

Missisquoi Branch Forest

Thick forest stands, a pristine river, long road frontage and scenic vistas characterize this conserved property offering a prime homesite with an uninterrupted view of Hazen's Notch, one of the regions iconic landmarks.



197 Grand List Acres
Lowell, Orleans County, Vermont

New Price: ~~\$187,000~~ \$150,000

LOCATION

The Forest lies in the northern Vermont town of Lowell, between the Green Mountains, 3 miles to the west, and the Lowell Mountains, 4 miles to the east. This is a rural, mountainous area of the state populated by small hamlets, working forests and scattered farms. The town of Lowell, tucked in the Missisquoi River Valley between the two mountain ranges, is a scenic area with a small hamlet at its center along Route 100, 3 miles to the east of the property. One of region's landmarks is Hazen's Notch, a mountain pass through the Green Mountains, set directly within view of the property. Hazen Notch Road runs through the pass between Sugarloaf Mountain to the north and Haystack Mountain to the south. The pass is open only during non-snow months and is widely considered one of the most scenic roads in northern Vermont.



Hazen's Notch, as viewed from the property with Haystack Mountain to the left and Sugarloaf Mountain to the right.

The main transportation corridor through the area, Route 100, is 3 miles to the east of the property in Lowell Village. This north-south corridor provides access to Newport, the region's largest city 22 miles to the north, and the Jay Peak Ski Resort, 17 miles also to the north. Interstate 91 is 15 miles to the east via Route 58 from Lowell Village, providing easy access to points further south in New England and north in Quebec. Montreal is a 2 hour drive to the northwest and Boston is a 3.5 hour drive to the southeast.

ACCESS

The property benefits from excellent access with nearly 3,000' of road frontage along Hazen Notch Road, a town-maintained, gravel road with electric and telephone services. The private Hoisington Road (aka Bayley Hazen Road) runs through the eastern end of the property for roughly 600', providing access to an old field that overlooks the property's central river valley. The long road frontage provides many potential driveway cuts into the forest and its small fields, facilitating future management, recreational activities and homesite development.



Hazen Notch Road bisects the property providing excellent access to the entire property.

SITE DESCRIPTION

Two notable landscape features define the forest: the river that bisects the land and the highly scenic vistas of the nearby Green Mountains. The un-named river that runs through the land and onto the Missisquoi River in Lowell village, flows just north of the road frontage, coursing its way through the property's open wetland and riparian zone. The river runs clear and offers excellent fishing opportunity and an ideal recreational amenity.

The local mountain vistas from the property's center are dramatic and include an uninterrupted view due west of Hazen's Notch. The view is further enhanced by the inclusion of various peaks along the Green Mountain range including Tillotson Peak to the southwest, Belvedere Mountain to the south, and Buchanan Mountain and Domays Dome to the north.

Terrain within the small old fields near the river and wetland are mostly gently sloping with some level areas. Elevation changes moderately from 1,456' at the property's southern boundary to 1,182' where the river leaves the property along the road frontage. The northern section of the land rises from the river to an elevation of 1,360'.

The conservation easement that covers the land allows for the development of a homestead site. There are several potential sites for the buyer to choose from, each providing scenic views of the nearby mountains and river corridor.

TIMBER

The timber resource has not been managed in decades (thirty to forty years). The previous ownership goals focused on natural forest progression, allowing the forest to develop without intervention. As a result, there is no management plan or recent timber inventory. Field observations indicate a productive forest resource that is overstocked in all areas. Species composition is dominated by softwood species (primarily red spruce and balsam fir), with hardwoods as a subcomponent consisting of the maples, birch, ash, beech and black cherry.

Given the overstocked conditions and tight overstory canopy, undergrowth is quite limited allowing for easy walking conditions and high forest aesthetics. Average per acre volumes are likely 6 MBF and 15 cords (high stocking for the region). Thinning can occur at any time, releasing crop trees, harvesting the mature balsam fir component, and generating income for the ownership.



This branch of the major Missisquoi River flows through a series of wetlands north of the property's road frontage with Tillotson Peak and Haystack Mountain in the backdrop.



A potential housesite south of the road frontage provide views of the Green Mountains and the property's riparian features.

CONSERVATION EASEMENT

The property will be sold subject to a conservation easement which will be held by the Vermont Land Trust (VLT). VLT is the current owner and one of the most respected conservation organizations in the nation. A working forest “partnership” with VLT offers the new owner predictability and cooperation, given the long history and solid reputation this land trust has established regarding the easement lands under its jurisdiction.



Overstocked stands of softwoods characterize the forest resource, pictured here the red spruce and balsam fir stands.

Easement highlights include:

- Most sustainable and traditional forestry/agricultural activities are permitted to support the long-term stewardship of the protected property;
- The property can be posted against public access;
- Silvicultural activities can occur under an approved forest management plan;
- Surface Water Protection Zones (SWPZs), covering the riparian areas adjacent to the river corridor and other streams are protected from forest management and agricultural activities;
- The conservation easement allows for the development of a house site and associated structures.

A copy of the proposed conservation easement is available upon request.

TAX, TITLE and BOUNDARY INFORMATION

Annual property taxes are \$2,675.02. The property is NOT enrolled in the State of Vermont’s Use Value Appraisal (UVA) program, a program that can significantly reduce property taxes in exchange for good forest management. The property is owned by Vermont Land Trust. Boundaries appear to be secure in the field; however, evidence is difficult to locate. The property was surveyed in 1980, 1981 and 1987.



Hazen’s Notch as viewed from the property.

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

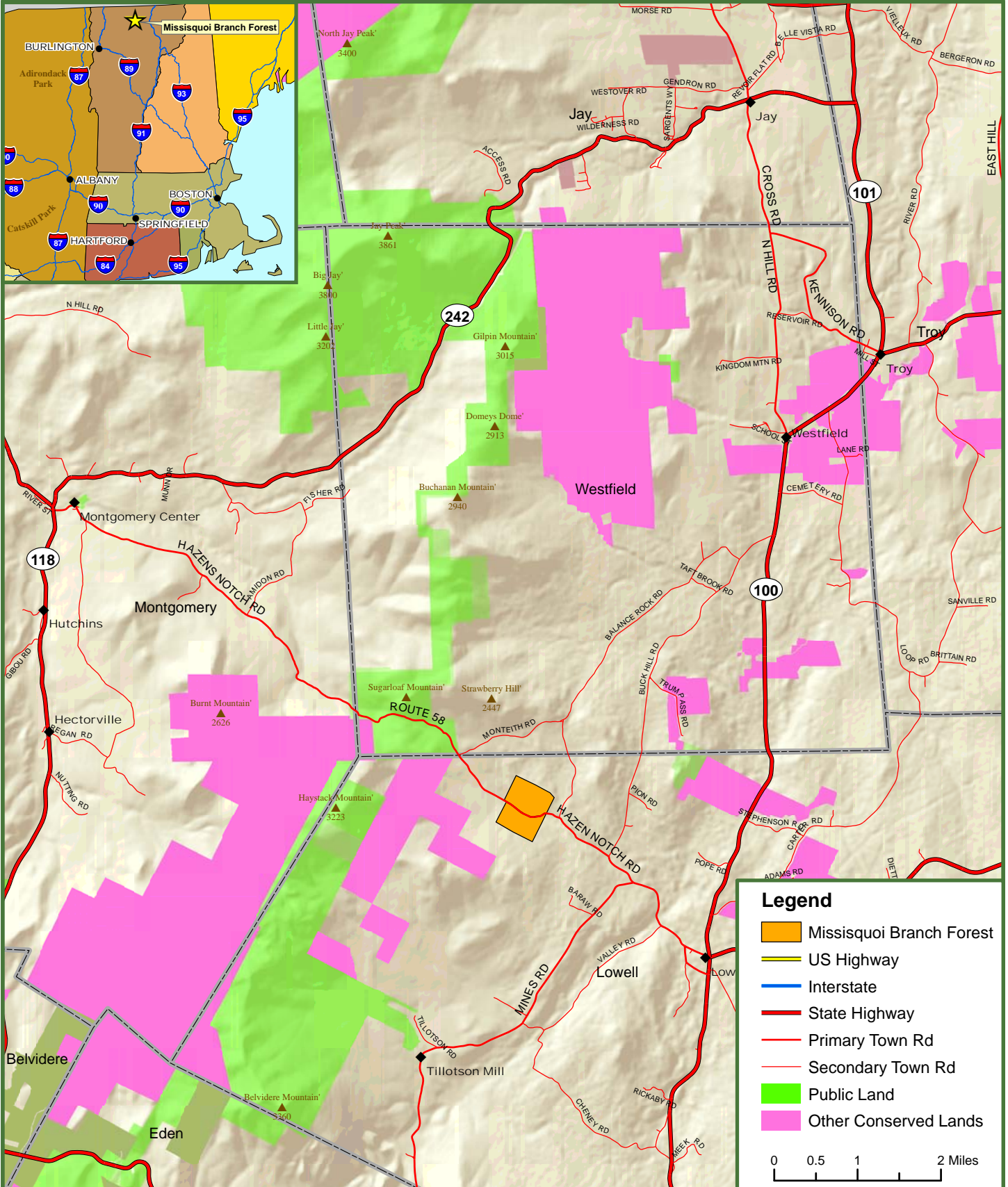
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197.2 Grand List Acres

Lowell, Orleans County, VT



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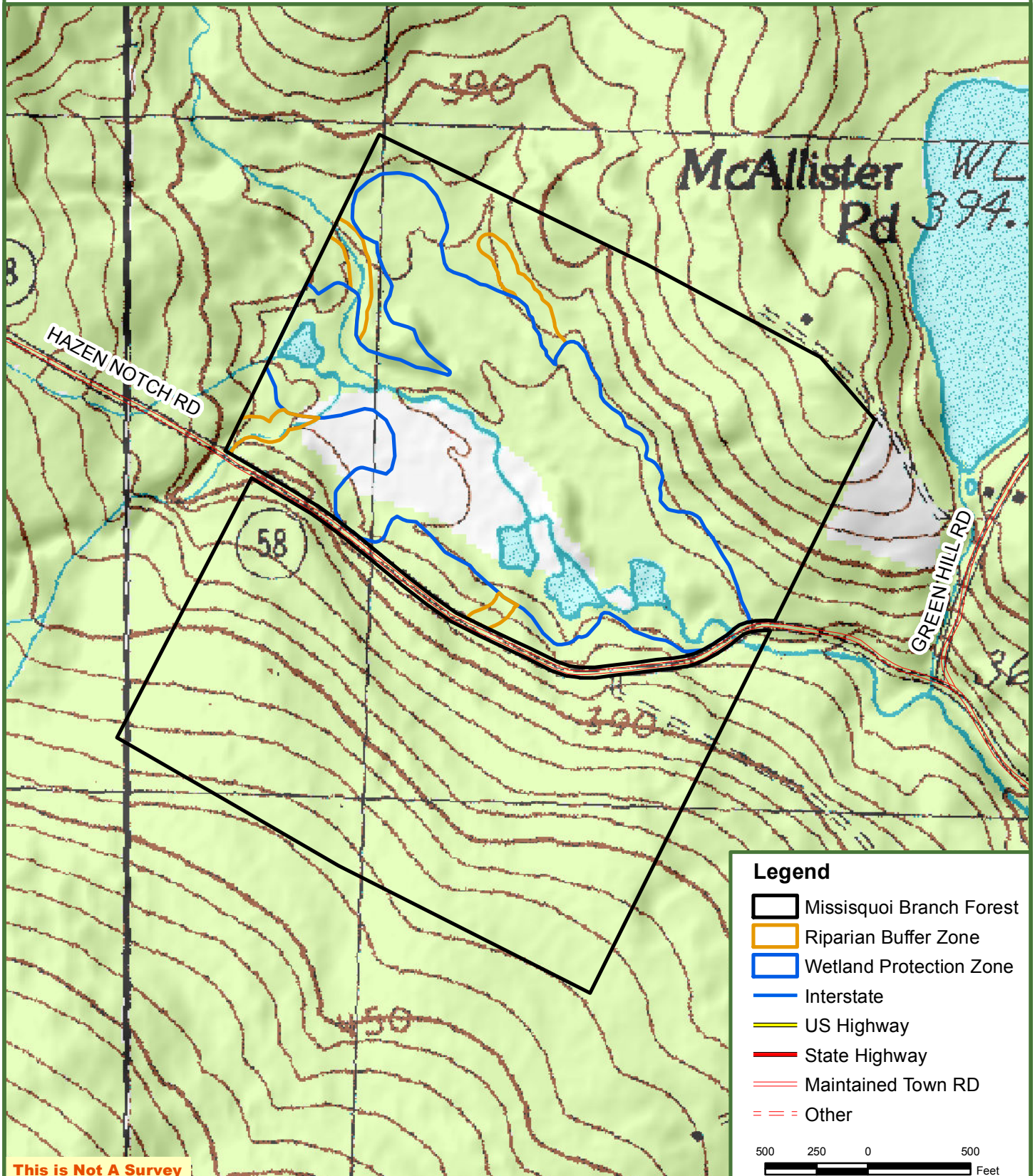
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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



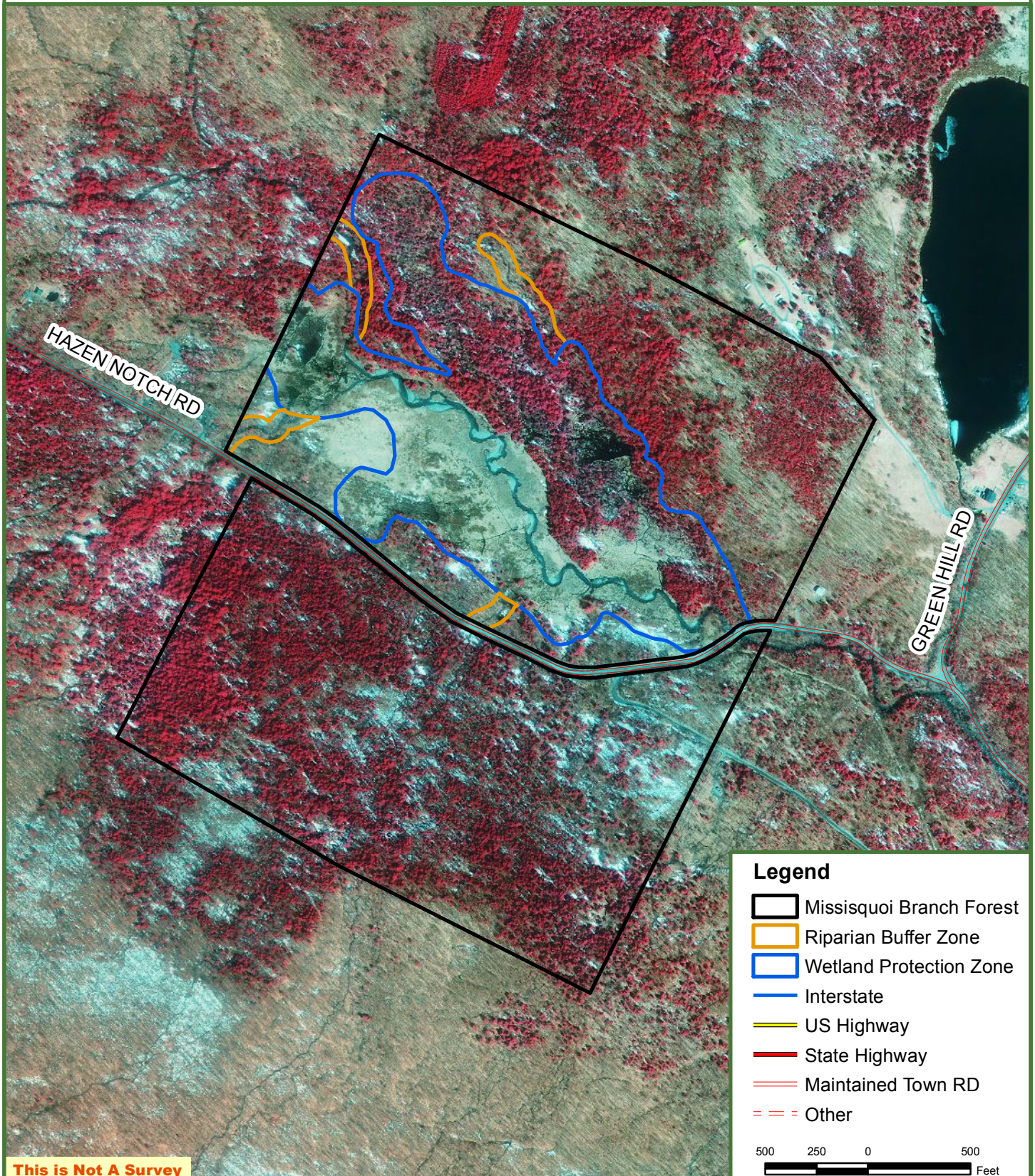
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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
Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Michael Tragner
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