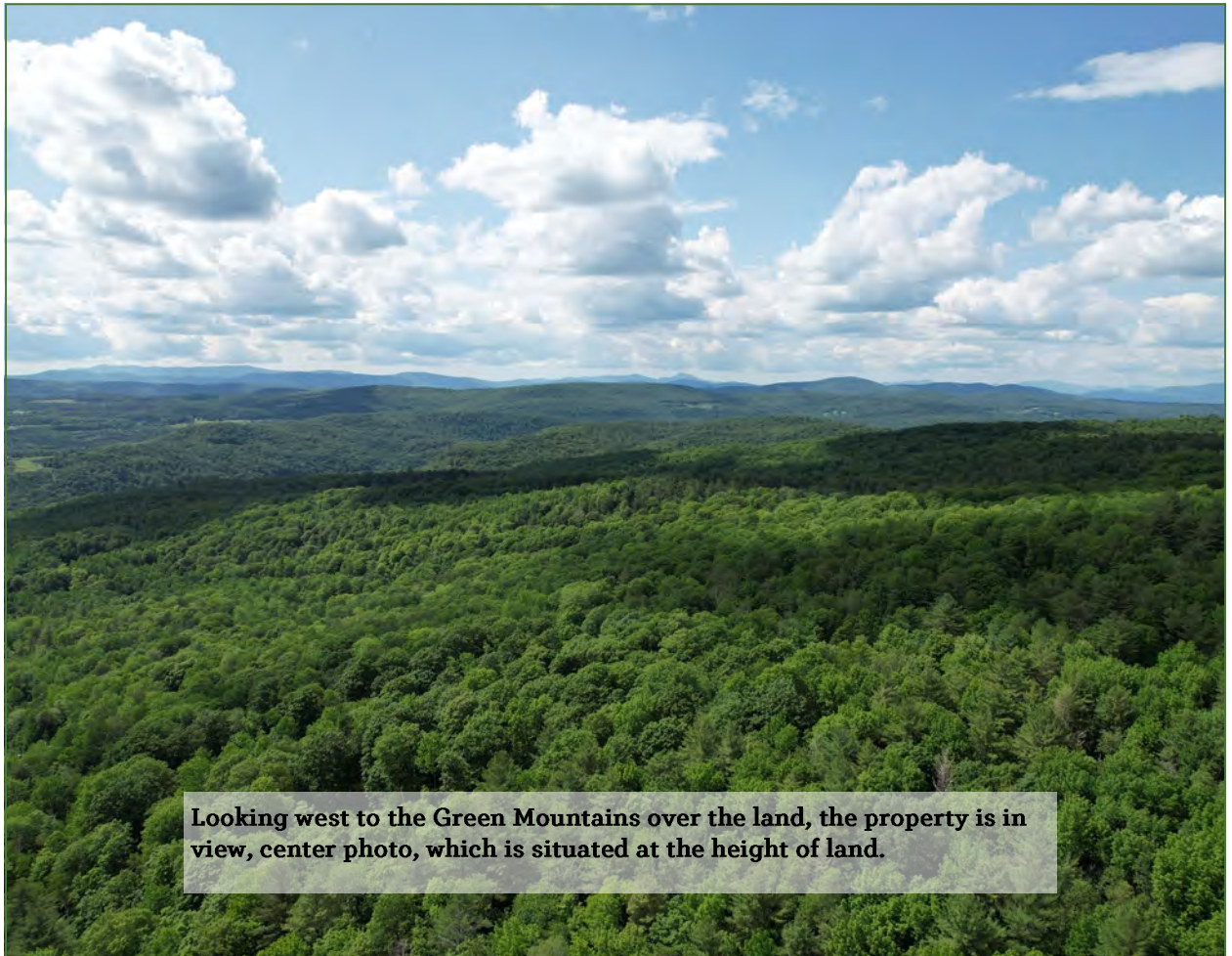


LIGHTHOUSE HILL FOREST

A central Vermont property with end-of-the-road privacy, homesite options, gently sloping terrain and professionally managed timber resource.



***99 Grand List Acres
Brookfield & Chelsea, Orange County, Vermont***

Price: \$190,000

PROPERTY OVERVIEW

The forest is ideally suited for the development of a year-round homesite, while continuing the growth of the existing timber resource.

Property highlights include:

- Quiet country location with town-maintained access and adjacent electric power;
- Building site options along the town road or further into the woods;
- Exceptional timber resource with net standing value estimated to be \$105,000;
- Stone walls and gentle terrain with nice internal woods trails;
- Multiple lot subdivision potential;
- Direct VAST trail access.

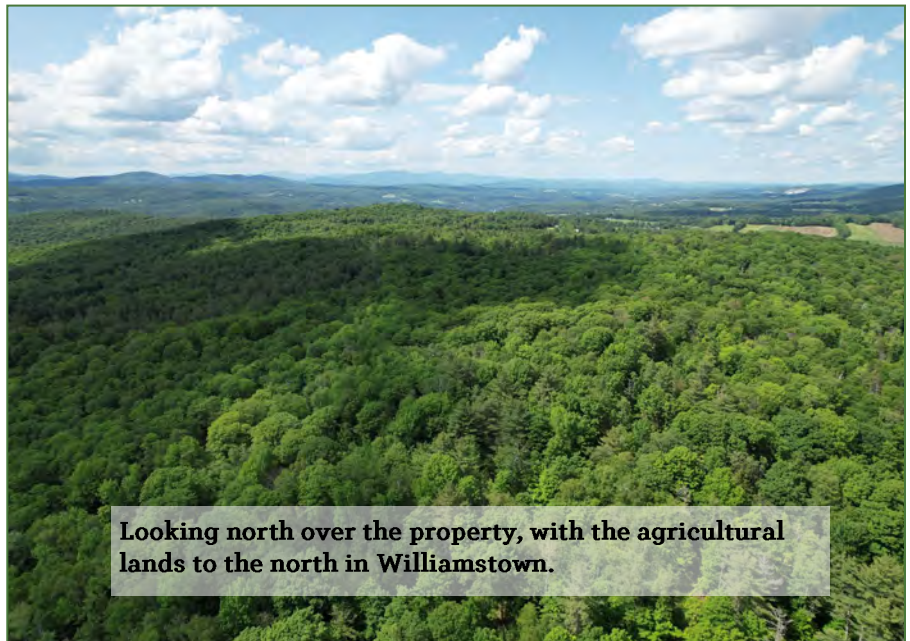


The high quality, managed timber resource is an additional property attribute.

LOCATION

The property is situated in the northeast section of Brookfield Township and northern tip of Chelsea Township, in an area predominately forested and generally at Brookfield's highest elevation. This location gives way to long views to the west from certain locations near and on the land.

Locally, there are a few year-round neighbors adjacent to the property with mixed home sizes, styles and maintenance levels. Not far from the property in all directions, the landscape changes from predominately forested to a greater mix of open farmland, creating an attractive local setting.



Looking north over the property, with the agricultural lands to the north in Williamstown.

While the property is situated in a rural area, away from traveled roads, three town villages are nearby. Williamstown village is 6 miles to the northwest where most amenities are available. Chelsea Village, the county seat, is 7 miles to the southeast. The small hamlet of Brookfield, at Sunset Lake, is 5 miles to the west, while Montpelier is 20 miles north. Boston is about a 2.75-hour's drive to the southeast.

Cell service from the property is very good.

ACCESS

Access is provided by roughly 400' of direct frontage along the town-maintained portion of Cemetery Street; beyond this point, the land has another 1,590' along the non-town-maintained section of this road. In addition, 725' of frontage exists along Taylor Hill Road; though this is not town-maintained, this road is kept open in the winter months by local neighbors. Electric power and telephone service runs along Taylor Hill Road and the town-maintained portion of Cemetery Street, with existing and potential driveway cuts easily upgraded and/or established along these roads for housing and/or future forest management activities. Internal trails are well developed, and a VAST snowmobile trail runs along Cemetery Street, providing direct access to this recreational asset.



Taylor Hill Road frontage (right) with power and telephone lines that run along the property's road frontage.

To get to the property from Route 14 and Taylor Hill Road, head east on Taylor Hill Road, 1.5 miles to the property driveway (on the left). From the junctions of Edwards Road and Route 110 in Chelsea, head west along Edwards Road for 2.6 miles, then continue straight on Williamstown Road .4 miles, then left on Hopkins Road for .7 miles then right .4 miles to Taylor Hill Road.



Taylor Hill Road (center) with Cemetery Street, far end view. The +/- 4 acre parcel is roughly depicted along Cemetery Street.

TAXES & TITLE

With the exception of the +/-4-acre detached parcel, the entire property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program (plan date 2020). Annual taxes are \$739.04. 63.8 acres are in Brookfield, with 35.03 acres in Chelsea (a total of 98.83 Grand List acres).

Boundary lines are in good condition. There are no known rights-of-ways or other deed restrictions that cover the land.

A tiny old cemetery is on the land east of Cemetery Street (see topo map for location). The land is surveyed.

SITE DESCRIPTION

Gentle to moderate slopes, with mostly southern and western exposure, define the terrain. The property's northern, central and eastern sections are gently sloping and generally the highest elevation in the area at 1,840'.

The entire property was once farmed and part of a homestead, evident by the pine stands that have become established from old field abandonment, the many stone walls that cross the land, remnants of a stone foundation, and the tiny Goodridge Cemetery that is located on the property along Cemetery Street.

The headwaters of a small stream originate on the land, and a small forested wetland is located in the northeast corner. Soils are generally well drained on the land west of Cemetery Street, as well as the separate +/-4-acre parcel east of Cemetery Street that comes with the property. This +/-4-acre lot has been positively tested for septic options and thus is buildable, offering a nice potential homesite amongst tall, dense trees.

The primary potential homesite is just off Taylor Hill Road, given its close proximity to Taylor Hill Road, existing clearing, and the availability of electric and telephone service along this road. However, other building options are available deeper within the land with considerable driveway construction. These interior sites would offer nice views with tree clearing.



Opening off the Taylor Hill Road driveway; good home location.



Woods road that runs through the land off the Cemetery Street right of way.

TIMBER RESOURCE

The timber resource has been carefully managed, producing the exceptional stands that exist today. A timber inventory in the spring of 2019 for the purpose of establishing timber value was used to estimate the current timber volumes and values. Upon accounting for volumes harvested in 2020-21, plus annual growth, current total sawlog volume is 398 MBF International ¼" scale (4.2 MBF/acre), with 1,868 pulpwood cords (19.8 cords/acre). Combined total commercial per acre volume is 28.18 cords (a figure above average for the region). Stumpage values were assigned to the volumes in June 2023, producing a property-wide Capital Timber Value (CTV) of \$105,000 (\$1,107/commercial acre). See the Timber Valuation in this report for details.



Recently thinned maple stand with high quality, larger residual trees.

Hardwoods are the dominant species, holding 89% of total volume. Species composition is dominated by sugar maple with associates of white ash, red maple, white birch, yellow birch, cherry and red spruce.

Orange County, Vermont is well known for producing some of the finest sugar maple in the country due to its soils which are perfectly suited to maple growth. This, combined with careful management, has produced an exceptional timber resource. The forest management is FSC certified.

The property's management plan identifies four forest stands. Stands 1 & 2 are sugar maple stands that are generally fully stocked with high-quality growing stock and sawlogs. The average diameter of the maple is nearly 15". Scattered, very old sugar maples (± 110 years of age) are present, adding diversity to the resource. The poorer quality white pine in stands 3 & 4 was recently harvested, along with some of the spruce/fir in stand 3. Silvicultural history includes a light thinning in 2010 plus the abovementioned harvest in 2020-21.



Land's forest canopy as viewed from a drone along Cemetery Street with Green Mountains in backdrop.

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.

TIMBER VALUATION



Lighthouse Hill Forest Estimated Timber Valuation

Prepared By

F&W FORESTRY SERVICES INCORPORATED

Brookfield and Chelsea, Orange County, Vermont
June 2023

100 Total Acres
95 Commercial (Forested) Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
Sawtimber - MBF					
Sugar Maple	115	325.00	425.00	385.00	44,300
White Ash	68	250.00	325.00	300.00	20,500
White Pine	7	110.00	160.00	150.00	1,100
Spruce/Fir	33	90.00	140.00	125.00	4,100
Sugar Maple Pallet	68	50.00	85.00	60.00	4,100
Red Maple	13	150.00	225.00	200.00	2,700
White Birch	16	65.00	115.00	100.00	1,600
White Pine Pallet	22	15.00	25.00	20.00	400
Hardwood Pallet	31	20.00	50.00	35.00	1,100
Yellow Birch	8	250.00	350.00	325.00	2,800
Black Cherry	5	125.00	175.00	200.00	1,000
Aspen	9	20.00	50.00	30.00	300
Pulpwood - Cords					
Hardwood	1,654	10.00	15.00	12.00	19,900
White Pine	163	2.00	5.00	3.00	500
Spruce/Fir	51	3.00	6.00	4.00	200

Totals					
Sawtimber Total	396	MBF			\$84,000
Sawtimber Per Acre	3.980	MBF			\$844
Sawtimber Per Comm. Acre	4.190	MBF			\$889
Cordwood Total	1,868	Cords			\$20,600
Cordwood Per Acre	18.8	Cords			\$207
Cordwood Per Comm. Acre	19.8	Cords			\$218
Total Per Comm. Acre					\$1,107

Total Value	Low	High	Likely
		\$86,000	\$120,000

BASED ON APRIL 2019 INVENTORY CRUISE BY F&W FORESTRY SERVICES, INC

Volumes grown forward based on FIA data with winter of 2020 harvest volumes removed.

Stumpage values assigned by F&W Forestry Services in June, 2023

The volumes and values reflect estimated total value of merchantable timber.

The volumes and values are not a liquidation value.

Prices are averages for the area and are adjusted to reflect, access, quality and operability of the site.



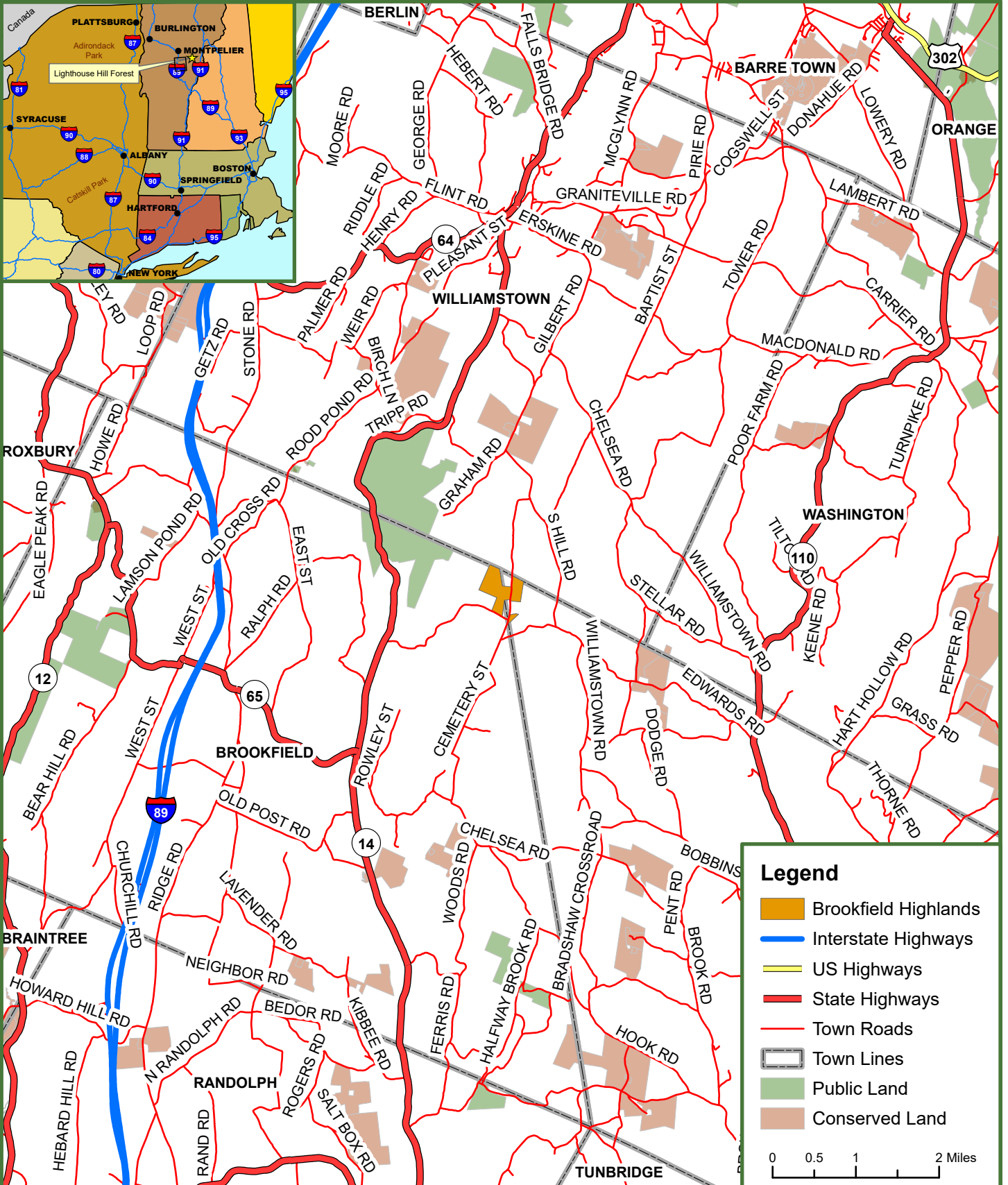
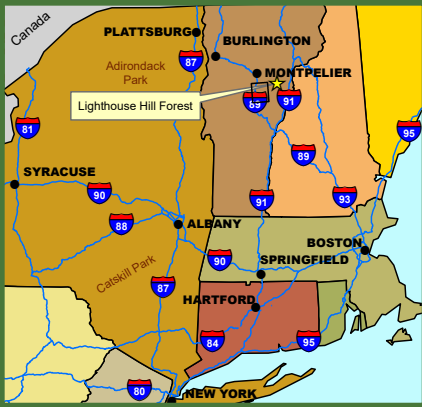
Locus Map Lighthouse Hill Forest

99 Grand List Acres

Brookfield/Chelsea, Orange County, Vermont



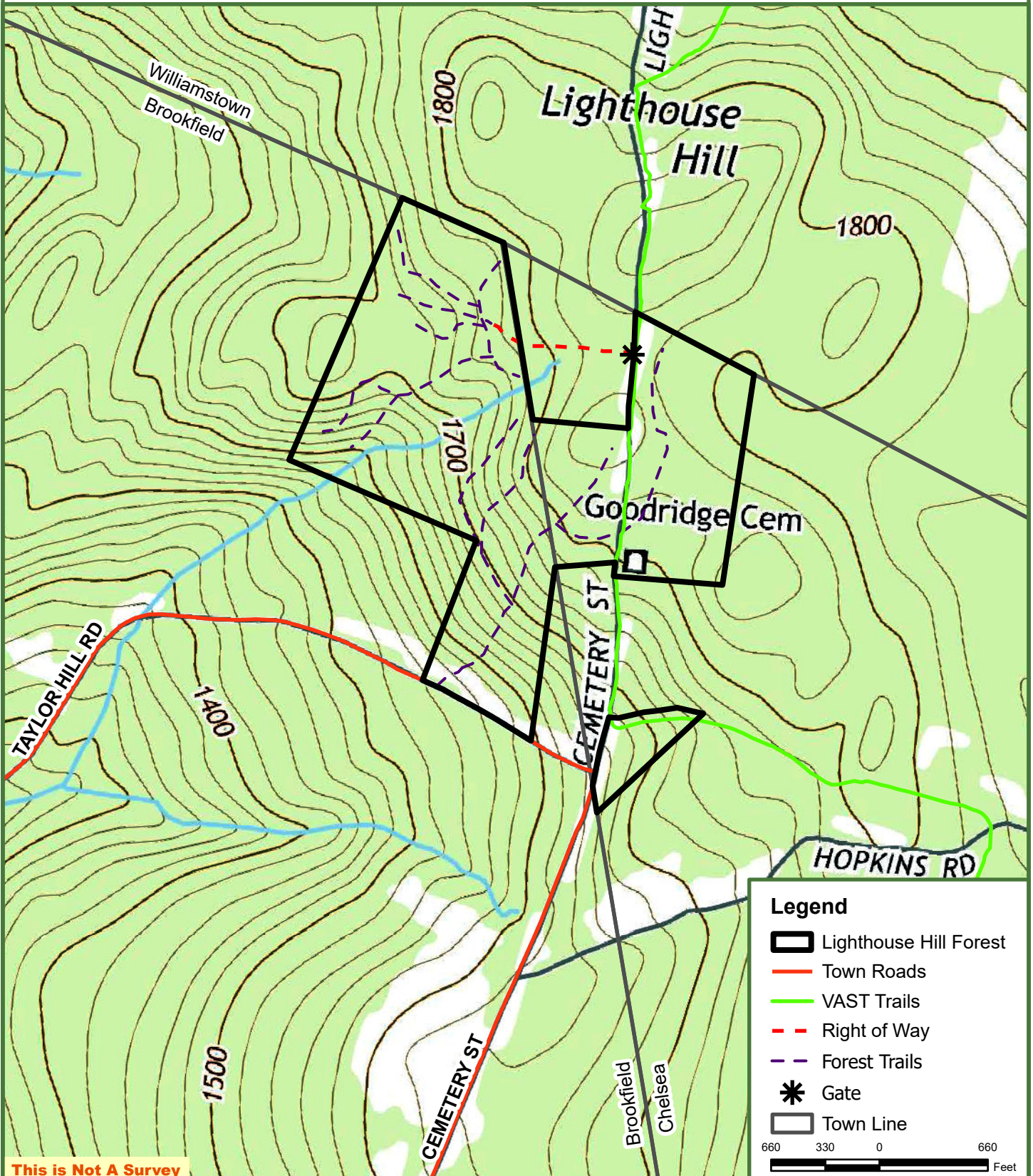
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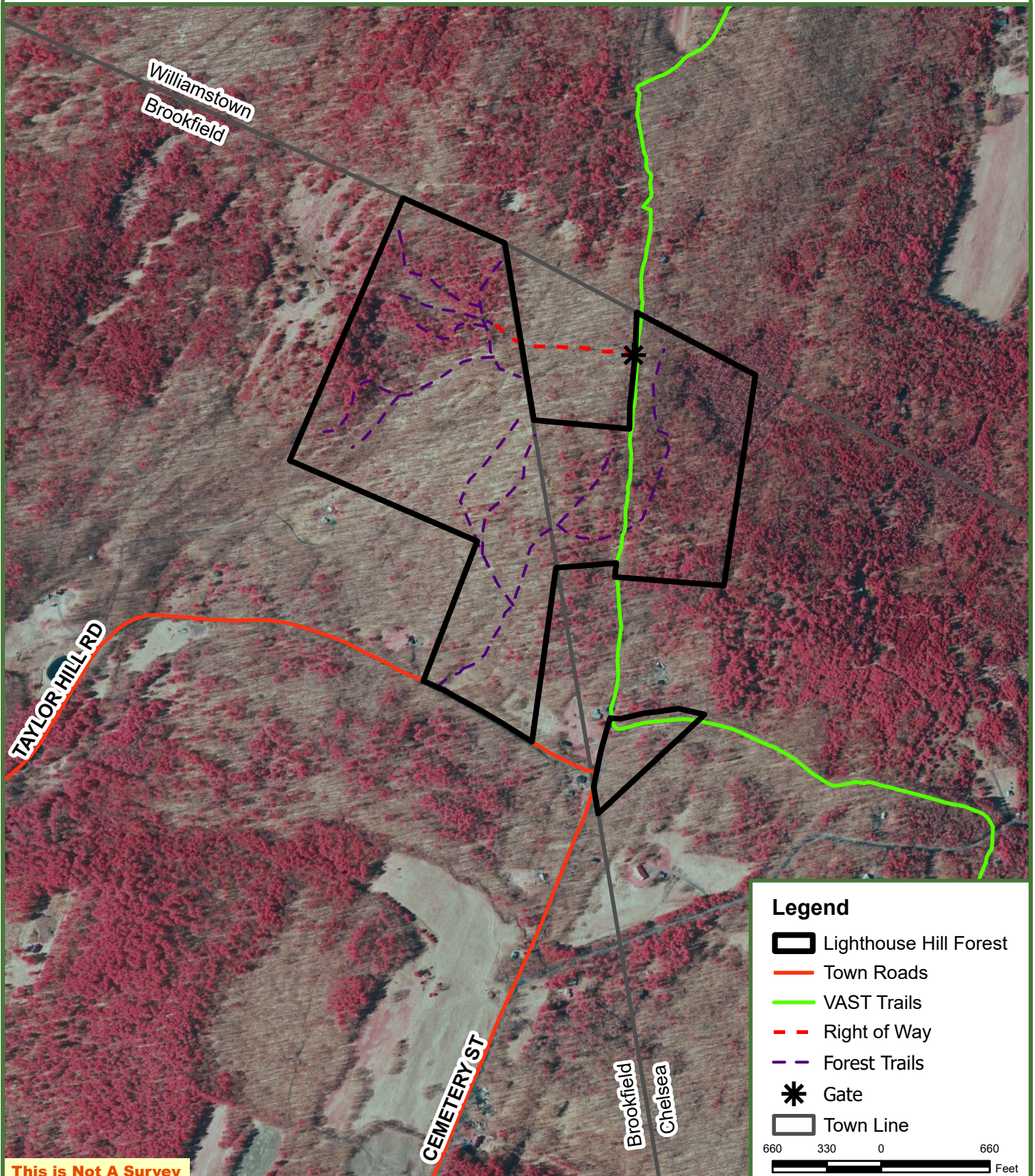


Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location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



Lighthouse Hill Forest

99 Grand List Acres
Brookfield/Chelsea, Orange County, Vermont



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.



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