

PHELPS ROAD FOREST

An exceptional sugar maple timber resource, open meadows and home building opportunity with easy access from a quiet, dirt road characterizes this central Vermont forest parcel.



***86 Town-Listed Acres
Topsham, Orange County, Vermont***

Price: \$210,000

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;
- 10-13 acres of open meadows with nice local views;
- Exceptional timber resource with standing value estimated to be \$113,000;
- Hobby sugarbush opportunity with 3,680 taps;
- Stone walls and gentle terrain.



View of larger 9-acre meadow near the town road looking north.

LOCATION

The property is in a scenic country setting in the town of Topsham, which is situated in east central Vermont. Topsham is primarily forested with mountain tops rising to between 1,700' and 2,000'. The majority of the terrain in this area sits at elevations between 1,200' and 1,400'. The town has two notable valleys, with Waits River and Route 25 running through the western valley. The small villages of West Topsham and Waits River are located in this valley. The eastern valley is more narrow and hosts the Topsham/Corinth Road, East Topsham Village and Topsham Four Corners. The entire population of the township is 1,140.

The Waits River Valley school is a few miles from the property, serving K-8.



The small village of West Topsham, located nearby, sits along Route 25, which winds north to Barre and south to I-91 at Bradford.

The land is situated along a quiet dirt road high on a hill just east of the Waits River Valley. A few homes are situated near the land's access point.

Bradford is the nearest larger town which sits along I-91, 12 miles to the south. 22 miles to the north are the twin cities of Barre and Montpelier. Boston is about a 2.5-hour drive to the southeast.

ACCESS

Access is provided by roughly 150' of direct frontage along Phelps Road, a gravel, town-maintained road located a short distance up in the hills above the Waits River Valley and Route 25. An existing driveway exists along the road frontage that leads into the larger meadow that is situated at the land's northeast guardant. This driveway into the field offers easy access for future home construction and forestry activities.

An internal woods trail (see attached maps) runs off the driveway and into the woods, paralleling the east side of the property's main stream.

Electric power runs across from the road frontage.



Phelps Road looking south with the land's driveway just out of view (lower right) and the larger meadow in view to the right.

SITE DESCRIPTION

The property's terrain is mostly gently sloped, creating southern exposure at the larger meadow (roughly 9 acres in size) and southern to eastern aspect on the other old fields (these areas are beginning to develop with young trees as the area has not been bush-hogged in a few years). The balance of the land has eastern and western aspects with the modestly steep terrain comprised of slopes leading to the main stream.

The headwaters of a small stream originate on the land, running in a southerly direction and located near the property's center. The stream runs year round with the exception of dry summer periods.

The high point on the forest (1,460' Above Sea Level (ASL)) is at the property's western boundary, with the low point (1,180' ASL) at the place where the stream exits the land across the southern boundary. The larger meadow sits at 1,400'. Soils are generally well drained with the exception of a few small areas close to the property's main stream. Various stone walls run through the forestland, delineating different land uses and forest types.



The larger meadow looking south is a prime location for a home.

The property offers an attractive site to build a home within the larger meadow or in a smaller field at the land's northeastern corner. Both sites offer privacy and nice local views.

TIMBER RESOURCE

The timber resource has been carefully managed, producing the exceptional stands that exist today. A timber inventory in the winter of 2014 for the purpose of updating the forest management plan reveals a total sawlog volume of 451 MBF International ¼" scale (5.8 MBF/acre), with 1,363 pulpwood cords (19.2 cords/acre). Combined total commercial per acre volume is 30.9 cords (a figure well above average for the region). Stumpage values were assigned to the volumes in January 2019, producing a property-wide Capital Timber Value (CTV) of \$113,400 (\$1,597/commercial acre). See the Timber Valuation in this report for details.

Hardwoods are the dominant species, holding 83% of total volume. The individual species composition is dominated by sugar maple (58%), followed by white pine (15%). White ash, white birch, American beech, aspen and yellow birch make up the majority of the remaining species.

All stands are fully stocked (total basal area of 84ft²) with stem quality of the hardwoods exceptional. Average diameter of the sawlog component by volume is 16", with average diameter for all products combined at 14". The average diameter of the three main species is 15.0" for sugar maple, 19.0" for white pine, and 16.0" for white ash.

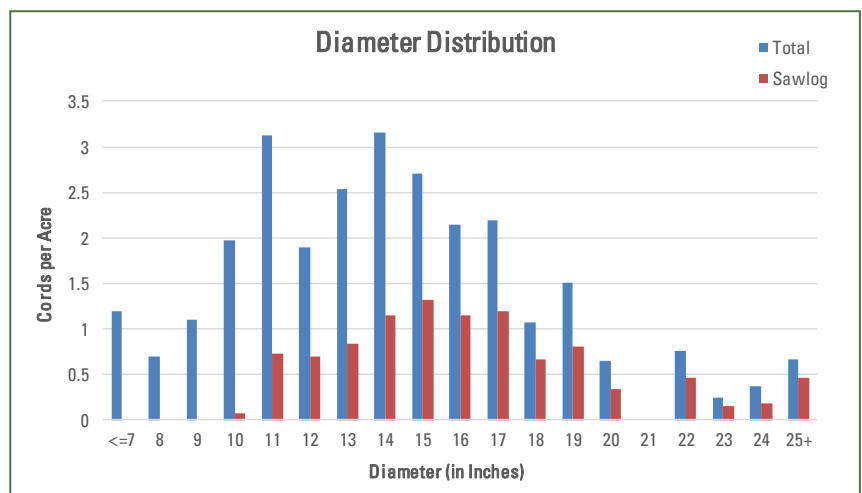
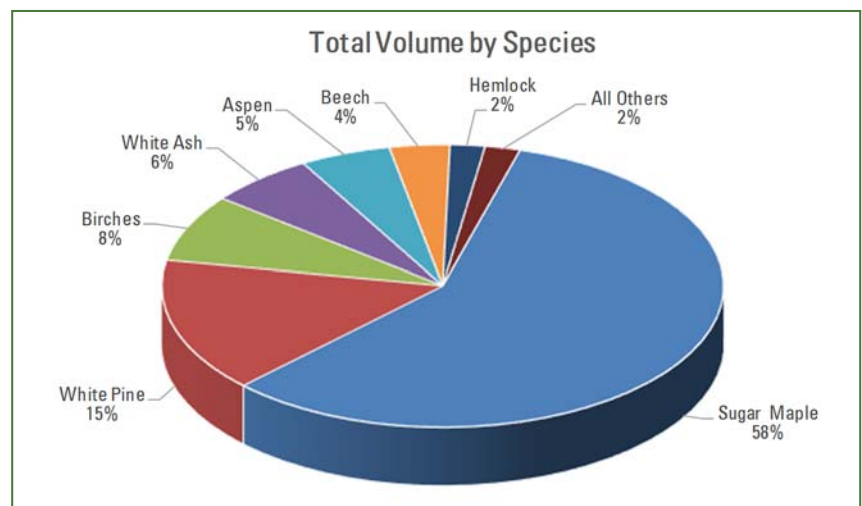
Orange County, Vermont is well known for producing some of the finest sugar maple in the country due to its soils which are perfectly suited to maple growth. This combined with careful management has produced the exceptional maple resource that grows on the property today.

Natural regeneration is well established and represents acceptable species composition.

The forest management plan indicates that thinning last occurred 25 years ago. Thinning and harvest cuts are available anytime, providing near term income for the new owner.



Maturing maple stand on gently-sloped land at the property's western end.



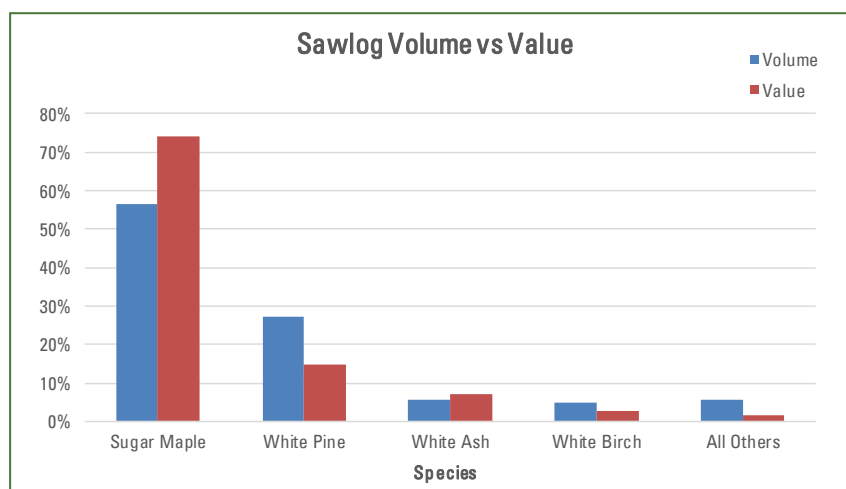
TIMBER RESOURCE (continued)

The timber value is dominated by sugar maple, which holds 74% of the total standing timber value.

For those interested in a hobby sugarbush, timber data suggest a total maple tap count of 3,680 (52 taps/acre), with 99% of the taps from sugar maple.

TAXES & TITLE

The entire property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program (plan date 2014). Annual taxes are \$387 in 2020.

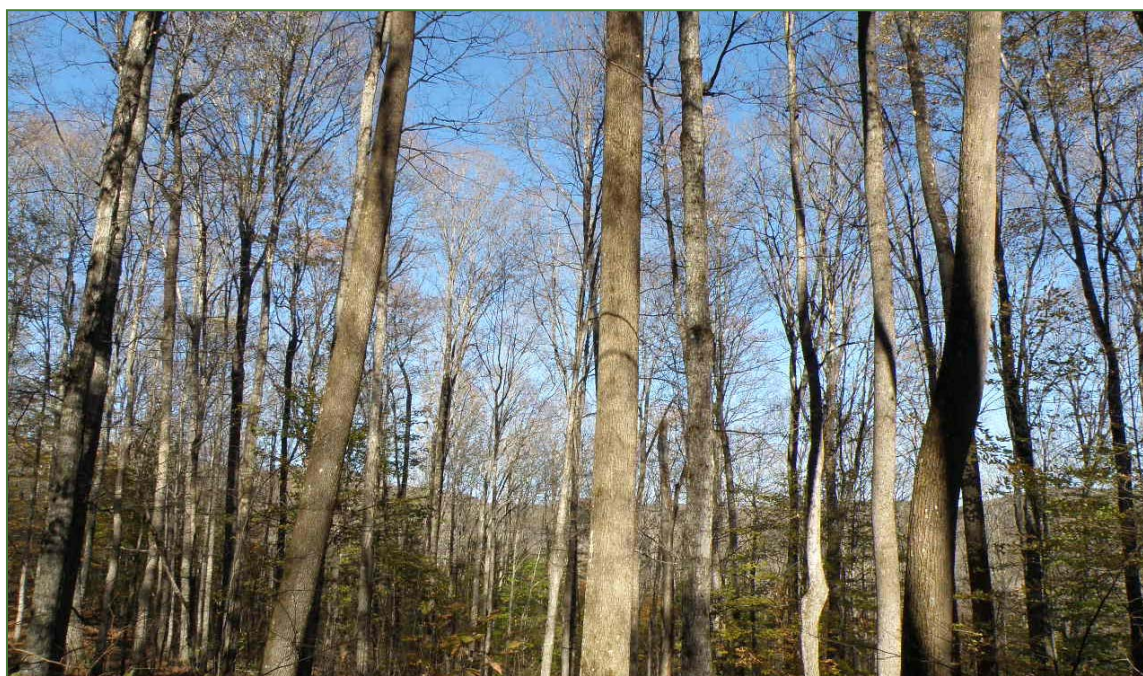


Boundary lines appear to be evident in the field; however, the western boundary has not been located.

There are no known rights-of-way or other deed restrictions that cover the land.

Tap Estimate from Timber Data

All STANDS - Commercial Ac			71
DBH Class	Stems/ac	Taps/stem	Total Taps
9-14"	36.7	1	36.7
15-20"	6.5	2	13.0
>21"	0.7	3	2.1
Total Taps/ac			51.8
Total Taps			3,683



Maple and ash demonstrating their quality and vigorous height growth.

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

PHELPS ROAD FOREST

Timber Valuation

Prepared By

F&W FORESTRY SERVICES, INCORPORATED

Topsham, Vermont
January 2019

86 GIS Acres
71 Commercial GIS Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<i>Sawtimber - MBF (International 1/4")</i>					
Sugar Maple	168	340.00	425.00	400.00	67,100
White Pine	113	100.00	145.00	130.00	14,700
White Ash	22	175.00	300.00	300.00	6,700
Sugar Maple Pallet	66	50.00	100.00	85.00	5,600
White Birch	20	50.00	100.00	130.00	2,600
Aspen	12	175.00	260.00	50.00	600
Red Maple	2	75.00	175.00	150.00	300
Yellow Birch Pallet	3	60.00	85.00	75.00	300
Hemlock	4	25.00	60.00	45.00	200
Hardwood Pallet	3	25.00	50.00	45.00	100
<i>Pulpwood - Cords</i>					
Hardwood	1,203	10.00	16.00	12.00	14,400
Pine	125	3.00	8.00	5.00	600
Hemlock	35	3.00	8.00	5.00	200

Totals					
Sawtimber Total	415 MBF				\$98,200
Sawtimber Per Acre	4.821 MBF				\$1,142
Sawtimber Per Comm. Acre	5.832 MBF				\$1,381
Cordwood Total	1,363 Cords				\$15,200
Cordwood Per Acre	15.9 Cords				\$177
Cordwood Per Comm. Acre	19.2 Cords				\$214
Total Per Acre					\$1,319

Total Value	Unit Price Range		Likely
	Low	High	Likely
	\$103,000	\$121,000	\$113,400

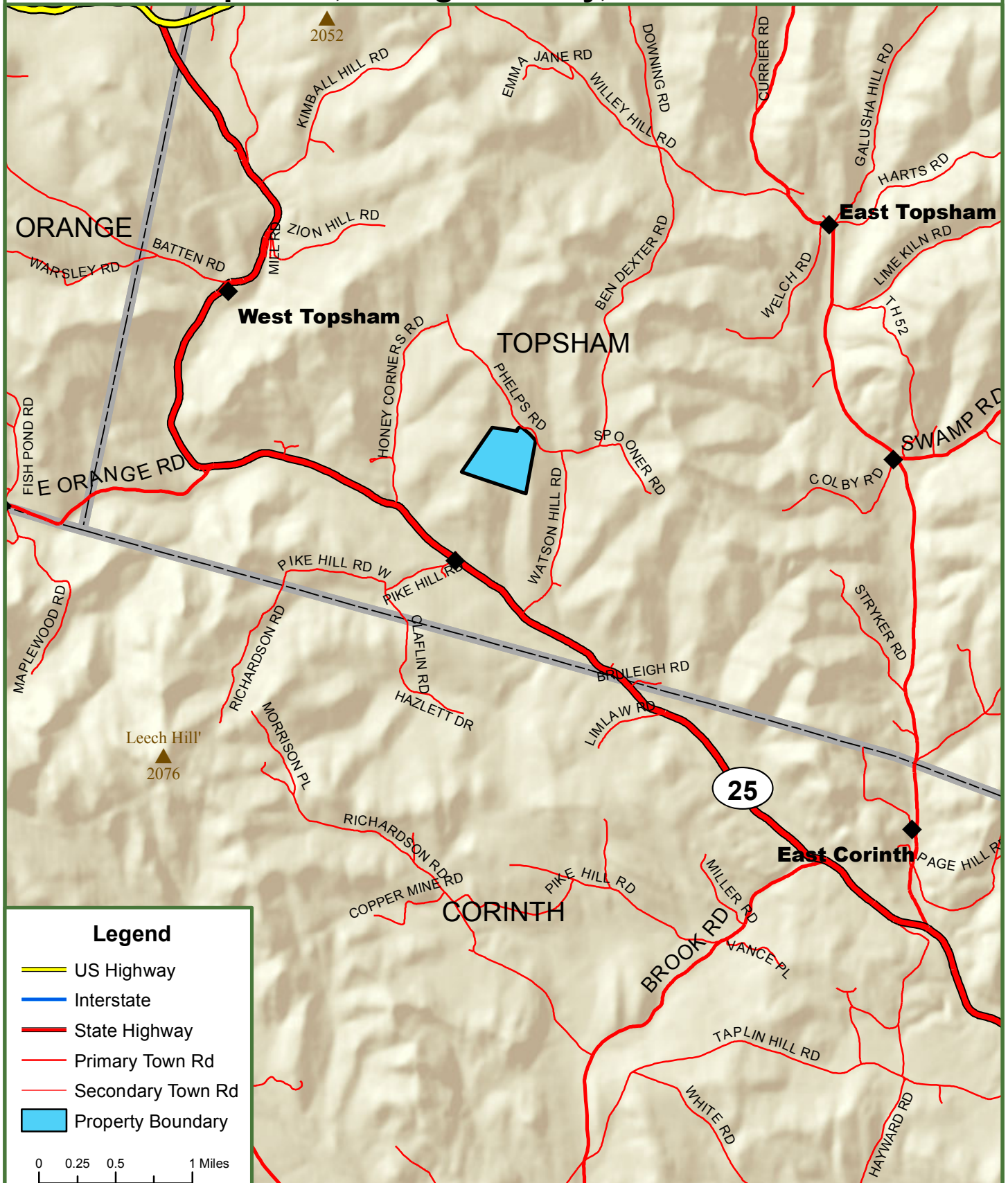
BASED ON WINTER 2014 TIMBER INVENTORY BY FOUNTAIN FORESTRY

20 inventory plots were taken with a 10 factor prism and resulting volumes were grown forward 5 seasons using FIA growth rates (timber valuation process.) Volumes in this table are based on an inventory designed for silvicultural prescriptions, which are presented in a Forest Management Plan. The statistical results of this inventory are reported in the Management Plan. These statistical results may not meet the industry standard for a Timber Appraisal cruise. The unit values presented here are based on the seller's forester's professional experience and judgment. The unit values are not supported by an appraisal process.

Locus Map
Phelps Road Forest
86 Grand List Acres
Topsham, Orange County, Vermont



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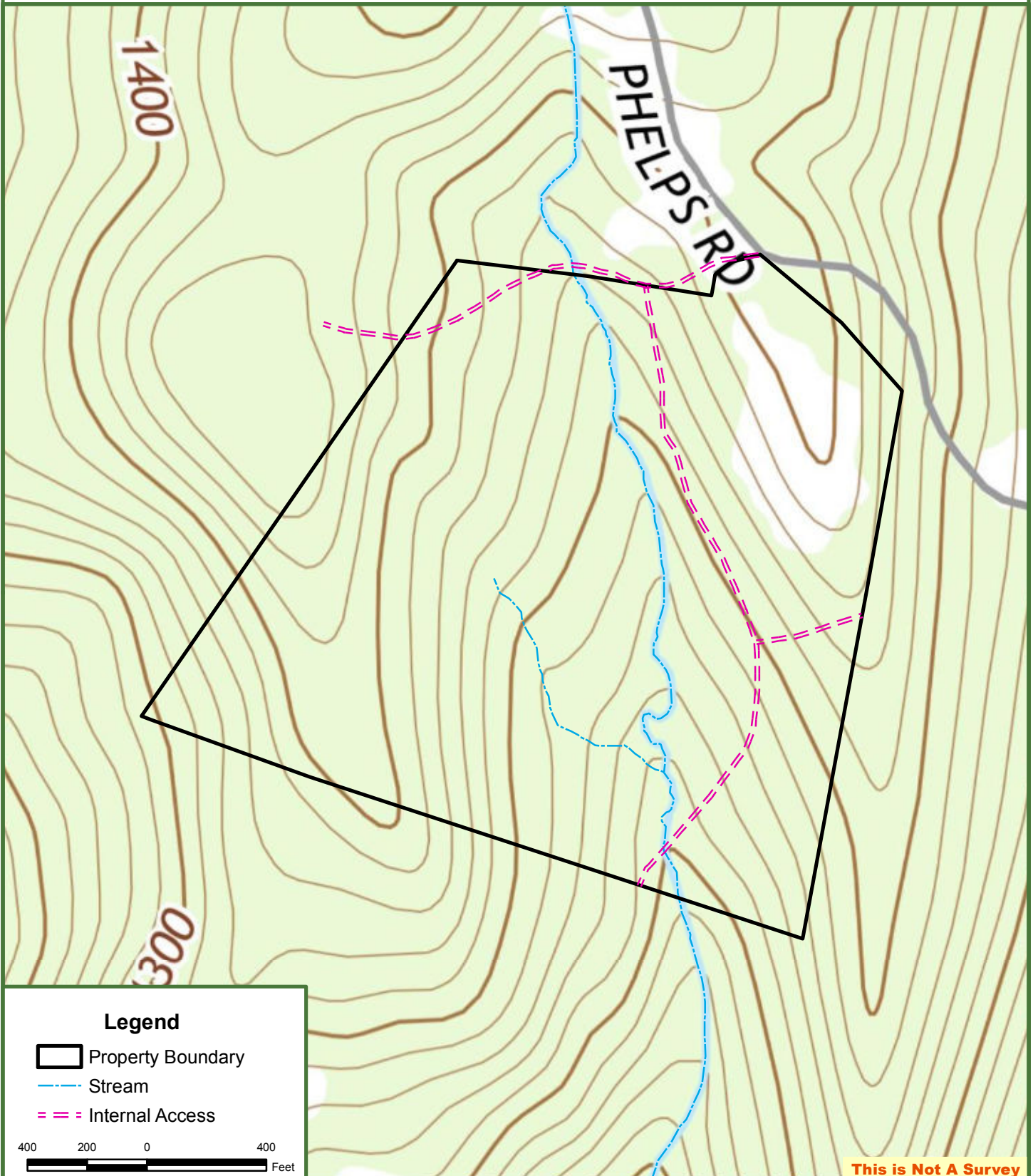
Phelps Road Forest

86 Grand List Acres

Topsham, Orange County, Vermont



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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.



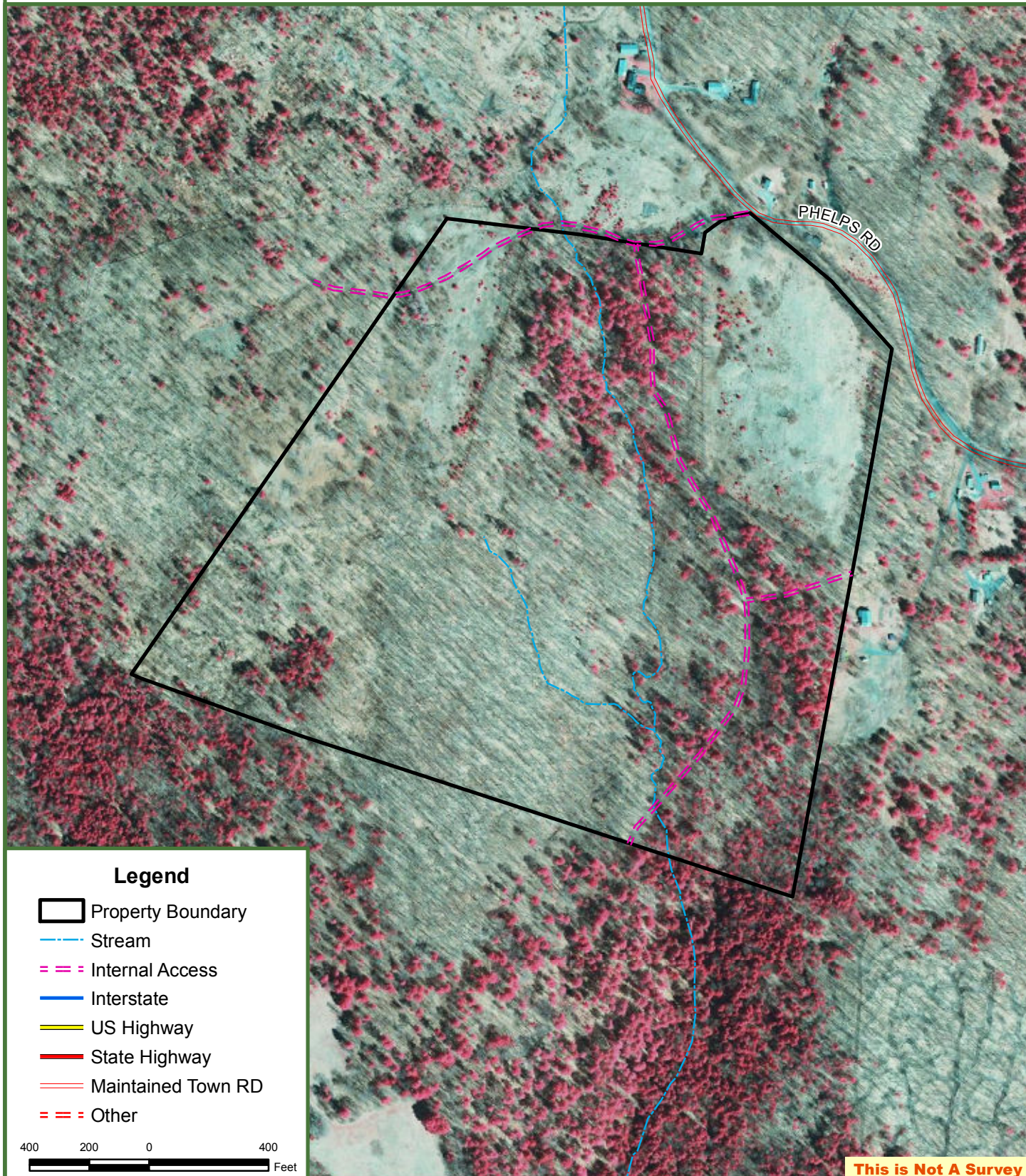
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

THOM MILKE

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