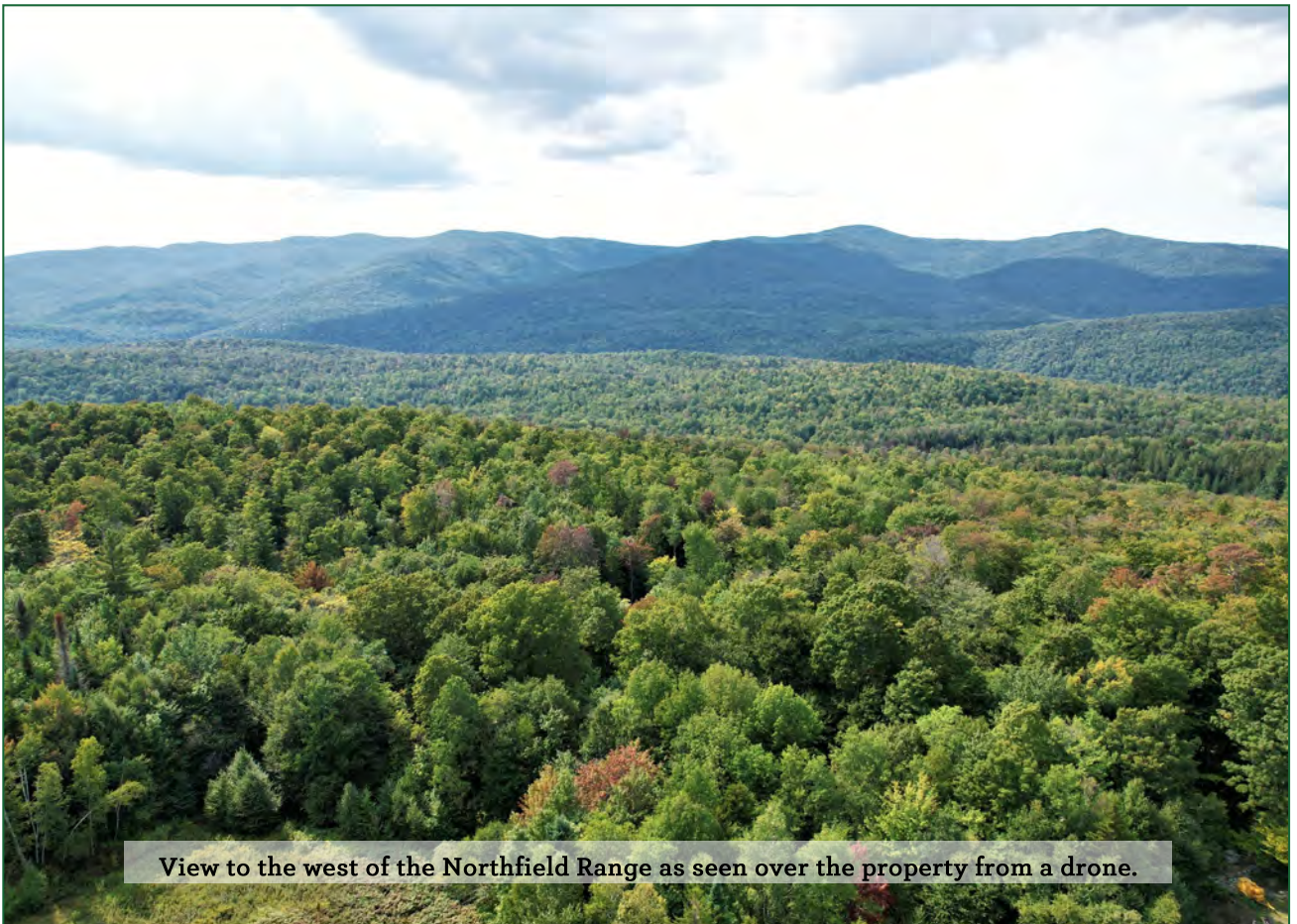


BELCHER HILL FOREST

**High-elevation land in central Vermont along a town-maintained road
with private building options offering long mountain views.**



View to the west of the Northfield Range as seen over the property from a drone.

***+/- 197 Grand List Acres
Roxbury, Washington County, Vermont***

Price: \$250,000

PROPERTY OVERVIEW

The property is situated along a quiet graveled town road, with high elevation on the western slopes of Belcher Hill. The land's prominent elevation lends itself to long views of the Northfield Range to the west. With electric power and phone service along the town road, development of a private homesite is an attractive option.

THE LOCATION

Locally, the land sits in a heavily forested landscape with scattered homes along the town roads and small family farms situated mostly in the valleys. Near the property, there are widely scattered homes along Braintree Hill Road.

Roxbury Village is 5 miles north and hosts a town store and youth summer tennis camp. Nine miles to the south, Randolph is a larger, vibrant community bolstered by the presence of the Chandler Center for the Arts, Gifford Medical Center, and Vermont Technical College. Finally, the ski town of Warren is 13 miles to the west over Warren Mountain Road.

Boston Massachusetts is a three-hour drive; New York City is 6 hours away and Hartford Connecticut is three hours to the south.

This part of Vermont is known for its outdoor activities, including hiking and hunting in the Green Mountain National Forest, canoeing and fishing in the many branches of the White River, and mountain biking has always had a home in this part of the state.



The land is all forested with a mix of recently harvested stands (seen here).



The land sits high above Route 12A in a forested area with small farms in the valleys.



The scenic Route 12A valley, host of the Third Branch of the White River.

PROPERTY DESCRIPTION

One of the land's notable attributes is its relatively high elevation along Braintree Hill Road (elevation 1,600'), offering outstanding, long views to the west of the Northfield Mountain Range with tree clearing. A potential homesite with this view is possible in the woods, not too far from the town road, allowing for a private, economically feasible building option.

Nearly the entire property holds a western aspect, with the terrain rising from the town road frontage areas to a high point in the east of 2,100', at the base of Belcher Hill. The terrain ranges from gently sloping to moderately steep along the two streams.

Two top of the watershed streams run through the land providing a seasonal water feature.

Forest management has been active over the decades with a partial overstory removal harvest conducted on roughly 60% of the land (Stand 4 of the forest management plan) in 2016. This has resulted in considerable regeneration making walking in many of these areas difficult. The balance of the land (Stand 5) consists of a sugar maple stand which was thinned in 2016, in these areas, walking in the woods is easier given the higher stocked overstory. The harvesting activity created many woods trails, providing a base for a future recreational trail network.

In addition, the property is host to both a Vermont Association of Snow Travelers snow machine trail and a Vermont ATV Sportsman Association ATV trail. Both trails are maintained by local organizations, offering existing, well-maintained trails on the land, providing easy access from one end of the property to the other.



View of property looking up-slope to Belcher Hill, which is seen in the center backdrop.



View of the Northfield Range through the trees above the driveway.

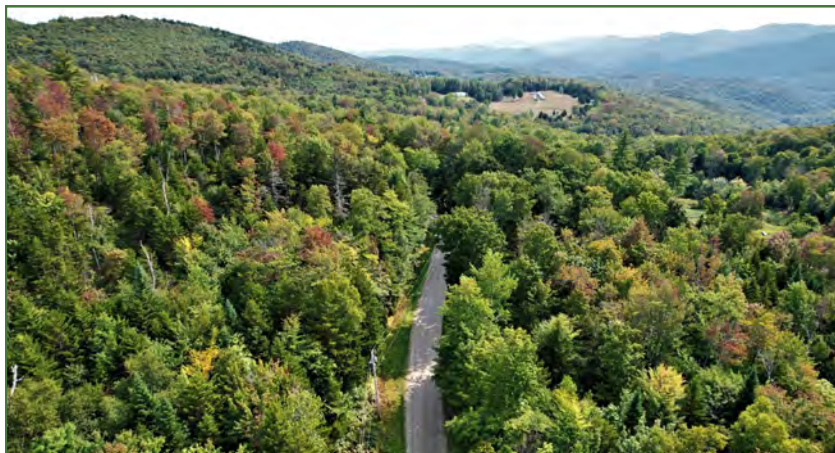


Clearing along Braintree Hill Road where electric power and telephone services are available.

ACCESS

Access is provided by the town-maintained Braintree Hill Road, with +/- 1,320' of frontage, where power and telephone exist along the road. Along this frontage is an existing driveway. A driveway further into the land can be installed from this location to develop a homesite with superior views.

The property's northern end has +/- 900' of frontage along Fisher Road, a Class V town road that is not maintained but drivable from the north approach to the VASA trail.



Braintree Hill Road with property on left, Northfield Range to right.

TAXES & TITLE

The property is owned by Montgomery Timber Company, LLC with reference to the Deed found in Book 67, Page 215, in the Roxbury Vermont land records. The property totals 197 GL acres, with GIS acreage calculated to be +/- 212. The land **IS** enrolled in Vermont's Use Value Appraisal Program. Taxes for the property for 2022 were +/- \$3.82/acre (so +/- \$753/year for the entire property).



Belcher Hill, back upper left high above Route 12A in view lower right.

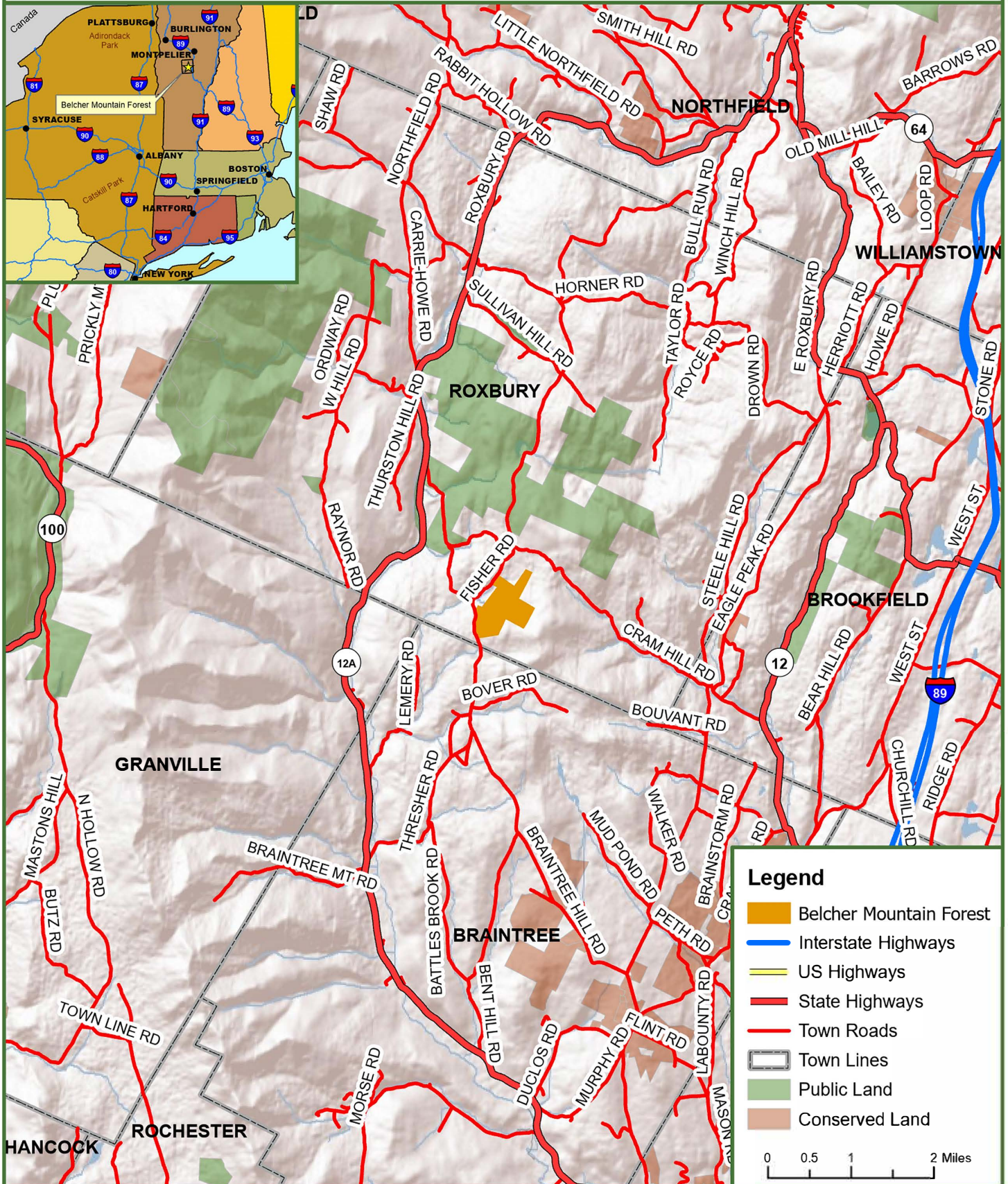
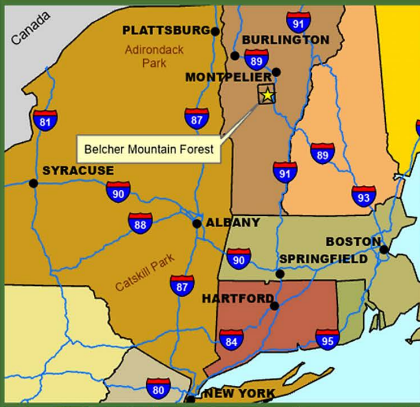


Drone view to the north with all land in the foreground part of the property, Belcher Hill is upper right.

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.



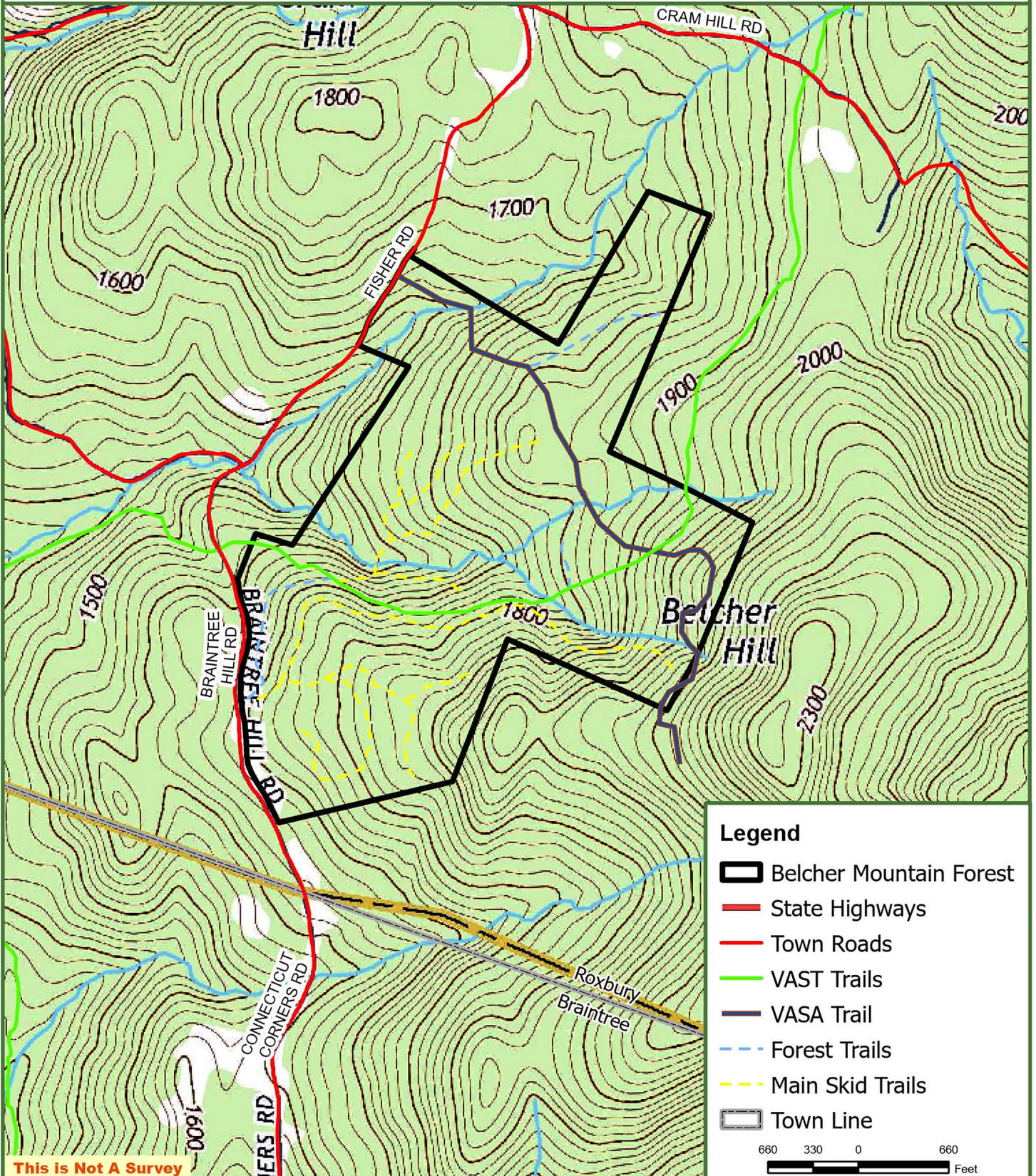
Locus Map
Belcher Hill Forest
+/- 197 GL Acres
Roxbury, Washington County, Vermont





Belcher Hill Forest

+/- 197 GL Acres
Roxbury, Washington County, Vermont

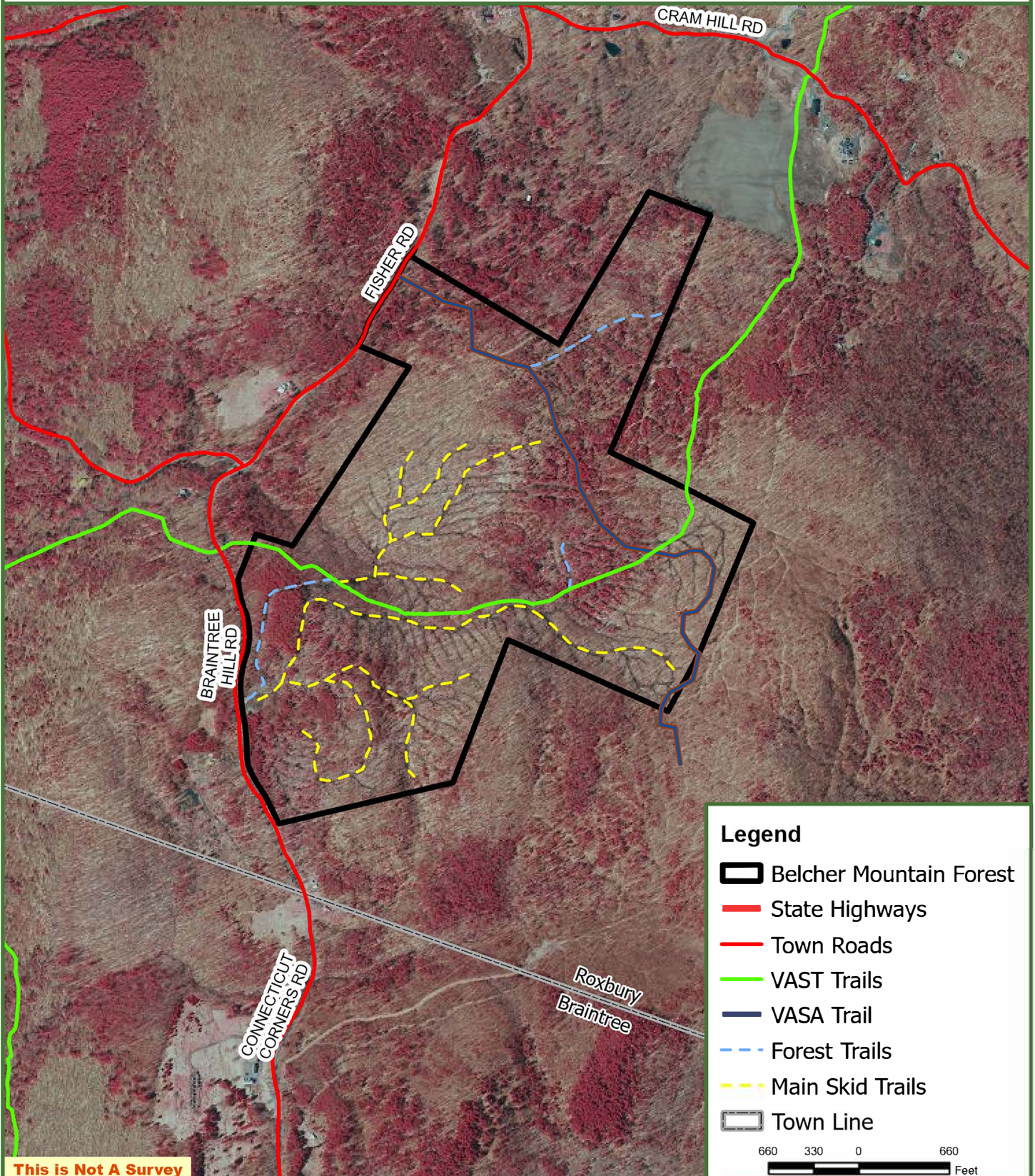


Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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



Belcher Hill Forest

+/- 197 GL Acres
Roxbury, Washington County, Vermont



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.



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

Michael Tragner
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