

HARRISVILLE BROOK FOREST

Large forested property in Southern Vermont, perfect for a camp or home with excellent recreational opportunities and future timber value.



***195.26 Town Listed Acres
Marlboro, Windham County, Vermont***

Price \$425,000

PROPERTY OVERVIEW

This undeveloped forest is located in Marlboro, Vermont and accessed from Route 9 and a small section of Town Hill Road.

Key property highlights include:

- Maturing forest stocked with Maples, Hemlock, White Pine, Beech, and Yellow Birch
- A large flat plateau area that is well suited for a building site
- A few old skid trails traverse the property, making walking easy
- Headwaters of Harrisville Brook are located on the property
- Excellent hunting for deer, moose grouse, and bear
- Potential 360-degree views with some tree clearing



An old skid trail heading uphill.



Clearing with views facing southwest.

THE LOCATION

Harrisville Brook Forest is located in Marlboro, Vermont, on Route 9, with some additional frontage on Town Hill Road. Route 9 is the main east to west road in southern Vermont and connects the larger southern Vermont towns of Brattleboro and Bennington. The town of Marlboro is about halfway between Brattleboro and Wilmington, with Mount Snow located in Dover, about a 25-minute drive northwest. Brattleboro is a good-sized town on the Connecticut River with amenities, including shopping and dining options. The convenient location is about 10 miles from I-89 in Brattleboro, with Hartford, Connecticut only 1.5 hours south, Boston about 2.5 hours east, and New York City about 4 hours southwest.



Interior trail with ferns.

SITE DESCRIPTION

Harrisville Brook Forest is a large 195-acre multi-use recreational property with future timber value. Walking this parcel is relatively easy due to past logging trails still partially open throughout the property. The land is almost all forested with different tree age classes present with the exception of the old roads and a section of partially cleared land at the height of the property. This plateau would be ideal for building a house or camp as it has an old skid trail connected to the short driveway on Route 9. You could build an off-grid dwelling or bring in power from Route 9, where the poles run the length of the northern property boundary. This building site could have views in literally any direction after some minor tree clearing.

The southwestern section of the property contains the headwaters of Harrisville Brook, with a stream that appears to be year-round. The stream and associated wetlands would encourage native animal species to thrive. White-tailed deer, bear, moose and grouse, as well as smaller animal species, would be found throughout the forest. Good hunting, outdoor recreation, and future timber value make this a good investment for the future.

ACCESS

The property has direct road frontage on Route 9 with a small driveway already in place. This driveway could be extended via an old skid trail directly from the driveway access. A mostly open flat area at the top of the property is less than 1/2 mile from the access point on Route 9. There is additional frontage on Town Hill Road on the eastern property boundary.



Views can be found with some tree clearing.



Drone photo facing east with Route 9 seen from the air.



Potential views are found throughout the forest.

NATURAL RESOURCES

The timber resource consists of an almost even mix of softwoods (white pine, hemlock and red spruce) and hardwoods (Maples, Birches and Beech). Various age classes exist with the older age class roughly 85 years old. Tree density can generally be considered fully stocked with the exception of some areas in the eastern section of the forest where the overstory was partially removed about eight years ago. The property's forest management plan was written in 2018, runs to 2028, and identifies three stands. This timber resource will offer income opportunity from forest management in roughly ten years; until that time, the trees are in a free to grow condition.

TAXES & TITLE

The property is owned by Kenneth Frano and Lynee Nardini with reference to POA Deed in book 28 on Page 415 in the Marlboro town offices. The entire property totals 195.26 town list 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 \$641.44.



Old logging trail off of Town Hill Road.



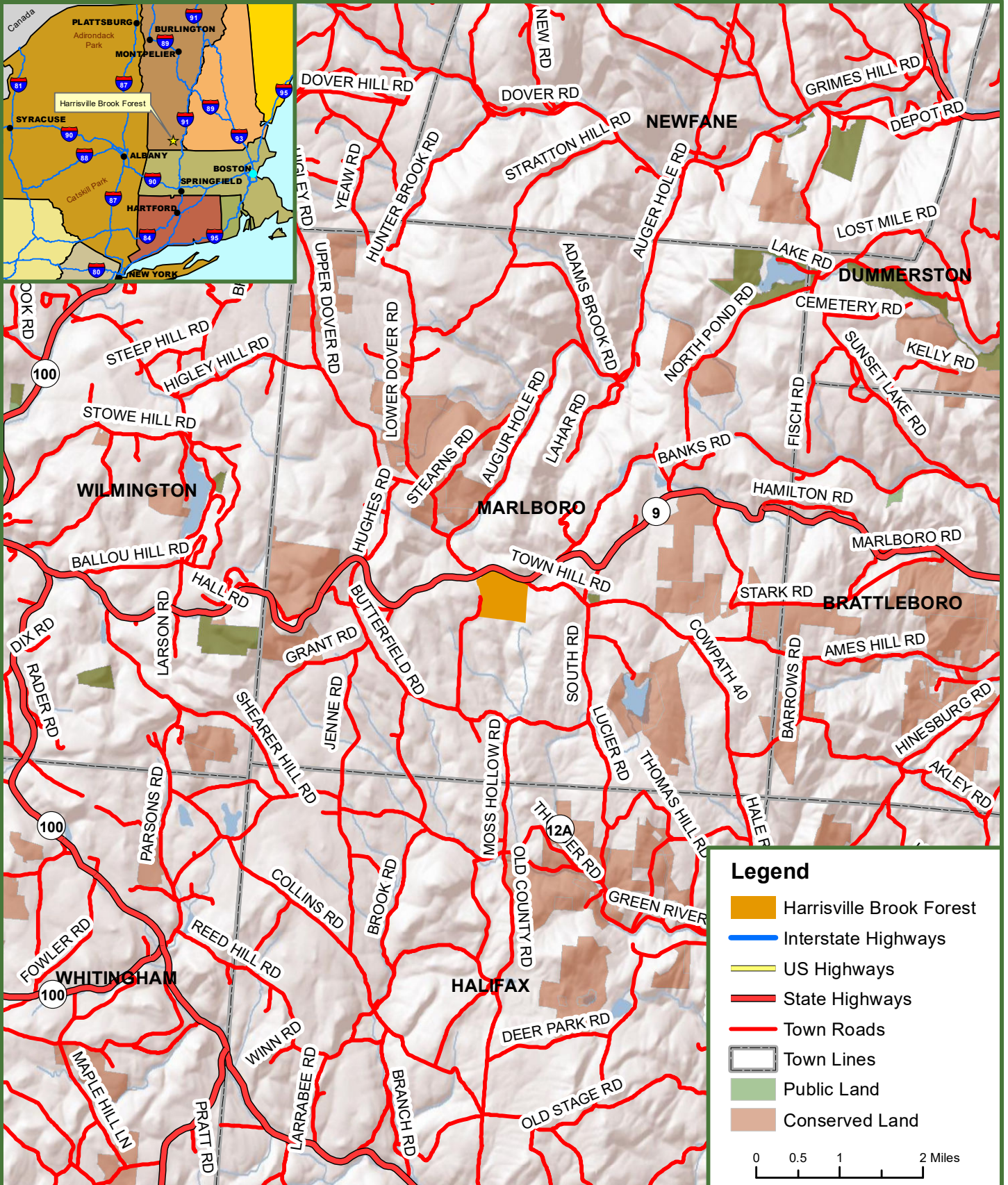
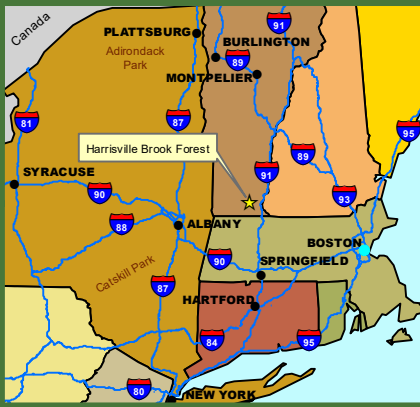
Autumn in a cleared area of the forest.



Looking down on the forest from a drone.



Locus Map
Harrisville Brook Forest
195.26 Town Acres
Marlboro, Windham County, Vermont



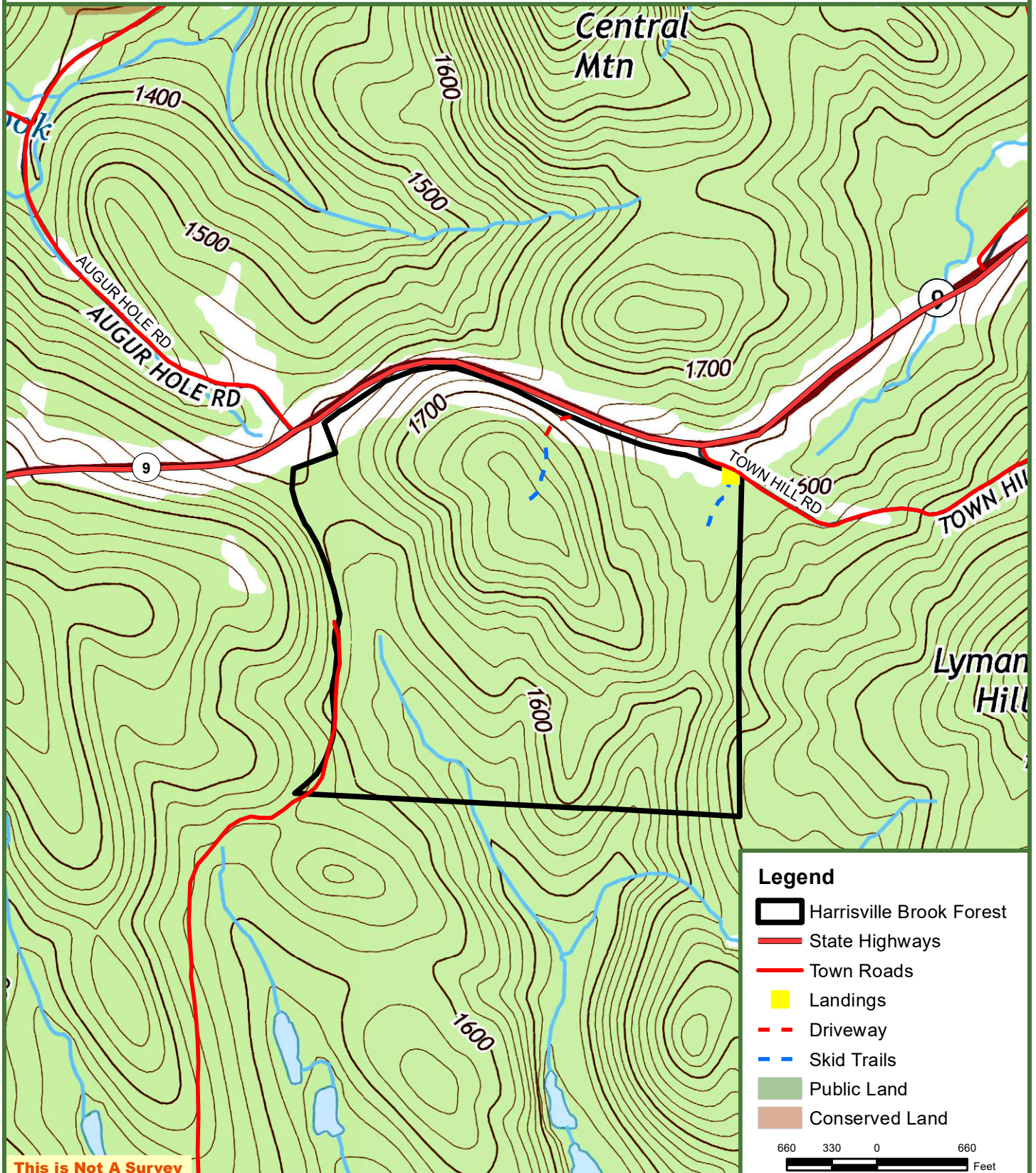


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**Fountains
Land**
AN F&W COMPANY

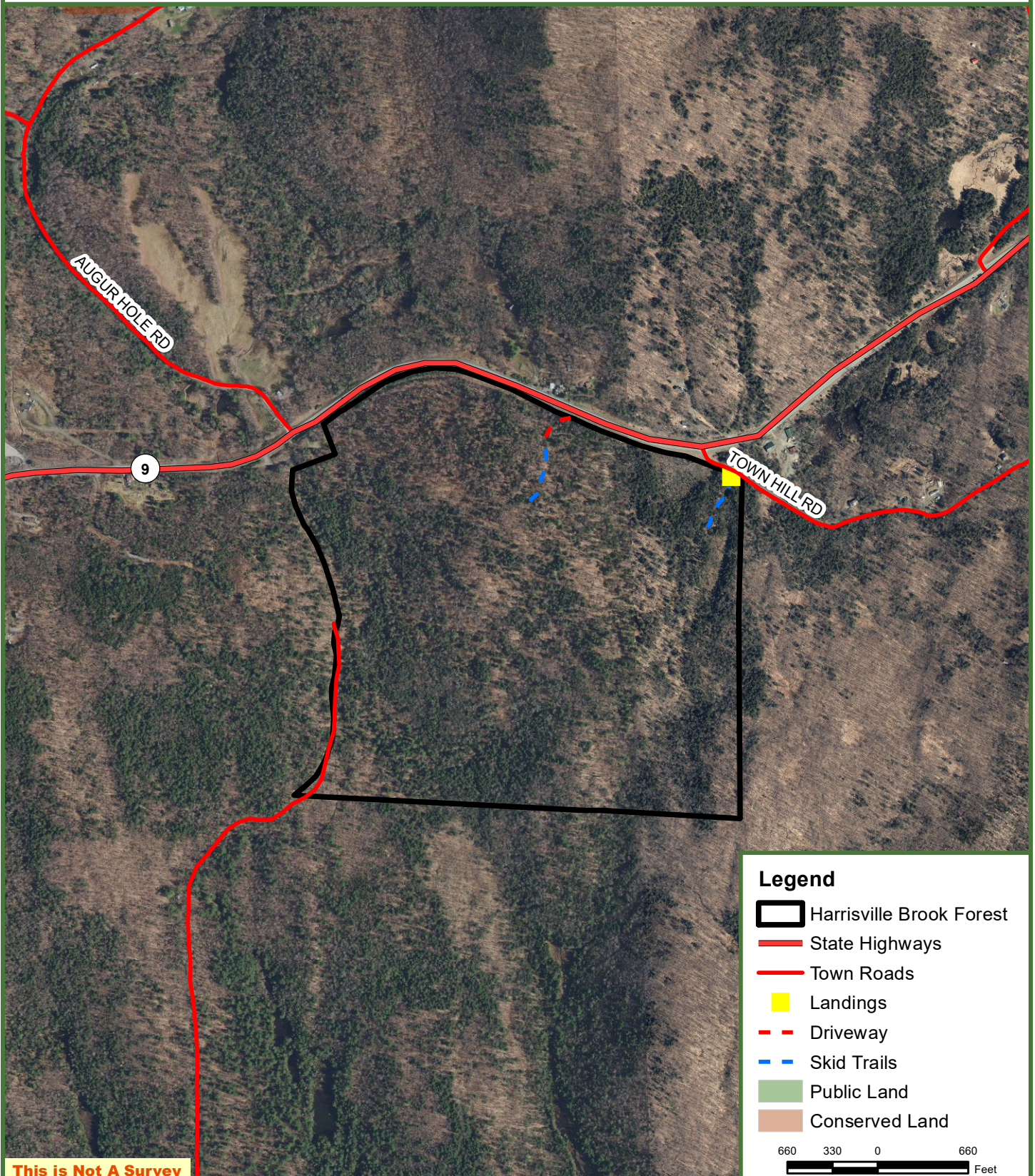


Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of 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