

BALD MOUNTAIN FOREST

Combining high recreational value with well-managed timber, this large forest also offers an extensive trail network, a wilderness cabin with stunning easterly views, and a home site in a scenic meadow.



***587 GIS Acres
Moretown, Washington County, Vermont***

Price: \$770,000

PROPERTY OVERVIEW

Bald Mountain Forest is a versatile property with potential for: 1) diverse recreation, given the excellent trails, the large acreage and the wilderness cabin; 2) a meadow-sited home near alpine ski areas and the capital city; and 3) conservation of a significant amount of acreage in the heart of Vermont.

Property highlights:

- Ideal home site area that is mostly meadow and has frontage on a small pond as well as direct access to the remaining property.
- Six miles of recreational trails, the main artery of which leads 3 miles to a wilderness cabin with stunning views
- Excellent location near ski resorts, charming Vermont towns, the Green Mountains, and I-89.



The combination of trails, home site and a remote outpost with spectacular views provides a multitude of potential uses for the new ownership.

LOCATION

The property is in a rural setting four miles east of Moretown village and an equal distance to Northfield Falls village. The attractive, peaceful neighborhood is scattered with generally well-maintained homes. Diverse job centers are 20-50 minutes away. In Moretown, there is an elementary school, a well-appointed country store and town offices. In Northfield Falls, there are a series of three covered bridges and a more gourmet/natural foods country store with a deli and bakery.

Moretown and Route 100 provide access to the Mad River Valley where there are attractive shops and restaurants as well as Sugarbush and Mad River Ski Resorts (both a 30 minute drive). Waterbury, the recreational crossroads of Vermont, is a 20 minute drive and is directly on Interstate 89. Northfield Falls is 5 minutes from downtown Northfield, home of Norwich University. Here, there are useful stores and services as well as access to Montpelier, the capital city (20 minutes away). Burlington, Vermont's largest city, is a 45-minute drive to the northwest. Boston is about a 3-hour drive to the southeast.



View from near the cabin of the two local ski areas—Sugarbush and Mad River Glen, both 30 minutes from the property.

ACCESS & BOUNDARIES

The property is on both sides of Devil's Washbowl Road, which runs off of Mountain Road (aka Cox Brook Road), the main thoroughfare between Moretown and Northfield. Devil's Washbowl is a town-maintain town road for about 1,500', which is where the potential home site begins. From here, the road is no longer plowed by the town. Spring through fall, it is navigable by high-clearance vehicles.



Devils' Washbowl Road as it runs by the neighboring home. The property's meadow is in the far upper left.

The meadow and potential area for a home begin at the far end of the pond on the left and continues along the road, around a sharp left corner and straight along the road through the forest for a total of 1,500' of road frontage. The remaining acreage begins at the sharp left turn in the road and runs straight along the road for about 1,300'. With so much road frontage, there are multiple locations for driveways and additional trail heads.

Boundary lines are primarily paint and blazes, some of which are quite old and hard to see. Marking improvements in certain areas are recommended.

TAXES & TITLE

The property is owned by the Kenneth E. Blessing Jr. Revocable Trust. Acquisition of the property was achieved in multiple purchases over the years. Thus, there are many deeds; a complete list is available on request. The property consists of 5 adjacent lots, each with its own deed, including the 10-acre potential home area across the road.



Bird's-eye view of the cabin perched on the shoulder of Bald Mountain.

The ownership holds more acres adjacent to this offering. The town regards all of the ownership's acres as one parcel, identified as Parcel #5B -010.000 and SPAN #408-127-10065. . Because this is a larger holding, accurate tax amounts are not available. However, Fountains Land calculates a ROUGH ESTIMATE of \$5,000/year in taxes for the property.

Of the entire property, 457.1 acres are enrolled in the Use Value Appraisal Program, whereby lower taxes are exchanged for sustainable forest management. The upper elevations of the land are in the program (except for 2 acres around the cabin), while lower elevations and the 10-acre potential home area are not.

SITE DESCRIPTION

The majority of the property, 577 acres to the west of Devil’s Washbowl Road, is forested with a primarily southeastern aspect at the lower elevations and varied aspects higher up where the property drapes over the eastern shoulder of Bald Mountain. Elevations range from 1,480’ along Devil’s Washbowl Road to 2,400’ near the southwest corner of the property, less than 1,000’ from the peak of Bald Mountain, just to the west.

Topography is sloping across the entire property, ranging from moderate to steep. Several intermittent streams flow through the property and a beaver meadow, which is on the property, can be seen from the cabin and almost accessed by a trail. Except for this area of beaver activity, soils are primarily well drained. At the property’s higher elevations, the terrain features bedrock outcrops, representing flanks and minor high points of Bald Mountain.

Most trails on the property were solidly built and include bridges for stream crossings. The trail to the cabin is in excellent shape. Less used trails may need some brush clearing.

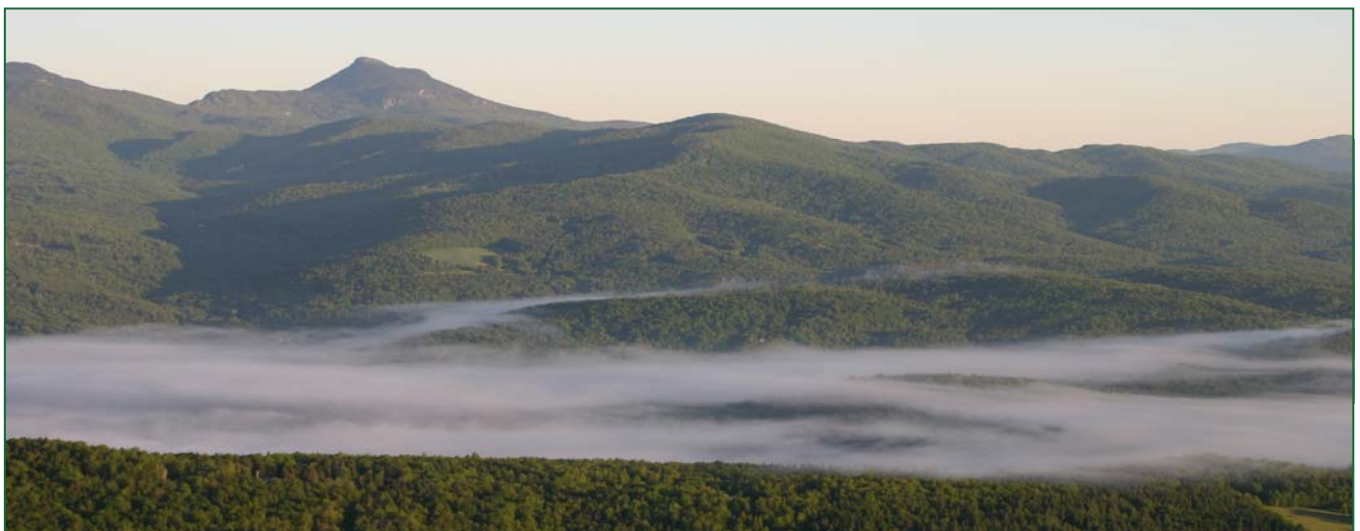
The 10 acres across the road provide an ideal location for a homestead, although other home sites may be discovered elsewhere on the property. The area is mostly meadow with a small amount of forest. The terrain slopes gently to the east with frontage on a small pond at the lowest point. The road creates the northern and eastern boundaries, providing multiple possible driveway locations. No soil tests have been done at this time and power is across the street at the neighboring home.



Miles of recreational trails weave through the property, so one can ski, hike, snowmobile and ride ATVs.



View of the meadow and town road from a possible home site in the property’s meadow.



An early morning, sunrise-kissed view of Camels Hump from a lookout near the cabin.

THE CABIN

Three miles into the property at 2,280' is a remote outpost accessible by foot, ATV or snowmobile. The solidly-built, comfortable, 240 sq ft cabin is 100' beyond the end of the main trail. From the trail terminus, a footpath winds through the woods. Around the last corner, the cabin appears, built as close as possible to the edge of the rocky ledge for maximum views. Facing east, the location looks across the rolling hills of Vermont to the Presidential Range in New Hampshire's White Mountains. On a clear day, Mount Washington is visible.

Inside, the cabin features a vaulted ceiling, many windows and 3 bunks, 2 of which are accessed by a ladder. A built-in table by the windows compliments a rudimentary cooking area with a two-burner propane stove and a dry sink. Heat is provided by a wood stove.

The cabin is a secluded retreat where you can enjoy the property with no one around for miles. Whether it is mid-winter, hunting season or the height of summer, here is where you can peacefully watch the sunrise from the porch, sunbathe on the rocks or relax by the woodstove while the snow gently falls.



The compact cabin on the boundary between forest and rocky ledge.



The cabin is built right to the edge of the bedrock. Here, the land falls away and the views are grand.



Several levels of bunks make the most of the high ceilings.



Enjoy meals or a game of cards at the table by the windows facing the view.

THE FOREST RESOURCE

The ownership first acquired a small amount of acreage in and around the neighboring red house and pond in 1995. Thus, began a quest to acquire as much adjacent land as possible, creating the property that exists today as 5 separate but contiguous lots. Fortunately, the acquired land was held by families who valued long-term stewardship of the forest, resulting in the property's current diverse and high-quality timber resource. On the lower-to-mid slopes, no forestry activity has occurred in 30 or more years. Higher up in elevation, some cutting was done just after the Great Ice Storm of 1998.

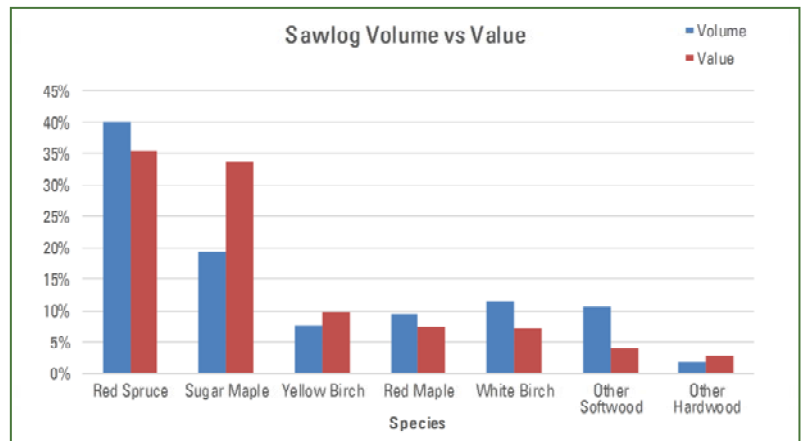
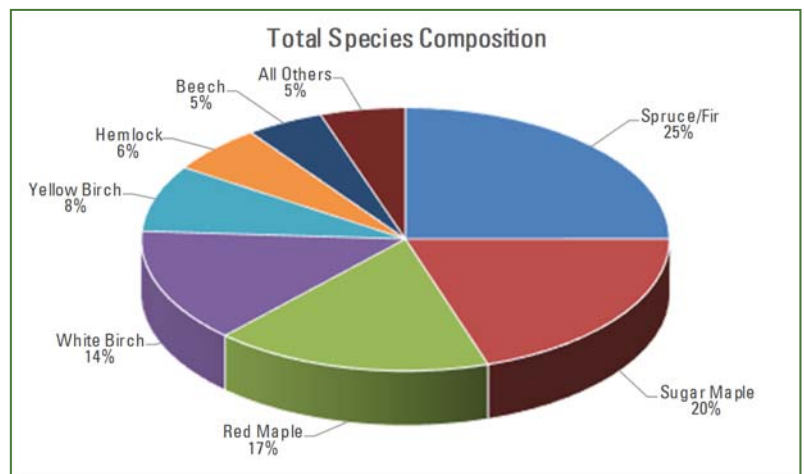


Northern hardwood stand dominated by sugar maple situated mid-slope along the main hiking trail.

The timber data represented in this report is from the inventory data used to create the ownership's 2011 forest management plan (adjusted for revised boundary configuration and growth). Volumes are 4.3 MBF/acre and 23 cords/acre (32 total cords/acre), producing a property-wide Capital Timber Value (CTV) of \$391,300 (\$674/total acre). Sugar maple, red spruce and yellow birch sawlogs account for much of the standing timber value.

The species composition is quite diverse given the wide range of ecological sites that cover the property; from early successional species on the lower slopes to semi montane spruce/fir/birch stands along the higher elevations.

While the forest resource can be a considerable income source as the timber matures, it also offers a high aesthetic appeal, rounding out the land's recreational value.



Fountains Land Inc. 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.

TIMBER VALUATION



Bald Mountain Tract

Timber Valuation

Prepared By

F&W FORESTRY SERVICES, INCORPORATED

Moretown, Vermont
February 2019

581 Acres
581 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
Sawtimber - MBF (International 1/4")					
Sugar Maple	315	275.00	375.00	325.00	102,500
Red Spruce	992	80.00	140.00	100.00	99,200
Yellow Birch	148	150.00	275.00	200.00	29,600
Red Maple	164	75.00	175.00	125.00	20,500
Sugar Maple Pallet	162	50.00	100.00	70.00	11,300
White Birch	186	50.00	100.00	60.00	11,200
White Birch Veneer	18	500.00	700.00	600.00	10,900
White Ash	31	175.00	300.00	250.00	7,800
Hemlock	205	25.00	50.00	35.00	7,200
Hardwood Pallet	159	25.00	50.00	40.00	6,400
White Pine	43	100.00	145.00	120.00	5,200
Yellow Birch Pallet	43	30.00	70.00	50.00	2,200
Black Cherry	8	200.00	275.00	225.00	1,800
White Pine Pallet	11	10.00	50.00	25.00	300
Pulpwood - Cords					
Hardwood	6,674	6.00	16.00	8.00	53,400
Pine	4,801	2.00	8.00	3.00	14,400
Spruce/Fir	1,455	2.00	8.00	4.00	5,800
Hemlock	406	2.00	8.00	4.00	1,600

Totals			
Sawtimber Total	2,485 MBF		\$316,100
Sawtimber Per Acre	4.278 MBF		\$544
Sawtimber Per Comm. Acre	4.278 MBF		\$544
Cordwood Total	13,336 Cords		\$75,200
Cordwood Per Acre	23.0 Cords		\$129
Cordwood Per Comm. Acre	23.0 Cords		\$129
Total Per Acre			\$674

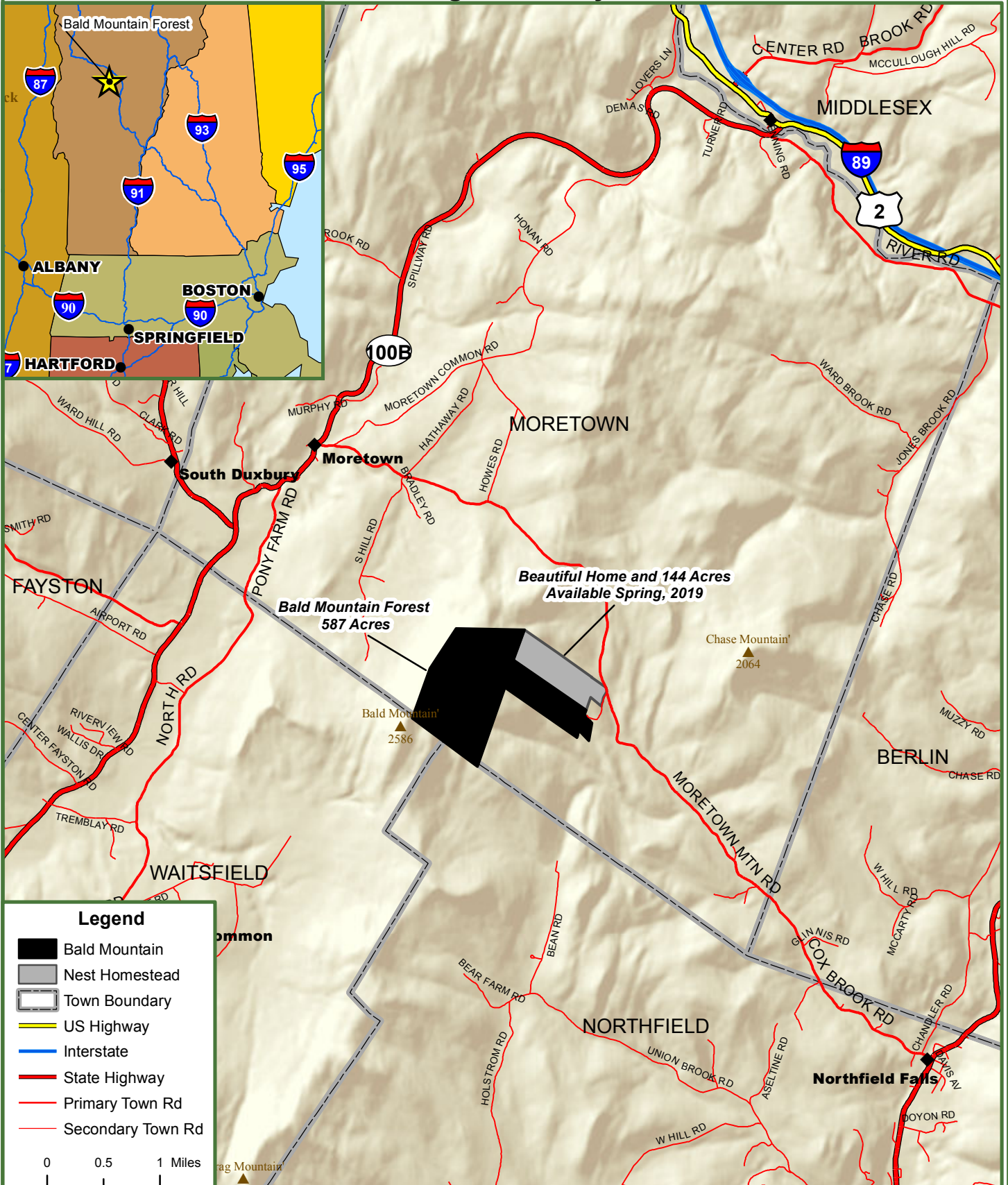
Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
		\$347,000	\$482,000

BASED ON Summer 2011 TIMBER INVENTORY BY F&W FORESTRY SERVICES (125 Points on 450'X450' Grid using 10 Factor Prism)
 Volumes grown forward 7 years using average FIA data for Washington and surrounding counties
 The volumes and values reflect estimated total capital value of merchantable timber.
 The cruise resulted in a statistical error of ±14.1% for sawlog products and ±8.0% for all products combined at the 95% Confidence Level
 The volumes and values are not a liquidation value.
 Prices are averages for the area and are adjusted to reflect, access, quality and operability of the site.

Locus Map Bald Mountain Forest

587 GIS Acres

Moretown, Washington County, Vermont



Legend

- Bald Mountain
- Nest Homestead
- Town Boundary
- US Highway
- Interstate
- State Highway
- Primary Town Rd
- Secondary Town Rd

0 0.5 1 Miles

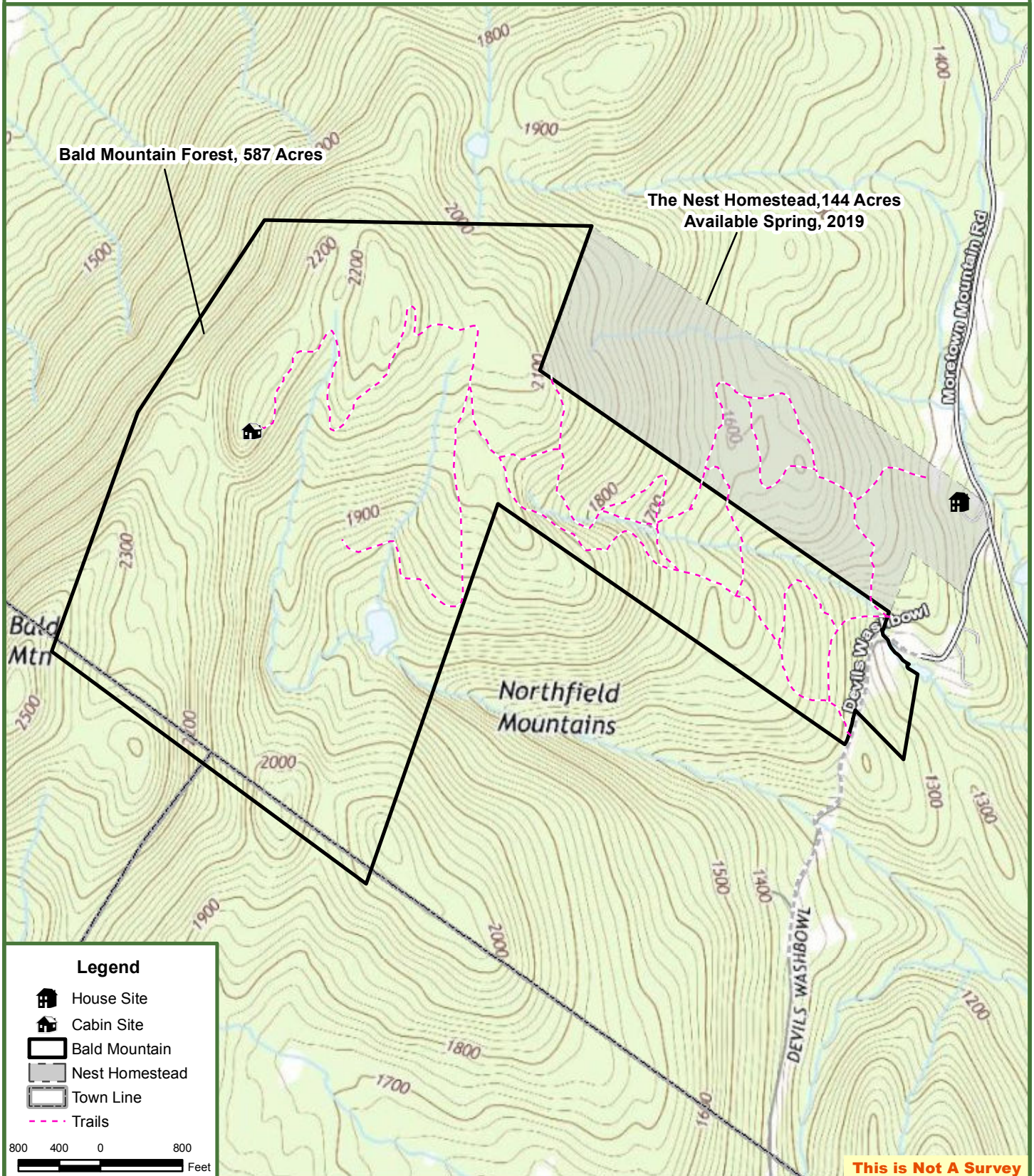


Bald Mountain Forest

587 GIS Acres
Moretown, Washington County, Vermont



**Fountains
Land**
AN F&W COMPANY

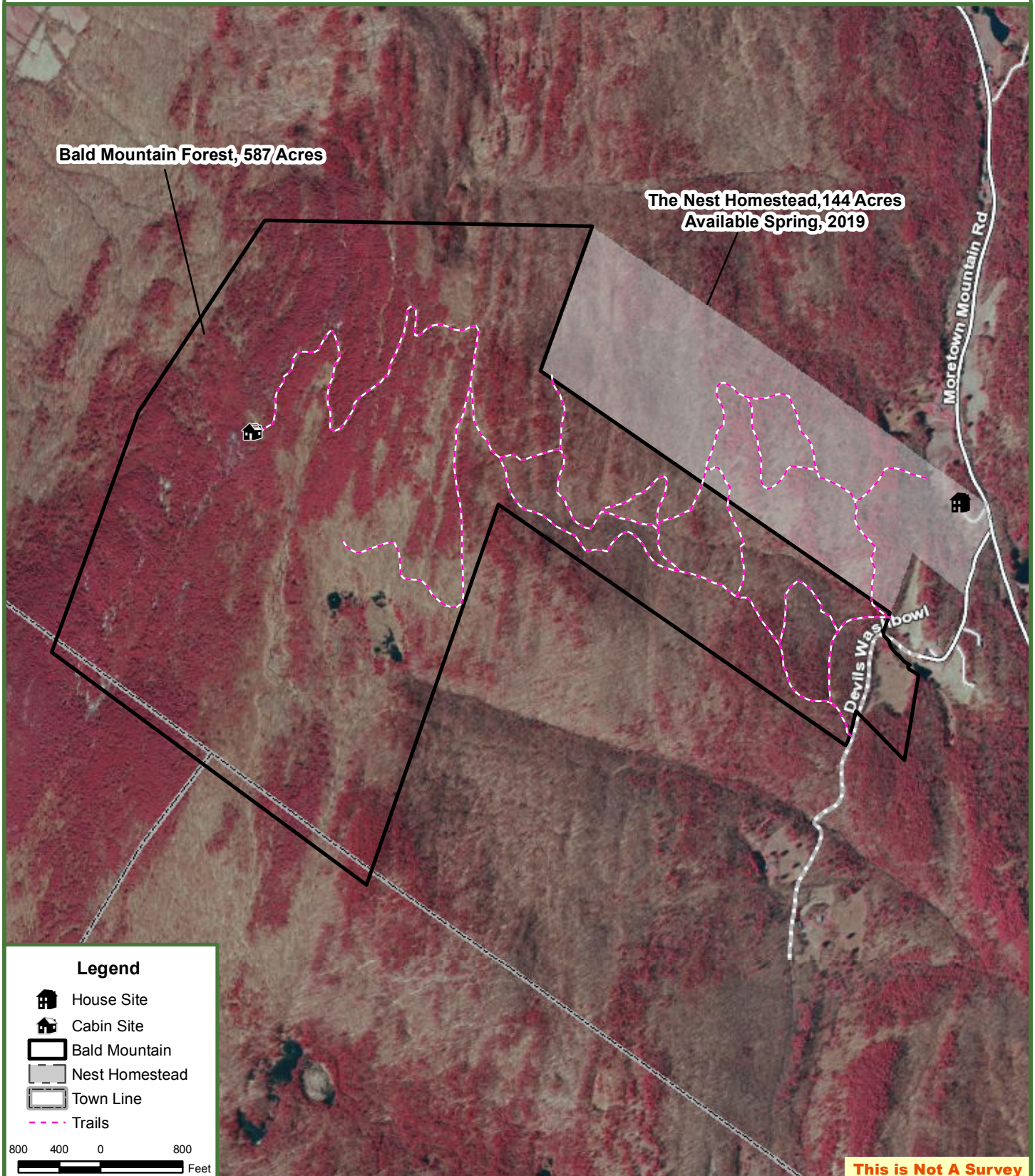


Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location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



Bald Mountain Forest

587 GIS Acres
Moretown, Washington County, Vermont



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



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 Inc
Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Alisa Darmstadt
Printed Name of Agent Signing Below

[] Declined to sign

Signature of Agent of the Brokerage Firm

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign