

EAST MIDDLEBURY FOREST

A Middlebury, Vermont property with excellent access well suited to homesite development with close proximity to nearby villages, National Forest lands and skiing.



***178 Grand List Acres
Middlebury, Addison County, Vermont***

\$220,000

PROPERTY OVERVIEW

The forest is ideally suited to the development of a large, year-round homestead property with features that include:

- Views of the Green Mountains to the east and Lake Champlain Valley to the west;
- Managed timber resource with excellent recreational amenities;
- Privacy yet minutes from Middlebury villages;
- Easy access to Route 7, a major north south corridor.

LOCATION

The property is located at the edge of Middlebury Village where the vast forestlands of the Green Mountain National Forest meet the agriculturally rich lands of the Lake Champlain Valley to the west.

Middlebury is one of Vermont's most rounded towns, with a robust economy created from a diversity of private, public and non-profit institutions. Most notable is Middlebury College, whose main campus is 4.5 miles to the north in downtown Middlebury. The college's Breadloaf School of English is situated 8 miles to the east, surrounded by the Green Mountain National Forest lands. This campus is also host to Rikert Nordic Ski Center. A mile further east is the College's Snow Bowl Ski Area.

Middlebury has a vibrant downtown which includes the nearby Porter Medical Center. The Middlebury State Airport is 3 miles to the northeast. Burlington, Vermont's largest city is a 55-minute drive to the north along Route 7. Boston is about a 3.25-hour drive to the southeast.



The forest resource has recently been thinned, retaining the best stems.



Middlebury College's summer campus 8 miles to the east along Route 125. The land offers a short drive to the college's main campus, downhill and Nordic skiing, as well as wilderness hiking (Breadloaf Wilderness Area as seen in this picture's background).

ACCESS

Access is provided by a 50' wide right-of-way that runs $\pm 600'$ from Route 7 to the property's western boundary. The right-of-way runs along mostly level terrain with a solid gravel road bed, well suited to any vehicle type.

Once on the land, the road continues east for another 1,050' to a large clearing used in the past to process forest products grown on the land.

Beyond the clearing, well defined woods trails run throughout most of the forest terrain, making walking around the property quite easy.



Internal access road that leads to a recently used landing; road surface is gravel with road conditions well-suited to all vehicle types.

SITE DESCRIPTION

The property's terrain is mostly gently sloped, creating western and northern exposure, with soils that are predominately well drained and productive. The property occupies the northern end of a forested hill situated between Route 7 and Lower Plains Road, as well as lands of the Green Mountain National Forest (GMNF) to the east. From the clearing at the end of the access road, the land rises to the east toward the center of the forest. This is the height of land whose elevation is 740' Above Sea Level (ASL). While there are many suitable spots to develop a home site on the property, this location offers nice views of the GMNF lands to the east and the Champlain Valley to the west (with tree clearing). Beyond this height of land to the east, the land slopes down and to the north, approaching the nearby Middlebury River, where the low point elevation is 460'. A small stream runs through the northeastern end of the property.



Drone shot of the western slopes with thinned forest conditions.

NATURAL RESOURCES

The timber resource can be considered well above average, having been professionally managed by the current ownership since 2000. During this tenure, the silvicultural objective has been to promote the development of high-quality sawlogs, an accomplished goal based on the standing timber which is now part of the property offered for sale.

The species consist primarily of hardwoods, with softwoods limited to hemlock and white pine. The main hardwood species are red and sugar maple, red oak and yellow and black birch.

The forest was thinned in early 2018 using a combination of individual tree selection and small group cuts. The results are impressive, with nearly all residual stems of high quality, with adequate growing conditions, ensuring robust future growth. Forest aesthetics are “park like”, given much of the suppressed understory stems having been removed, making walking from trail to trail quite easy. No recent timber inventory data are available.

The land’s management plan delineates five forest stands. The westernmost stand is the first area encountered from the access road. This stand has the youngest trees, with a small area of planted softwoods (likely planted in late 1960s to early 70s).



Spring 2018 thinning, showing high quality residual hardwood stand of maple, oak and birch.



The western, gently sloping terrain of the forest with thinning of trees in view. The background is to the west of the Green Mountain National Forest.

TAXES & TITLE

With the exception of 5 acres which comprise the power line right-of-way, the entire property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program (plan date 2013). Annual taxes are \$689.22/year.

Boundary lines appear to be in good condition with most lines recently maintained and visible with red paint.

There is an electric power right-of-way that crosses the western end of the land.

The property is owned by The A. Johnson Company, whose deed is recorded in Book 178, Page 274.



Looking over the western end of the forest to the Champlain Valley



Mostly gently rolling terrain; thinning was recent, leaving free-to-grow, high-quality stems (eastern end of land)

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Locus Map

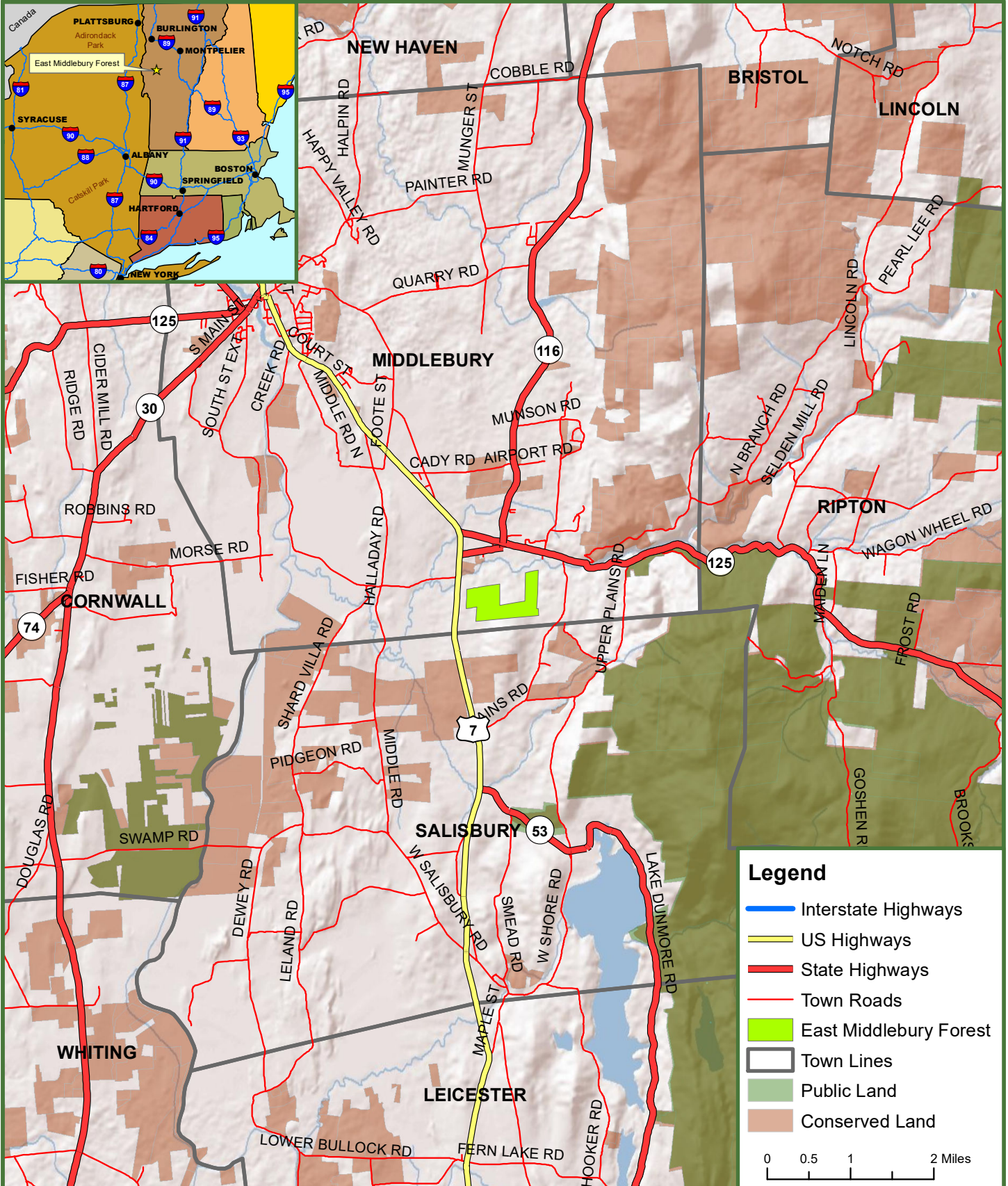
East Middlebury Forest

178 Grand List Acres



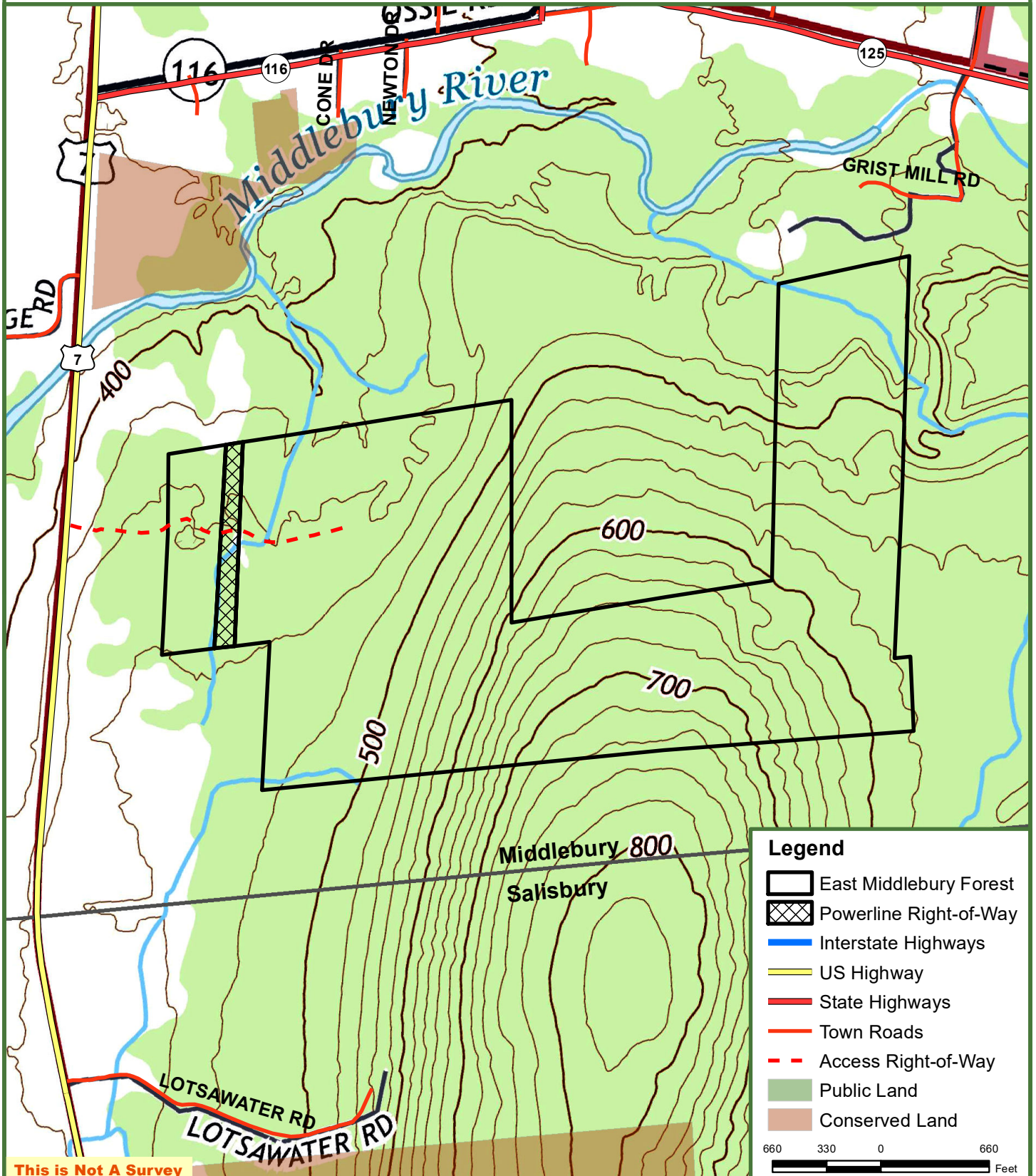
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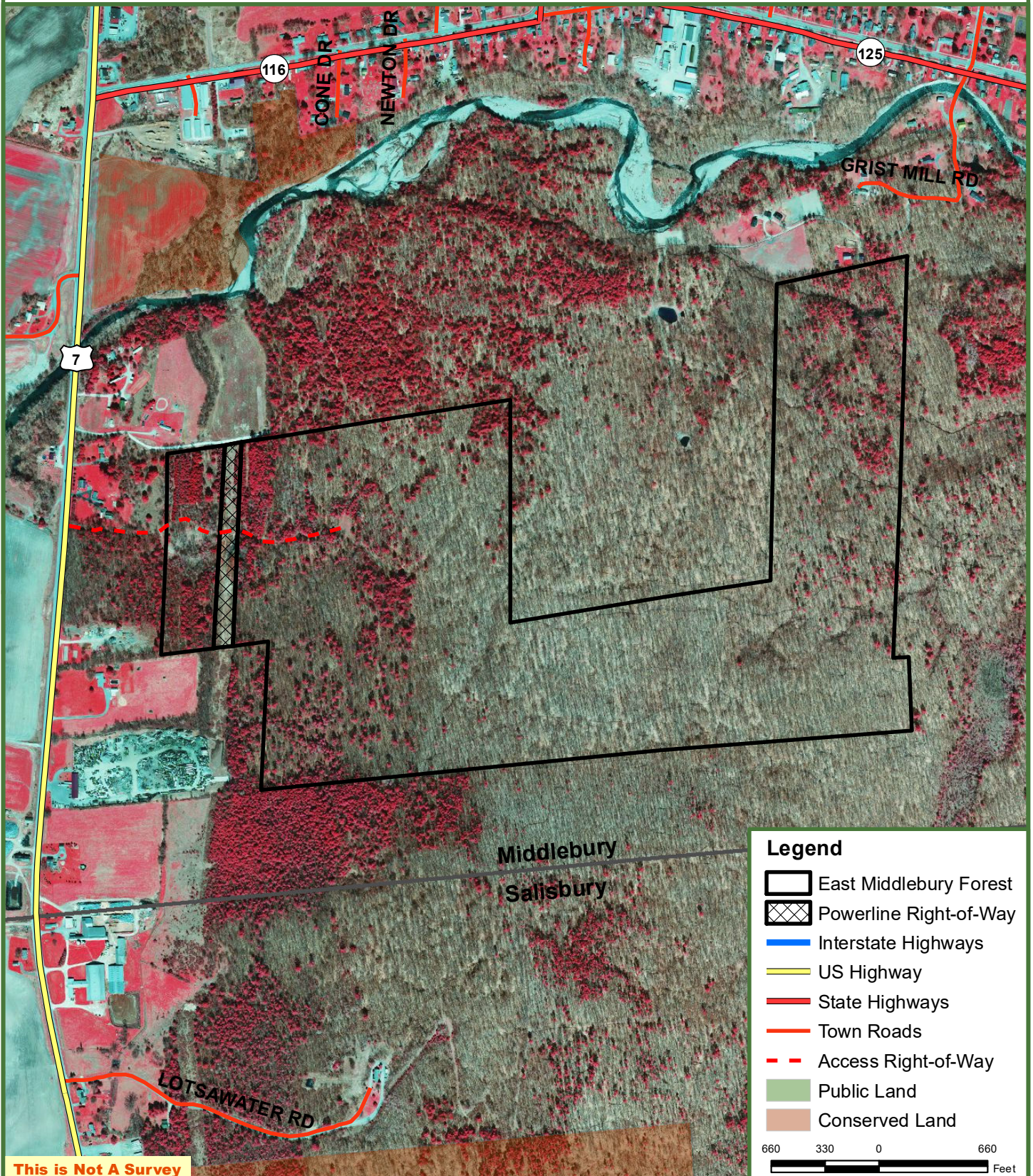


Map is not a survey. Map based on tax map information. Boundary lines in the field as per deeded record could easily be different than those portrayed on this map resulting in acreage variances and or boundary lines that look different than those portrayed on this map.



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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