

## **ROUTE 113 FOREST**

**With paved road frontage and house site that is easily accessed,  
this woodlot also offers a managed timber resource  
and good white-tailed deer habitat.**



***85± GIS Acres  
West Fairlee, Orange County, Vermont***

**Price: \$94,500**

## PROPERTY OVERVIEW

Route 113 Forest offers multiple-use options including a potential year-round homesite, a woodlot for managing a productive timber resource, and recreational uses where white-tailed deer are abundant and a VAST trail runs directly across the property.

Property highlights:

- Standing timber value of \$62,200;
- Paved road frontage with electric/telephone service and a nearby village;
- Established internal trails.



## LOCATION

The forest is located in the southwestern corner of West Fairlee, a township whose village center is minutes down the road and consists of a post office, general store, elementary school, and town hall. Most of the township is forested, with small family farms established in three valleys: the Ompompanoosuc River Valley (which runs along Route 113), the Middlebrook Valley (central part of township), and the Blood Brook Valley (eastern part of town).

Lake Fairlee and its primarily summertime residents and youth summer camps are just 3 miles to the southeast. Interstate 91 and the village of Fairlee are 11 miles to the east. Norwich, Vermont, together with Hanover and Lebanon, New Hampshire, are the nucleus of this region, located 18 miles to the southeast. There are national chain retailers in West Lebanon, shops in Hanover and Norwich, as well as numerous restaurants and hotels throughout the area. Dartmouth College and Dartmouth Hitchcock Medical Center are two of the major employers in this area. From the property, it is 2¼ hours southeast to Boston and 4¼ hours southwest to New York City.

Nearly 50% of the forest has softwood cover and is part of a larger deer yard habitat, offering excellent white-tailed deer hunting.



Pictured above is the road frontage along Route 113. The property is seen at the lower part of the picture (below the road). There are a few homes scattered nearby with the village center just to the south.

## ACCESS

Access is provided by direct frontage along Route 113, a paved state road that runs from the village of Chelsea (to the west) to East Thetford near Interstate 91 and the Connecticut River, 8 miles to the east. The frontage along Route 113 runs for  $\pm 1,500'$ . The land's area closest to the road is level to gently sloping and appears to support a potential homesite.

Internal access trails are well developed and lead to a high plateau on the property.

A VAST (Vermont Association of Snow Travelers) snowmobile trail crosses the western tip of the property. Also, the established Cross Rivendell hiking trail traverses the southwestern corner of the property, offering direct access to this regional, 36-mile trail that extends from Mt. Cube in Orford, NH to Flagpole Hill in Vershire. The trail connects the four towns of the Rivendell Interstate School District.



The road frontage has a level area (pictured above), with potential for a home site.

## SITE DESCRIPTION

Pockets of gentle terrain exist near the frontage, seeming to allow for home construction back away from the road. The height of land (southern section of the property) also offers gentle terrain in the form of a hilltop plateau containing two knobs and a saddle in between. This location holds a mix of level areas (some formerly used as pasture) and some rock outcropping leading to each knob. The mid-section of the land contains moderate to occasionally steep terrain. All of the soils are well drained.

The high point on the forest (1,280' above sea level [ASL]) is the southernmost knob where views of the surrounding mountains and valley below can be enjoyed during leaf-off periods of the year. In this area, hardwoods dominate the forest. From this area, the land slopes to the road, supporting hemlock and mixed hardwood stands, with an elevation near the road of 780' ASL. This primarily softwood part of the land covers a mapped winter deer yard, an area known for supporting winter deer habitat. In addition, the southern part of the land offers good browse and a red oak component whose mast acorns provide high levels of protein for the deer herd.



A clip from Google Earth showing the Subject. Route 113 and West Fairlee village are also visible.

## TIMBER RESOURCE

Timber data in this report are based on a comprehensive timber inventory conducted in June of 2017 for the purpose of establishing Capital Timber Value (CTV). 22 inventory points were sampled (1 plot per 3.9 acres), covering a 400' X 400' grid using a 20-factor prism. The timber data reveal a total sawlog volume of 418 MBF International 1/4" scale (4.9 MBF/acre), with 1,790 pulpwood cords (21.1 cords/acre). Combined total commercial per acre volume is 30.9 cords, a figure above average for the region. Stumpage values were assigned to the volumes in January of 2018, producing a property-wide Capital Timber Value (CTV) of \$62,200 (\$732/total acre). See the Timber Valuation in this report for details.



### Species Composition:

The species composition is nearly equally split between hardwoods (48%) and softwoods (52%). Species composition for all products combined is dominated by hemlock (45%), a species that provides high-quality deer yard habitat. Sugar maple holds 29% of total volume, with this species and other associated hardwoods located primarily on the upper slopes and ridgetop.

### Stocking and Stem Quality:

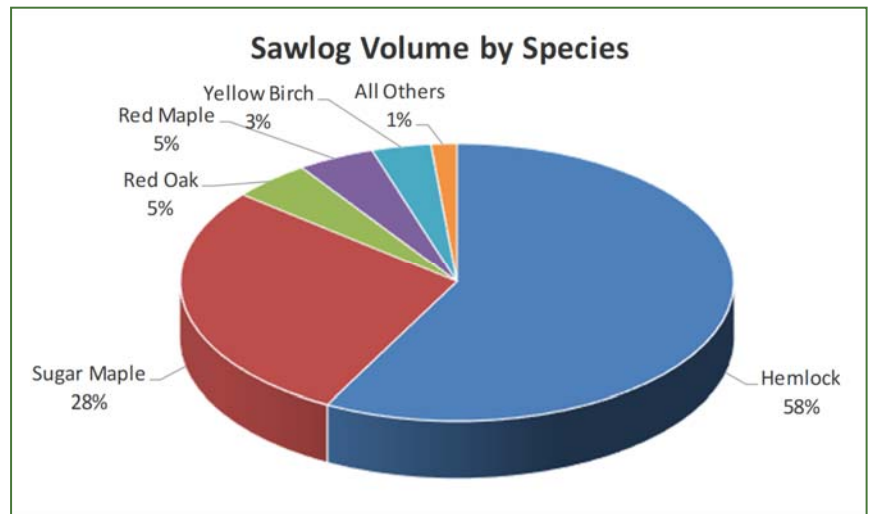
Fully-stocked stands prevail, with an average Basal Area (BA) of 117 ft<sup>2</sup>. Stem quality is high, with the average Acceptable Growing Stock BA at 72 ft<sup>2</sup>. While the forest holds a wide diameter distribution, most stems are within the 12-16" size class.

### Thinning History:

Since the tenure of the current owner began in 1997, thinning last occurred in 2014, where the silvicultural emphasis was to concentrate growth on the highest-quality crop trees.

Red oak stems and other hardwoods found on the western knob.

The upper elevation sites (covering roughly 40% of the land) are dominated by recently thinned hardwood stands.



## TAXES & TITLE

Annual taxes are \$383.27. The entire property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program (plan date 2011). Boundary lines are generally in fair to good condition. Ownership is Green Crow Corporation.

Green Crow owns forest land adjacent to the Ely Mine, formerly owned by a mining company active many decades ago. A Phase I Environmental Site Assessment (ESA) of the Green Crow land was prepared in May 2017 and is available on request. The ESA shows that the Green Crow land being offered for sale includes no known mining impacts, contaminants or other environmental concerns related to historical copper mining in the area.



Hardwood stand at the plateau where terrain is mostly level.

Most of the Subject property covers Zone 2 habitat protection for the Northern Long-Eared Bat (MYSE). The Vermont Fish and Wildlife Department has established guidelines for avoiding "take" or harm to MYSE ("take" or harm is illegal). The guidelines include no harvesting activity from April 15 to October 31, retention of specific roosting trees, and minimizing basal area reduction to certain levels. Additional information can be obtained from *Regulatory Review Guidance for Protecting Northern Long-Eared Bats and Their Habitats*.



Looking north into a small group harvest with mostly sugar maple occupying the site.

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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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# Route 113 Forest

## Timber Valuation

Prepared By

**F&W FORESTRY SERVICES INCORPORATED**

West Fairlee, Vermont

85 Acres

February 2018

85 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<b><i>Sawtimber - MBF (International 1/4")</i></b>					
Sugar Maple	67	325.00	400.00	350.00	23,300
Hemlock	241	35.00	60.00	45.00	10,900
Red Oak	12	300.00	400.00	350.00	4,100
Sugar Maple Pallet	51	50.00	100.00	70.00	3,600
Red Oak Veneer	4	600.00	1,000.00	800.00	3,300
Yellow Birch	6	200.00	275.00	250.00	1,500
Red Maple	7	125.00	225.00	175.00	1,300
Hardwood Pallet	24	25.00	50.00	40.00	900
White Pine	3	80.00	175.00	130.00	400
Red Oak Pallet	4	25.00	60.00	40.00	100
<b><i>Pulpwood - Cords</i></b>					
Hardwoods	925	10.00	15.00	10.00	9,300
Hemlock	798	3.00	8.00	4.00	3,200
Pine	67	3.00	8.00	4.00	300

<b>Totals</b>					
Sawtimber Total	418 MBF				\$49,400
Sawtimber Per Acre	4.917 MBF				\$581
Sawtimber Per Comm. Acre	4.917 MBF				\$581
Cordwood Total	1,790 Cords				\$12,800
Cordwood Per Acre	21.1 Cords				\$151
Cordwood Per Comm. Acre	21.1 Cords				\$151
				Total Per Acre	\$732

<b>Total Value</b>	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$178,000	\$253,000	\$62,200

BASED ON A JUNE 2017 INVENTORY CRUISE BY THE OWNERSHIP

The inventory was composed of 22 20 BAF plots taken on a 400' x 400' grid  
 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

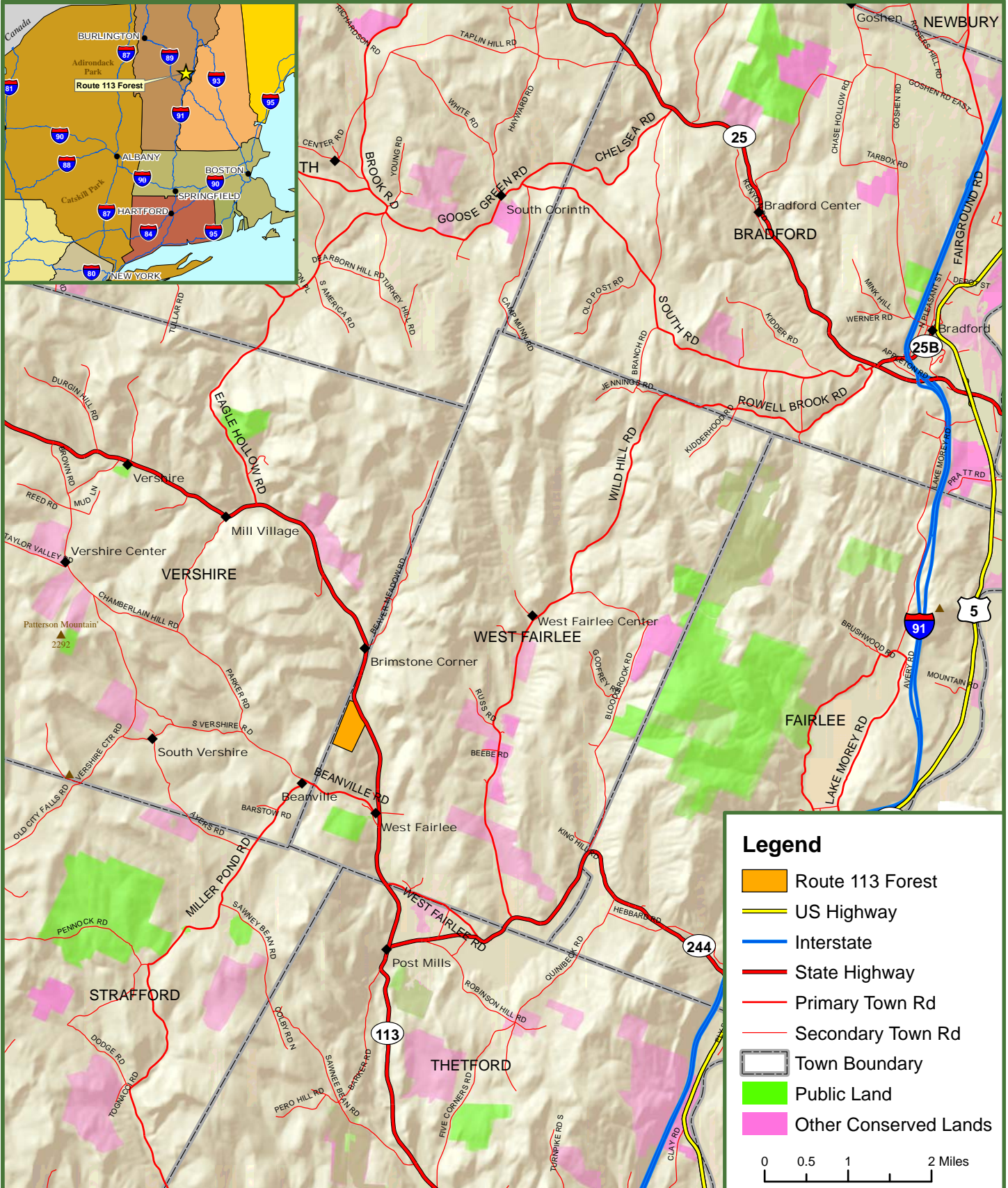
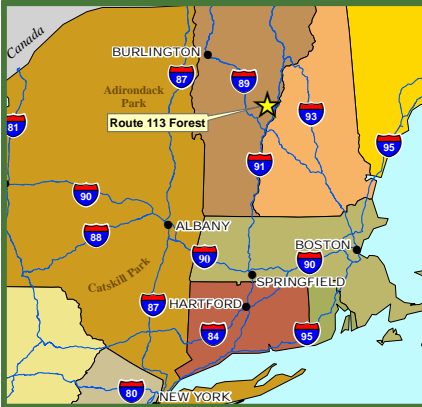
## Route 113 Forest

85.3 GIS Acres

### Vershire, Orange County, VT



**Fountains  
Land**  
AN F&W COMPANY





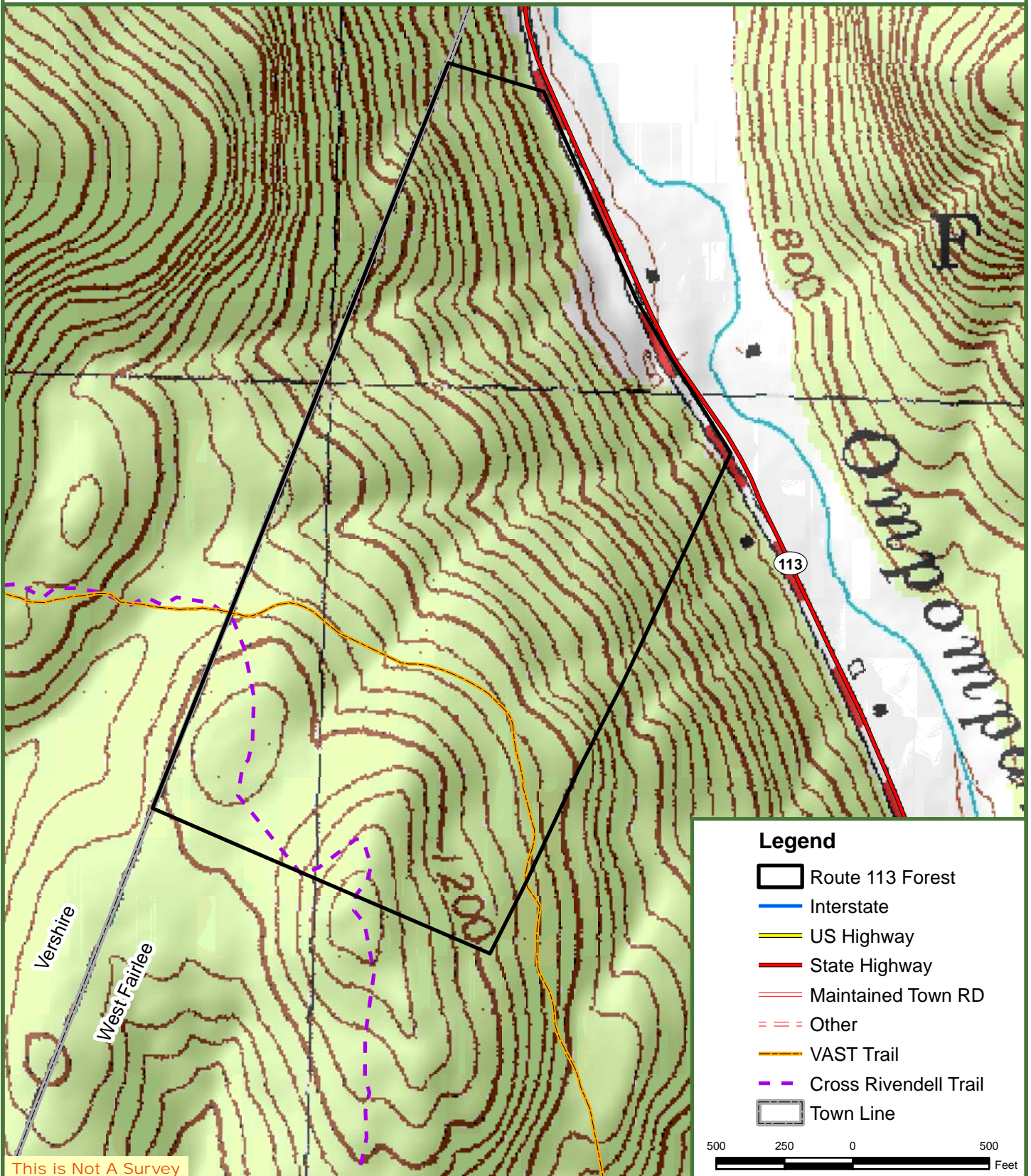
# Route 113 Forest

85.3 GIS Acres

West Fairlee, Orange County, Vermont



**Fountains  
Land**  
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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.



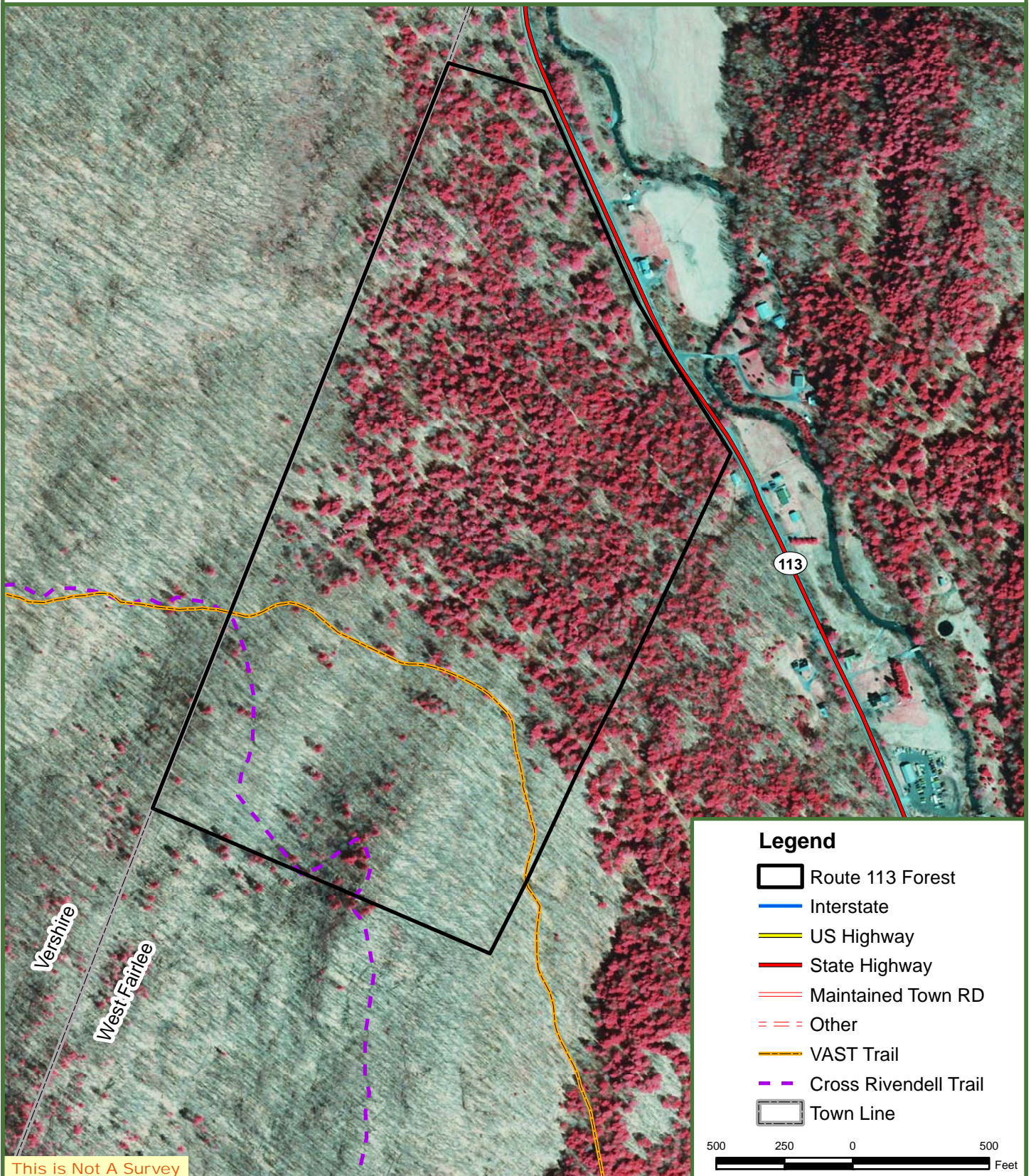
# Route 113 Forest

85.3 GIS Acres










West Fairlee, Orange County, Vermont



**Fountains  
Land**  
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## Legend

-  Route 113 Forest
-  Interstate
-  US Highway
-  State Highway
-  Maintained Town RD
-  Other
-  VAST Trail
-  Cross Rivendell Trail
-  Town Line

500 250 0 500  
Feet

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.



# 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