

SPAULDING ROAD FOREST

Two forested parcels that offer potential home or campsite options with views, on a town-maintained road with utilities on the street.



***121.5 GL Acres
St Johnsbury, Caledonia County, Vermont***

**Parcel One, 65.3 Acres, \$167,000
Parcel Two, 56.2 Acres, \$124,000**

PROPERTY OVERVIEW

Spaulding Road Forest is being offered as two separate pieces: Parcel One is 65.3 acres, and Parcel Two is 56.2 acres. The parcels are contiguous, so they could also be purchased together as one property. Most of this property was likely cleared for pasture in the 1800s. Small areas on relatively gentle terrain were likely used as tilled fields or hay land. The majority of the pasture land has now regenerated to be fully forested. Both parcels have long road frontage on a well-maintained town road with electric and utilities at the street. Access through both parcels is easy due to old logging trails that run throughout the forest, and both have good options for building a house or camp.

THE LOCATION

These properties are located outside the town of St. Johnsbury, Vermont, on a quiet road where a few other houses are present. In town, numerous shops, restaurants and other amenities are located a couple of minutes drive down the hill. Both I-91 and I-93 run by St. Johnsbury, making access easy. Boston, Massachusetts is less than three hours away, Hartford, Connecticut is a 3 1/2 hour drive, and New York City, New York is just under 6 hours away. Burke Mountain Resort is a half-hour drive from the property, with great skiing and outdoor recreation available. The Lamoille Valley Rail Trail starts in St Johnsbury and is a 93-mile, four-season, multi-purpose recreational corridor across northern Vermont that ends in Swanton, Vermont.



Drone photo of the forest northwest of the field on Parcel One. You can see one of the old logging trails heading into the forest at the bottom left.



Spaulding Road with the field on Parcel One at left, and utility poles on the street.



View facing southeast from Parcel One at the edge of the forest.

PARCEL ONE SITE DESCRIPTION



Drone photo showcasing the field on Parcel One with good views and direct road frontage, with the forest surrounding the area on three sides.

Parcel One is the larger of the two properties and has a 3.5-acre field directly on Spaulding Road. This field would be a perfect spot for a homesite on this parcel as a driveway could be easily installed, with utilities at the bottom of the field. The views from this part of the property are to the southeast. A home or camp at the top of the field would provide nice sunny exposure all year round. Alternatively, you could follow one of the logging roads through the forest where there are other places to build a camp or house. At the top of the property is a small clearing that faces southwest, which could have good views with some additional tree clearing. A mix of animal species such as deer, turkey, bear, and grouse will all be found in the forest. Using and improving the existing trails would provide good recreational opportunities such as hunting, skiing, or snowshoeing for a new owner to enjoy for many years to come.



The interior forest on Parcel One includes a mix of tree species.



Open clearing in the forest with views to the southwest.

PARCEL TWO SITE DESCRIPTION



An open clearing on Parcel Two would be an option for a house or camp. Views can be seen through the trees, and improved with some tree clearing.

Parcel Two is 56.2 acres and has the highest elevation of both parcels at around 1400 feet along the northern border. A short driveway off Spaulding Road leads to the old logging trails that wind through the property. There are a couple of potential building sites located in different parts of this parcel, and with tree clearing, there would be views to the southeast or west. The best use of this land would be for a camp or homesite with good recreational opportunities available out your front door. In the forest, a small area of wetlands appears to hold water for most of the year. Signs of deer and turkey are found in the woods, which would provide good hunting or wildlife viewing. By improving the old trails, walking, snowshoeing, and cross-country skiing in the forest would be easy to do. This parcel has utilities available on the street that could be brought into a future homesite.



An area of wetlands in the forest that may be spring fed and supplemented by rainfall.



A clearing in the forest on Parcel Two would provide space for a camp or home.



Drone photo of the forest with Parcel One at the bottom left and Parcel Two at the top.

ACCESS

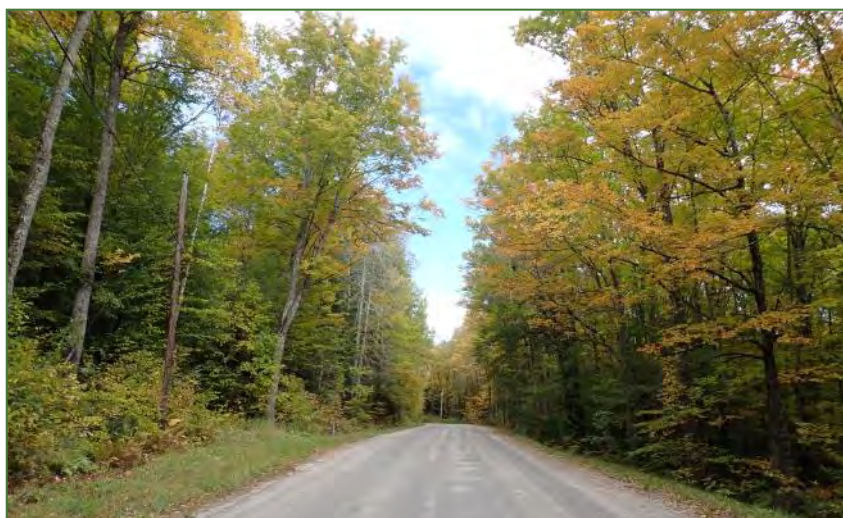
The access to both parcels is from Spaulding Road in St. Johnsbury. Spaulding Road is off Route 2, making getting to the property very easy. Parcel One has an open field on the road, and Parcel Two has a short driveway that leads into the property. Both parcels have utilities on the road frontage.



Driveway heading into Parcel Two from Spaulding Road.

TAXES & TITLE

The property is owned by the Andrew M Leader Trust and the Janet M Leader Trust with reference to the Warranty Deed in Book 411, Pages 112-114 in the St Johnsbury Vermont Land Records. The entire property totals 121.5 surveyed 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 \$526.26. These two properties are contiguous and purchased at different times and will be sold separately as they were originally acquired.

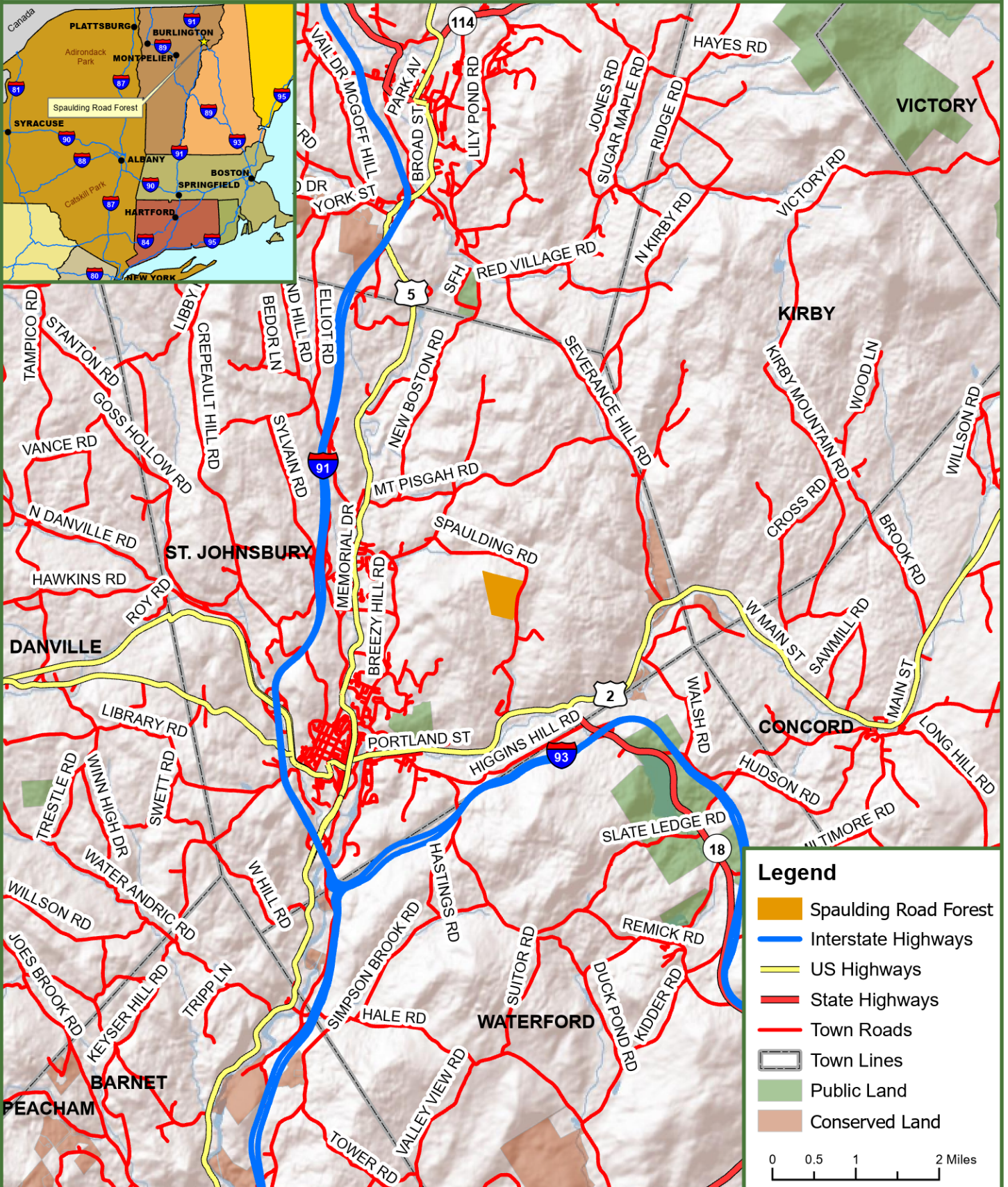
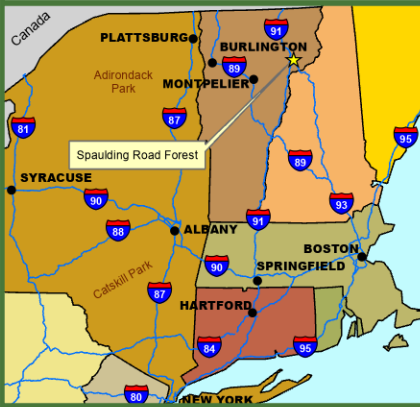


Well-maintained Spaulding Road with Parcel Two on the left side of the road

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.



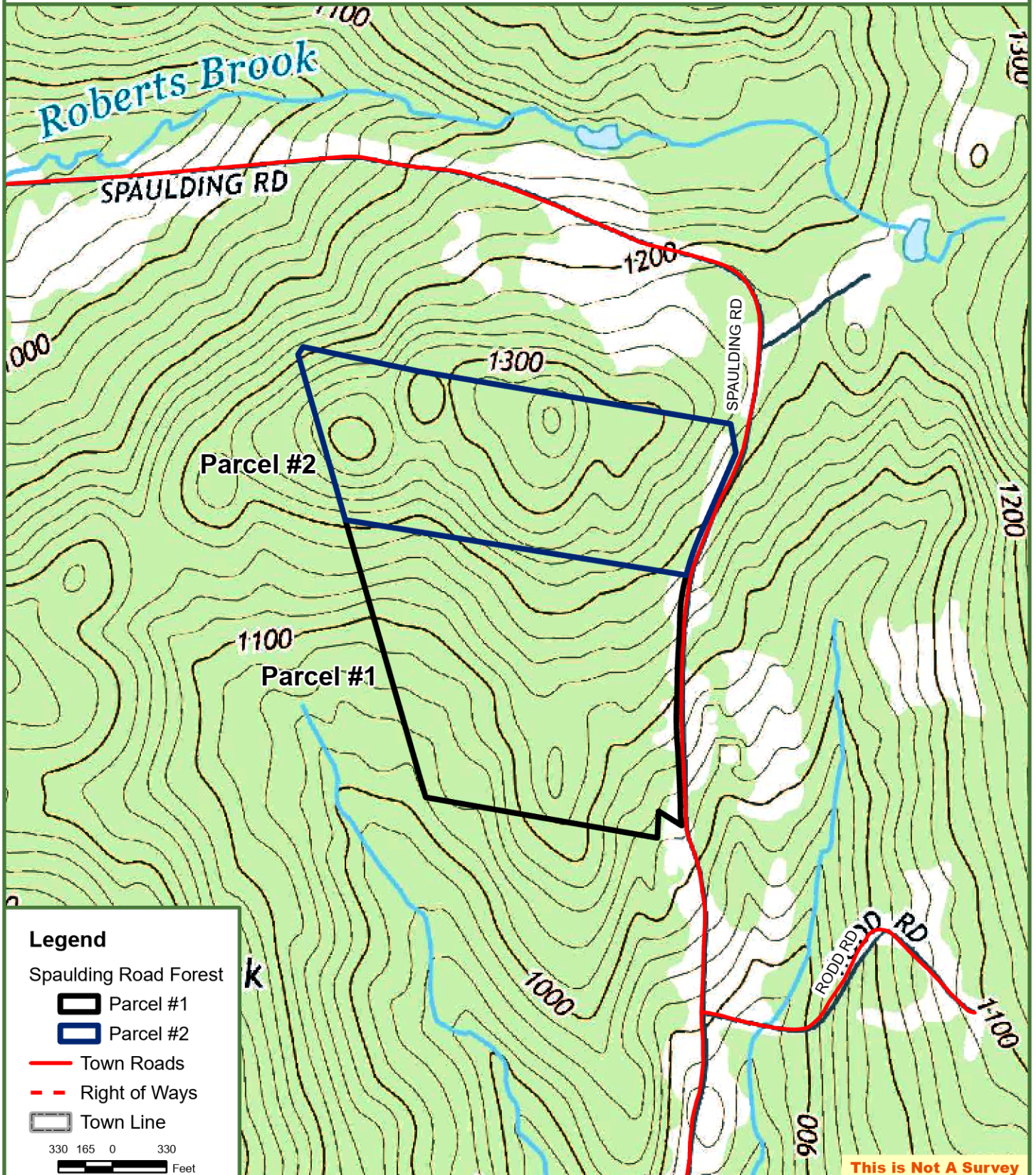
Locus Map
Spaulding Road Forest
121.5 Acres
St. Johnsbury, Caledonia County, Vermont





Spaulding Road Forest

Parcel #1 - 65.3 Acres, Parcel #2 - 56.2 Acres
St. Johnsbury, Caledonia County, Vermont

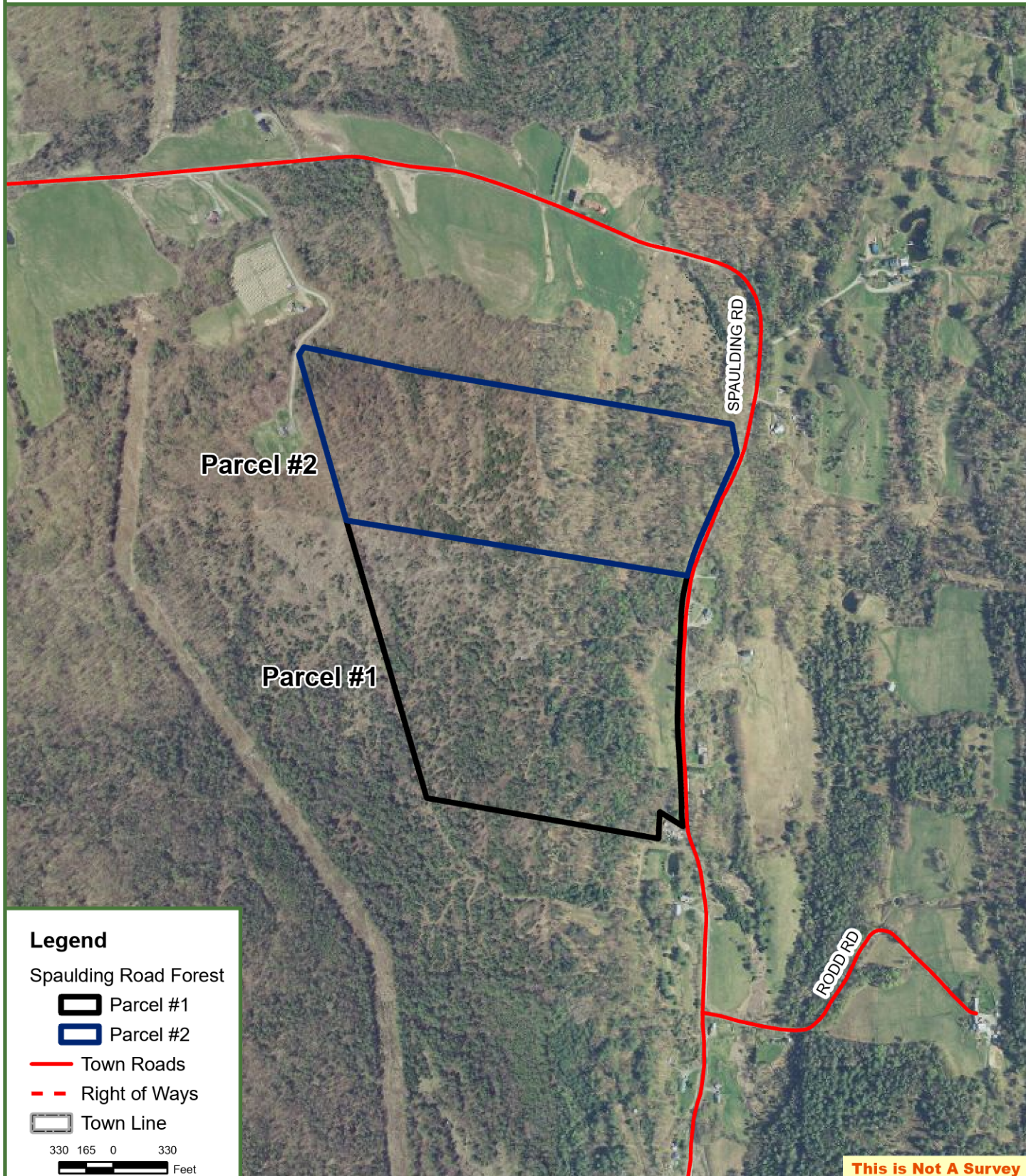


Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.



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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