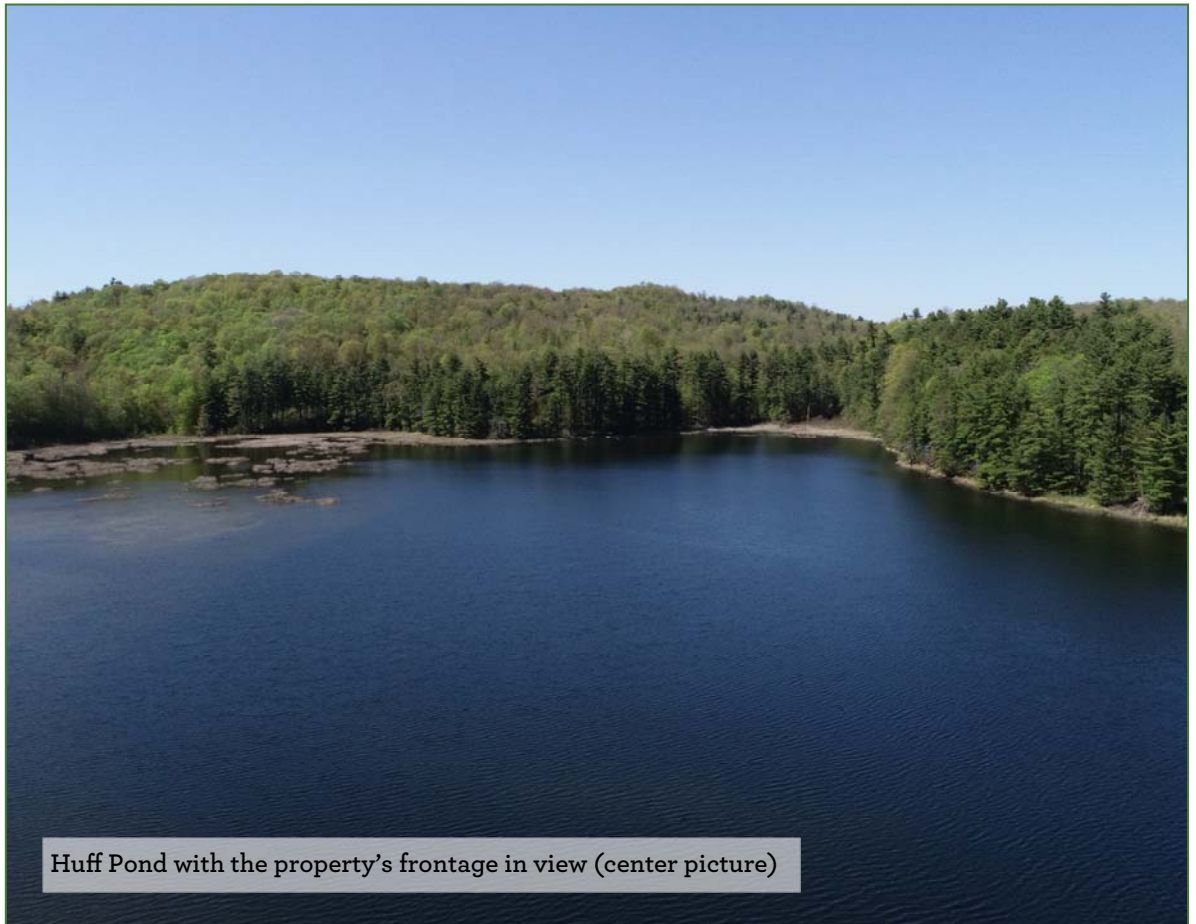


HUFF POND FOREST

A large Vermont forestland property with shoreline frontage along ±38-acre Huff Pond, a pond-side home site option, and excellent long-term timber appreciation opportunity.



Huff Pond with the property's frontage in view (center picture)

***362 Grand List Acres
Sudbury, Rutland County, Vermont***

Price: \$425,000

PROPERTY OVERVIEW

The property is well suited to those seeking a large, forested landscape with a water amenity for estate development, supported by asset appreciation from a managed, long-term timber resource.

Property highlights include:

- Attractive location in west-central Vermont, situated at the edge of a transitional zone of forestland and agricultural land;
- Easily accessible shoreline along ±38-acre Huff Pond;
- Home sites possible near the pond and/or on the northern side of the property along Fiddle Hill Road;
- Managed timber resource with high quality stands, perfectly positioned for future growth and appreciation;
- Low taxes (\$1,013/year) and developed access into the land on both sides of the property.



View of the pond from the land's shoreline. With a dock out past the lower water depth, swimming should be possible.

LOCATION

The property is located in the town of Sudbury (population 580), in a rural, primarily forested area of west-central Vermont, where scattered homes are situated along the town roads. This area offers abundant water resources with many lakes and ponds nearby including Beebe Pond, Echo Lake, Lake Hortonia, Hinkom Pond, Sunset Lake and, of course, Burr Pond. Just south and east of the property is a largely forested landscape; however, to the north and west, the area gives way to the more level, agricultural lands of the Lake Champlain valley where farms define the landscape.



The property's forest canopy, with the Green Mountain Range in the background to the northeast.

Sudbury does not have a town center with concentrated commerce, instead there is the hamlet of Sudbury, located at the junctions of Routes 73 and 30, and situated 1.6 miles from the property.

The largest nearby village is Brandon which is a 12-minute drive to the east. Brandon has a vibrant Main Street with various Inns, banks, shops and restaurants, as well as a community of fine homes.

Burlington is a 70-minute drive to the north. Rutland, Vermont's second largest city is a 35-minute drive to the south with Killington Ski Resort a 45-minute drive. Boston is a 3.25-hour drive to the southeast.

ACCESS

The property has two access points. The southern end of the property near the pond is accessed by a 50' wide legal right-of-way off Huff Pond Road that runs $\pm 880'$ to the property boundary. Once on the land, the road runs a short distance to the edge of the northern side of the pond where there is a large clearing. From this point numerous well defined woods trails run throughout the land with most well suited to hiking, skiing and ATV use.

The northern end of the property has $\pm 440'$ of frontage along Fiddle Hill Road, a town-maintained gravel road with electric power and cable service. The nearby homes along this road are well maintained and quite nice. From the road frontage, a well-constructed internal access road heads south into the property for $\pm 1,980'$, ending at a large clearing. From this point, well established woods trails run south into the property, and many eventually connect up with the Huff Pond side of the property.



View of Huff Pond from Huff Pond Road. The land's access road is just north of this spot and its shoreline is in view.

TAXES & TITLE

The entire property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program. The plan for the property is due to be updated in 2029. Annual taxes in 2019 were \$1,013.31.

Good and marketable title to the property exists. The property is not surveyed; however, the boundary lines are well-monumented and secure. The Warranty Deed is recorded in Book 34, Page 77 in the offices of the Town of Sudbury.



This picture is taken at the land's shoreline while out on a fallen tree beyond the grassy shore.

SITE DESCRIPTION

One of the property's defining attributes is its $\pm 1,100'$ of frontage along the north side of Huff Pond. The pond covers roughly ± 38 acres and is undeveloped except for 3 homes on its southern shoreline. The pond is fed from a stream that originates on the property and its outlet is a stream on the south side of Huff Pond Road. The western side of the pond is shallow, while the northern end (where the stream enters the pond along the property's frontage) and the eastern shoreline provide a water depth suitable for a dock from which swimming is possible. The pond area is quiet and scenic; an ideal location to develop a homesite that looks over the pond. The northern side of the property (at the end of the access road leading from Fiddle Hill Road) offers an additional building site option with local views and privacy.



Recently thinned hardwood stand with retained stems of high quality sawlogs.

The property's terrain is generally quite variable and undulating, with many short hillsides, valleys and hilltop peaks. Signal Hill is entirely on the property and is its highest elevation at 1,089' ASL. The slopes leading to this peak are rocky with exposed ledge, an interesting hiking destination. The low point of the property is along the Fiddle Hill Road frontage at an elevation of 600'. While the land does not have much variation from its low and high elevation, the terrain is quite variable with all aspects present and many small ravines and hill tops.

The entire property is forested with the exception of a few small clearings at the end of each access road and a wetland area with semi-open water created by beavers. Soils are largely well drained and productive as is evident from species indicators such as maiden hair fern, basswood and sugar maple.



In view is the property's shoreline frontage (excluding the extreme left and right side of the photo).

TIMBER RESOURCE

The Lathrop Family has owned the property since 1998 and have conducted exemplary forest management activities during their ownership tenure.

The property's forest management plan delineates 4 forest stands with the majority of the forest resource consisting of northern hardwoods and red oak species. Softwoods are a minor species component with scattered white pine at the land's southern end, and hemlock and other miscellaneous softwoods species found in stand 4 and widely scattered at the land's northern end.



Thinned sawlog stand; future timber asset appreciation should be strong.

Stand 1 (117 acres) was last thinned in 2011-2012 and is currently fully stocked. The balance of the forest (stands 2-4) were all thinned in 2018-2019. The silvicultural activity focused on concentrating growth on the best stems so these stands are well suited to future asset appreciation of high quality stems.

While there is no current timber valuation, the standing timber value on the forest is likely close to \$300,000 (\$835/acre) which is based on a rough ocular estimate from the author of this report, forester Michael Tragner.



View from the land's pond frontage to the western side of the pond.

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

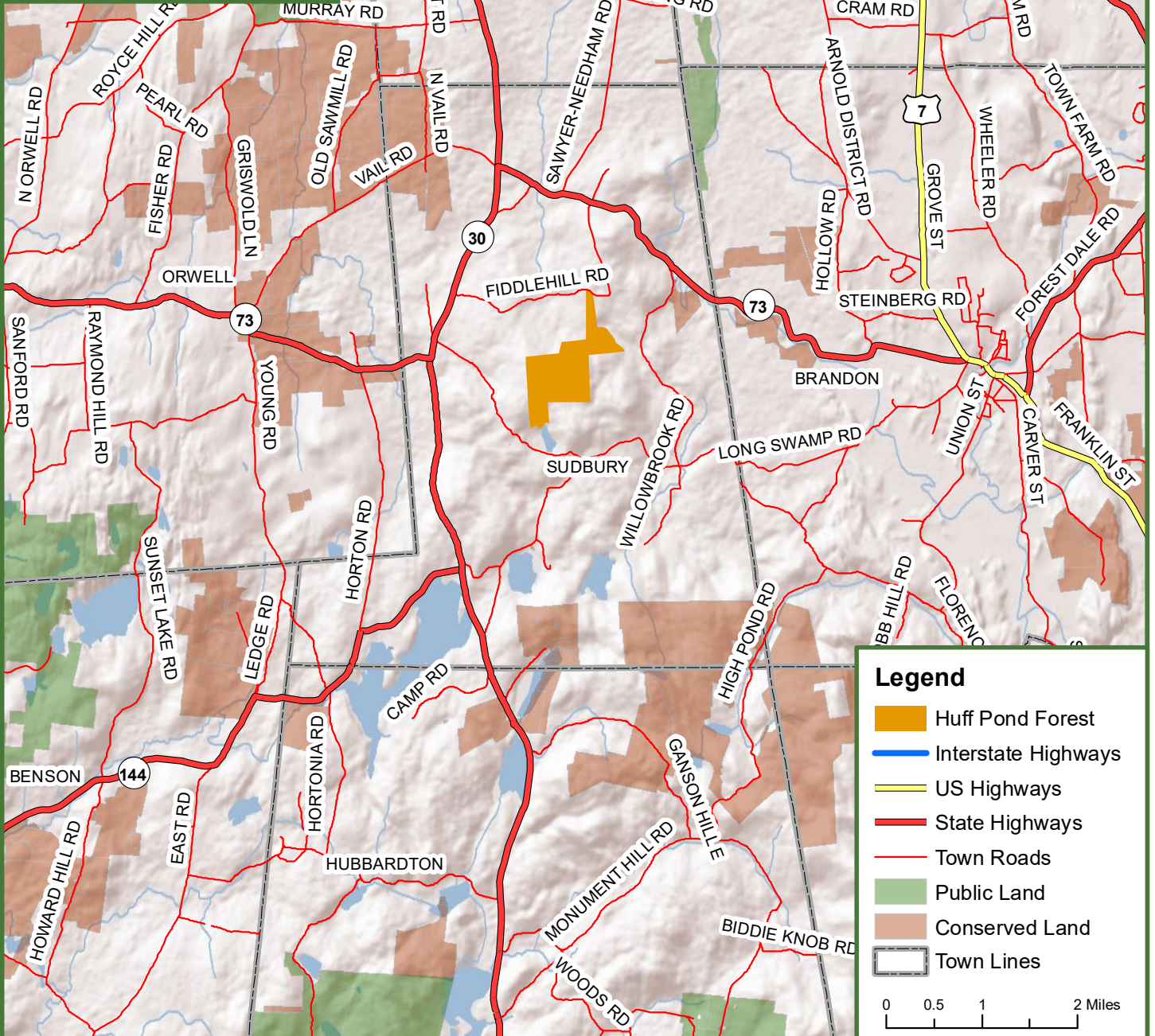
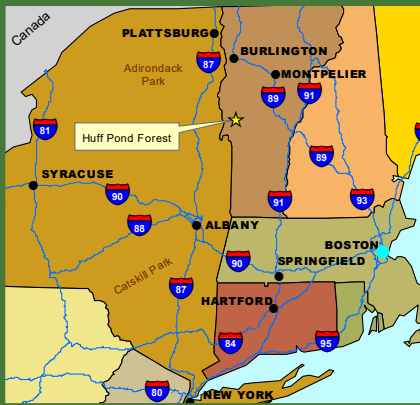
Huff Pond Forest

363 Grand List Acres

Sudbury, Rutland County, Vermont



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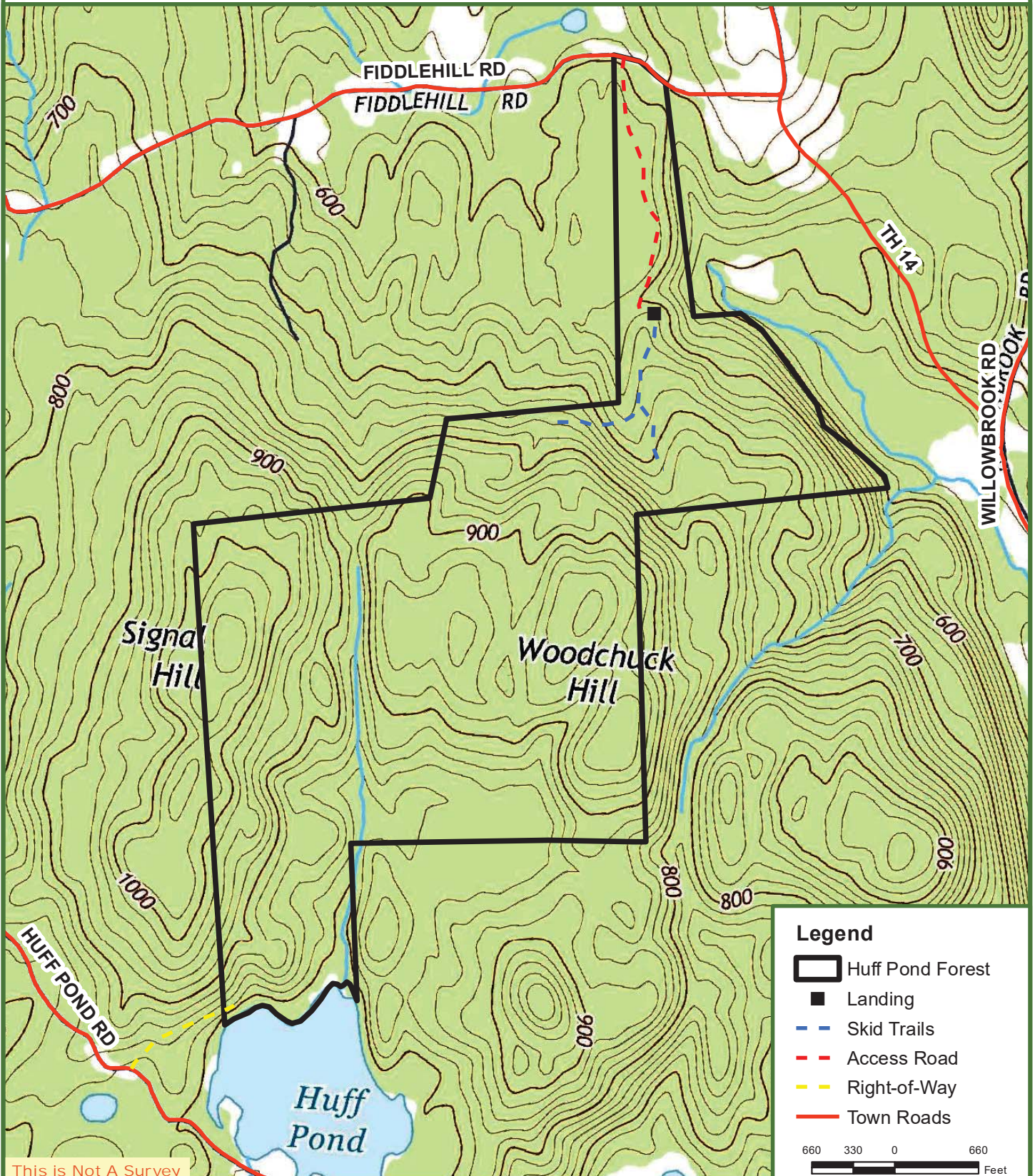


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This is Not A Survey

Map produced from the best available information including UVA map, town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.

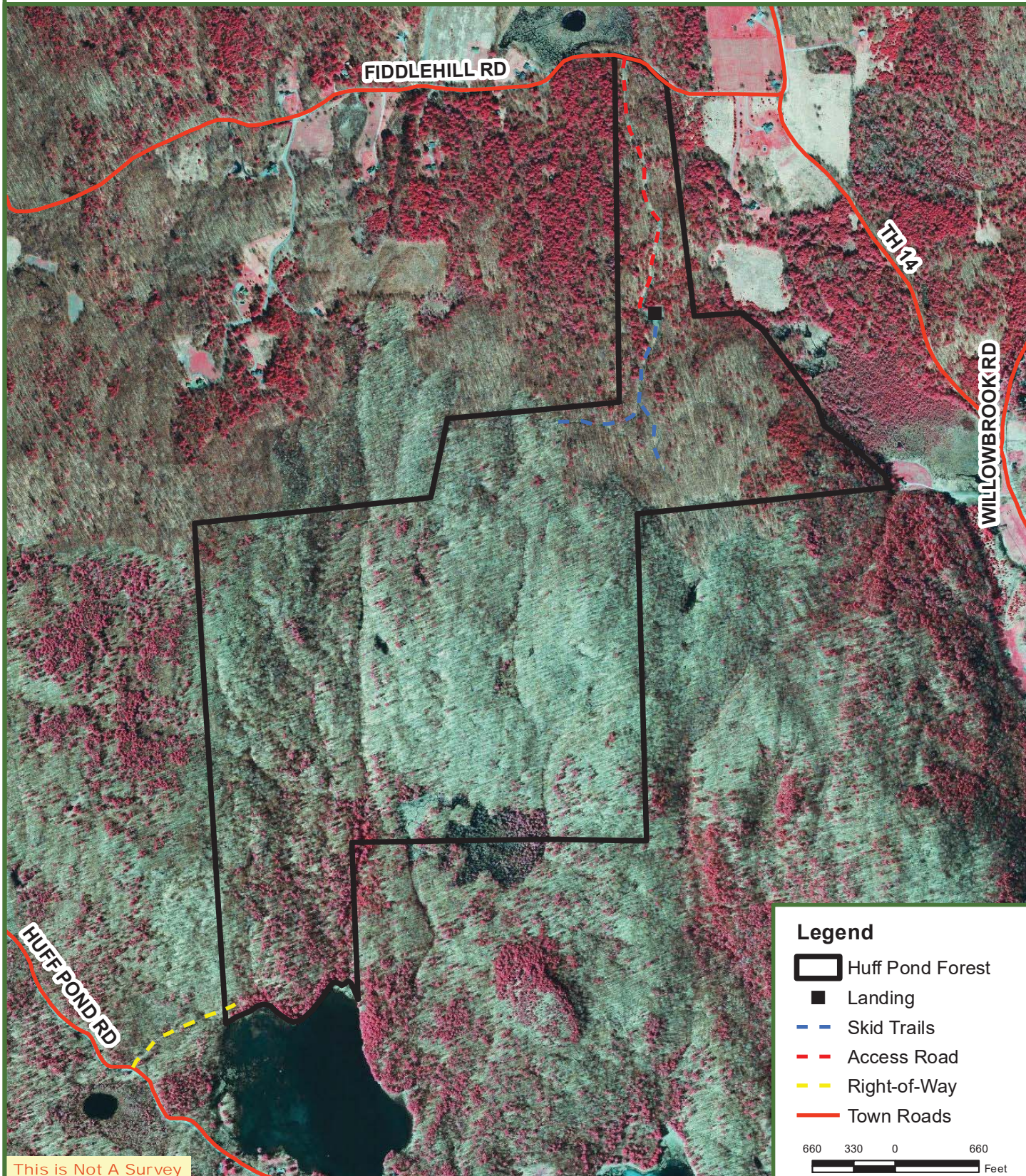


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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