

ROGERS PEAK FOREST

A central Vermont Forestland tract with high elevation terrain and three mountain peaks, where off-grid building opportunity provides sweeping views of the Green Mountain National Forest.

View from clearing off S. Hollow Lane as seen from drone hovering just above tree canopy.



***698 Town Acres
Rochester, Windsor County, Vermont***

Price: \$580,000

LOCATION

The land is located in Rochester, with the property situated at the Town's southeastern section on the western slopes of the Northfield Range. The Bethel Mtn. Road (just north of the land) is the main access road that crosses the Northfield Range and connects Bethel & Randolph Villages (10 miles to the east) to Rochester Village. These towns offer a variety of stores and basic services, including Chandler Center for the Arts, Gifford Medical Center, and Vermont Technical College.

The village of Rochester, situated in the Upper White River Valley, is just 6 miles down the road, a border town of the Green Mountain National Forest, with a mix of small shops including a hardware store, a bookstore, café, a full-service mountain bike shop, several restaurants, and a grocery store. Just down the road from the land's Route 100 frontage is the Green Mountain National Golf Course.

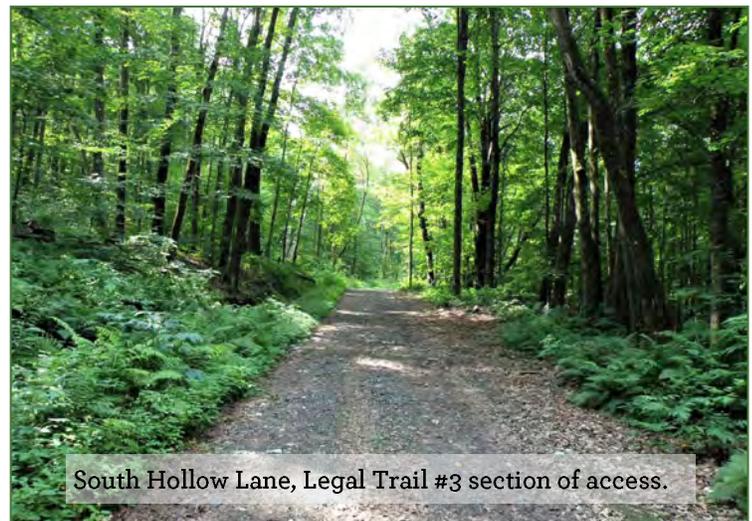
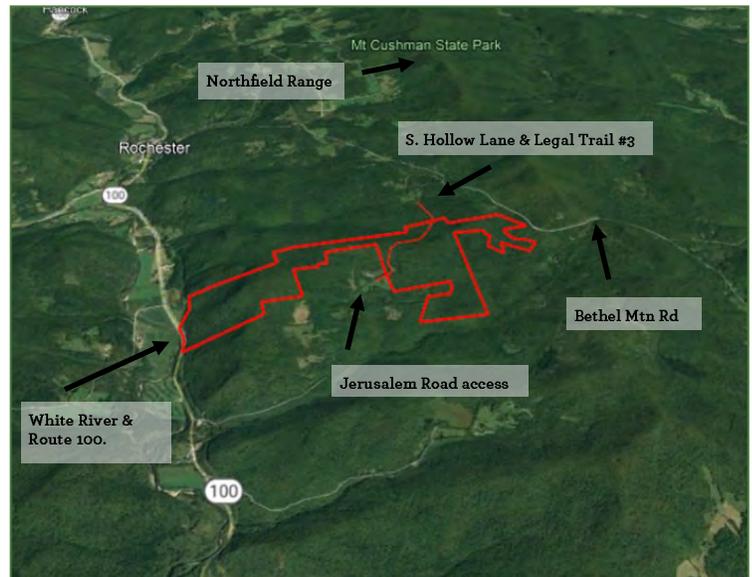
Killington Ski Resort is 19 miles to the south. Hartford, Connecticut, is 3 hours south, and Boston is 2.5 hours southeast.

ACCESS

Access is provided from three separate roads. The northern end of the land is accessed from the end of South Hollow Lane, where Legal Trail #3 starts and runs +/-2,000' to the property boundary. This access road is suitable for high clearance vehicles and could be upgraded to become a driveway with town approval. Electric power is at the beginning of Legal Trail #3. This section of the property has the highest elevation and offers the best views from potential building sites.

The south-central portion of the land is accessed by Jerusalem Hill Road, which is a Class 3 road (Town maintained) to within 3,000' from the property. The last section of the road is Class 4 (not town maintained); however, this road is drivable with a vehicle. The closest electric power to this section of the land is +/-1,830'. This section of the property offers a quiet, private building site with local views.

The western end of the property has +/-1,340' of road frontage along Route 100. This frontage holds an opportunity for future forest management activity. Electric power and phone are available at this location; however, steep terrain and a power line minimize the potential for a building site in this area.



SITE DESCRIPTION

The property covers a large landscape that spans nearly 2.7 miles from east to west and, on average, .8 miles north to south. This considerable footprint offers various potential off-grid building sites from its road access points.

The property is located high on the western slopes of the Northfield Range with an elevation of 2,140' at the land's northern end (off the South Hollow Lane access point), falling to a low elevation of 800' along the Route 100 access (where the White River is across the road).

The views with tree clearing from potential building sites off the South Hollow Lane access point are exceptional, covering the Green Mountain National Forest to the north. It's possible to place a building site on the ridge improving the view and gaining southern exposure.

The Jerusalem Road access area also offers a potential building site where the existing access is more developed, with electric power being closer to the site. The terrain in this area is gently sloping with southern exposure.

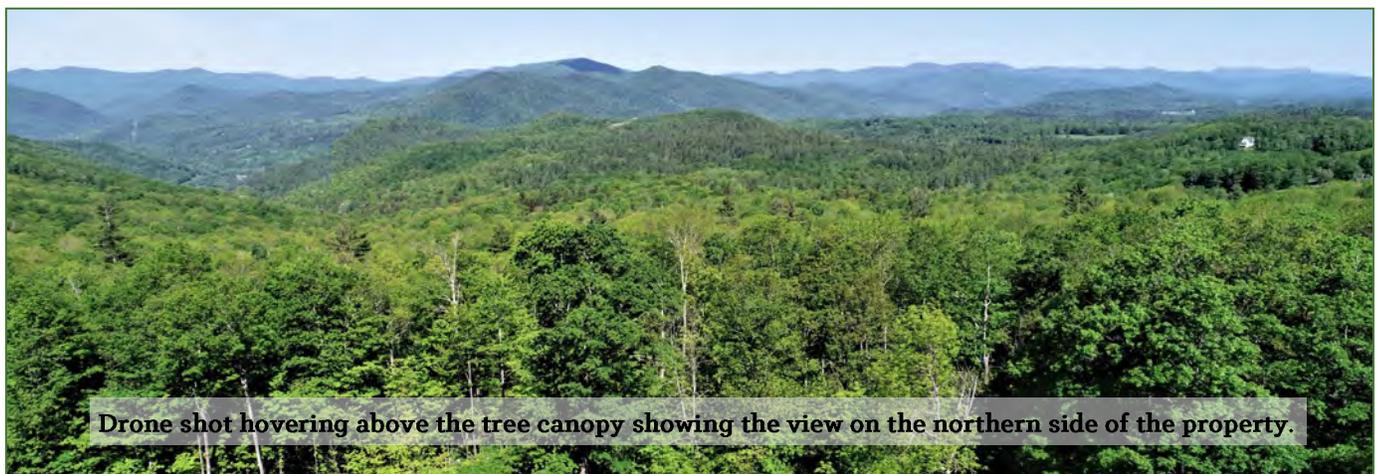
The property is defined by a high elevation ridge that maintains an elevation of +/-2,100' and spans 1.5 miles from Rogers Peak to the eastern boundary. This long ridge is an interesting landscape to explore and offers solid conservation value. Nearly all of the land has well-drained, productive soils. A branch of Breakneck Brook originates at the land's center, eventually draining into the White River, 2 miles downstream. Being a high elevation stream, the water runs fairly low during the dry summer months.



Rogers Peak to the left with Green Mountain National Forest beyond as seen from the South Hollow Lane access area on the property.



Small clearing on land at the end of the South Hollow Road.



Drone shot hovering above the tree canopy showing the view on the northern side of the property.

NATURAL RESOURCES

The forest resource consists of a mix of young +/-20 acre stands and areas consisting of 70 and 20-year-old trees. Species are predominately northern hardwoods (The Maples & Birches and beech), with red spruce and miscellaneous softwoods limited to areas of shallow or poorly drained soils.

The property's forest management plan delineates seven stands, all of which are northern hardwood types. Stand #6 covers the area that was harvested in 2,000 as a result of the Great Ice Storm of 1998. All other stands are pole and small sawlog-sized stands, with stands 2, 4 and 5 thinned/harvested in 2016-2017 per the management plan.



Maple stand on slopes of Rogers Peak.

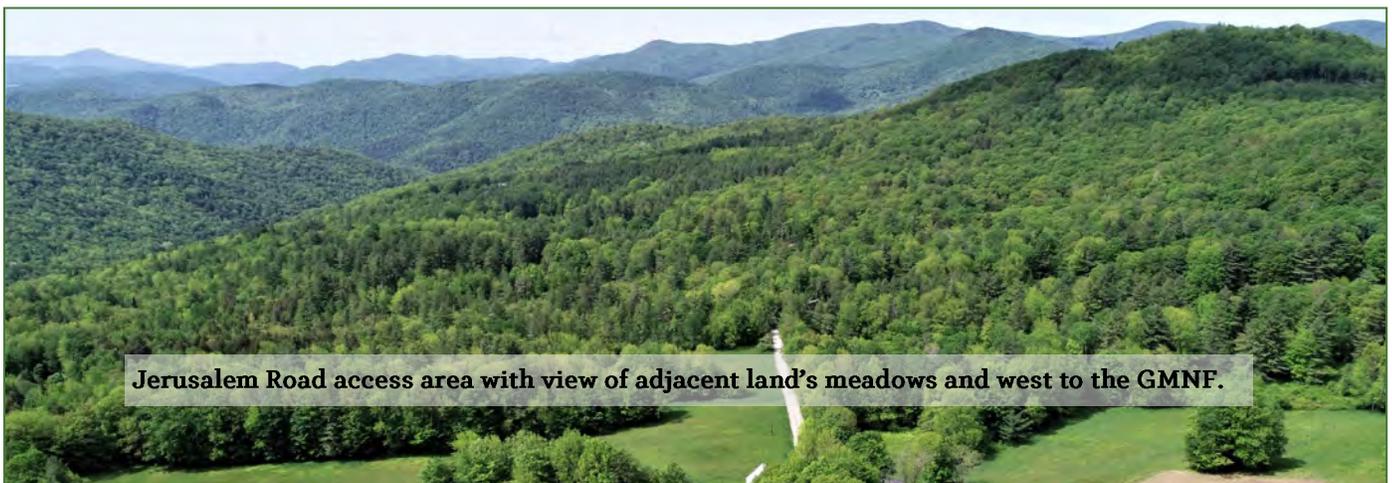
Given the surrounding landscape includes mountainous and many large ownerships, large mammals such as black bears, moose, coyote, fisher cats, and white-tailed deer are common.

TAXES, TITLE & ZONING

The property's deed is recorded in the Rochester Town Clerk's Office in Book 107, Pages 24-25. Note, the seller also owns adjacent land in Bethel that is part of the deed but is not for sale with this Rochester parcel.

Annual property taxes are \$2,484. The property is enrolled in the State of Vermont's Use Value Appraisal (UVA) program, also known as Current Use. The UVA program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses.

The property is in the Conservation-Residential Zoning District, where single-family homes are permitted with a minimum lot size of 3 acres and 150' of road frontage. No soil test pits have been taken.



Jerusalem Road access area with view of adjacent land's meadows and west to the GMNF.

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

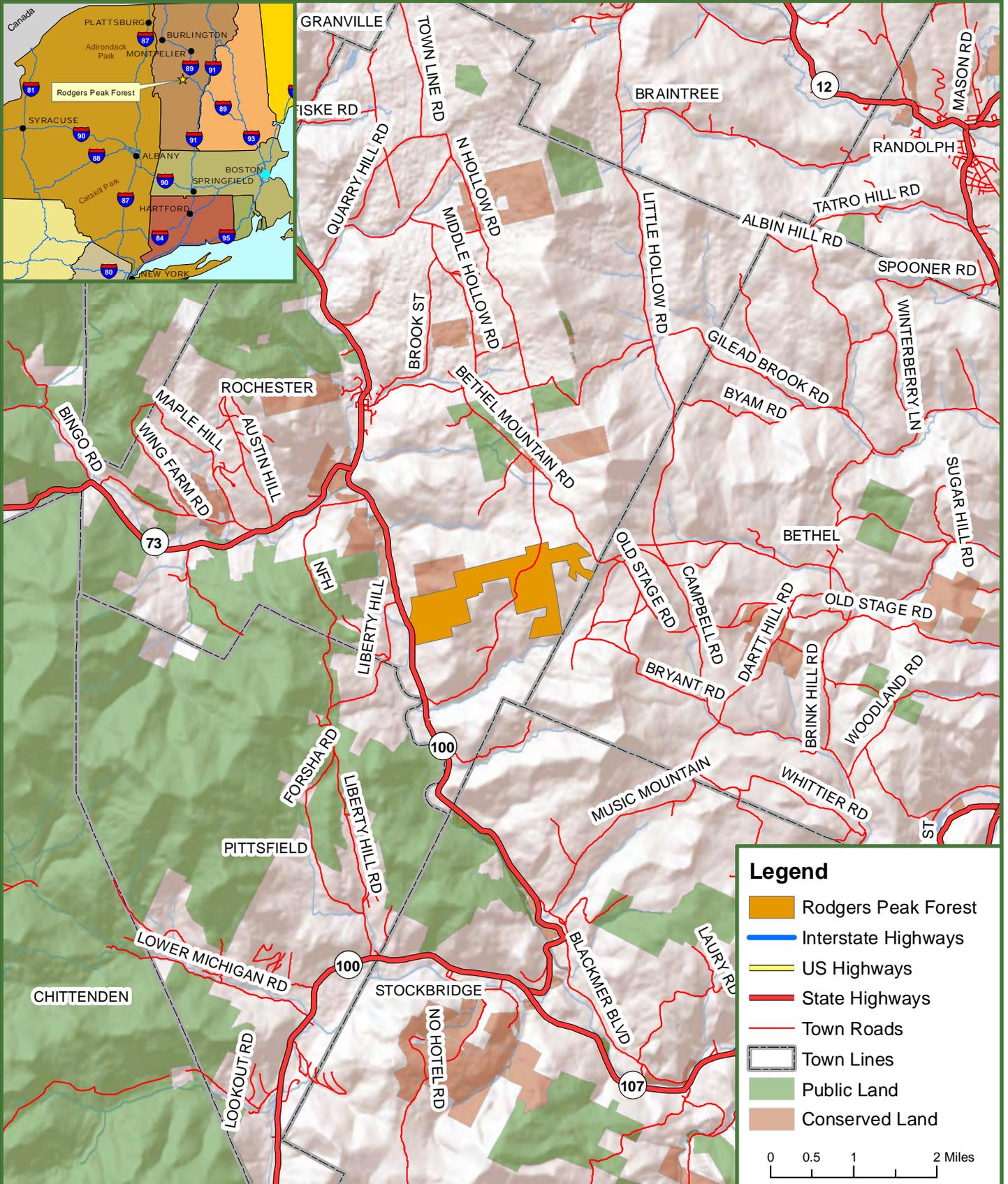
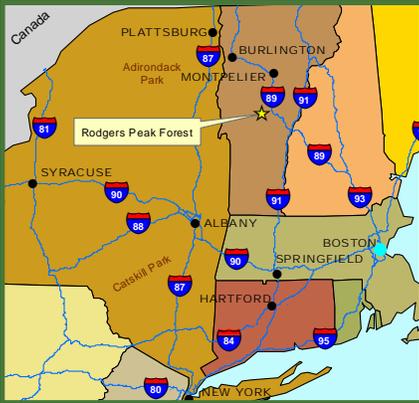
Rodgers Peak Forest

698 Grand List Acres

Rochester, Windsor County, Vermont



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Legend

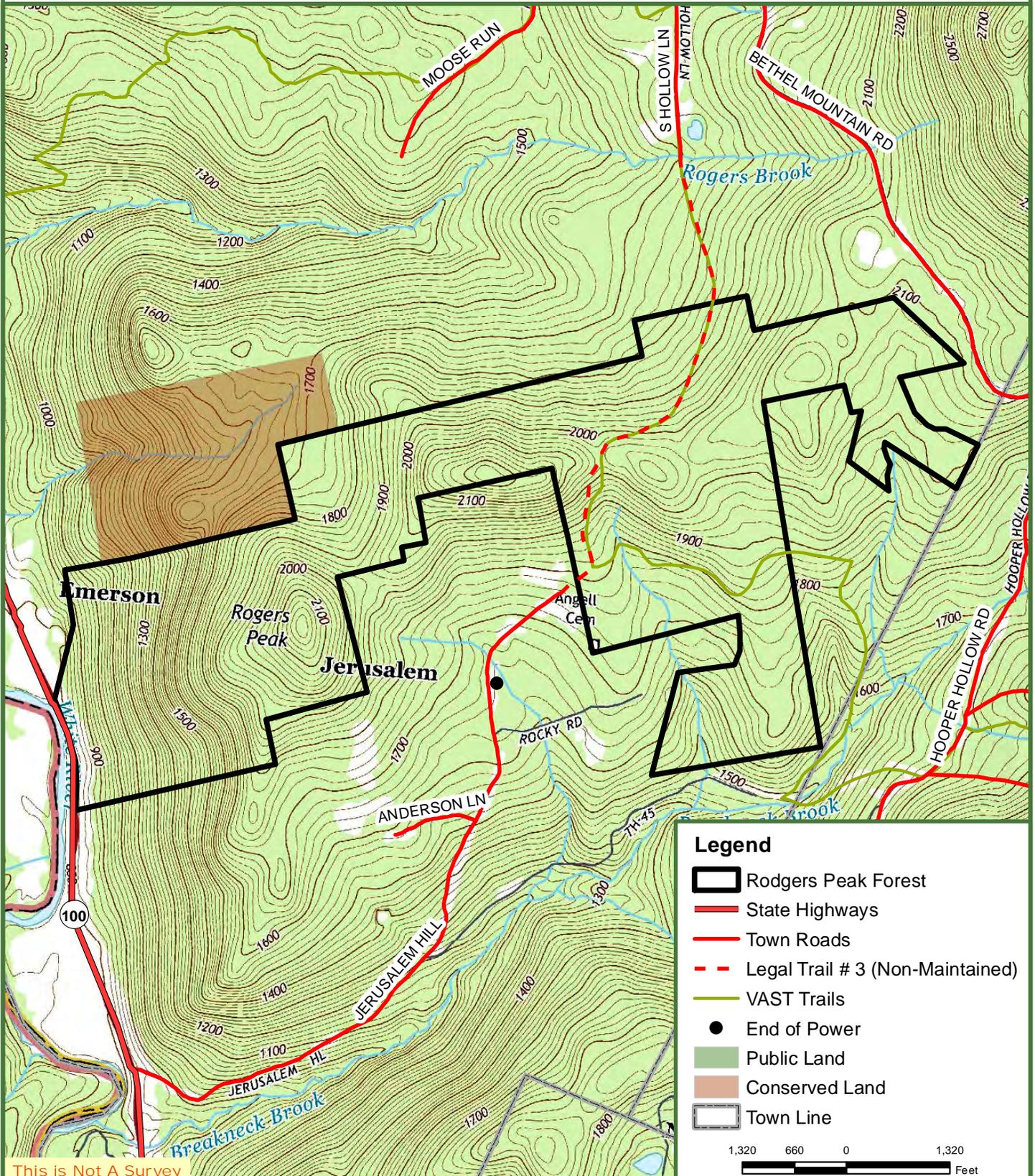
- Rodgers Peak Forest
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Town Lines
- Public Land
- Conserved Land

0 0.5 1 2 Miles



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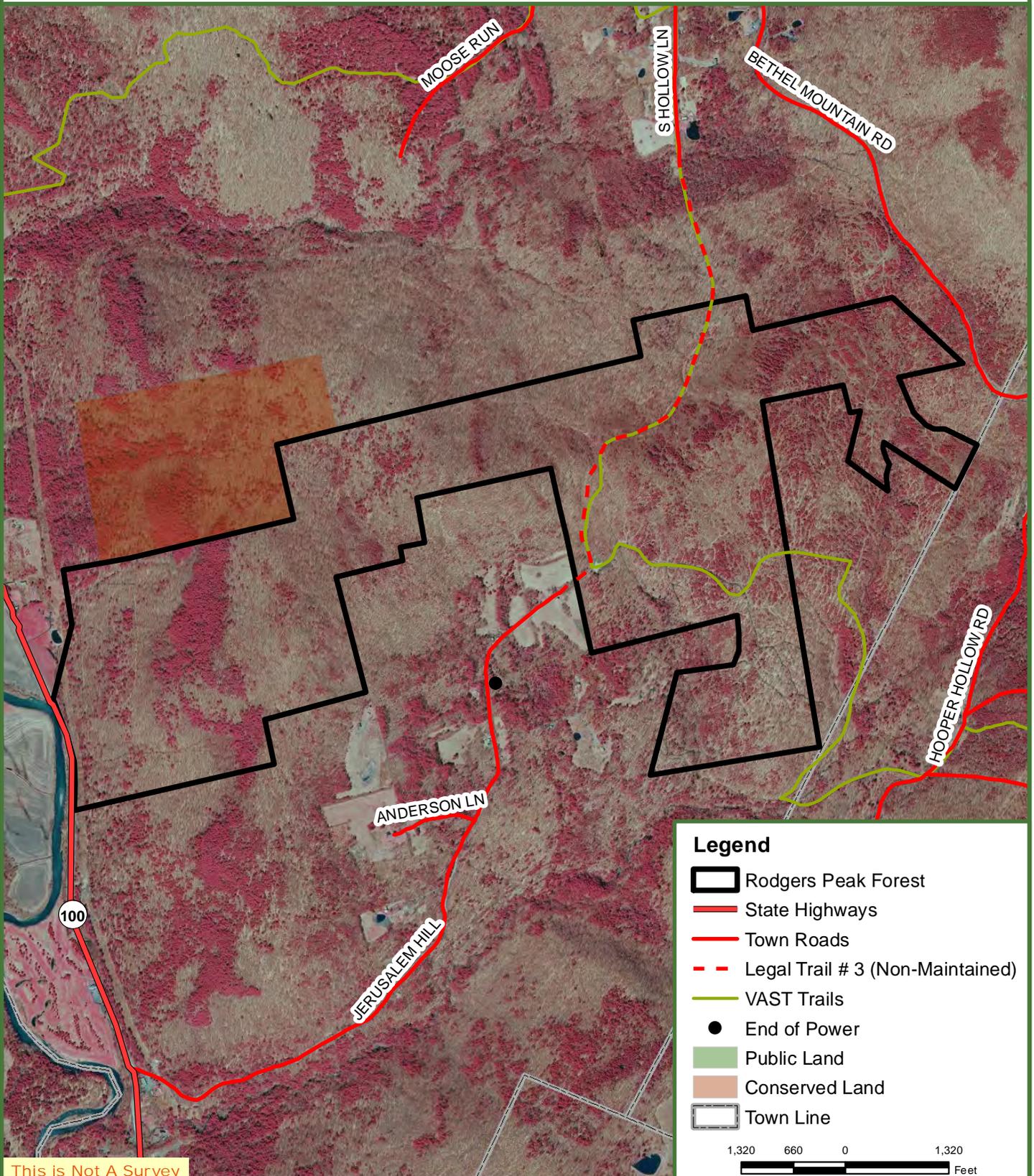
This is Not A Survey

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:

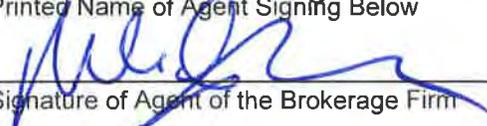
Printed Name of Consumer

Fountains Land
Printed Name of Real Estate Brokerage Firm

Signature of Consumer Date
[] Declined to sign

Michael Tragner
Printed Name of Agent Signing Below

Printed Name of Consumer


Signature of Agent of the Brokerage Firm Date

Signature of Consumer Date
[] Declined to sign