

BARNARD VILLAGE FOREST

Overlooking the village of Barnard and Silver Lake, the land is a twelve-minute walk from the town center and offers private building sites, nice views and an outstanding sugar maple forest.



View from property to Silver Lake and Barnard Village

***87.5 Grand List Acres
Barnard, Windsor County, Vermont***

New Price: ~~\$249,000~~ \$219,000

PROPERTY OVERVIEW

The forest is ideally suited to the development of a private, year-round homestead property with features that include:

- Twelve-minute walk to Barnard Village and Silver Lake;
- Prime potential homesites with views of the village, lake and steeped church;
- Highly aesthetic forest with $\pm 6,250$ potential maple taps;
- Forest intensely managed since 1960 by current owner.



Gently-sloping terrain just at the base of the steeper slopes that lead to the ridgetop offers a nice, private home development site.

LOCATION

The property is located just a 12-minute walk from the center of Barnard Village, a tiny but culturally diverse community located in central Vermont. At its heart is 84-acre Silver Lake which hosts seasonal and year-round shoreline homes, a town beach and state park at its northern end. Across from the lake is the Barnard General Store, a popular stop featuring local prepared foods. The village is a well traveled destination during all four seasons by locals and tourists, with lodging offered by several bed and breakfast establishments.

Woodstock Village is 10 miles to the south with the junctions of I-89 and I-91 32 miles to the southeast. Boston is about a 2.5-hour drive to the southeast.



The property's eastern hillside in the background as seen from the lake. The General Store is just to the left (our of view) with a church and private residence in view.

ACCESS

Access is provided by roughly 145' of frontage along West Road, a graveled town road just off Route 12 with electric and telephone service roadside. A developed driveway runs between two neighboring homes as it leads into the property for $\pm 325'$ to a small clearing.

From the clearing, internal trails extend throughout the land, including one that leads to the land's level ridgetop where prominent views exist to the north and down to the village and lake.

SITE DESCRIPTION

The property's terrain is mostly gently sloped on the northern and eastern sections, covering 60% of the terrain. In this area, many potential private homesites are possible, offering attractive views of Barnard Village, its steeped church and Silver Lake. Views to the north (with tree clearing) are long, extending well into Bethel and beyond. Elevation ranges from 1,200' along the road frontage to 1,780' at the height of land to the southwest. Aspects are to the north and northeast. While there are no streams, soils are well drained and perfectly suited to site improvements around home development.



West Road frontage with views down Route 12 to the south. The road frontage is to the left, just out of view.



Drone shot of the eastern property edge, with views of the state park lands at the lake's northern end.

NATURAL RESOURCES

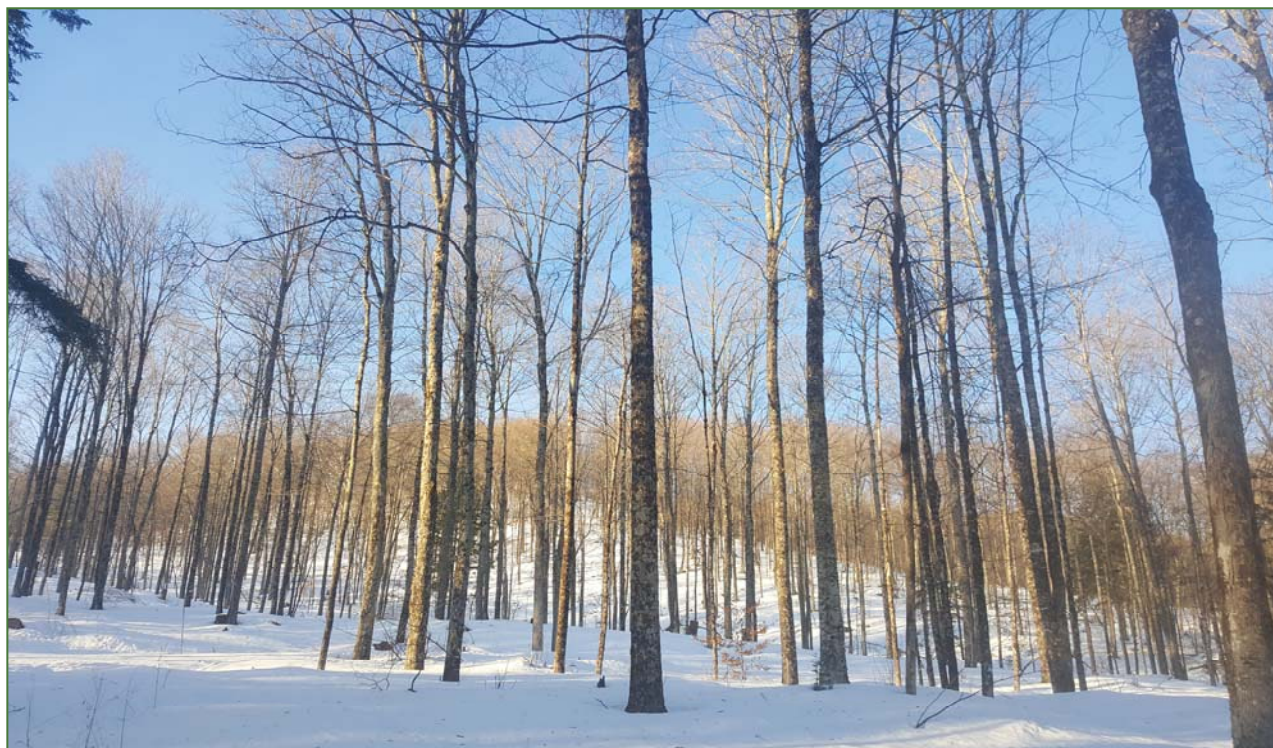
The timber resource can be considered well above average, having been professionally managed by the current ownership since 1960, when the land was acquired by the current owner. During this tenure, the silvicultural objective has been to promote the development of high-quality sawlogs, an accomplished goal based on the standing timber which is now part of the property offered for sale.

The tree species composition is nearly pure sugar maple, with a cohort of hemlock at the northeastern corner and other hardwoods lightly infused with the maple. This sugar maple resource offers a solid potential sugarbush with $\pm 6,250$ taps (76/ac).

The forest was thinned in 2017 using a combination of individual tree selection and very small group cuts. The results are impressive, with nearly all residual stems of high quality, with adequate growing conditions, ensuring robust future growth. Forest aesthetics are "park-like", given much of the suppressed understory stems have been removed, making walking from trail to trail quite easy. Recent timber inventory data indicates a standing timber value of \$72,000.



Winter of 2017 thinning, showing high-quality residual sugar maple on ridge with views to the northeast.



Lower, more gentle slopes demonstrating the recent forestry thinning and decades-long stewardship success that has created the nearly perfect stand of sugar maple.

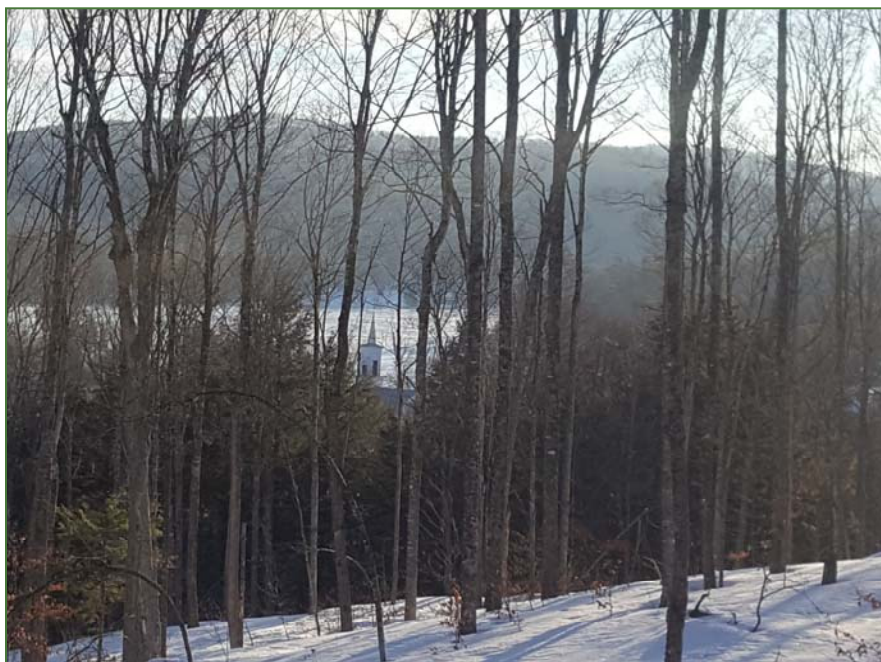
TAXES & TITLE

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 2020. Annual taxes are \$240/year.

Boundary lines appear to be in good condition, with all lines maintained and visible, marked with paint and blazes.

There are rights to a spring extended to neighbors, with certain other rights held by neighbors as per the property title.

The property is owned by The A. Johnson Company, whose 1960 deed is recorded in Book 33, Page 77 with a 5-acre outsale deed recorded in Book 33, Page 505.



A glimpse of the church steeple in the village from the land's eastern end.



Mostly gently rolling terrain; thinning was recent, leaving free-to-grow, high-quality stems (northern end of land)

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

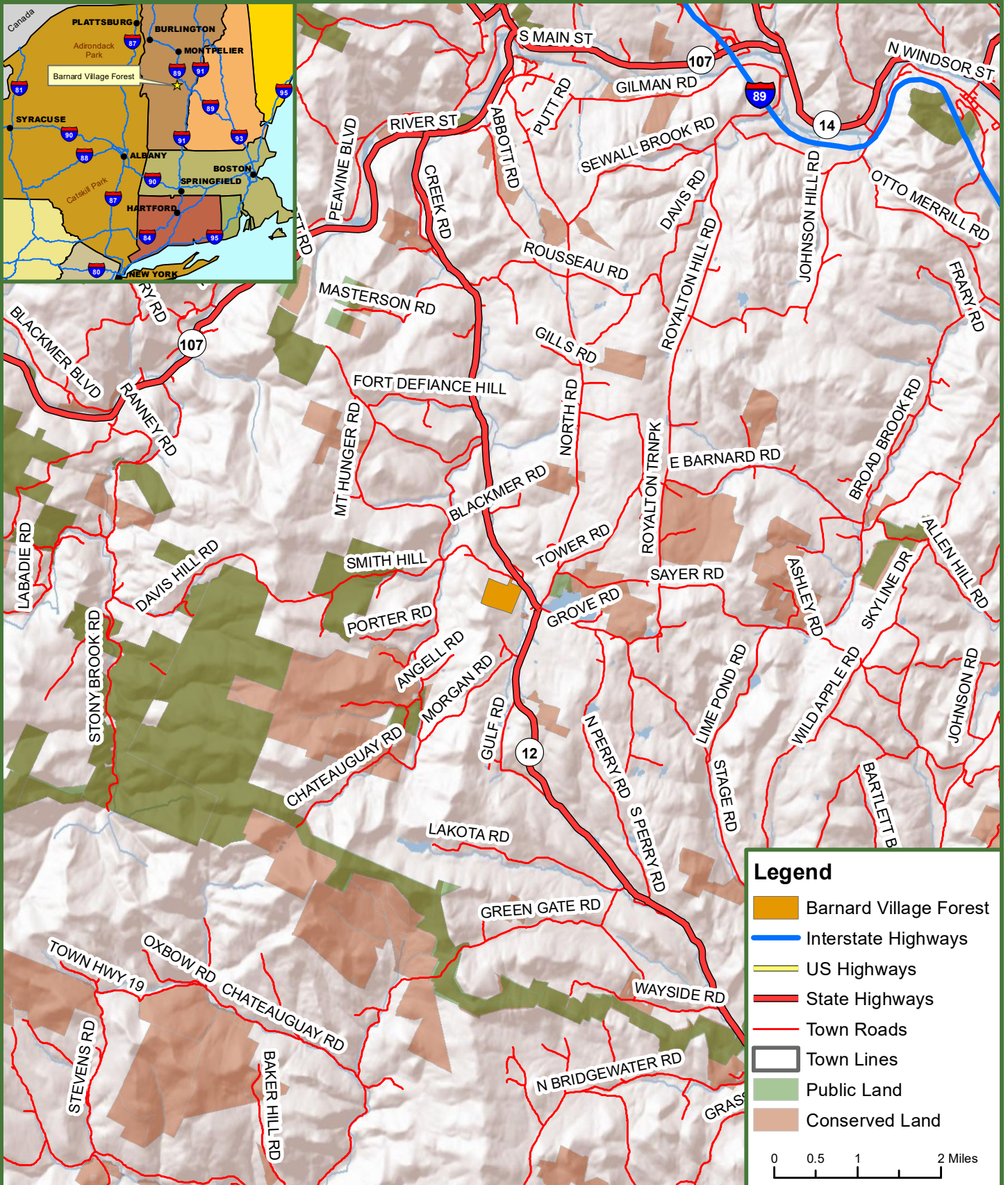
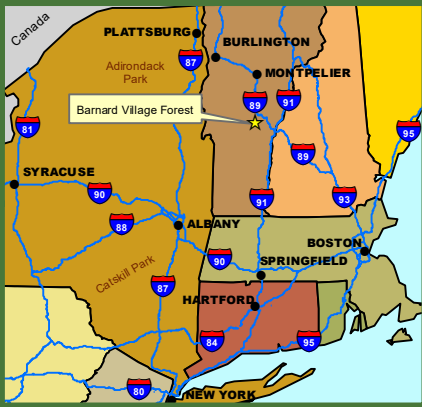
Barnard Village Forest

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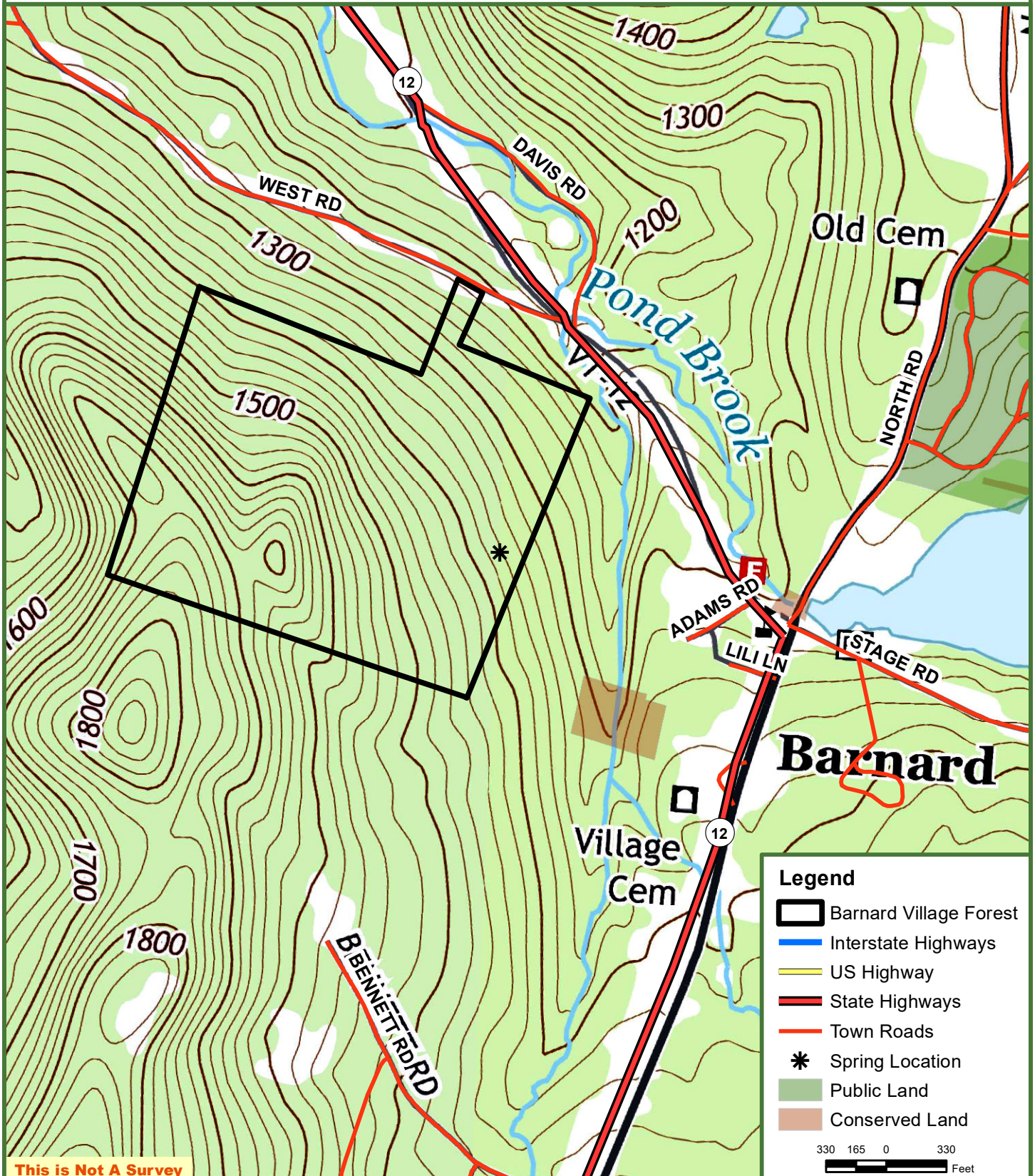


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Map is not a survey. Map based on tax map information. Boundary lines in the field as per deeded record could easily be different than those portrayed on this map resulting in acreage variances and or boundary lines that look different than those portrayed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

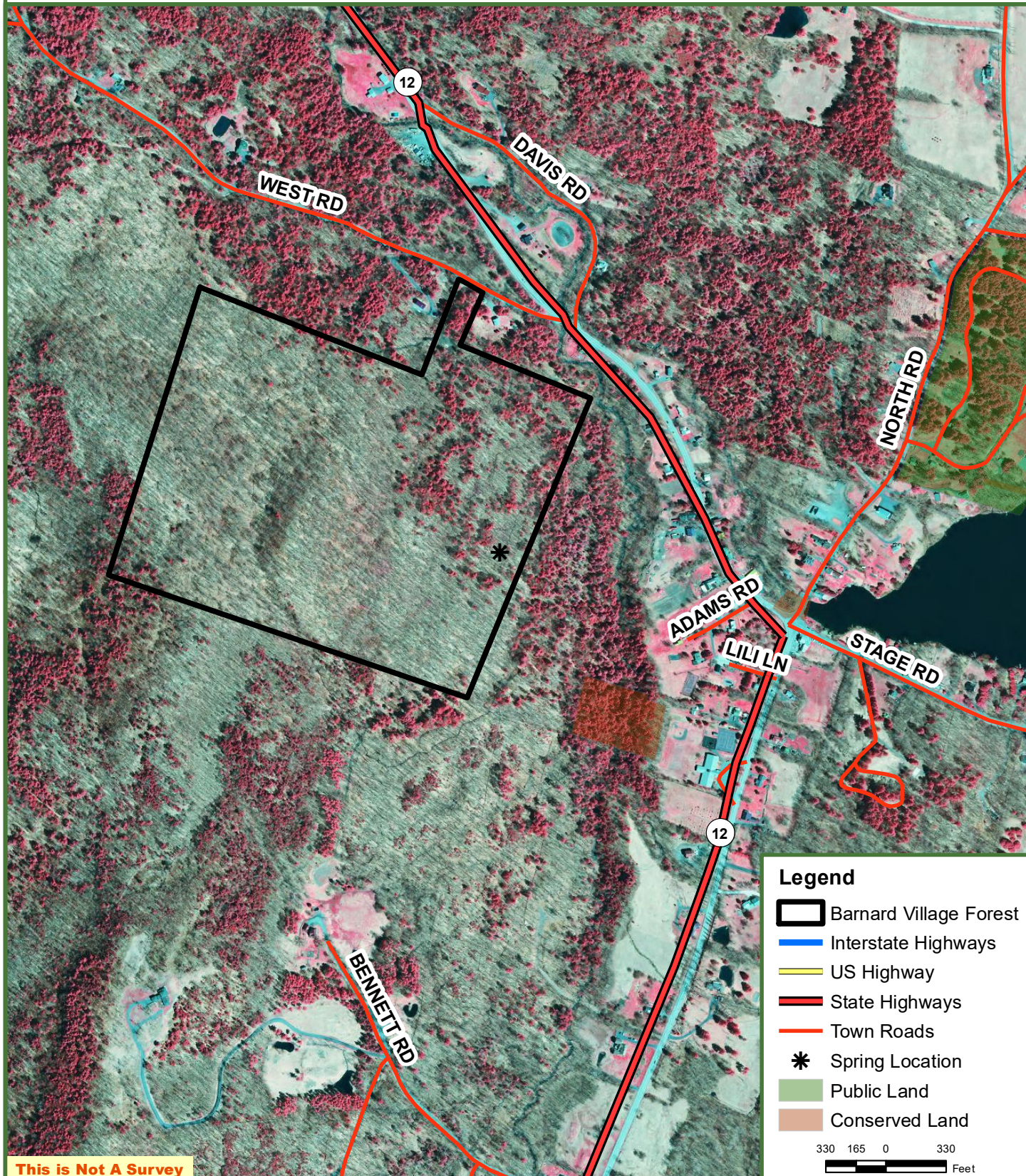


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

Signature of Consumer

Date

[] Declined to sign