

## **PACIFIC BROOK FOREST**

**A Vermont forest offering end-of-the-road privacy, outstanding views, level meadows, cascading waterfalls, existing buildings, and a prime timber resource well-suited to long term appreciation as well as sugarbush conversion.**



**668± GIS Acres**  
**Montgomery, Franklin County, Vermont**

**Price: \$799,000**



## PROPERTY OVERVIEW

While the Pacific Brook Forest holds exceptional homestead estate attributes, it also offers a valuable timber resource providing an alternative investment option. Sugarbush operators will also find much of this resource well-suited as a potential sugarbush operation.

Property highlights:

- Standing timber value of \$594,000;
- End-of-the-road privacy with existing structures, meadows, sweeping mountain views, and several cascading waterfalls;
- Gross potential taps estimated at 27,000.



## LOCATION

Pacific Brook Forest is in one of the most scenic parts of northern Vermont, adjacent to the spine of the Green Mountain Range. From the property's meadows the nearby visible mountaintops include Jay, Burnt, Haystack and Tillotson Peaks (these adjacent lands are protected from future development). To the west the entire Cold Hollow Range unfolds above the Route 118 valley. This spectacular viewshed is virtually unspoiled and private.

The majority of forest acreage supports northern hardwoods (primarily the maples, yellow birch and ash) across varying age classes.

While the location is rural, it is just a 4 mile drive to Montgomery Center, a charming small village whose various B&Bs host many of the skiers from nearby Jay Peak Ski Resort (12 miles from the property). Morrisville is the largest nearby community, 23 miles to the south. Regional larger cities include Boston (3.75 hours drive) and Montreal, Canada (1.75 hours drive). Burlington International Airport is a 1.25-hour drive to the southwest.

Adjacent to the land is the Green Mountain Range, with Haystack and Tillotson Peaks in view. Pictured are the property meadows next to the old homestead looking east to the adjacent protected lands





## ACCESS

The property is at the end of Nutting Farm Road, a town-maintained road which originates from Route 118 and runs 0.4 miles to the property boundary. The road then continues along the property boundary for 0.2 miles, ending entirely within the property at the western part of the land.

Located at the end of this town road and well away from any other homesteads, privacy and lack of any road noise creates a serene retreat with extensive solitude. Electric power and phone service also end on the property and are connected to the sugarhouse and old homestead.

## TAXES, ACREAGE, TITLE

Municipal property taxes in 2017 were \$13,820. While the property has a State of Vermont Use Value Appraisal (UVA) program lien on the title, no tax abatement is currently realized given a disqualifying event in 2013. It is understood that the property can now qualify for the UVA program and full enrollment can be reactivated upon submission of a new management plan and associated forms.

Town Grand List acreage is 590, while GIS acreage is calculated to be ±668. The timber data in this report is based on the GIS acreage, which is believed to be a more accurate representation of the property's acreage.

The property is owned by Nutting Farm LLC and the deed is recorded in the Montgomery Land Records.



The town road ends just at the gate to the house driveway pictured at center.



Jay Peak to the northeast as seen from the property.



The property meadows with sweeping views to the west of the Cold Hollow Range.



## SITE DESCRIPTION & OLD HOMESTEAD

One of the property's greatest assets is the 20± acres of meadows at the end of Nutting Farm Road. Big views, level terrain and privacy characterize this setting.

At the back end of the meadow sits the old homestead, which has more recently been used by the ownership during weekend visits. Given its lack of maintenance, this structure is suitable for camp use; it is questionable whether it can easily be upgraded to be used as a home. It is understood from the ownership that a drilled well serves as the water source and the septic system was upgraded in 2009.

The property is named after Pacific Brook that defines much of the land's northern boundary. The brook's headwaters arise from the nearby Green Mountain peaks, with the clear-running, boulder-strewn brook flowing swiftly downhill, creating deep pools, cascading falls and two narrow gorges where the water barrels through narrow rock formations.

Topography is variable with most of the land containing gentle slopes (especially the western half). Moderate to steep terrain exists at the southeastern end, where a small peak rises near the boundary. Elevation ranges from 905' where the brook leaves the land to 2,083'. A western aspect primarily prevails. Soil productivity and drainage is generally good, excepting the more level areas south of Pacific Brook where soil drainage is compromised.



Cold Hollow Range as seen from the southern meadow.



Old house at the end of the town road with Tillotson Peak in the background.



One of four falls and deep pools along Pacific Brook.

## TIMBER RESOURCE

Timber data in this report are based on a comprehensive and monumented timber inventory conducted in July of 2017 for the purpose of establishing Capital Timber Value (CTV) and estimating potential sugarbush taps. 96 inventory points were sampled (1 plot per 6.7 forested acres), covering a 541' X 541' grid using a 15-factor prism. Sampling statistics are  $\pm 23.2\%$  standard error for sawlog products and  $\pm 11.9\%$  for all products combined at the 95% confidence interval. The timber data reveal a total sawlog volume of 2,366 MBF International  $\frac{1}{4}$ " scale (3.6 MBF/acre), with 10,796 pulpwood cords (16.7 cords/acre). Combined total commercial per acre volume is 24 cords, a figure about average for the region. Stumpage values were assigned to the volumes in August of 2017, producing a property-wide Capital Timber Value (CTV) of \$593,900 (\$889/total acre). See the Timber Valuation in this report for details.

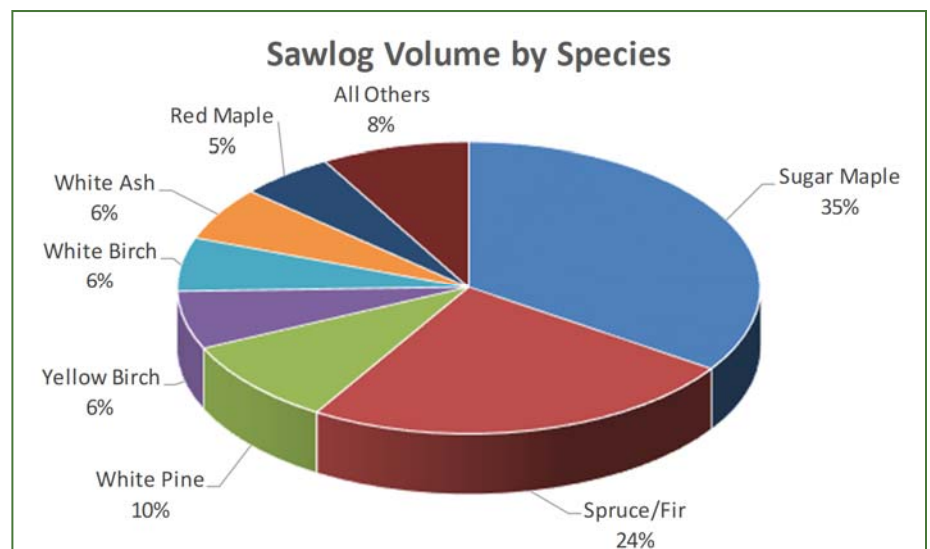
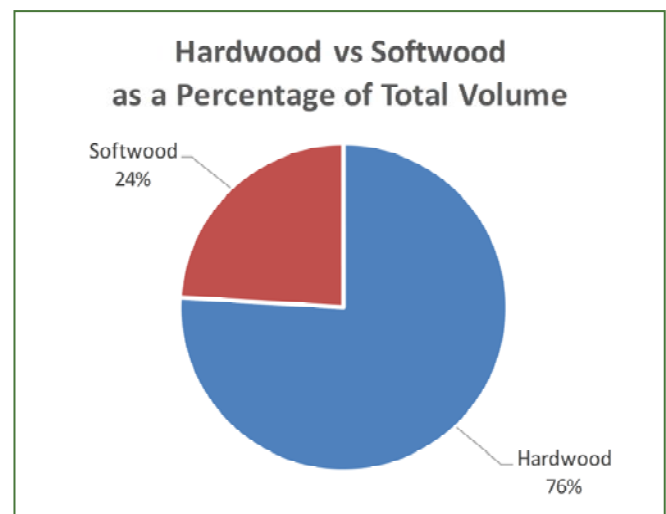


**Mid-slope hardwood stand dominated by sugar maple poles and sawlog stems with fully stocked conditions.**

### Species Composition:

The species composition is dominated by hardwoods (76%), with softwoods holding the balance (24%). Species composition for all products combined offers a diverse mix and is led by sugar maple (31%) with the primary other species consisting of red maple (13%), spruce/fir (11%), yellow/white birch (14%), hemlock (8%) and common associates (such as ash, pine beech and other miscellaneous species) holding the balance.

The sawlog volume breakdown is slightly different with spruce/fir and pine holding a notable percentage of the sawlogs (see graphic to right).





## TIMBER RESOURCE (continued)

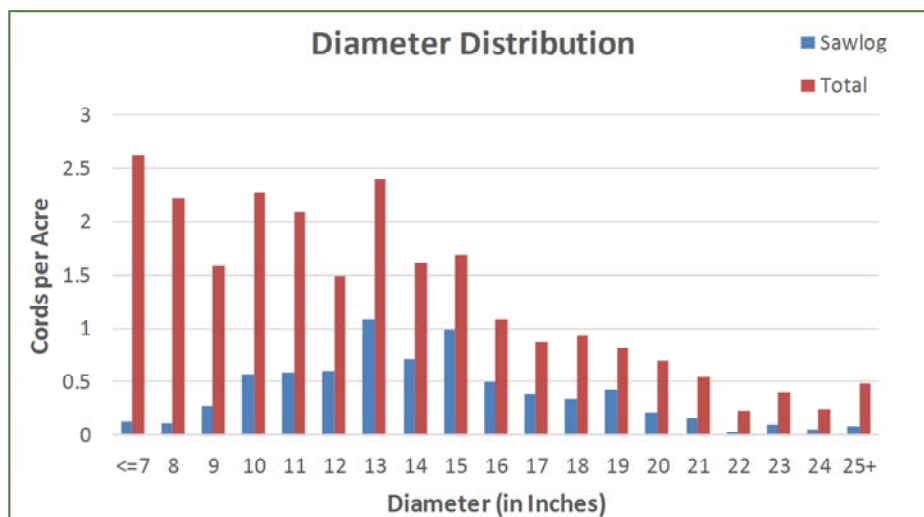
### Sawlog Value/ Thinning History:

Sawlog value is largely dominated by sugar maple (52%) and spruce/fir (18%), with many of the other major species holding much smaller but relatively equal values.

Since the tenure of the current owner began in 1958, thinning activity has been limited until 2011-13 when most of the property was treated by thinnings, removal of some planted pine stands, and a regeneration harvest at the property's north-central end.

### Diameter Distribution:

Average diameter for all products combined is 12.5", while the average sawlog diameter is 14". The diameter distribution indicates multiple age classes, including a 35-40 year old age class that has resulted from natural regrowth from former fields located east of the existing meadows (an area that occupies the most gentle sloping forested area). Average sugar maple sawlog diameter is 15".



### Stocking and Stem Quality:

Aside from recent overstory removal cuts, forest density is generally represented by fully-stocked stands. The average Basal Area (BA) is 93.3 ft<sup>2</sup> on 186 stems/acre. Stem quality is quite good but variable. Acceptable Growing Stock BA is 48.4. The forest is currently in a free-to-grow state with no thinning activity required for 10 or more years.



Pacific Brook is lined with large boulders, seen here between the many falls and narrow gorges.



Most of the pine sawlogs exist in plantations such as the one pictured, which was thinned in 2012.

## SUGARBUSH OPPORTUNITY

The property offers a sugarbush opportunity on some of its acreage. All of the land slopes directly towards the road access point where electric power and the existing sugarhouse are located. The 2017 timber inventory data indicate a property-wide potential tap count of 27,475, with roughly 69% of the taps from sugar maple and the balance from red maple. Trees 9" and greater were considered, providing an average of 42 taps/acre covering all acres. Where sugarbush potential is likely, the average taps per acre is closer to  $\pm 55$ /acre. Also, the timber data indicate an additional 27,000 taps may become available in the coming decades from the maple resource within the 5-8" diameter class.

Details of the recent June 2017 timber inventory are available upon request.

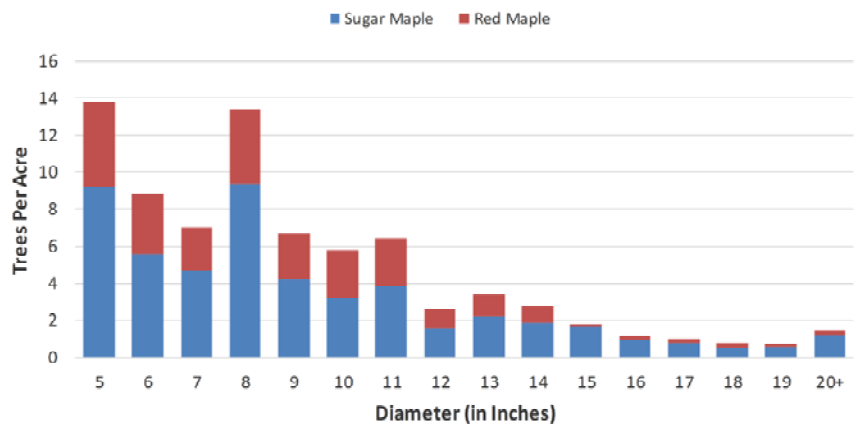
The current ownership established a small scale sugarbush operation when they constructed a 12' x 26' sap house in 2012. The structure has a cement floor with separate sap collection and boiling areas. The sugarbush operation had sap lines laid out covering roughly  $\pm 2,000$  taps. The sap lines remain in the woods and have not been maintained since installation.

The sugarhouse was built in 2012 on a concrete slab and is connected to electric power.

### Tap Estimate from Timber Data

Commercial Acres			648
DBH Class	Stems/ac	Taps/stem	Total Taps
9-14"	27.6	1	27.6
15-20"	5.9	2	11.8
>21"	1.0	3	3.0
Total Taps/ac			42.4
Total Taps			27,475

Sawlog Trees Per Acre - Red Maple and Sugar Maple



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.



## Pacific Brook Forest

### Timber Valuation

Prepared By

**F&W FORESTRY SERVICES, INCORPORATED**

Montgomery, Franklin County, Vermont  
August 2017

668 GIS Acres  
648 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value Likely
		Low	High	Likely	
<b><i>Sawtimber - MBF (International 1/4")</i></b>					
Sugar Maple	574	300.00	450.00	385.00	<b>220,800</b>
Spruce/Fir	573	110.00	150.00	135.00	<b>77,400</b>
Yellow Birch	132	225.00	325.00	300.00	<b>39,700</b>
White Ash	111	150.00	300.00	250.00	<b>27,900</b>
White Pine	194	100.00	150.00	130.00	<b>25,200</b>
Sugar Maple Pallet	238	70.00	125.00	90.00	<b>21,400</b>
Red Maple	86	140.00	225.00	175.00	<b>15,100</b>
Pallet / Grade 3	184	40.00	80.00	60.00	<b>11,000</b>
White Birch	60	75.00	150.00	100.00	<b>6,000</b>
Hemlock	91	30.00	60.00	50.00	<b>4,600</b>
White Birch Veneer	7	500.00	750.00	600.00	<b>4,400</b>
Black Cherry	9	200.00	300.00	275.00	<b>2,500</b>
Aspen	26	30.00	60.00	50.00	<b>1,300</b>
Yellow Birch Pallet	18	45.00	85.00	65.00	<b>1,200</b>
Beech	14	30.00	100.00	80.00	<b>1,100</b>
White Pine Pallet	28	15.00	30.00	20.00	<b>600</b>
Basswood	11	30.00	60.00	50.00	<b>600</b>
Elm	8	30.00	60.00	50.00	<b>400</b>
<b><i>Pulpwood - Cords</i></b>					
Hardwoods	8,843	10.00	16.00	14.00	<b>123,800</b>
Hemlock	1,002	4.00	7.00	5.00	<b>5,000</b>
Spruce/Fir	542	4.00	7.00	5.00	<b>2,700</b>
Pine	409	2.00	5.00	3.00	<b>1,200</b>

<b>Totals</b>				
Sawtimber Total	2,366 MBF			\$461,200
Sawtimber Per Acre	3.541 MBF			\$690
Sawtimber Per Comm Acre	3.652 MBF			\$712
Cordwood Total	10,796 Cords			\$132,700
Cordwood Per Acre	16.2 Cords			\$199
Cordwood Per Comm Acre	16.7 Cords			\$205
Total Per Acre				\$889

<b>Total Value</b>	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$521,000	\$646,000	\$593,900

BASED ON JULY 2017 INVENTORY CRUISE BY F&W FORESTRY SERVICES, INC.

96 15 BAF inventory plots were taken on a 541' x 541' grid

The cruise resulted in a statistical error of ±23.2% for sawlog products and ±11.9% for all products combined at the 95% Confidence Level

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

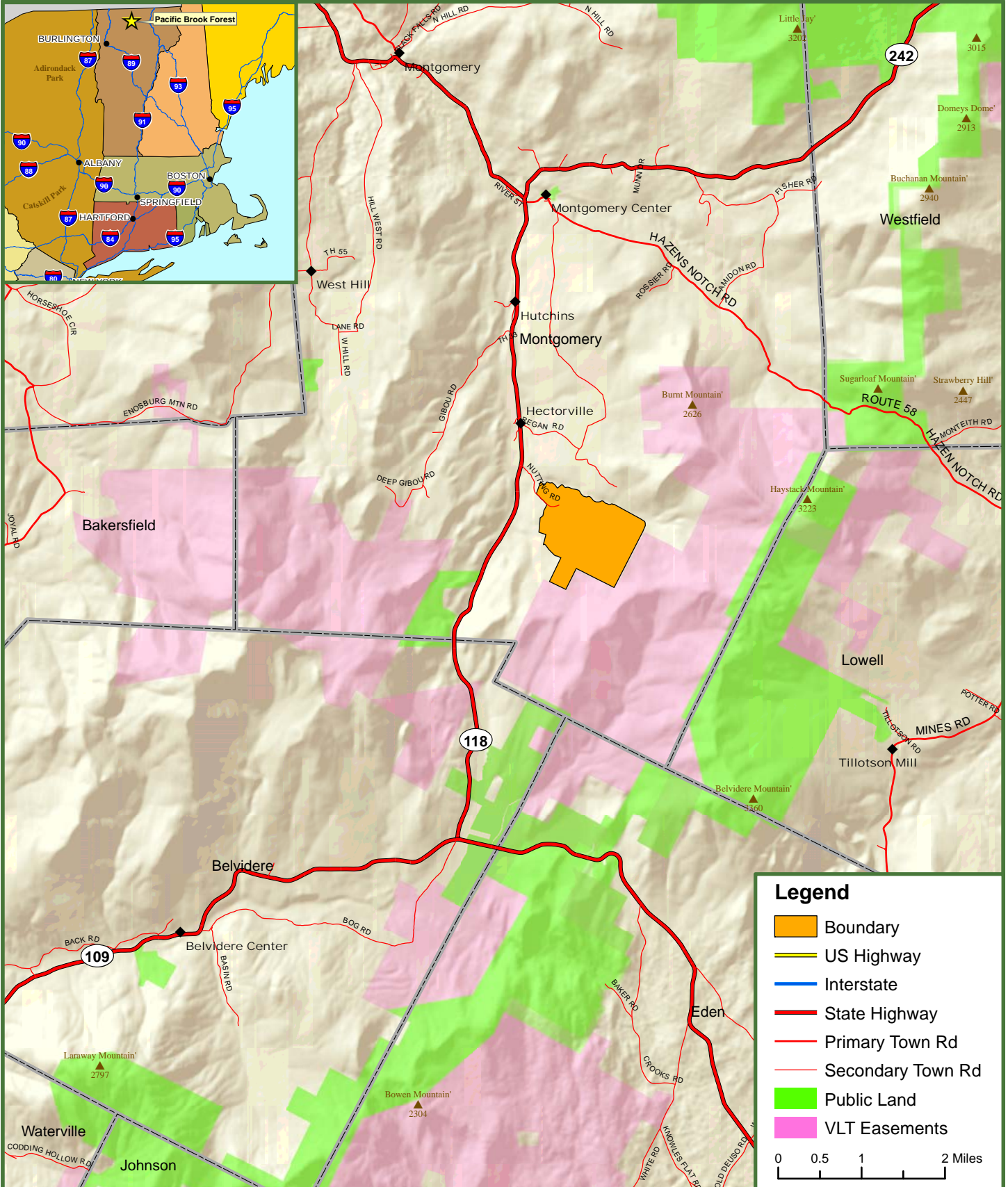
## Pacific Brook Forest

668+/- GIS Acres

### Montgomery, Franklin County, VT



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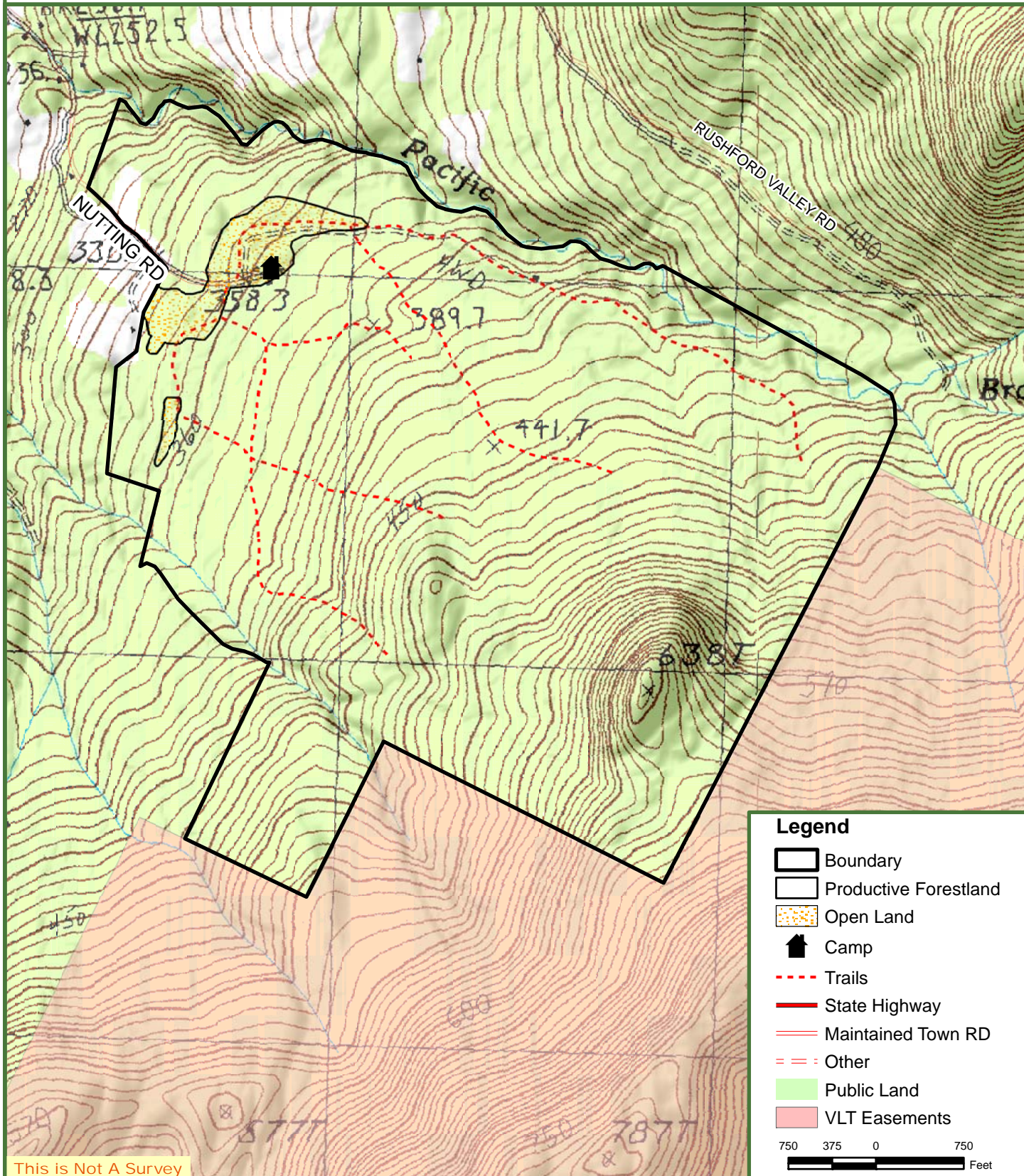
# Pacific Brook Forest

668+/- GIS Acres

Montgomery, Franklin County, Vermont



**Fountains  
Land**  
AN F&W COMPANY



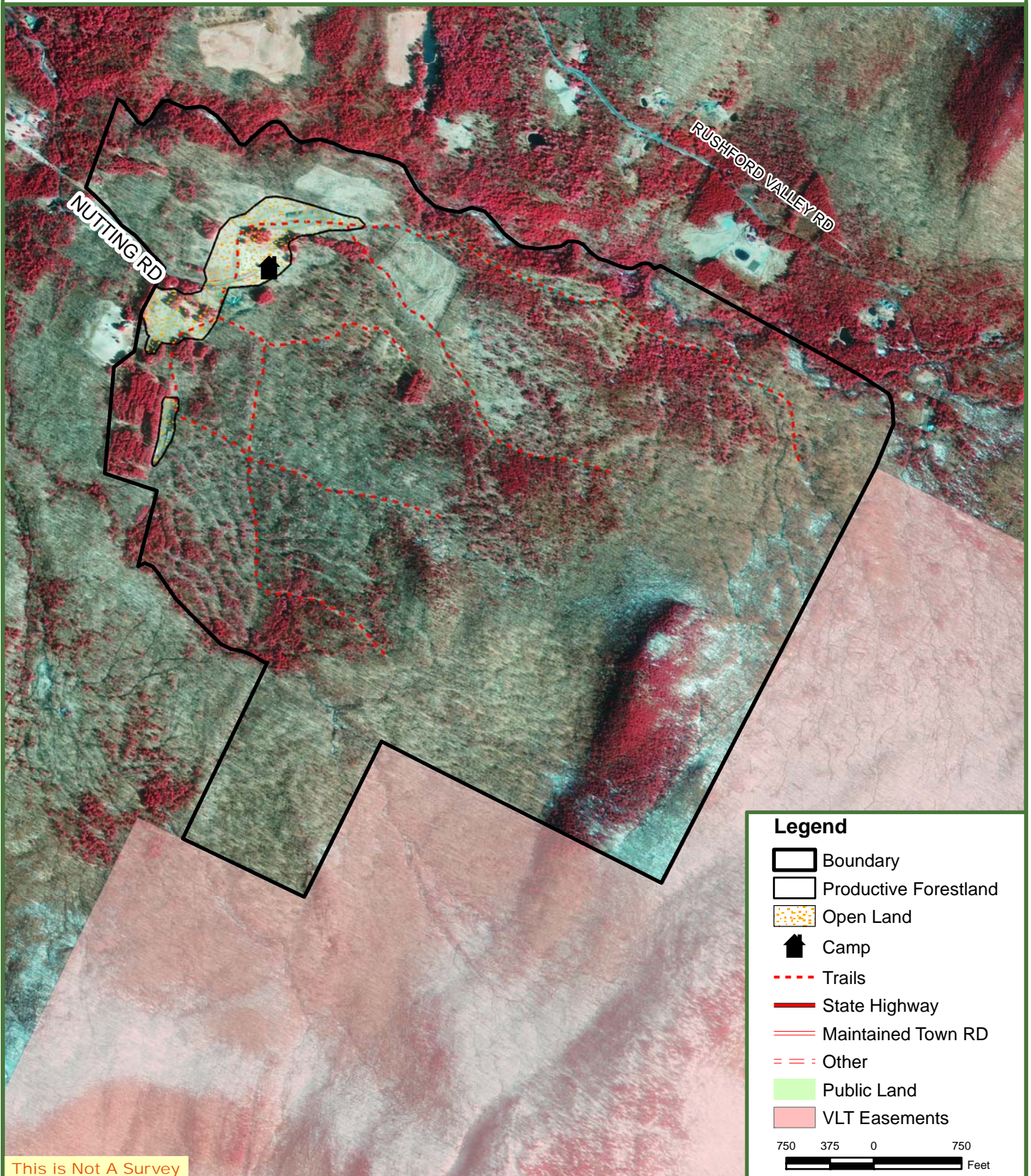
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location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





# Pacific Brook Forest

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Montgomery, Franklin County, Vermont



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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