

fountains

GIHON BROOK FOREST

*A conserved woodland with scenic frontage
on Gihon Brook, house site potential
and stands of long-untouched hemlock and spruce.*



74 Acres
Johnson, Lamoille County, Vermont

Price: \$106,000

LOCATION

Gihon Brook Forest is within the eclectic town of Johnson, Vermont, just north of Stowe and Mount Mansfield. Johnson sits in a valley through the Green Mountain Range carved by the Lamoille River on its way to Lake Champlain. The town has a funky personality as many artists are attracted to the Vermont Studio Center and Johnson State College, both in town. Johnson Woolen Mill is another prominent local business and is a favorite with the many folks who work the farms and forests in the region. Unique shops and restaurants line the main street, serving locals and tourists alike. While many residents work locally, others commute to the larger communities of Morristown, Stowe and Essex, or even Burlington, for employment.



The property is in the Lamoille River valley with the majestic Green Mountains nearby.

The property sits just east of the town center along the banks of Gihon Brook. This tributary of the Lamoille River runs fast and clear from Lake Eden to the northeast. Sinclair Road runs off State Route 100C and offers a picturesque collection of nice homes, farms, forests and sugaring operations. State Route 15 runs through the town center and is a major east-west corridor. Eight miles to the east is Morristown where more extensive amenities can be found as well as access to Stowe via State Route 100. Nine miles west is Jeffersonville, a small cluster of homes and restaurants at the base of the access road to Smuggler's Notch Resort. Further to the west are the suburbs of Burlington and the Lake Champlain Valley.

Johnson is 2 hours southeast of Montreal, Canada, one hour northeast of Burlington, Vermont (where there is an international airport) and 3½ hours northwest of Boston, Massachusetts.

ACCESS

The property contains 250' of frontage along Sinclair Road, which is understood to be a Class IV town road, privately maintained by local landowners. Two possible driveway cuts exist along the frontage. A right-of-way crosses the land for a short way at the land's southeast corner, benefiting the neighbor to the east, while a right-of-way benefiting the Subject crosses onto the neighbor's land to the west. There is also a deeded forestry right-of-way from the north. See maps at the end of this report for right-of-way locations.

Directions: From downtown Johnson on Route 15, head east to the intersection with Route 100C. Head north on 100C for 0.9 miles to Sinclair Road on your right. Head east to the Four Corners (0.7 miles) then continue further up Sinclair Road 0.2 miles to the property boundary on your left. If you arrive at a clearing on your right with a barn and garage, you will need to turn around and go back a few hundred yards.



Sinclair Road is an unmaintained town road that is cared for by its residents (property's frontage depicted)

SITE DESCRIPTION

While the property has an unusual shape, its natural features blend quite well with the terrain, old trails, and potential home sites.

The land's highlight and significant resource is the $\pm 2,000$ feet of frontage along Gihon Brook, a high-volume, clear-running river offering a dramatic shoreline experience. The western frontage along the river has a lazy flow as it meanders between banks 40' apart. Further upstream, ledges and forest bluffs have restricted the flow, so the fast-running water has carved a gorge as it courses beneath dense, tall hemlocks and red spruce. Prior to the water rushing into the gorge, it crashes down falls and around rock outcrops, settling into scattered pools. It is a spectacular site, with its dramatic water sounds, and is sure to become a favorite destination for the new ownership.



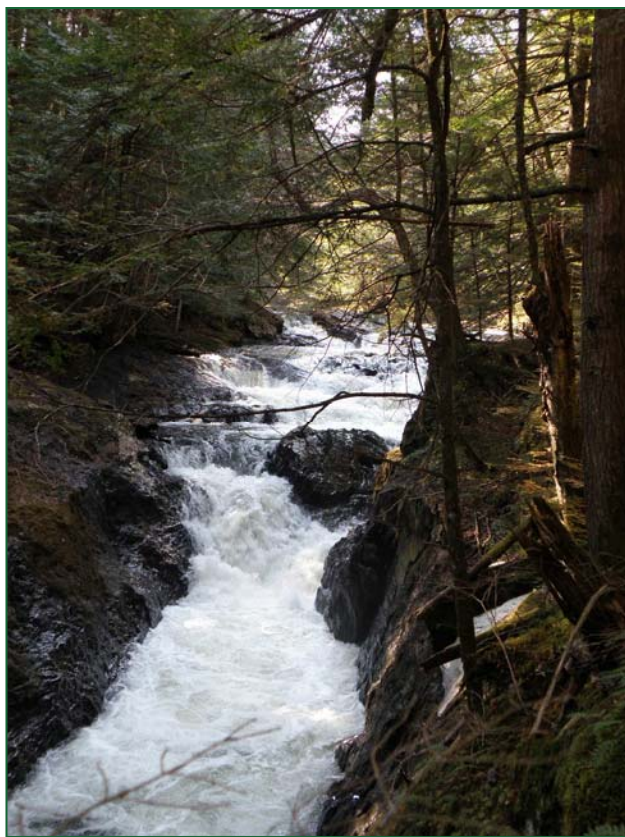
Gihon Brook's slower moving waters along the western portion of the property.

Gihon Brook runs some 20 miles from Lake Eden to the Lamoille River, with a watershed of 65 square miles. It offers various Class III and IV rapids. With an average summer water temperature of 73 degrees, the productive habitat for brook and rainbow trout offers anglers good fishing opportunities.

Terrain throughout the property is diverse with high, level ridges set between steep, intermittent stream channels where exposure is to the north and elevation tilts towards Gihon Brook. Well-established and historic trails can easily be located and improved, creating a comprehensive trail network connecting various focal points.

There are a few possible home-site opportunities. The most cost efficient options are available near the Sinclair Road frontage. However, back in the woods slightly, where privacy increases, a site is possible with extensive driveway infrastructure cost.

The dramatic gorge and falls of Gihon Brook where the water flows swiftly and crashes through the rock formations.



SITE DESCRIPTION (continued)

The timber resource offers a mix of ages and species composition. A two-aged (30 and 65 years old) mixedwood stand occupies the first two-thirds of the rectangular-shaped area at the property's western end. The northwestern corner of the property was recently harvested (covering roughly 10-15 acres), and forest aesthetics here are poor. However, the central and eastern portions of the land offer overstocked conditions which have not seen harvesting for 30 years. Species are largely hemlock and red spruce, with the dominant overstory consisting of trees 85 or more years of age and heights reaching 80'. These stands offer high aesthetic appeal and provide excellent yarding habitat during the winter months for the local white-tailed deer population. The forest stands along the river frontage are particularly attractive and have remained untouched for nearly a century.



Older stands of tall hemlock and red spruce inhabit the majority of the property and river banks.

CONSERVATION EASEMENT

The property will be transferred subject to a conservation easement held by the Vermont Land Trust (VLT). The easement will permit a homestead or camp right (likely on two acres), along with other uses including forest management, agricultural activities, maple sap production and recreation. The public will have the right to use the immediate land along the Gihon River corridor. A standard VLT conservation easement document outlining the easement terms is available upon request.

VLT has a very long and distinguished reputation within Vermont and around the country for its land protection accomplishments, approach, and balanced views as land stewards of easements held under their jurisdiction. More about VLT can be found at www.vlt.org.



TAX and TITLE INFORMATION

The property was recently acquired by the VLT as part of a larger adjacent property, also governed by the terms of a conservation easement. Given the recent acquisition, no deed, tax map reference or tax assessment is available for the Subject. Maps used in this report are based on various old and new survey information with the property configuration provided by the seller. All of the boundary lines and corners appear to be established and easily located.

The land 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.

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.



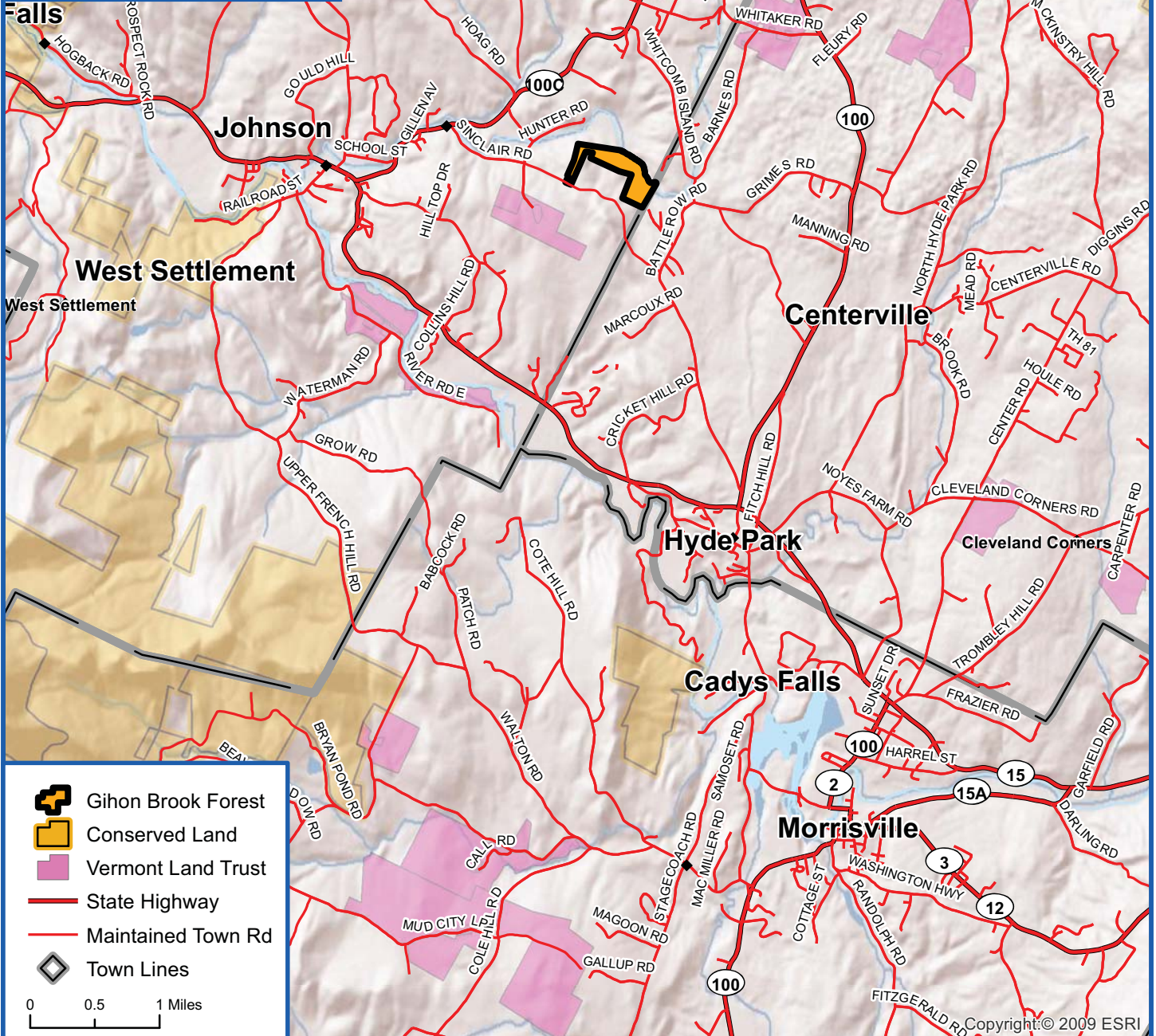
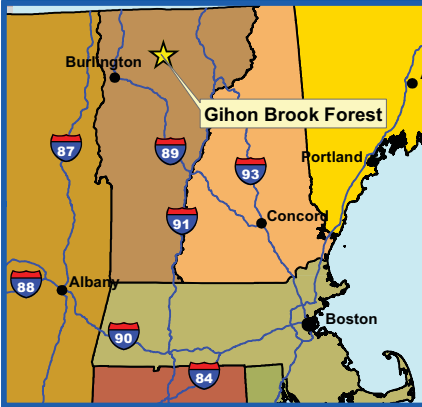
Locus Map

Gihon Brook Forest

74+/- GIS Acres

Johnson, Vermont

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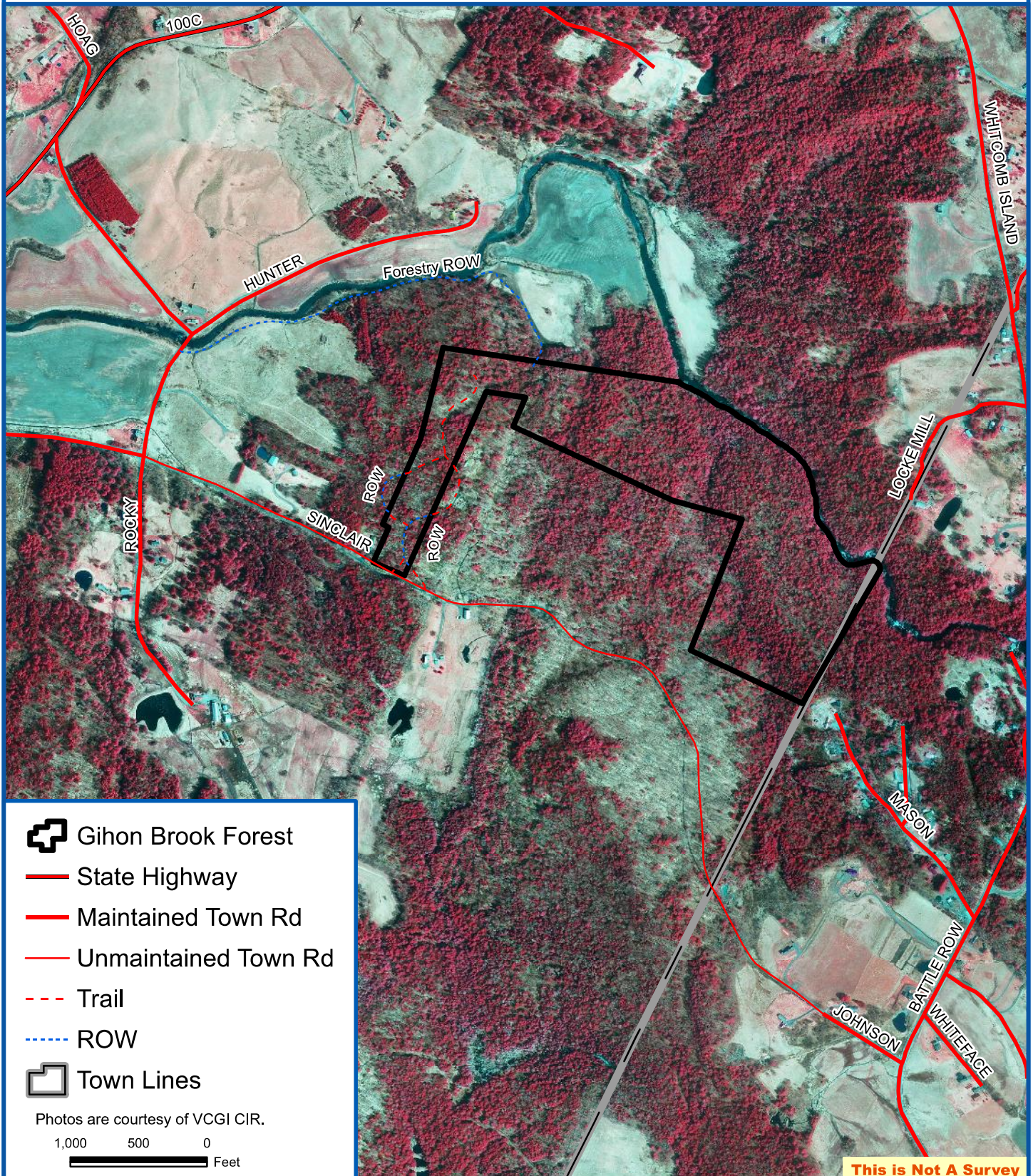


Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VVGI, Vermont Land Trust and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries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

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