

## WOODBURY MOUNTAIN FOREST

**This forest is defined by a timber resource untouched since the 50's, high-quality maple and ash, harvest-ready valuable timber, a mountain waterfall and a strong sugarbush opportunity.**



Overstocked stands characterize the forest

***183 Grand List Acres  
Woodbury, Washington County, Vermont***

**Price: \$220,000**



## PROPERTY OVERVIEW

The property is a prime example of an undisturbed forest resource having not seen timber harvesting in  $\pm 65$  years, with an additional older age class in excess of 100 years. Highlights include:

- Nearly a mile of town-maintained road frontage;
- Attractive location 12 miles from Montpelier;
- Sugarbush option with 9,867 taps (76 taps/acre);
- High timber value of \$173,000 with immediate harvesting options;
- Possible homesite option;
- Attractive waterfall.



Overstocked stand conditions with high-quality sugar maple and white ash dominant in most areas.

## LOCATION

The forest is situated in north-central Vermont within the town of Woodbury, a primarily forested region that sits between Route 14 to the east, Route 12 to the west and Route 15 to the north. While forestland dominates the landscape here, widely scattered homes are spaced along the gravel roads that traverse this area. The location is known for its many small lakes and ponds (eleven such waterbodies sit near the property).

Maple Corner, a small hamlet within the Town of Calais popular with summer residences and day tourists, is 3 miles to the south along West County Road and hosts Maple Corner Store, an historic Community Center and a post office.



Moderate to steep terrain with well-drained soils characterizes the landscape. Seen here are two woods trails that leads to the upper slopes.

Montpelier, Vermont is 12 miles to the south along West County Road. Hardwick Village is 8 miles to the north. Burlington is a 1-hour drive to the west, while Boston is a 3-hour drive to the southeast. Locally, Woodbury Mountain Campground is adjacent to the ownership.



## ACCESS

Access is provided by 4,950' of frontage along West County Road, a graveled town road that originates off Main Street in Montpelier and runs north to Route 14 just south of Hardwick. An established driveway, located roughly midway along the road frontage, is the beginning of a narrow internal road. This road leads to an early 19th-century homestead which today has a small clearing and cellar hole from the former home and barn. From this location, very old logging trails from the 1960s run throughout the land. Other points of access directly along West County Road also appear to exist.

## SITE DESCRIPTION

The property's terrain is mostly steep, but with level to moderately sloping benches at various locations throughout the forest. Terrain rises steadily from the road frontage to the land's western boundary (all of the land slopes to the road frontage). This sloping terrain provides highly-drained soils which are ideal for the northern hardwood forest type that makes up the forest resource. Two rock cliffs can be seen from the road frontage, offering interesting terrain to explore.

The land's lowest elevation, 1,200' above sea level (ASL), is found along West County Road, with slopes running uphill from the road to an elevation of 1,940' ASL along the western boundary, nearly reaching the top of a local peak.

Two mountain streams traverse the land. Along and parallel to West County Road runs the small Smith Pond Brook, whose headwaters originate on the property. Pekin Brook crosses the northern end of the land, running west to east with some attractive falls as it tumbles down over rock outcroppings. Another small, unnamed stream that bisects the land also creates a notable cataract that drops from a narrow pinch between rocky, steep banks.

Potential home or camp sites may be possible at the old farm site (with access improvements) or along the town road at the land's northern end.



County Road frontage with property to the left.



The upper slopes of the property display gently sloping terrain at elevations above 1,600'. The picture here looks out to the east at the Groton Mountains.

## TIMBER RESOURCES

The standing timber is the land's most notable natural resource. A recent timber inventory by the ownership's forester indicates a well-stocked timber resource, dominated by high-quality northern hardwoods and the presence of an over-mature age class. The primary species of the resource is sugar maple, with 16% of that volume in the veneer product class.

Of the total acreage, 130 acres were considered commercially viable (reported timber data only applies to this acreage). 45 acres were considered too steep for conventional harvesting and 8 acres are wetlands.

Important timber data parameters include a basal area of 130 ft<sup>2</sup> (A-Line stocking), sawlog volumes of 6.8 MBF/acre with 11 cords/acre (25 total cords/acre), high-quality stems and 75% of volume existing as Acceptable Growing Stock (AGS). Capital Timber Value is estimated to be \$172,499 (\$1,326/acre).

Field observations indicate that the forest overstory exists as two ages, a ±100-year-old age class and a ±65-year-old age class. Tree heights are substantial, indicating rich and productive soils. Harvesting of mature trees can occur anytime.

## SUGARBUSH OPPORTUNITY

The property appears to offer an exceptional sugarbush opportunity given the high percentage of sugar maple, slopes that all run to the town road and electric power that is within 1,100' of the land's northern boundary (the ultimate direction of sap flow).

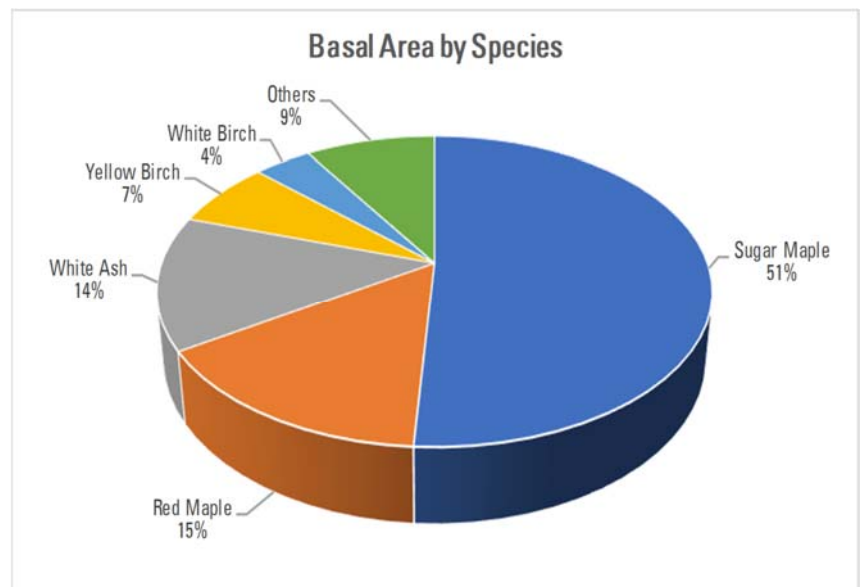
High maple concentrations are found on 70% of the property with an average of 76 taps per acre covering the 130 commercial acres. This tap count excludes red maple and the 45 acres of land deemed too steep for harvesting, so additional taps are likely. The tap count excludes diameters 8" or less.

**Total tap count is estimated to be 9,867 (76 taps/acre).**

Details of the timber report are available upon request.



"Wall to Wall Wood" is one way to describe this timber resource.



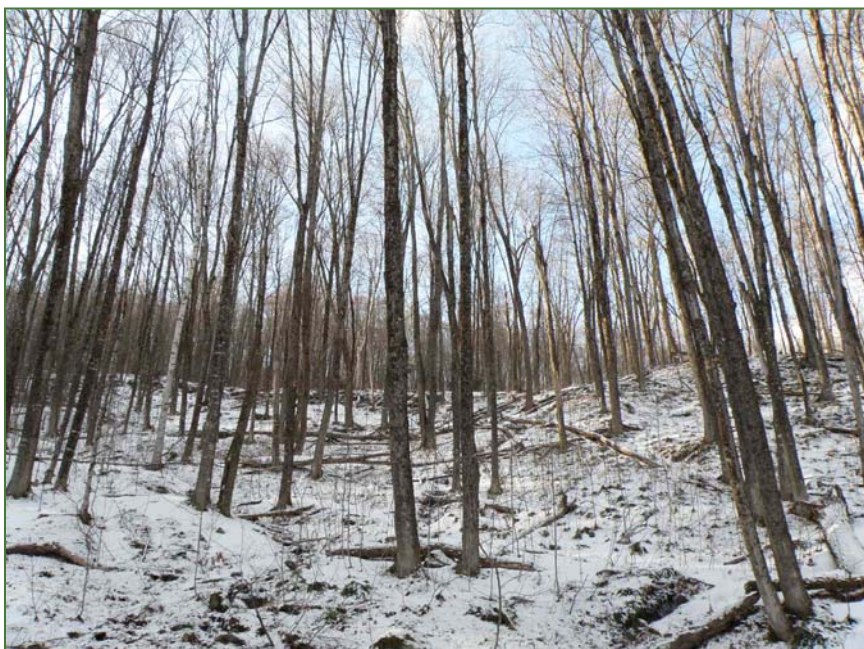


## TAXES & TITLE

2019 taxes were \$3,012.68. The property is NOT enrolled in the State of Vermont's Use Value Appraisal (UVA) program. Enrollment in the UVA Program would reduce the tax burden by  $\pm 80\%$  per annum.

The western boundary line was found and appears to be in good condition. The northern and southern boundary lines have not been reviewed.

The property is owned by three members of the Miller family, whose 1987 deed is recorded in the Woodbury Town Office as Book 33, Page 89.



Sugarbush potential should be high given the solid maple component.



Terrain all slopes to County Road seen to the right. The entire forest canopy is unbroken given the high stocking.

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# Locus Map

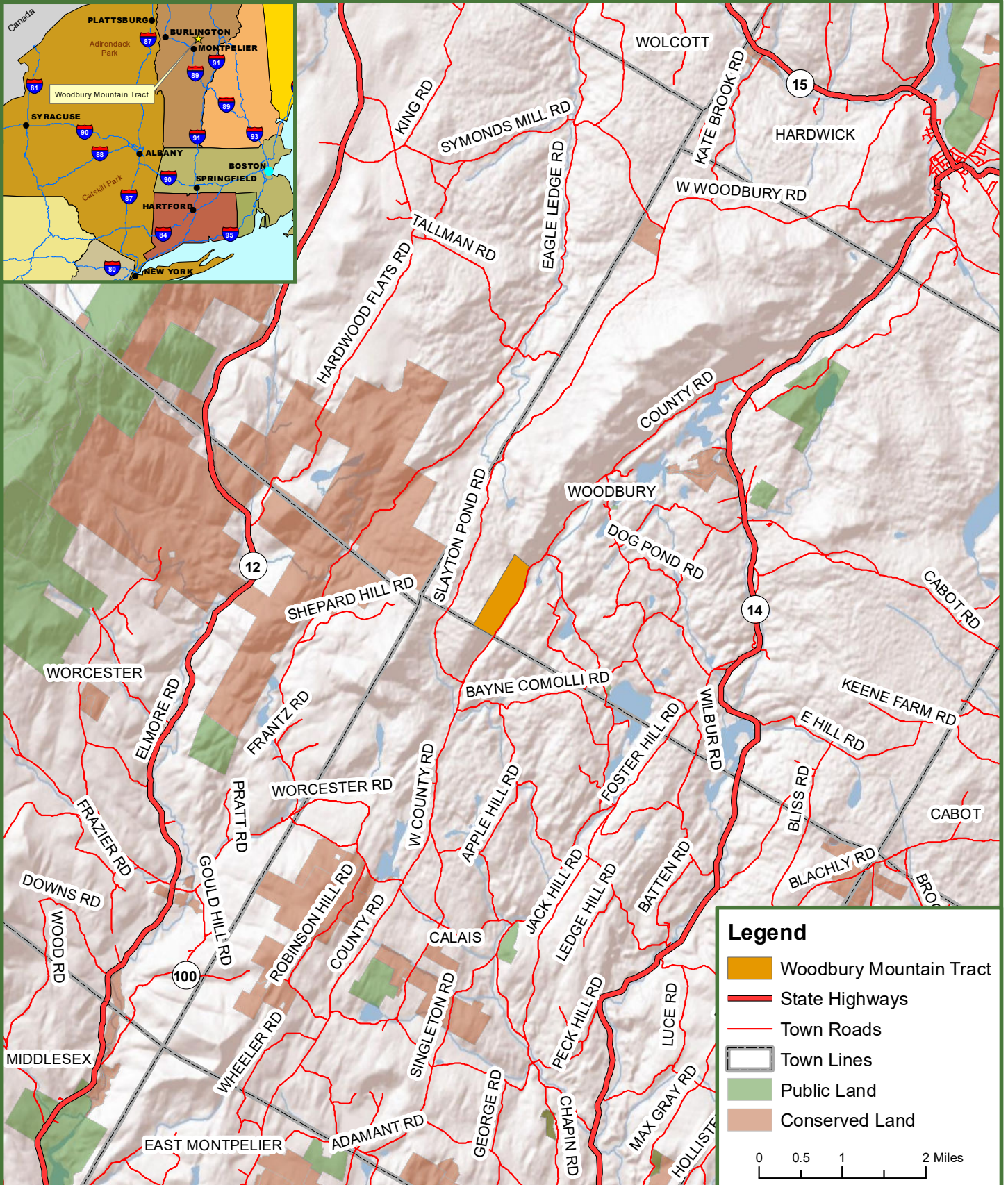
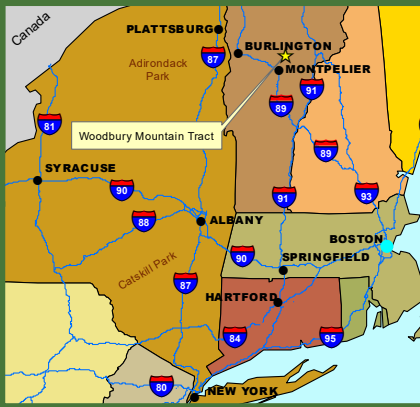
## Woodbury Mountain Tract

176 GIS Acres

### Woodbury, Washington County, Vermont



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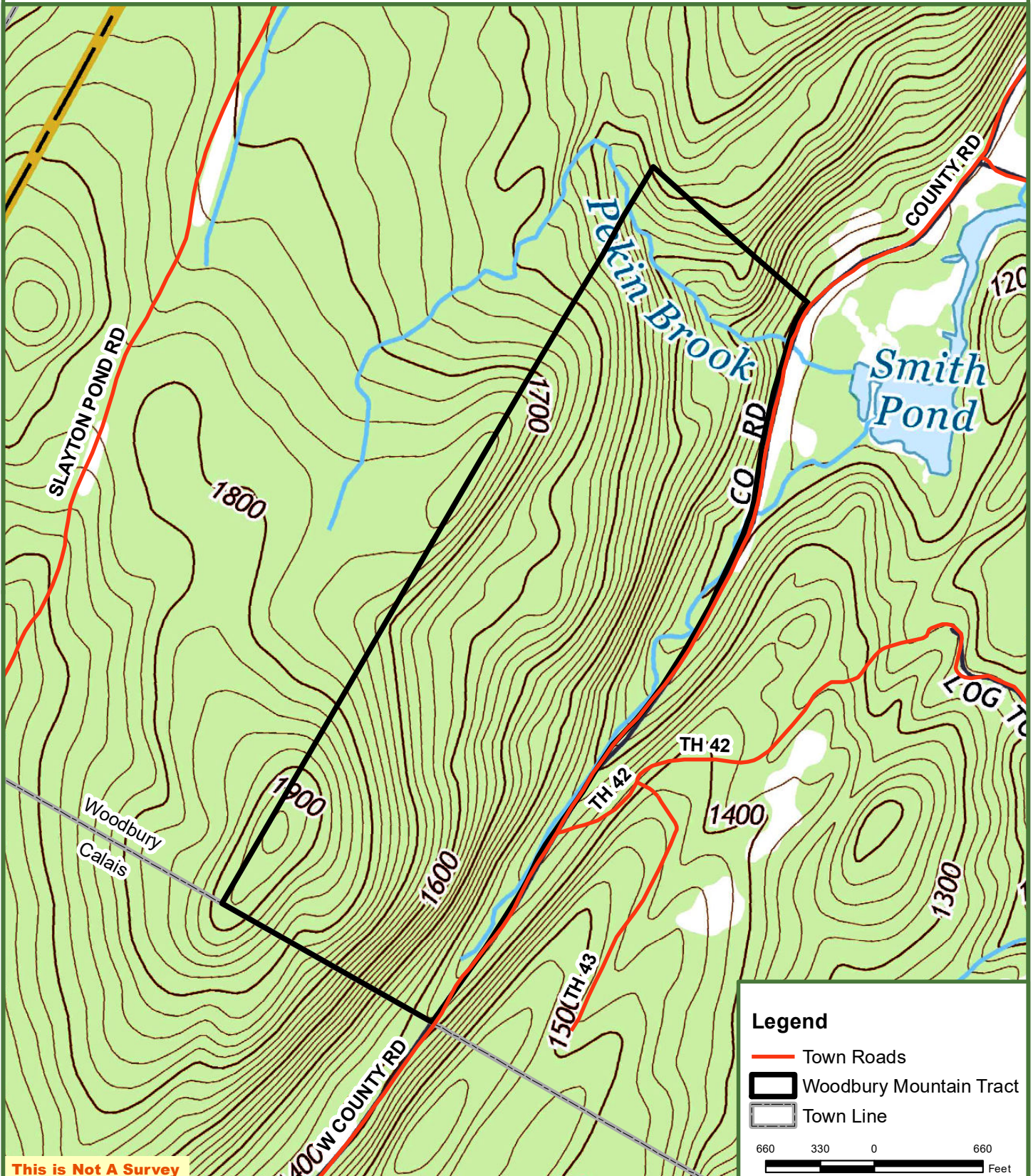
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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





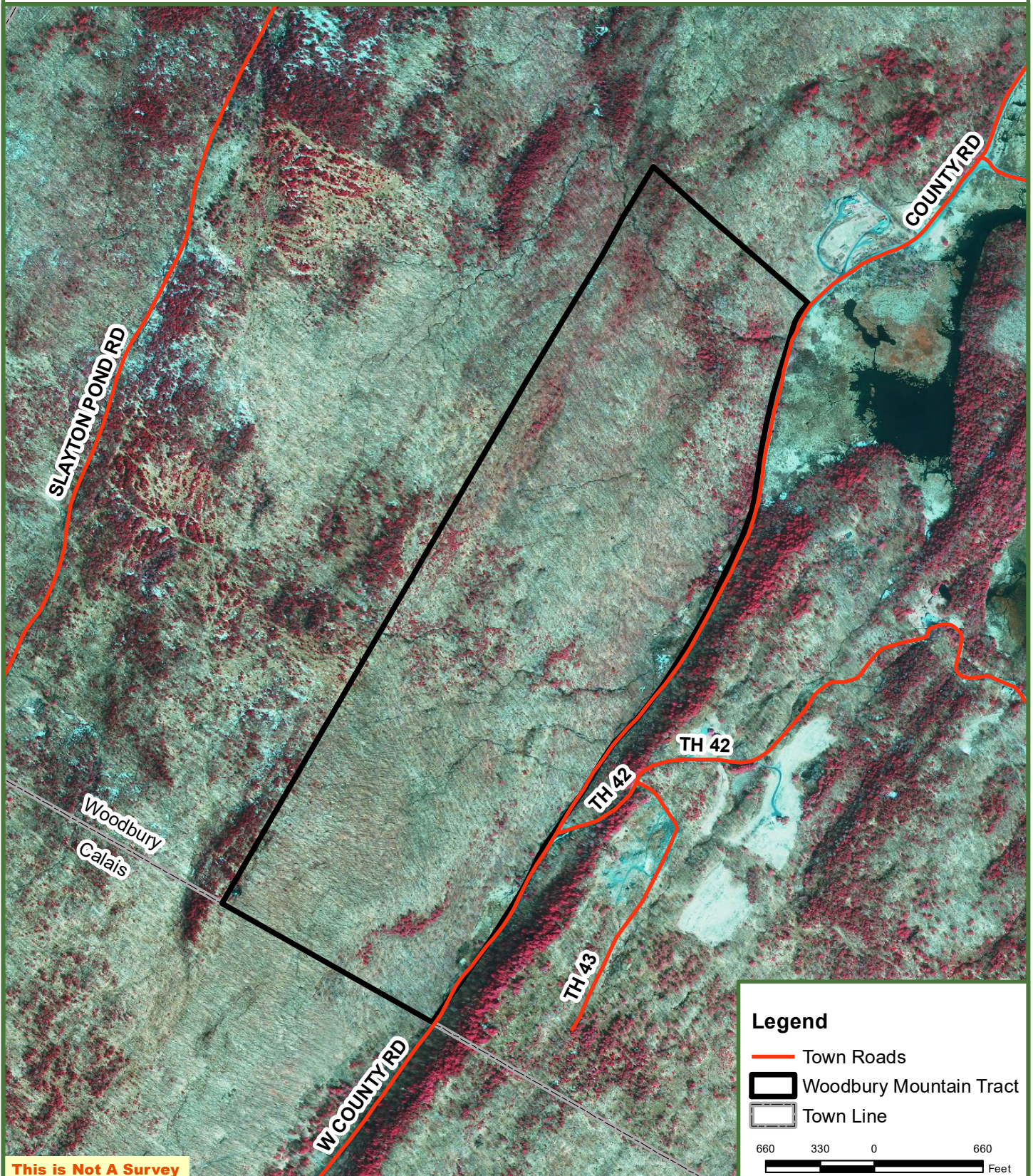
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176 GIS Acres

Woodbury, Washington County, Vermont



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## Legend

- Town Roads
- ▭ Woodbury Mountain Tract
- - - Town Line

660 330 0 660  
Feet

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

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Signature of Consumer

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Date

[ ] Declined to sign