

SCALES BROOK FOREST

A young, even-aged forest with high stem density, well positioned for asset appreciation, coupled with exceptional recreational amenities including a solid internal access road, water resources and building options.

View looking north of internal road; all forestland in view is the property



***756 Town-Listed Acres
Lunenburg & Concord, Essex County, Vermont***

Price: \$350,000

PROPERTY OVERVIEW

Scales Brook Forest is well-suited for a combination of long-term timber appreciation and recreation with camp or seasonal homesite development.

Property highlights include:

- Two miles of private internal roads;
- Gentle terrain allowing for easy recreational pursuits;
- Electric power and telephone along town-maintained road frontage;
- Diverse wildlife habitat providing good hunting ground.

LOCATION

The forest is situated in the Northeast Kingdom town of Lunenburg, which shares a border with New Hampshire and the Connecticut River. Most of the township is rural and dominated by a forested landscape with occasional homes widely dispersed. Small farms are prominent along the Connecticut River and some of the town's southern valleys.

Lunenburg Village is 6 miles from the property along Route 2 and includes a convenience store, post office, elementary school and town municipal buildings. The tiny hamlet of East Concord is 1 mile south of the property.

Most residents commute to several nearby large towns for services and employment opportunities. Lancaster, NH, a vibrant community (population 3,360), is the closest, 13 miles to the east along the Connecticut and Israel Rivers. The town offers a full suite of amenities with an established downtown. Known as the Gateway to the Great North Woods, Lancaster also borders the rolling forested mountains of the Kilkenny Range of the White Mountain National Forest, offering a variety of outdoor recreational activities on these vast areas of public land.

St. Johnsbury (home of the St. Johnsbury Academy and Fairbanks Museum) is 19 miles to the west. Littleton, NH (population 6,000), lying along the Connecticut and Ammonoosuc Rivers, is 14 miles to the south. Boston and Portland, Maine are each about a 2.5-hour drive southeast and east respectively.



The clear running, rocky bottom Scales Brook as it crosses a small wetland area near the beginning section of the internal access road.



Lunenburg Town Square along Route 2, situated 6 miles to the east, with the Old Congregation Church (a historical landmark) at center, the Town Hall to the right and the elementary school to the left.

ACCESS

The forest has roughly 1,200' of frontage along Oregon Road, a town-maintained, graveled road with electric and telephone service roadside.

One of the land's greatest attributes is its nearly two miles of internal gravel road, providing car access across the property, including its northern region. This access road is gated and brushed annually of vegetation by mowing. Two small wildlife ponds have been created along the road network, creating good destination points for recreation. From this road, well-established woods trails branch out, allowing foot or ATV access to remote areas.

SITE DESCRIPTION

For the recreational enthusiast, all the terrain is gently sloping, allowing easy access around the landscape, whether walking, skiing or snowmobiling. Elevations range from 1,260' ASL (above sea level) at the northeastern corner of the land to 920' ASL near the road frontage where Scales Brook leaves the property. Aspect is generally southerly.

Scales Brook runs through the entire length of the forest. Near the beginning of the internal road, this year-round stream creates a small, open wetland, providing views of the property's landscape. A larger wetland and beaver pond is located at the northern end of the property, near the terminus of the internal access road. Several feeder streams run into the brook from the north and east.

Soils are mixed with areas of fairly well-drained soils interspersed with sections of poorly-drained soils (mostly along the streams) where water-loving herbaceous species coexist with a partial forest overstory. While these areas are not highly productive for timber production, they offer wildlife habitat diversity. Big game mammals are common sights on the property.

The property's access and terrain provide many appealing sites to develop an easily accessible or remote recreational lodge or home.



Oregon Road frontage with property on right.



One of two small ponds along the access road, well suited to a swim.

NATURAL RESOURCES

The timber resource is primarily young, a crop that naturally became established from harvests that occurred about 32-35 years ago, resulting in many densely-stocked advanced sapling to pole stands where stems are roughly 5-8" in diameter. Larger-diameter trees which were not harvested at that time are interspersed within these areas. Species in these areas are dominated by balsam fir, maples, birches and aspen. Forest aesthetics are very good as little understory growth is encountered in these dense stands. Small sections of the forest were not harvested during the last cycle and in those stands the timber is in the pole to sawlog size classes and mostly spruce and fir.



The timber resource is ±32 years of age, well stocked and just starting to make considerable product shifts into the pulp and small sawlog product classes.

While primarily young, the resource is well-positioned to develop into quality sawlog stands in the coming decades. The current value of this resource predominately lies in its contributing aesthetic appeal to the property and wildlife habitat. However, over time the timber will become even a larger component of the property's value.

The property's forest management plan details the timber and other natural resources. The plan created six forest stands whose attributes are summarized on the table below. Wetlands cover ±22 acres.

Timber Data from UVA Plan

Stand	Type	Acres (GIS)	Age	BA Ft ²	Size Class	Species by Percent
1	HS23B	567.91	32-35	72	Poles	Aspen (21%) Fir (17%), maple (15%), birch (12%), ash (7%)
2	SH3A	47.1	57-67	172	Sawtimber	Fir (42%), spruce (31%), aspen (17%), birch (5%) & cedar/tamarack/hemlock
3	SH3C	44.93	32-37	61	Poles	Fir (47%), yellow birch (35%), spruce (8%)
4	HS3BC	20.52	77 & 42	80	Poles/Saw	Pine (30%), Misc Hwd (31%), SW (8%)
5	SH3BC	48.06	47	87	Poles	Fir (48%), cedar (26%), aspen (7%), HW (14%)
6	Mixed	43.6	49	65	Poles	Red maple (35%), aspen (30%), paper birch (20%), sugar maple (5%), yellow birch (5%)
7	Wetland	21.63				
Total		793.75				

TAXES & TITLE

The entire property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program. The plan for the property is due to be updated in 2022. Annual taxes are \$2,237.82/year. Title to the property is secure with details available upon request. Town Grand List acreage is 756.25, while GIS acres are calculated to be 761.2.

WILDLIFE

The property offers good habitat for ruffed grouse, moose, song birds, snowshoe hare, white-tailed deer, fisher and bobcats. While on the property, a fisher cat was sighted and signs of moose, grouse and snowshoe hare were noted.



Internal access road which is perfectly maintained by the ownership.



Mostly gentle terrain; the property is a recreational playground while the timber resource develops to sawlogs.

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.

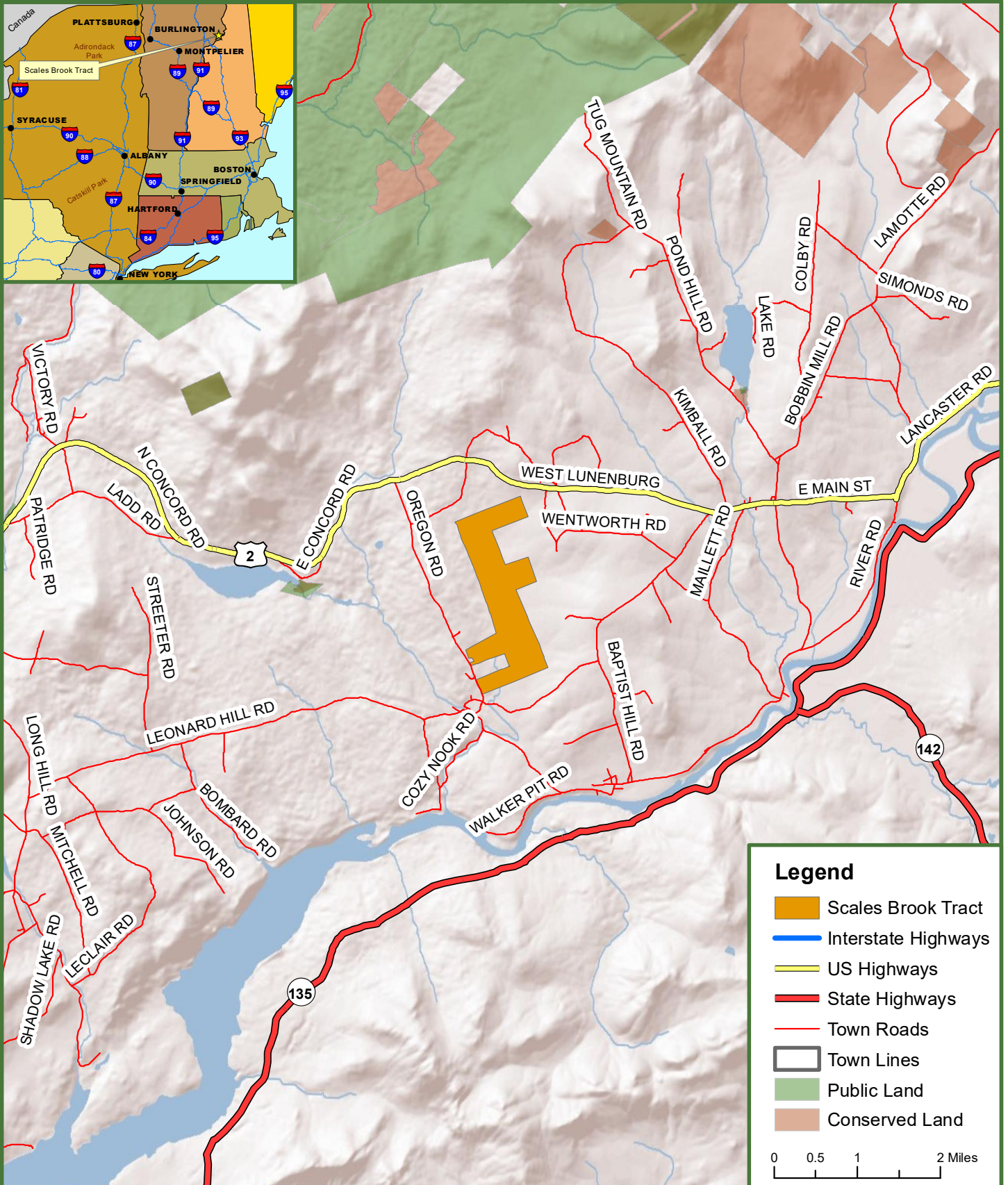
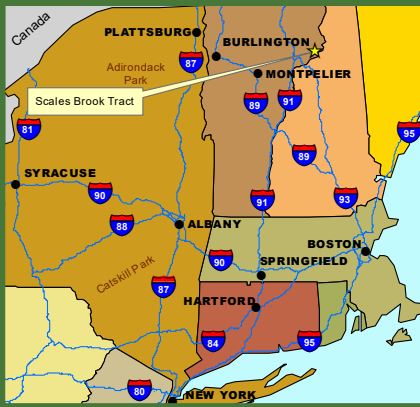


Locus Map Scales Brook Tract 755.7 Grand List Acres

Lunenburg, Essex County, Vermont



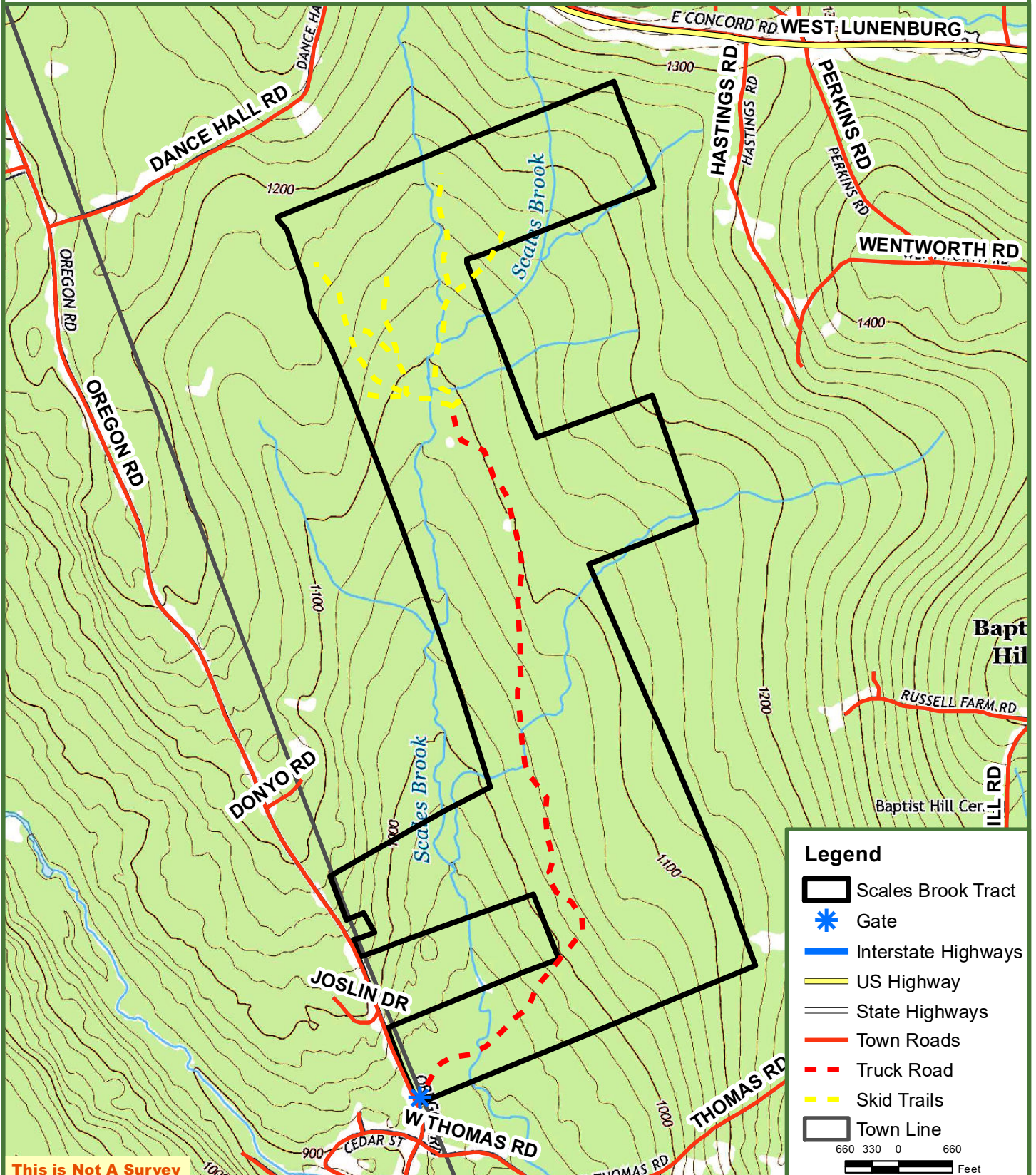
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Scales Brook Tract

755.7 Grand List Acres
Lunenburg, Essex County, Vermont



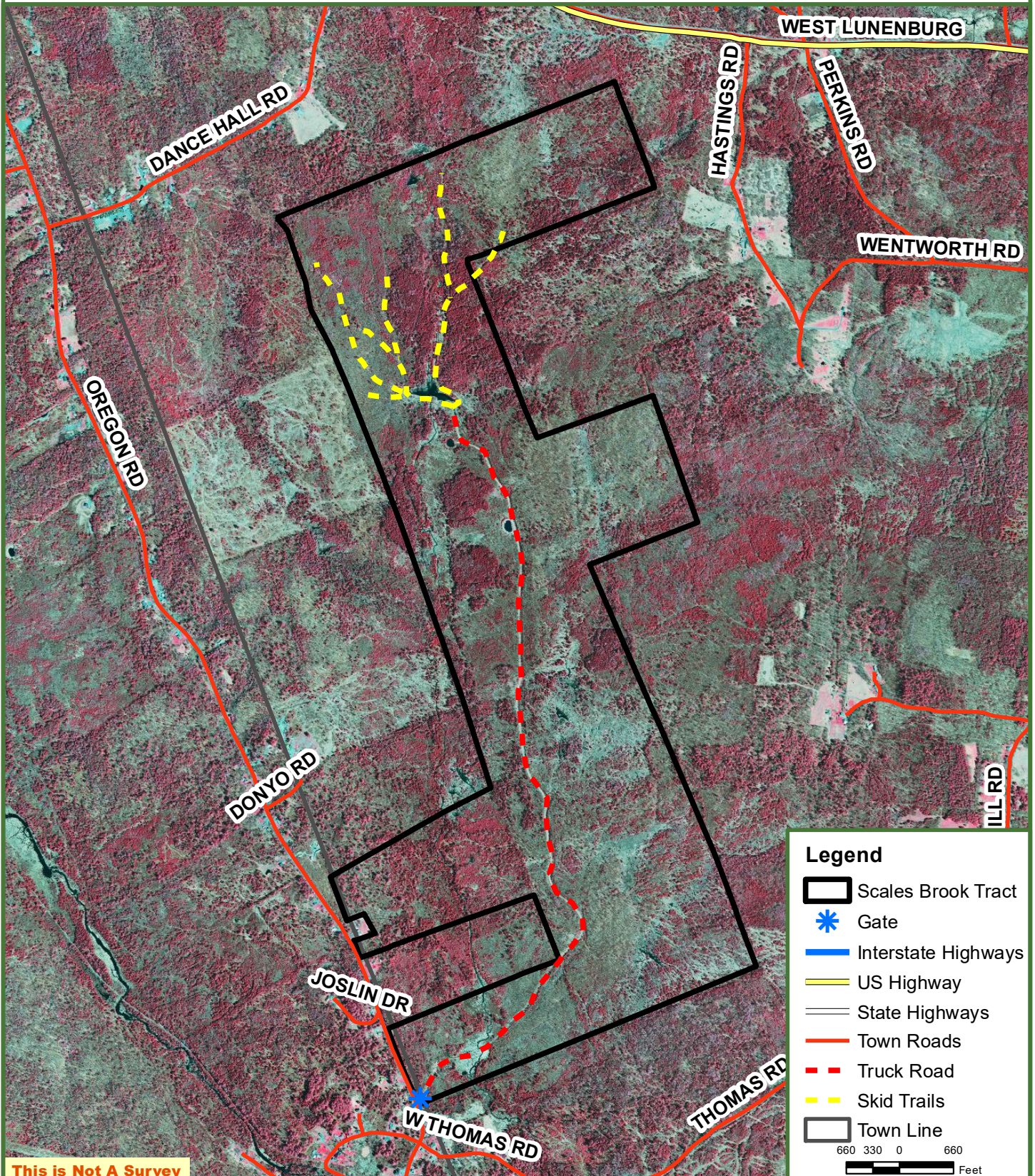
This is Not A Survey

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.



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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