

ST. JOHNSBURY FOREST PARCELS

Easily accessible property with a private road to a mountain peak and 360-degree views, with building sites and internal trails, that can be sold separately or as one large parcel.



648.1 GIS Acres

East St. Johnsbury, Caledonia County, Vermont

Mountaintop Parcel, 313 Acres, \$640,000

Twin Brooks Parcel, 334 Acres, \$280,000

Homestead Parcel, 1.1 Acres, \$100,000

PROPERTY OVERVIEW

This private undeveloped forest is located in East St. Johnsbury, Vermont and accessed from both Route 2 and Severance Hill Road. The property is available in three pieces but could be sold as one parcel as they are contiguous.

Key property highlights include:

- Open trail network running through the entire forest;
- Easy to drive open gravel and crushed stone road to access the mountaintop acres;
- Small year-round brooks running through the forest;
- Potential building sites with views in many directions;
- Excellent wildlife viewing or hunting with deer, moose, grouse, and bear all present;
- All parcels have an area near the road that could be used as a home site with electric available.

THE LOCATION

St. Johnsbury Forest is located close to both Lyndon and St. Johnsbury, with the Burke Mountain Ski area only 15 miles away. All three parcels in this large forested property are easy to access through three gated entrances directly on the road. Interstate 93 is the fastest way to get to the property from Boston, which is about 2.5 hours away. Hartford, CT is a 3 hours drive on I-91, and New York City is 5.5 hours away. Both St. Johnsbury and Lyndon offer many amenities close by, including shops, outdoor activities, and restaurants within a 10-minute drive.



This gravel and dirt road starts at the Mountaintop Parcel's open field and travels all the way to the property's highest point.



The brook that follows the grass road on the Twin Brooks Parcel winding it's way down from the higher elevations on the property.



The three acre field at the bottom of the Mountaintop Parcel where one could build a home with power and utilities that are easily accessible.

MOUNTAINTOP PARCEL SITE DESCRIPTION



Drone photo showcasing the wide gravel road that runs the entire length of the property right to the top of the hill.

The most amazing feature of this parcel is the gravel road that traverses the parcel and leads to the highest point on the property. This one-of-a-kind road makes this property very unique. There are trails that run from this main road that would offer the opportunity to build a camp or house in a variety of spots depending on preference and views. The possibility of building something on the very top of the hill that would have 360-degree views could also be explored. There are 313 acres of forest land in this parcel, and there are many outdoor recreational opportunities to enjoy. The ability to hike, ski, hunt, and snowmobile are all available right from your front door. At the bottom of the property, there is a large level three-acre field with brook frontage that would also make for a great homesite with utilities available. The Mountaintop Parcel is contiguous with the Twin Brooks Parcel and could be purchased together.



A long range view from near the top of the parcel.



This photo shows the main road as it winds through the property with smaller roads and trails leading from the roadside.

TWIN BROOKS PARCEL SITE DESCRIPTION

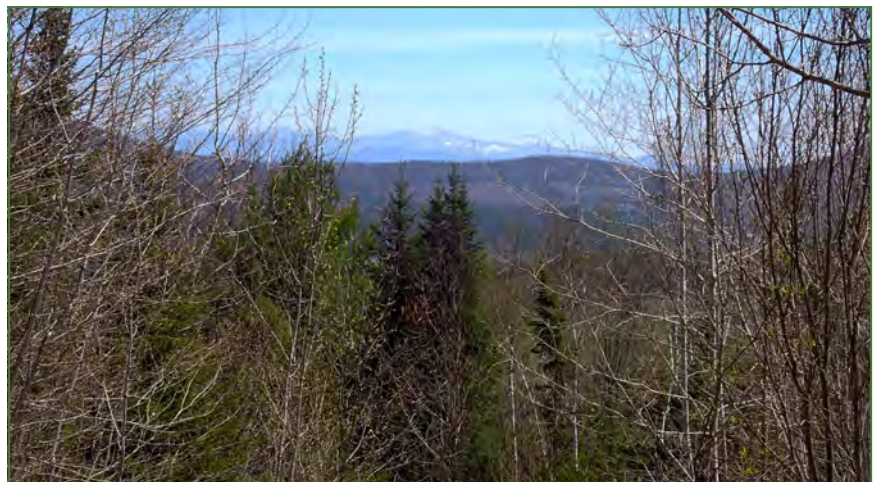


The main grass trail that runs along the property's boundary and heads into the forest's interior .

This 334-acre parcel has a driveway that leads to a meadow and a great building site with power and internet nearby. From the meadow, a grass road leads into the property's interior and can be accessed easily with an ATV or by foot. This road follows a brook on its northeastern boundary that originates at the property's interior from an area of wetlands. There is also a clearing at the top of the property accessed from the main trail that would be ideal for a camp with views facing east and south. Many different trails are yours to explore from the main trail and offer access to outdoor activities for the new owner to enjoy, like hunting, hiking, and skiing. A Vermont Association of Snow Travelers (VAST) trail runs next to the property's boundary and leads to different snowmobile trails in the area. Close to major road systems with easy access to many amenities, this property is an escape to the Northeast Kingdom of Vermont.



This brook originates in the property's interior and runs along the northeastern boundary.



One of the long range views found on this parcel that could be yours to enjoy.

HOMESTEAD PARCEL

At the bottom of the Mountaintop Parcel, the owners are also selling a mobile home and a one-acre field separately. A new owner would have the option of purchasing this home along with the Mountaintop Parcel, allowing for immediate use as a base camp while exploring the property for a future homesite. This home has power, a well, and septic already in place, and could provide rental income in the future if desired.

ACCESS

There are gated access points on both of the large forest parcels. The Mountaintop Parcel is accessed from Hutchinson Drive off Severance Hill Road, with the gated driveway to the right of the mobile home. The Twin Brooks Parcel has two gates close to each other directly on Route 2. These gates lead to an open meadow which has a very good road/trail leading toward the top and center of the property. The mobile home and its one-acre field parcel are accessed from Hutchinson Drive off Severance Hill Road.

TAXES & TITLE

The property is owned by Felipe Pazos with reference to the Warranty Deed in Book 365, Pages 167-171 in St. Johnsbury Land Records. The entire property totals 648.1 GIS acres, and IS enrolled in Vermont's Use Value Appraisal Program. The forest management plan is available on request. Taxes for the entire property for 2022 were \$3,895.18.



A mobile home could be purchased separately or with the Mountaintop Parcel.



Open and level meadow on the Twin Brooks Parcel is a perfect place for a home with utilities close by.



This good sized brook runs in front of the Mountaintop Parcel's three acre field with road frontage on Severance Hill Road.

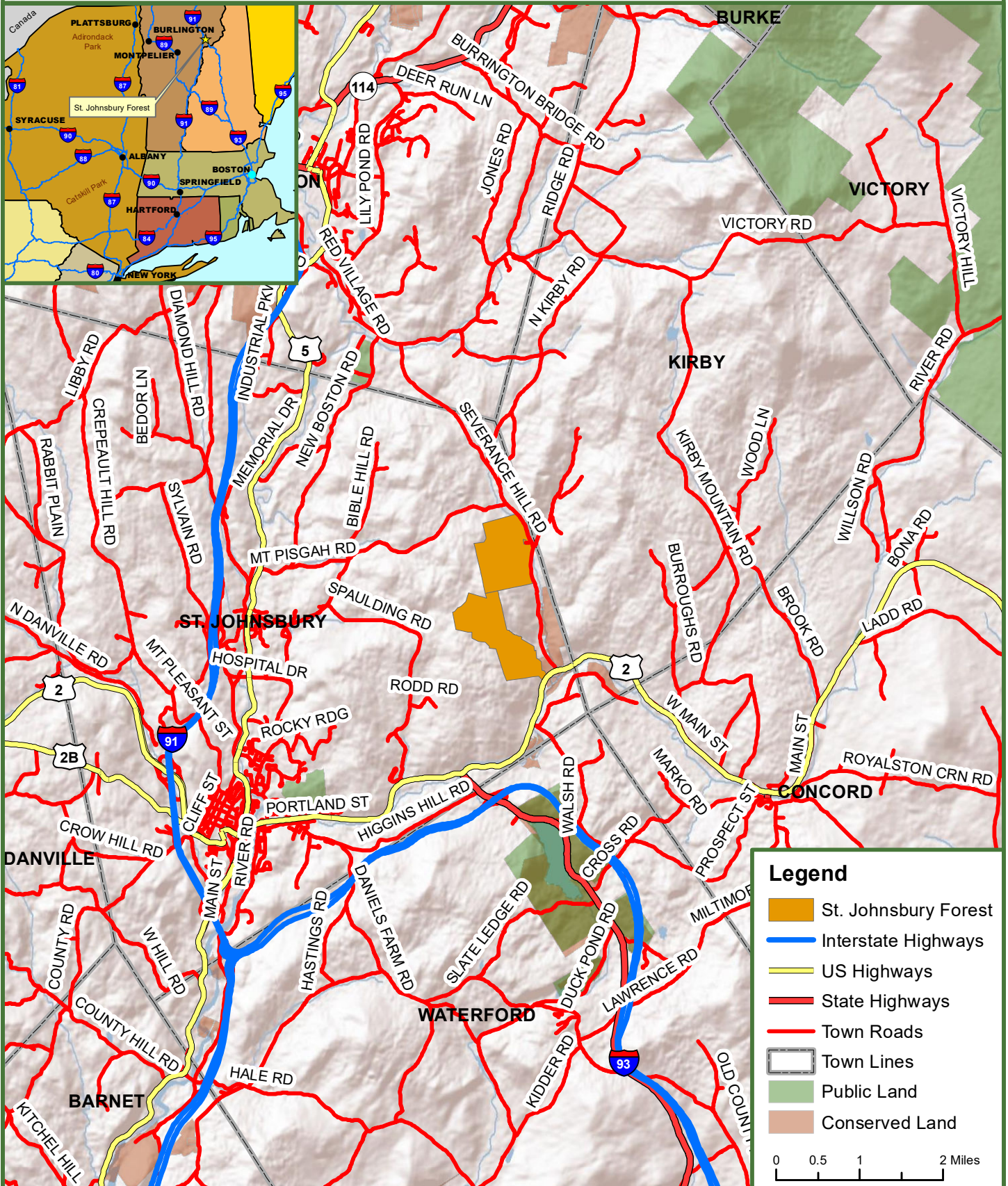
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given 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 St. Johnsberry Forest Parcels

648.1 +/- Acres

St. Johnsberry, Caledonia County, Vermont





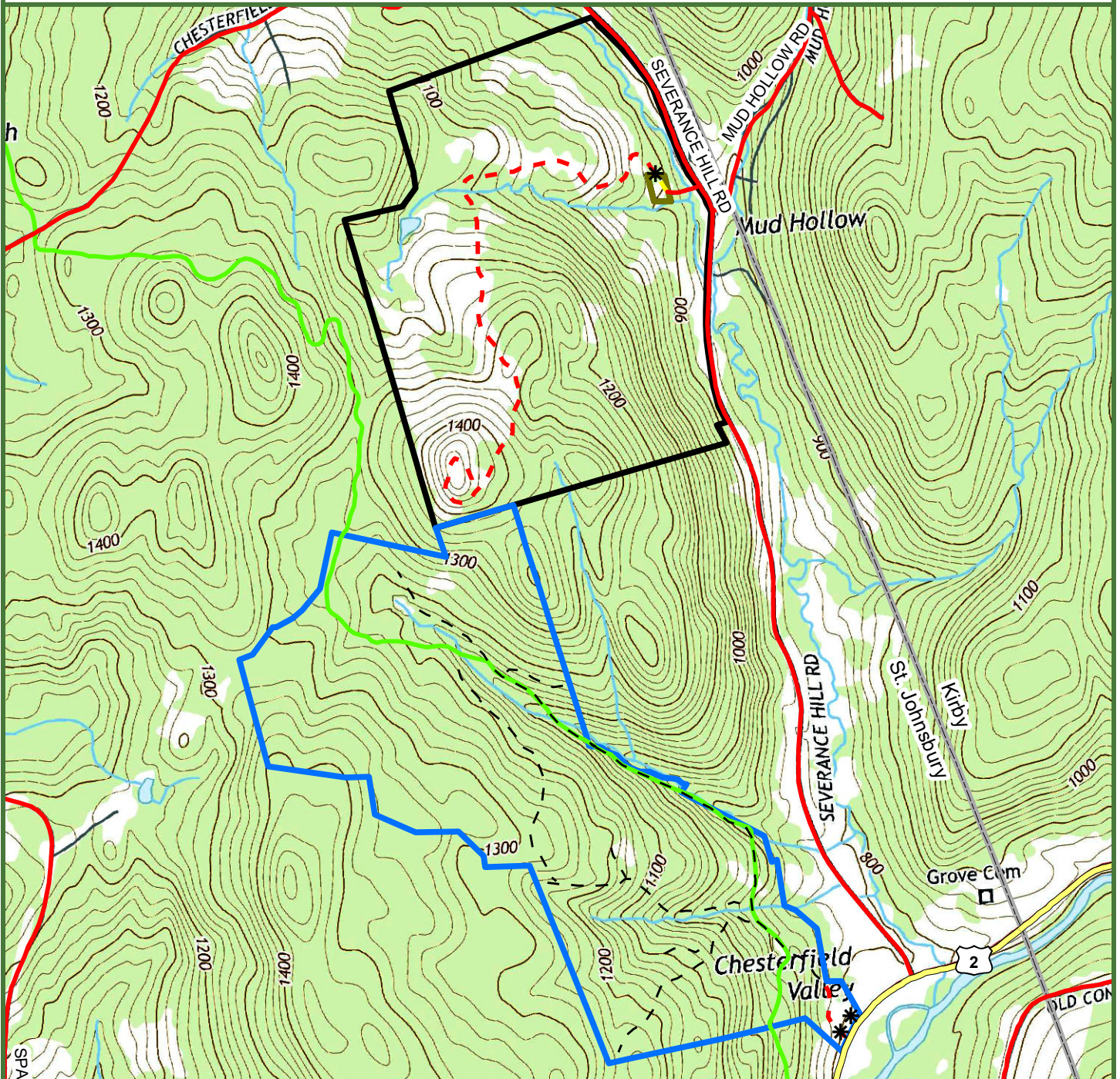
St. Johnsbury Forest Parcels

648.1 +/- Acres

St. Johnsbury, Caledonia County, Vermont



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Legend

Homestead Parcel - 1.1 Grand List Acres	US Highway	Right-of-Way	Gates
Mountain Top Parcel - 313 GIS Acres	Town Roads	Forest Roads	
Twin Brooks Parcel - 334 GIS Acres	VAST Trails	Trails	

1,320 660 0 1,320
Feet

This is Not A Survey

Map produced from the best available information including VCGI town tax maps polygon, 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.



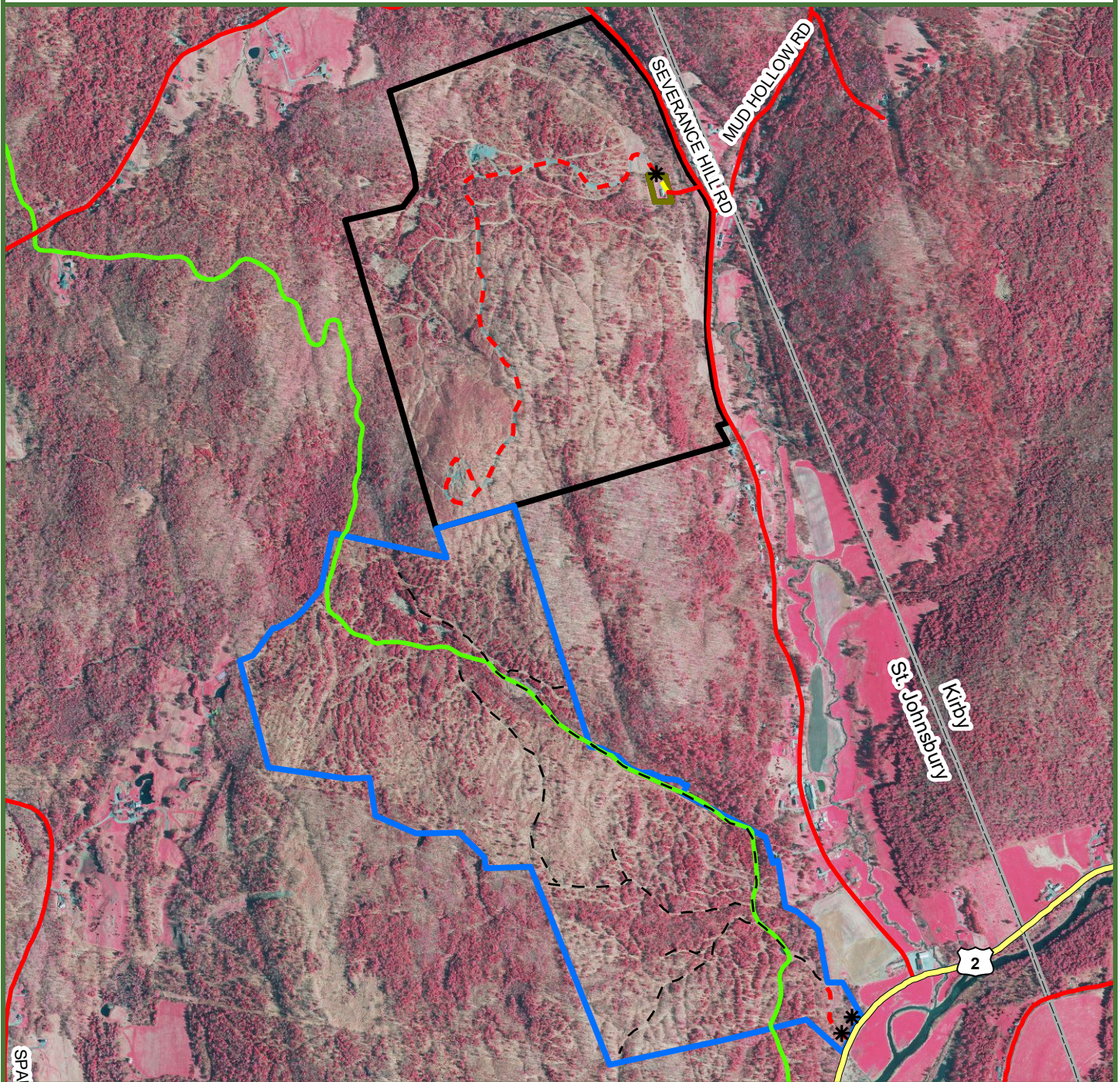
St. Johnsbury Forest Parcels

648.1 +/- Acres

St. Johnsbury, Caledonia County, Vermont

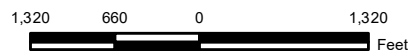


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Legend

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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