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CATAMOUNT FOREST

A secluded, forested property adjacent to national forest land with camp development options and proximity to three long-distance hiking trails, two alpine resorts and the vast acreage of the Green Mountain National Forest.



**89 Grand List Acres
Mendon, Rutland County, Vermont**

Price: \$112,000

LOCATION

Catamount Forest rests on the western slopes of the Green Mountains in central Vermont. To the east of the property, the landscape rises to the spine of the Green Mountains where the peaks of Killington, Snowden and Pico form the ridgeline. To the west, the land slopes down to the valley region around the South Bay of Lake Champlain. To the north, the Green Mountain National Forest covers over 150,000 acres of the mountainous terrain.

The property is in the town of Mendon, which lies between the city of Rutland to the west and the town of Killington to the east. US Route 4 cuts directly through the town as it runs east-west across Vermont, connecting such towns as Woodstock, Bridgewater and Castleton. Along Route 4 are a host of restaurants, lodging facilities and retail establishments serving the Pico and Killington Ski Areas that are 6 and 10 miles from the property respectively. The neighboring city of Rutland offers a full suite of amenities, including national retail and restaurant chains.

The property is ideally located for weekend and vacation retreats from throughout the northeast. Boston, Massachusetts, is 3 hours to the southeast and New York City is 4.5 hours to the south.

ACCESS

The property has 1,650' of frontage on a Class 4 section of Old Turnpike Road. The road is a town, gravel road with utilities available off Route 4. It is maintained by the town for the first 1.5 miles, where there are nicely-spaced homes that sit well off the road. At the end of the maintained section, there is a large snowplow turnaround and it is here that electric service stops.

The unmaintained section of the road continues on as a level, well-maintained, one-lane track for 0.5 miles to the property boundary. The road eventually connects with another Class 4 town road that emerges in the neighboring town of Chittenden.

Boundaries around the property are not well-marked.



Photo credit - www.peakery.com/deer-leap-rock-vermont/

View of Killington and Pico Ski Areas from Deer Leap outlook a short hike off Route 4.



The unmaintained section of Old Turnpike Road as it passes by the property.

SITE DESCRIPTION

Catamount Forest offers level to gentle terrain along the road frontage. Here, there are several sites where one could build an off-grid, seasonal cabin with straightforward access from the road. Beyond this area, the terrain climbs steeply to a knob in the northeast corner. There could be some scenic views from the upper slopes, with clearing. The property's elevation starts at 1,960' above sea level at the road frontage and tops out at 2,808' at the height of land on the knob. 26 acres of the property lie above 2,500 ft. Activities in this area, from logging to construction, require an Act 250 permit from the state Environmental Board. Overall, soils are well-drained with a few poorly drained spots near the road frontage.



Terrain near the road is gentle, facilitating camp development.

The entire property is forested with primarily hardwood species. The forest is mature, with large towering trees shading the fern-dominated ground below. Large boulders and exposed ledge are scattered over the steep terrain and are often covered with mosses, lichens and even small trees. The overall effect is of a hidden, peaceful world far away from the demands of everyday life.

RECREATIONAL OPPORTUNITIES

Catamount Forest offers a secluded retreat in a scenic forest among an abundance of recreational amenities. The property is bordered on three sides by land owned by the US Forest Service and is at the southern end of the vast Green Mountain National Forest's northern tract. This provides direct access to the national forest, as well as heightened privacy and security from neighboring development.



Steeper terrain climbs above 2,500' from which point recreational trails are a short walk away.

Further, the property is next to or near three long distance trail systems. The Catamount Trail, a north-south nordic ski trail that runs the length of Vermont, passes right along the property road frontage. The Long Trail, a north-south hiking trail that runs from Vermont's Canadian border to its Massachusetts one, is 0.5 mile from the property's northeast corner. Finally, the Appalachian Trail, a hiking route that traverses from Georgia to Maine, crosses Route 4 just east of Pico Resort. Directly from the property, one can head north or south along the spine of the Green Mountains on the Long Trail (which coincides with the Appalachian Trail to the south) or the Catamount Trail or can head east along the Appalachian Trail on its way to New Hampshire.

A short drive from the property are the alpine resorts of Killington and Pico. These ski resorts now offer year-round activities such as mountain bike trails, alpine slides and zip lines. There are two golf courses a short distance away as well as numerous lakes, ponds and rivers for fishing, boating, tubing and swimming.

FOREST RESOURCE

Hardwood species such as sugar maple, yellow birch and white ash dominate the property's well-drained upland terrain. Scattered pockets of softwood species (predominately red spruce) occupy a few poorly-drained sites near the road frontage and some of the excessively steep, well-drained mid-to-upper slopes.

Overstocked forest canopy conditions prevail, and there is a dense overstory from tall trees throughout the woods. This vegetative "ceiling" provides relatively easy walking conditions due the limited undergrowth.

Common throughout the forest are tree diameters well in excess of 18 inches, with tall, clean stems.

Thinning last occurred roughly 30 years ago. The high percentage of sugar maple, and terrain that slopes towards the road frontage, offer opportunity for sugarbush management.



The forest is primarily hardwood species, with towering, large diameter trees a common sight.

TAXES, TITLE & ZONING

In 2015, taxes were \$1,383. The property **is not** enrolled in the State of Vermont's Use Value Appraisal (UVA) program. 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. For more information about this program, contact Fountains or Property Valuation & Review, (802) 828-5861 or visit

www.vermontagriculture.com/currentuse.htm.



Looking west from the base of the steep terrain that dominates much of the forest.

The property is owned by Marc and Rebecca Tanner whose deed is recorded in the Town of Mendon Clerk's Office in Book 25, Page 407. The property is identified on the Town of Mendon Tax Maps as Lot 2 and by parcel number 040202000.

The property is in the Residential 2 Zoning District where single family homes are allowed with a permit from the administrative Officer. For more information on Mendon zoning regulations, please contact the Town Zoning Administrator at (802) 775-0065.

Fountains Land Inc. 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.

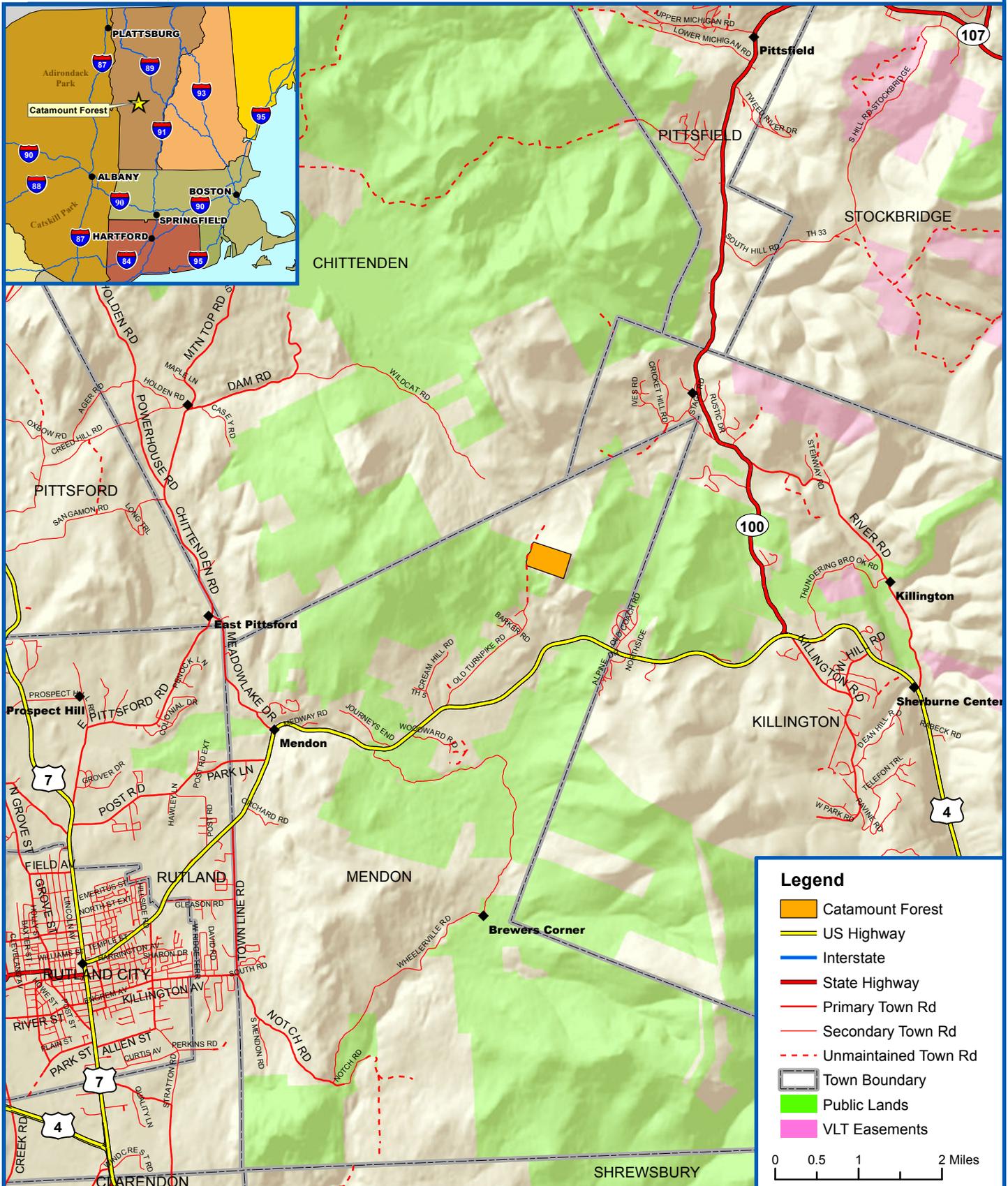


Catamount Forest

89 Town Listed Acres

Mendon, Rutland County, VT

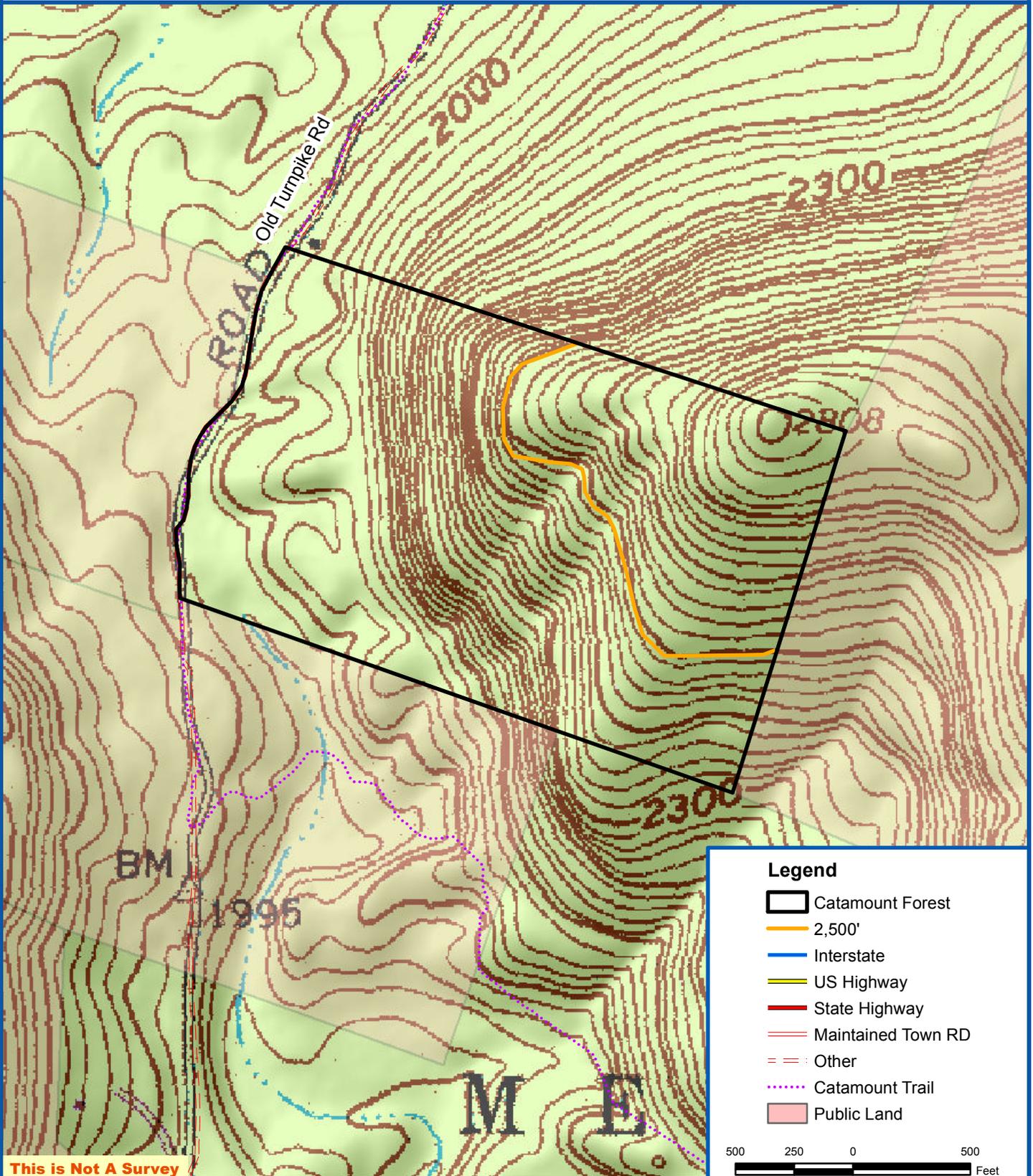
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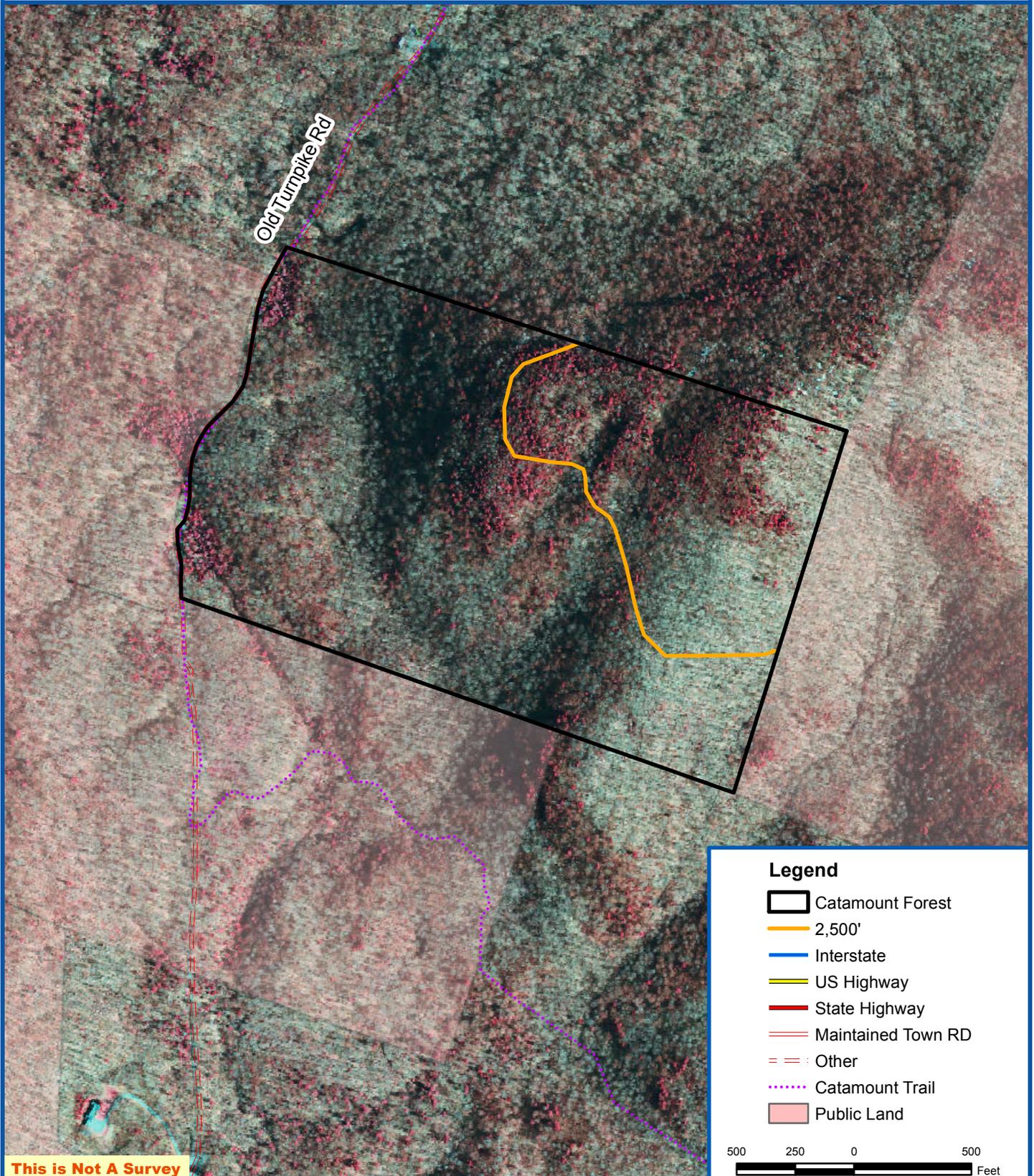
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VCGI, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the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



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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 Inc
Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Alisa Darmstadt
Printed Name of Agent Signing Below

[] Declined to sign

[Signature]
Signature of Agent of the Brokerage Firm

Printed Name of Consumer

Date

Signature of Consumer

Date

[] Declined to sign