



**Fountains
Land**
AN F&W COMPANY

CHASE MOUNTAIN FOREST

High elevation private recreational forest land, with an off grid building site and a managed forest that has potential for future timber harvests.



***116 +/- Grand List Acres
Moretown, Washington County, Vermont***

Price: \$99,000

PROPERTY OVERVIEW

This recreational piece of forest land is very private, with access along a Class IV road and a short Right-of-way. There is a small open clearing with an old hunting camp in place. This is 4 x 4 country and is suited for off-grid living only, as the property is not close to any electrical services.

Key property highlights include:

- Right-of-way (ROW) from town road leads to a open clearing;
- The clearing would be a good place to build a camp or fix the existing building for immediate use;
- Small spring-fed pond below the camp;
- Northern hardwood forest consisting of almost 40% sugar maples;
- Excellent wildlife viewing or hunting with deer, moose, grouse, and bear all present;
- Views could be expanded by removing some trees to the west of the clearing.



This drone photo looks northwest and shows the deep forest from the base of Chase Mountain.



The bottom half of the open field, which is accessed from the ROW off Lynch Hill Road.

THE LOCATION

This forest is located off Lynch Hill Road in Moretown, Vermont. It's close to Montpelier, which has many shops, restaurants and activities located near and around the state's capital. It's 3.5 hours from Boston, Massachusetts, and Hartford, Connecticut, is also 3.5 hours away, with New York City a 6-hour drive. This property is in the Green Mountains and has the 2100' Chase Mountain peak in its southern quadrant. This is a private and peaceful deep forest location.



Lynch Hill Road near Jones brook Road is in good shape, and has had recent work done on this section which is now gravel.

PROPERTY DESCRIPTION

Chase Mountain Forest is a high-elevation property that is situated within the central Green Mountains region of Vermont. Historically, this forest has likely seen a pattern of land use typical for the region. Gentle slopes in the northern portion of the forest were likely cleared in the 1800s and used for pastures by subsistence farms located along Lynch Hill Road. The forest lies on the moderate to steep topography of Chase Mountain and includes the mountain's peak at almost 2100'.

This is a northern hardwood forest with tree species typical for this area, with sugar maple (37%), red maple, beech, hemlock, white ash, and yellow and white birch among the other species present. Woods trails on the property are in good condition, and although the terrain is somewhat steep in parts, all areas on the northern side of Chase Mountain can be accessed by the trails developed by past harvesting activity.

Hunting would be very good in this forest, with white-tailed deer, bear, moose, turkey, and grouse found in the woods. There is an open clearing that currently has a camp (being sold as is) with some views to the north and west. This camp has been leased to hunters in the past, but has not been used for a few years and is in need of a clean out. The underlying structure is unknown but seems sturdy enough, and may be able to be renovated and used again. A small pond appears to be spring-fed below the camp with a few old apple trees on the forest's edge. This deep woods forest could be the perfect property for you if you're looking for a private hunting or nature retreat.



The interior of the forest is a typical northern hardwood forest, with the dominant species being sugar maple.



A small pond located near the forest's edge appears to hold water year round, and is most likely fed from an underground spring.



An old hunting camp in need of cleaning and repairs is located at the top of the field, with some views present.

ACCESS

Chase Mountain Forest is accessed by Lynch Hill Road (a public town trail) without any direct road frontage to the property. From Lynch Hill Road, there is a short deeded 30' wide ROW which has been used historically for access to the camp and timber removal. A 4X4 truck or high clearance vehicle is necessary to get to the property, and the last mile is not drivable in a car. This limited access is what makes this property so private.



The last section of Lynch Hill Road before the right of way is only accessed by a 4-wheel drive truck or high clearance vehicle.

TAXES & TITLE

The property is owned by Bear Creek Capital Partners, LLC with reference to the Warranty Deed in Book 86 Page 504 in the Moretown Vermont Land Records. The entire property totals 116 GL 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 2021 were \$1031.50.



Walking through the forest is easy on old logging trails, where you might find a small clearing like this one.



Drone photo of the long range view of the northern Green Mountain range shows unbroken forest in all directions.

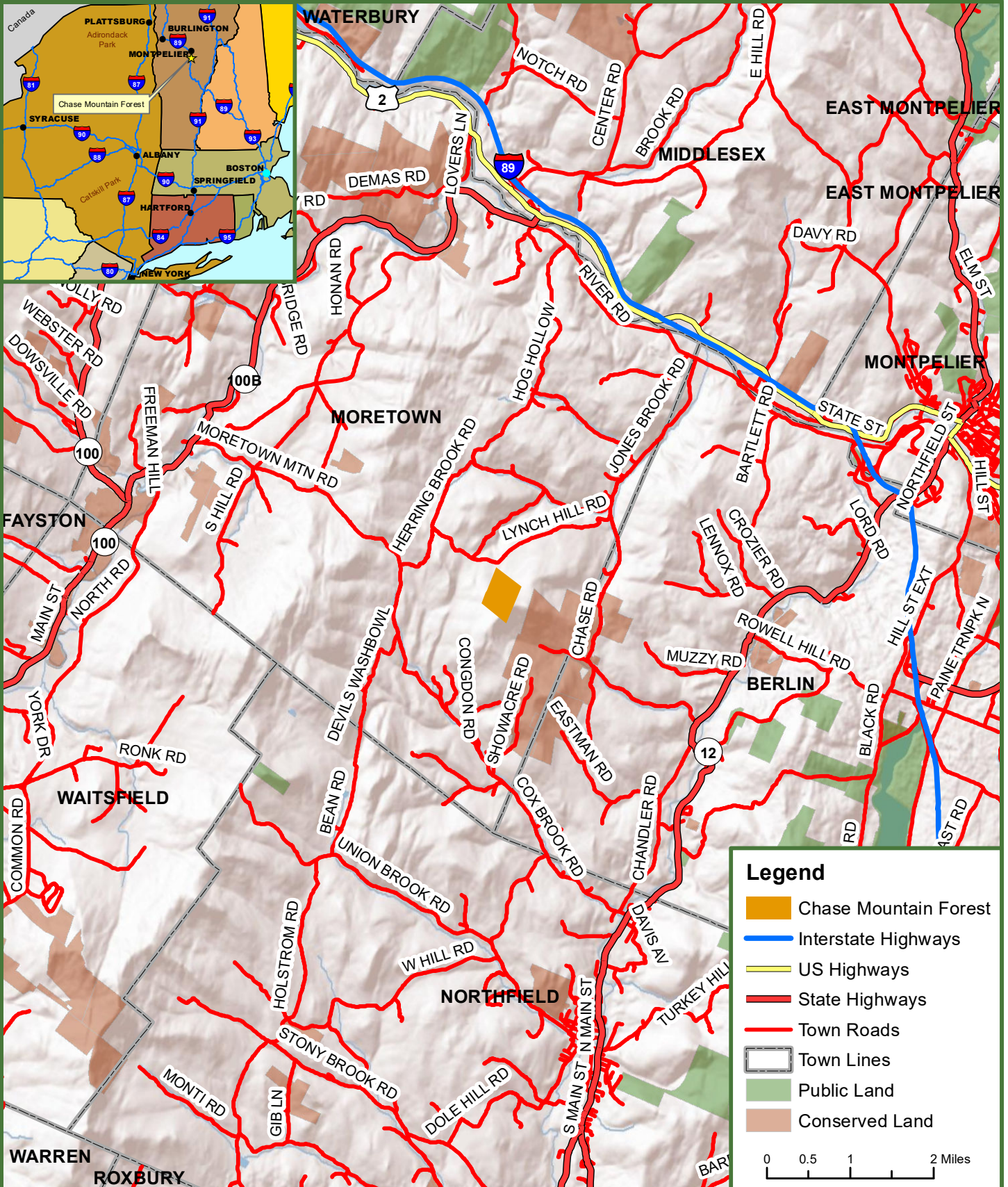
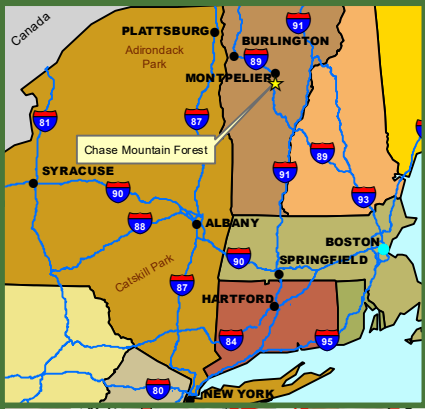
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given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

Chase Mountain Forest

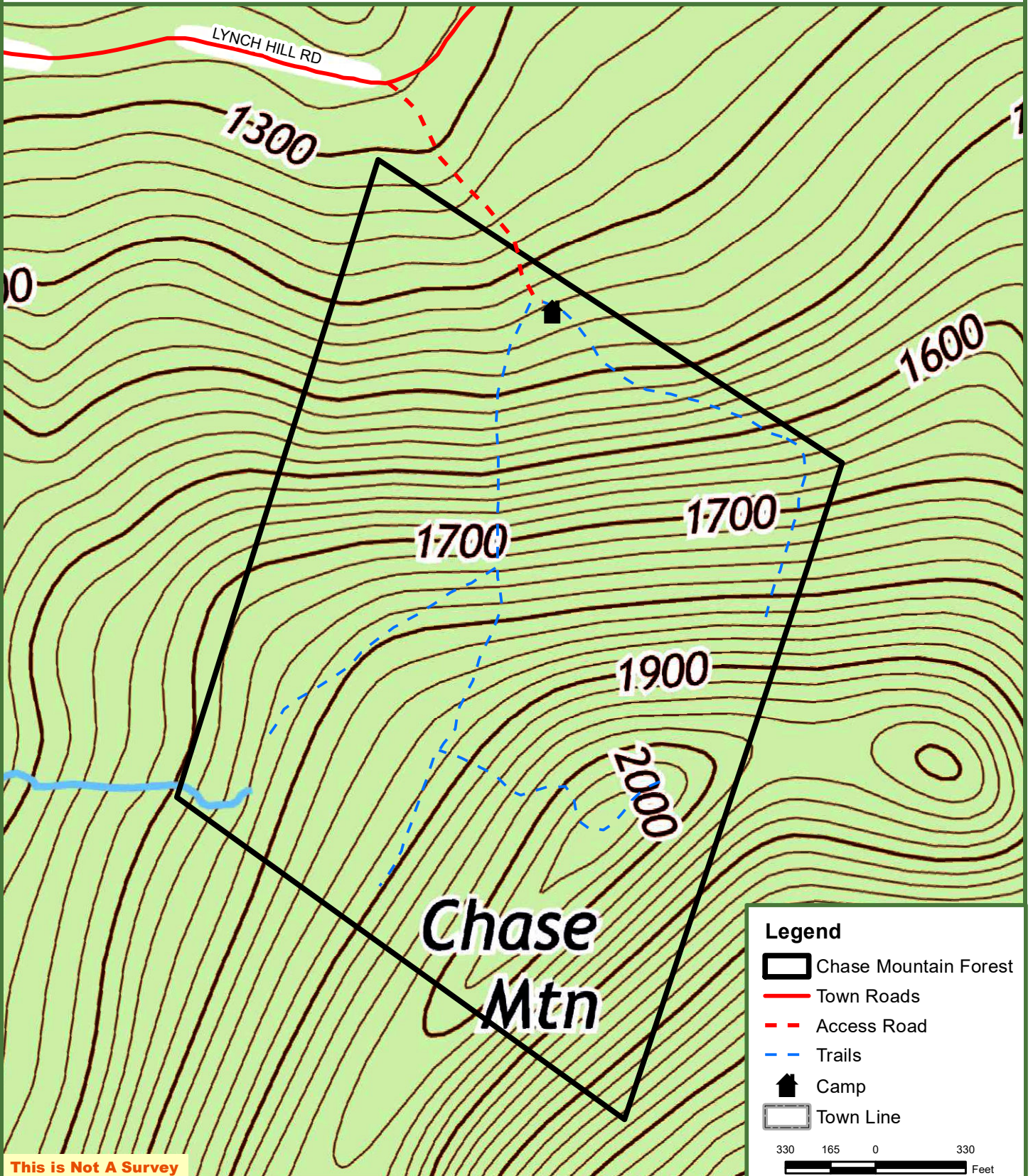
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Moretown, Washington County, Vermont





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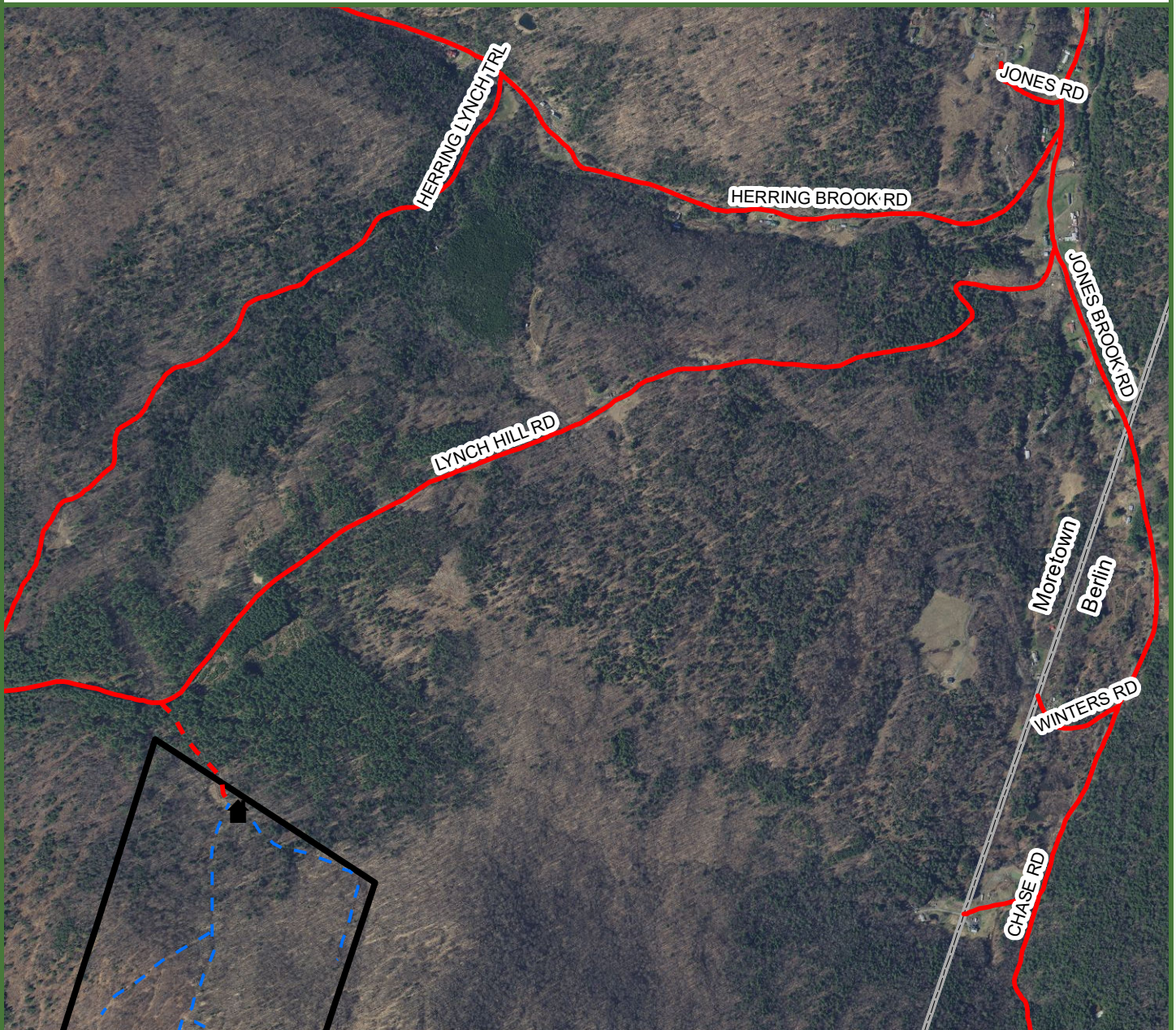
This is Not A Survey

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.



Chase Mountain Forest

116 Grand List Acres
Moretown, Washington County, Vermont



Legend

- Chase Mountain Forest
- Town Roads
- Access Road
- Trails
- Camp
- Town Line

660 330 0 660
Feet

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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

TOM 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