

## **NORTHFIELD HILLS FOREST**

**An affordable recreational forest, offering seclusion, an attractive forest, streams, and vernal pools as well as off-grid cabin and long-term timber management options, all within the appealing Central Vermont Region.**



***218.8 Survey Acres  
Northfield, Washington County, Vermont***

**Price: \$134,000**



## LOCATION

Northfield Hills Forest is located in central Vermont in the town of Northfield, where the landscape is dominated by forested mountains and narrow valleys. Scenic rivers flow through the valleys, which are populated by disperse family farms, country homes and small hamlets. Northfield Village, 3 miles east of the property and home to about 6,000 people, is centered around Norwich University. Established in 1819, Norwich is the nation's oldest military college and a major employer and community resource in the region. The 2,000 students in attendance come for the military opportunities as well as the strong civilian curriculum. Northfield is an active community with a strong heritage and features six covered bridges within its borders.

The twin cities of Montpelier, Vermont's capital, and Barre, an historic center of Vermont's granite industry, are located within a 20-minute drive of the property. Together, these communities provide a healthy job market, an active cultural and artistic scene, great scenic beauty and diverse recreational opportunities.

Burlington, Vermont's largest city, is 1 hour to the north, while Boston and Montreal are within a 3-hour drive to the southeast and northwest, respectively. New York City is a 5-hour drive to the south. Interstate 89, 8 miles to the southeast of the property, allows for easy commutes to regional destinations as well as northeastern metropolitan areas.



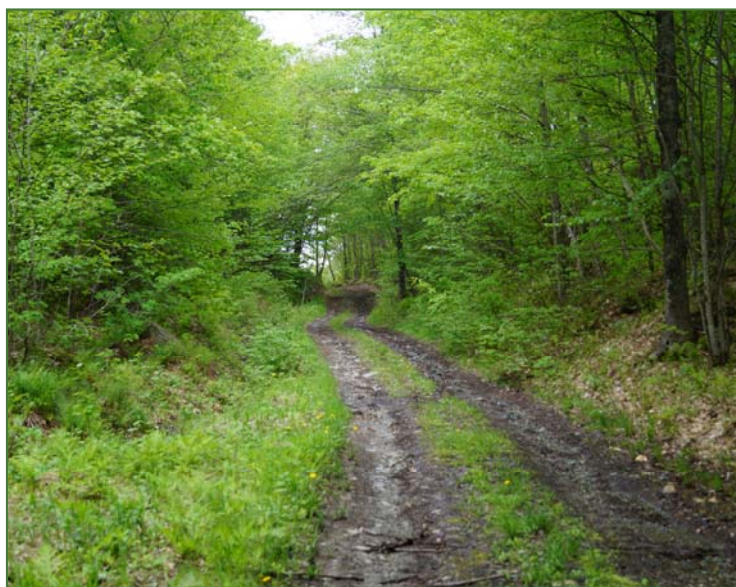
Norwich University is at the heart of the small town of Northfield.

## ACCESS and BOUNDARIES

Access to the property is via a deeded right-of-way (ROW) off Union Brook Road, a paved, town-maintained artery with power. The ROW leaves Union Brook Road 3 miles from where Union Brook Road turns off State Route 12 (via Water Street) in Northfield Village.

Although the first pitch of the ROW is steep, it then climbs steadily but moderately for 2,500 ft until it reaches the property boundary. Once on the property, the road continues for another 2,500 ft until it exits the property in the northwest corner, where a neighbor has a camp. The ROW is an old woods road that has not been maintained in some time. It is passable by 4-wheel-drive, high clearance vehicles.

The property was surveyed in 2013.



The right-of-way is a dirt track leading up to and through the property.



## SITE DESCRIPTION

Northfield Hills Forest lies to the west of Northfield Village in the foothills of the Northfield Range. This north-south range runs from the Winooski River Valley in Berlin to the White River Valley in Stockbridge and separates the Route 12 valley on the east side (where Northfield resides) from the Route 100 valley to the west where Waitsfield, Fayston and Warren are found. The property rises from Union Brook Road with a generally southern aspect. Elevation ranges from 1,100 ft in the eastern drainage to 2,180 ft along the western boundary. Overall, soils are moderately well-drained.

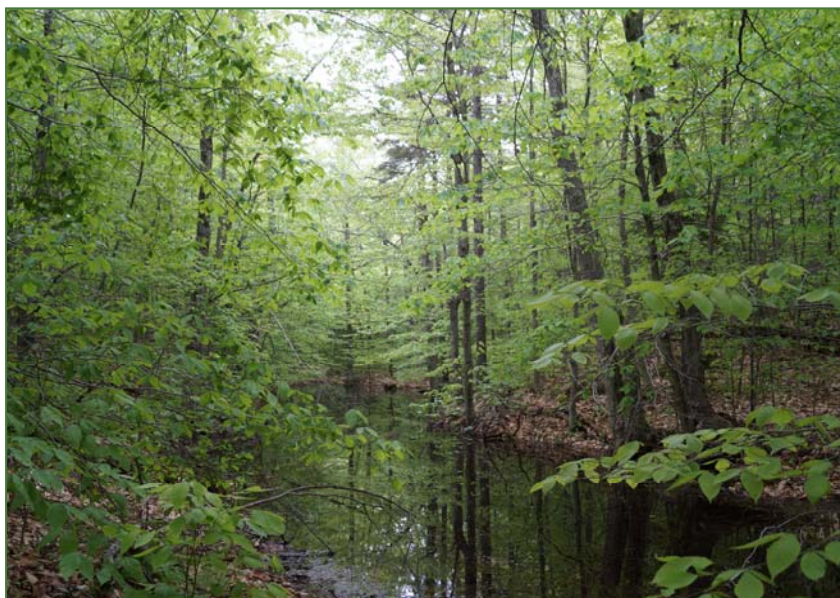
The property can be described as a series of drainages separated by rounded ridges. The ROW on the western side of the property follows a stream drainage into the property. From the upper reaches of the ROW, the terrain rises steeply and sharply, creating an impressive wall of trees and rock outcrops. Heading east from this point, the terrain rises gently to a large, rounded ridge, heads down a moderate slope to another level area, and then falls again to a second stream drainage. North of here is a second rounded ridge from which the terrain drops off to the north. The second stream drainage makes up the eastern portion of the property with moderate slopes.

The property is completely forested with hardwoods predominating. Rock outcrops are common and are aesthetically interesting while providing unique microhabitats and shelter to plants and animals. Also of interest are numerous vernal pools, some of which are quite large. These shallow pools form in depressions when the snow melts and there is too much water to absorb into the ground. Amphibians, such as the Spotted Salamander and Wood Frog, take advantage of these pools to breed.

The property provides a large and secluded spot for recreating and managing timber on a long-term basis. An off-grid cabin could be built, either on a ridge top site with potential, local views or in one of the valleys by a stream.



A steep wall of rocks and trees forms the western boundary of the property.



Several vernal pools form on the property in spring, providing breeding habitat for amphibians.



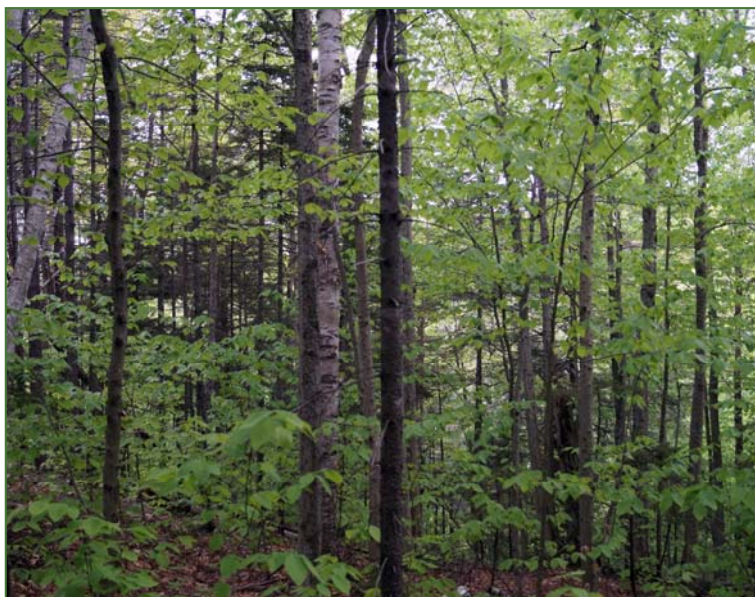
## FOREST RESOURCE

Historically, the property was likely cleared for pasture in the 1800s and later abandoned in the early 1900s. Allowed to regenerate on its own, most of the forest is 90-100 years old. Ground evidence shows that periodic harvesting has occurred in most areas. The most recent harvest was a thinning and patch cutting that occurred about 20 years ago in sections of the land.

The forest, last inventoried in June 2008, is a mixed species forest dominated by sugar maple, beech, red maple, yellow birch, hemlock and spruce. There are also small amounts of red oak, aspen, white ash and black cherry. Overall, the forest is currently adequately stocked. High-quality trees are found throughout the property, but unacceptable growing stock accounts for at least half of the total stocking.

Because of the variable terrain and the ROW road conditions, future silvicultural activity will be logistically challenging. Thinning activity will require smaller scale operations in areas accessed by the ROW. On the eastern section of the property (where terrain slopes away from the ROW), joint thinnings with an adjacent neighbor may be necessary (this appears to be how thinning occurred in the past). The property is rich in wildlife and habitats (stream, snags, cavity trees, etc.) that support them. The property would be ideal for the hunter or nature enthusiast and for those interested in long-term timber management. The State of Vermont has identified a deer yard in the extreme southeastern corner of the property.

A copy of the forest management plan is available on request.



The forest is predominantly northern hardwoods and provides expansive wildlife habitat.



The forest is an interesting and attractive place to explore.

## TAXES, TITLE & ZONING

The property is owned by Mona LeFebvre and three family members. Deeds are recorded in the Northfield Town Clerk's Office in Book 57, Page 67 and in Book 124, Page 59.

Property taxes in 2016 were \$711. The property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program, also known as Current Use. 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. The property is almost wholly contained in the Conservation and Forestry zoning district where single family structures are permitted.

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Fountains Land 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.

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# Locus Map

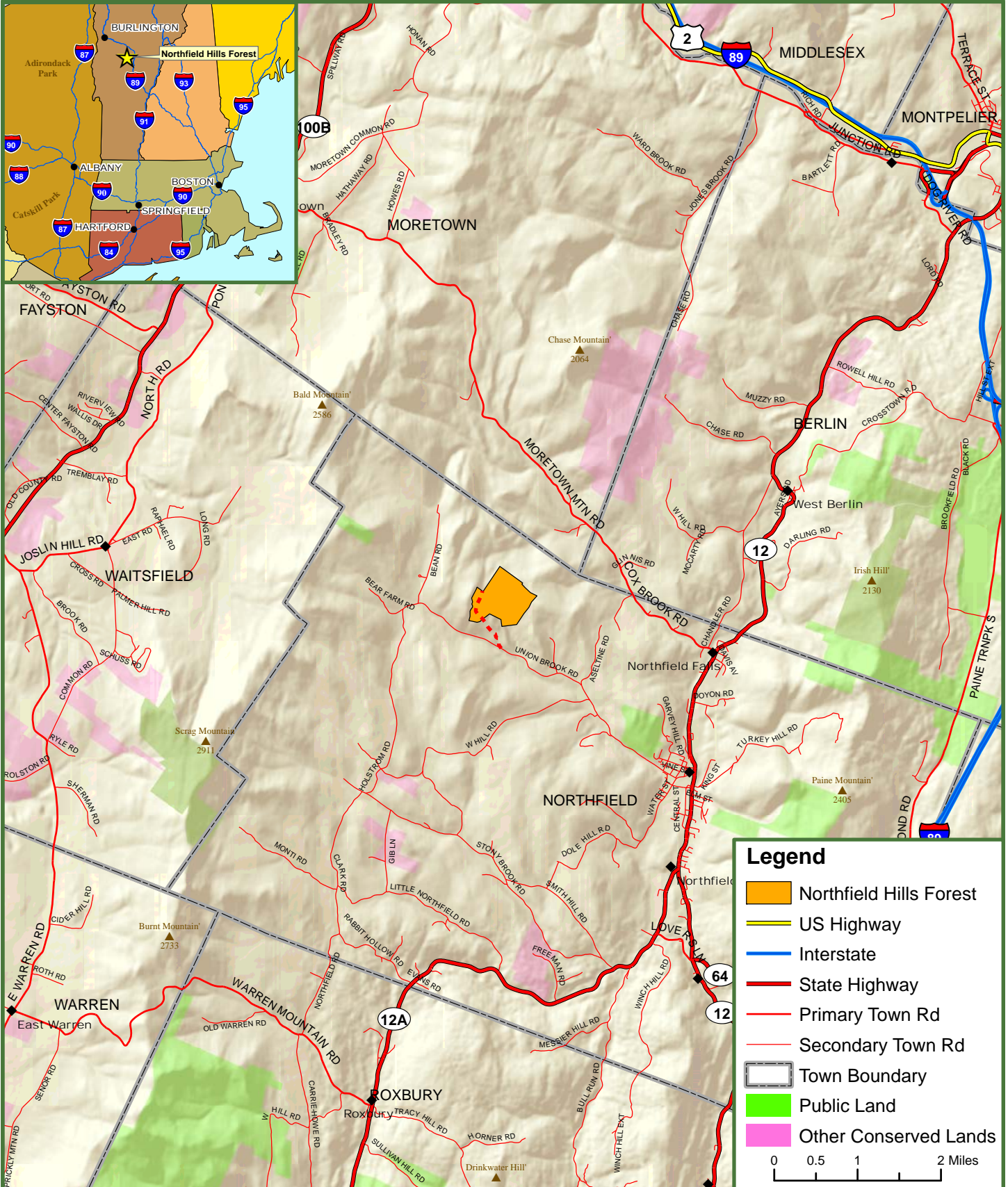
## Northfield Hills Forest

218.8 Survey Acres

### Northfield, Washington County, VT



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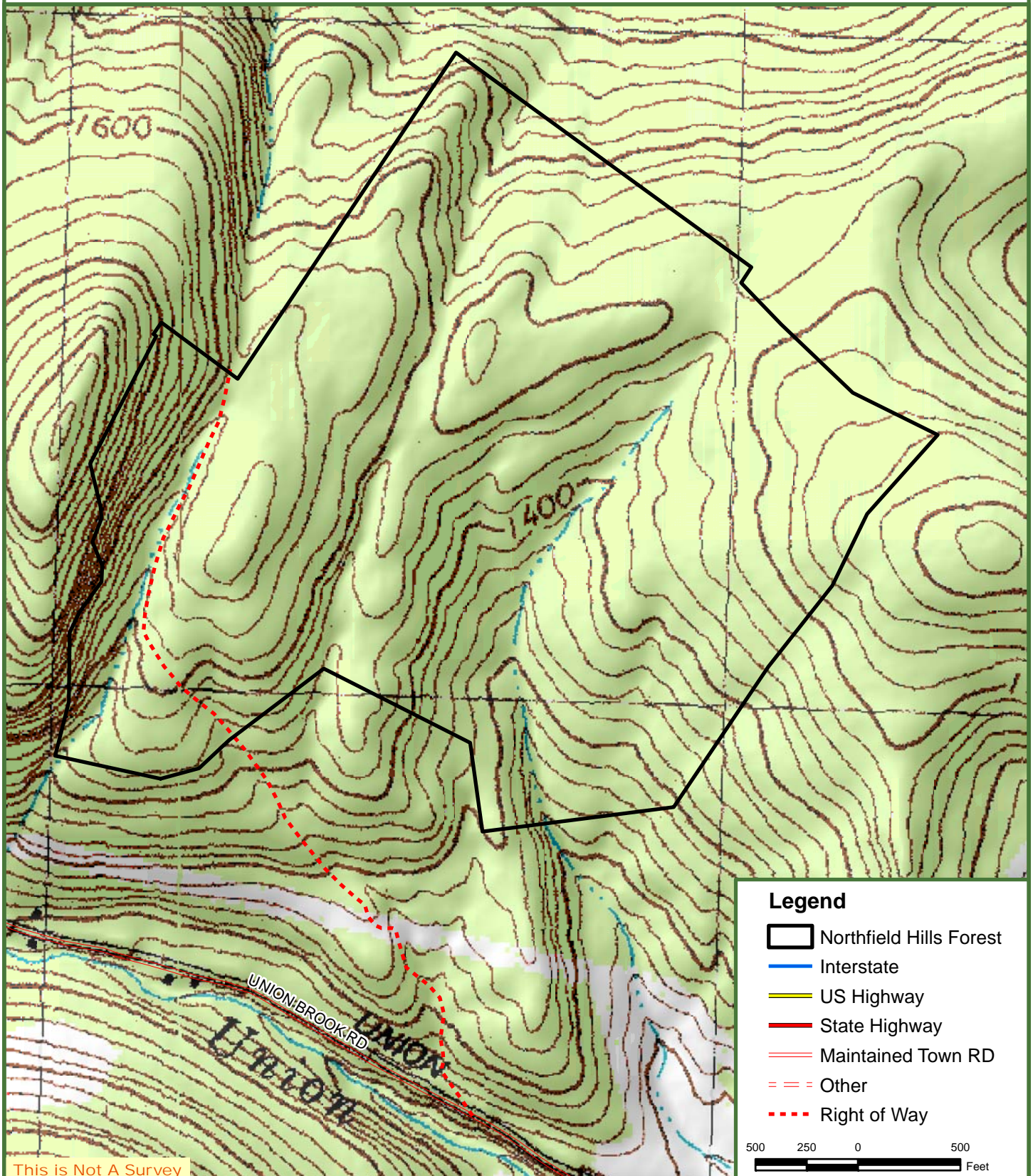
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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





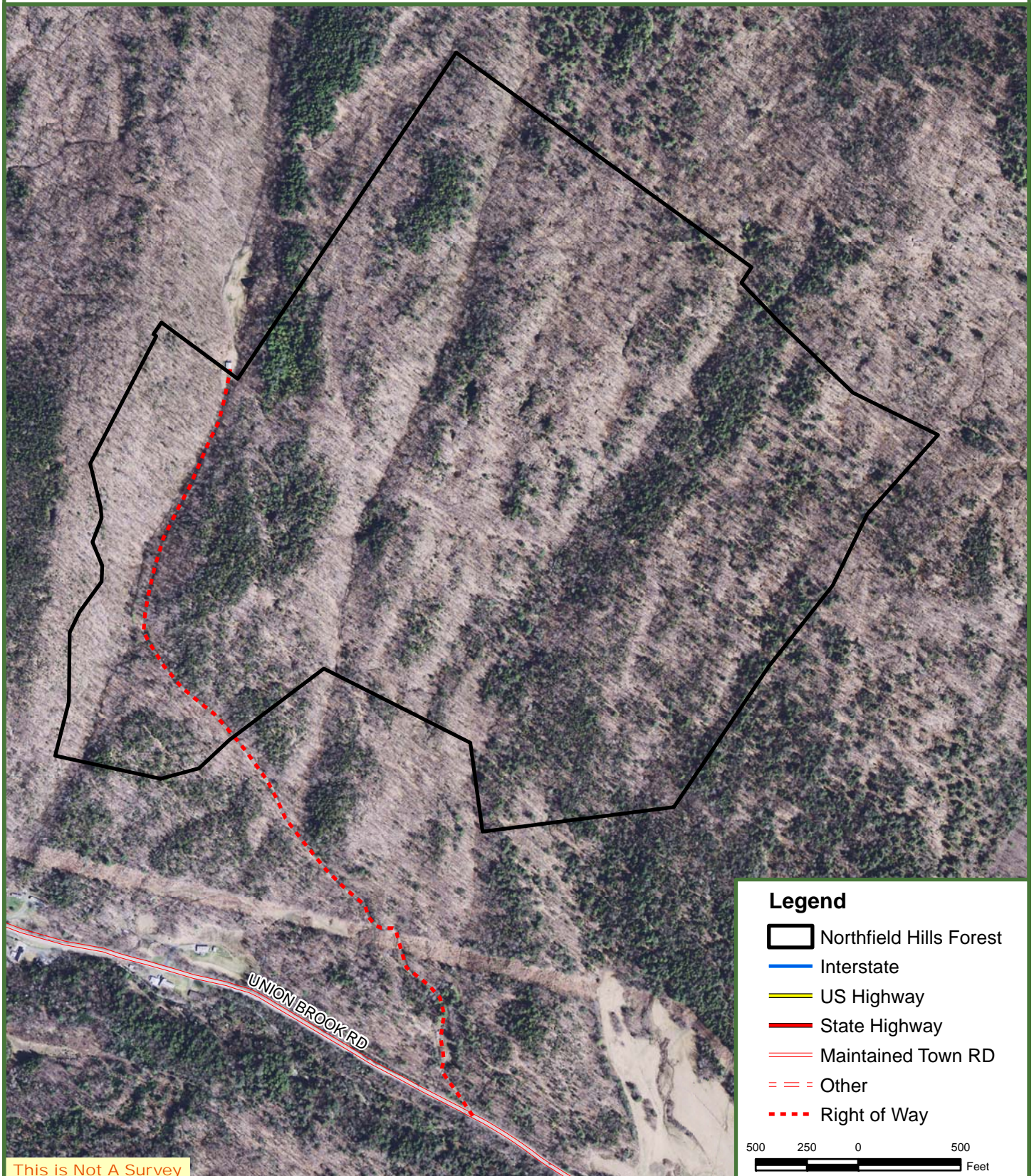
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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

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Signature of Consumer

Date

[ ] Declined to sign