

## HALL ROAD FOREST

*An exceptional white pine sawtimber resource,  
unsurpassed within the region, with level terrain and  
an easily developed, year-round home site opportunity.*



**66 Grand List Acres  
Chelsea, Orange County, Vermont**

**Price: \$180,550**



## LOCATION

Hall Road Forest sits in the southeast corner of the town of Chelsea, within central Vermont. This rural area of the state consists of a working landscape of family farms, managed forests, and small villages. The region is predominately forested and terrain is mostly rolling hills which rise to hill tops and medium-sized mountains of 2,000'+ in elevation.

The Village of Chelsea is located 2.2 miles to the northwest and hosts general stores, a bank, eating establishments, a bed-and-breakfast, a weekly farmers market, and a court house on its green. Route 110, which bisects the township (and village), is one of Vermont's scenic roadways and popular biking destination, as it follows the course of the Second Branch of the White River, giving way to pastures that rise midway to the valley's sugar maple hillsides.

The Connecticut River Valley and the Lyme/Hanover region are a 30-minute drive to the east. Boston is roughly a 2.5-hour drive to the south.

## ACCESS

The property contains roughly 231' of road frontage along Hall Road, a gravel, town-maintained road with electric and telephone services. The frontage along this area is level, offering an easy driveway cut to gently sloped land. The forest then wraps around a neighboring homestead lot, connecting to Hall Road again where the maintained section of the road ends. This section of the property (immediately at the end of Hall Road) offers an attractive potential homesite on gently sloping land.

Once on the property (at the existing clearing), Hall Road continues as an un-maintained class IV road in an easterly direction, making up the land's remaining northern boundary for 660'. Internal trails exist through the land, with the most easily identifiable ones depicted on the maps associated with this report.

Directions from Chelsea Village; head south 0.8 miles on Route 110, then east on Jenkins Brook Road 0.9 miles, then north (left) on Hall Road 0.4 miles.

## TAX AND TITLE INFORMATION

Property taxes in 2015 are \$166. The property is 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 on the land's enrolled acreage (a 4-acre potential house site will be excluded from the program). The property is owned by the Barbara G. Britton Estate Tax Sheltered Trust u/a/d 3/19/1992, whose deed is recorded in the Chelsea Town Clerk's office.



**The Chelsea Court House on The Green, 2.2 miles from the property.**



**Hall Road frontage**



**Small clearing upon entering the property at the end of Hall Road; one potential house site sits just uphill from this location.**



## SITE DESCRIPTION

The forest offers privacy and minimal traffic noise, given the land's end-of-the-road location. The established driveway at the end of Hall Road, nearby electric/phone services and easily accessible, gentle terrain offers a logical and cost-effective year-round home site. This westerly-exposed area of the forest provides nice local views upon tree clearing.

The land has a westerly aspect and sits at a relatively high elevation, starting at 1,100' above sea level (ASL) along the western boundary and reaching 1,400' at the land's eastern boundary (within the sugar maple stand). Terrain is mostly gentle throughout the forest, making recreational endeavors, creation of meadows, and home construction easy.

While the majority of the soils are well drained, the southwestern quarter of the forest possesses poorly-drained soils; however, much of this area supports a productive forest resource. Pond creation in this area offers good options.

## TIMBER RESOURCE

The timber resource has been carefully managed by the Britton family since their acquisition in the 1950's, producing the exceptional sawtimber resource that exists today. The majority white pine resource is unsurpassed by most in the region, with large average diameters, superior stem quality, excellent crown vigor, and volume approaching 1 million board feet. This pine sawtimber is supported by a smaller hardwood resource of sugar maple and ash of equally high quality and crown vigor.

The current use management plan delineates three forest stands (see location on the maps provided in this report), with the majority of the timber consisting of white pine within stands 1 and 2. Stand 3, located at the eastern end, and highest elevation, supports much of the hardwood timber.

As part of the recent Current Use plan, the ownership's consulting forester conducted a timber inventory in 2015 based on point sampling of 18 inventory points spread over the three forest stands. While this inventory was not designed to capture Capital Timber Value, the data sampling method and product verification was designed to allow the ownership sufficient information to make informed silvicultural decisions.



**Thinning activity which occurred 12 years ago has resulted in a dense understory of sapling stems, a common site characteristic.**



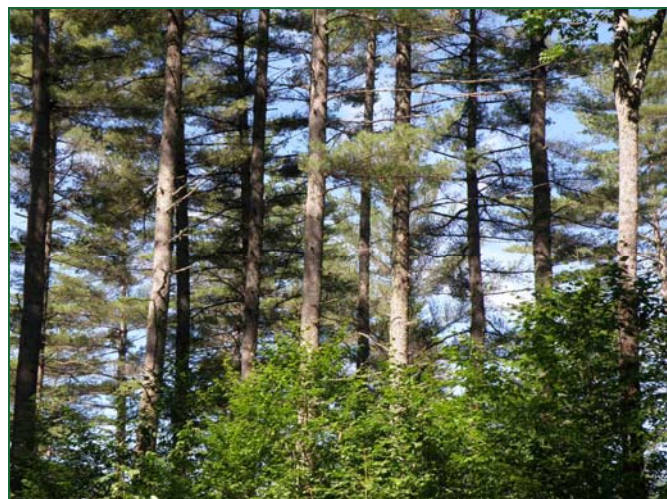
**The 10±-acre, high-quality sugar maple stand that exists at the eastern end of the woodlot**



**Most of the forest timber resource consist of superior quality white pine stems, some of the finest pine within the region.**

## TIMBER RESOURCE

From the ownership's NEDD inventory data, Fountains calculated volumes by species and applied current stumpage prices to produce a rough *Timber Valuation* chart located below. This process set CTV at \$137,600 (\$1,924/acre, using the 71.5 calculated GIS acres). Given the high pine stocking, volumes and CTV are both well above average for the region with total cords property wide at 35.9 cords/acre. Note that while this process provides a good estimate of the standing timber value, the inventory was not designed to capture CTV and thus the estimates in this report could be suspect. However, numerous site inspections by Fountains finds the volumes and values produced from this exercise to be a reasonable estimate.



The full stocking, large diameters, and appropriately spaced stems positions the forest well for exceptional asset appreciation over the coming decade.

While much of the pine resource is mature, this fast growing species can be left on the stump for continued asset appreciation for decades, timing harvest to markets and ownership income needs.

Species	MBF (1/4" Int)	Stumpage	MBF \$\$	Cords	Stumpage	Cds \$\$
<b>Softwood</b>						
White Pine	825	\$125	\$103,100	365	\$6	\$2,200
Hemlock	7	\$45	\$300	55	\$6	\$300
<b>Softwood Totals</b>	<b>832</b>		<b>\$103,400</b>	<b>420</b>		<b>\$2,500</b>
<b>Hardwood</b>						
Sugar Maple	57	\$375	\$21,300	163	\$15	\$2,400
Yellow Birch				10	\$15	\$100
Red Maple	4	\$130	\$500	17	\$15	\$300
White Ash	33	\$165	\$5,500	100	\$15	\$1,500
Beech				6	\$15	\$100
<b>Hardwood Totals</b>	<b>94</b>		<b>\$27,300</b>	<b>295</b>		<b>\$4,400</b>
<b>Total Volume</b>	<b>926</b>		<b>\$130,700</b>	<b>715</b>		<b>\$6,900</b>
Vol/Commercial Acre	12.9			10.00		
Vol/Total Acre	12.9			10.00		
<b>Total Volume Converted to Cords</b>				<b>35.89</b>	<b>Total</b>	<b>\$137,600</b>

Based on April 2015 management plan inventory cruise by Owner's Forester

Inventory cruise based on 18 plots (1 plot/4 acres)

Inventory designed to capture data for UVA Management Plan and NOT to validate CTV therefore the volumes and values presented in this report may not accurately represent the actual standing volumes.

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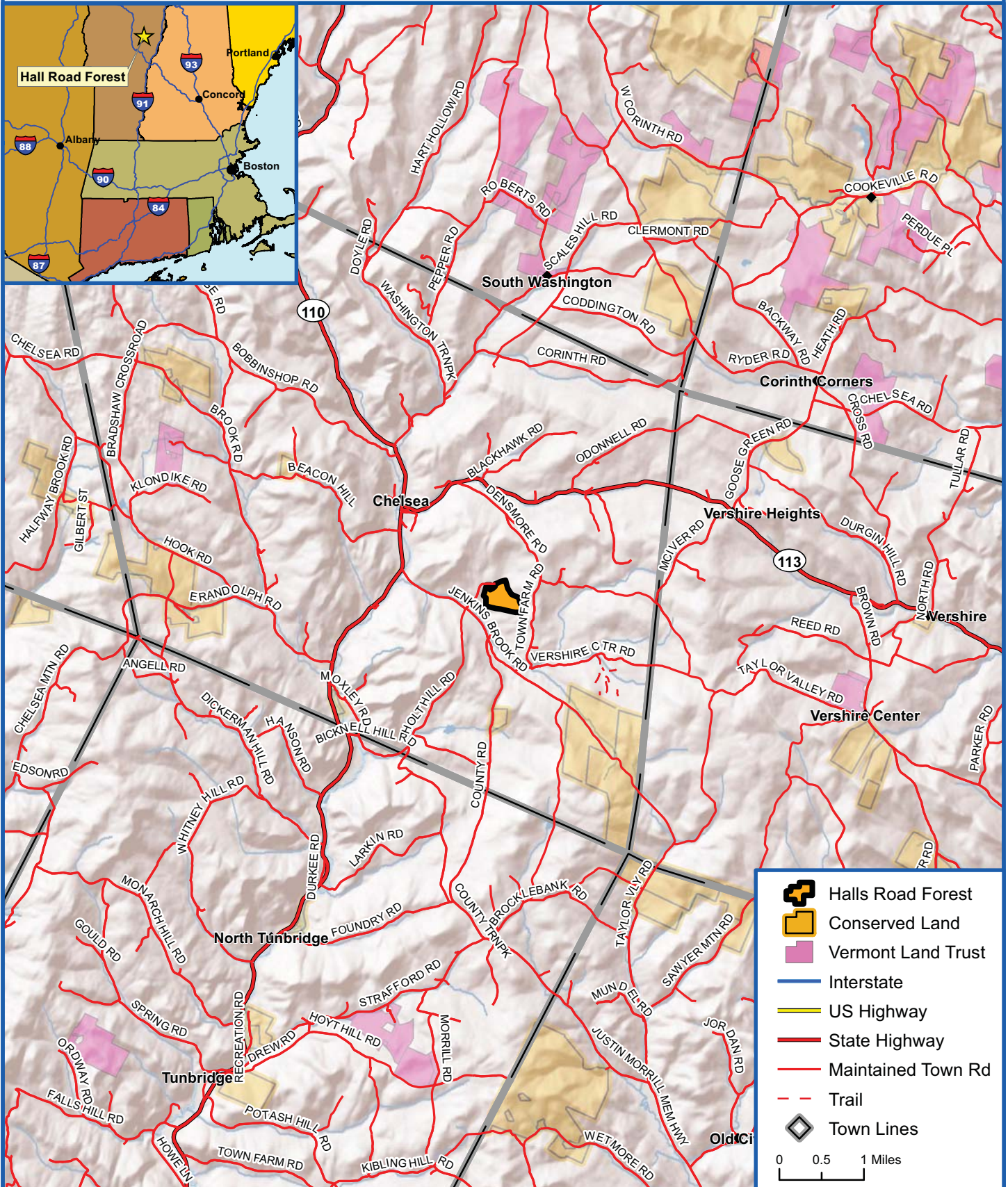


# Locus Map

## Hall Road Forest

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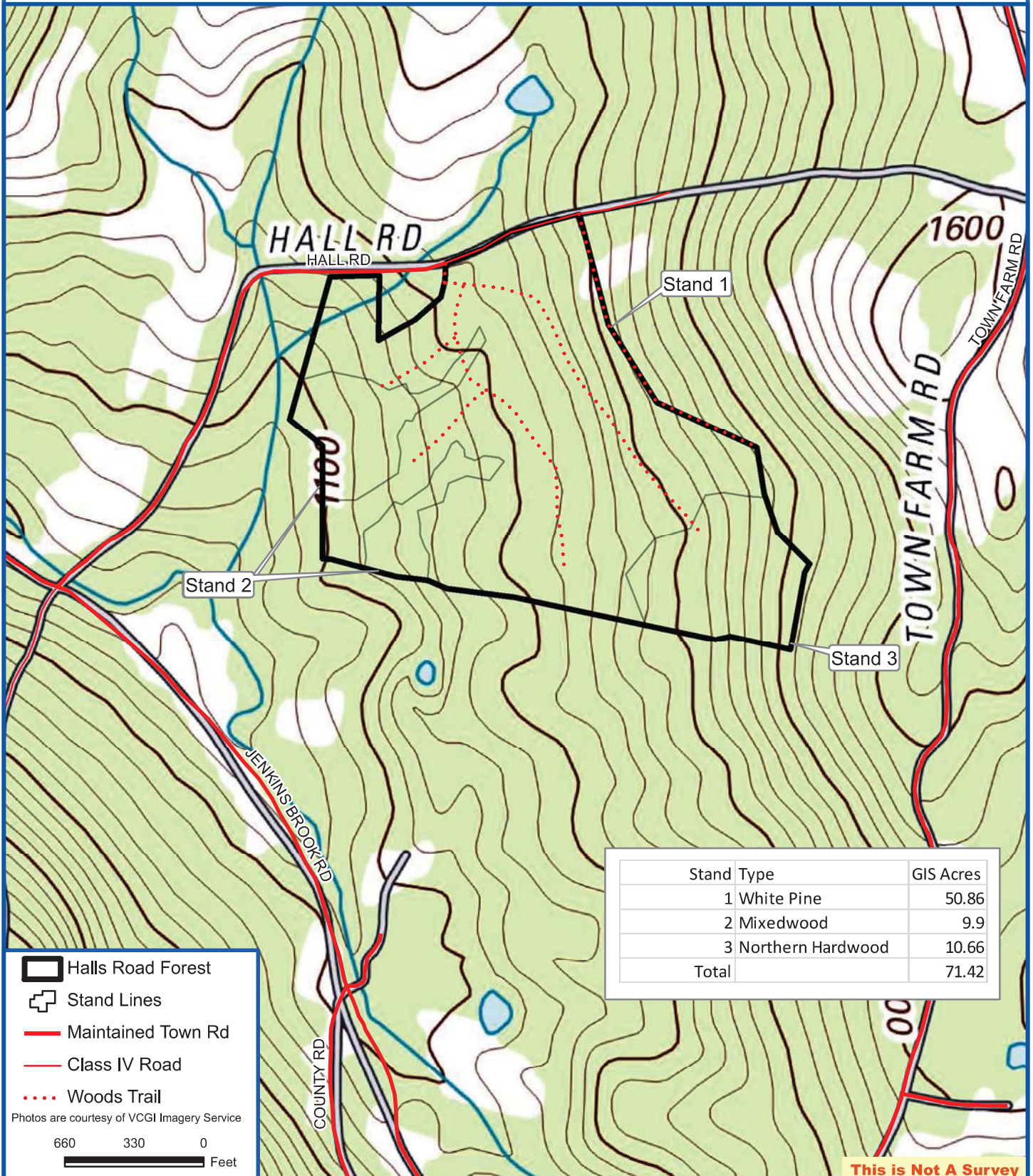


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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VVGI, Vermont Land Trust and the owner. Boundary lines portrayed on this map are approximate and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



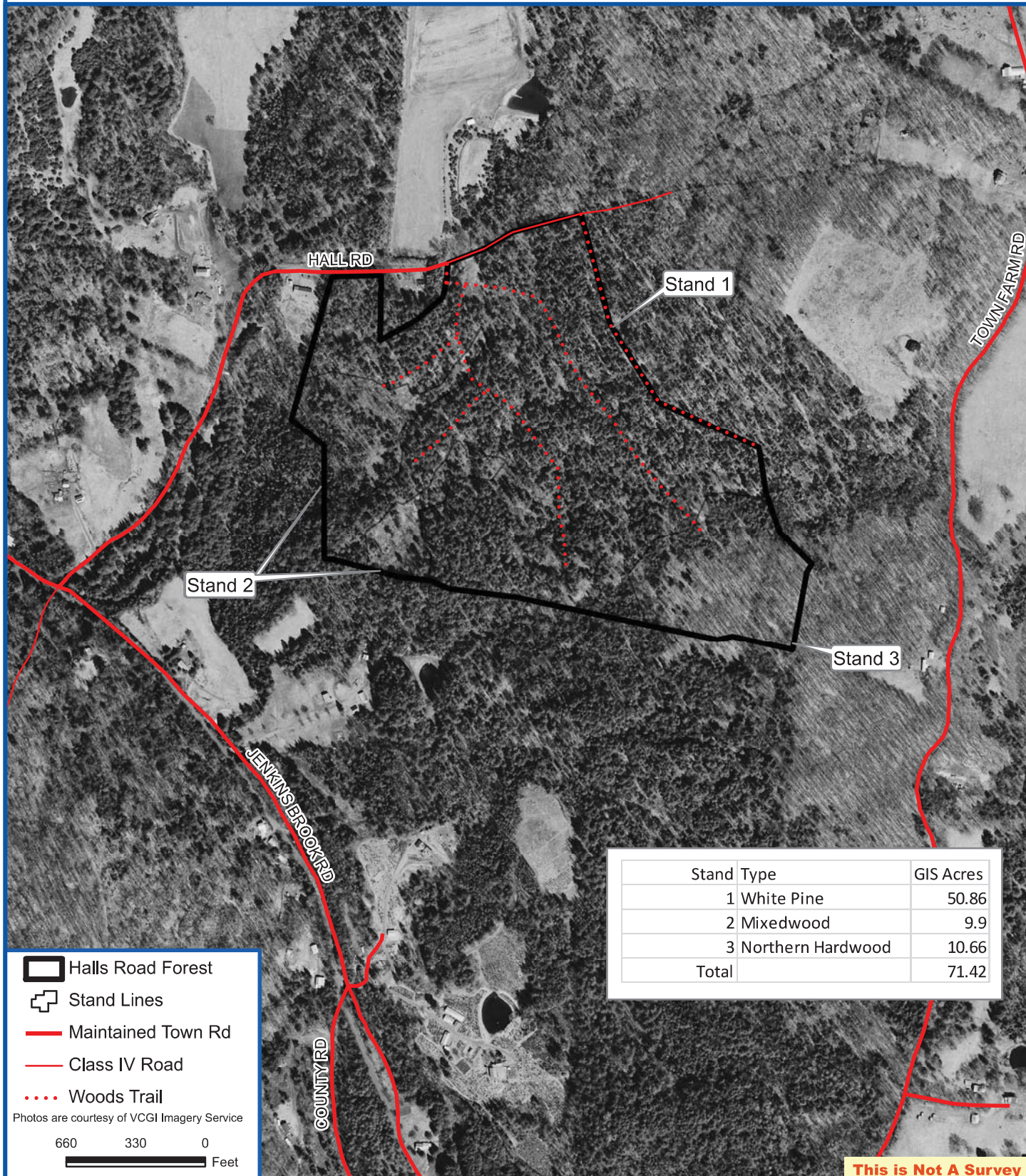


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