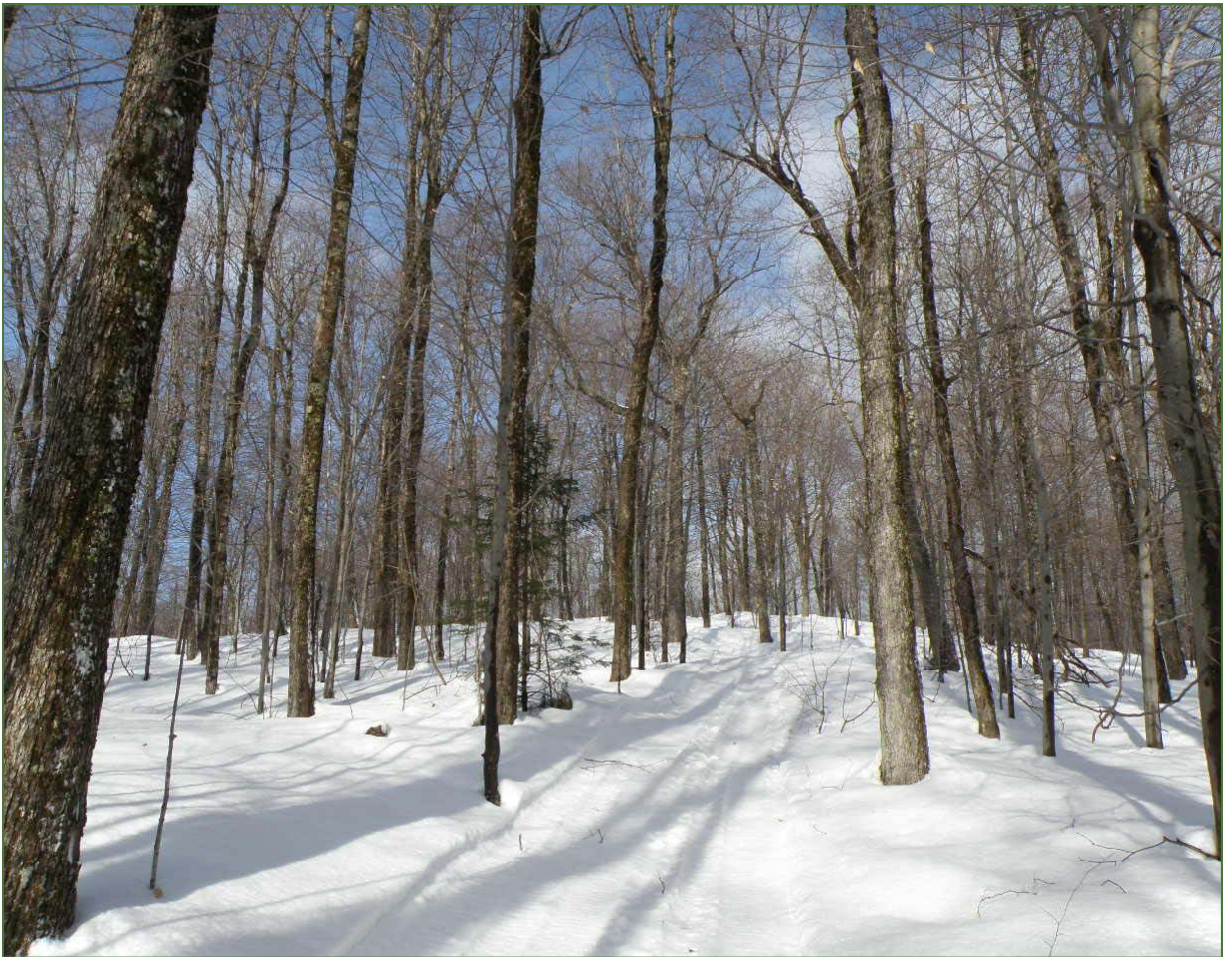


SIMPSON HILL SUGARBUSH

A dense sugar maple stand near a paved road and electric power creates an ideal property to establish a sugarbush on a site where you can live and work.



***113 GIS Acres
Sheffield, Caledonia County, Vermont***

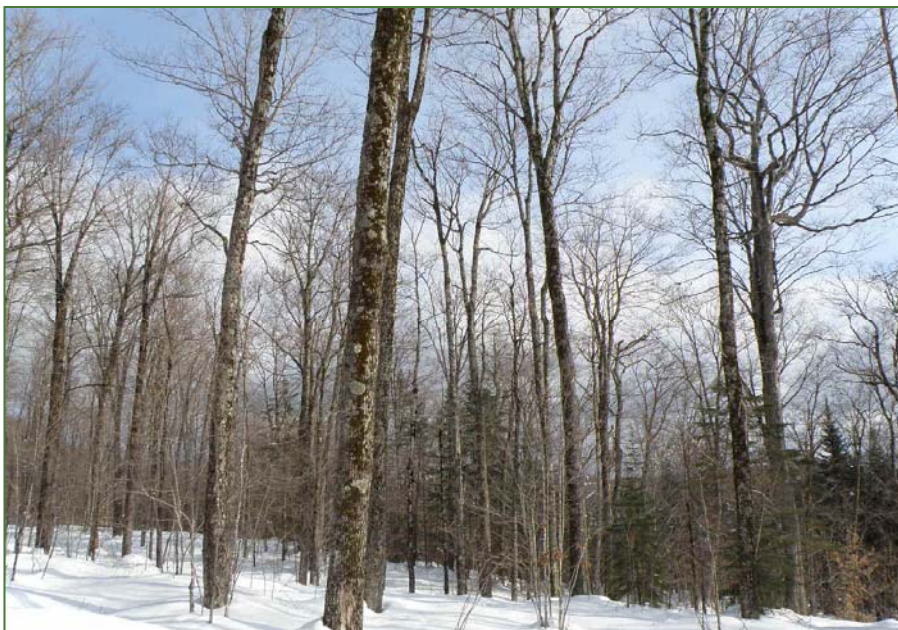
Price: \$215,000

PROPERTY OVERVIEW

The property is ideally suited to the development of a sugarbush for syrup production with a strong homesite option, allowing for year-round living.

Property highlights include:

- Direct access from Route 122 with adjacent electric power;
- Sugarbush opportunity with estimated $\pm 5,725$ taps;
- Sugar maple timber resource with standing timber value estimated to be \$109,600;
- Homesite possibility with nice views of the surrounding mountains;
- Includes a portion of Simpson Hill and a contiguous border with Holbrook State Park.



A dense sugar maple stand is characteristic of the property.

LOCATION

The property is in a rural setting; however, several villages are conveniently located in the vicinity. Glover is 5 miles to the north, and the larger town of Barton is 2 miles further north. Barton is home to Crystal Lake, a popular summer destination. The hamlet of Sheffield Village is 5 miles to the south along Route 122, which is home to Miller's Run School (pre-school thru eighth grade), serving Sheffield and Wheelock.

Also conveniently located is Interstate 91 Exit 24, 11 miles to the south and Exit 25, 6 miles to the north, providing easy travel to destinations beyond.



The small village of Sheffield along Route 122 is just 5 miles to the south of the land.

The closest large town is Lyndon Center (population 6,000), 11 miles from the property and host to Lyndon State College and the Lyndon Institute. Burke Ski Resort is 17 miles to the east. Other regional destinations include St. Johnsbury (21 miles), Hanover, New Hampshire (a 75-minute drive), and Boston (a 3.25-hour drive).

The 307-acre Holbrook State Park is contiguous to the property and features Round and Long Ponds. The park offers excellent hiking to cliffs overlooking Long Pond and trails around each pond. From the property, it's just a short walk to Long Pond.

ACCESS

Access is provided by roughly 750' of direct frontage along Route 122, a paved state road with electric power along its frontage.

An internal woods road runs from Route 122 into the land for $\pm 750'$. From this point, the road continues as a trail for 3,375'. This internal access currently hosts a VAST snowmobile trail during the winter months. The access road also provides a good foundation to establish a year-round driveway for the purpose of home construction.

The first $\pm 1,875'$ of the internal access road will likely become a shared driveway for the 170 acres the seller will retain to the south.



Route 122 frontage with the property to the right.

SITE DESCRIPTION

The property's terrain is variable with mostly gentle slopes along the road frontage and internal access road. Moderate terrain exists along the immediate slopes leading to Simpson Hill at its western and southeastern end.

Southern exposure dominates with a few west-facing slopes at the land's northwestern end.

Simpson Hill is the primary geographical feature of the land with its double peak bisected by a narrow saddle. This site offers an excellent hiking experience and long views when tree leaves have fallen. Several woods trails lead to the hilltop.

The high point on the forest (2,020' Above Sea Level (ASL)) is at the top of Simpson Hill. The low point of elevation is along the road frontage at 1,760'.



Level to gentle slopes are common with internal road in view.

Soils are generally well drained with the exception of a few small areas at the land's southeastern boundary line (this boundary is yet to be established in the woods).

The property offers an attractive site to build a home just off the internal access with a short distance to Route 122 and electric power. Exceptional views to the south and southeast are possible with tree clearing around a homesite.

TIMBER RESOURCE

The property's potential sugarbush opportunity is the primary natural resource feature of the land. The timber data indicate a total of 5,725 taps covering 63 acres, creating an average of ± 92 taps per acre. This high level of taps, along with the land's terrain that largely slopes to the access road, creates an exceptional potential sugarbush. Sugar maple represents 97% of the maple tap count and electric power is located near the lowest point of elevation where sap would likely be collected.

The timber data for the property cover only 63 acres of the total that covers the potential sugarbush area. Timber inventory data used in this report were collected by the previous owner's forester in the summer of 2017. These data were used to determine the timber parameters on the 63-acre sugarbush area that was not harvested since the inventory data were collected. The original data covering this 63 acres was re-run by F&W Forestry Services to determine the current estimate of volume and taps (no growth was applied).

The timber data reveals a total sawlog volume of 412 MBF International $\frac{1}{4}$ " scale (6.6 MBF/acre), with 865 pulpwood cords (13.8 cords/acre). Combined total commercial per acre volume is 27 cords (a figure above average for the region). Stumpage values were assigned to the volumes in January 2019, producing a property-wide Capital Timber Value (CTV) of \$109,600 (\$1,754/acre on the 63 acres). See the Timber Valuation in this report for details.

Hardwoods are the dominant species, holding 93% of total volume. The individual species composition is dominated by sugar maple (90%).

Average diameter for both the sawlog component and for all products combined is 15.5" (as measured by volume).

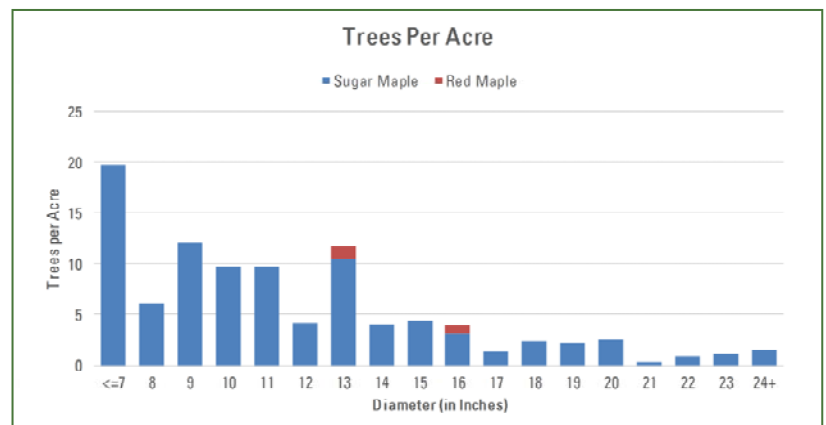
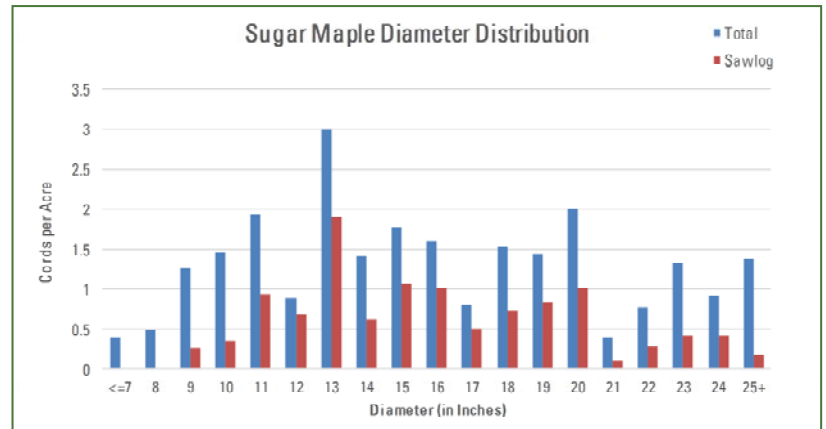
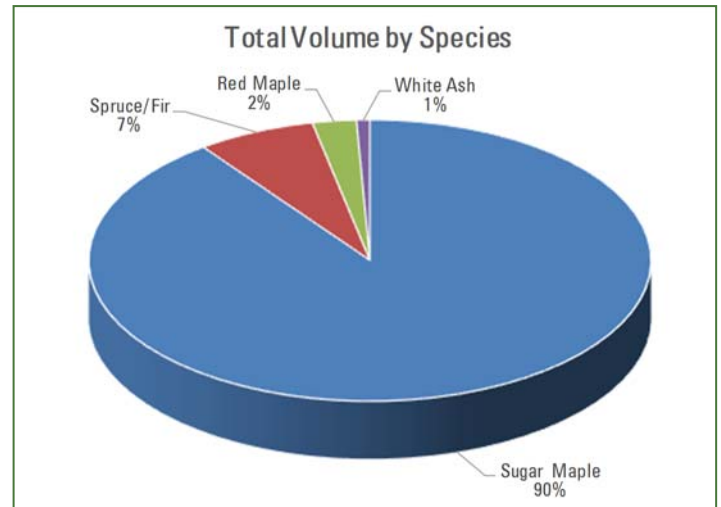
TAXES & TITLE

The property IS NOT enrolled in the State of Vermont's Use Value Appraisal (UVA) program. Annual taxes are yet to be determined.

The property's sale will be subject to a survey and subdivision of the Subject from the seller's other adjacent land.

Tap Estimate from Timber Data

Sugarbush Stand Acres			63
DBH Class	Stems/ac	Taps/stem	Total Taps
9-14"	55.8	1	55.8
15-20"	12.8	2	25.6
>21"	3.4	3	10.2
Total Taps/ac			91.6
Total Taps			5,725



SIMPSON HILL FOREST

Timber Valuation

Prepared By

F&W FORESTRY SERVICES, INCORPORATED

Sheffield, Vermont

January 2019

63 GIS Acres

63 Commercial GIS Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<i>Sawtimber - MBF (International 1/4")</i>					
Sugar Maple	234	340.00	425.00	350.00	81,800
Sugar Maple Pallet	121	50.00	100.00	85.00	10,300
Spruce/Fir	44	100.00	145.00	130.00	5,700
Red Maple	11	75.00	175.00	150.00	1,600
Hardwood Pallet	3	25.00	50.00	45.00	100
<i>Pulpwood - Cords</i>					
Hardwood	837	10.00	16.00	12.00	10,000
Spruce/Fir	28	3.00	8.00	5.00	100

<i>Totals</i>					
Sawtimber Total	412 MBF				\$99,500
Sawtimber Per Acre	6.598 MBF				\$1,592
Sawtimber Per Comm Acre	6.598 MBF				\$1,592
Cordwood Total	865 Cords				\$10,100
Cordwood Per Acre	13.8 Cords				\$162
Cordwood Per Comm Acre	13.8 Cords				\$162
Total Per Acre					\$1,754

Total Value	Low	High	Likely
	\$104,000	\$122,000	\$109,600

BASED ON SUMMER 2017 TIMBER INVENTORY
14 inventory plots

This is not a Timber Appraisal. (A Timber Appraisal is based on an auditable inventory, and applies comparable sales and other appraisal methods to the timber valuation process.) The statistical results may not meet the industry standard for a Timber Appraisal cruise. The unit values are not supported by an appraisal process.

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.



Legend

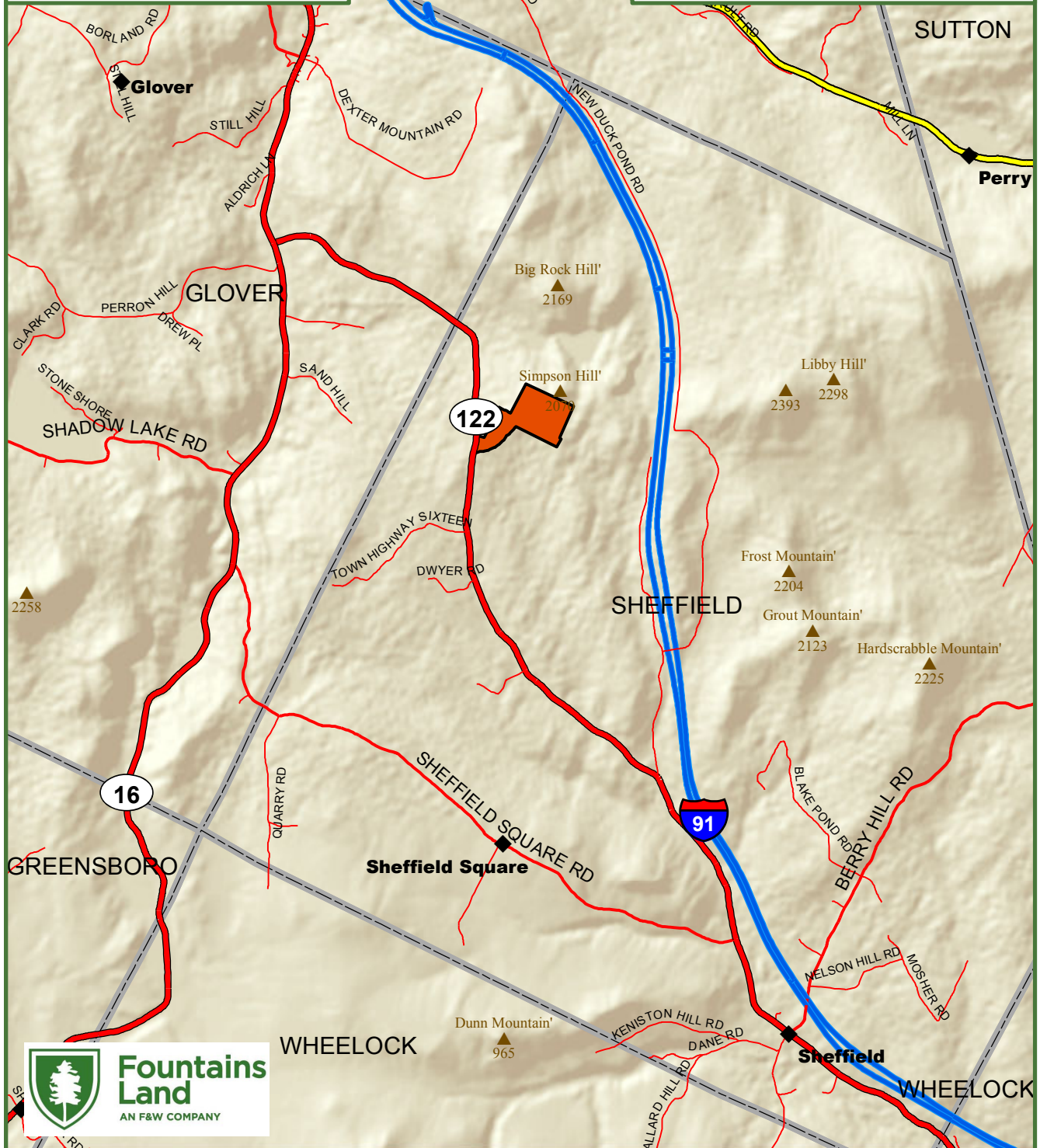


Sugarbush Lot

Locus Map
Simpson Hill Sugarbush

113 +/- GIS Acres

Sheffield, Caledonia County, Vermont



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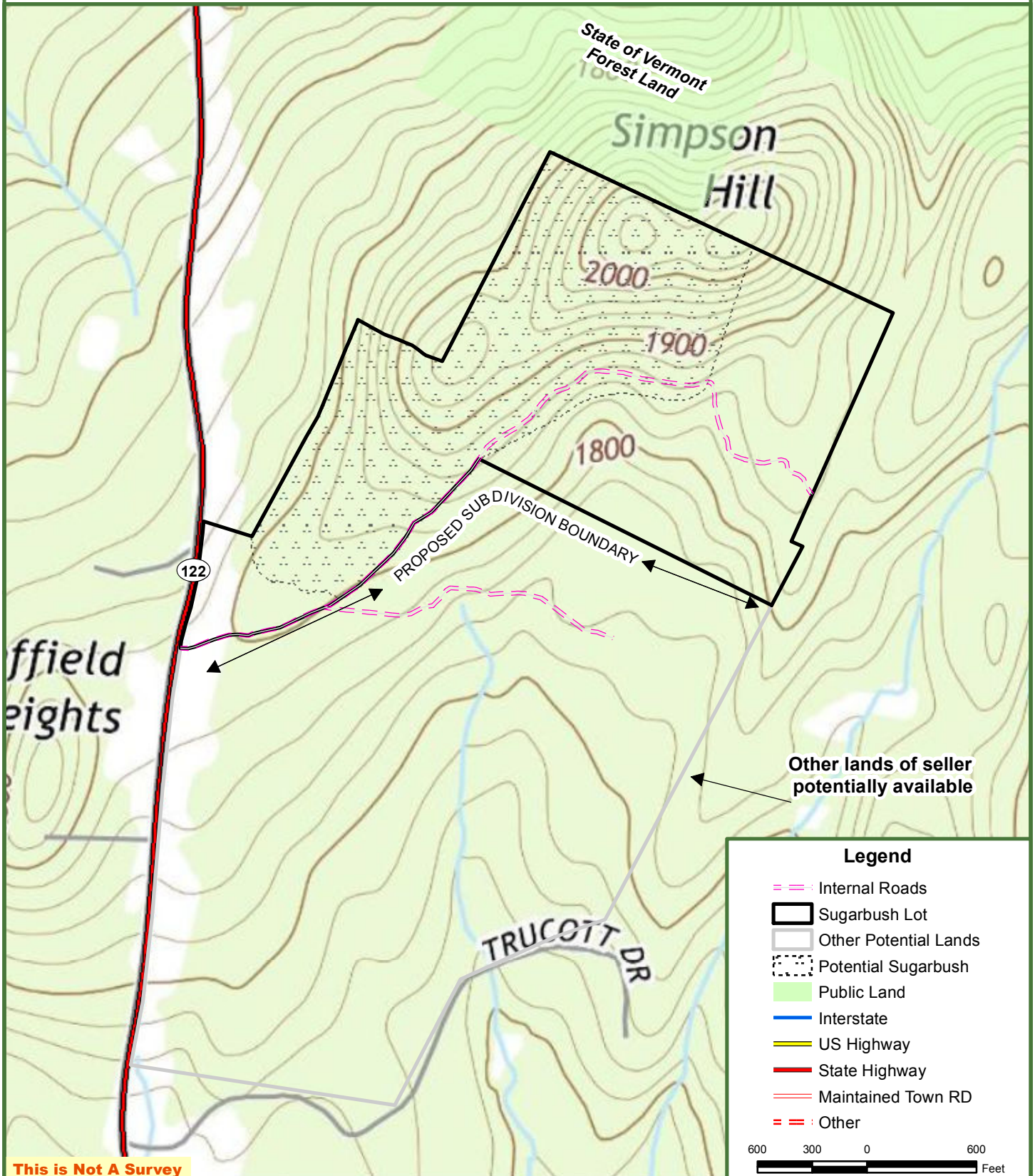
Simpson Hill Sugarbush

113 +/- GIS Acres

Sheffield, Caledonia County, Vermont



**Fountains
Land**
AN F&W COMPANY



This is Not A Survey

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.



Simpson Hill Sugarbush

113 +/- GIS Acres

Sheffield, Caledonia County, Vermont



**Fountains
Land**
AN F&W COMPANY

State of Vermont
Forest Land

PROPOSED SUBDIVISION BOUNDARY

Other lands of seller
potentially available

122

Legend

-  Sugarbush Lot
-  Other Potential Lands
-  Public Land
-  Stream
-  Interstate
-  US Highway
-  State Highway
-  Maintained Town RD
-  Other
-  Internal Roads

600 300 0 600
Feet

This is Not A Survey

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