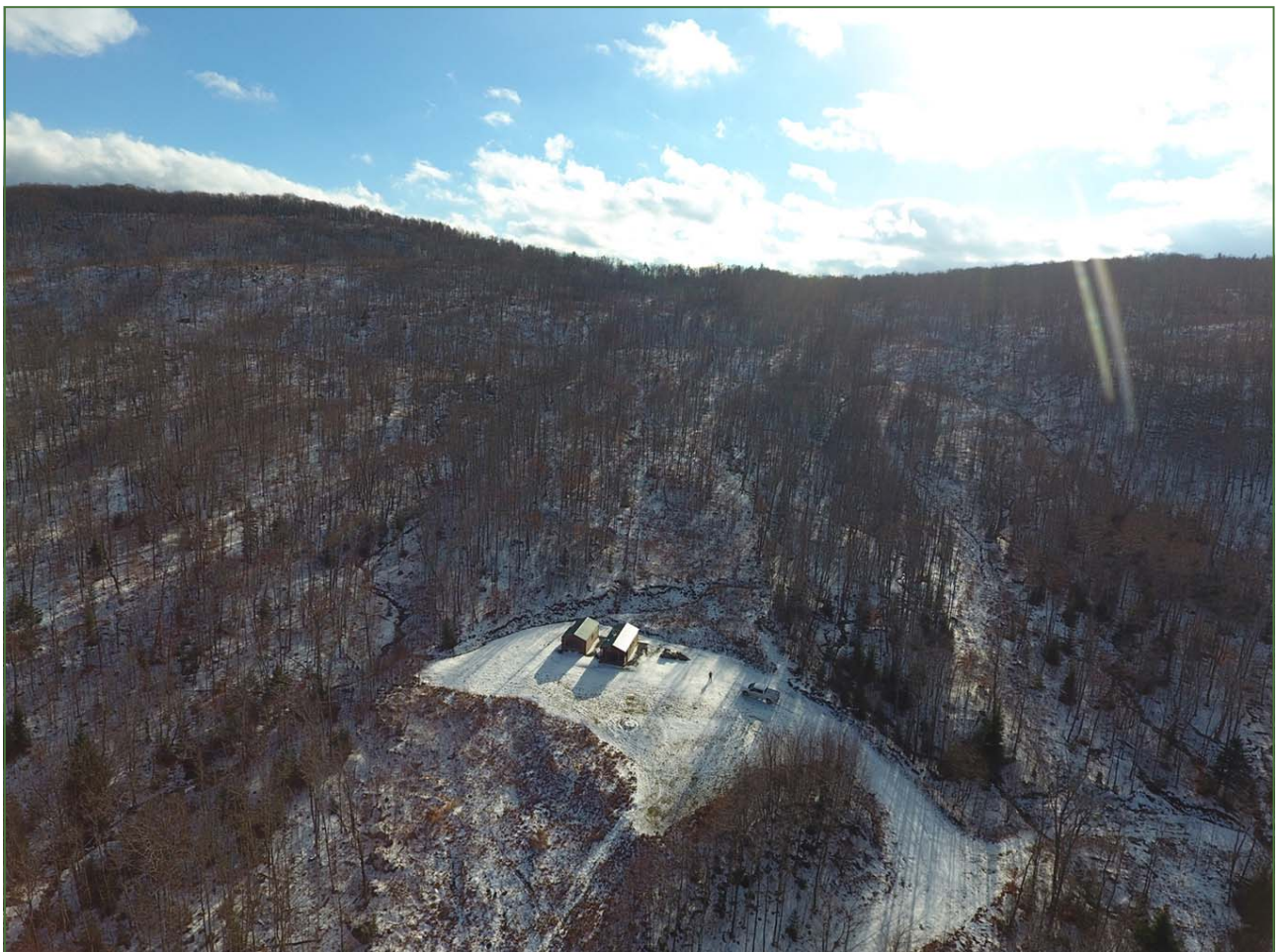


## **STANNARD MOUNTAIN FOREST**

**A premiere recreational forest with extensive privacy, long range views, adjacent state land, as well as abundant wildlife and large game, providing opportunities for hunting and exploring from a cabin in the property's center.**



***280 Grand List Acres  
Stannard, Caledonia County, Vermont***

**Price: \$380,000**



## LOCATION

Stannard Mountain Forest is in the Northeast Kingdom region of Vermont. Stannard is a small bedroom community with less than 200 residents. The town is named after General George Jerrison Stannard. According to local legend, General Stannard is said to be the first Vermonter to enlist in the Union Army to fight in the Civil War.

Many of the town residents commute to surrounding towns for employment. The town of Greensboro, home to Caspian Lake (7 miles to the north and within view of the property), hosts vibrant summer and winter communities. In the summer months, out-of-staters flock to cabins and homes around the lake. Local events and fairs are common. The winter offers hundreds of miles of well-maintained cross country ski trails from the Highland Lodge and regional snowmobile trails.

## ACCESS

The property has approximately 500' of frontage on Silver Road, a quiet, year-round, town-maintained gravel road that ends just east of the land. Electric power and telephone service runs along the road frontage. A private, gated internal access road that is ½ mile in length runs into the center of the forest. The road is well ditched, outfitted with culverts and suitable for most vehicles. It terminates at the cabin site adjacent to the land's main stream. Beyond, the road continues to the west and parallel to the slope of the land for nearly 1,000'. This stretch is perfect for ATVs, skiing and hiking.

The internal road runs into the property center and to the cabin.

Silver Road provides access to the property and is outfitted with power.



Looking north from the property center with the driveway visible in the foreground and Caspian Lake just visible in the distance.





## SITE DESCRIPTION

Positioned on the northern slopes of Stannard Mountain, the property offers gently sloping terrain that gradually rolls away to allow for wide, long-range views of many natural features including Caspian Lake, Flagg Pond, Jay Peak and Mount Mansfield. The large acreage provides extensive privacy and recreation.

An eastern peak of Stannard Mountain is within the property boundary, with an elevation of 2,560'. Below this notable mountain is the developed cabin site and grassy opening. This retreat location is in the center of property at an elevation of 2,132'. From here, the terrain gently slopes to the road where the elevation is 1,870'. The landscape is ideally suited to the outdoor enthusiast providing some interesting moderate terrain and a ledge outcropping with old softwoods leading up to the Stannard Mountain Range interspersed with predominantly gentle slopes.

The highlight of the forest is the easily accessible but remote cabin site. Here long range views can be enjoyed from the porch of the new cabin, hand constructed by Pennsylvania Mennonites. Inside, there is a front room that is 11'x12' and a back room that is 8'x12'. The adjacent garage is similar in size and of the same high-quality construction. Both structures sit on a packed crushed stone surface with back and side drainage ditches. The cabin and garage are off-grid and do not contain any plumbing.

The long range views from the cabin site are impressive and include local vistas of the property's eastern, western and northern slopes. Other clearings exist along the road system, providing multiple viewsheds in various directions. Also noteworthy is the solitude offered at this location, where no nearby highway or any other forms of noise pollution exist.



Property slopes on the eastern side of the forest leading up to a prominent knob to the east of Stannard Mountain.



The cabin and garage were hand-constructed in Pennsylvania and provide a simple place to retreat and enjoy the property.

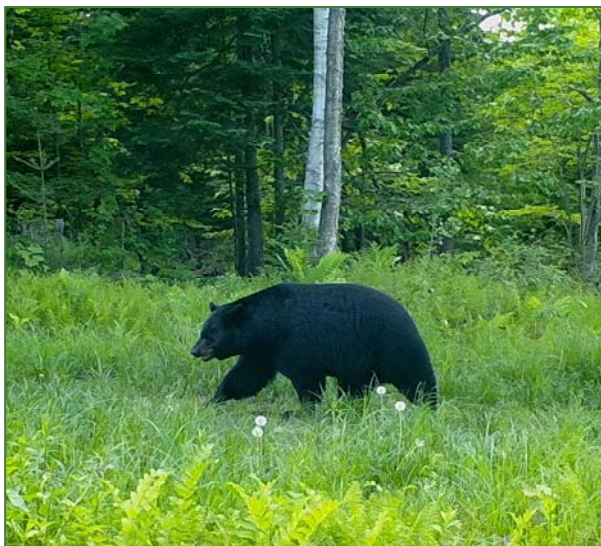


## SITE DESCRIPTION (continued)

Steam Mill Brook Wildlife Management Area is 10,000 acres and spans several towns. In Stannard, 2,300 acres (a quarter of the town area) are part of the complex. The Wildlife Management Area is owned by the State of Vermont and managed by the Fish and Wildlife Division. It borders the property for 1.4 miles on two sides and is an easy walk or cross country ski from the cabin site (see property maps for location).

This vast, undeveloped acreage supports some of the most active large mammal populations in the region. Black bear, moose, coyote and white-tailed deer are common sites from the camp area. Also notable is the low/virtually non-existent tick population within this region's high elevation.

The photos on the page were taken with a wildlife camera by the current owner.





## FOREST RESOURCE

Soil drainage and past land use practices have defined the age and species composition of the timber resource. In the northern portion of the land, where terrain is gentle and past agricultural activity was most intense, the species composition is mixed. Here, spruce and fir are common, with associated hardwoods of maple, ash, birch and aspen. The area covers roughly 30% of the acreage with saplings and pole-sized stems (the latter 6-12"). The infra-red photo map in this report shows the softwood species within this area of the forest as red (the gray colored areas are the hardwoods). Several maintained trails run through this area and are ideally suited to recreational pursuits.



Mixed stands of softwoods and hardwoods dominate the northern portion of the property.

The balance of the forest resource is dominated by hardwoods species, which are suited to the well-drained, deeper soils within this area. Sugar maple is the primary species, with beech, birch and red maple as common associates. The majority of the overstory stems are within the 6-12" size class.

Forest wide, density levels are variable with most areas containing average overstory stocking conditions in free-to-grow condition. Timber harvesting occurred last in 2007; no commercial forestry activity is necessary over the next 15 years.

## TAXES & TITLE

The property IS NOT enrolled in the State of Vermont's Use Value Appraisal (UVA) program, also known as Current Use. The UVA program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses. Annual property taxes are \$6,464.

The deed is recorded in the Stannard Land Records in Book 17, Pages 208-9 .



The property and its viewshed lit up in fall colors.

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Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

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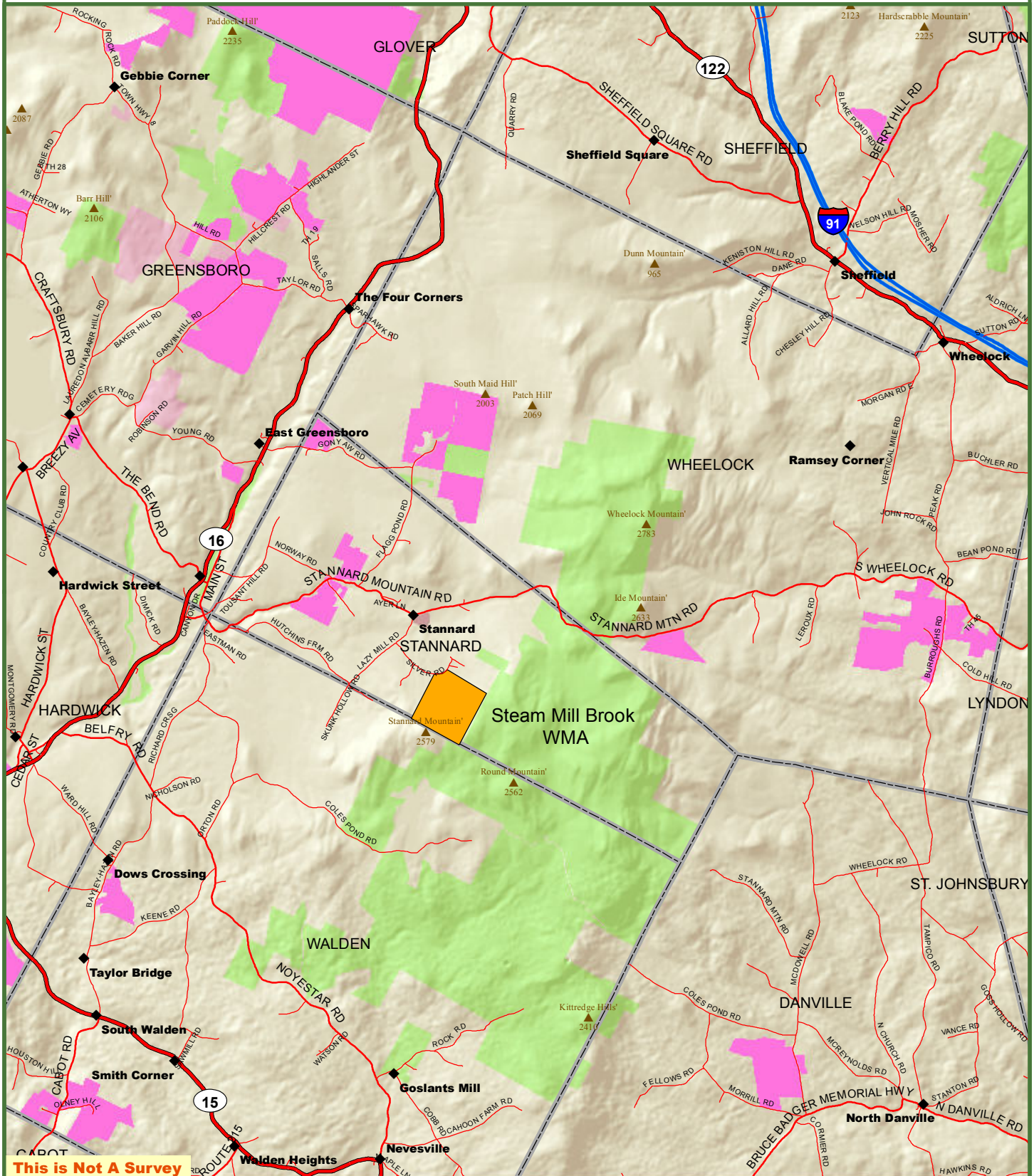


# Stannard Mountain Forest

280 Grand List Acres  
Stannard, Caledonia County, VT



**Fountains  
Land**  
AN F&W COMPANY



**This is Not A Survey**

Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.





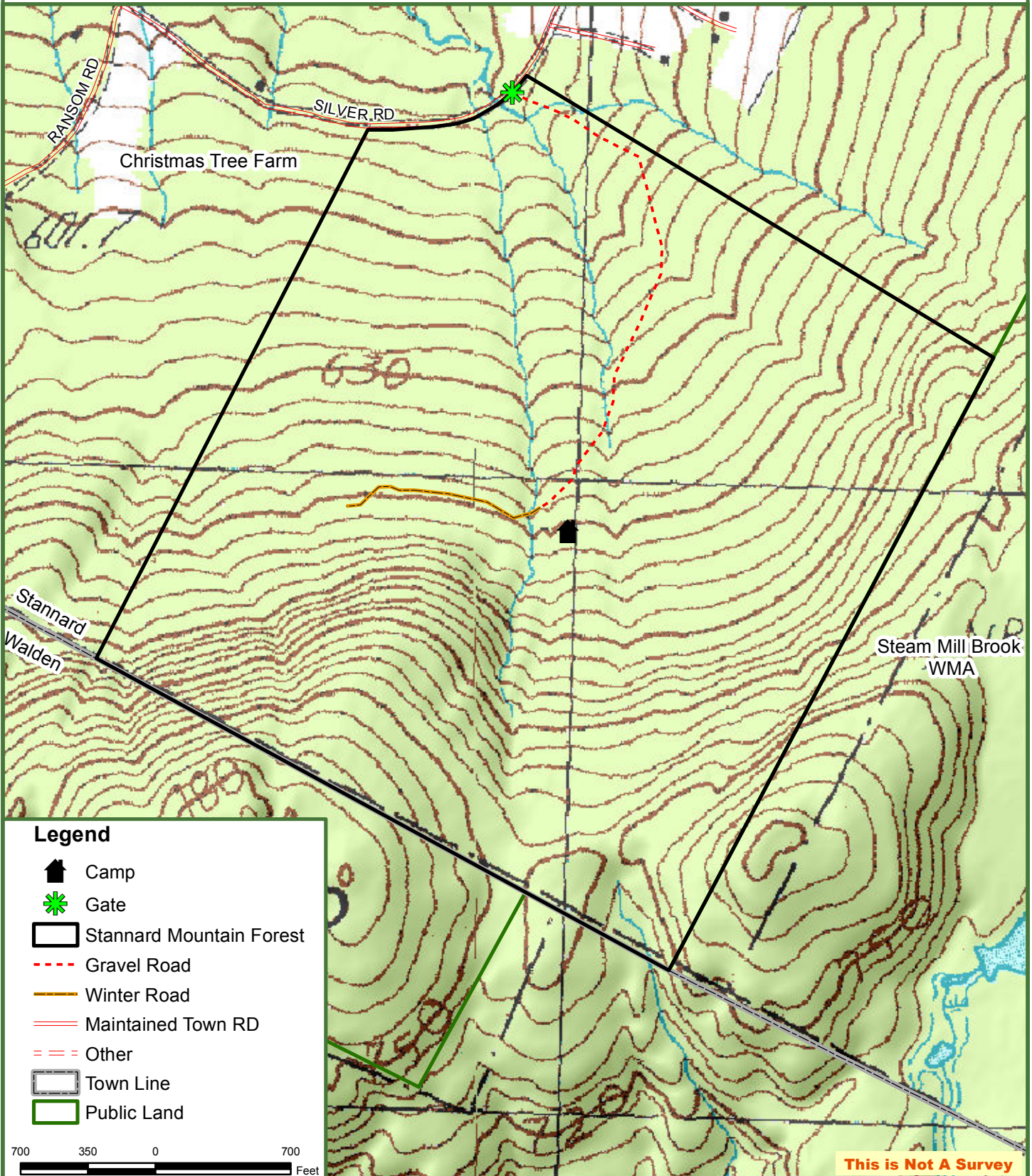
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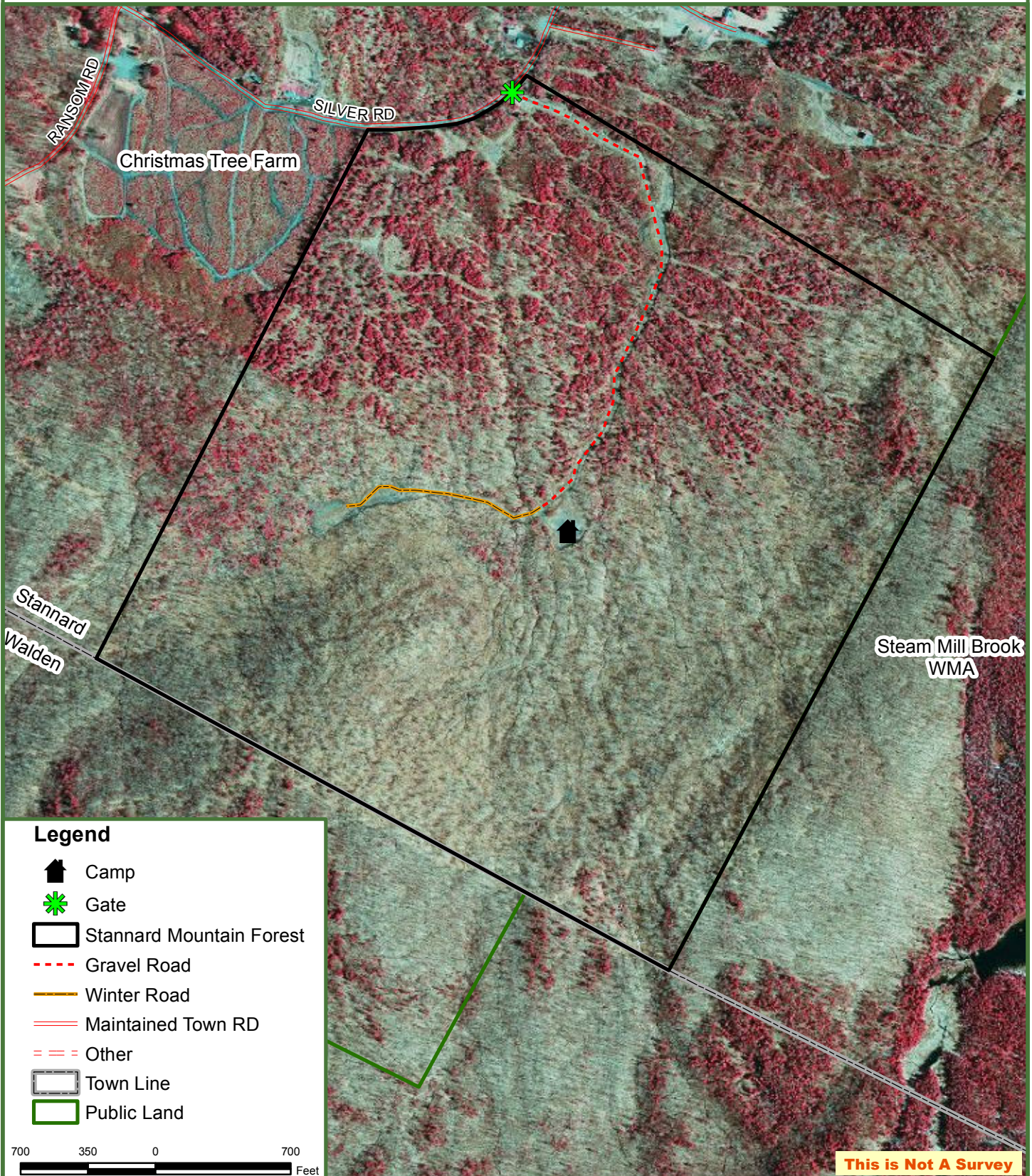


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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

#### NON-DESIGNATED AGENCY

#### I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:


\_\_\_\_\_  
Printed Name of Consumer

Fountains Land  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer                      Date  
[ ] Declined to sign

Michael Tragner  
Printed Name of Agent Signing Below

\_\_\_\_\_  
Printed Name of Consumer

  
Signature of Agent of the Brokerage Firm                      Date

\_\_\_\_\_  
Signature of Consumer                      Date  
[ ] Declined to sign