

Category 3 Exchange location of a house right to an improved location for guest house right -- Hartland

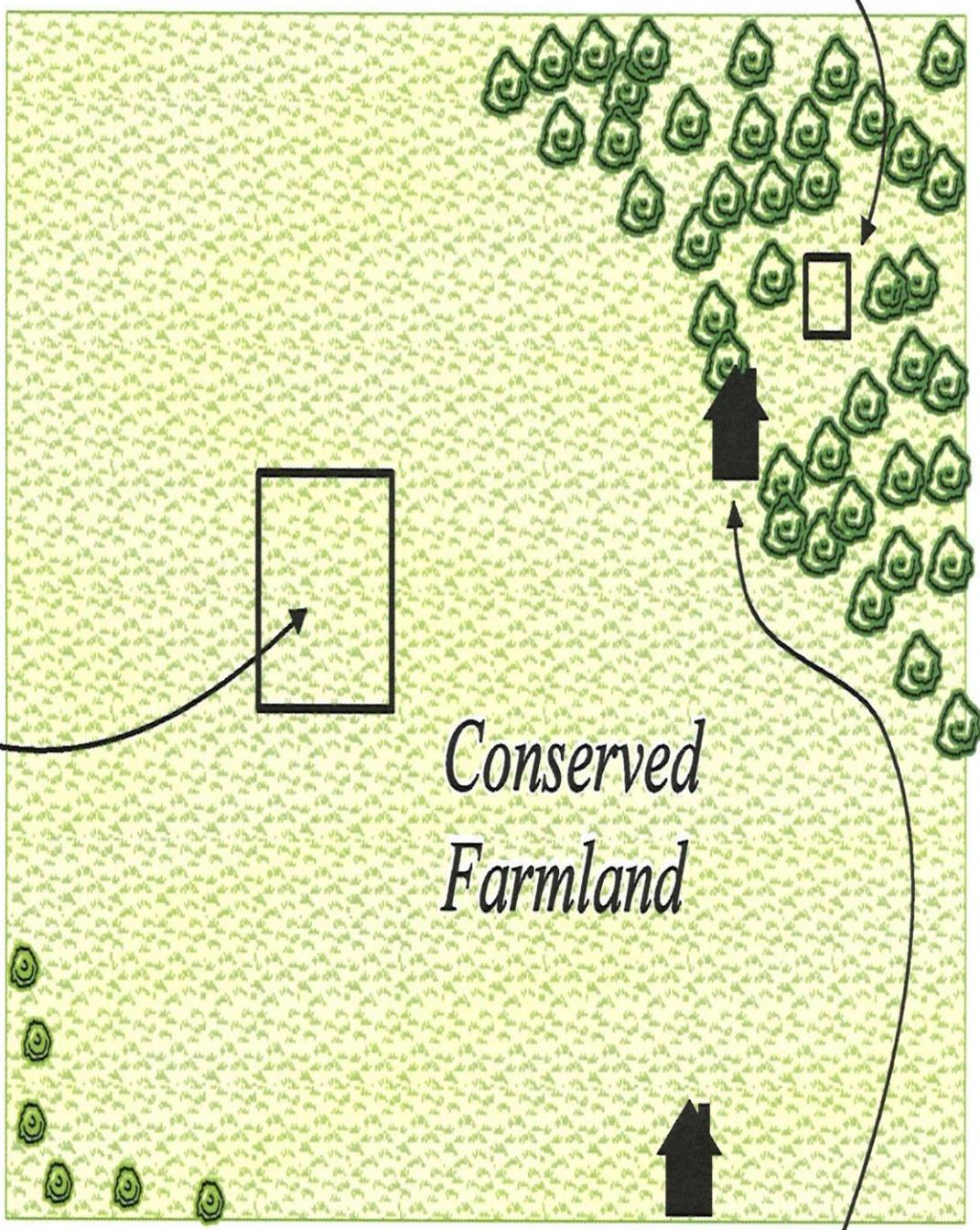
Ten years ago, the owner of a beautiful hill farm in east-central Vermont donated an easement on 300 acres overlooking the Connecticut River Valley. The easement included all of his land, but permitted the maintenance, extension, and replacement of two existing residences. However, the easement did not include a prime five-acre building site located in the middle of one of the farm's most productive and scenic fields. Several years earlier, the owner had gone through a friendly divorce. As part of the settlement agreement, he had deeded the five-acre parcel to his former spouse. Fortunately, she had never exercised her right to build.

Some years later, the owner sold his farm to an out-of-state buyer who wanted to restore the farm and modernize the two houses. In the course of the purchase, the buyer had contacted the former spouse and negotiated a price to acquire the five acres. After getting to know the Vermont Land Trust through its stewardship program, the new owner made the following proposal: eliminate the five-acre building site in the middle of the field and merge that land back into the conserved farm. In return, the landowner wanted the right to construct a guest house near the main house. It will be located in the woods, behind a ridge, and won't be visible from any public road.

**#4
Four
Corners I**

**5-acre
In - holding
(unbuilt house
site)**

Proposed Guest House



*Conserved
Farmland*

**Existing
Houses**