, Nitro PDF Creator (Pro 9)

Vermont Real Estate Commission
Mandatory Consumer Disclosure

[This document is not a contract.]
This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer
NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

This form has been presented to you by:

_____
Printed Name of Real Estate Brokerage Firm

_____
Printed Name of Agent Signing Below

_____
Signature of Agent of the Brokerage Firm Date