

MOUNTAIN ROAD FOREST

Close to several of Vermont's ski resorts and diverse job markets, this property offers a homesite option with nearby utility services and long views of the Green Mountain Range.



***108± GIS Acres
Moretown, Washington County, Vermont***

Price: \$190,000

PROPERTY OVERVIEW

Mountain Road Forest is ideally suited to the development of a large, year-round homesite property with features that include:

- Views of the Green Mountain range from Mt. Abraham at Sugarbush Ski Resort to the south and sweeping north to points beyond Camels Hump;
- Town-maintained road frontage with electric and telephone service;
- Minutes from Moretown village;
- Mountain brook flowing through the land.



View of Camels Hump from between the trees on the property.

LOCATION

The property is in a rural, country setting one mile from the village and a short drive to job centers, skiing and shopping. Homes near the land are dispersed and generally well maintained, creating an attractive rural character. Nearby Moretown Village hosts an elementary school, a well-appointed country store and town offices.

The Mad River flows through Moretown from the south on its way to the Winooski River on the northern edge of town. A popular swimming hole with large rocks for relaxing and jumping is minutes from the property.

The adjacent towns to the north and south, Waterbury and Waitsfield (each 10 miles from the property), offer diverse job

markets, a variety of retail stores and specialty restaurants. Multiple skiing venues are also nearby, including Mad River Glenn, just 11 miles from the land. The regional high school is 3.5 miles to the west.

Burlington, Vermont's largest city, and the Stowe Mountain Ski Resort are both a 45-minute drive to the west and north respectively. Boston is about a 3-hour drive to the southeast.



The vibrant village of Waterbury is close to the property and has a lot to offer, including access to Interstate 89.

ACCESS

Access is provided by direct frontage along Moretown Mountain Road, a gravel, town-maintained road that runs from Moretown village to the Town of Northfield, home of Norwich University, 8 miles to the east. On its way to Northfield, and just beyond the property, the road passes over Moretown Gap, a relatively high elevation point which accents this part of Moretown's sweeping views of the nearby Green Mountain Range.

The land benefits from two points of frontage: the western area has 603' of frontage and an established driveway and clearing; the eastern frontage is 382' and offers a potential driveway cut into the property's high ground. Internal trails are well developed and easy to walk.



Mountain Road offers two points of access to the property with utilities available in both locations. Here, the property is on the right and the mountains can be seen in the distance.

SITE DESCRIPTION

The property's terrain is mostly gently sloped, creating western exposure with soils that are predominately well-drained and productive. Three streams run through the land. One is a year-round brook at the southern end, which is lined with dense hemlocks. A smaller brook bisects the forest while the third brook runs along the land's northern end.

The high point on the forest (1,200' Above Sea Level [ASL]) is at the property's eastern end, not far from the road frontage. From this point, terrain gradually slopes westerly to a low elevation of 900' where the mountain brook leaves the property.



Most of the land is gently sloped, providing gorgeous mountain

While nice views are possible from most areas of the forest, the highest elevation near the eastern road frontage offers the best views and is the most easily accessed, when considering driveway construction. The potential house site in this area provides attractive local views of nearby forestland with an occasional distant home. The view also includes a panoramic view of the Green Mountain Range that extends from Mt. Abraham at Sugarbush Ski Resort to Camels Hump and beyond to the north. The opposite end of the property to the east holds more level terrain with good options for conversion to meadows in many areas.

NATURAL RESOURCES

The timber resource has been carefully managed. A timber inventory in the early summer of 2016 reveals a total sawlog volume of 451 MBF International ¼" scale (4.3 MBF/acre), with 1,451 pulpwood cords (13.5 cords/acre). Combined total commercial per acre volume is 23 cords. Stumpage values were assigned to the volumes in January 2018, producing a property-wide Capital Timber Value (CTV) of \$65,800 (\$614/total acre). See the Timber Valuation in this report for details.

The species composition is diverse, with hemlock making up the majority of volume followed by other common species for the area including yellow birch, the maples and white pine. Sawlog volume distribution offers a similar breakdown.

The forest was thinned in 2014 using a classic silvicultural "shelterwood" treatment whereby the lower ground stems were removed and thinning occurred in the overstory; the highest quality stems were retained. This treatment creates open ground conditions, allowing long visibility within the forest and easy walking. Of particular interest is the thinned white pine stand at the western end of the property which holds "park-like" aesthetics. The sugar maple crop trees on the northern half of the land are of exceptional quality, with vibrant crowns and large diameters.



A white pine plantation has also recently been thinned.



A 2014 shelterwood left crop trees while removing most of the understory. The result is easy walking and fine views.



An exceptional crop of sugar maples inhabits the northern areas.

TAXES & TITLE

The entire property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program (plan date 2009). The land is part of a larger property held by the ownership on both sides of Mountain Road. Thus, no individual tax bill is available for the property. Calculations indicate that the UVA taxes for the property under the existing full acreage enrollment would be roughly \$255/year.

Boundary lines are in very good condition with all lines recently maintained and visible with red paint. There is a survey of the property.

There is a right-of-way through the eastern end of the land serving the adjacent landowner as noted in the title. This ROW appears to have no practical use and has never been developed (it crosses a ravine where the stream cuts through, indicating a lack of utilitarian use).



The year-round mountain stream that flows through the land.



From the property, looking west with the Mountain Road in the foreground, the Green Mountains in the distance to the right, and the Northfield Range, which includes Moretown Gap, on the left side of the photo.

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.

TIMBER VALUATION

MOUNTAIN ROAD FOREST

Timber Valuation

Prepared By

F&W FORESTRY SERVICES, INCORPORATED

Moretown, Vermont
January 2018

107 Acres
107 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<i>Sawtimber - MBF (International 1/4")</i>					
Yellow Birch	54	150.00	275.00	240.00	12,800
Sugar Maple	32	340.00	425.00	350.00	11,400
Hemlock	163	25.00	60.00	45.00	7,400
Red Maple	28	75.00	175.00	150.00	4,300
Spruce/Fir	28	100.00	140.00	140.00	4,000
White Pine	28	100.00	145.00	130.00	3,600
Sugar Maple Veneer	2	1,000.00	1,400.00	1,100.00	2,700
Yellow Birch Pallet	41	25.00	60.00	50.00	2,100
Hardwood Pallet	34	25.00	50.00	40.00	1,300
White Ash	5	175.00	300.00	250.00	1,200
Sugar Maple Pallet	14	50.00	100.00	85.00	1,200
Yellow Birch Veneer	2	450.00	700.00	500.00	1,100
White Pine Pallet	19	10.00	50.00	25.00	500
<i>Pulpwood - Cords</i>					
Hardwood	711	10.00	16.00	12.00	8,500
Hemlock	699	3.00	8.00	5.00	3,500
Spruce/Fir	12	3.00	8.00	5.00	100
Pine	29	3.00	8.00	5.00	100

Totals					
Sawtimber Total	451 MBF				\$53,600
Sawtimber Per Acre	4.207 MBF				\$500
Sawtimber Per Comm Acre	4.207 MBF				\$500
Cordwood Total	1,451 Cords				\$12,200
Cordwood Per Acre	13.5 Cords				\$114
Cordwood Per Comm Acre	13.5 Cords				\$114
Total Per Acre					\$614

Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$57,000	\$74,000	\$65,800

Based on a early summer of 2016 timber inventory (23 plots, 1 plot/4.7 acres) with growth applied through 2017.

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.

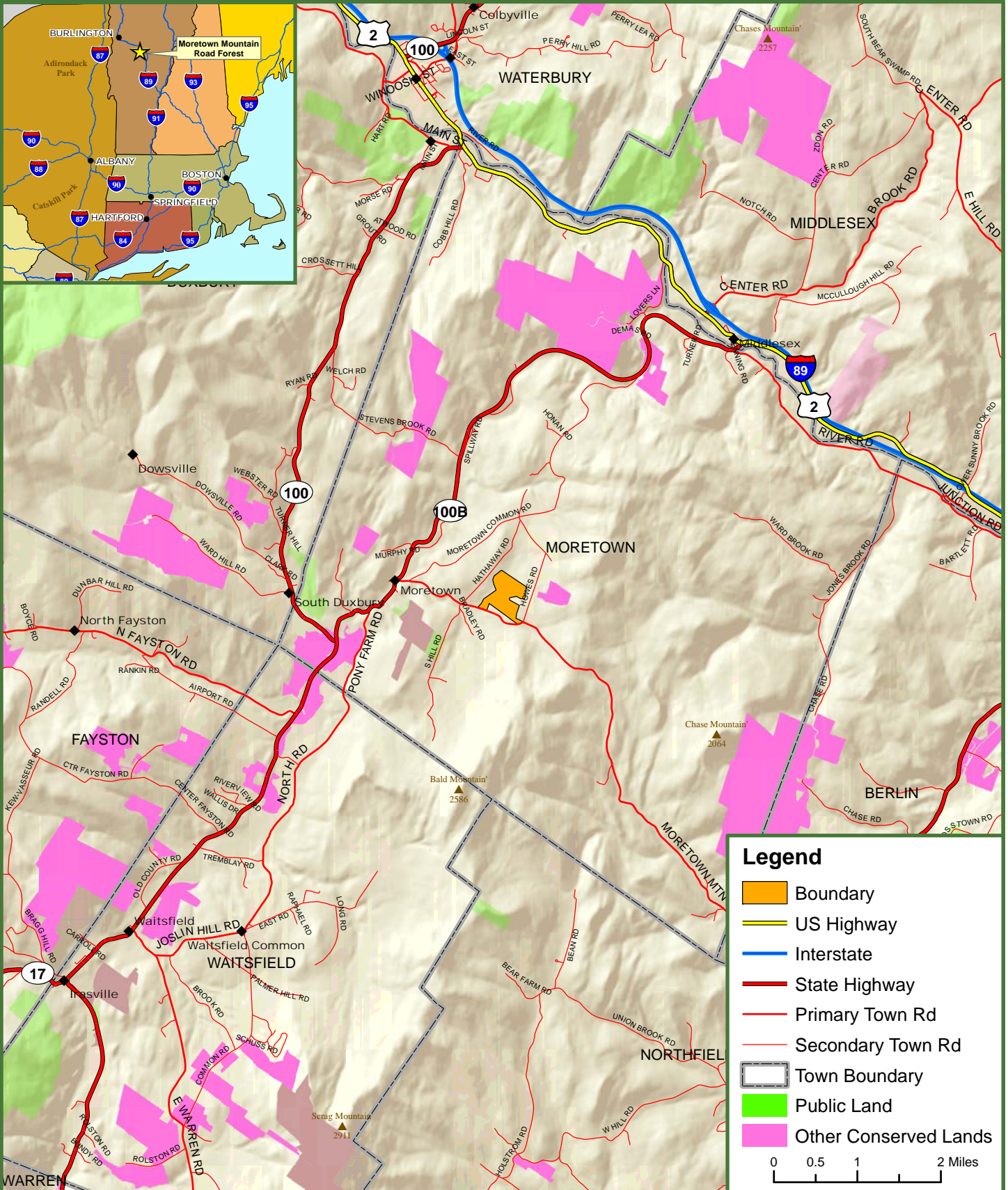


Locus Map

Moretown Mountain Road Forest

108+/- Acres

Moretown, Washington County, VT





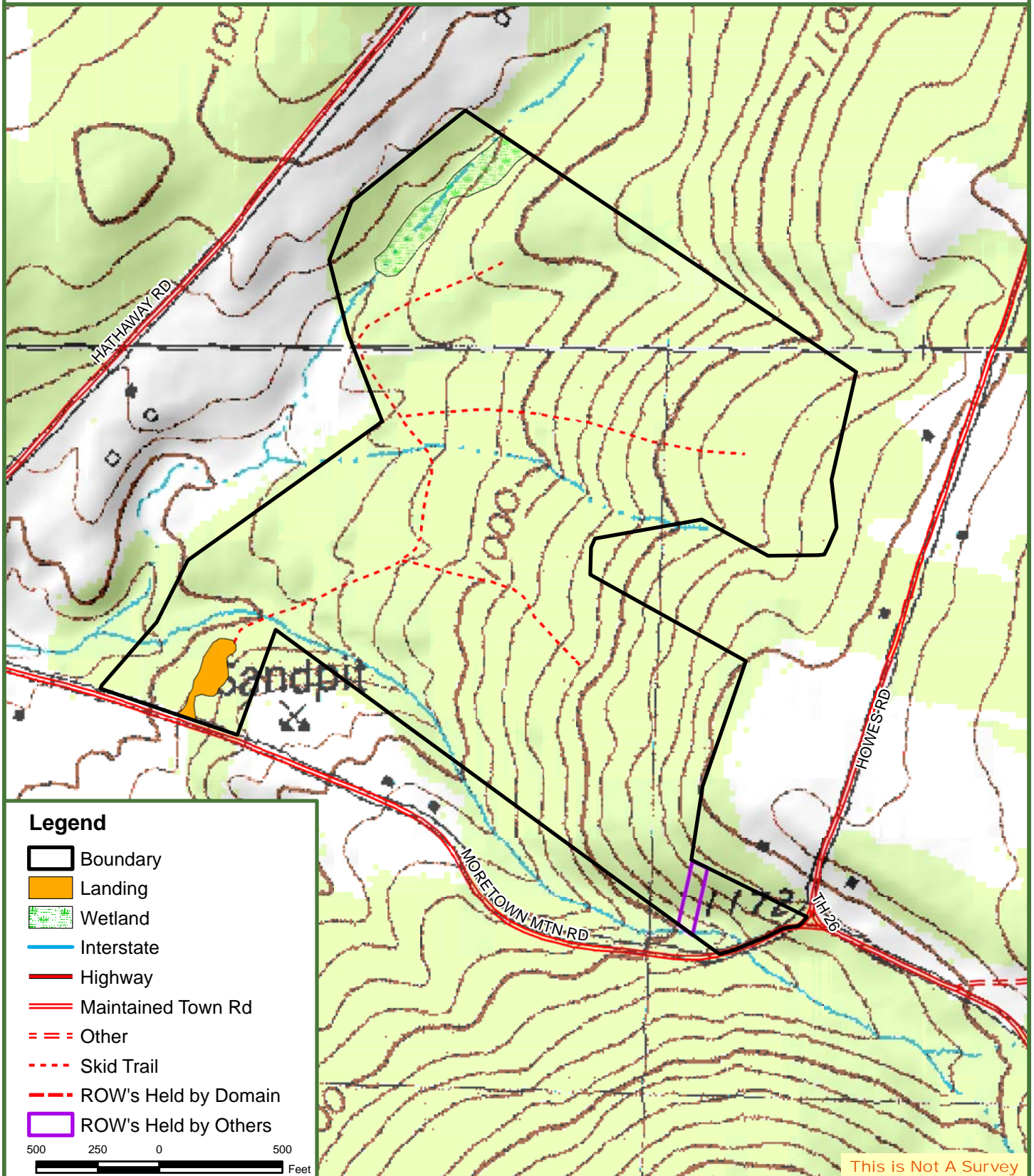
Moretown Mountain Road Forest

108 +/- Acres

Moretown, Washington County, VT



**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.



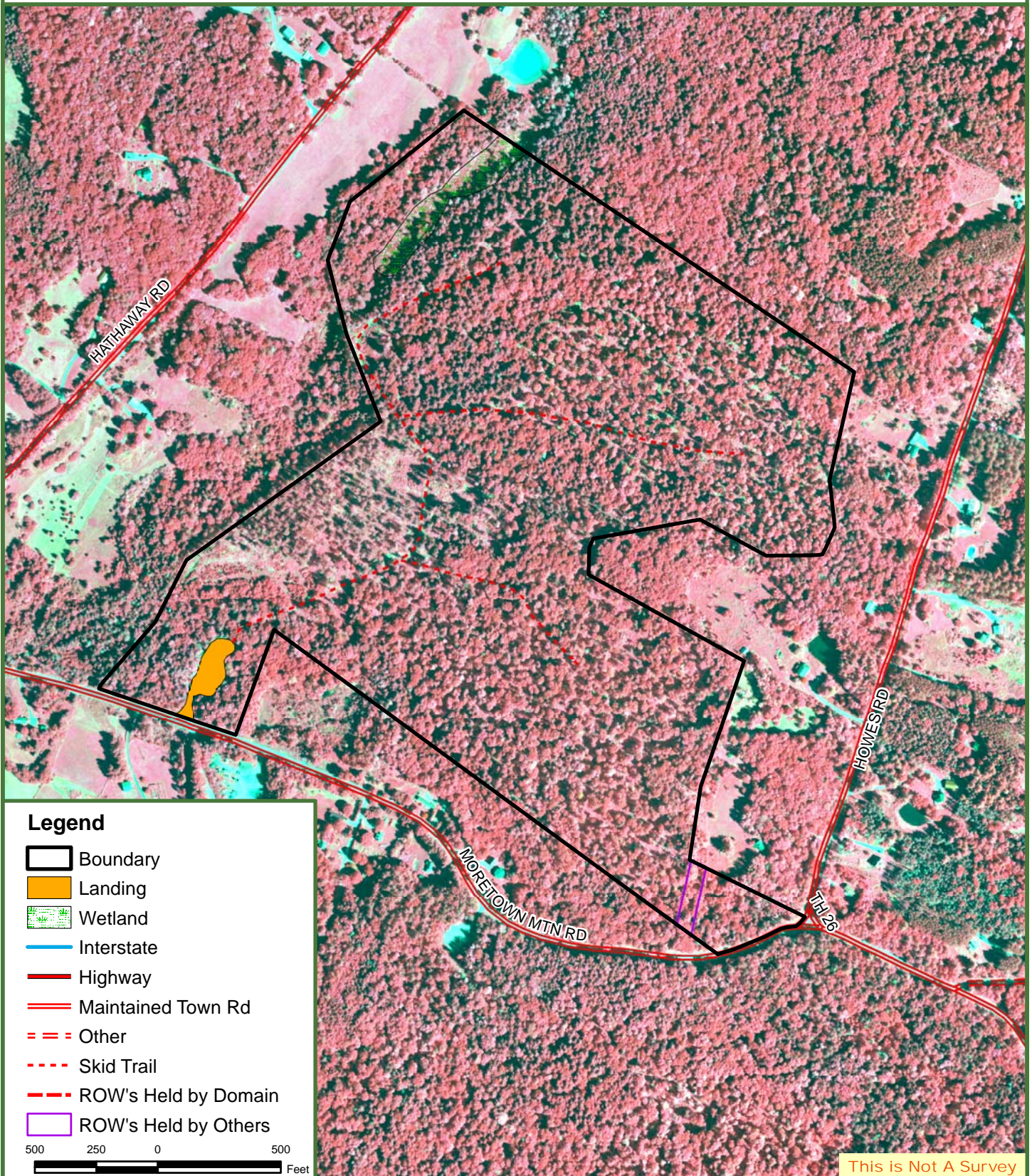
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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