

GILEAD BROOK FOREST

Seldom does a small property come to market, valued largely as a timber investment, whose price is supported by an exceptional timber resource.



**116 GIS Acres
Bethel, Windsor County, Vermont**

Price: \$197,000

LOCATION

Gilead Brook Forest, located in Bethel, Vermont, is tucked into a classic, narrow Vermont hollow. Formed by Gilead Brook, this valley watershed begins in the Northfield Mountains (where the town road dead-ends) and winds its way down, past well-kept homes, to meet up with Route 12 north of Bethel village. From the Gilead Brook hollow, the brook flows south to join the White River, a popular fishing and tubing river in central Vermont.

Bethel is a crossroads town where the north-south Route 12 meets the east-west Route 107. Downtown Bethel is 3 miles from Interstate 89 and offers basic services. Eight miles to the north, Randolph is a small but vibrant community bolstered by the presence of the Chandler Center for the Arts, Gifford Medical Center, and Vermont Technical College. Woodstock, 19 miles to the south, offers a classic New England village experience with high-quality dining and lodging. Seven miles east, the Vermont Law School is set in the hamlet of in South Royalton.

From I-89, Burlington, Vermont, is 1.5 hours northwest, Hartford, Connecticut is 3 hours south, and Boston is 2.5 hours southeast.

ACCESS

Legal access to the property is along the unmaintained section of Goodale Road. Functional access for the purpose of forest management last occurred in 2005 under a temporary agreement with the adjacent landowner where a landing was established on their land (just over the Gilead Brook bridge) and directly adjacent to the property boundary.

While opportunity exists to upgrade Goodale Road to permit truck entry onto the land, such improvements would likely be costly and create disturbance to the adjacent landowner. As such, pursuit of the traditional access arrangement with the adjacent landowner appears to be a practical approach to support future forest management activities.

Goodale Road at the junction of Gilead Brook Road. The property starts where the road disappears from view.



The Gilead Brook valley is a classic Vermont hollow, running from the Northfield Mountains to the Third Branch of the White River.



Gilead Brook flowing down the hollow. The property's slopes are pictured behind the farmhouse.



SITE DESCRIPTION

Gilead Brook Forest is situated between Oak Hill to the west and Blueberry Mountain to the east. The property's northeast aspect and moderate-to-steep terrain slopes from Blueberry Mountain northward to Gilead Brook. The steepest terrain exists along the intermittent stream that bisects the property. There are also steep areas near Gilead Brook and on the southwestern corner of the property on Oak Hill.

The central section of the forest, which was silviculturally treated in 2005 (see photo map for location), offers an area of gentle terrain near Goodale Road. This area of the forest provides an attractive vista across the valley and is well-suited to a building site in the event a driveway can be installed from Goodale Road to the site.

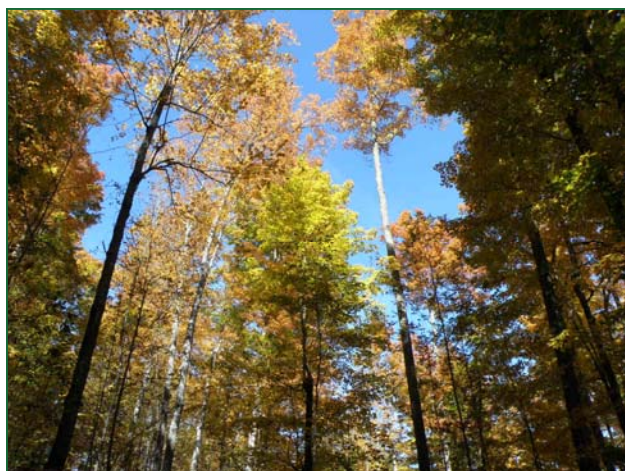
The remaining area of the forest (outside the treated area mentioned above) supports a dense forest overstory where little sunlight reaches the forest floor. While such overstocked conditions will require thinning to maintain productivity, the lack of understory growth provides easy walking conditions with superior forest aesthetics.



View across the Gilead Brook valley from the property's central area near Goodale Road.

ACREAGE, TAXES & TITLE

Property taxes in 2013 were \$317.56. The property is enrolled in the State of Vermont's Use Value Appraisal (UVA) program. The property is owned by Yankee Forest, LLC, whose deed is recorded in the Bethel Land Records in Book 77 Pages 183-184. The Town of Bethel identifies the parcel as 01-024.000 and depicts the parcel on Tax Map 4 as lot 68.



A high-quality, maturing hardwood stand in the western portion of the property.

International Paper Company has a 7% royalty interest on certain sub-surface resource extractions; however, the current or future property owner holds the sole right to decide whether such extraction is ever under taken (Bethel Land Records, Book 90, Pages 54-55).

TIMBER RESOURCE

Timber information provided in this report is based on a August 2010 timber inventory conducted by the ownership. A total of 33 sample points (1 plot per 3.5 acres) were taken tallying species, diameter and stem quality. Volume Basal Area Ratios (VBar) were developed from detailed plot data from the ownership's other nearby land holdings to develop the volume estimates provided in this report. This process produced a sampling error statistic of $\pm 18.8\%$ for all products combined at the 95% Confidence Interval, a level sufficient to generally represent the timber resource.

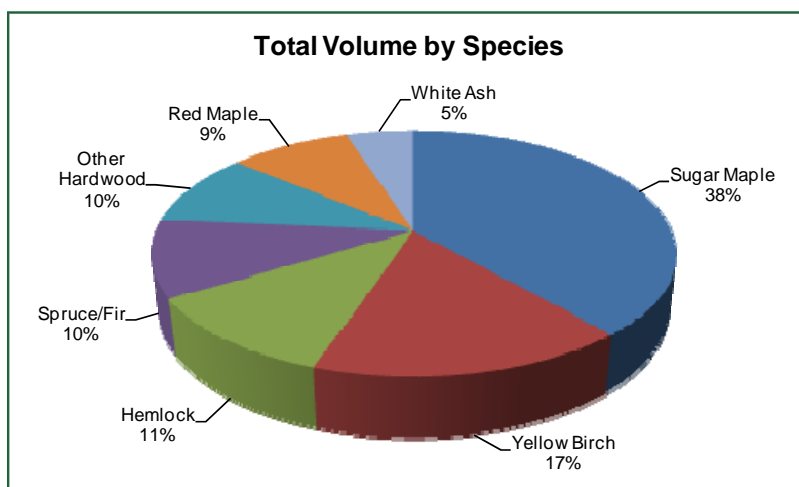
The inventory volumes have been adjusted for growth which resulted in a total of 550 MBF and 2,393 cords (total property volume of 30.1 cords per acre). In the fall of 2013, Fountains established stumpage values for the various products by species on the forest, producing a current Capital Timber Value (CTV) of \$136,100 (\$1,173/acre). This information is summarized on the attached Timber Valuation Sheet. Full details of the inventory procedure and results are available upon request.

TIMBER RESOURCE (continued)

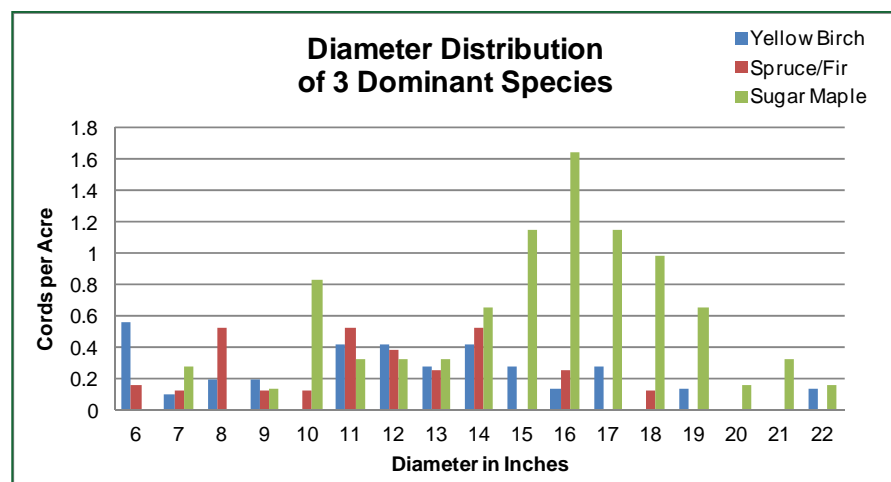
The timber resource on the forest is exceptional and can be considered well-above average with respect to stocking levels and stem quality. Of particular interest is the high quality of the maturing hardwood resource, which exists on the land's western half in stands that have been meticulously managed for decades. In addition, much of the hemlock component (largely located on the eastern side of the property) is mature and can benefit from thinning. This offers an income stream while the hardwoods continue to further develop into the sawlog veneer product classes.

Soils are well-drained with good site productivity, which is evident from the tall stems and high crown-to-bole ratios. Sugar maple is the major species and, given its above average diameters and considerably high total stems per acre, the property offers a good sugarbush opportunity with roughly 4,000 potential taps.

Average property-wide forest density, as measured in basal area, is 93 ft²/acre, a level representing, on average, fully-stocked conditions. However, the stands containing hemlock are over-stocked. While a host of age classes exist, there is an unusually high percentage of volume in diameters greater than 14" (as measured at breast height). The average sugar maple diameter is roughly 16", while hemlock is 15.5".



Since the 1950's, two ownerships have conducted forest activities on the property. International Paper managed the property, in part, for pulpwood to supply their paper mill in Ticonderoga, New York. Since the late 1990's, the current owner has focused its management on the production of high-quality sawlogs. Silvicultural activity last occurred in 2005 when an overstory remove harvest was conducted on roughly 10 acres (see photo map for location). This area has fully regenerated to a mix of spruce, pine and miscellaneous hardwoods.



Stocking levels and stem quality are well-above average.



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.

TIMBER VALUATION

Gilead Brook Forest

Timber Valuation

Prepared By

FOUNTAINS FORESTRY INCORPORATED

Bethel, Windsor County, Vermont
September 2013116 Acres
116 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value Likely
		Low	High	Likely	
Sawtimber - MBF (International 1/4")					
Sugar Maple	143	380.00	450.00	425.00	61,000
Spruce/Fir	145	100.00	150.00	130.00	18,900
Yellow Birch	47	225.00	280.00	250.00	11,700
Hemlock	163	30.00	75.00	45.00	7,300
White Ash	24	100.00	180.00	160.00	3,900
Red Maple	15	90.00	160.00	140.00	2,100
Red Oak	4	200.00	320.00	275.00	1,100
White Birch	5	100.00	170.00	140.00	700
Basswood	3	40.00	100.00	60.00	200
Pulpwood - Cords					
Hardwood	1,801	10.00	16.00	14.00	25,200
Hemlock	502	4.00	10.00	7.00	3,500
Spruce/Fir	90	3.00	9.00	5.00	500

Totals					
Sawtimber Total	550	MBF			\$106,900
Sawtimber Per Acre	4.743	MBF			\$922
Sawtimber Per Comm. Acre	4.743	MBF			\$922
Cordwood Total	2,393	Cords			\$29,200
Cordwood Per Acre	20.6	Cords			\$252
Cordwood Per Comm. Acre	20.6	Cords			\$252
				Total Per Acre	\$1,173

Total Value	Low	High	Likely
		\$123,000	\$146,000

BASED ON AN AUGUST 2010 INVENTORY CRUISE BY WAGNER FOREST MANAGEMENT

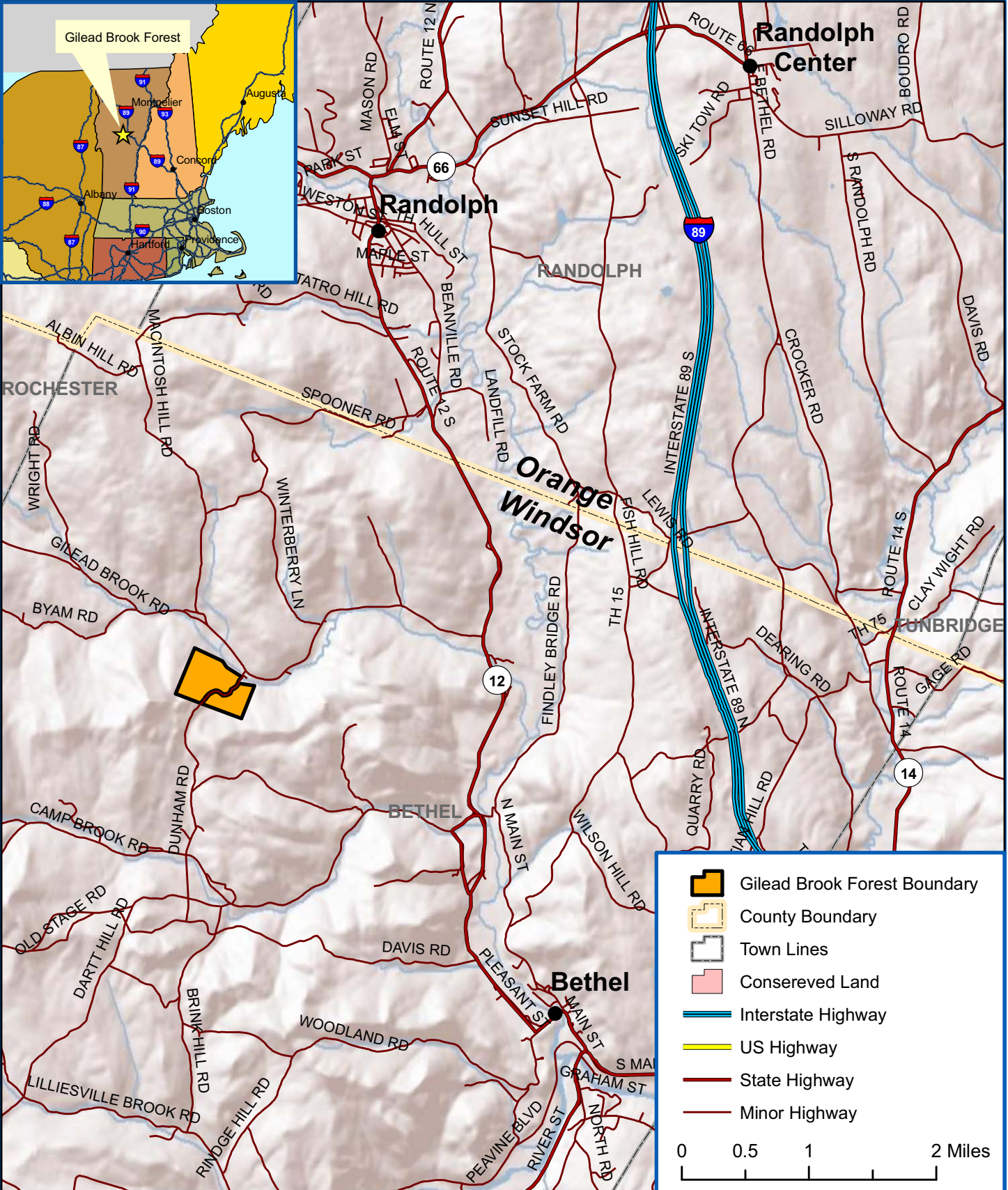
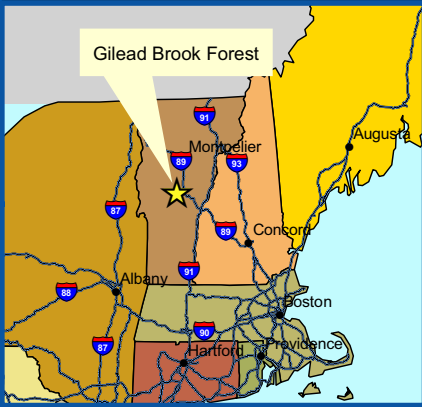
Volumes and Values Adjusted for 2011-13 Growth

The volumes and values reflect estimated total capital value of merchantable timber.

The volumes and values are not a liquidation value.

Prices are averages for the area and are adjusted to reflect, access, quality and operability of the site.

Locus Map Gilead Brook Forest 116 GIS Acres Bethel, Vermont



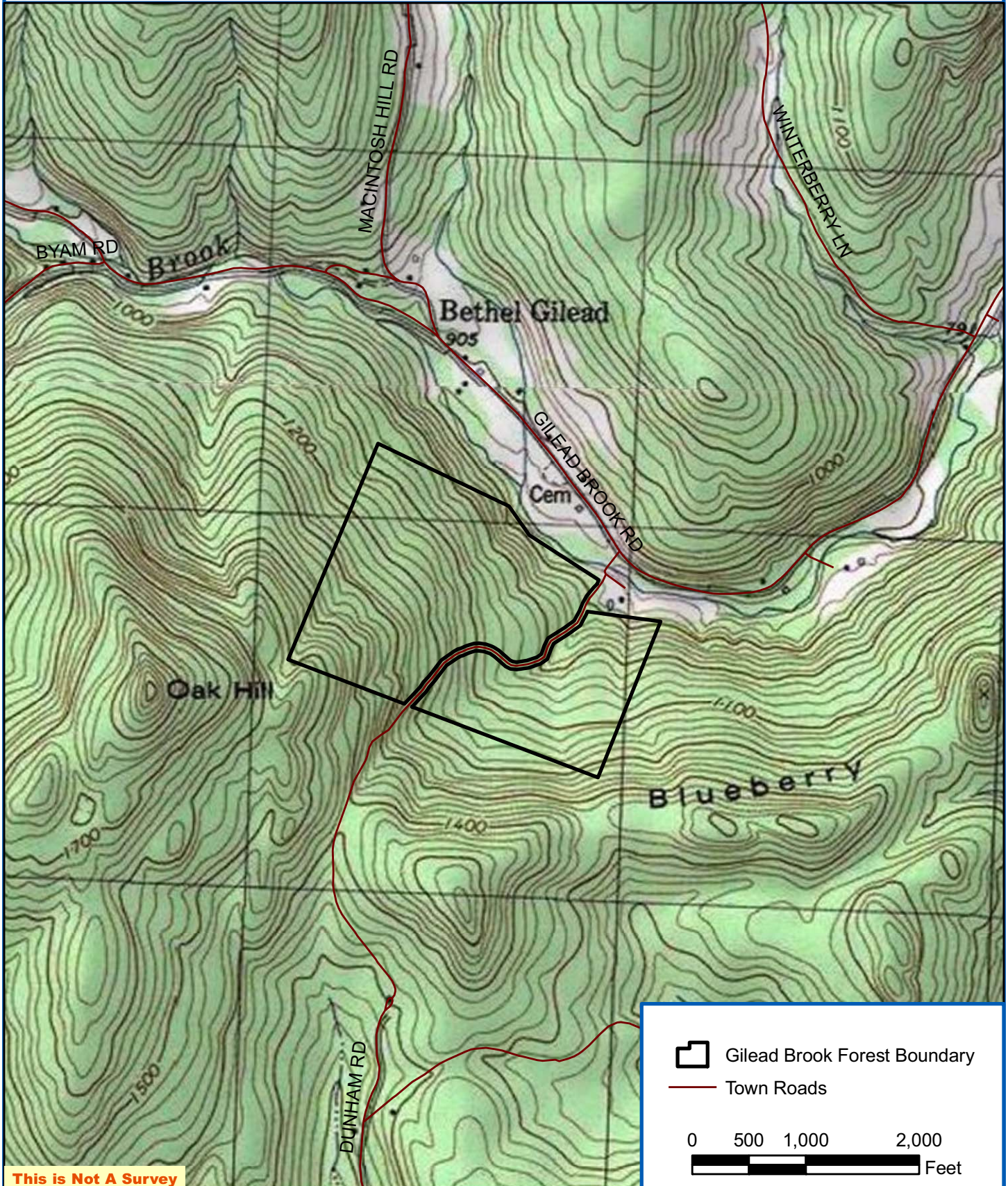


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Bethel, Vermont



This is Not A Survey

Map produced from the best available information including town tax maps, hand held GPS data, 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.

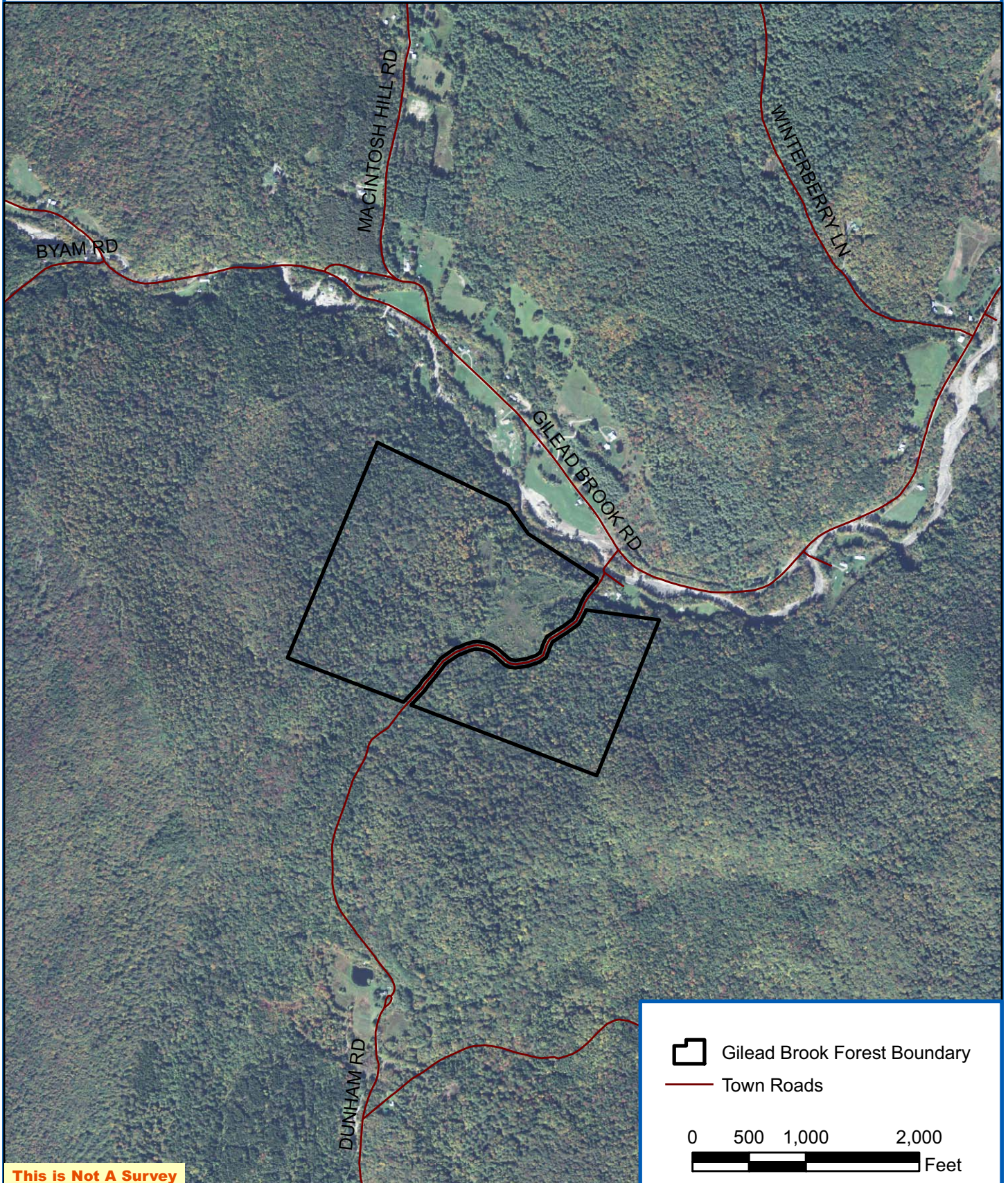


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