

## COLES POND ROAD FOREST

**Adjacent to 10,862 acres of state land, this forest boasts direct access to a VAST snowmobile trail, close proximity to Cole Pond (a few minutes' walk away), an existing building site and a solid sugarbush opportunity.**



View from property to Coles Pond

***108 Grand List Acres  
Walden, Caledonia County, Vermont***

**Price: \$171,000**

## PROPERTY OVERVIEW

The property supports year-'round home development and outstanding recreational amenities;

- Minutes walk to the 125-acre Coles Pond;
- Ready-to-build potential homesite with existing power and driveway;
- Direct access to the 10,826-acre Steam Mill Brook Wildlife Management Area;
- Direct access to VAST snow machine trail;
- Sugarbush opportunity with 5,800 taps.



An existing graveled driveway with electric power, water and firepit provides the perfect camper hookup within walking distance of the pond.

## LOCATION

The forest is in the southern part of the Northeast Kingdom region of Vermont. Walden Township largely consists of high-country forestland with the property and adjacent Steam Mill Brook Wildlife Management Area at its center. Locally, near the property there is a mix of year 'round and seasonal homes. In the summer months, out-of-towners flock to cabins and homes around Coles Pond, which is only a few minutes walk down the road.

Just up the road to the east is the Top of The Farm vegetable farm. To the north 12 miles is the award-winning Hill Farm Brewery.

Hardwick Village, the largest nearby town center is 12 miles to the southwest. Montpelier, the State Capital, is 33 miles to the south, while St. Johnsbury and the I-91 corridor is 23 miles to the east.



Coles Pond Road west of the property is a scenic area of forestland and farms, with sweeping views of Vermont's Green Mountain peaks to the west and north.



## ACCESS

Access is provided by 1,095' of frontage along Coles Pond, a graveled town road east of Route 16. An established driveway leads into a small clearing where electric power has been installed. Coles Pond Road ends not far to the east of the land, resulting in a peaceful setting with a fairly low travel rate along the road.

## SITE DESCRIPTION

The property's terrain is mostly gently sloped and occupies elevations running from 2,200' to 2,300'. Much of the land sits on a high plateau just east of the pond, with little slope variation. Southerly aspects are most common. Soils are well drained with the exception of areas near a small stream that originates at the property's center and drains into a natural pond on the northeastern boundary.

For the outdoor enthusiast the property offers outstanding recreational opportunities, with the adjacent Steam Mill Brook Wildlife Management Area (WMA) most notable among those opportunities. This 10,826-acre tract is owned by the State of Vermont and managed by the Fish & Wildlife Department. This land is a treasure of wildlife habitat communities, hosting an array of large mammal species.

A VAST snowmobile trail runs through the property center, providing direct access to this extensive trail system.

Coles Pond covers 125 acres, with homes along the southern half of the frontage and a scenic shoreline along the northern and western frontage where the pond abuts state forestland. Warm water species, such as smallmouth bass, yellow perch and chain pickerel, are present in the relatively shallow waters of Coles Pond (maximum depth - 22').



Coles Pond Road frontage just east of the property's existing driveway.



The property's forestland, with the main trail leading from the driveway (seen to the lower right) meeting the snowmobile trail (seen at center left). The higher mountains of the adjacent WMA are seen in the backdrop.

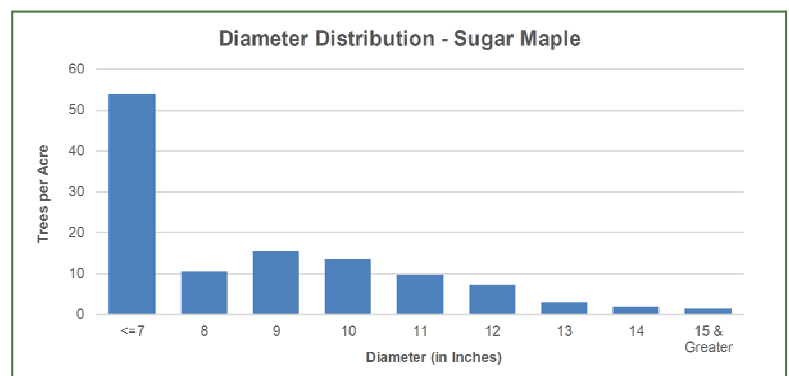
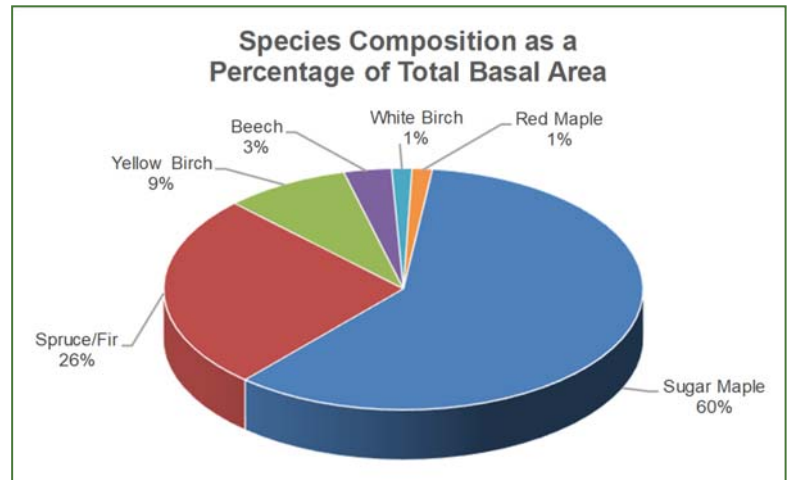


## NATURAL RESOURCES

The standing timber is the land's most notable natural resource. The property's forest management plan delineates two distinct stands, an 89-acre hardwood stand and a maturing, 18-acre softwood stand. The 89-acre hardwood stand supports a species composition dominated by sugar maple. The trees here are 50-70 years of age, with the average diameter of overstory stems at roughly 10". Fully stocked stand conditions prevail, with a dense understory common in many areas. Harvesting last occurred about 20 years ago.

With Stand 1 having a nearly pure sugar maple species composition, the resource offers a solid potential sugarbush with  $\pm 5,800$  taps (66 taps/acre). Terrain slopes to the town road and electric power.

The management plan timber inventory data indicates a standing timber value of \$63,000.



Some stands hold high stocking of middle-aged hardwoods, dominated by sugar maple. Long-term timber appreciation or sugarbush opportunity are two alternative income streams for the property.



## TAXES & TITLE

The property is NOT enrolled in the State of Vermont's Use Value Appraisal (UVA) program. However, a UVA-compatible plan was developed for the property in 2015. Annual taxes for 2018 were \$2,859.36.

Boundary lines are present and appear to be in fair condition. The land was surveyed in 1972.

The property is owned by Carol Perkins, whose 2008 deed is recorded with the Walden Town Office in Book 62, Pages 150-53.



Winter scene of the VAST trail that runs through the property.



The land's western boundary is within  $\pm 800'$  of Cole Pond's shoreline. The property's western terrain is shown above.

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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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# Locus Map

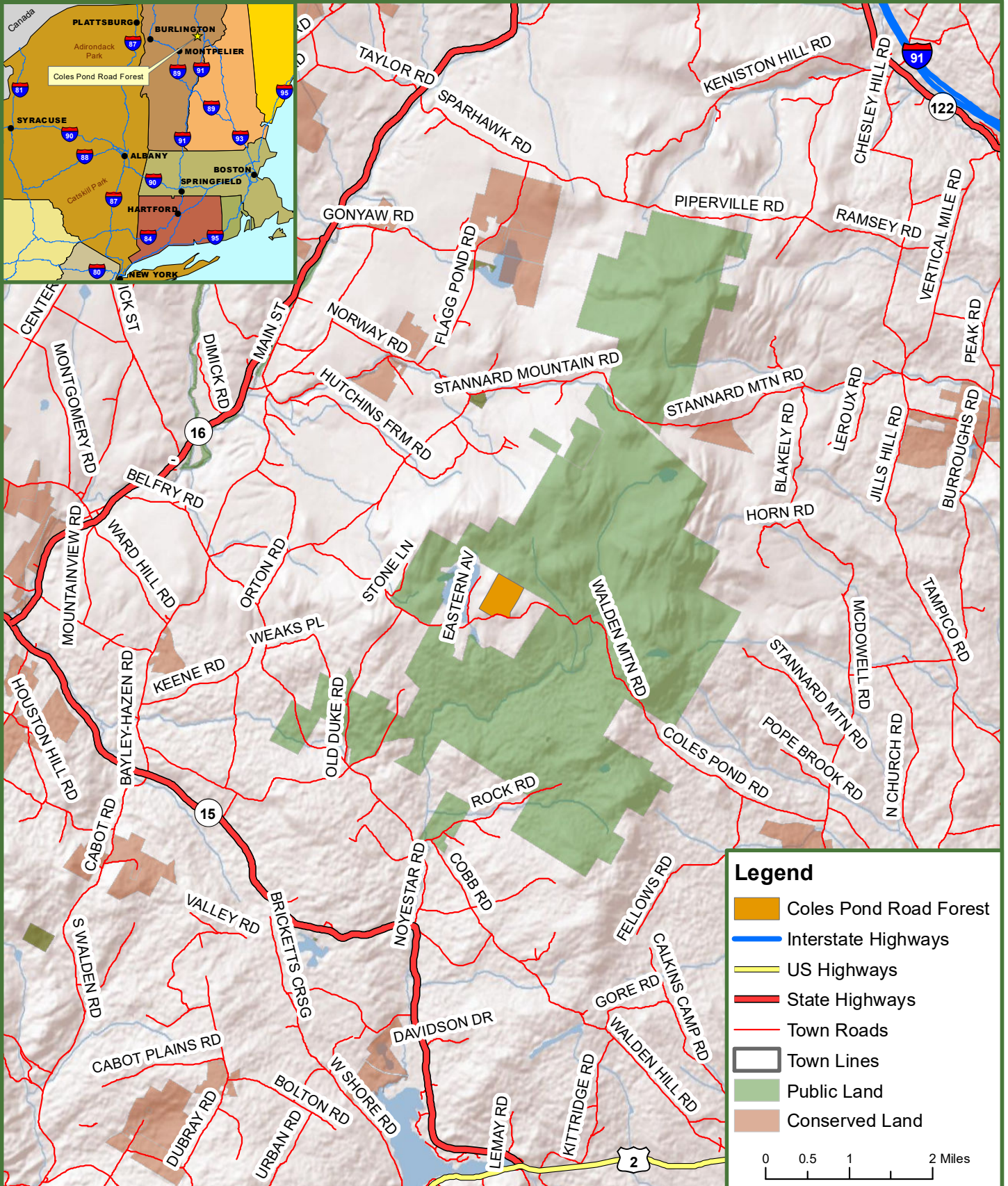
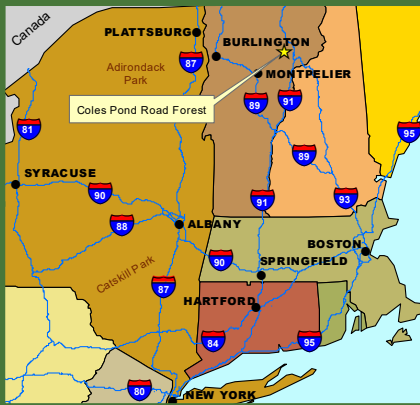
## Coles Pond Road Forest

108 Grand List Acres

### Walden, Caledonia County, Vermont



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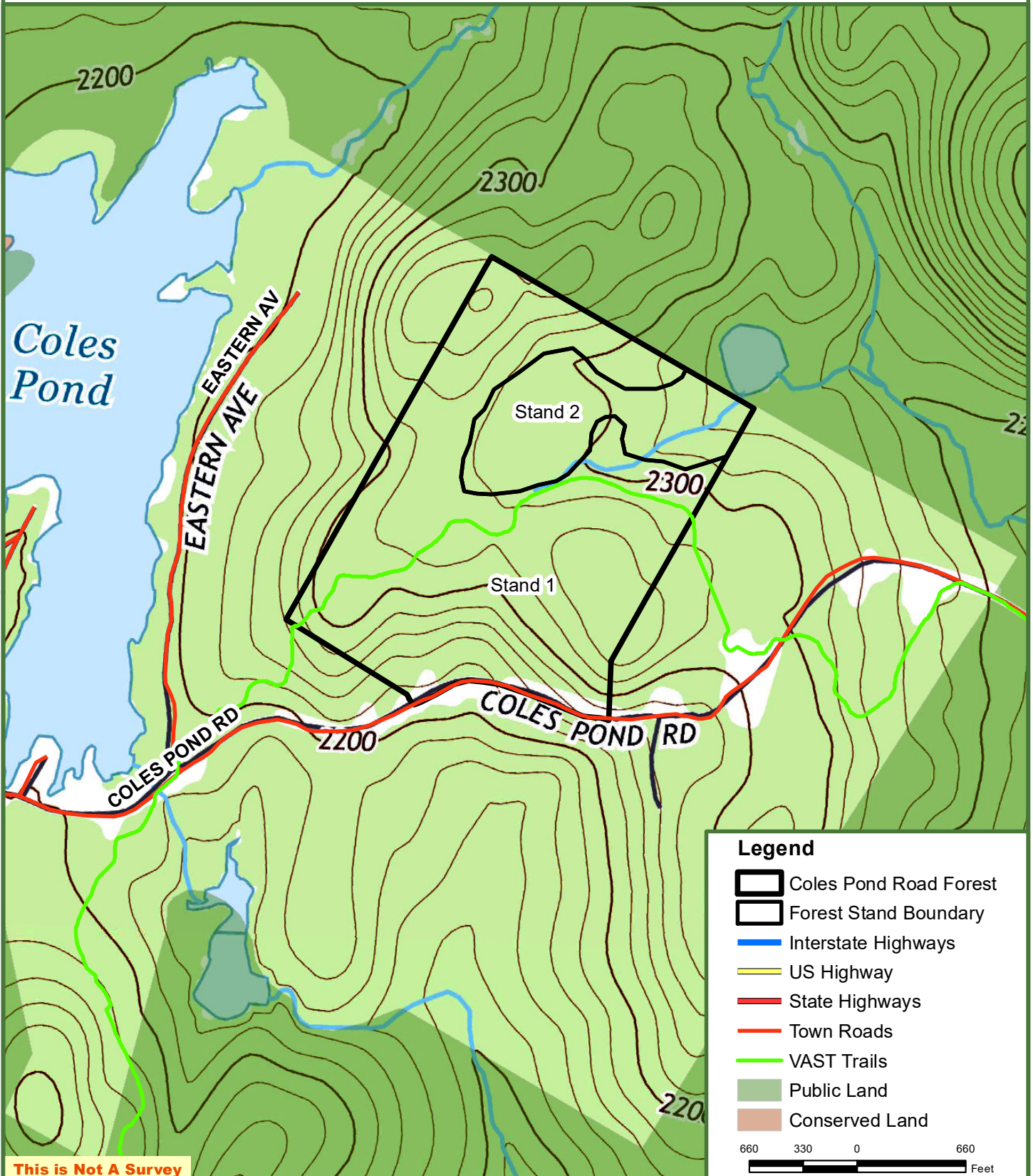






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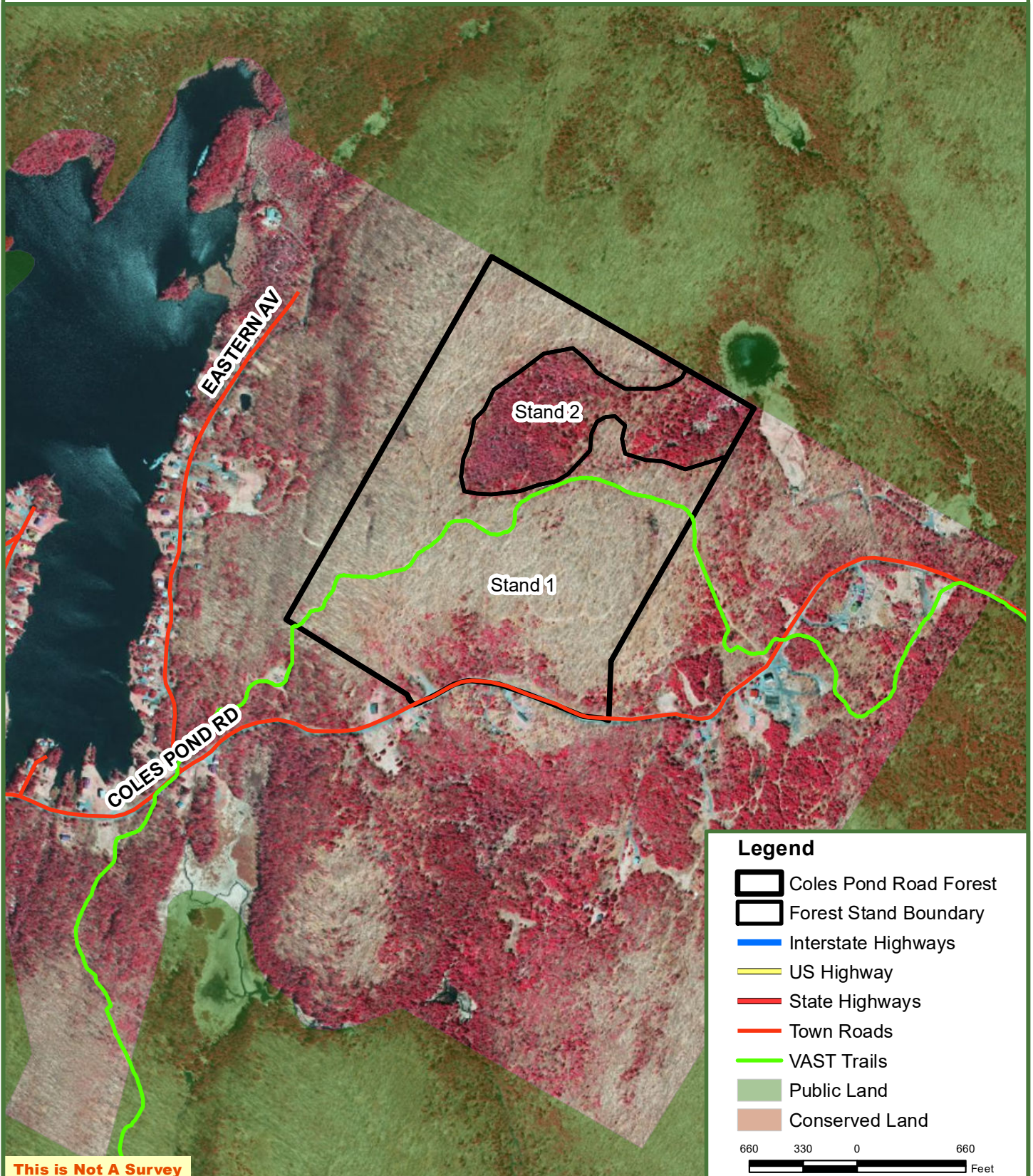
Map is not a survey. Map based on tax map information. Boundary lines in the field as per deeded record could easily be different than those portrayed on this map resulting in acreage variances and or boundary lines that look different than those portrayed on this map.





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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

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Signature of Consumer

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Date

[ ] Declined to sign