

KELLEY BROOK FOREST

An outstanding timber resource with camp building opportunity defines this easily-accessible property, where terrain slopes to the road and woodland trails crisscross the property.



***92 Grand List Acres
Moretown, Washington County, Vermont***

Price: \$210,000

PROPERTY OVERVIEW

The land is ideally suited to forest management, recreation and camp construction; however, a homesite is possible once a bridge is constructed over Kelley Brook.

Property highlights include:

- Quality northern hardwood timber with attractive maple, ash and cherry species composition;
- Immediate thinning income opportunity;
- Developed internal woods trails covering variable slopes with southern aspect;
- Easily accessible to the state capital, Montpelier.

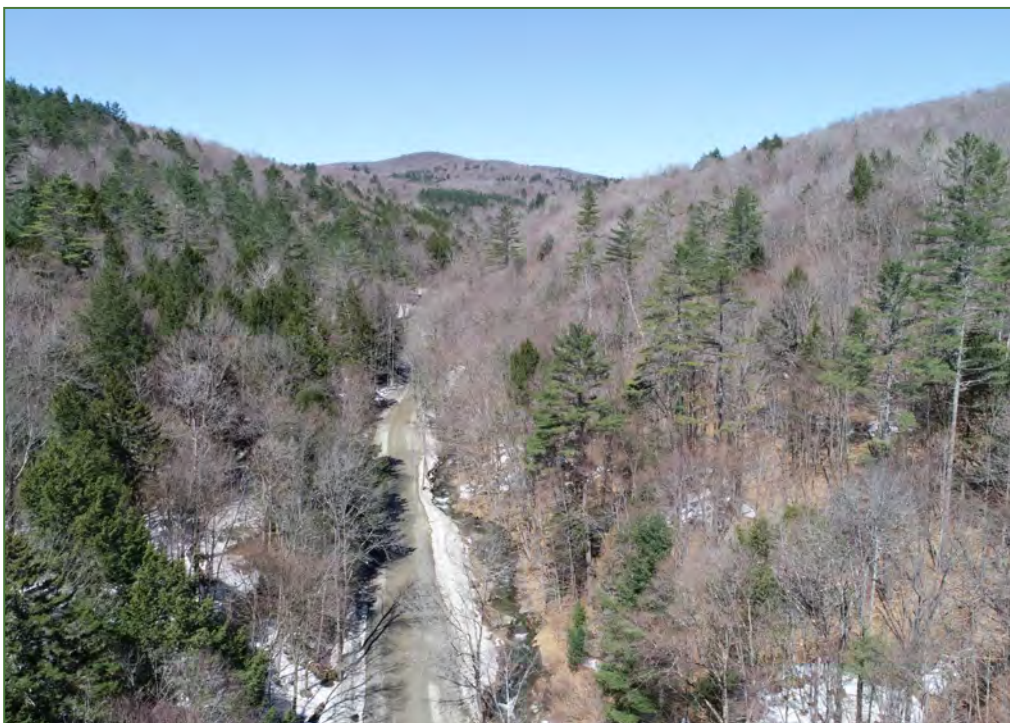


Kelley Brook runs parallel to the property and road frontage.

LOCATION

Situated in the north-central part of the state, Moretown is a rural, largely forested landscape. Adjacent to the capital city of Montpelier, Moretown is primarily a bedroom community for Montpelier, Barre, Waterbury, and larger employers in the Burlington region.

Downtown Montpelier, located 6 miles to the east, is the hub of the region and offers numerous shops and restaurants, a lively cultural scene, several colleges, state



Ward Brook Valley looking west, the road ends not too far beyond the property.

government and an array of employers. Outdoor recreation is a popular pastime with numerous hiking and biking trails throughout the region and four alpine ski areas within an hour's drive. Burlington, the state's largest city, is a 40-minute drive to the northwest. Boston is 3 hours southeast of the property.

ACCESS

Access is provided by $\pm 2,145'$ of frontage along Ward Brook Road, where Kelley Brook runs between the road and the property. While Kelley Brook runs year-round, it is fairly narrow, allowing for the construction of a temporary or permanent stream crossing. Currently, there is no stream crossing onto the land; the current ownership traditionally parked on the road at the center of its frontage.

A solid network of woods trails traverse much of the terrain. Electric power and telephone lines run along the road frontage.

SITE DESCRIPTION

The land is all forested, with terrain moderately sloping uphill from the road frontage to the higher ground at the back of the property. Here, the land levels out, but undulates in spots around rock outcrops and an occasional vernal pool. The terrain is easy to walk and quite compatible to recreational activities and future woodland management.

Soils are well-drained and productive in most areas; however, rock outcroppings are common and poorly-drained pockets are found where the land levels out to the north. Elevation ranges from 700' along Kelley Brook to 1,160' at the northwestern corner. A southern aspect prevails, with an intermittent stream nearly bisecting the land.



Ward Brook Road frontage with Kelley Brook along the road and the property's lower slopes in view.



The main woods trail as it heads uphill to the upper property terrain.

The land supports a potential homesite; however, a bridge would have to be constructed across Kelley Brook. Alternatively, the land easily supports the construction of a camp with many choice locations.

NATURAL RESOURCES

The timber resource is the centerpiece of the property. Species composition is dominated by sugar maple, American beech, red maple, white ash, cherry and pockets of scattered, large-diameter white pine. Stem quality of the maple, ash and cherry is high, providing very good asset appreciation potential in the coming decades for these species. The timber resource is a classic example of a three-aged stand. Generally, three age classes exist, a younger age class of 25 years, a middle-aged class of 45 years, and an older age class of 75+ years.



The upper slopes hold a more mature hardwood stand with cherry, yellow birch, maple and American beech.

The maple resource density appears to support a small sugarbush opportunity with ± 50 taps per acre possible. The slope is ideal for a sugarbush, as it runs down to the road and electric power. No timber data is available; however, a management plan for the property is available upon request.



The property's lower slopes holds scattered large-diameter, very tall eastern white pine stems.

TAXES & TITLE

The property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program. Annual taxes are \$915.70 per year. The existing management plan expires in 2025.

The property is owned by Commodore Investments, LLC, whose deed is recorded in Book 146, Pages 231-234.

Boundaries appear to be well maintained. A survey of the land was done in 1982 by Glenn Towne.



Fully stocked, younger hardwood stand near the center of the property.



View of stems from the air showing fully-stocked conditions.

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.



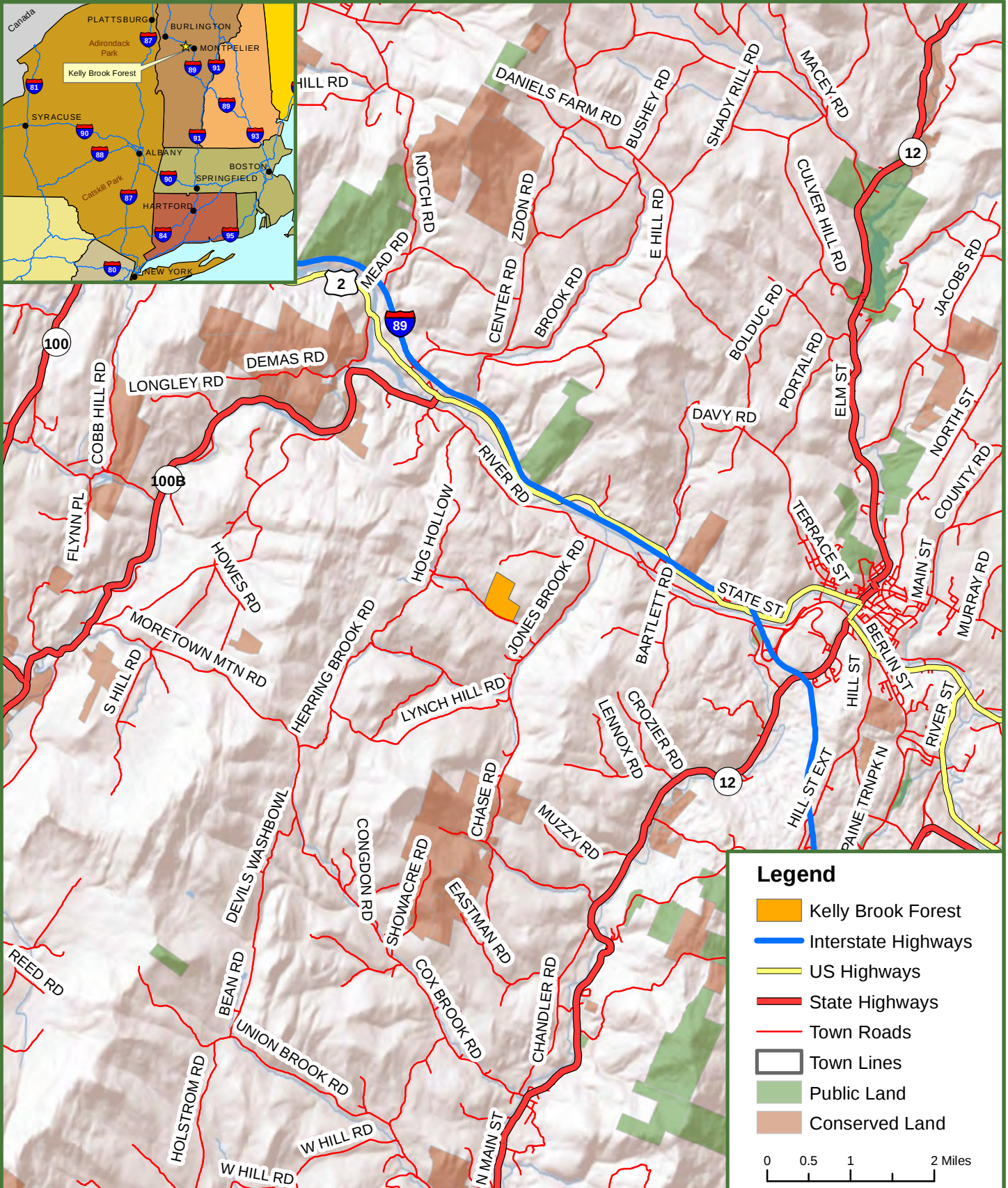
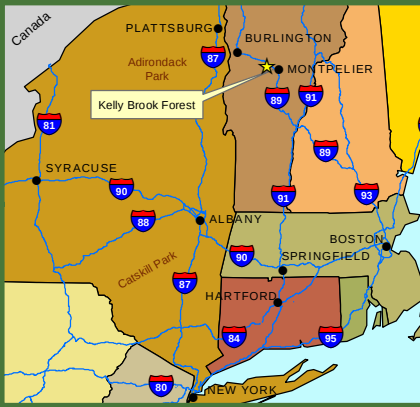
Locus Map Kelley Brook Property

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Moretown, Washington County, Vermont



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Legend

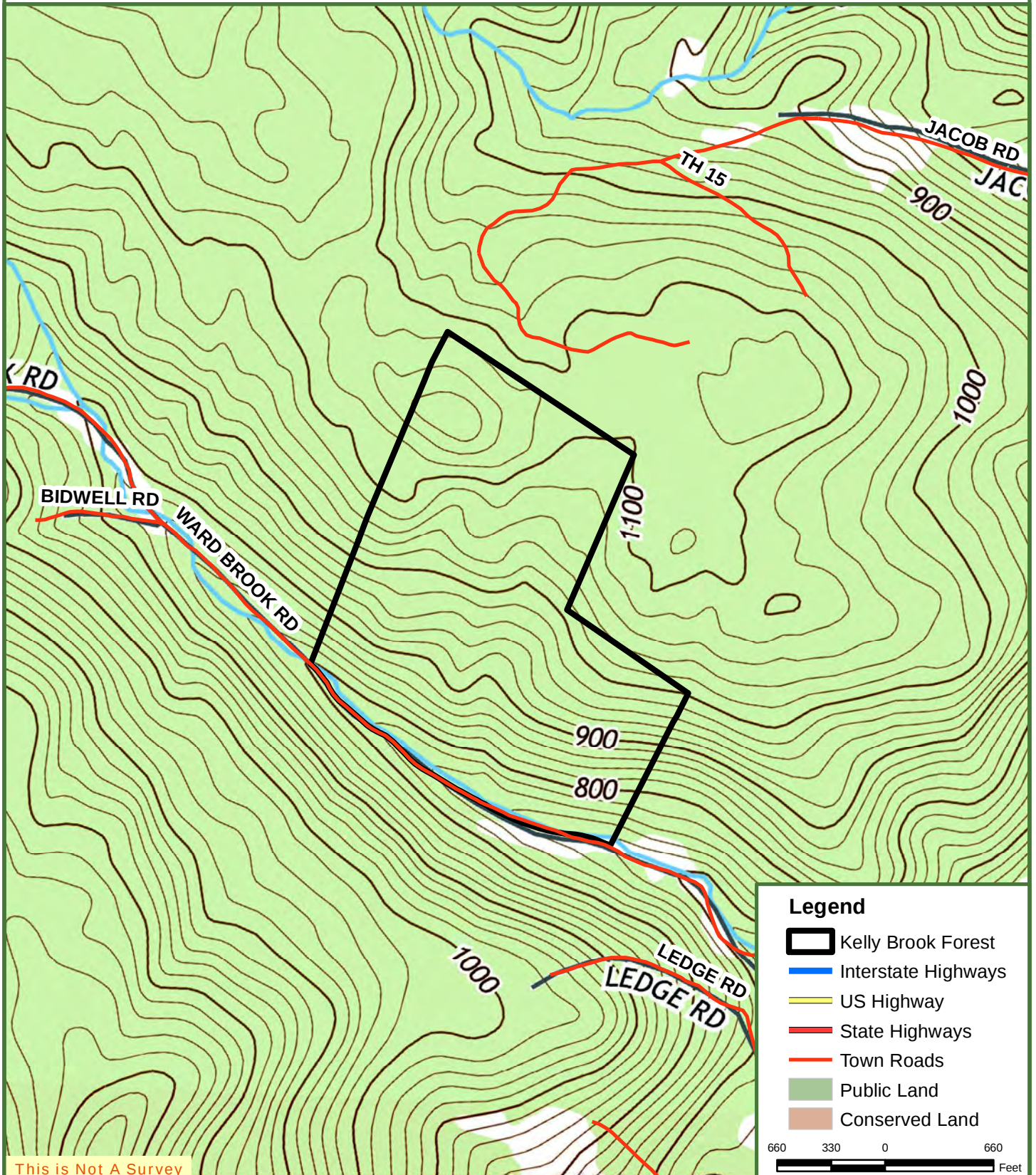
- Kelly Brook Forest
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Town Lines
- Public Land
- Conserved Land

0 0.5 1 2 Miles



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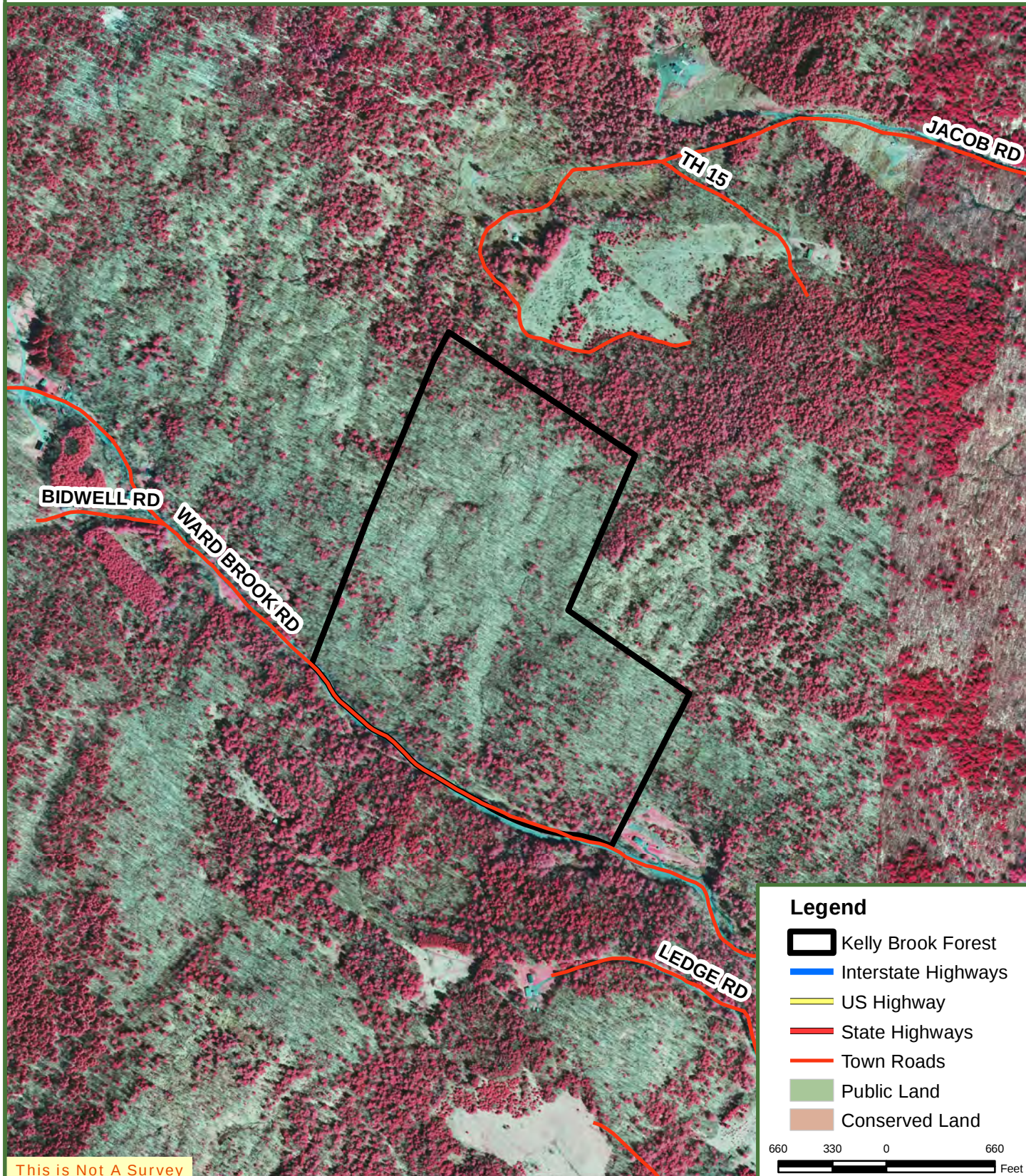


Map is not a survey. Map based on tax map information. Boundary lines in the field as per deeded record could easily be different than those portrayed on this map resulting in acreage variances and or boundary lines that look different than those portrayed on this map.



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[This document is not a contract.]

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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.

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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.

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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.

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- **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.
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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