

FELLOWS ROAD FOREST

Situated minutes from the Connecticut River and the vibrant village of Lancaster, the forest offers long-range views of several North Country peaks from a private site at the end of an internal roadway.



**143.73 Grand List Acres
Guildhall, Essex County, Vermont**

NEW Price: ~~\$143,000~~ \$107,000

LOCATION

Set within Vermont's Northeast Kingdom and the Connecticut River Valley, Fellows Road Forest offers views of the valley and the rugged peaks of northern New Hampshire. Despite the private ridgetop locale, the forest is conveniently located near town amenities.

The tract is only 2.6 miles from the village of Lancaster, NH, a vibrant community (population 3,360) offering a full suite of amenities with an established downtown. Known as the *Gateway to the Great North Woods*, Lancaster also borders the rolling forested mountains of the Kilkenny Range of the White Mountain National Forest, offering a variety of outdoor recreational activities on these vast areas of public land.

Guildhall, Vermont is the county seat for Essex County, whose village center (6.5 miles to the north along Route 102) offers an historic set of buildings that flank the green. The town hall, county court house and private residences on the green represent typical New England architecture.

While Guildhall is largely forested, the east side of town (where the property is located) straddles the Connecticut River and a checkerboard of agricultural fields. Whether shooting waterfowl in the river valley, hunting big game in the forested hills, snowmobiling or cross country skiing, the diverse landscape supports an equally diverse array of recreational pursuits.

For the weekend commuter, Boston, MA is a 3.0 hour drive to the south.

ACCESS

The property contains roughly 300' of road frontage along Fellows Road, a gravel, town-maintained road with electric and telephone services. This road services only a few residential properties beyond to the north and therefore is seldom traveled. An established driveway midway along the frontage (½ mile from Route 102) is the starting point of an internal road that proceeds uphill into the property for a distance of 1,450', ending in a large area of level terrain.

Several internal trails (formerly used during forestry operations) thread the forest, providing excellent coverage and the basis for a future recreational trail looping around the land.

TAX AND TITLE INFORMATION

The property is **not** enrolled in the State of Vermont's Use Value Appraisal (UVA) program. Enrollment in the program can significantly reduce the property tax burden. Good title exists with no known third party rights-of-ways or encumbrances.



Lancaster Village, known as the “Gateway to the Great North Woods”.



Fellows Road with the driveway to the left.



Upper portion of the internal road.

SITE DESCRIPTION

Much of the land sits at a fairly constant elevation near 1,100', resulting in mostly level terrain with some small hilly areas. This terrain allowed for the land's historic agricultural use, starting in the late 1700s and extending to the early 20th century, at which time the land reverted back to forest. The exception to the mostly level terrain is the modest to steep rise in elevation, starting at the town road and proceeding southwesterly uphill into the forest for roughly 900'. The incline along the access road provides outstanding views that unfold to the northeast. The topography levels off near the end of the road, offering several potential house sites. Here, a compelling view of several significant North Country peaks are visible, along with a 'seasonal view' of the Presidential Range and Mount Washington, which could be year-round with additional clearing.

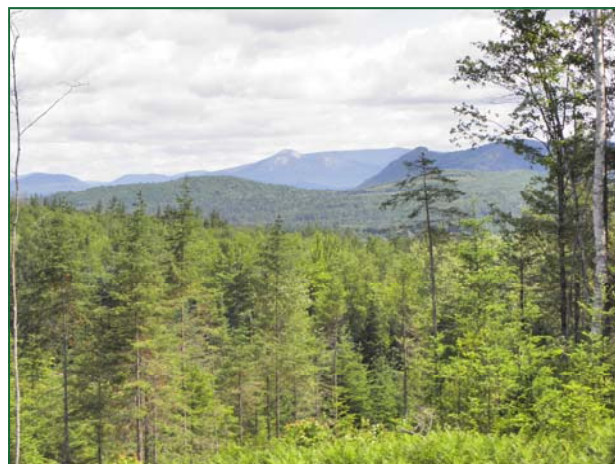
Further west, beyond the internal road, the terrain rises modestly in elevation where the forest thickens along a large central plateau. Towards the southern end of the property, a partially open-water beaver pond has formed at the headwaters of a stream which immediately drains the property to the south.

TIMBER RESOURCE

The forest resource has been harvested over the past few decades with the most recent work (2014) occurring under the guidance of the ownership's consulting forester. This activity is readily visible upon entering the land and extending past the end of the internal road to the beginning of the central plateau. The prescribed silviculture in this area was an overstory removal, releasing established regeneration. A small patch cut was conducted in the southern portion of the forest to promote wildlife habitat and open views within the forest.

The balance of the forest supports a diverse mix of young and middle aged stands of good quality and vigor. The 2013 management plan (available upon request) is an informative document, providing a detailed description of the property's four delineated forest stands, history, forest and wildlife resource, and silvicultural objectives. Of particular interest is the 50 acres of northern hardwoods found within Stand 2 which is primarily well stocked and scenically attractive.

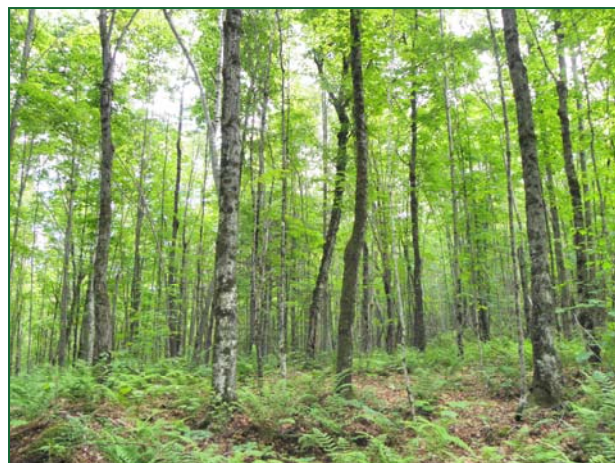
The remaining stands provide an additional mix of age classes and species, creating habitat for the vibrant bird and large mammal game that frequent the property.



The view of the northern White Mountains from the potential house site.



Beaver bog located at the land's southern end.



The 50-acre northern hardwood stand with its high stocking and level terrain.

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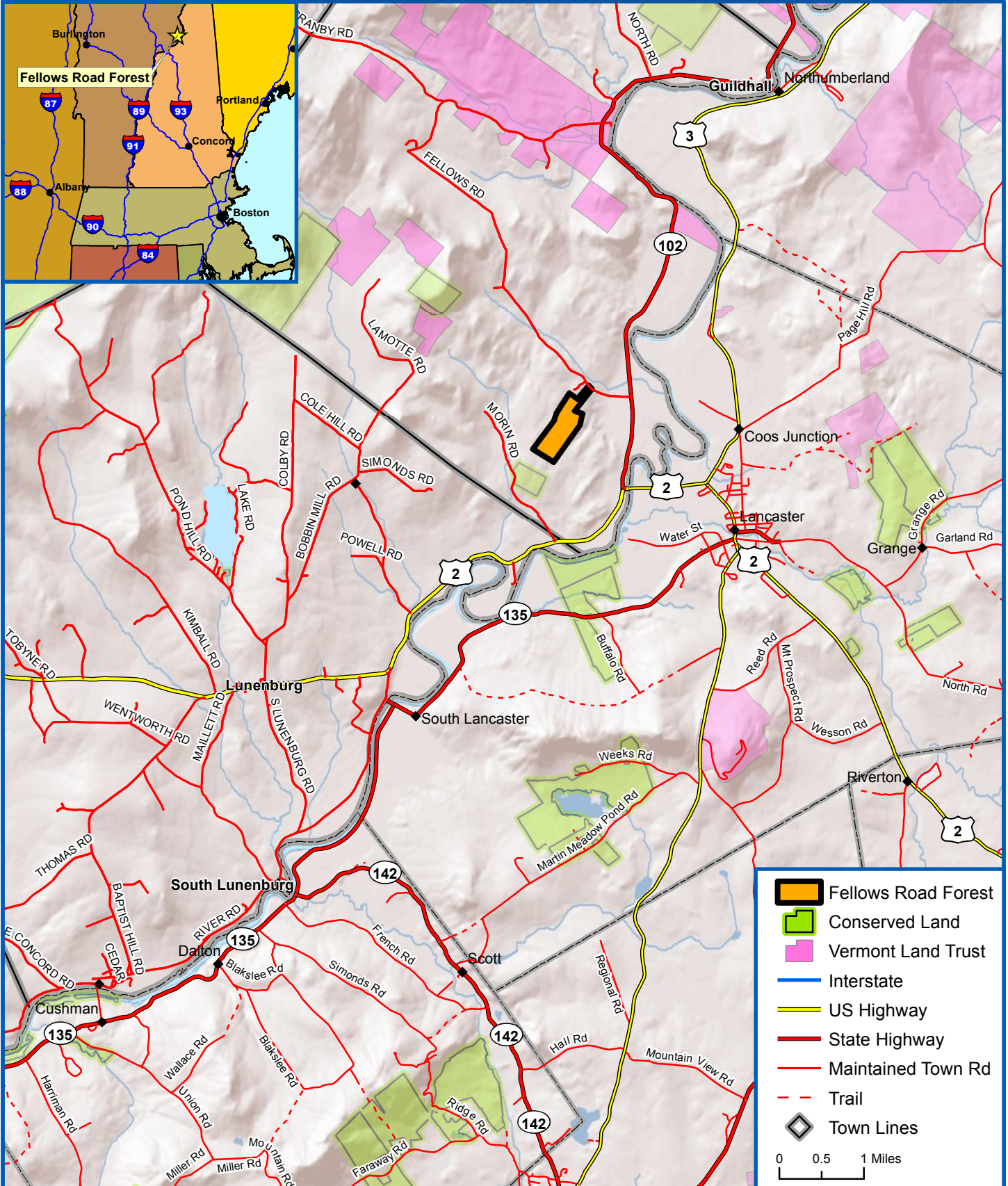


Locus Map

Fellows Road Forest

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Guildhall, Vermont

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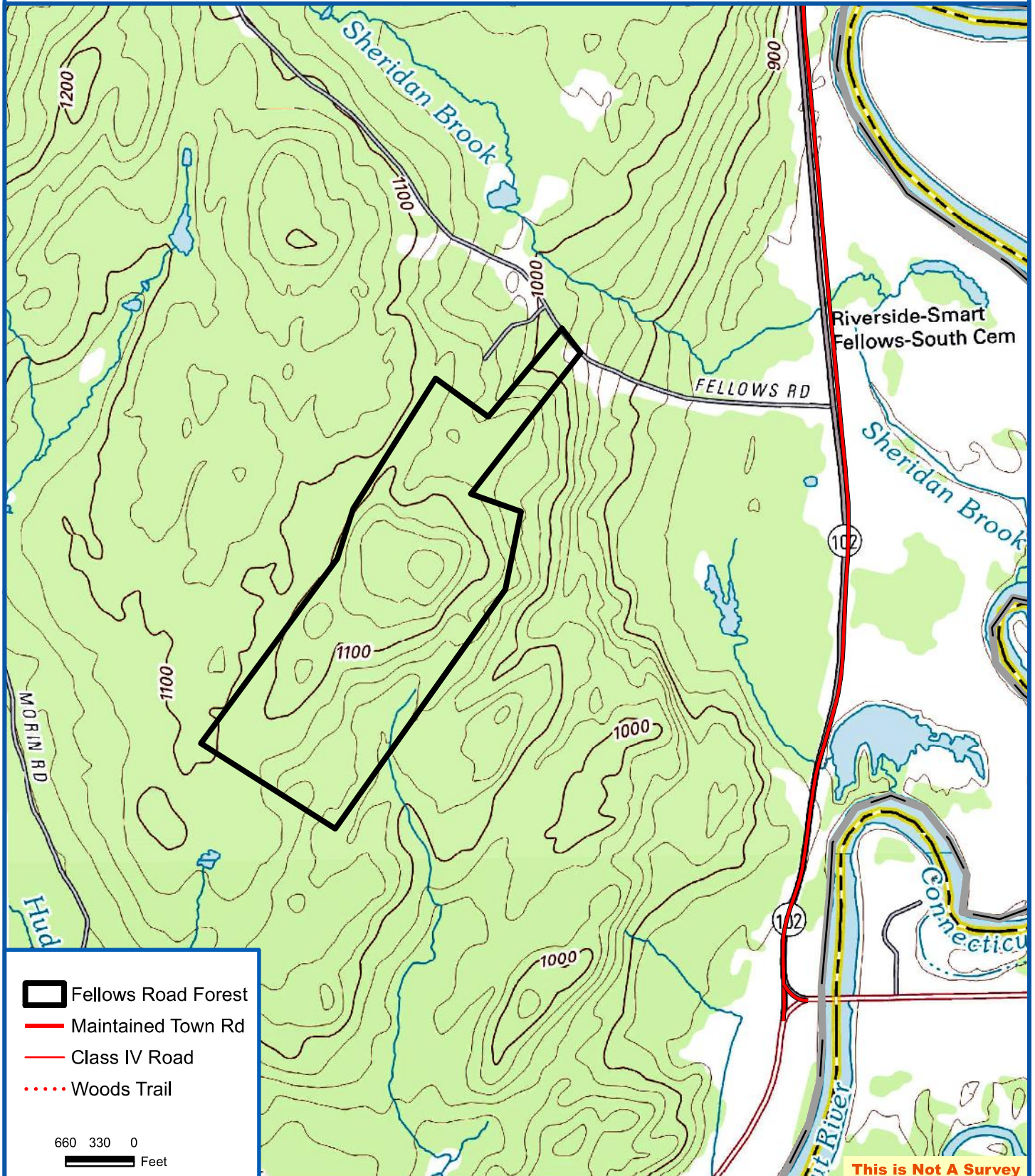


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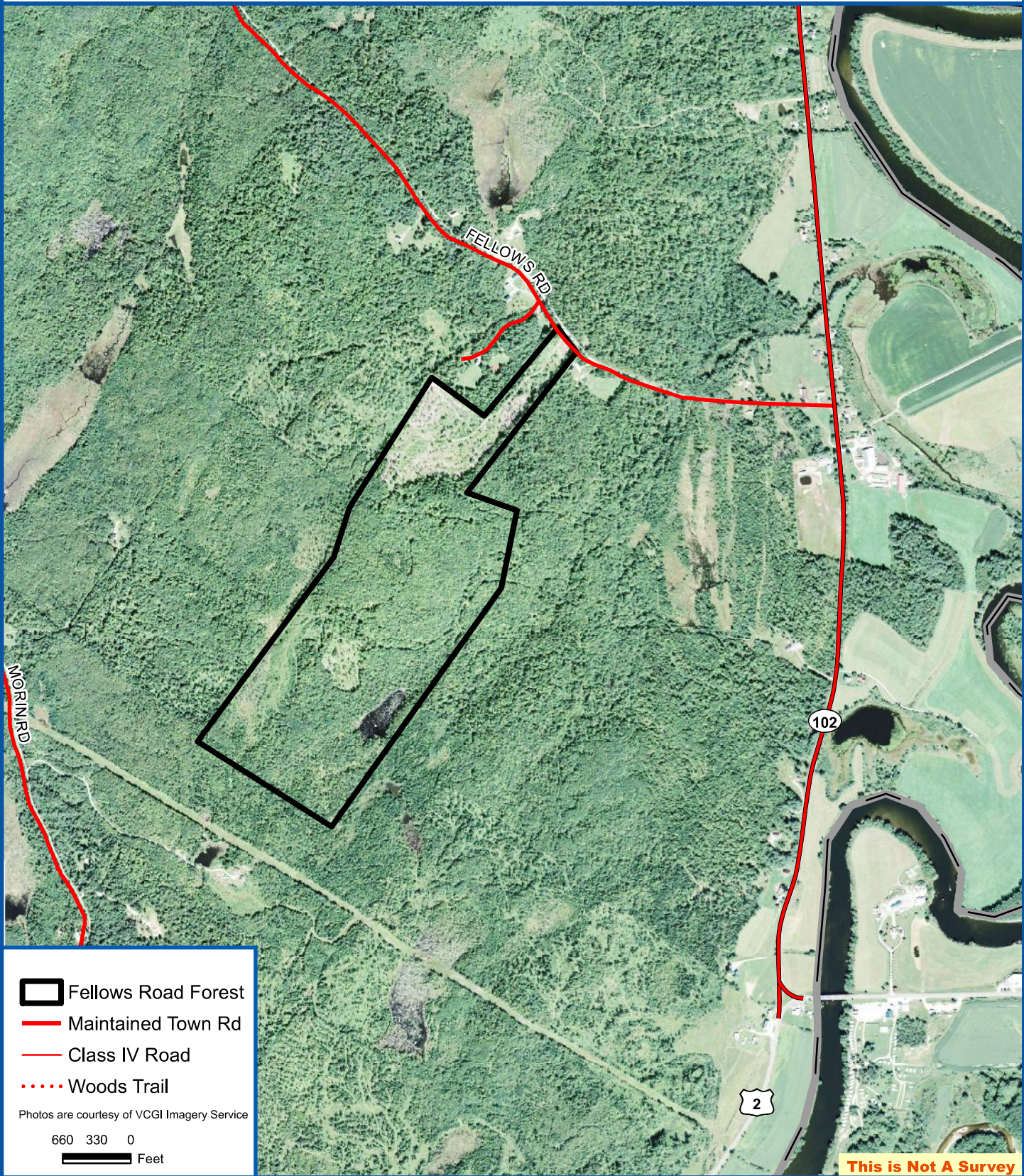
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VVGI, Vermont Land Trust and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries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

Printed Name of Consumer

[Signature]
Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] Declined to sign