

OLD STAGE ROAD FOREST

Private, recreational off-grid parcel situated high on a hill above the town of Bethel VT providing a perfect escape to the country.



***113.8 Grand List Acres
Bethel, Windsor County, Vermont***

Price: \$165,000

PROPERTY OVERVIEW

Old Stage Road Forest is very private parcel of land situated on a hill above the town of Bethel, VT. This forest has been well-managed over the years, and is stocked with older trees throughout. There are some open roads that are mostly covered with ferns that are left over from past logging. These trails could help navigate the parcel to find a good spot for a camp. This land would be amazing for hunting, and a VAST snowmobile trail runs up Old Stage Road with one spur going through the lower section of the property. This trail makes it possible to access the property all year as the road is not plowed in the winter months.

- Private location with only one other camp nearby located about a mile into the forest.
- The forest is a mix of hemlock, white pine and northern hardwoods including many sugar maples over 100 years old.
- Best use is for an off-grid camp used for hunting and outdoor recreational pursuits.
- Long road frontage would allow for options to explore woods trails to locate a good building site.



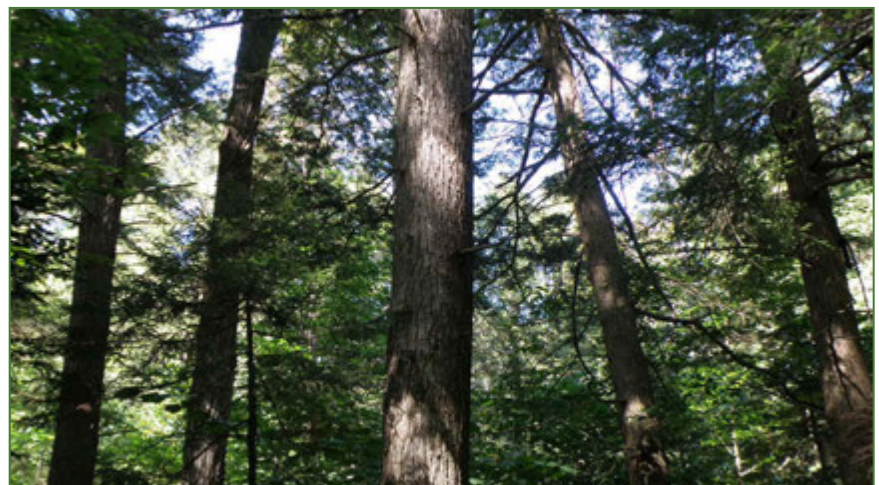
Most of the forest lies to the south of Old Stage Road. Notice the small clearing bottom right which might be an option for a camp site.



Old Stage Road just before the boundary of the property.

LOCATION

Getting to Old Stage Road Forest's access road is easy, although you will need a four wheel drive truck with good clearance to navigate the length of the road. Access is via VT Route 12 and Davis Road which turns into Old Stage Road near the property boundary. Interstate 89 is just a 10-minute drive from the property. This makes Boston MA and Hartford CT both only a 2.5 hour drive and, New York City NY a 5 hour drive away.



A quality hemlock stand provides wonderful deer habitat within its secluded sun dappled forest understory.

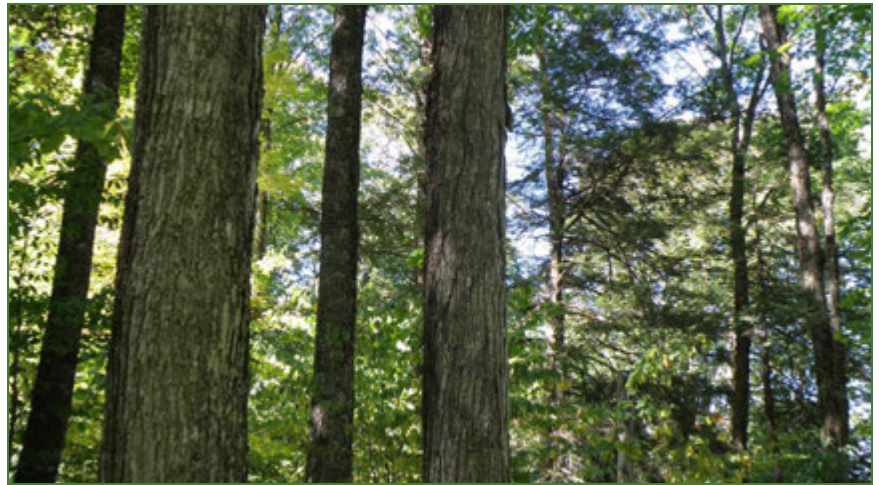
SITE DESCRIPTION

Old Stage Road Forest sits on a hillside just below the Heap Pinnacle and is situated about a mile up a decommissioned town highway in Bethel, VT. This large parcel of forest land is an off-grid piece of property best used for recreational purposes and as a future timber resource following the Current Use plan. Hunting on this parcel would be phenomenal, with deer, turkey, bear and grouse all being native to the forest's ecosystem. You can hike to the property's highest point at about 1500' and snowshoeing and cross-country skiing would be an option in the winter.

The White River is the predominant natural feature of the area with several branches of the river meandering through the valleys and mountains on its way to the Connecticut River. Enjoy canoeing, tubing and fishing from locations along the riverfront just a few miles away. This property offers both incredible privacy while being close enough to shops and I-89. Building an off-grid camp in the woods would provide a base for years of future enjoyment.

ACCESS

To get to the property you turn onto Davis Road just outside of the town of Bethel VT. There is no street sign on the road, but the house at the bottom of Davis Road is 811 Pleasant Steet. (Rte. 12 is also called Pleasant Street). To get to the property, a four wheel drive truck with good clearance is necessary. There are waterbars cut into the road to help facilitate drainage, and these must be driven over very slowly.



Large maple trees keep watch over the forest providing a large part of the mixed hardwood species found within.



The forest is well-stocked with a mix of northern hardwoods, hemlock, and white pine.



Old Stage Road borders the length of this property. The forest is to the left of the road in this photo.

TIMBER RESOURCE

The property is currently FSC-certified, attaining the gold standard for responsible forestry practices. The Forest Stewardship Council (FSC) sets standards for responsible forest management worldwide, and FSC certification ensures that forest products come from responsibly managed forests that provide environmental, social and economic benefits.

The property's forest management plan delineates 2 forest stands. One of the stands has a higher percentage of hemlock which is generally quite old, in excess of 100 years of age. The other forest stand is dominated by maple and this stand also has trees well in excess of 100 years old.

The forest was last harvested in 2020 with small group cuts and thinning conducted. As such, the woods trails have been re-opened creating good walking conditions through the forest.

The property's Current Use plan was updated in 2022, and won't need to be updated for another 8 years. The forest has been on a 20 year thinning cycle so it will be roughly 15 years before the next thinning. Despite the recent silvicultural activity, the forest resource has considerable value. A copy of the forest management plan is available upon request.

TAXES & TITLE

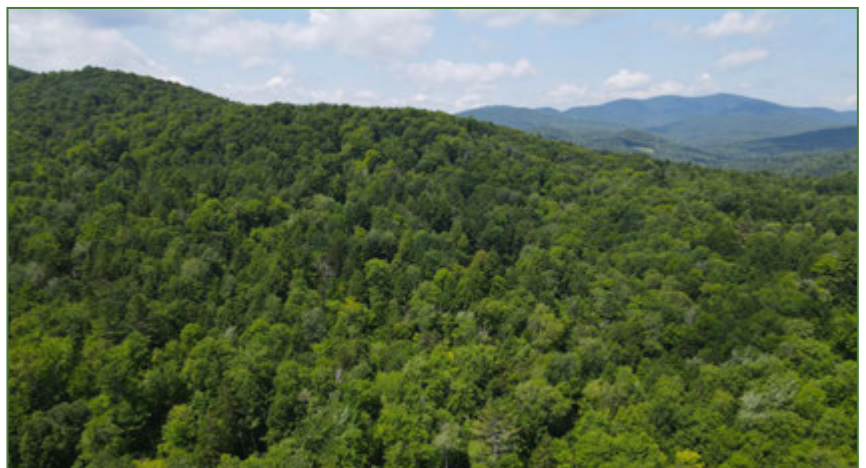
The Warranty Deed is found in Book 104 Page 496 of the Bethel Land Records. The property is enrolled in the Use Value Appraisal (UVA), commonly called Current Use. A copy of the forest management plan is available by request. The taxes for the year 2024 were \$526.24



The lower section of the forest with a clearing in the center of the photo would be an optional build site.



Old Stage Road seen from the clearing at the bottom of the parcel. The forest is on the left side of the road.



Drone photo looking over Old Stage Road Forest with the Green Mountains in the distance.

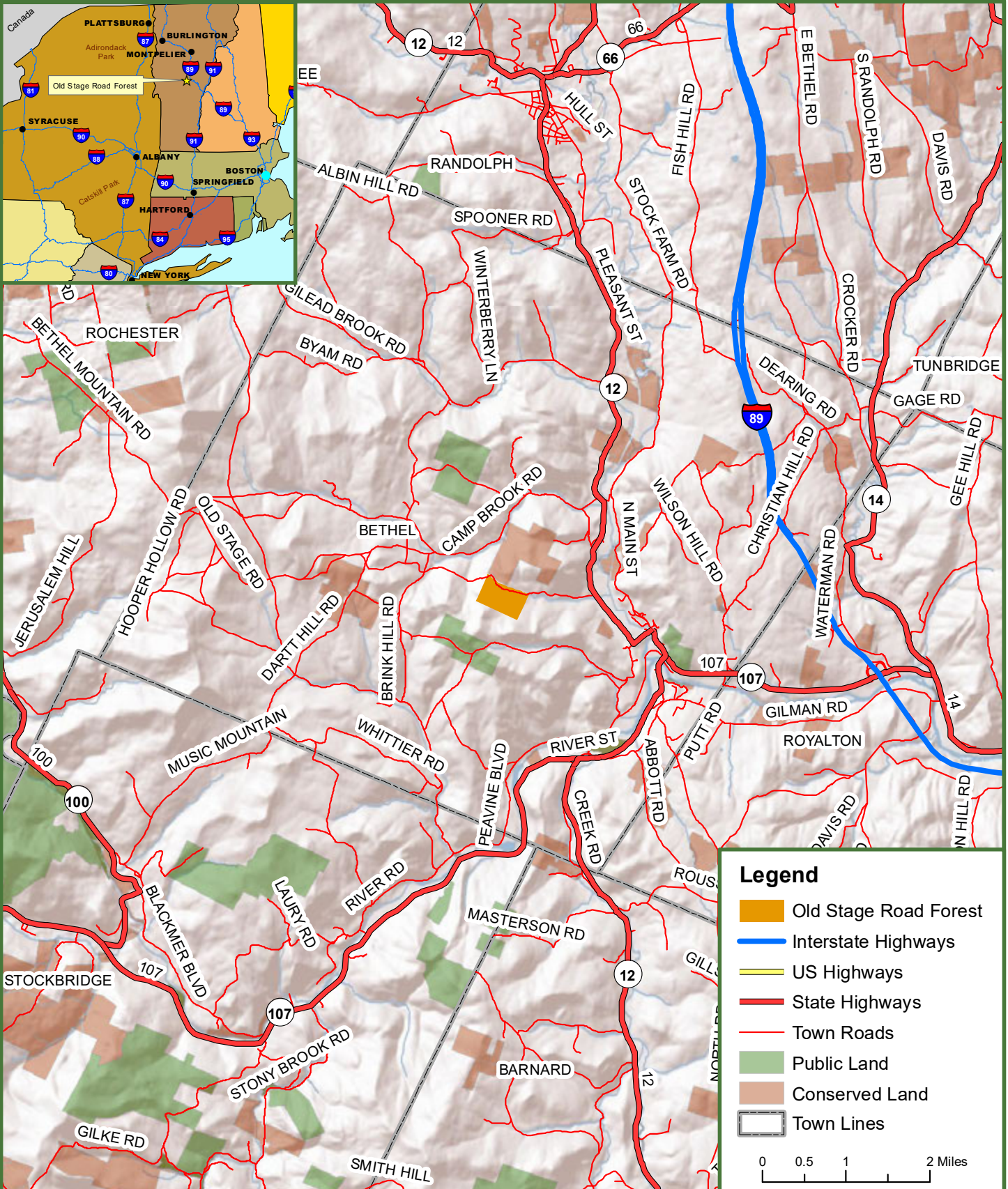
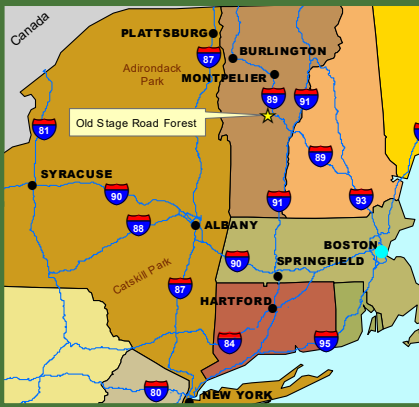


Locus Map

Old Stage Road Forest

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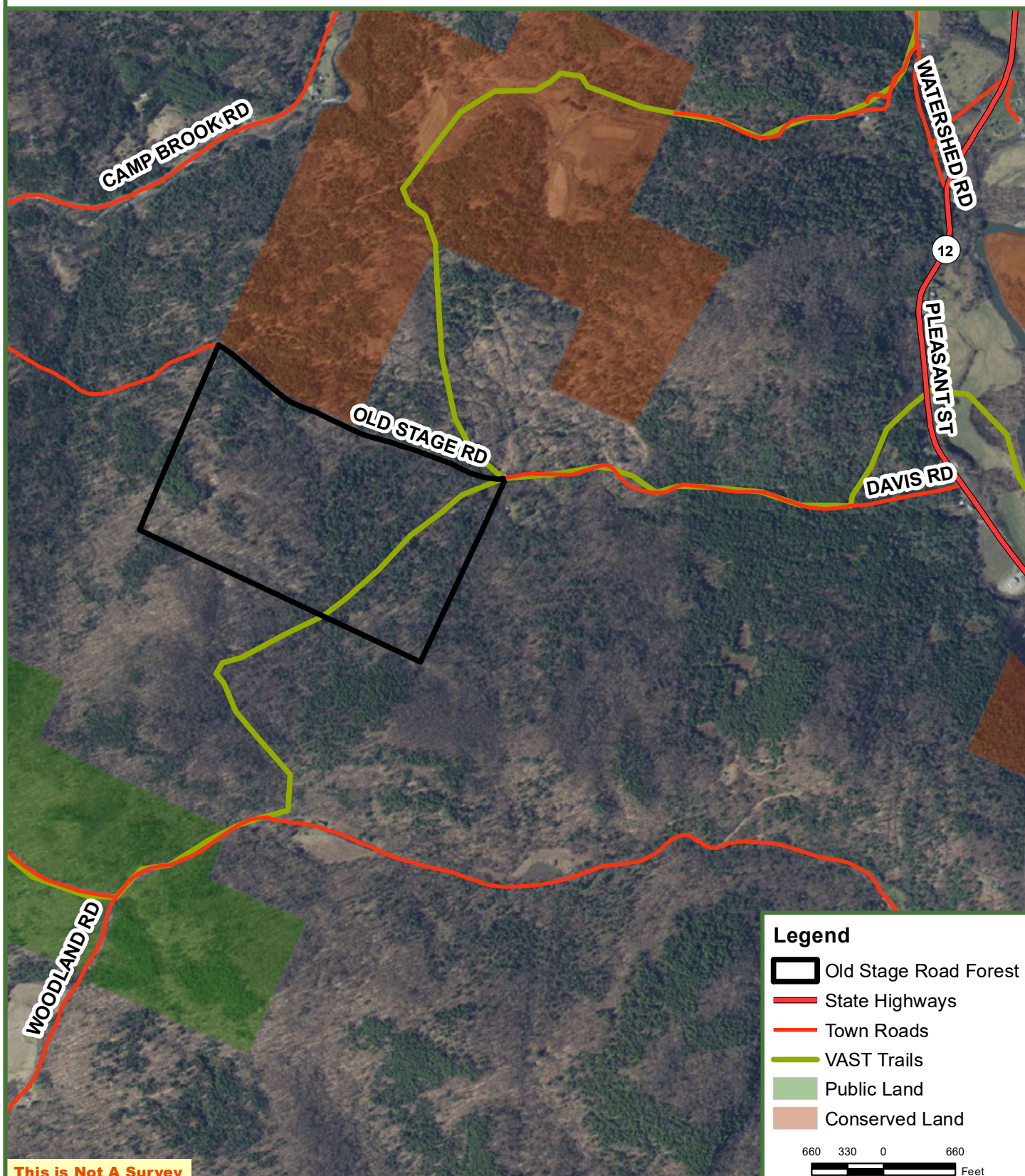
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**Fountains
Land**
AN F&W COMPANY



This is Not A Survey

Map produced from the best available information including UVA map, town tax maps, 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.



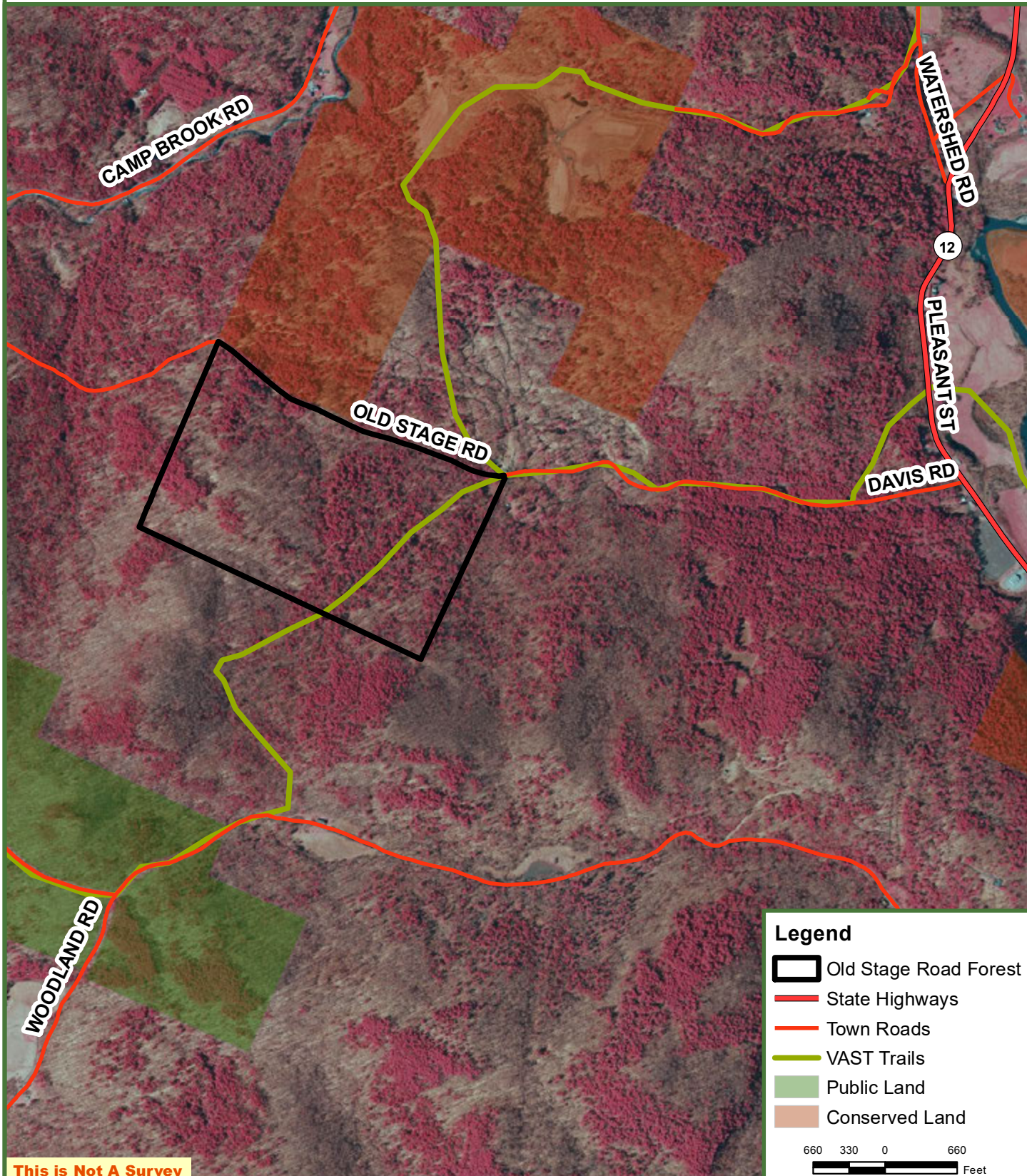
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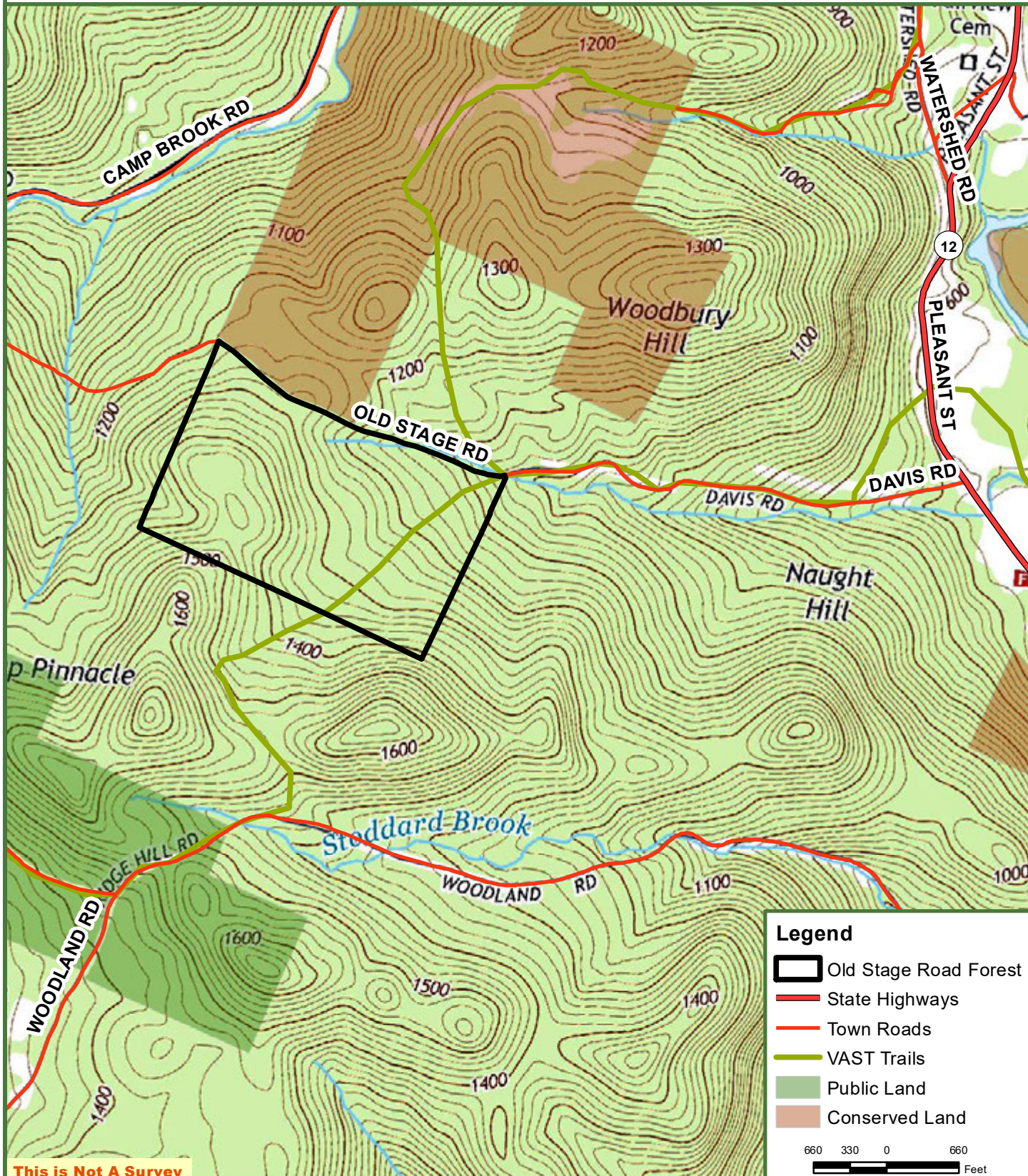


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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 of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] Declined to sign