

## BERLIN PLANTATIONS FOREST

*A large undeveloped commercial property  
well positioned near Montpelier with  
immediate north/south access to I-89 at Exit 6.*



**320 Surveyed Acres  
Berlin, Washington County, Vermont**

**Price: \$649,000**

## LOCATION

The Berlin Plantations Forest is located in the central Vermont town of Berlin. This property is perfectly positioned off Interstate 89 to maximize commercial exposure and provide easy access to the interstate via Exit 6. The Town of Berlin and the surrounding towns offer all the retail and business support services that new and existing commercial enterprises rely upon.



**The 1-89 Exit 6 exchange, with the property's roadside meadow, pond and forestland visible.**

Central Vermont is a significant commercial center for the state, with Berlin, Montpelier and Barre making up the hub of this vibrant commercial region. There is a strong labor force in the region with many established businesses drawing on residents from surrounding towns. Many of these surrounding towns are bedroom communities conversely relying on this hub for employment and services. The area labor force is well educated and committed to sustainable growth in the region and state.

Montpelier, the state capital, is 8 miles to the north on I-89. Barre is only minutes away on Vermont Route 63. Burlington, another significant business hub, is 45 minutes to the north on I-89. Dartmouth and the Upper Valley are within an hour's drive to the southeast on I-89.

## ACCESS/BOUNDARIES

The property contains roughly 2,835' of frontage along Vermont Route 63 with an existing access road leading to the property. There is about 500' of Class 3 town road from Route 63 beginning at the northern property line. The internal road is currently a gated, well-maintained gravel road. Approximately 1,900' of internal gravel road provides a solid foundation for thorough access to the property. An additional 1,900' of seasonal road provides access to the southern boundary line. Both of these sections of internal road are classified by the town as legal trails. Overall traffic patterns on Vermont Route 63 can be considered non-congested.



**Gravel entrance to the property at the gate.**

Boundaries in the field are reasonably well maintained and exist as old blazes, wire fence and/or occasional flagging. The maps in this report are based on a recent survey. The town Grand List has a total of 320 acres.



## SITE DESCRIPTION

Open meadows, apple trees and a large pond frame the main entrance to this potential residential/commercial use property. A flat gravel road positioned between plantations provides the primary access to the central portion of the property. The graveled section of this road ends at a small field surrounded on all sides by large, level pine and spruce plantations. A number of seasonal roads and trails form a good foundation for future development into year-round gravel surfaces, providing access to most parts of the property.

The terrain throughout is generally flat with some gently rolling sections. Terrain within the commercial zone is generally flat, facilitating future development within this area. Soils vary widely on the property, from somewhat poorly drained areas around the periphery of the property to adequately drained soils within the central portion of the property, generally coinciding with the plantations.



**One of the red pine plantations on the property.**

The well-managed plantations offer tremendous forest aesthetics where little understory growth is encountered. The internal trails within the dense young stands are reasonably open and available for hiking. The surrounding mature plantations offer superb aesthetic value and will mitigate noise and visual interference for residential and/or commercial development. The current value of this resource predominately lies in its contributing aesthetic appeal to the property as a whole.

In line with the State's proactive approach to bringing green industry to Vermont, the Berlin Plantations Forest is the perfect setting for a green campus. Like-minded green businesses could locate in central Vermont and share in the design and development of this green campus. This property offers a clean canvas from which innovative companies can share in infrastructure.



**A large pond and adjacent field that frame the entrance to the property.**



## ZONING & LAND USE

The Town of Berlin adopted a Comprehensive Town Plan in June of 2005. The plan was thoughtfully developed to optimize multiple objectives including sustainable commercial and residential growth. The plan has well defined goals and clearly embraces development in appropriate zoning districts.

The northern section of the property, approximately 120 acres along the frontage on Vermont Route 63, is commercially zoned. The commercial zone has numerous permitted uses including office building, retail and shopping center, private club and indoor/outdoor recreation. Certain conditional uses would likely be granted with a Conditional Use permit including warehouse and light manufacturing facilities. The commercial zone offers abundant space to comply with all setback and lot size requirements.

The balance of the property, approximately 200 acres, is zoned as conservation land. Within this zone permitted uses include public or private outdoor recreation, single and two-family dwellings. Additional conditional uses may include bed and breakfast, commercial outdoor recreation or private club. Minimum lot sizes in this zoning area is 5 acres. All proposed development, whether residential or commercial, will require permitting.



**One of many internal seasonal roads on the property.**

## PROPERTY TAXES & TITLE

Total property taxes in 2013 were \$9,651.24. The property is being 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 Land or Vermont Property Valuation & Review, (802) 828-5861 or [www.vermontagriculture.com/currentuse.htm](http://www.vermontagriculture.com/currentuse.htm).

The property is owned by the Edward F. Knipling Revocable Trust whose deed is recorded in the Berlin Land Records in Book 82, Page 436 dated November 11th, 1999. There is a septic right near the pond serving an adjacent landowner and access rights-of-way serving other adjacent landowners.



**The property enjoys convenient access to Interstate 89 and the Green Mountains, both visible in the background.**

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.



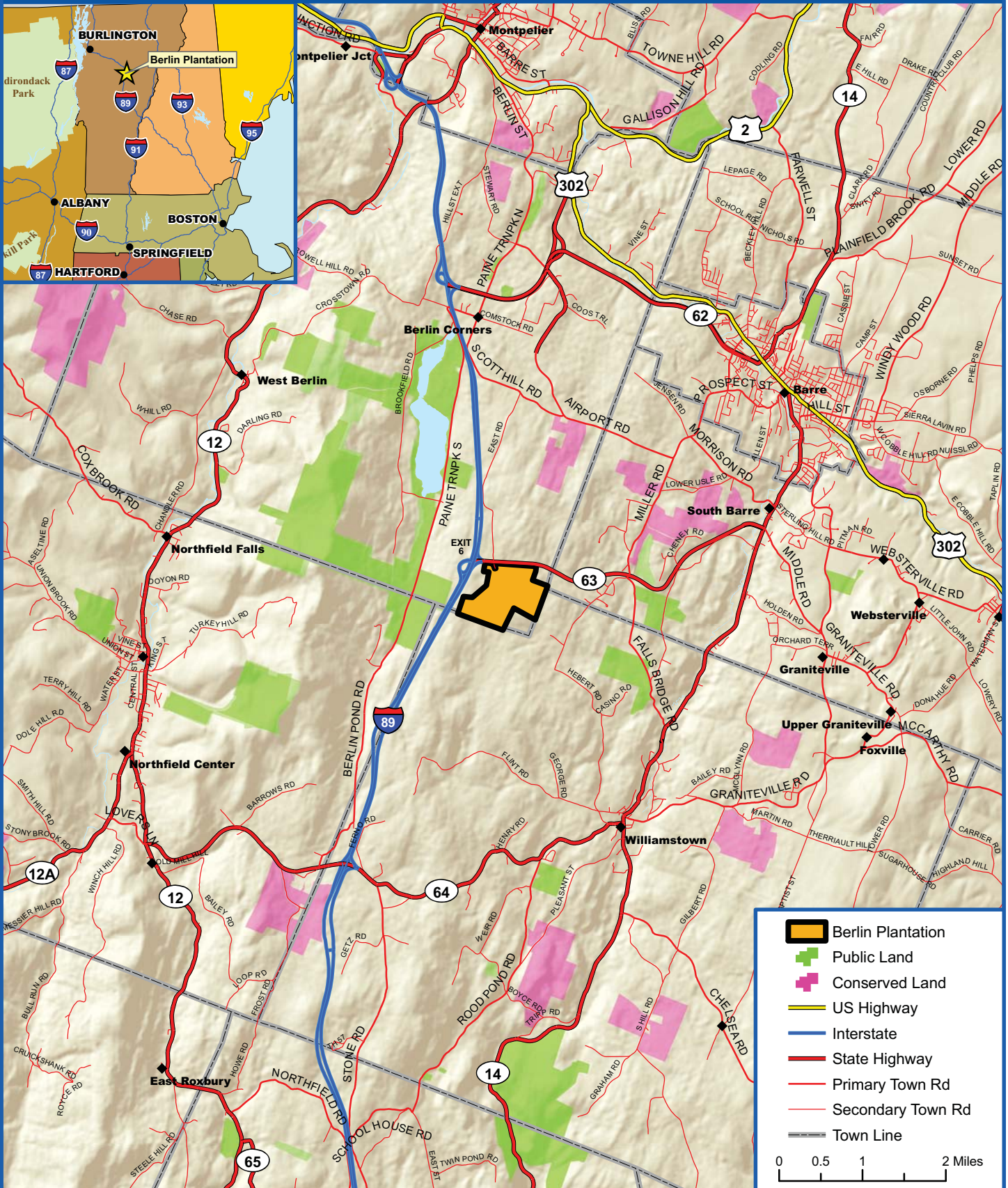


# Locus Map

## Berlin Plantation

320.1 Acres  
Berlin, Vermont

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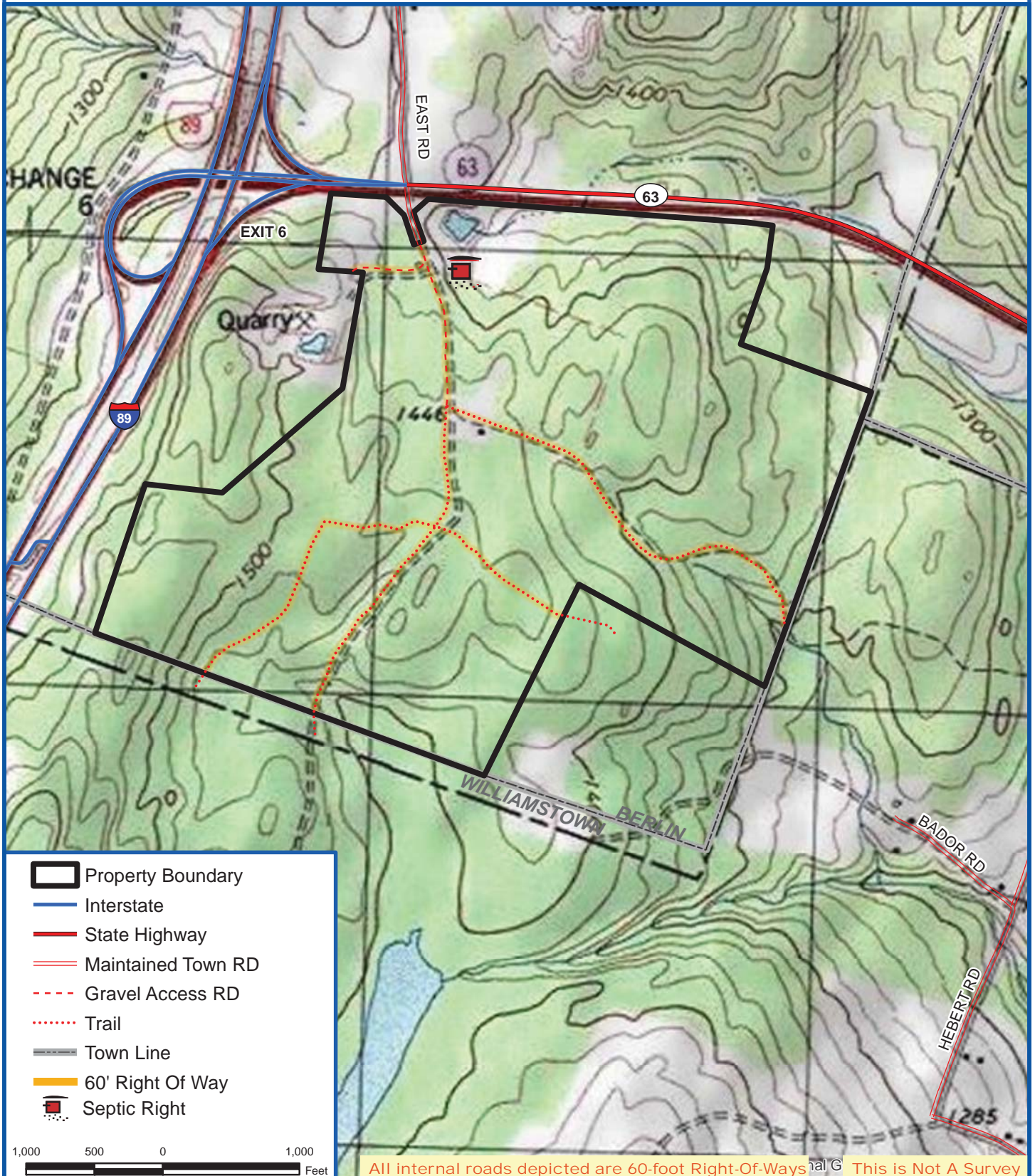




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Map produced from the best available information including a 2009 survey by American Survey Company, aerial photography and reference information obtained from VCGI. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

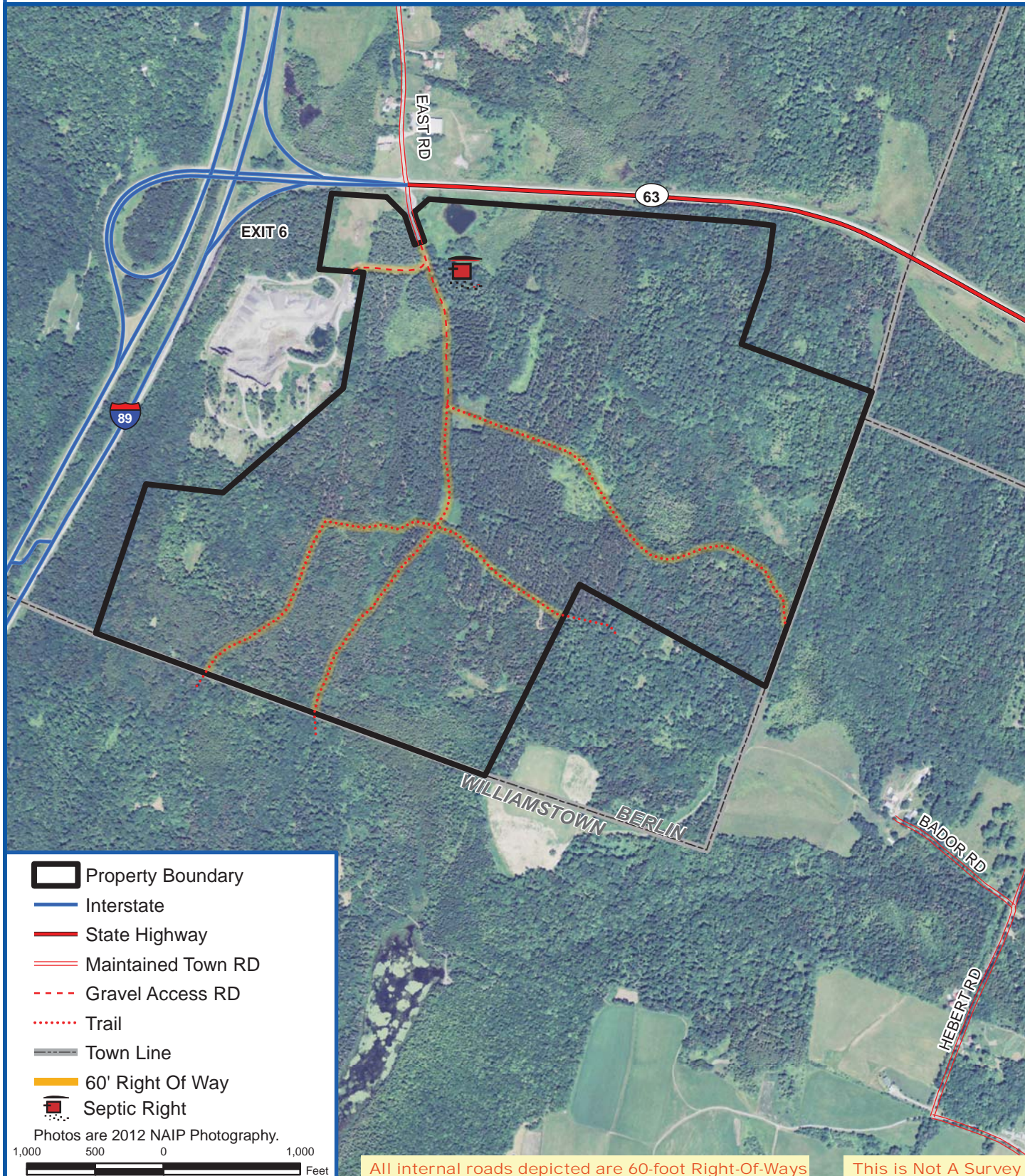




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