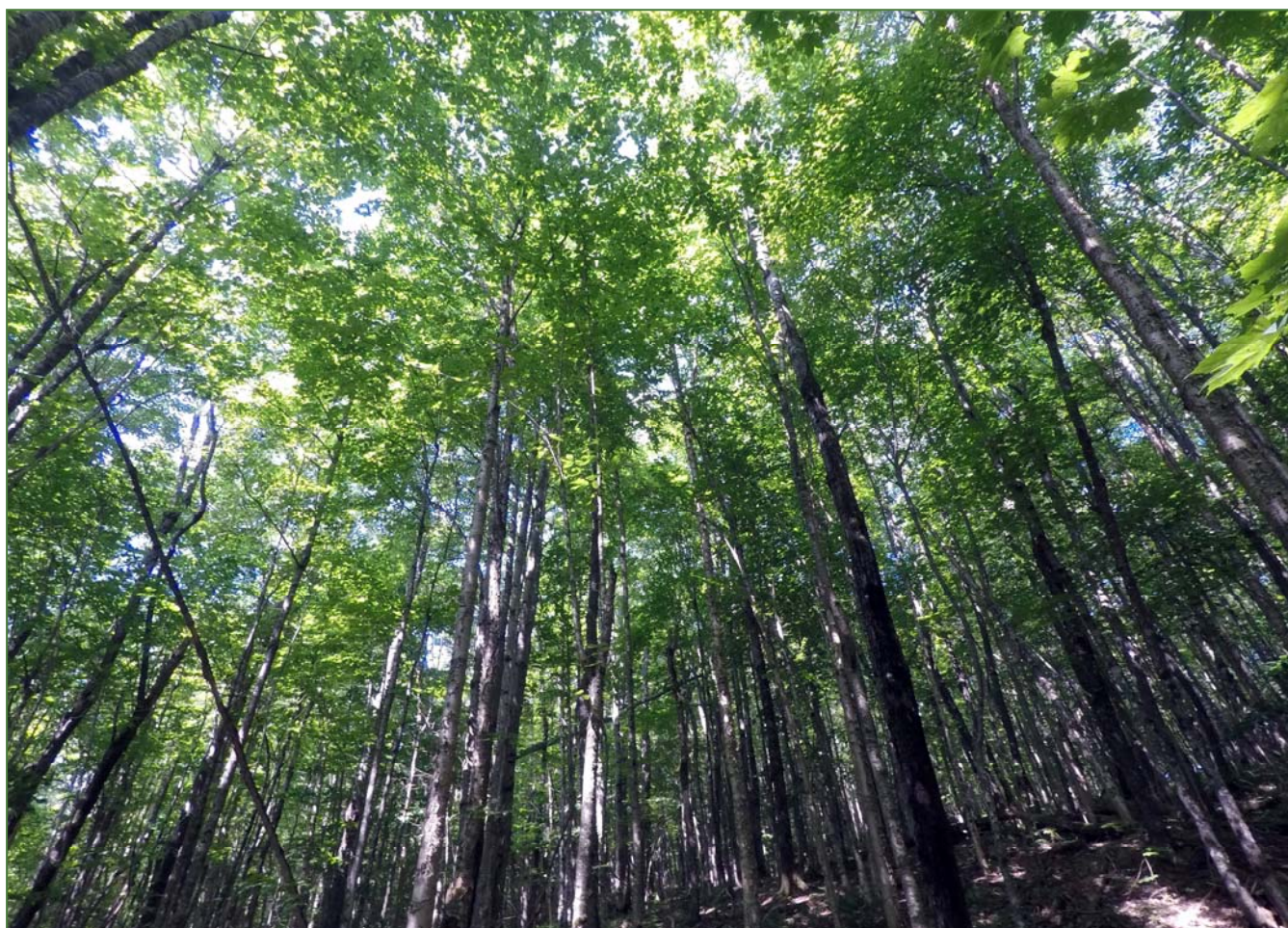


KEMP HILL FOREST

Located just over a mile from Canaan village and the Connecticut River, this rolling, forested parcel offers scenic hilltop views, a year-round brook, residential opportunity with town road frontage, and direct access to the VAST trail system.



***95 Grand List Acres
Canaan, Essex County, Vermont***

Price: \$87,000

LOCATION

The parcel is located in Canaan, Vermont, a small rural town bordered by Canada to the north and the Connecticut River to the east; truly the farthest point north and east of the fabled Northeast Kingdom.

Hemmed on the west and south by thousands of acres of forestland, much of it conserved, and the river to the east, the town's history has long been associated with lumbering, farming and sawmilling. As the forest industry downsized over the past 40 years, back-country recreation has grown significantly in popularity to the extent that snowmobiling and all-terrain vehicle trail riding have now become major economic contributors to the region.

The forest is located about one mile south of the village, 1 mile west of Route 102 (which parallels the Connecticut River Valley), and just 7 miles from the Canadian border.

Montpelier (VT) is located approximately two hours away, Manchester (NH) is about three hours away; and Boston (MA) is located about three and a half hours away.



This view from the hilltop is available via a well-established woods road that commences from Kemp Hill Road and bisects the parcel. The road becomes part of the VAST snowmobile trail network in the winter.

ACCESS & BOUNDARIES

The parcel has about 250' of frontage on Kemp Hill Road, a gravel town road with power and utilities.

Boundaries are in fair condition, visible in the form of painted tree blazes.

To visit the property, from the intersection of Route 114 and Route 102 in Canaan, head south on Route 102 for about 1.25 miles and turn right on Kemp Hill Road. Travel another mile up a steady incline where you will see pink ribbons on the right, marking the parcel boundary. Park in the grassy area on the right from where a trail leads into the parcel.



Internally, a woods road traverses the parcel, crossing over the central brook, to provide excellent access to the hilltop.

Access is provided by Kemp Hill Road, town-maintained road with power and utilities. The surrounding neighborhood is sparsely-populated. The grassy area to the left in the photo above offers the most likely location for a potential residence with ample space to set back from the road.

SITE DESCRIPTION

The parcel topography encompasses a small brook valley and a prominent knoll (1,660' above sea level (ASL)) in the northwest corner. Long-distance views from the knoll are available during leafless seasons.

The unnamed brook originates just west of the parcel and courses through the center. It likely runs water most of the year but slows to a trickle during the summer. Its presence provides a scenic element and habitat for a host of critters.

Outside of the brook valley, soils are generally well-drained. The terrain ranges from nearly flat, particularly along the southern boundary and hilltop, to a moderately steep but short slope on the north side of the brook.

Development potential exists along the Kemp Hill Road frontage where the soils and terrain appear most favorable. The internal woods road could be upgraded to access the knoll in the northwest corner for a very private, off-grid camp location.

FOREST & WILDLIFE

The forest is comprised of a 30 to 40-year-old mix of northern hardwoods, with a lesser mix of spruce and fir along the brook corridor. Given the young age classes, no commercial harvesting is recommended in the next 10 to 15 years, unless to create openings for views and to diversify wildlife habitat.

Signs of deer and moose are evident throughout the parcel. Black bear and smaller game, e.g. snowshoe hare and partridge, are likely present as well.

The upper reaches of the brook were flowing well in late May.



Young pole stands of white birch and poplar dominate some areas.



The woods road is still in very good shape, especially near the knoll.



MUNICIPAL ZONING

The parcel is located in two zoning districts. The first is R-2, which allows residential development within 400' of a town-maintained road. Minimum lot size in this district is 2 acres with 200' of town road frontage. The remaining acreage outside the 400' area occupies the RL (rural land district) and allows for 10-acre minimum building lots with a minimum width of 400'. For information regarding zoning and other building requirements, contact the town office at (802)-266-3370.

TAXES, TITLE & ACREAGE

Municipal property tax in 2018 for Map R-6, Lot 34 was \$1,435.10

The property is NOT enrolled in Vermont's Current Use tax abatement program, providing an opportunity for the next owner to enjoy a discounted tax rate in exchange for maintaining the land (or a portion thereof) in an undeveloped condition. For more information about Current Use, visit www.tax.vermont.gov/property-owners/current-use.

Parcel size is 95 acres based on town tax records and GIS mapping. The 2009 quitclaim deed does not indicate acreage and there is no recorded survey; although the parcel description references bearings and distances, indicating a prior survey may exist. For marketing purposes, the tax maps and GIS serve as the primary references for marketing purposes.

The property is recorded in a quitclaim deed at the Canaan, VT town office in Book 57, Page 171, dated August 14, 2009.

Copies of the deeds, tax bills, tax maps and other related documents are available upon request.

The next door neighbor manages a Christmas tree farm.



A vernal pool offers amphibian breeding habitat on the hilltop.



A snowmobile trail in late May still has over 2 feet of snow.



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

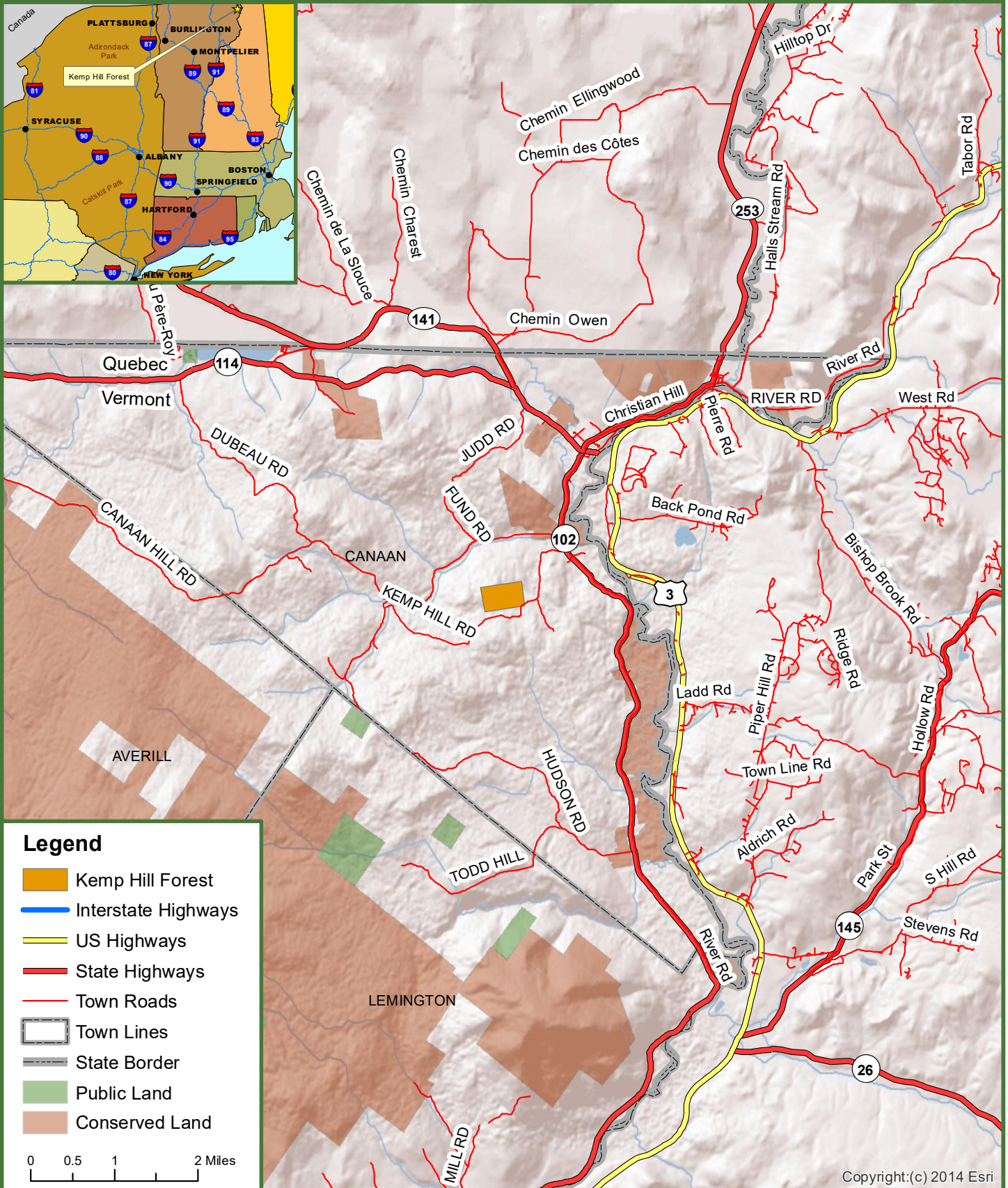
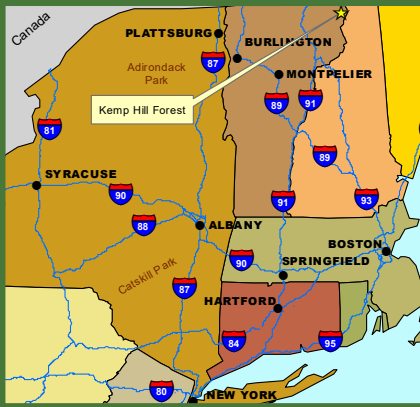
Kemp Hill Forest

95 Grand List Acres

Canaan, Essex County, Vermont



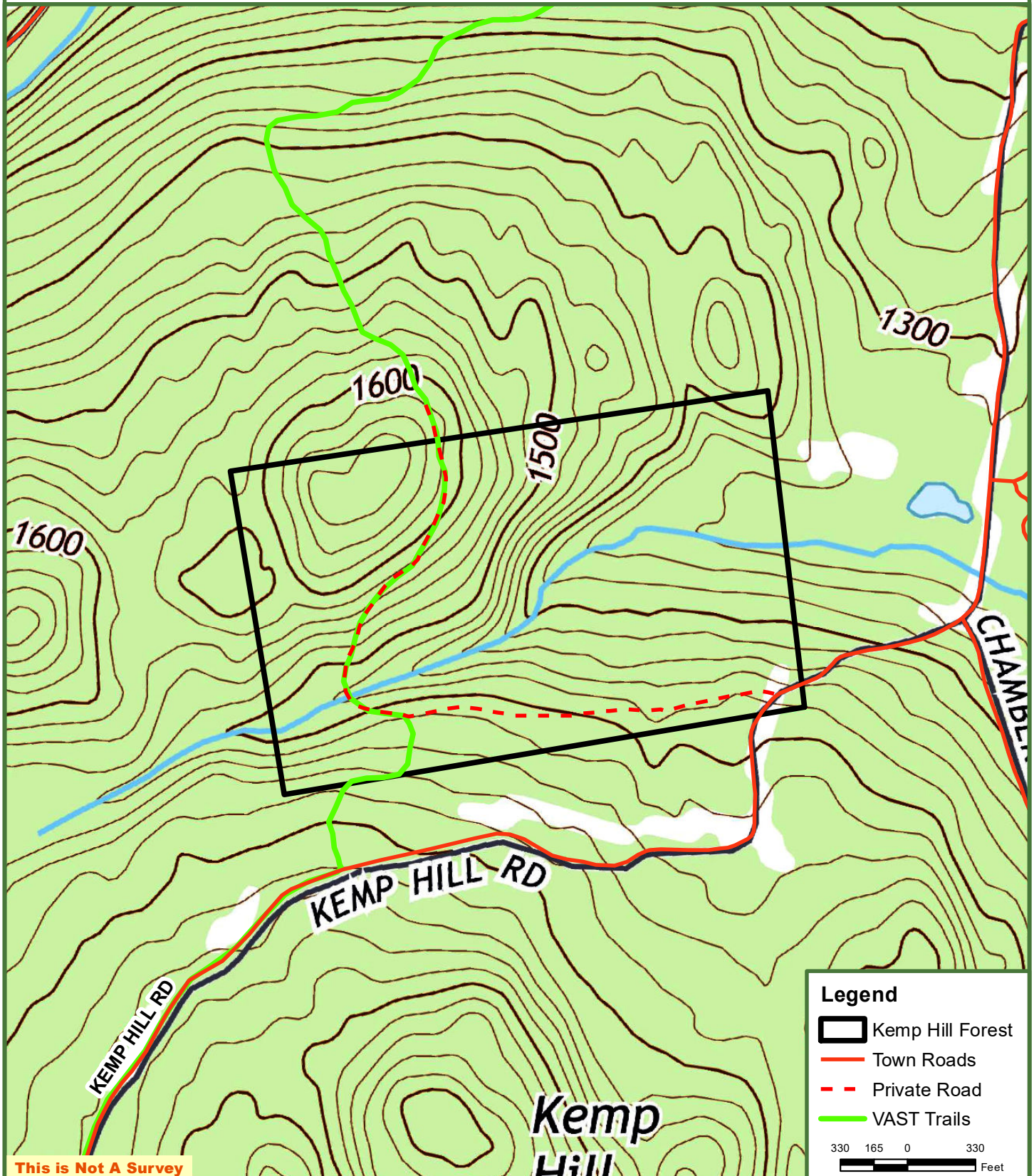
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Kemp Hill Forest

95 Grand List Acres
Canaan, Essex County, Vermont

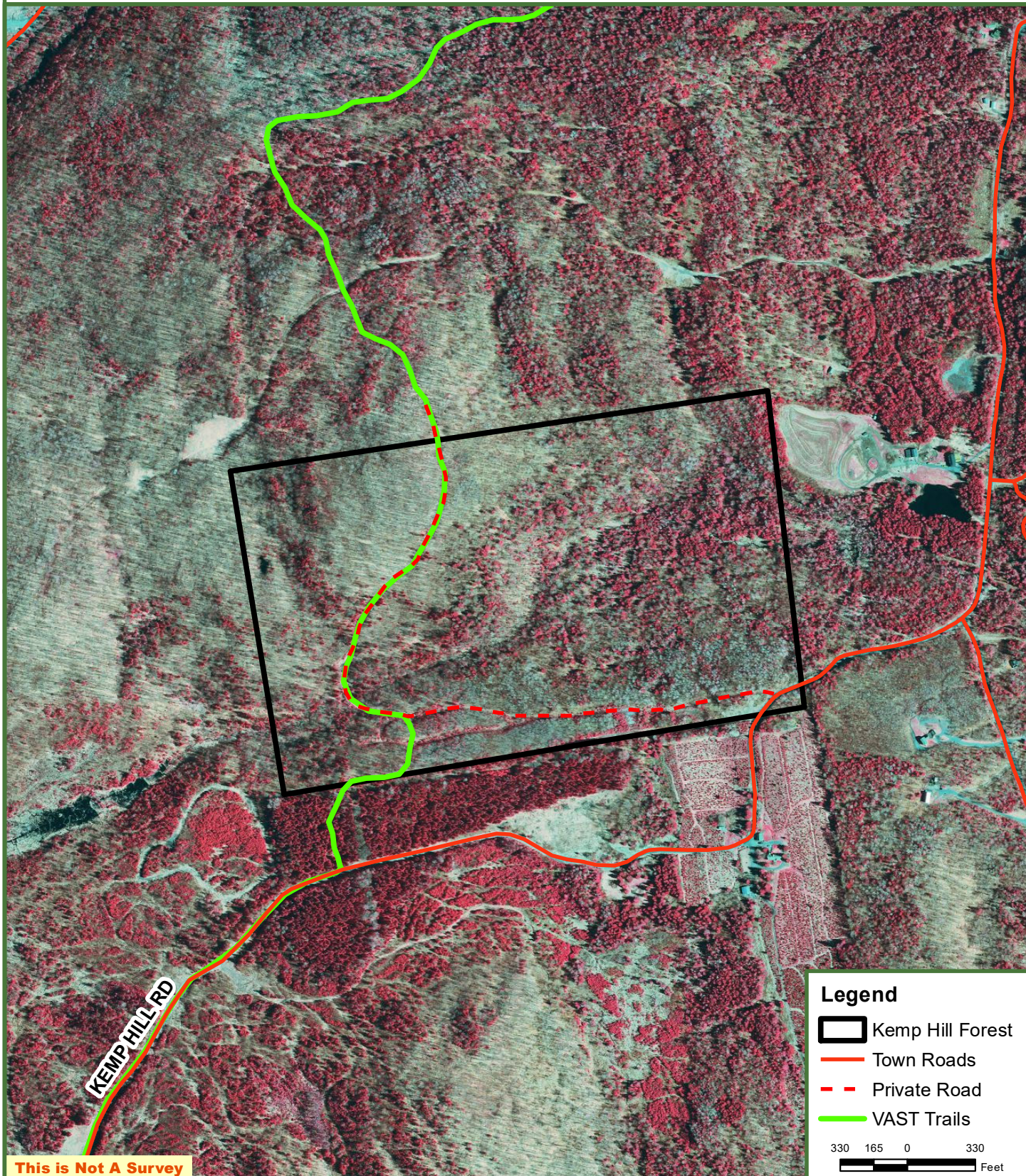


Map is not a survey. Map based on tax map information. Boundary lines in the field as per deeded record could easily be different than those portrayed on this map resulting in acreage variances and or boundary lines that look different than those portrayed on this map.



Kemp Hill Forest

95 Grand List Acres
Canaan, Essex County, Vermont



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