

EAST HILL FOREST

Located 5 miles from Vermont's State Capital of Montpelier, this large property offers end-of-the road privacy, scenic vistas, recreational trails, an old home, and an outstanding timber resource.



***535 Tax Acres
Middlesex, Washington County, Vermont***

Price: \$895,000

PROPERTY OVERVIEW

East Hill Forest is a versatile property with potential for renovation of the old home and/or development of a new home; year-round living with easy commute to Montpelier; and asset appreciation from the significant timber resource.

Property highlights:

- Ideal home site area that is mostly meadow located at the end of a quiet town road.
- Existing old home needing repairs, but suited to providing an on-site base upon purchase.
- Significant timber resource with standing timber value of \$611,000.
- Excellent location with short drive to Vermont's Capital City of Montpelier.



The combination of end-of-road privacy, old home, quiet meadow, productive forestland and close proximity to Montpelier makes this property ideal for family compound development.

LOCATION

Adjacent to the capital city of Montpelier, Middlesex is primarily a bedroom community for Montpelier, Barre, Waterbury and larger employers in the Burlington region. The hilly town lies just east of the Worcester Range, a scenic and popular semi-alpine hiking destination. The town is defined by the north-south Route 12 corridor that runs along its eastern border and the east-west Route 2 corridor along its southern border. Much of the town is forested, with homes dotting the back roads and a few farms along the Winooski River and scattered in the hills.

Downtown Montpelier, located 5 miles to the south, is the hub of the region and offers numerous shops and restaurants, a lively cultural scene, several colleges, state government and an array of employers. Outdoor recreation is a popular pastime with numerous hiking and biking trails throughout the region, various ponds and lakes for fishing and boating (including Wrightsville Reservoir, a 190-acre impoundment of the North Branch of the Winooski River located just minutes from the land) and 4 alpine ski areas within an hour's drive. Burlington, the state's largest city, is a 45-minute drive to the northwest. Boston is 3 hours southeast of the property and New York City is 6 hours to the southwest.



View of North Branch (aka Route 12) Valley, with property in center.

ACCESS & BOUNDARIES

The property is accessed by Tanglestown Road, a gravel, town-maintained road. Tanglestown is a short spur off Bolduc Road (0.4 miles), another gravel town road which runs 1 mile to Vermont Route 12 (paved). Once on the property, the road continues just past the house, where the snowplow turns around in winter and power ends. Beyond this point, a high-quality seasonal road extends 1,110' to a stream crossing and small meadow (see maps at the end of this report for locations).

Boundaries appear to be maintained with no known boundary disputes or issues. Maps used in this report are based on tax map and UVA map sources. The maps in this report are NOT survey accurate and thus acreages may be unreliable. Although the maps are believed to be reasonably accurate, buyers should not rely on these maps to precisely portray deeded boundary lines in the field.

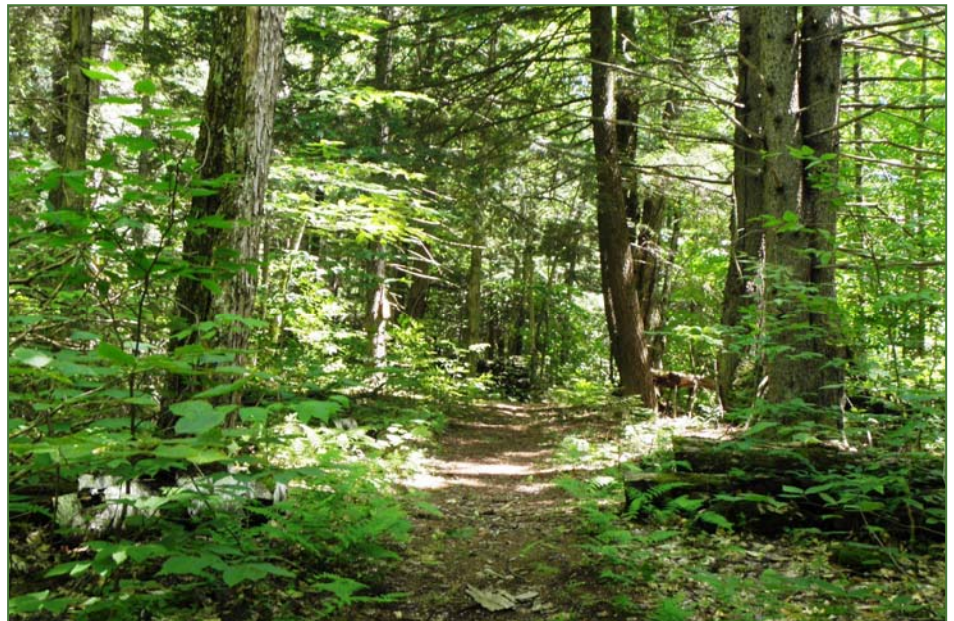


Seen above is the end of Tanglestown Road as it enters the property and terminates at the house.

TAXES & TITLE

Property taxes in 2019 were \$5,595.20. The property is enrolled in the State of Vermont's Use Value Appraisal (UVA) program, with 3 zones (totaling 7 acres) excluded from the program. The UVA program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses. A penalty is due to the town (equivalent to 10% of the assessed value of the land) at the time development occurs for only the acreage enrolled and developed.

The property is identified as Parcel 00026-003.000 in the Town of Middlesex. The property is owned by The Susan S. Appel Revocable Trust, whose deed is recorded in the Town Clerk's office in Book 13, Page 11. The University of Vermont has reserved upon itself all oil, gas and mineral rights.



The majority of the parcel is zoned Conservation, where minimum lot size is 10 acres per dwelling. A small portion of the northwest part of the lot is zoned Rural Residential where minimum lot size is 5 acres per dwelling.

The forestland has miles of recreational trails covering the entire property.

SITE DESCRIPTION

East Hill Forest's attractive features of close proximity to Montpelier and end-of-the-road privacy are enhanced by its distinctive site attributes, which are aesthetically appealing and provide for a wide mix of varied uses. The land's southern end (along the town road) contains a 3-4-acre elevated meadow, with a house and garage centrally located and offering easterly views. From this location (elevation 1,040' ASL (above sea level)), terrain rises to East Hill, located at the land's western end at a height of 1,680' ASL. East Hill forms the upper limits of a watershed wholly contained on the property and drained by a stream that bisects the forest. Overall terrain is quite variable, offering areas of gentle slopes, where evidence of an agricultural history remains, coupled with intermittent steeper areas leading to five distinct plateaus. Rock outcrops are common within both the steeper areas and level plateaus, creating an interesting, scenic mix.

Two smaller meadows are situated west of the house site at the end of the main internal road. Here, a late 1700s homestead was located, as evidenced by numerous stone walls and a stone foundation. West of the lower meadow and along the town road, several other attractive potential house sites are available for future development, including various sites along and at the terminus of the main internal road.

The forest offers an extensive, multi-use trail network covering nearly 9 miles. Over the past 15 years, with approval from the ownership, Steve Bolduc (a lifelong neighbor to the east) has made it his passion to maintain the trail system.



Back end of meadow with its southerly exposure, looking down at the old home.



The town road continues past the home as a well defined trail.



The old home and meadow with surrounding forestland at the end of Tangletown Road.

THE OLD HOUSE

It is understood that the house was built in the 1880s. It is currently used as a residence by friends of the ownership, but serious joist and foundation issues are known and major cosmetic and other repairs would be required if restoration is considered.

The main footprint is 28.5' x 22.5', with an addition of 16.5' x 13.5'. A small second floor over the main house provides additional living space for a total of about 1,000 square feet. Water is provided by a dug well with the functionality of the septic system unknown (likely in need of repair and replacement of the leach field).

A detached two-car garage was built within the last 15 years and is generally in sound condition.

While the house has many obvious issues, it has a quaint appeal and can serve well as a landing place until a new home is constructed. Alternatively, the house is possibly worthy of restoration.



Front of old home, which is located at the end of Tanglestown Road where the town plow turns around.



Front of old home.



Inside the old home - pictured is a dining area off the front porch adjacent to the kitchen.



Garage, also located at the end of Tanglestown Road.

THE FOREST RESOURCE

The timber resource is an important component of the overall property asset value, given its favorable species composition, high stocking, excellent stem quality, and proximity to maturity. Species such as the maples, yellow birch, spruce/fir, white pine and hemlock dominate the sawlog products growing on the land. The property's Use Value Appraisal (UVA) forest management plan identifies five stands, with the lower slope stands containing a softwood mix and the higher slope stands dominated by hardwood species.

Forest stands are generally overstocked with total cords/acre of 32.4, well above the average. The diameter distribution indicates a multiple-aged forest structure, with older age classes accounting for much of the volume. This structure will allow for a sustainable flow of income from thinning in the coming decades. The average sawlog diameter is 14.5", and for all products combined the average is 12.5". The red maple average diameter is 15.5", with sugar maple at 14.5". The majority of the forest has not seen silvicultural activity in ± 30 years, though Stand 1 had a small scale thinning operation in 2014.

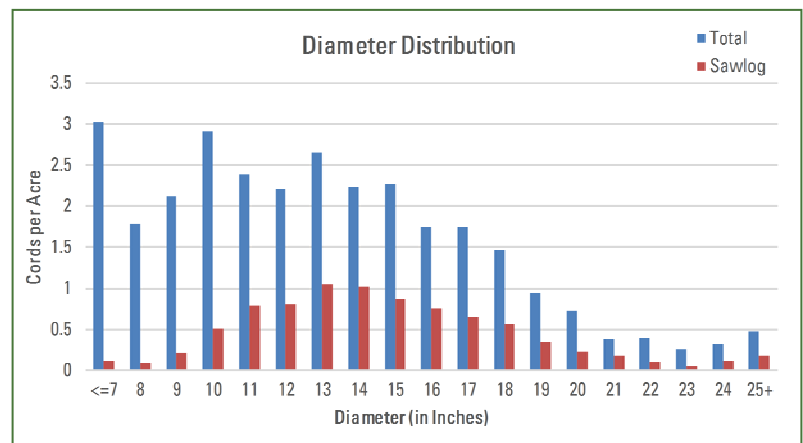
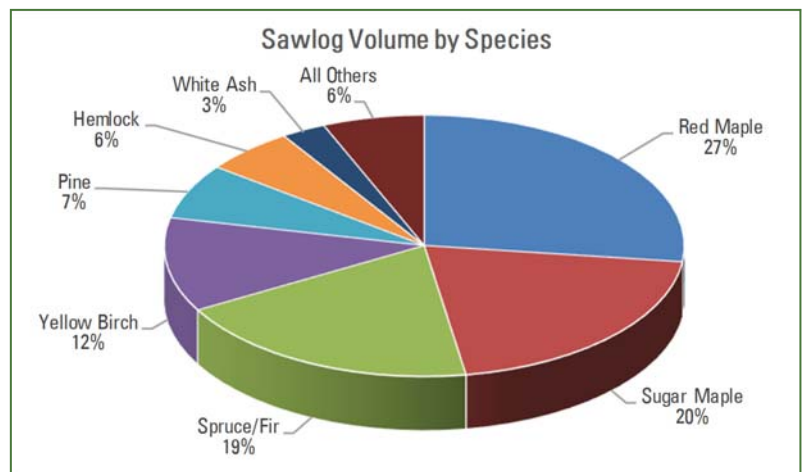
The timber data indicates the potential to establish a commercial sugarbush operation. Gross taps are estimated to be 30,000 (57 taps/acre). Net plausible taps are likely closer to 20,000 taps.

The timber data is based on a January 2016 comprehensive timber inventory. Growth has been added since the inventory, with stumpage values revised in August 2019. The current Capital Timber Value (CTV) is estimated to be \$611,000 (\$1,140/total acre).

This resource offers an excellent source of future capital appreciation and, given that the majority of stands have not been thinned in ± 30 years, provides for immediate, active forest management. This offers the new owner a "clean template" to design their personal stewardship program.



Maturing northern hardwood stand dominated by sugar maple, situated along upper slopes.



Fountains Land Inc. 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.

TIMBER VALUATION

East Hill Forest

Timber Valuation

Prepared By

F&W FORESTRY SERVICES, INCORPORATED

Middlesex, Washington County, Vermont
August 2019

536 GIS Acres
525 Commercial Acres

| Species | Volume MBF/CD | Unit Price Range | | | Total Value |
|---|------------------|------------------|----------|----------|-------------|
| | | Low | High | Likely | Likely |
| <i>Sawtimber - MBF (International 1/4")</i> | | | | | |
| Sugar Maple | 371 | 325.00 | 425.00 | 400.00 | 148,400 |
| Red Maple | 585 | 150.00 | 250.00 | 215.00 | 125,800 |
| Spruce/Fir | 487 | 90.00 | 125.00 | 110.00 | 53,600 |
| Yellow Birch | 191 | 175.00 | 250.00 | 225.00 | 42,900 |
| White Ash | 69 | 200.00 | 300.00 | 275.00 | 18,900 |
| White Pine | 117 | 100.00 | 140.00 | 125.00 | 14,600 |
| Yellow Birch Veneer | 20 | 500.00 | 700.00 | 600.00 | 12,100 |
| Sugar Maple Pallet | 136 | 50.00 | 85.00 | 65.00 | 8,900 |
| Red Maple Pallet | 124 | 35.00 | 65.00 | 50.00 | 6,200 |
| Hemlock | 141 | 30.00 | 50.00 | 40.00 | 5,600 |
| Yellow Birch Pallet | 78 | 35.00 | 65.00 | 50.00 | 3,900 |
| Sugar Maple Veneer | 3 | 900.00 | 1,250.00 | 1,100.00 | 3,700 |
| Black Cherry | 19 | 150.00 | 200.00 | 175.00 | 3,300 |
| White Birch | 30 | 75.00 | 125.00 | 100.00 | 3,000 |
| Beech | 59 | 30.00 | 60.00 | 40.00 | 2,400 |
| Black Cherry Veneer | 3 | 550.00 | 750.00 | 650.00 | 2,200 |
| Red Pine | 16 | 40.00 | 100.00 | 75.00 | 1,200 |
| Pallet / Grade 3 | 27 | 25.00 | 50.00 | 35.00 | 1,000 |
| White Pine Pallet | 40 | 15.00 | 30.00 | 20.00 | 800 |
| Aspen | 19 | 25.00 | 50.00 | 35.00 | 700 |
| <i>Pulpwood - Cords</i> | | | | | |
| Hardwoods | 10,280 | 10.00 | 16.00 | 14.00 | 143,900 |
| Hemlock | 1,064 | 3.00 | 7.00 | 5.00 | 5,300 |
| Spruce/Fir | 591 | 3.00 | 7.00 | 5.00 | 3,000 |

| | | | | | |
|--------------------------|--------|-------|--|--|------------------|
| <i>Totals</i> | | | | | |
| Sawtimber Total | 2,535 | MBF | | | \$459,200 |
| Sawtimber Per Acre | 4.726 | MBF | | | \$856 |
| Sawtimber Per Comm. Acre | 4.829 | MBF | | | \$875 |
| Cordwood Total | 11,935 | Cords | | | \$152,200 |
| Cordwood Per Acre | 22.3 | Cords | | | \$284 |
| Cordwood Per Comm. Acre | 22.7 | Cords | | | \$290 |
| Total Per Acre | | | | | \$1,140 |

| | | | |
|--------------------|------------|-------------|------------------|
| Total Value | <u>Low</u> | <u>High</u> | <u>Likely</u> |
| | \$536,000 | \$653,000 | \$611,000 |

BASED ON A JANUARY 2016 INVENTORY CRUISE BY FOUNTAINS FORESTRY, INC.

Cruise consisted of 124 15 BAF inventory plots, resulting in a statistical error of $\pm 12.2\%$ for sawlog volume and $\pm 7.2\%$ for total volume as the 95% confidence level. Volumes have been grown forward for 2016, 2017, 2018 and 2019 using FIA growth rates averages for Washington, Lamoille and Orange Counties.

The volumes and values reflect estimated total capital value of merchantable timber.

The volumes and values are not a liquidation value.

Prices are averages for the area and are adjusted to reflect, access, quality and operability of the site.

Fountains Land is a trade name of F&W Forestry Services, Inc.



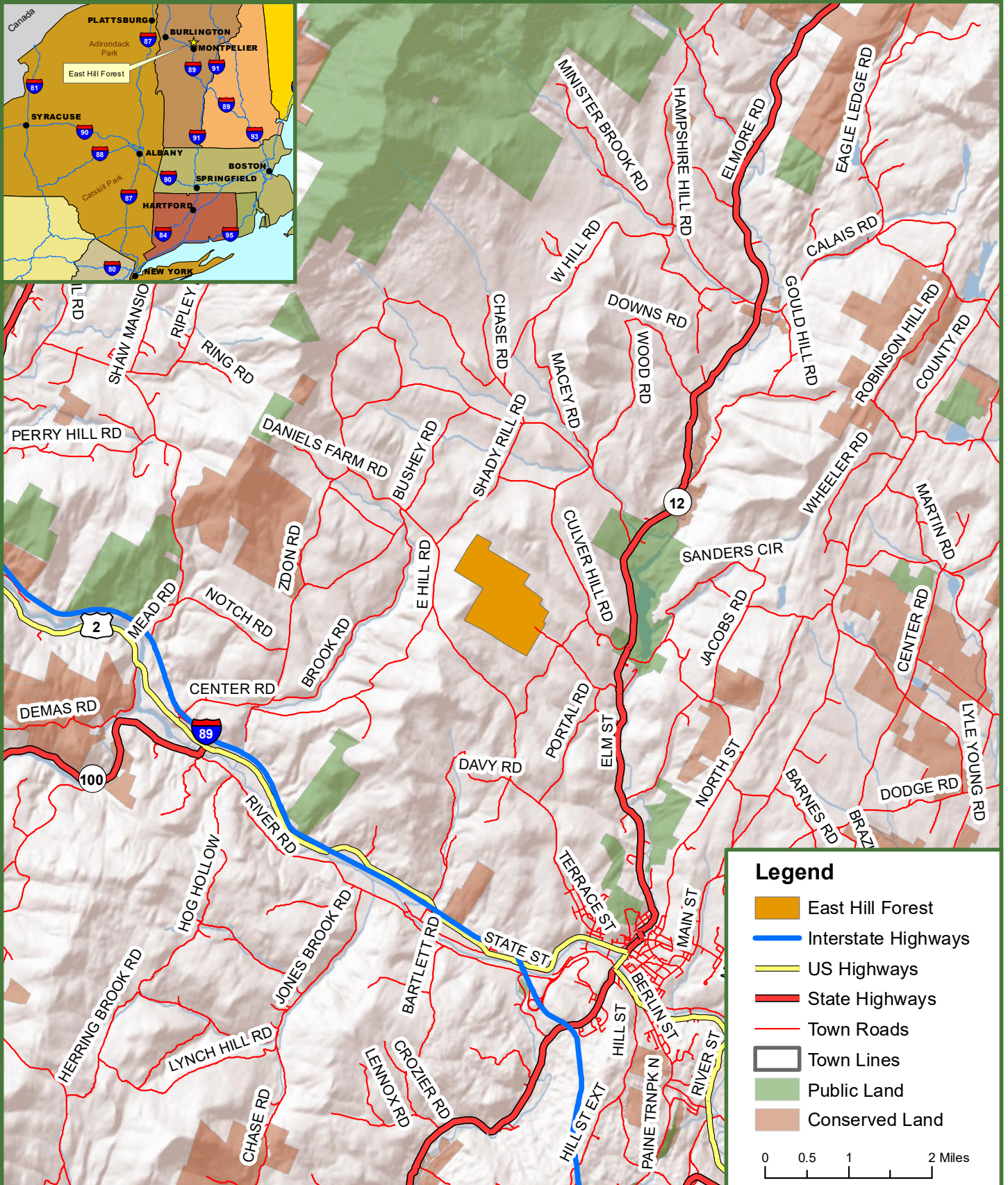
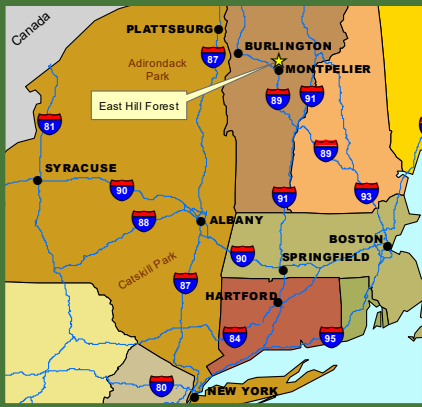
Locus Map East Hill Forest

535 +/- Acres



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AN F&W COMPANY

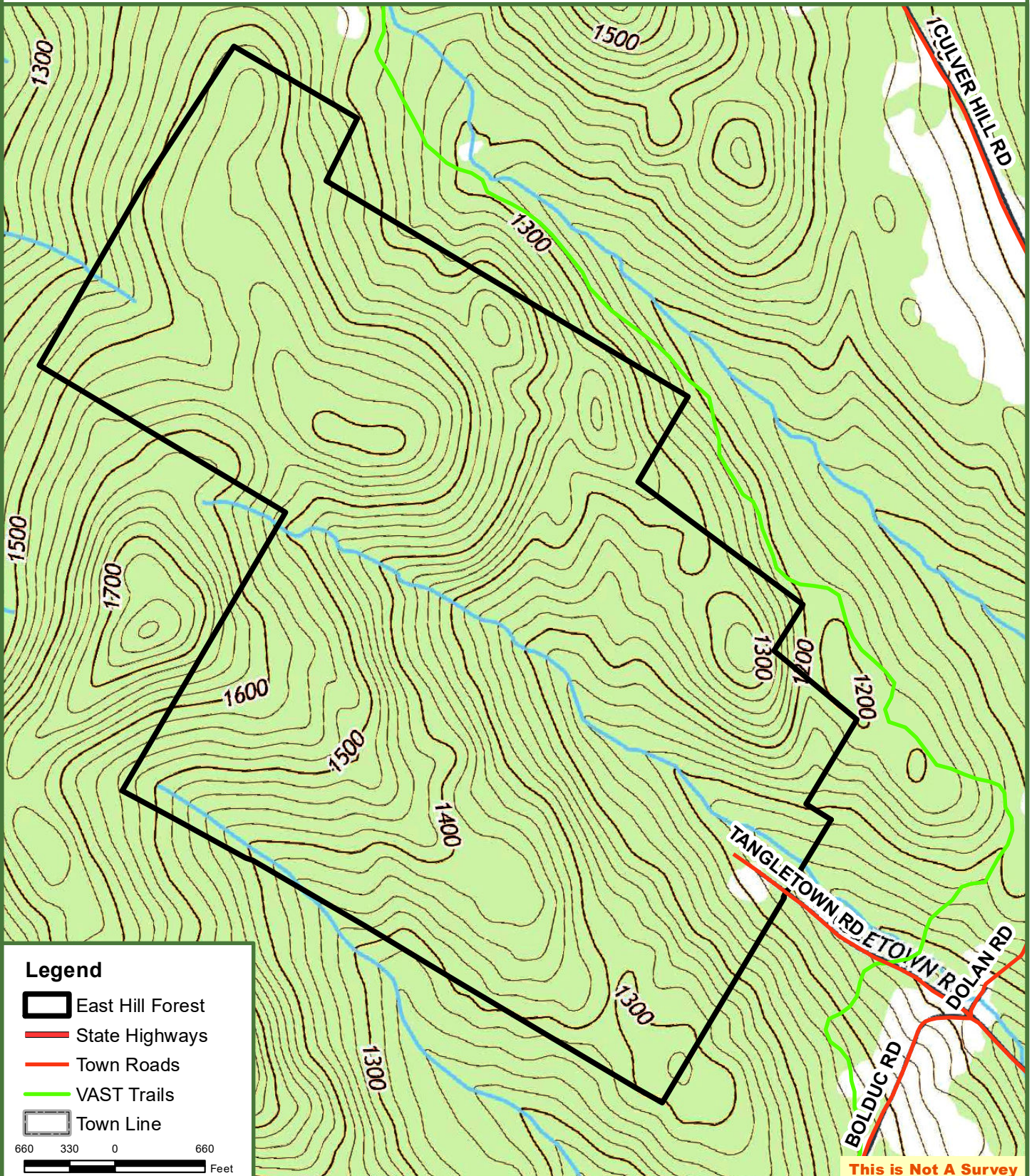
Middlesex, Washington County, Vermont





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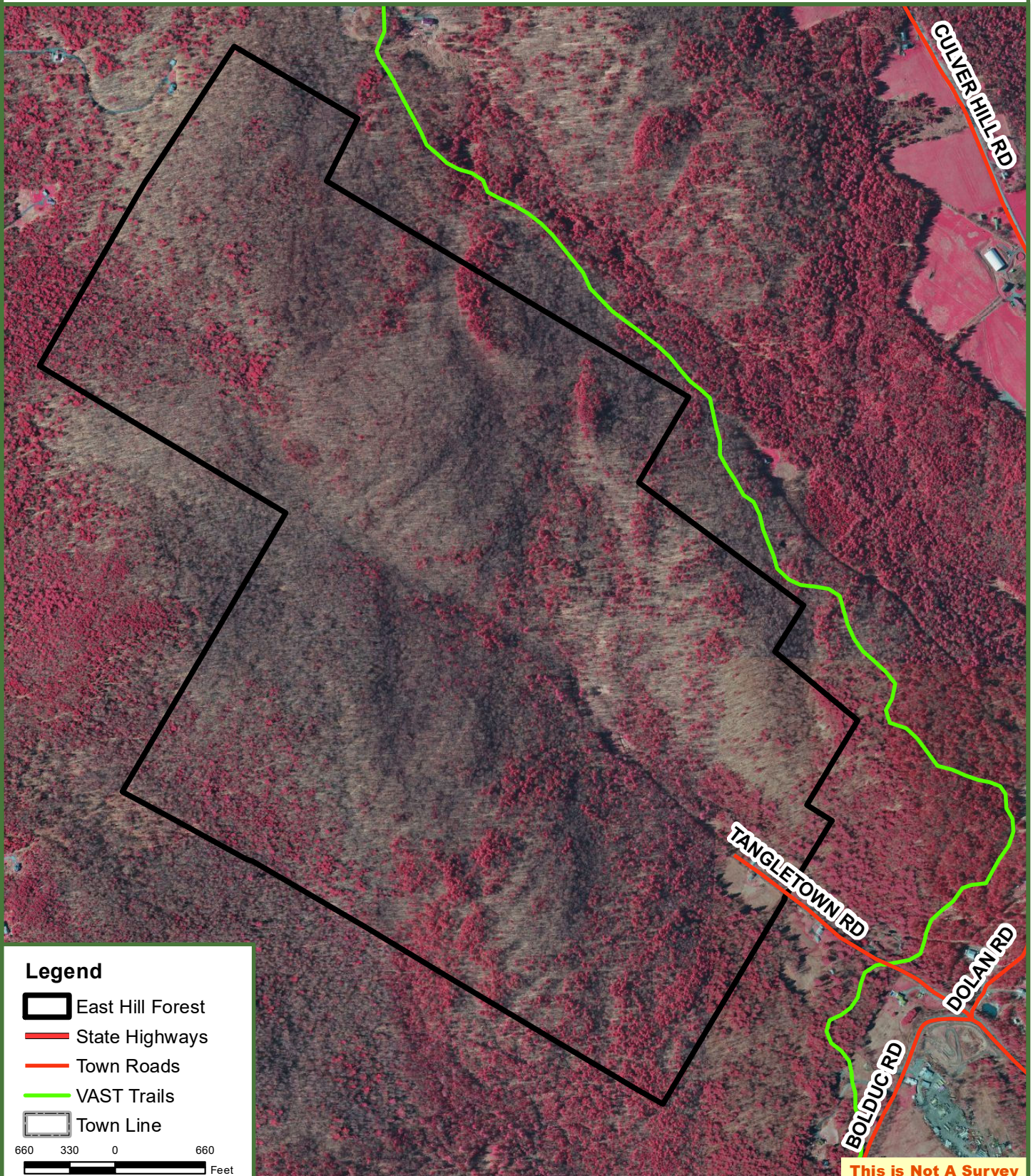


Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location 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