

CARLEY BROOK FOREST

A multiple use property, easily accessible from I-91 and Springfield's town center, with an undisturbed forest resource, gentle terrain and private homesite options.



***119.4 Grand List Acres
Springfield, Windsor County, Vermont***

Price: \$159,000

PROPERTY OVERVIEW

This undisturbed forest has been held by the same ownership since 1987. Over the decades, the landowner has focused on recreational pursuits and low-impact forest management.

Property highlights include:

- Gently sloping terrain with western aspect and easily developed homesite;
- Town-maintained road frontage with electric power/telephone service and minutes drive to business district;
- Attractive forest aesthetics with maturing, highly-stocked timber resource.



Lower slope site not too far from the town road, with mostly gentle slopes.

LOCATION

The property is located just two miles from downtown Springfield. While it's a short drive to Main Street's business district, the land sits in a rural area where homes are widely scattered along a town road that ends not far beyond the land, resulting in minimal traffic noise. The landscape north and east of the land is mostly forested with a patchwork of agricultural areas, including an adjacent apple orchard.

Springfield has a population of $\pm 9,300$ with a vibrant downtown and business district. All services are available nearby including large box stores, a regional hospital and airport, technical learning center and satellite college campuses. Historically, Springfield was one of the county's premier machine tool industrial areas in the 1800s through the mid-1900s, originally centered along the Black River and its falls. Large mill-style buildings remain as part of the town's old and new architectural makeup.



Drone over the forest looking northwest over adjacent neighbors and Carley Road neighborhood (the road ends not far beyond the picture's right side).

The land is located 6 miles from I-91 (Exit 7), 2.25 hours' drive to Boston to the southeast, 2 hours' drive to Hartford, CT to the south, and a 25-minute drive west to Okemo Ski Resort in Ludlow.

ACCESS

Access is via Carley Road, a Class 3, town-maintained road which ends a half mile beyond the land. Carley Road branches off Route 106 less than a mile from the property, making for easy traveling to town and points beyond. Electric power and telephone services are available along the road frontage.

Terrain along the road frontage is gently sloping, with a brook running along two-thirds of the frontage. The balance of the frontage offers easy driveway access into the land.

Additional access is via a right-of-way at the sharp curve along Carley Road which runs roughly between the parallel stone walls of an ancient town road (see maps for location).

An internal woods trail comes off the road frontage and leads to the center of the property. Other old trails are evident throughout the land.



Carley Road with property frontage just out of view to upper left.

SITE DESCRIPTION

One of the property's attractive attributes is its gentle slopes and deep soils across most of the property. This allows for easy driveway, home and other development options. Well-drained soils predominate with occasional more poorly-drained pockets along seeps in the land's central area, an ideal location for pond development. Aspect is most commonly to the west.

This region of Vermont has hundreds of years of land use history of which this property offers an outstanding example in its significant stone walls which delineate old pastures, cropland, roadways and foundations.



The year round Carley Brook runs parallel to the road frontage.

The land gently slopes uphill from the town road with elevation along the road at 580' ASL (above sea level), rising to 1,000' along the eastern boundary. This slight change in elevation indicates a mostly level property with little topographical relief from one end of the land to the other. The center of the land is nearly level, with modest slopes as the land rises in the east to nearby Pudding Hill.

Carley Brook has a modest watershed that originates several miles to the east. The brook runs year 'round and is roughly 3-4 feet wide along its course.

From various potential building sites nice views to the west are possible with tree clearing.

NATURAL RESOURCES

The land has been in the seller's ownership since 1987, with their primary goal over this period being recreation. No commercial timber harvesting has occurred during the seller's tenure, providing overstocked forest conditions with a maturing timber resource. In some areas, the consequence of a dense overstory is limited regeneration, producing a mostly clean understory, allowing for ease of walking through these woods.

The western third of the forest consists of mixed wood species with tall white pine, hemlock and mixed hardwoods. A small red pine plantation (vintage 1950s) sits along an old town road that crosses the mid-section of the forest. The town has abandoned the road and no longer maintains it. The upper, rectangularly-shaped section of the property, east of a drainage, exists as maturing hardwoods with red oak, maple, beech and ash.

Heavy use by white-tailed deer was noted on the property during late fall of 2019, activity likely from the abundant red oak and beech mast.

There is no forest management plan available for the property.

TAXES & TITLE

The property is NOT enrolled in the State of Vermont's Use Value Appraisal (UVA) Program. Enrollment would reduce town taxes by 70-80%. 2019 property taxes are \$5,257.08.

Spring rights on a small area of the land may be held by an adjacent landowner.



Hardwood stand at eastern end of property towards Pudding Hill.



Small red pine plantation, likely planted in the 1950s.

The property is owned by Peter and Susan Korbet, whose deeds are recorded in the Springfield Town Clerk's office in Book 88 Page 343 (Vaughn Tract) and Book 88 Page 341 (Ruppert Tract).

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

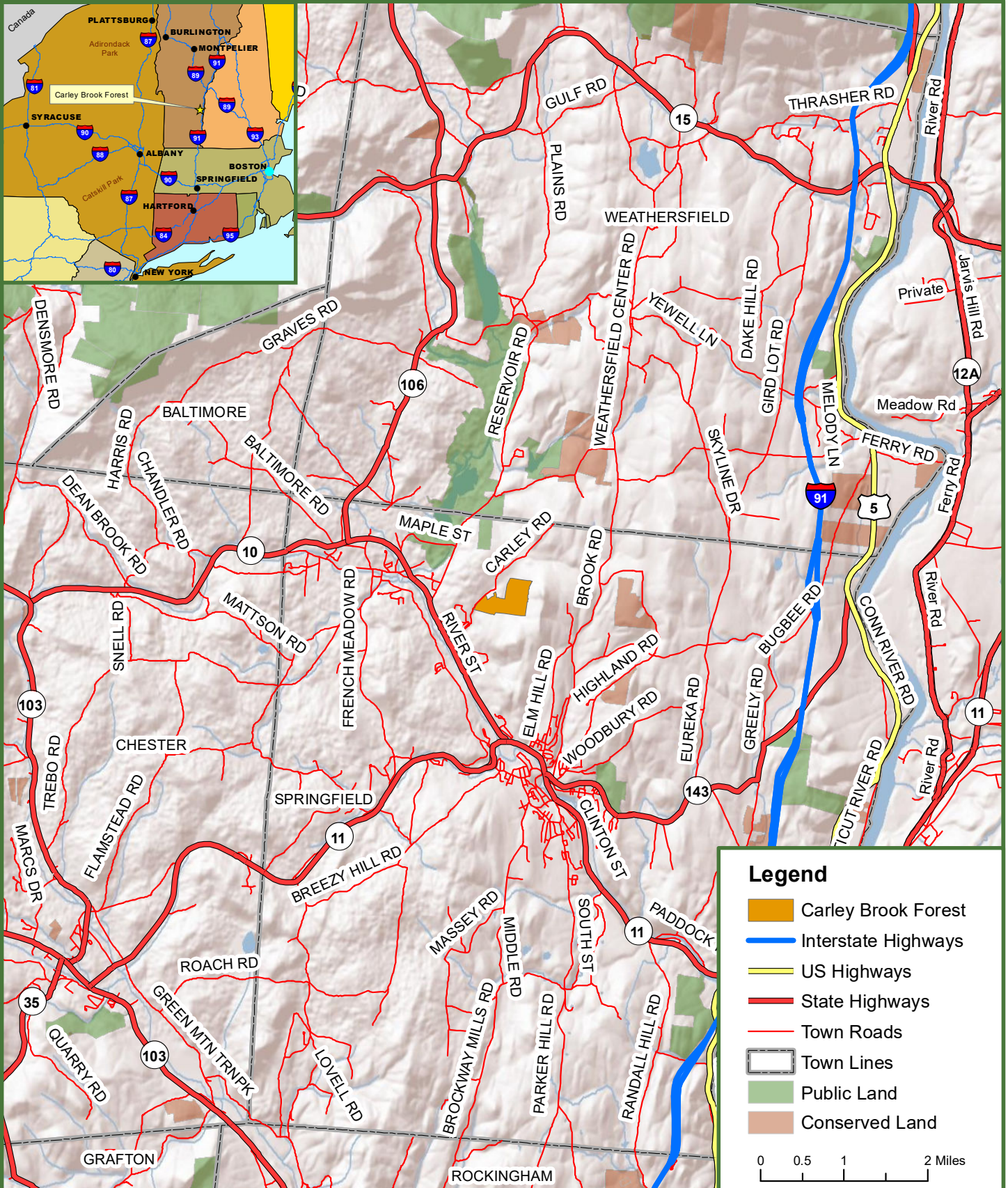
Carley Brook Forest

113 GIS Acres



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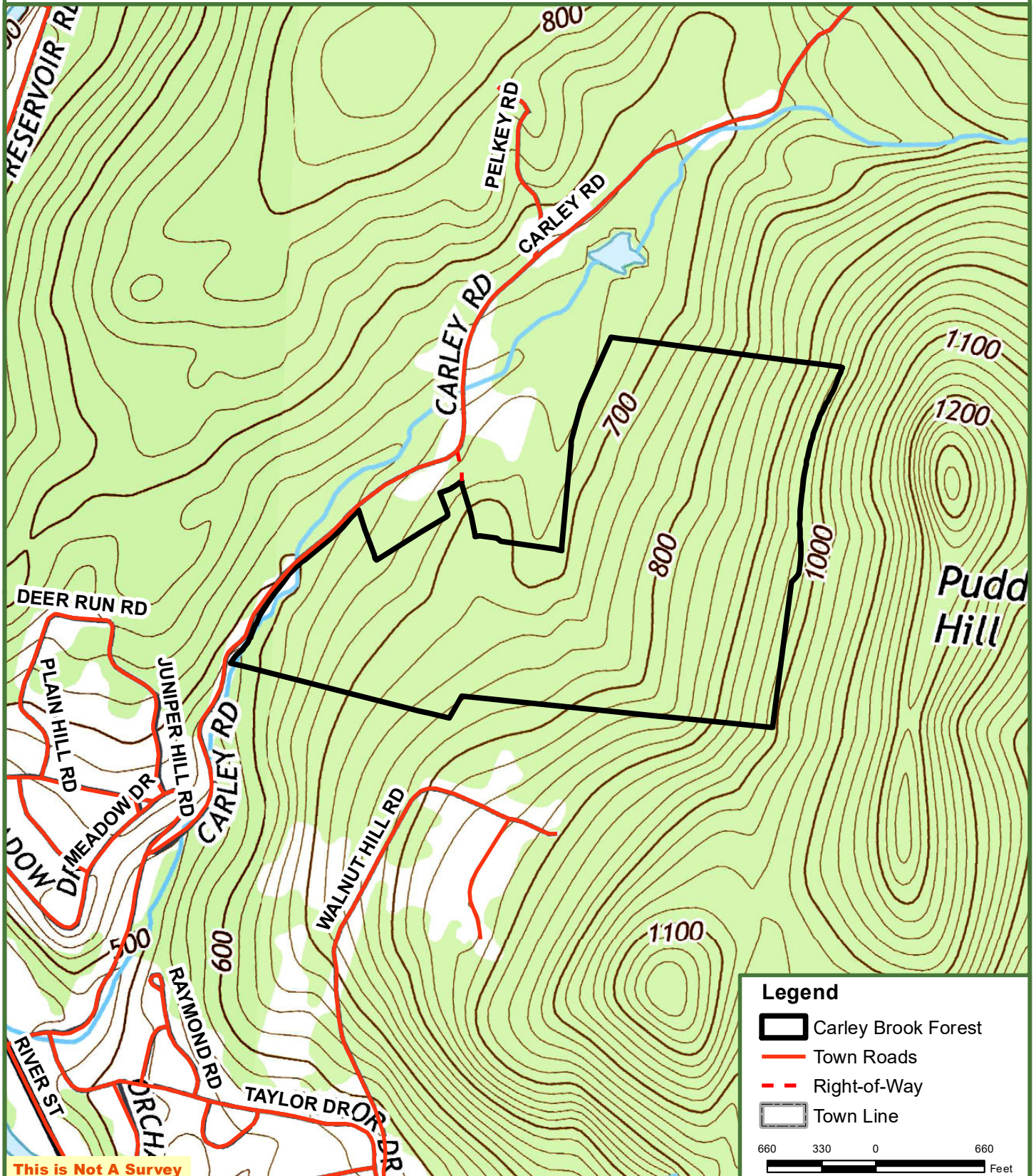


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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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

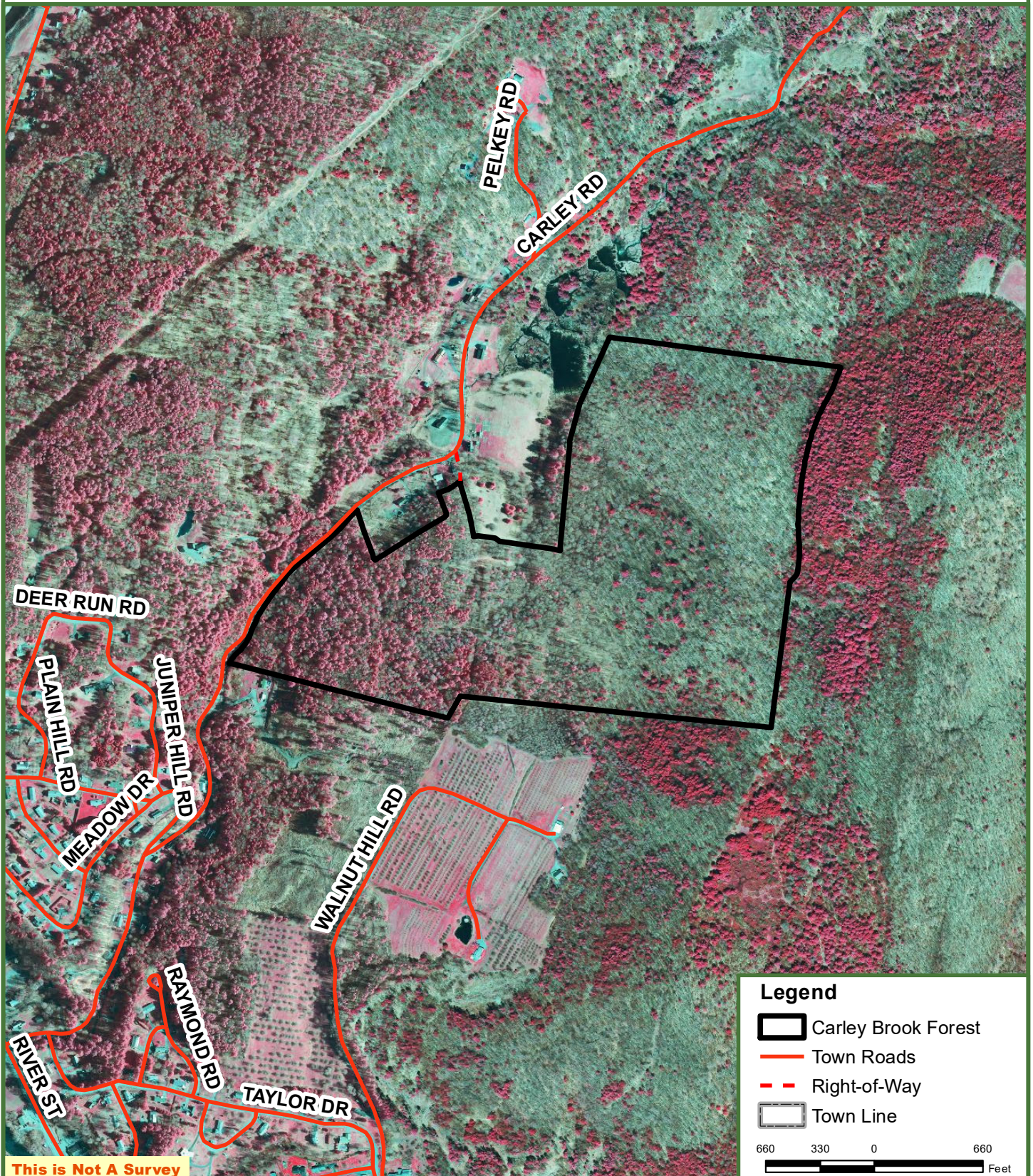


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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