

NORTH LAMOILLE FOREST

With long frontage on the wild and free-flowing North Branch of the Lamoille River, this recreational woodlot is a quiet spot to fish, hunt, establish an off-grid camp and enjoy distant views of the Cold Hollow Mountains.



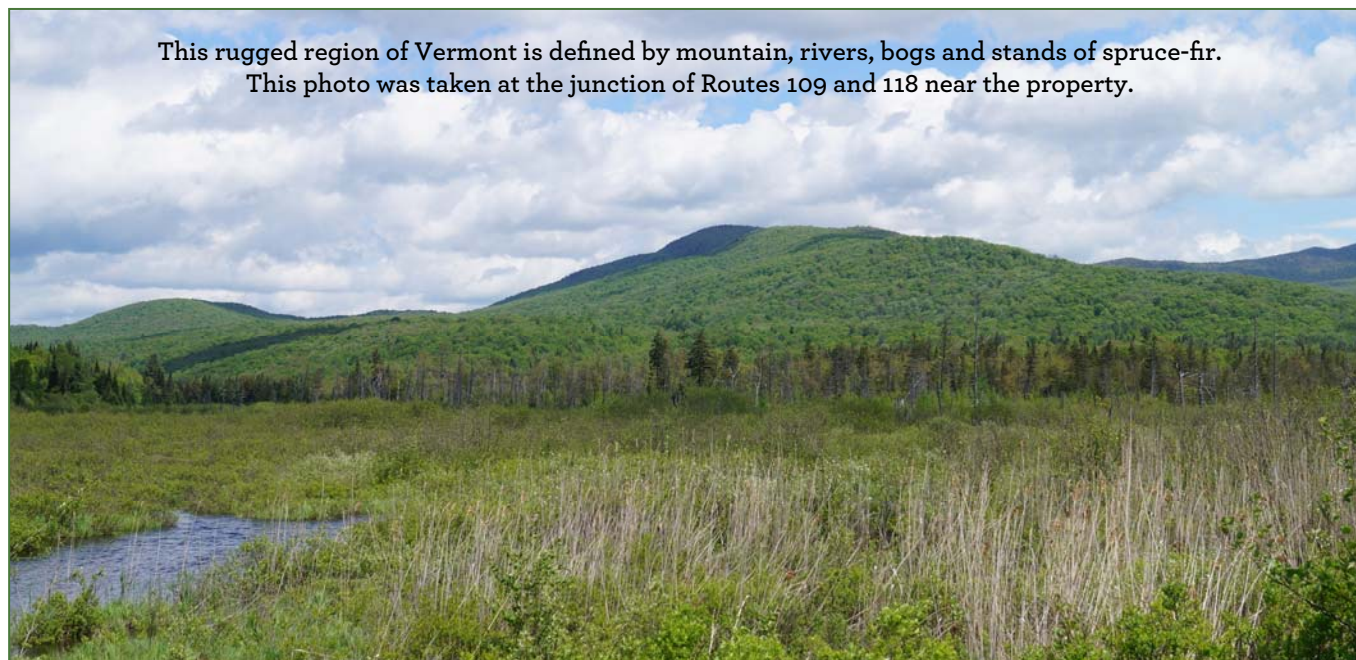
***±160 GIS Acres
Belvidere, Lamoille County, Vermont***

Price: \$130,000

LOCATION

North Lamoille Forest is in a scenic part of northern Vermont, with the Green Mountain Range to the east and the Cold Hollow Mountains to the west. The immediate area is mountainous, rural and mostly forested, punctuated by small villages. Numerous streams and tributaries flow general southward through the area, carving valleys along the way, to join the Lamoille River along Route 15 as it makes its way west to Lake Champlain.

Belvidere is little more than a small hamlet on a rural state highway. Montgomery Center, which has a ski town influence from nearby Jay Peak Resort, is 6 miles to the north. Johnson, Vermont, the largest nearby town is 17 miles to the south and is home to Johnson State College. Burlington, Vermont's largest city, is 56 miles to the southwest while Montreal, Canada, is 81 miles to the northwest.



This rugged region of Vermont is defined by mountain, rivers, bogs and stands of spruce-fir.
 This photo was taken at the junction of Routes 109 and 118 near the property.

ACCESS, BOUNDARIES & ACREAGE

North Lamoille Forest benefits from 2,850 feet of frontage on Bog Road. Bog Road is a dirt, town-maintained road that runs 4.25 miles from the intersection of Routes 109 and 118 in the eastern part of town to Route 109 in Belvidere Center to the west. The road is populated by year-round homes on either end, where there is power. In the center section of the road, where there is no power and where the property is located, scattered, seasonal camps are tucked off the road. Power is 1 mile in either direction from the property boundaries.

Boundaries exist as flagging, paint and pins and are well delineated. The parcel for sale represents all of the land north of Bog Road that is owned by the seller. The acreage is estimated to be 160 GIS acres.



Bog Road is a well-maintained road that can access the property off Route 109 from the east or west.

SITE DESCRIPTION

The highlight of North Lamoille Forest is 4,100 feet of frontage on the North Branch of the Lamoille River. This frontage forms the northern boundary of the property. The river begins just to the east in three tributaries that form in the hills to the north and east of Route 118 and in Mud Pond that lies along Route 118. The branch river then flows east through Belvidere, turning to the south in the western part of town until it joins the Lamoille River in Waterville.

Along the property, the river flows quickly in most places with pools and eddies forming around rocks in the stream bed. Not only is it a highly scenic river, it is also a great fly fishing spot for trout as the water runs cold year-round.

Overall, the property slopes down from the road frontage to the river. The slope is mostly gentle with a few steeper sections. There are also several areas of level ground. Elevations range from 1,082 feet at the river frontage to 1,240 feet at the road frontage.

South of the property and across the road is a hillside slope with a stream running down. As this stream crosses the road and enters the property, the terrain is less defined and the water spreads out, often staying at the surface due to clay soils. As a result, the center of the property is wet, but the majority of the sides are dry. A weekend cabin could be constructed on the property's western side.

The property is primarily forested with several open, wet meadows. These areas will attract deer, moose, certain songbirds and other wildlife. Standing on the large level area in the center of the property, the Cold Hollow Mountains to the northwest are just visible. With clearing, a beautiful view shed could be exposed.

The central meadow where one can undoubtedly spot deer and maybe even a moose.



The river tumbles and flows around large rocks, creating pools, eddies and riffles.



FOREST RESOURCE

The property hosts a classic northern hardwood and mixed softwoods species profile. Dominant species include yellow birch, red maple and spruce-fir, with lesser quantities of sugar maple, white birch, hemlock and black cherry.

A forest management plan from 2010 provides the following information. Stands along the road frontage are even aged at 60-100 years old. In the center of the road frontage (about where the stream from across the road enters the property) there is an old field with rock piles, residual apple trees and some black cherry.

The stand in the center of the property is characterized as mixed softwoods (red spruce, balsam fir and hemlock), with the inclusion of yellow birch and red maple. The stand along the river frontage is northern hardwoods and softwoods including red maple, sugar maple, balsam fir and yellow birch.



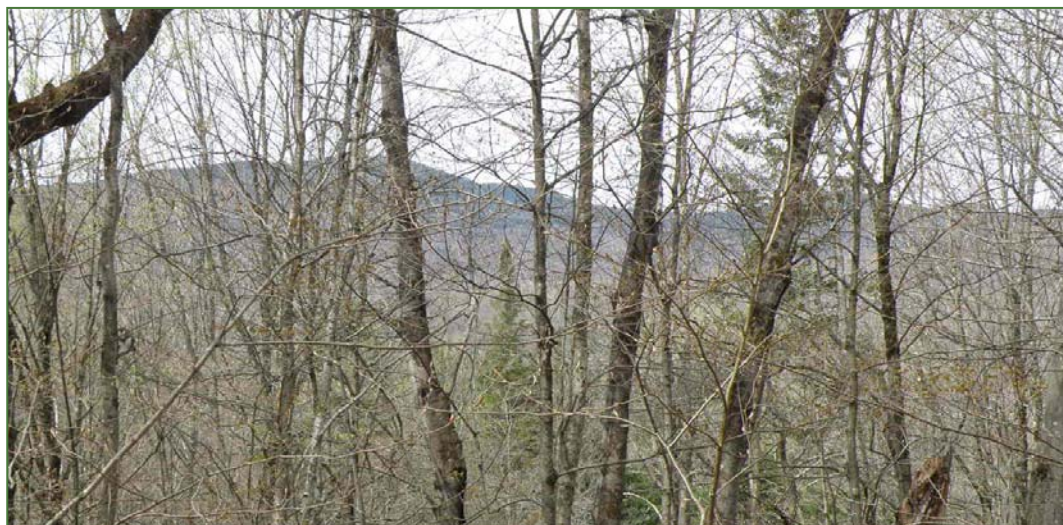
The forest has been managed for at least a decade and is ready for some thinning in the near future.

The management plan calls for various thinnings or selective harvests in 2018. A copy of the management plan is available on request.

TAXES & TITLE

The property is currently part of a larger holding identified by the Town of Belvidere as Parcel #8-008. Upon selling to a new owner, the 160 acres described in this report will become a unique parcel. Property taxes for this 160 acres in 2016 are ESTIMATED to be \$442. 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 owed by the Philip B. Harris Declaration of Trust whose deed is recorded in the Belvidere Land Records in Book 32, Page 78.



Distant views of the Cold Hollow Mountains when the leaves are down.

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.

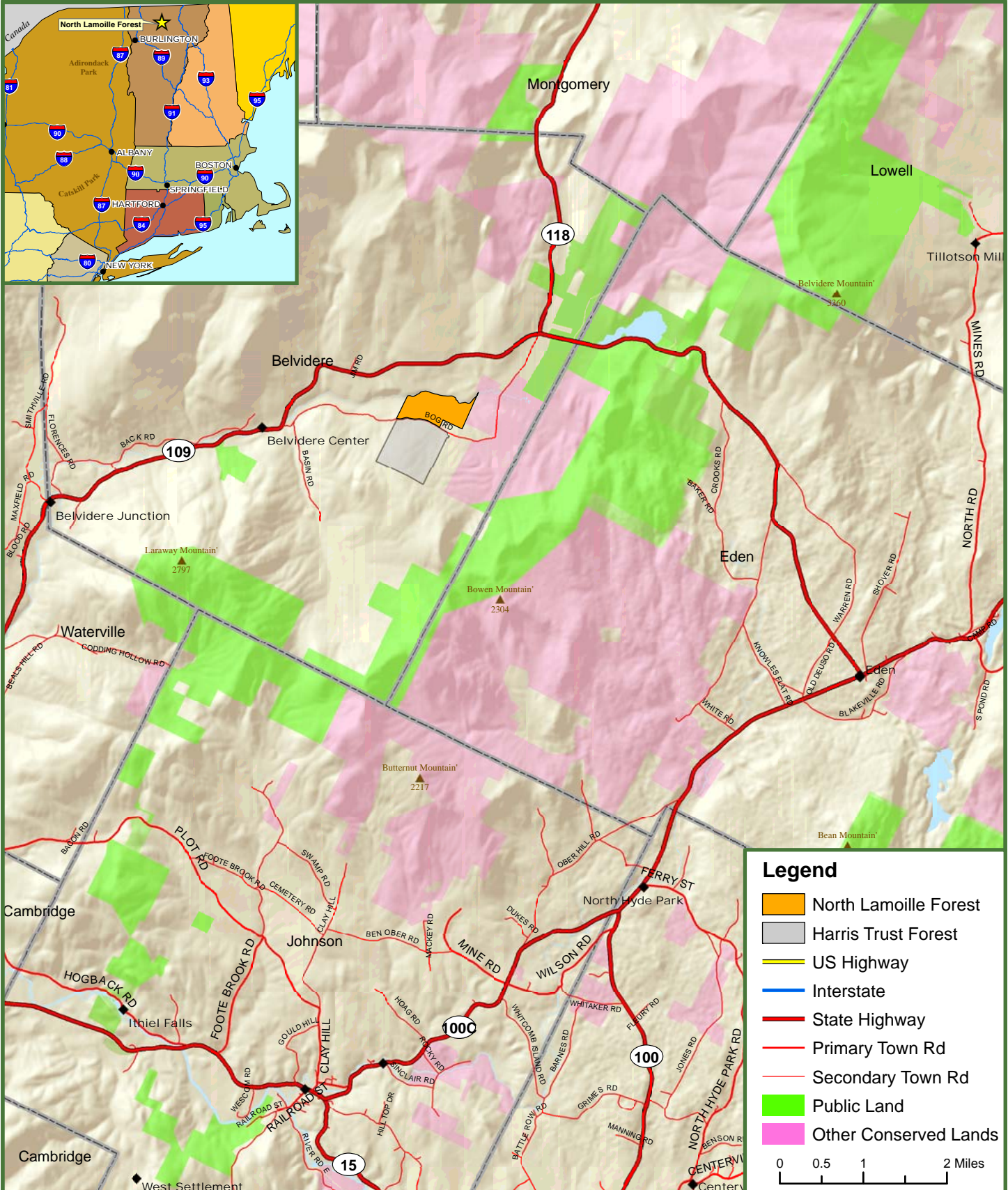
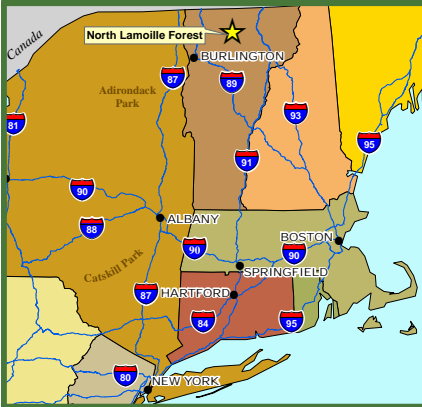


Locus Map North Lamoille Forest

160.0 GIS Acres
Belvidere, Lamoille County, VT



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Legend

- North Lamoille Forest
- Harris Trust Forest
- US Highway
- Interstate
- State Highway
- Primary Town Rd
- Secondary Town Rd
- Public Land
- Other Conserved Lands

0 0.5 1 2 Miles



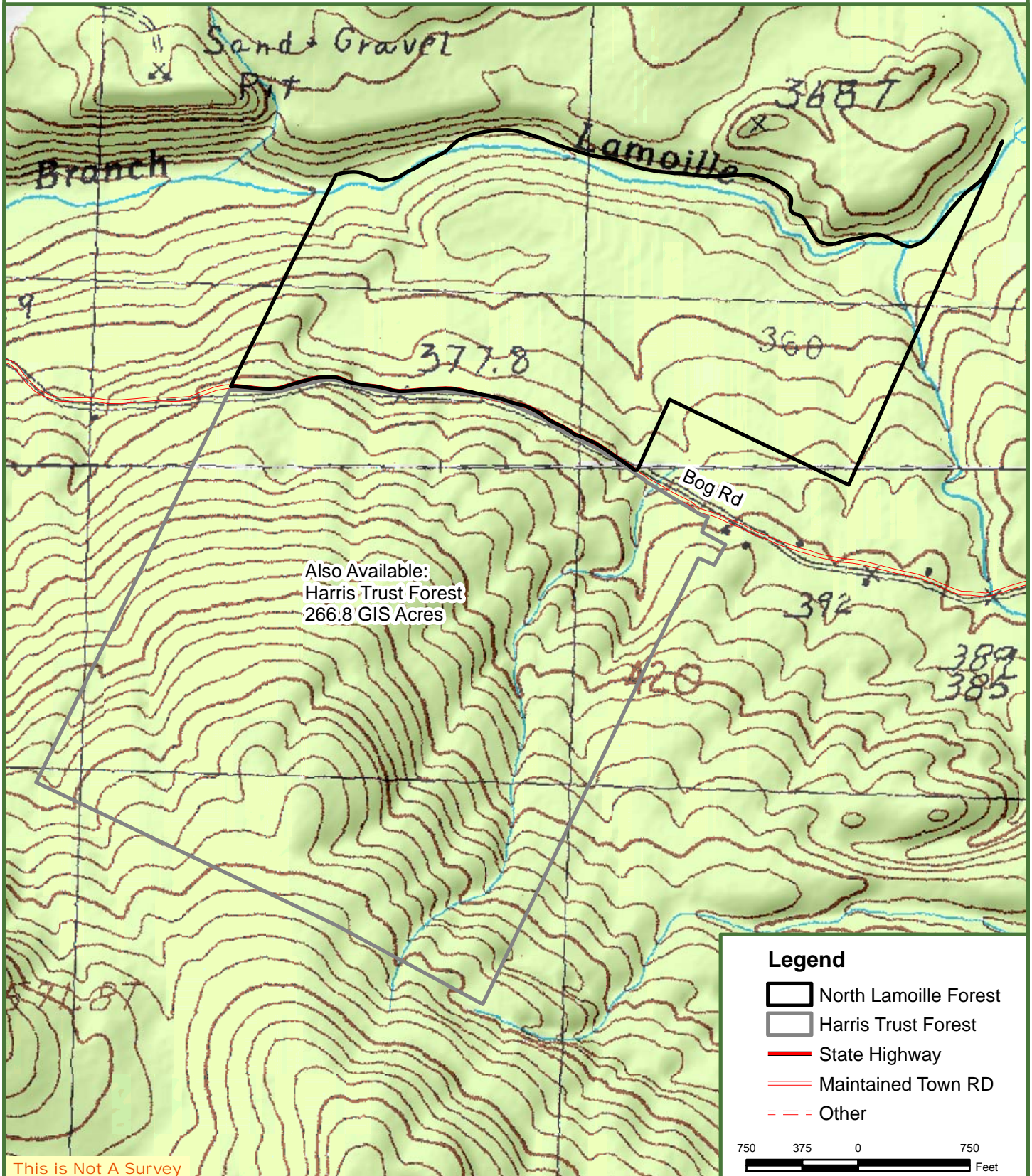
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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



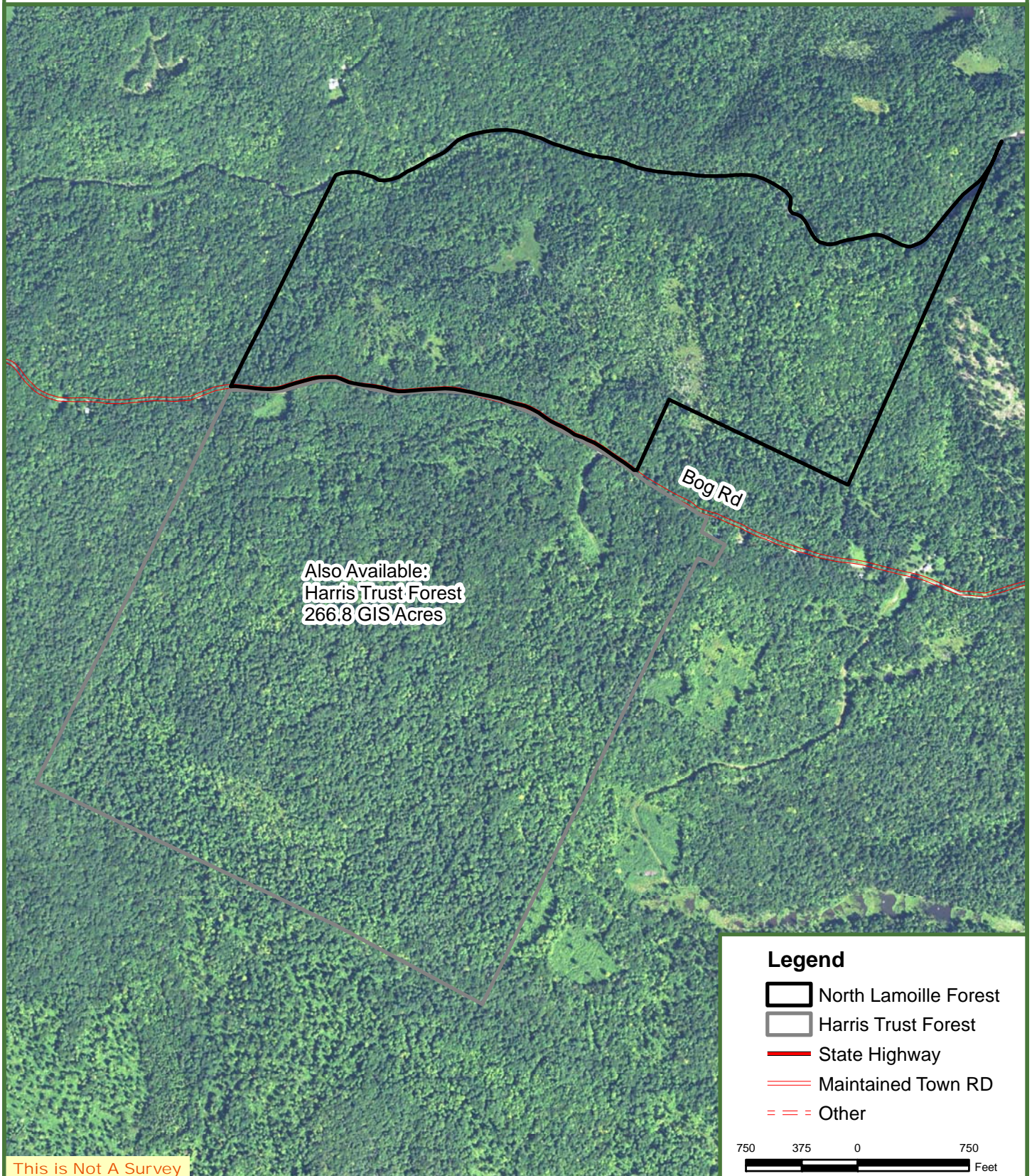
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

Signature of Consumer

Date

[] Declined to sign