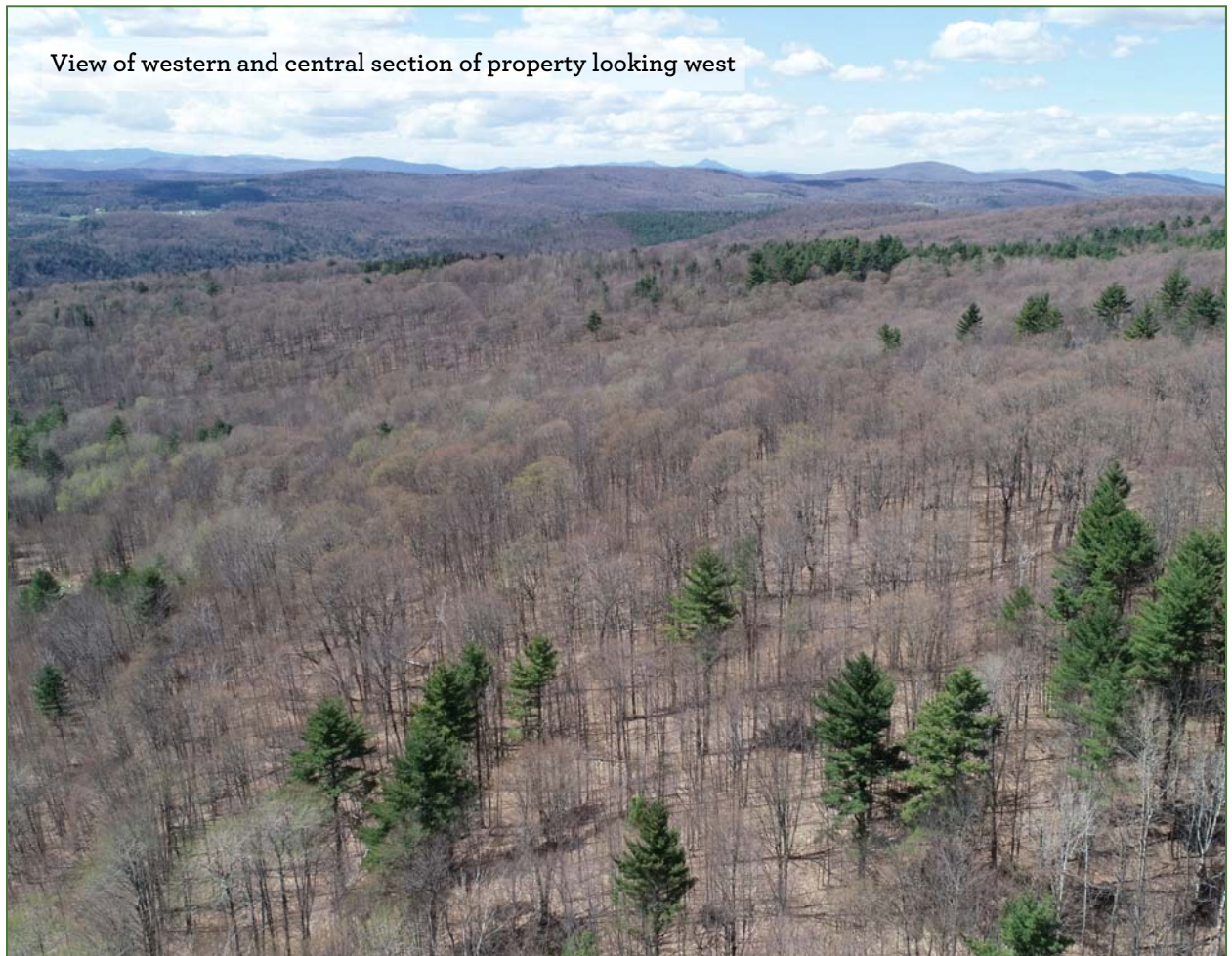


## **BROOKFIELD HIGHLANDS FOREST**

**A central Vermont forest with near end-of-the-road privacy,  
maturing maple and pine stands, old stone walls,  
and potential homesite options.**



***100 GIS Acres  
Brookfield & Chelsea, Orange County, Vermont***

**Price: \$180,000**



## PROPERTY OVERVIEW

The forest is ideally suited to the development of a year-round homesite, while continuing the growth of the existing timber crop.

Property highlights include:

- Quiet country location with town-maintained access and adjacent electric power;
- Building site options along the road or further into the woods;
- Exceptional timber resource with standing value estimated to be \$114,000;
- Stone walls and gentle terrain.

## LOCATION

The property is situated in the northeast section of Brookfield Township, in an area predominately forested and generally at the Town's region of highest elevation. This location gives way to long views to the west from certain locations near and on the land.

Locally, there are a few year-round neighbors adjacent to the property with mixed home sizes, styles and maintenance levels. Not far from the property in all directions, the landscape changes from predominately forested to a greater mix of open farmland, creating an attractive local setting.

While the property is situated in a rural area, away from traveled roads, three town villages are nearby. Williamstown village is 6 miles to the northwest where most amenities are available. Chelsea Village, the county seat, is 7 miles to the southeast. The small hamlet of Brookfield, at Sunset Lake, is 5 miles to the west, while Montpelier is 20 miles north. Boston is about a 2.75-hour's drive to the southeast.



The maturing timber resource is one of the property's greatest attributes.



The boundary between the property's small meadow and one of the adjacent landowners whose home is at the end of Cemetery Street.



## ACCESS

Access is provided by roughly 400' of direct frontage along the town-maintained portion of Cemetery Street; beyond this point the land has further 1,590' along the non-town-maintained section of this road. In addition, 725' of frontage exists along Taylor Hill Road; though this is also not town-maintained, this road is kept open in the winter months by local neighbors. Electric power and telephone service runs along Taylor Hill Road and the town-maintained portion of Cemetery Street, with existing and potential driveway cuts easily upgraded and/or established along these roads for housing and/or future forest management activities. Internal trails are well developed and a VAST snowmobile trail runs across the southern end of the land, providing direct access to this recreational asset.



Taylor Hill Road frontage (left) with newly installed power and telephone lines that run along the property's road frontage.

## SITE DESCRIPTION

Gentle to moderate slopes define the terrain, with southern and western exposure. The center of the property is mostly level and generally the highest elevation in the area at 1,840'.

The entire property was once farmed and part of a homestead, evident by the pine stands that have become established from old field abandonment, the many stone walls that cross the land, remnants of a stone foundation, and the Goodrich Cemetery that is located on the property along Cemetery Street.

The headwaters of a small stream originate on the land, and a forested wetland is located in the northeast corner. Soils are generally well drained on the land west of Cemetery Street, as well as the separate 3-acre parcel east of Cemetery Street that comes with the property. This 3-acre lot appears to be buildable. The property also supports a potential homesite just off Taylor Hill Road, with other options located towards the center of the property where views with tree clearing can be long.



The small ±1-acre meadow along Taylor Hill Road.

## TIMBER RESOURCE

The timber resource has been carefully managed, producing the exceptional stands that exist today. A timber inventory in the spring of 2019 for the purpose of establishing timber value reveals a total sawlog volume of 539 MBF International ¼" scale (5.7 MBF/acre), with 1,921 pulpwood cords (20.3 cords/acre). Combined total commercial per acre volume is 31.7 cords (a figure well above average for the region). Stumpage values were assigned to the volumes in May 2019, producing a property-wide Capital Timber Value (CTV) of \$113,700 (\$1,203/commercial acre). See the Timber Valuation in this report for details.

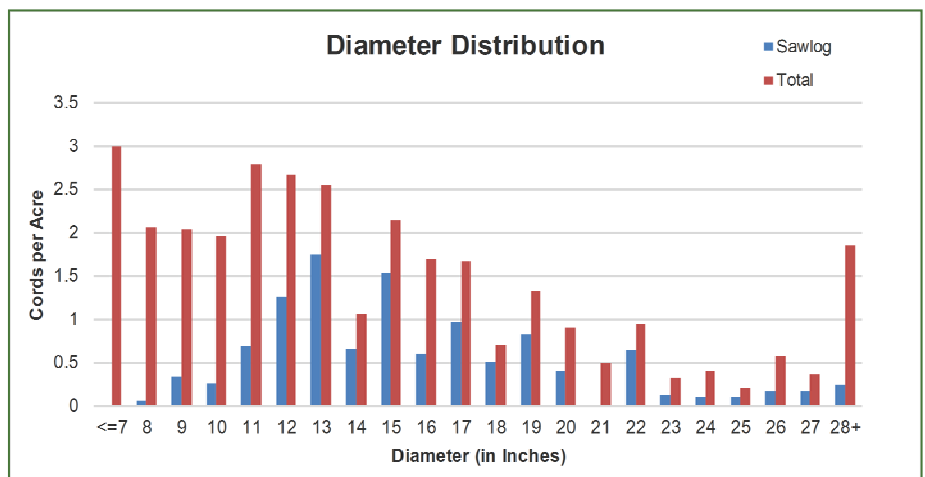
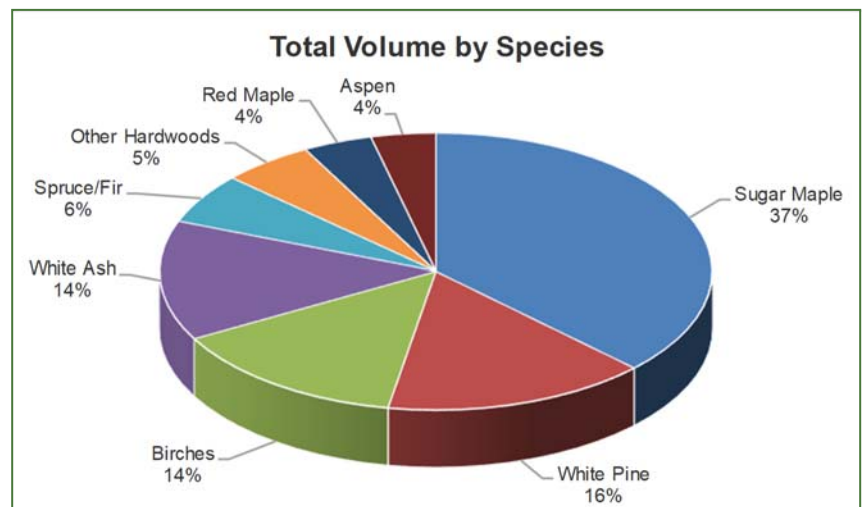
Hardwoods are the dominant species, holding 79% of total volume. Species composition is dominated by sugar maple, white pine, the birches and white ash with other common associates making up the balance. The sawlog volume is dominated by sugar maple, white pine and white ash.

All stands are fully stocked (total basal area of 99.7ft<sup>2</sup>) with stem quality of the hardwoods and pine exceptional. Scattered, very old sugar maples (±100 years of age) are present, adding diversity to the resource. Average diameter of the sawlog component by volume is 15", with average diameter for all products combined at 13.5". The average diameter of the three main species is 14.5" for sugar maple, 19.0" for white pine, and 14.0" for white ash.

Orange County, Vermont is well known for producing some of the finest sugar maple in the country due to its soils which are perfectly suited to maple growth. This, combined with careful management, has produced an exceptional timber resource.



Once all agricultural land, the property is now nearly all forested with old stone walls and cellar foundations relicts of the past.





## TIMBER RESOURCE (continued)

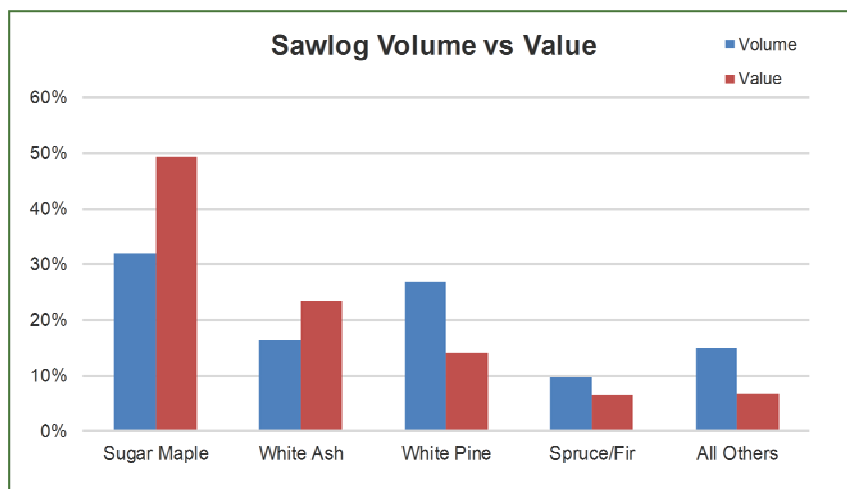
The timber value is dominated by sugar maple, which holds 50% of the total standing timber value.

Thinning last occurred in 2010, removing unacceptable growing stock and resulting in a compelling timber resource. Regeneration and growing stock is comprised of good species like maple, birch and ash.

## TAXES & TITLE

With the exception of the 3-acre parcel, the entire property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program (plan date 2010). Annual taxes are \$861.01. 63.8 acres is in Brookfield with 43 acres in Chelsea (total 106.8 Grand List acres). GIS acreage is calculated at  $\pm 100$  acres.

Boundary lines are in good condition. There are no known rights-of-way or other deed restrictions that cover the land.



The property occupies the height of land as seen here where terrain is gently rolling.

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.

# TIMBER VALUATION

## Brookfield Highlands Forest

### Estimated Timber Valuation

Prepared By

**F&W FORESTRY SERVICES INCORPORATED**

Brookfield and Chelsea, Orange County, Vermont  
May 2019

100 Total Acres  
95 Commercial (Forested) Acres

Species	Volume	Unit Price Range			Total Value
	MBF/CD	Low	High	Likely	Likely
Sawtimber - MBF					
Sugar Maple	108	300.00	425.00	385.00	41,600
White Ash	86	200.00	300.00	250.00	21,500
White Pine	84	110.00	150.00	140.00	11,800
Spruce/Fir	53	90.00	130.00	115.00	6,100
Sugar Maple Pallet	64	50.00	80.00	65.00	4,200
Red Maple	13	100.00	175.00	150.00	1,900
White Birch	16	65.00	100.00	85.00	1,300
White Pine Pallet	61	15.00	25.00	20.00	1,200
Hardwood Pallet	33	20.00	50.00	35.00	1,200
Yellow Birch	8	100.00	150.00	125.00	1,000
Black Cherry	5	125.00	175.00	150.00	700
Aspen	8	20.00	60.00	40.00	300
Pulpwood - Cords					
Hardwood	1,676	10.00	15.00	12.00	20,100
White Pine	174	2.00	5.00	3.00	500
Spruce/Fir	71	3.00	6.00	4.00	300

<b><i>Totals</i></b>					
Sawtimber Total	539	MBF			\$92,800
Sawtimber Per Acre	5.420	MBF			\$932.66
Sawtimber Per Comm. Acre	5.707	MBF			\$982.01
Cordwood Total	1,921	Cords			\$20,900
Cordwood Per Acre	19.3	Cords			\$210.05
Cordwood Per Comm. Acre	20.3	Cords			\$221.16
Total Per Comm. Acre					\$1,203.17

<b>Total Value</b>	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$90,000	\$132,000	\$113,700

BASED ON APRIL 2019 INVENTORY CRUISE BY F&W FORESTRY SERVICES, INC.

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

The volumes and values are not a liquidation value.

34 cruise points were sampled on a 351' x 351' grid using a 15 BAF prism

Statistical error: 19.3% on all sawlog products combined and 9.2% for all products combined at the 95% Confidence Level

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



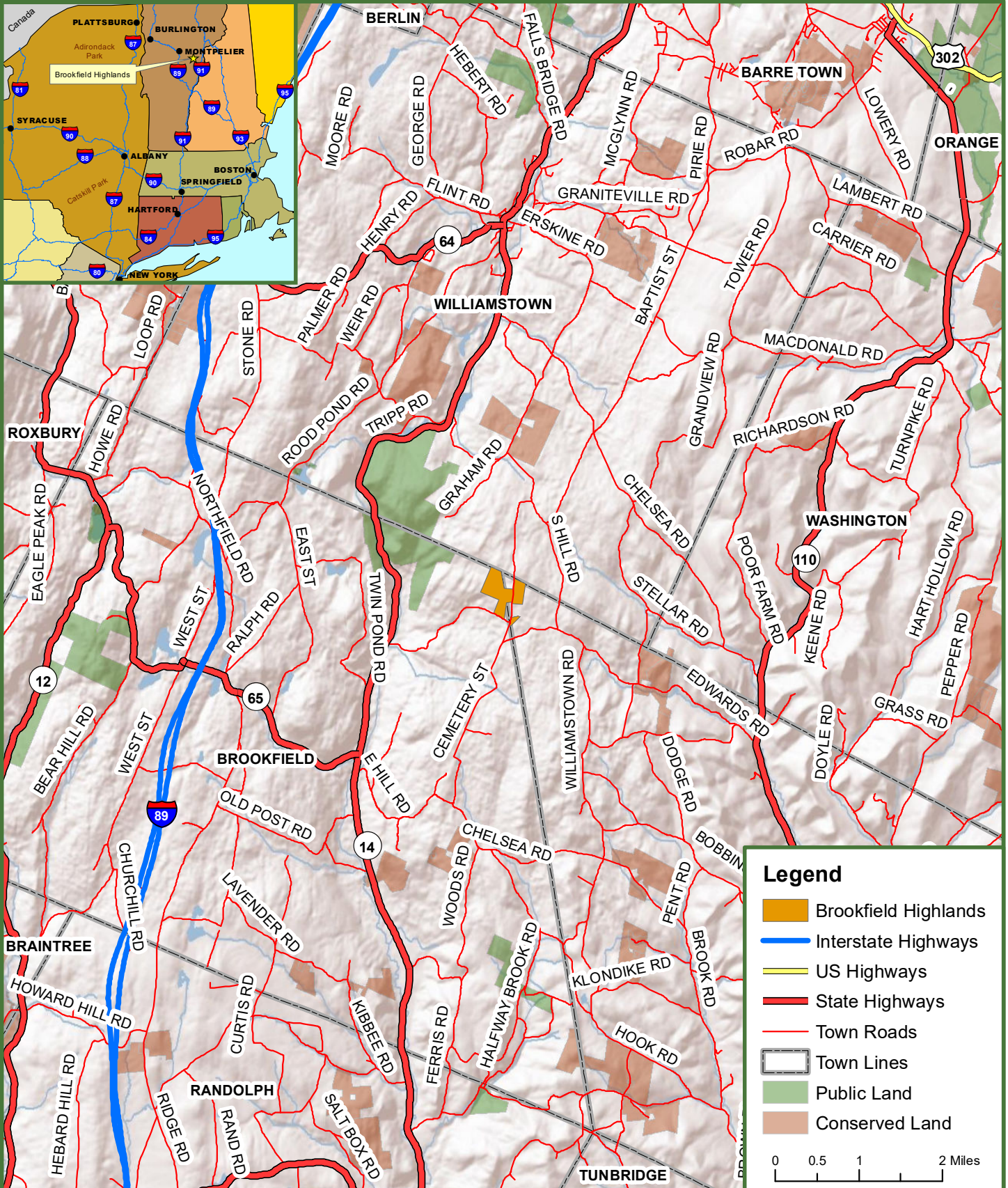


# Locus Map Brookfield Highlands 100 Acres



**Fountains  
Land**  
AN F&W COMPANY

**Brookfield/Chelsea, Orange County, Vermont**







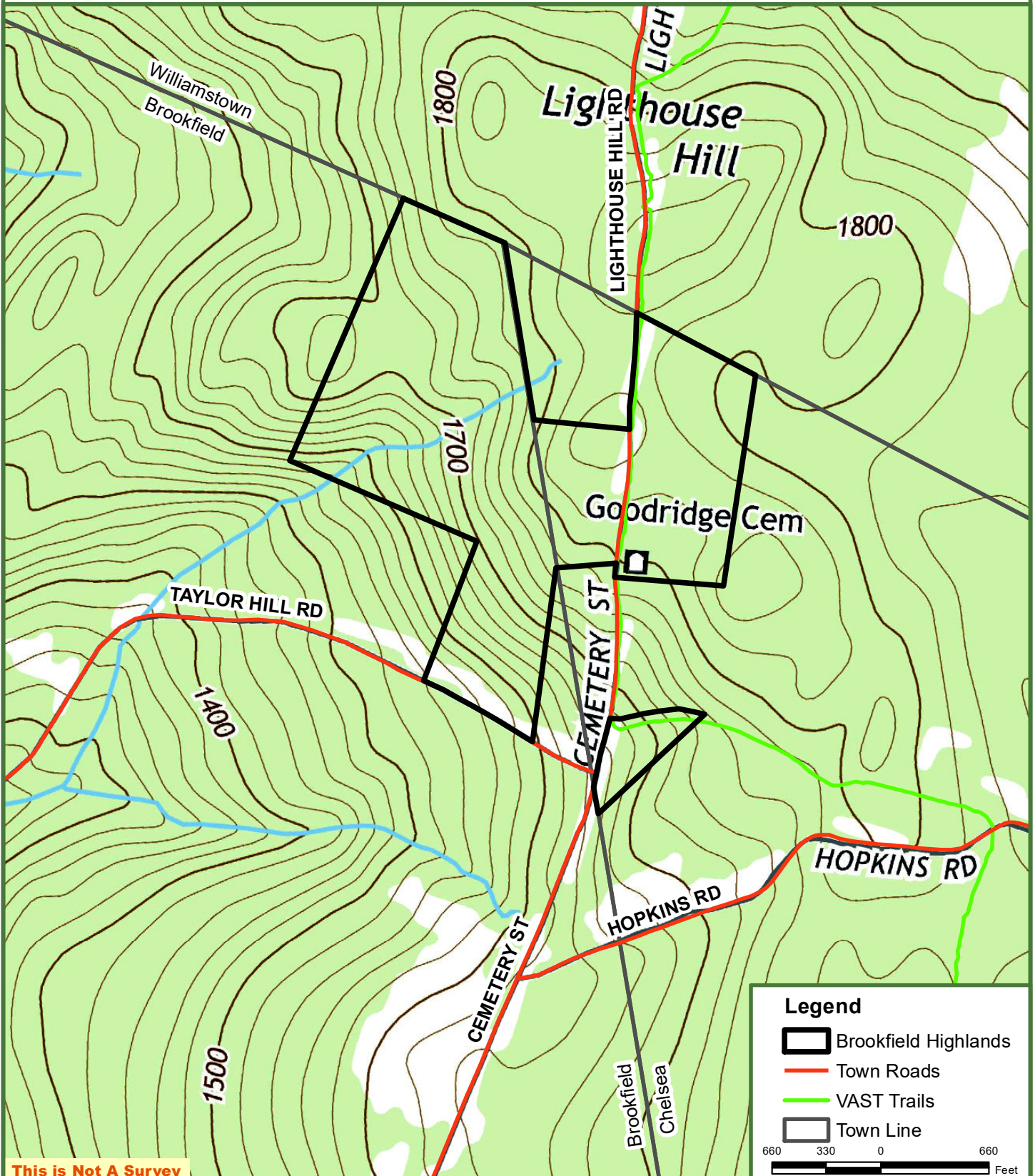
# Brookfield Highlands

100 GIS Acres

Brookfield/Chelsea, Orange County, Vermont



**Fountains  
Land**  
AN F&W COMPANY



**This is Not A Survey**

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





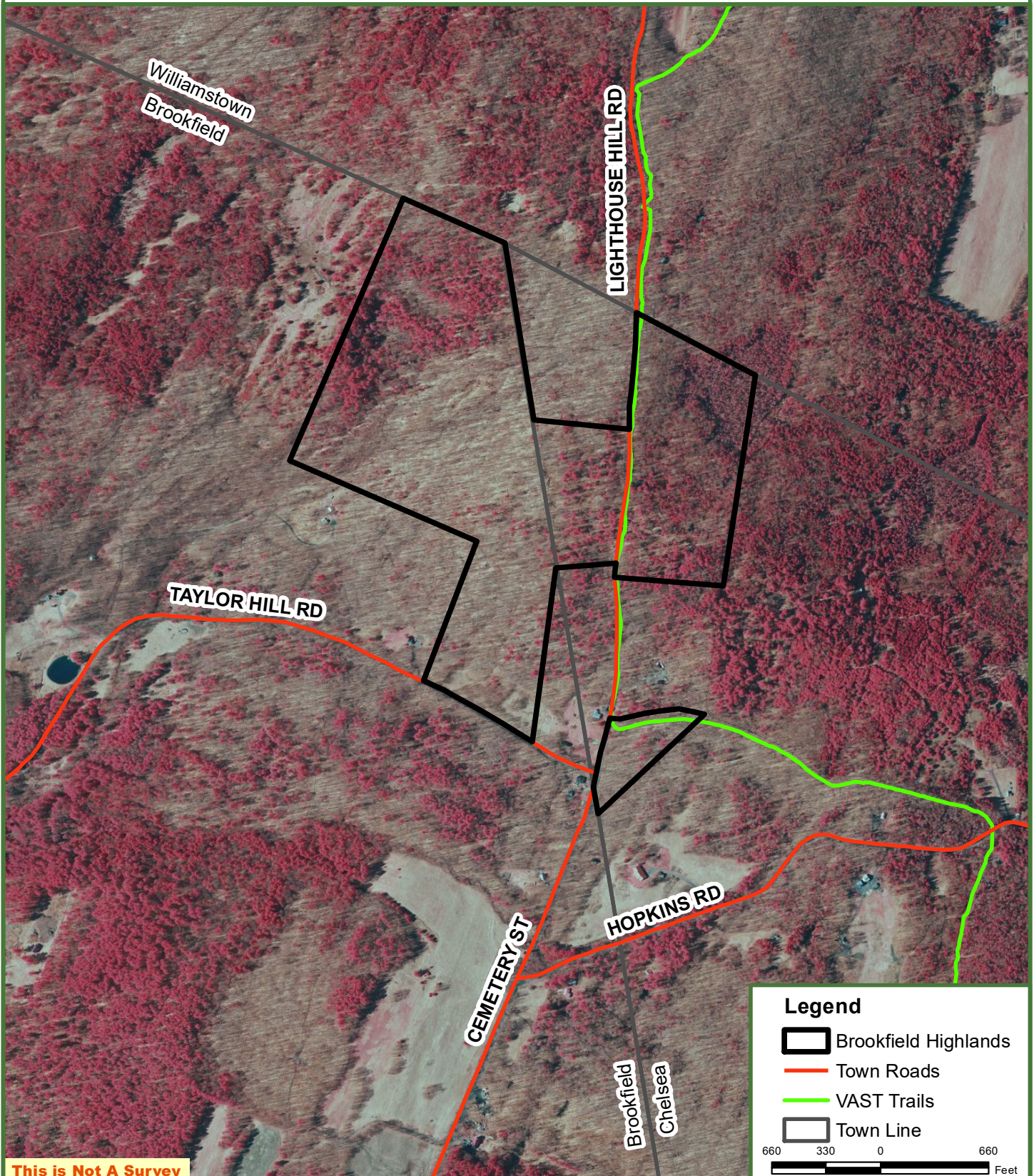
# Brookfield Highlands

100 GIS Acres

Brookfield/Chelsea, Orange County, Vermont



**Fountains  
Land**  
AN F&W COMPANY



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





# 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