

JOHNSON POND FOREST

With sweeping views of the Presidential Range, lower slope and high mountaintop alpine terrain, three private spring-fed ponds, and three miles of groomed internal roads, this property is a classic private estate forest.



View down Johnson Pond from southern shoreline

***±1,614 GIS Acres
Kirby, Caledonia County, Vermont***

Price: \$1,520,000

PROPERTY OVERVIEW

The forest is ideally suited to those who like to roam large landscapes where ecosystems are diverse, swimming in spring-fed ponds is possible, heads of watershed streams can be traversed and high-elevation mountain peaks can be explored.

Property highlights include:

- Three miles of private gravel roads;
- Prime potential homesites near one of three spring-fed ponds;
- Three mountain peaks with high alpine elevations;
- Antique granite quarry with old cut blocks for landscaping.



View of private, spring-fed Johnson Pond, located near the main access road. This 10-acre, secluded pond is the perfect backdrop for a homesite.

LOCATION

The forest is positioned in the southeast corner of the small Northeast Kingdom town of Kirby. While Kirby offers no village center, there is a strong sense of community stemming from its rich farming/forest industry heritage and diverse outdoor recreation culture.

The Northeast Kingdom of Vermont is one of the more popular places to live and raise a family, due in large part to its rural nature and small communities complimented by the proximity to all necessary services in larger towns. Victory, a tiny town situated to the north, boasts one of the largest state-owned wildlife management areas in Vermont. Victory Bog and the surrounding lands create an unfragmented forest where many native wildlife species benefit from superior habitat.

Most residents commute to the nearby large towns of St. Johnsbury (home of the St. Johnsbury Academy and Fairbanks Museum), Lyndon (home to Northern Vermont University-Lyndon, formerly known as Lyndon State College), Lancaster ("Gateway to the Great North Woods") and Littleton (population 6,000 on the Connecticut and Ammonoosuc Rivers), all within 13 to 21 miles of Kirby, for services and employment opportunities. Burke Mountain Ski Area, a four-season resort, is situated 21 miles to the northwest. Boston is about 2.5 hours to the southeast.



View of Kirby Mountain, which is part of the property, as seen from the west along Kirby Mountain Road. The area is rural with scenic vistas of the local mountains and the nearby Moose River.

ACCESS

Access to Johnson Pond Forest is dictated by the presence of Kirby Mountain and its ridgeline, which divide the property from west to east.

The acreage south of Kirby Mountain is accessed by a 50'-wide, established legal right-of-way off Victory Road, a well-maintained town road. The right-of-way is shared with one other home just off Victory Road. The right-of-way provides access for home construction including access to utilities, as electric power is already available on the property near the pond.

The acreage north of Kirby Mountain is accessed from Kirby Mountain Road, a Class III town-maintained gravel road which leads to Victory Hill Road (1.1 miles to the east). From Kirby Mountain Road, an unimproved right-of-way meanders southward for roughly 3,200' to the northern boundary of the property. Please note that Kirby Mountain Road is known in Kirby as Victory Road; the road makes a large loop in Kirby and Victory, and is essentially the same road as provides the southern access to the property.

One of the land's greatest attributes is its nearly three miles of internal gravel roads, providing access to remote locations, including a private mountain peak with outstanding long views.

SITE DESCRIPTION

The property possesses two distinct landscapes, again related to the location of Kirby Mountain, with the southern half holding more gentle terrain, the ponds, a southern aspect and much of the private road system. This section of the land is well suited to establishing estate infrastructure.

The northern half holds the higher elevation terrain and includes three peaks of the Kirby Mountain Range with elevations rising to 2,522' above sea level (ASL). This mountain ecology offers exceptional recreational opportunity, with one of the internal roads leading directly to the top of a ridge peak with a small clearing.

Two small, spring-fed ponds in the central portion of the property are well positioned to create a private family get-away. The ponds are completely surrounded by the ownership and part of the larger Johnson Pond watershed. From the top of Kirby Mountain, small streams meander down-slope, eventually draining into Johnson Pond (10 acres), the gem of the property. The shoreline of the pond is dotted with large boulders and mature softwood trees, creating a remote atmosphere, also well suited to creating the perfect site for a home or camp.



Nearly 5 miles of groomed internal roads, one leads to a mountaintop



View of the White Mountains from the end of one of the internal roads

NATURAL RESOURCES

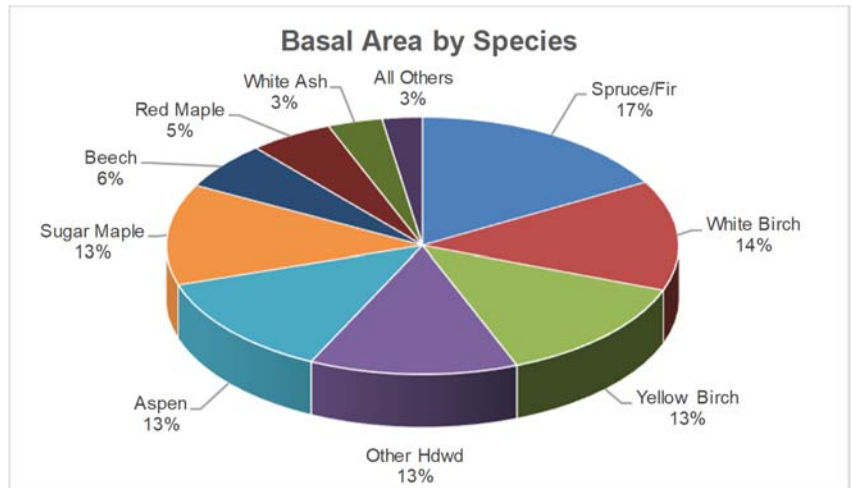
The timber resource is primarily young, a crop that naturally became established from harvests that occurred about 25-30 years ago, resulting in many densely-stocked, advanced sapling to pole stands where stems are roughly 5-10" in diameter. Species composition in these areas is dominated by maple, birch and aspen. Forest aesthetics can be considered very good where little understory growth is encountered in the dense young stands. While young, the resource is well-positioned to develop into high-quality stands in the coming decades. More mature stands are found on the steep slopes and mountaintops. The current value of this resource lies predominantly in the aesthetic appeal it contributes to the property as a whole; however, over time, the timber will become a significant component of the property's value.

The property's forest management plan details the timber and other natural resources.

Of interest is an antique granite quarry located in the east-central section of the property. This area holds large blocks of granite that can be used during home construction and associated landscaping.

Upper Right: Typical fully stocked, young forest stand resulting from harvesting 25-30 years ago. Many of these stands hold high-quality stems in desirable species that will eventually produce an outstanding crop.

Lower Right: Upper, small, spring fed pond with spur road leading to it.



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 2024. Annual taxes in 2018 were \$4,972.77.

Title to the property is secure with details available upon request. The property was acquired in two separate transactions: 532.5 acres in a deed recorded in Book 41, Page 65 and 1,160 acres in a deed recorded in the Town of Kirby. Tax acreage is 1,693.3. GIS acreage is ±1,614 acres.



Larger, upper, spring-fed pond with view of lower slope of Kirby Mountain.



Johnson Pond is a secluded, private pond that is accessed from two nearby groomed, internal access roads.

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

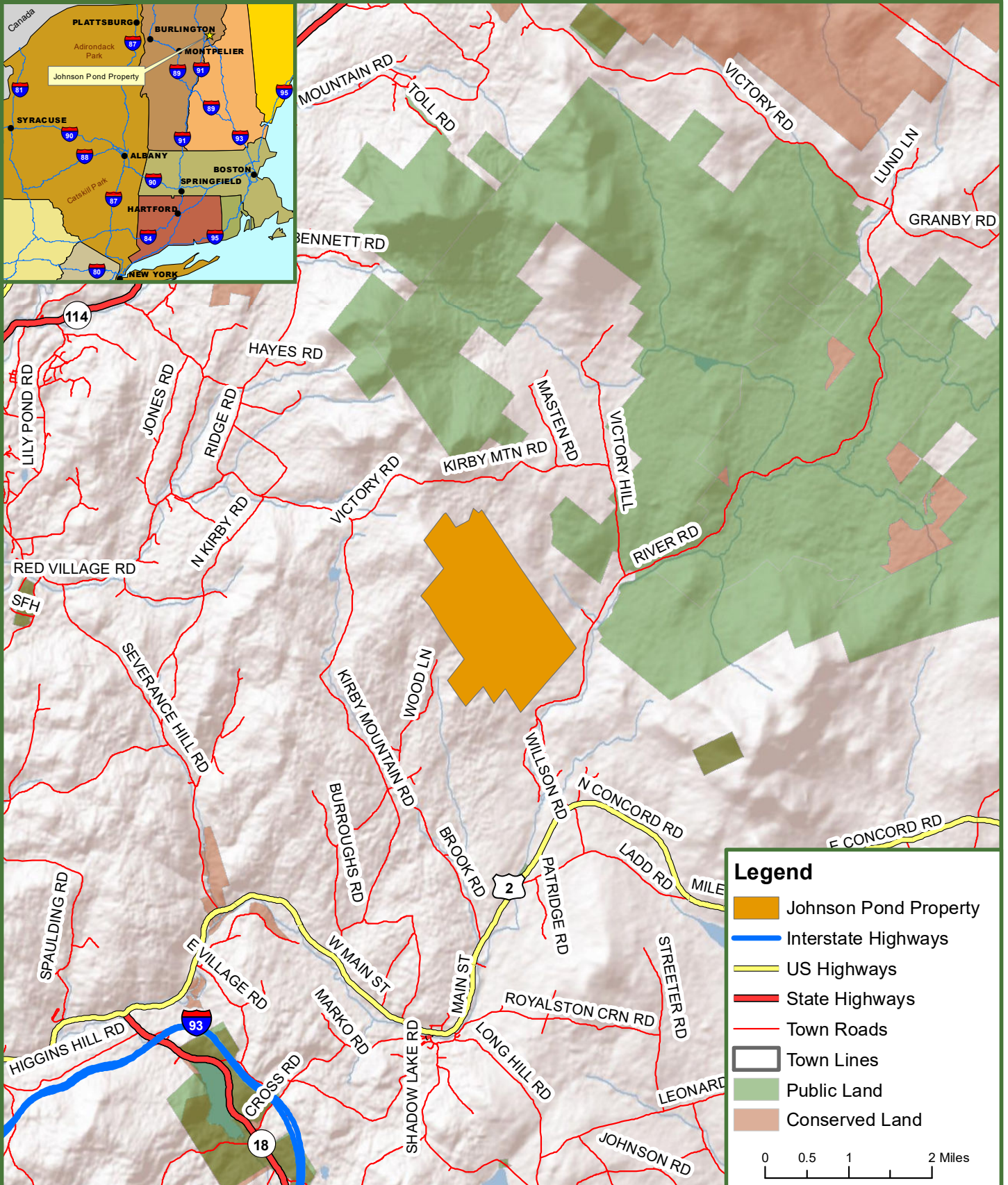
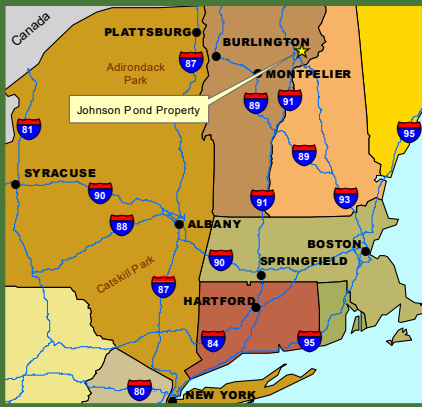
Johnson Pond Property

1614 GIS Acres

Kirby, Caledonia County, Vermont



**Fountains
Land**
AN F&W COMPANY





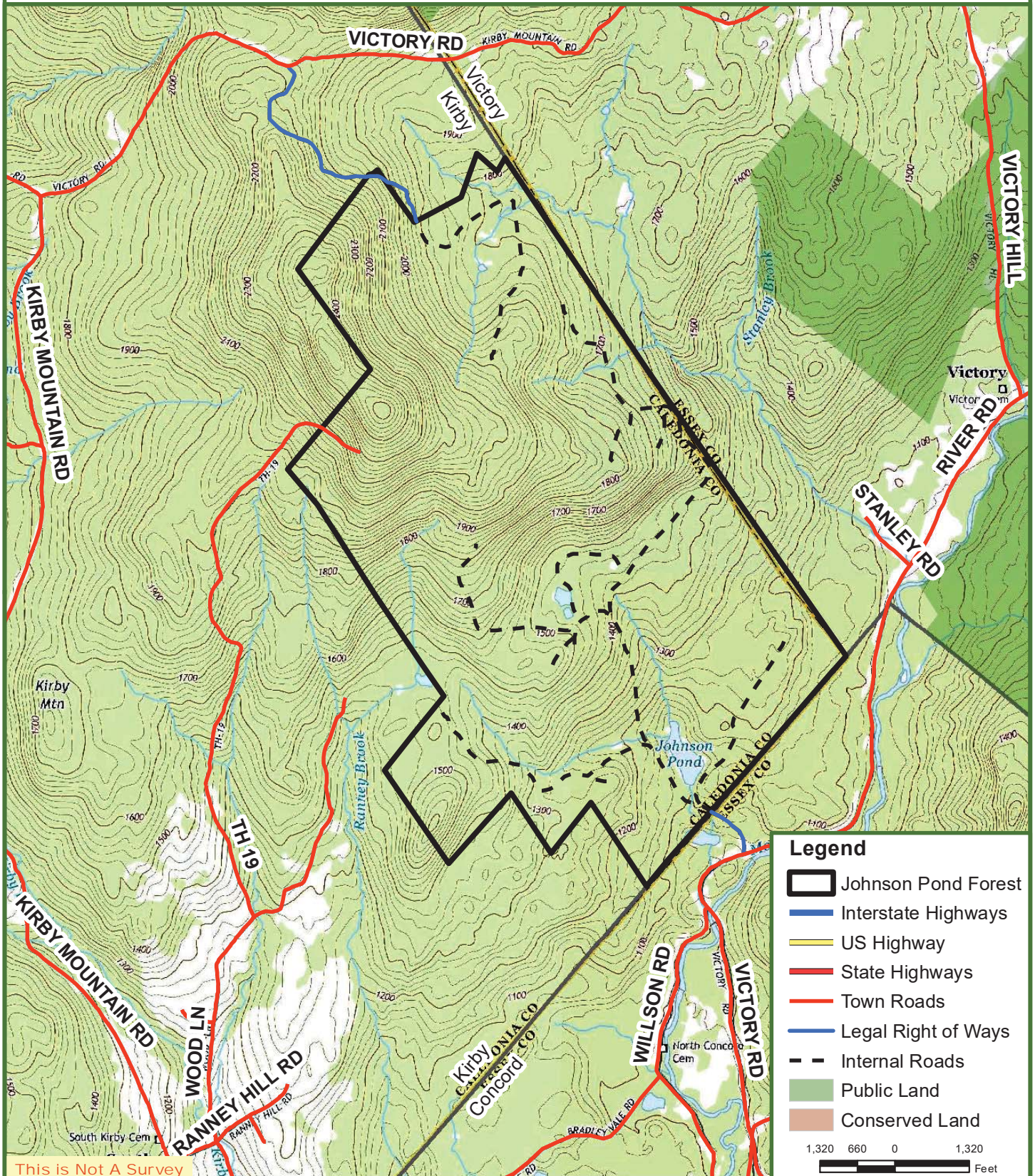
Johnson Pond Forest

1,614 GIS Acres

Kirby, Caledonia County, Vermont



**Fountains
Land**
AN F&W COMPANY



This is Not A Survey

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.



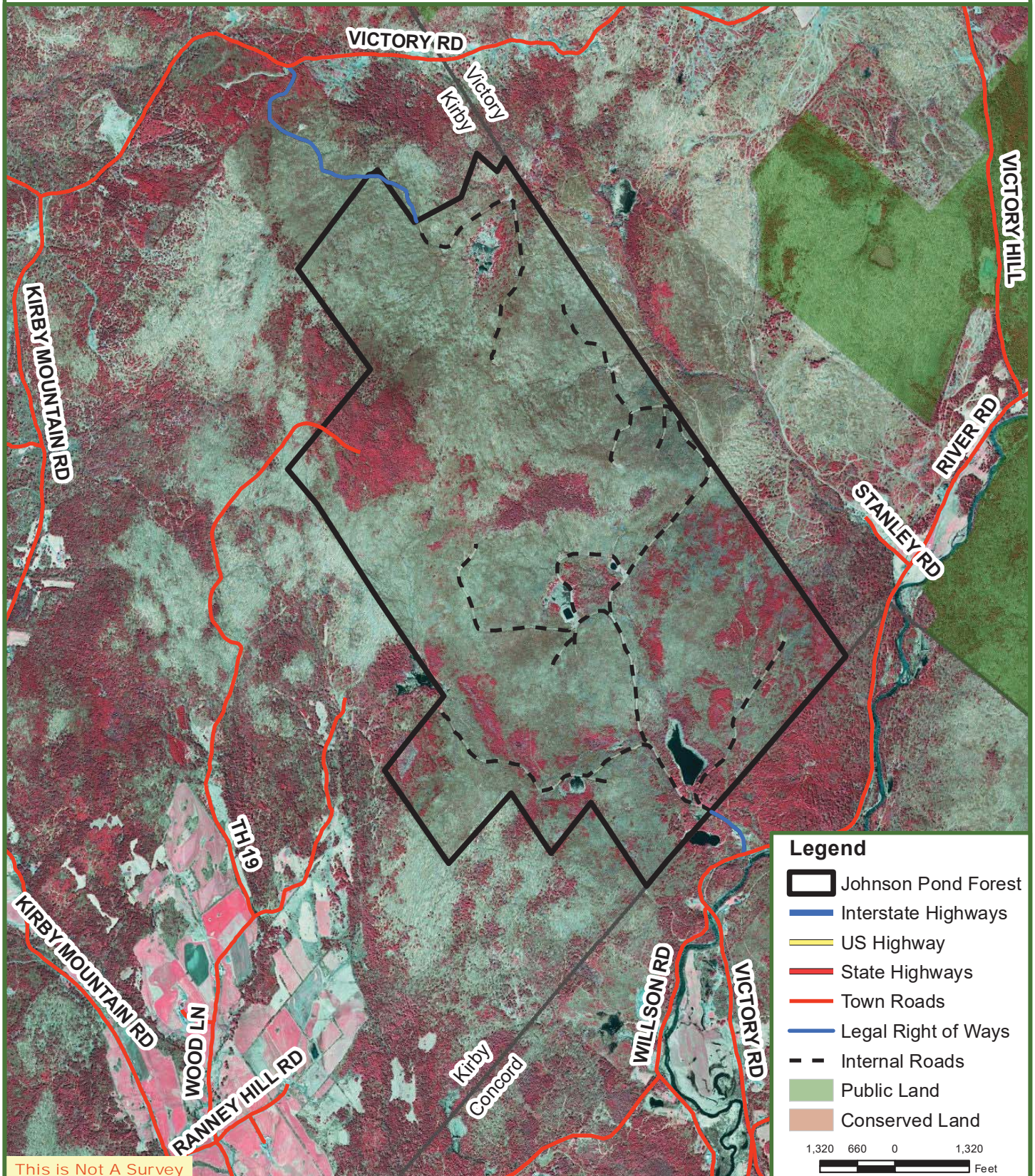
Johnson Pond Forest

1,614 GIS Acres

Kirby, Caledonia County, Vermont



**Fountains
Land**
AN F&W COMPANY



This is Not A Survey

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.



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