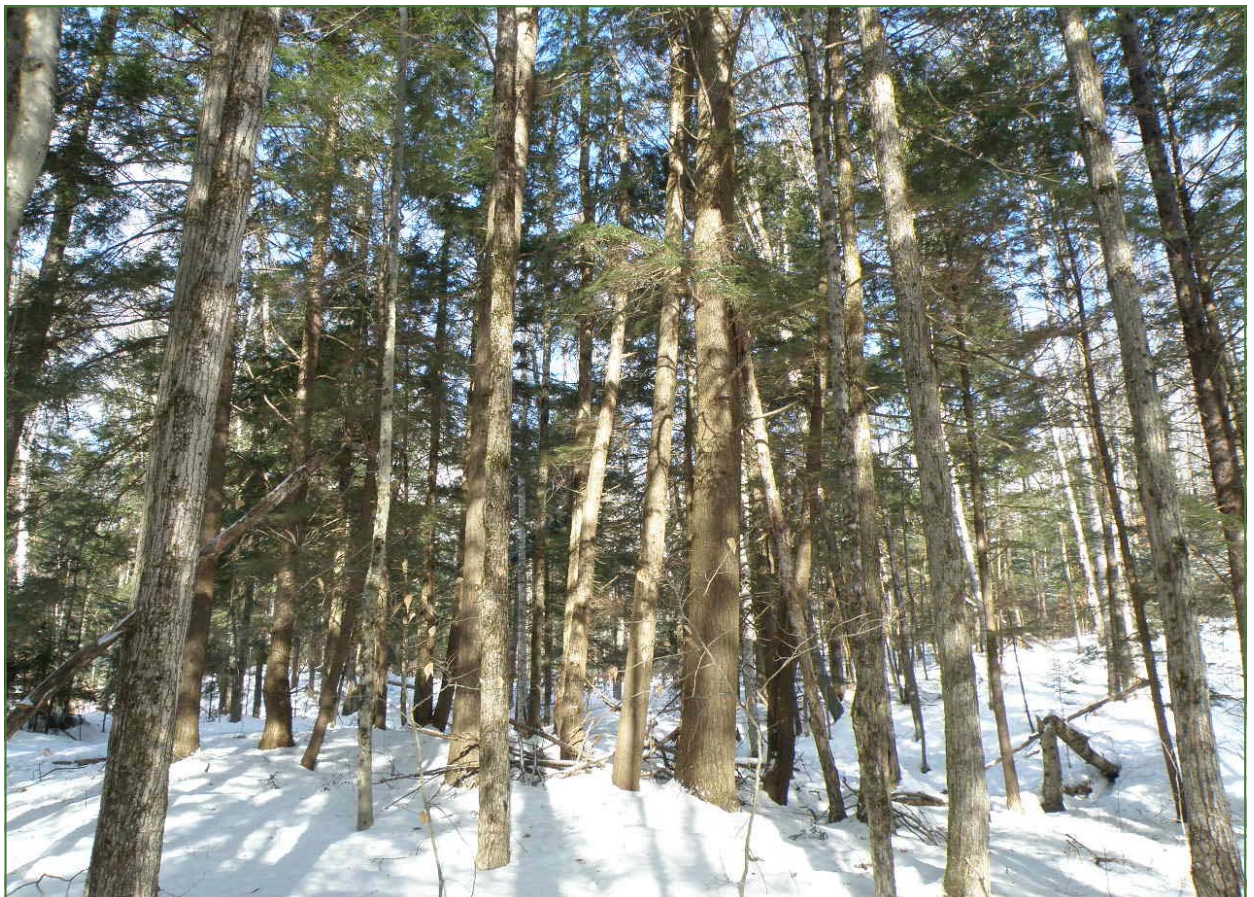


FATHERLEY WOODLOT

**An affordable woodlot property with great access,
hosting a managed forest resource well suited to
those seeking land to develop a camp, recreate
and continue the land's forest stewardship legacy.**



***78.59 Surveyed Acres
Newbury, Orange County, Vermont***

Price: \$71,000

LOCATION

The property is located in east-central Vermont, quite close to the Connecticut River Valley, the New Hampshire border and Interstate 91. The land sits near the height of land on the first rise west of the Connecticut River Valley. Just to the east are the many farms within this valley. Locally, forestland dominates the landscape; however, not too far to the west are the small farms of the Waits River Valley and several of its nearby tributaries.

Near the property, scattered well-maintained homes dot the town road. Less than a mile up the road is the Wrights Mountain trailhead, providing access to many miles of established hiking trails that terminate on Wrights Mountain, where great views from the peak's ledges unfold.

Bradford (population 2,797) is the largest nearby town, located 6 miles to the east and hosting a supermarket, area schools and many businesses, including the well known outdoor gear store Farm-Way.

The Town of Newbury's single largest settlement is Wells River, 13 miles to the north. Boston is a 2.5 hour drive to the southeast.

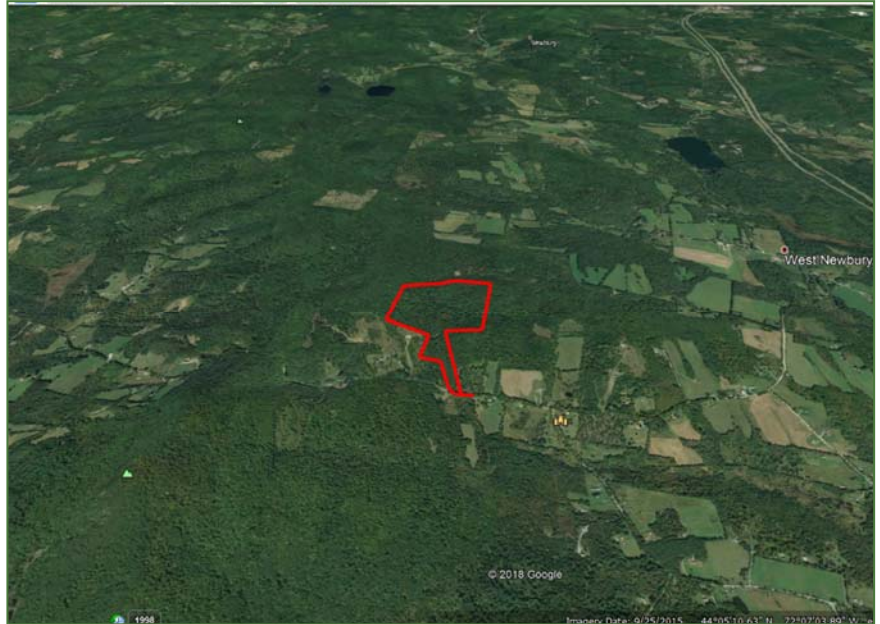
ACCESS

The property's survey indicates 200' of road frontage along Wrights Mountain Road, a town-maintained gravel road. An established driveway exists off the town road leading into the property's center. This road also serves as the right-of-way for the adjacent town forest.

Electric power and telephone service run along the town road.

TAXES & TITLE

The property IS NOT enrolled in the State of Vermont's Use Value Appraisal (UVA) program. Taxes are \$2,379.49/year. Enrollment in the UVA program would reduce the annual tax burden significantly. The property boundary and right-of-way have been surveyed.



Easily accessible, the property is located on the first rise of land west of the Connecticut River Valley, surrounded by forestland, with farmland just to the east.



Wright's Mountain Road frontage (land on right), which is a gravelled, town-maintained road with electric power and telephone service.

SITE DESCRIPTION

The entire property is forested, with the exception of a small clearing situated at the end of the internal access road. The land's narrow spur runs along a small stream on its western side, with steeper slopes to the east and west. Beyond the point at which the boundary widens, and the property is roughly square, the terrain here resembles an amphitheater, with a small valley at the southern end and ridges rising to the west, north and east.

Soils are primarily well drained with the exception of a few spots along the stream (near the access road).

Elevations range from a low point at the town road frontage at 1,120' above sea level (ASL) to 1,420' ASL along the land's eastern ridge.

The property's highest and best use is likely as a woodlot, producing forest products; however, the construction of a camp is a compatible use, given the established access and suitable terrain near the end of the access road.

FOREST RESOURCES

While the land has been in family ownership for many decades (since 1955), a forest management plan has not been developed. Therefore, no forest inventory data is available. Despite this, the timber resource has been carefully managed. The most recent thinning was conducted 10 years ago.

The timber resource is largely even-aged and likely 65-70 years old. Full stocking levels exist throughout the forest. Species composition is dominated by hardwoods, with maple, ash, birch and aspen represented. The softwoods are primarily red spruce and hemlock.

A series of internal trails were created as part of the last thinning, allowing good access throughout.



Small clearing at the end of the internal access road.



Thinned 10 years ago, the timber is fully stocked with maples, birches, spruce and hemlock.

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

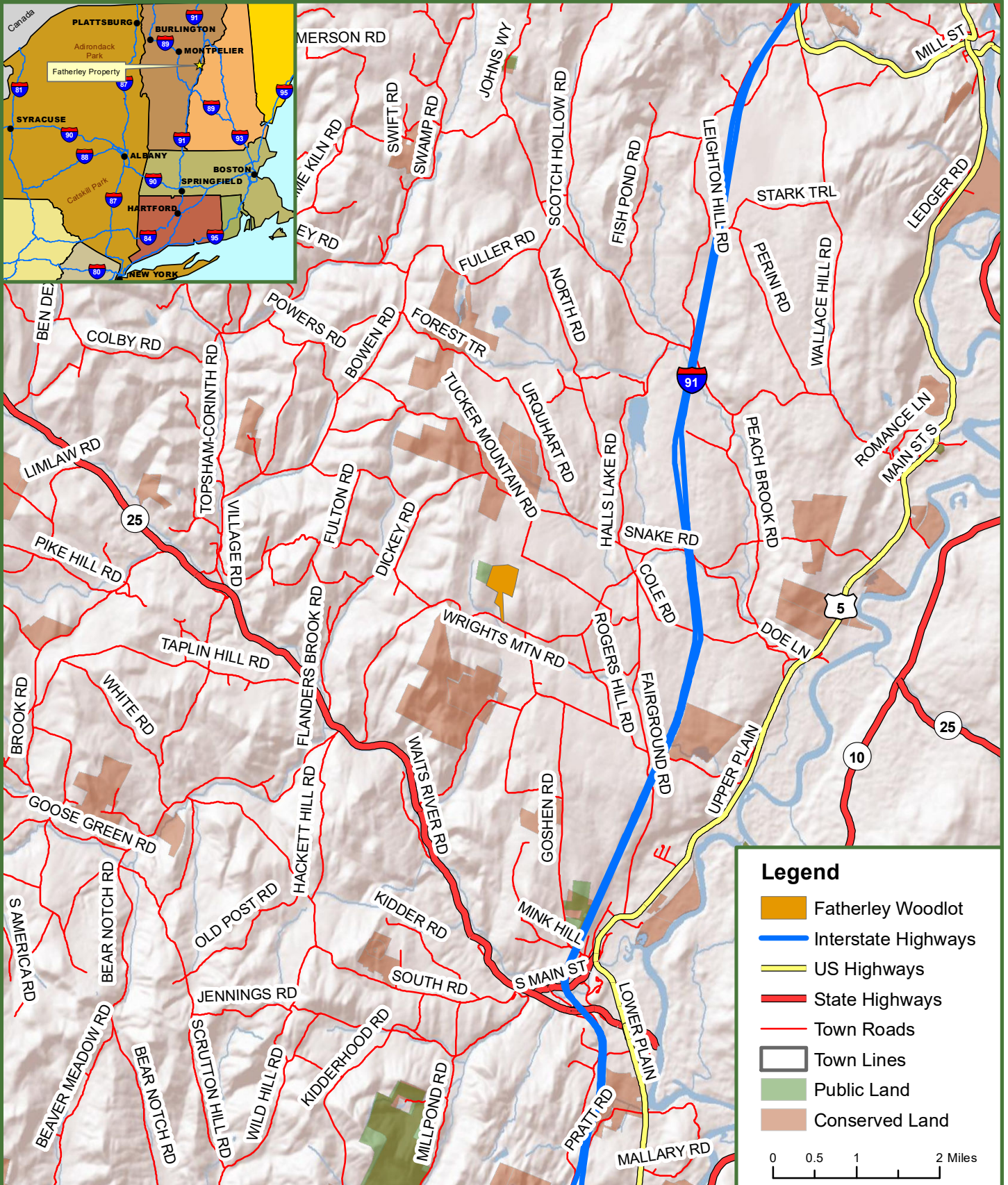
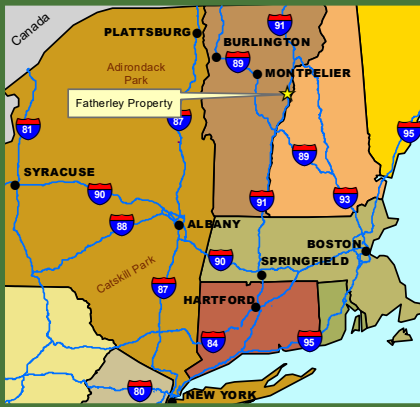
Fatherley Property

78.59 Survey Acres

Newbury, Orange County, Vermont



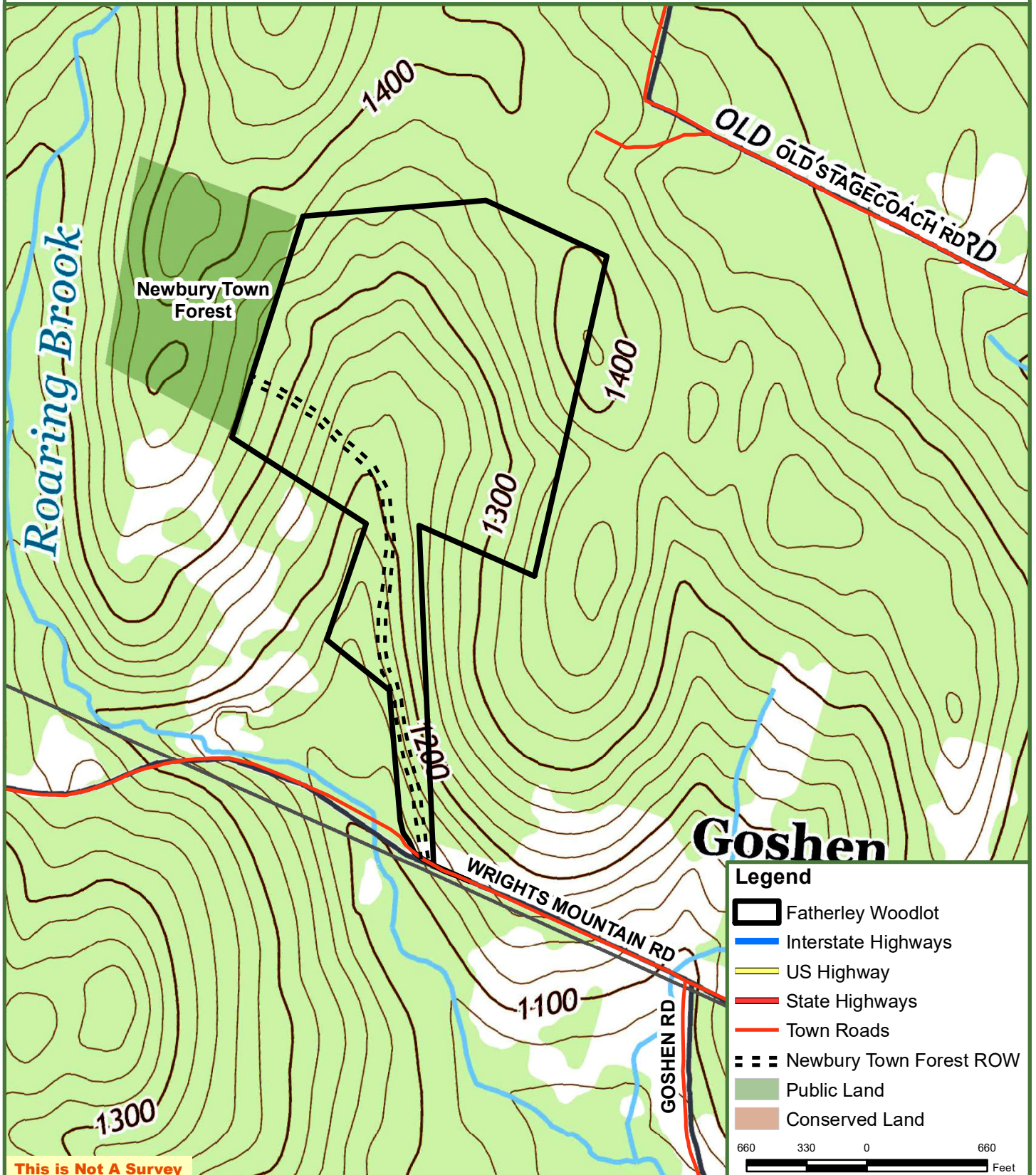
**Fountains
Land**
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Fatherley Woodlot

78.59 Surveyed Acres
Newbury, Orange County, Vermont

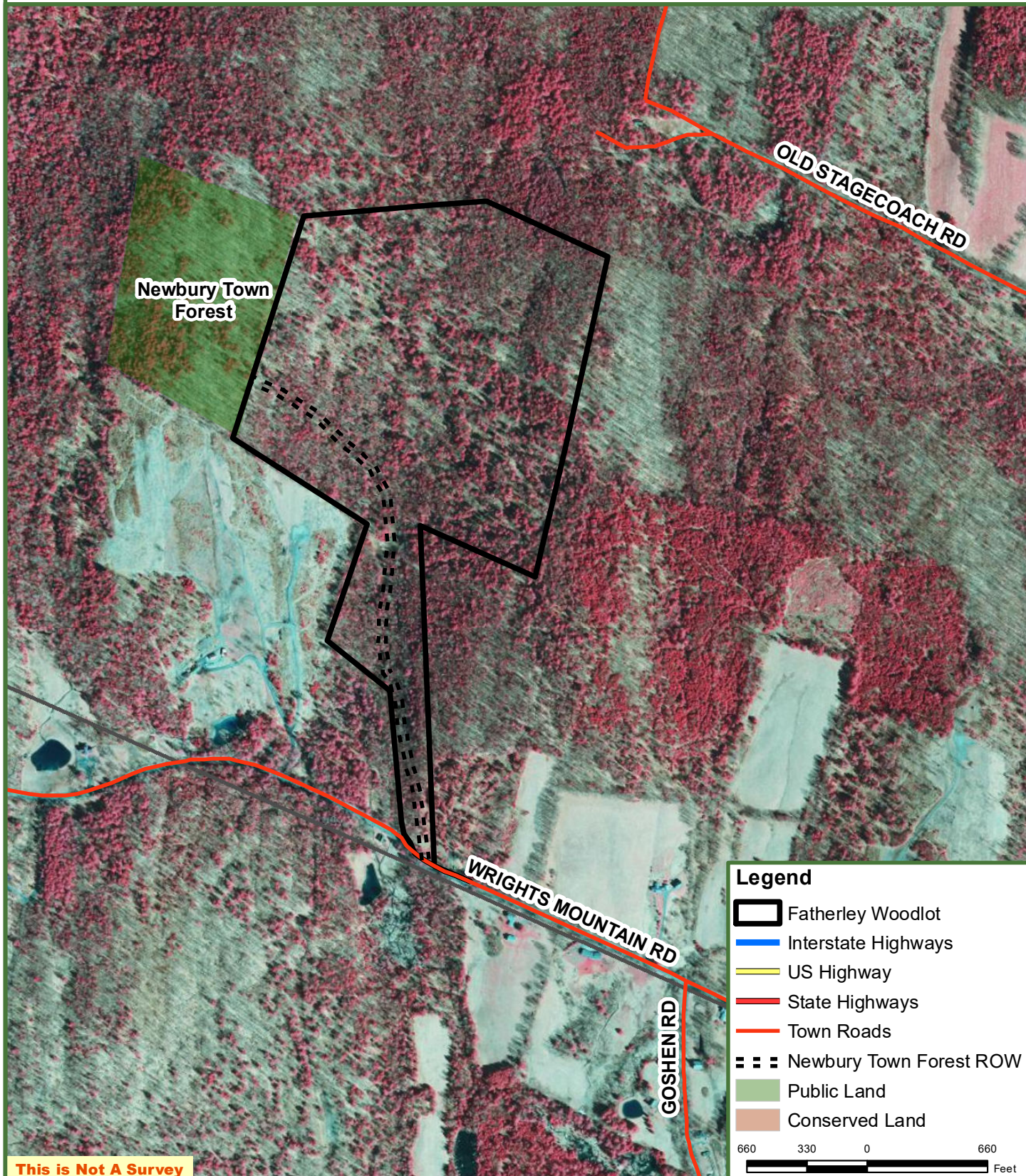


Map is not a survey. Map based on tax map information. Boundary lines in the field as per deeded record could easily be different than those portrayed on this map resulting in acreage variances and or boundary lines that look different than those portrayed on this map.



Fatherley Woodlot

78.59 Surveyed Acres
Newbury, Orange 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