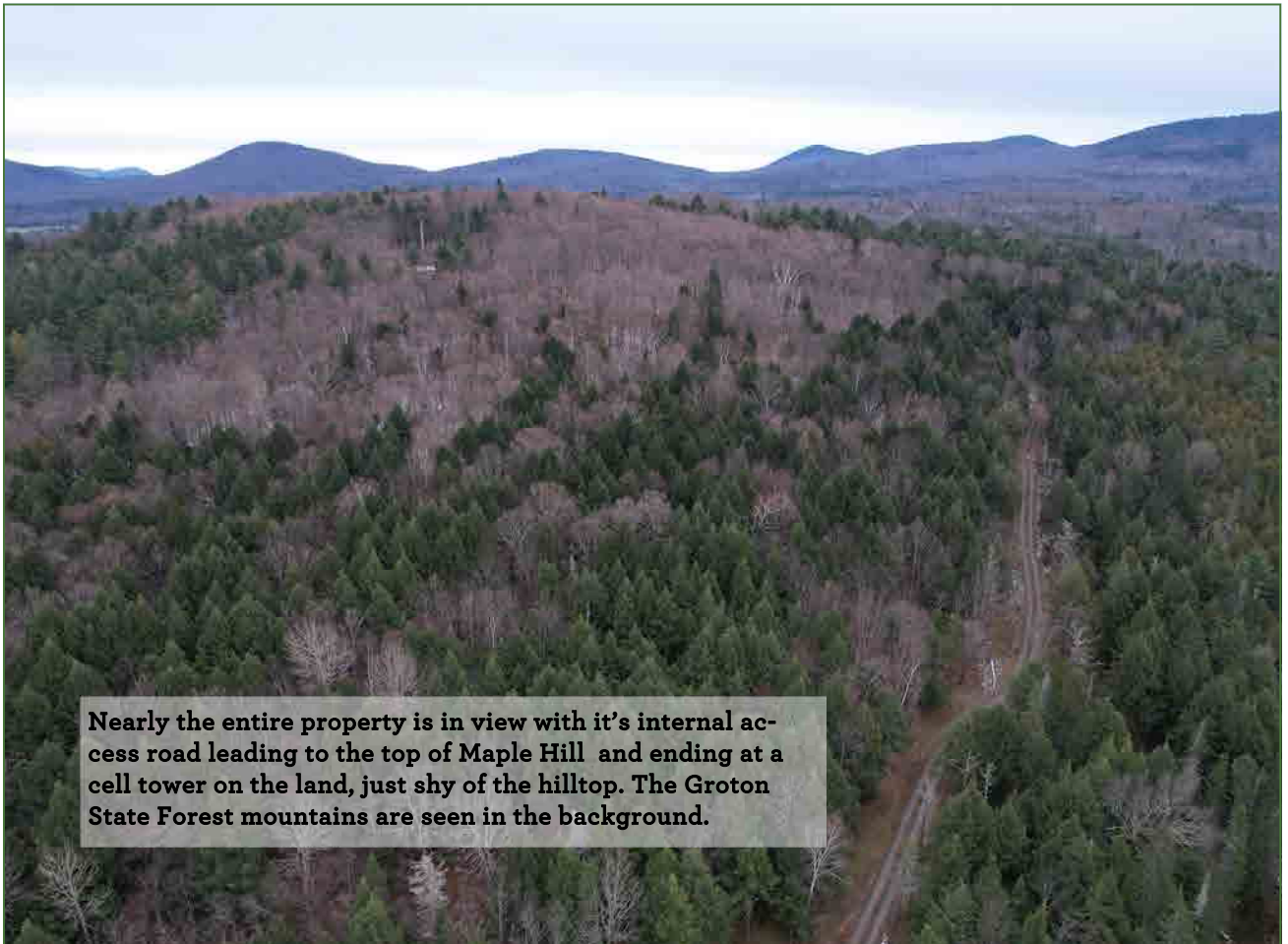


MAPLE HILL PARCEL

Located near the top of Maple Hill, the land offers an immediate, private homesite option with short commute to Montpelier, Vermont.



Nearly the entire property is in view with it's internal access road leading to the top of Maple Hill and ending at a cell tower on the land, just shy of the hilltop. The Groton State Forest mountains are seen in the background.

***31.5 Surveyed Acres
Plainfield, Washington County, Vermont***

Price: \$155,000

OVERVIEW

The property is ideally suited for development of a family homesite where an existing graveled road with buried electric run to a potential homesite. The land's high elevation offers long views to the west with tree clearing. Easily accessible with short commutes to Plainfield Village and Montpelier, the location benefits from a quiet area with limited road noise.

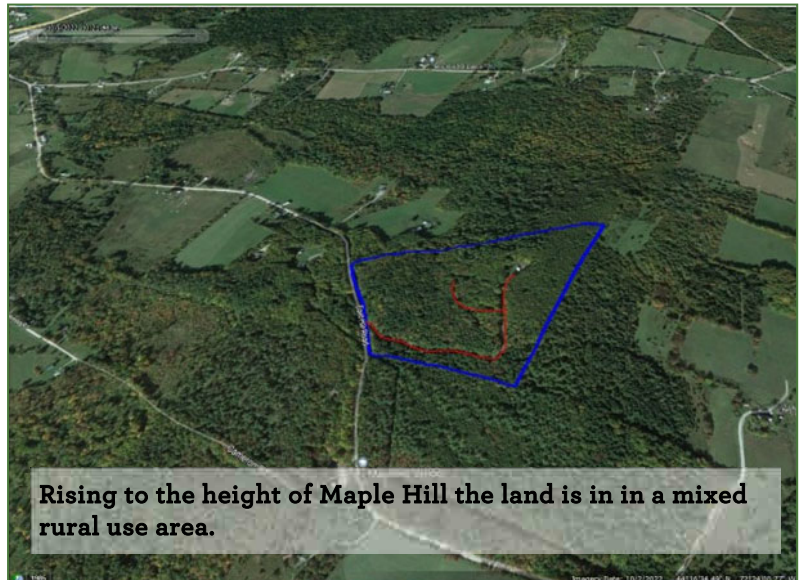
LOCATION

The land is located in the rural town of Plainfield, a bedroom community to the nearby Barre-Montpelier Cities. The area is a working landscape of family farms, managed forests, public lands and small villages. This region's land use is nearly evenly divided between farm and forestland, with homes semi-widely scattered. The 26,000-acre Groton State Forest occupies the eastern end of the town, with the Spruce Mountain Trailhead 3 miles to the east. The capital city, Montpelier, with an enticing array of amenities, is 11 miles to the southwest, with Barre's downtown along the way. Plainfield Village (less than 2 miles to the west) offers a restaurant, health center, grocery store, opera house, and book store. The golf course, open to the public, is at the Country Club of Barre, 5 miles to the west, with the East Hill Farm Riding Center 2 miles to the south. Boston, Massachusetts, is a 3-hour drive to the southeast.

ACCESS

Access can be considered excellent with +/-835' of frontage along East Hill Road, a town-maintained, graveled road, with electric power and telephone services roadside.

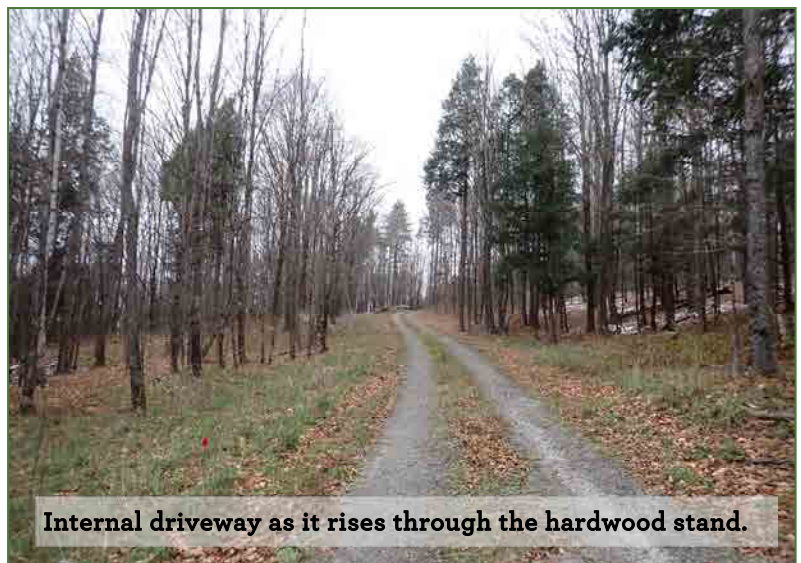
A high quality driveway enters the land from East Hill Road and proceeds 1,500' to near the height of land. This gated road currently accesses the cell tower on the land but also serves as the perfect driveway to the potential homesite. Electric power is buried along this road facilitating a low cost electric option for the homesite.



Rising to the height of Maple Hill the land is in a mixed rural use area.



Junctions of East Hill Road & property driveway.



Internal driveway as it rises through the hardwood stand.

SITE DESCRIPTION

The land's relatively high elevation provides attractive, potentially long views to the west of the Worcester Range, Paine Mountain and the Green Mountains. The height of elevation is 1,580', occupying part of the top of Maple Hill, with the potential homesite just below this elevation, creating the view potential.

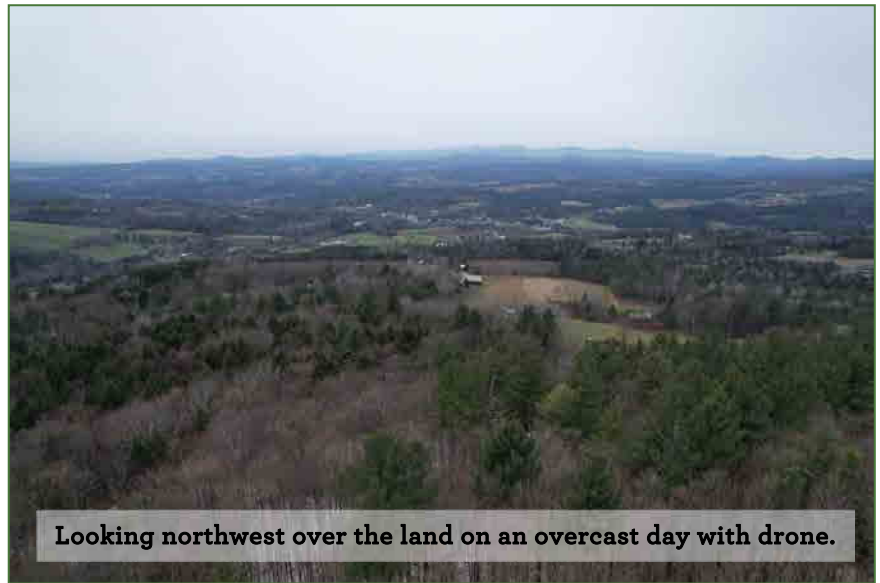
The land can be considered gently sloping with some steeper terrain in a few areas. The land along the town road represents the low point whose elevation is 1,320'. From here, terrain consistently rises to the east and to the top of Maple Hill.

Soils can be considered well drained and productive. Given the relatively high elevation, no year-round streams are on the land.

Various old stone walls run through the forestland. The entire property is forested with the exception of the access road, the cell tower foot print and a small clearing near the cell tower.

The land has NOT been tested and approved for septic use however soil conditions indicate the soils will likely support a septic system. The buyer should retain a soil engineer to determine if a septic can be designed for the buyers intended property uses.

A cell tower is located on the property near the height of land, at the end of the driveway. The property is subject to an existing cell tower lease and its related access and utility easements. Any rent derived from the cell tower lease shall not convey to the buyer as those rights will be reserved by the seller or conveyed to the cell tower tenant or a 3rd party through an easement and assignment of lease.



Looking northwest over the land on an overcast day with drone.



Level terrain in the hardwood stand near the top of Maple Hill.



Cell tower located at the end of the access road.

FOREST RESOURCE

Forest aesthetics for the property can be considered excellent given the older age classes that exist whose high, dense canopies have created limited regeneration and plant growth in the understory making it easy to walk and see long distances.

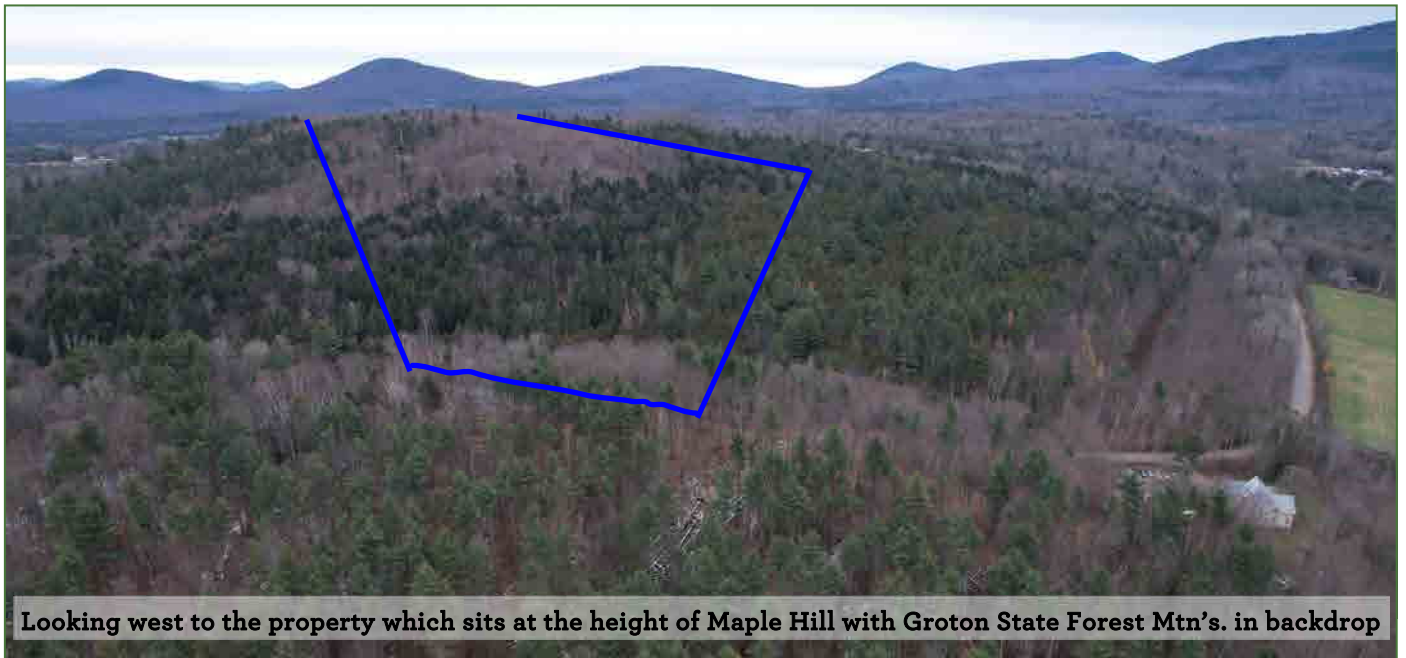
The forest resource can be divided into two stand types, Stand 1 is on the lower slopes and is a dense hemlock stand which is +/- 90 years of age. The stand appears to be part of a deer-yard providing important white-tailed deer habitat in the winter months. Stand 1 is a hardwood area on the mid and upper slopes where sugar maple is the dominant species. The stand age is about 60 years old however scattered 150 year old legacy trees exist. A forest management plan is available upon request.



Dense, mature hemlock stand with limited ground cover.

TITLE & TAXES

The property is owned by Genesis Plainfield VT, LLC whose deed is recorded in the Plainfield Town Clerk's Office in Book 76, Pages 276-267. Annual property taxes are +/- \$1,800. Except for .92 acres surrounding the cell tower, the entire property is enrolled in the State of Vermont's Use Value Appraisal (UVA) program, also known as Current Use. The UVA program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses. The management plan date is 2023.



Looking west to the property which sits at the height of Maple Hill with Groton State Forest Mtn's. in backdrop

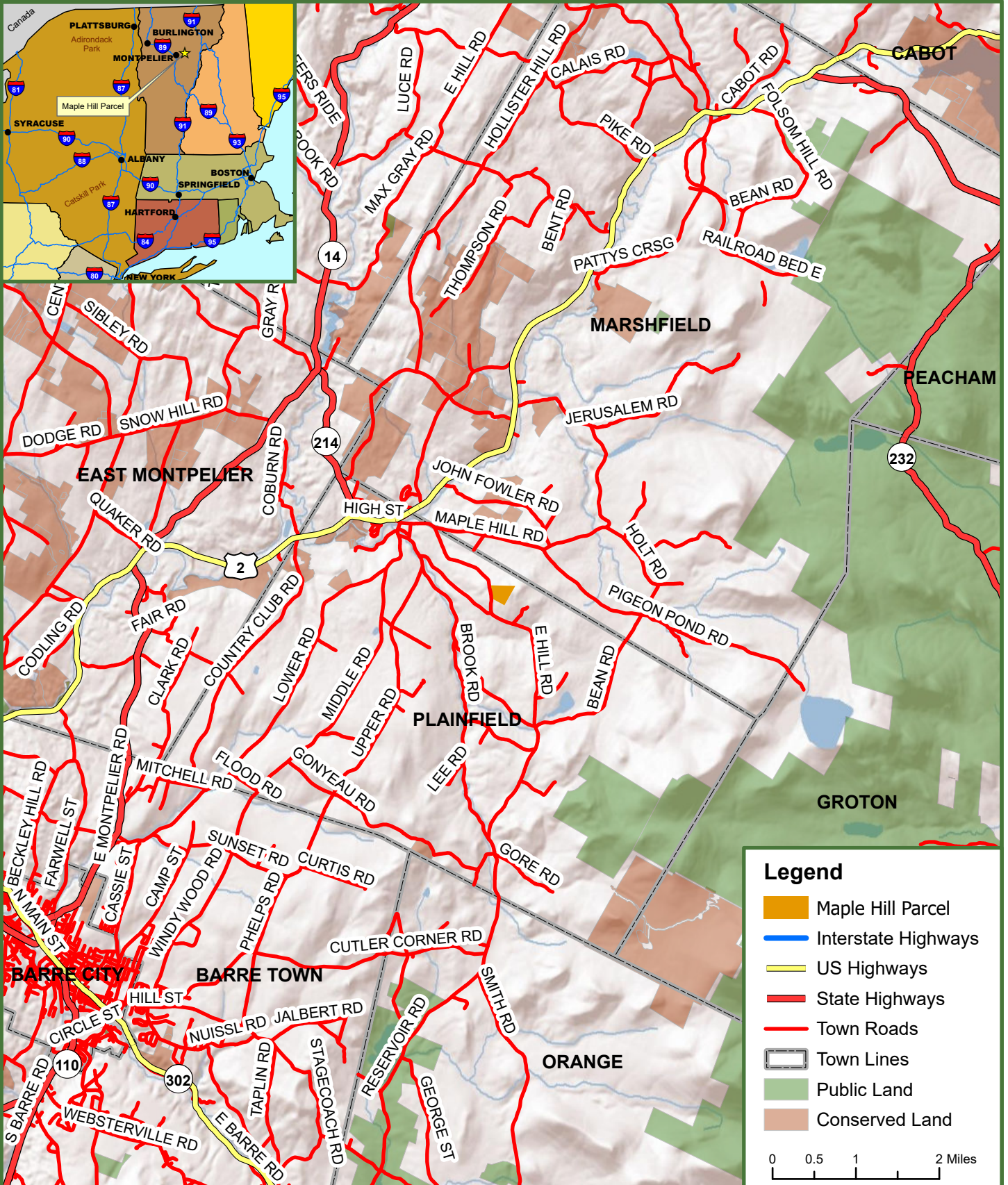
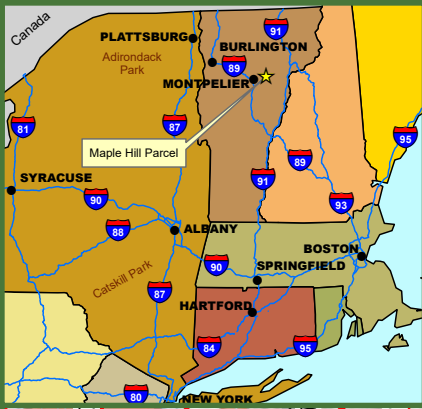
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given 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

Maple Hill Parcel

31.5 Survey Acres
Plainfield, Washington County, Vermont



Legend

- Maple Hill Parcel
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Town Lines
- Public Land
- Conserved Land

0 0.5 1 2 Miles

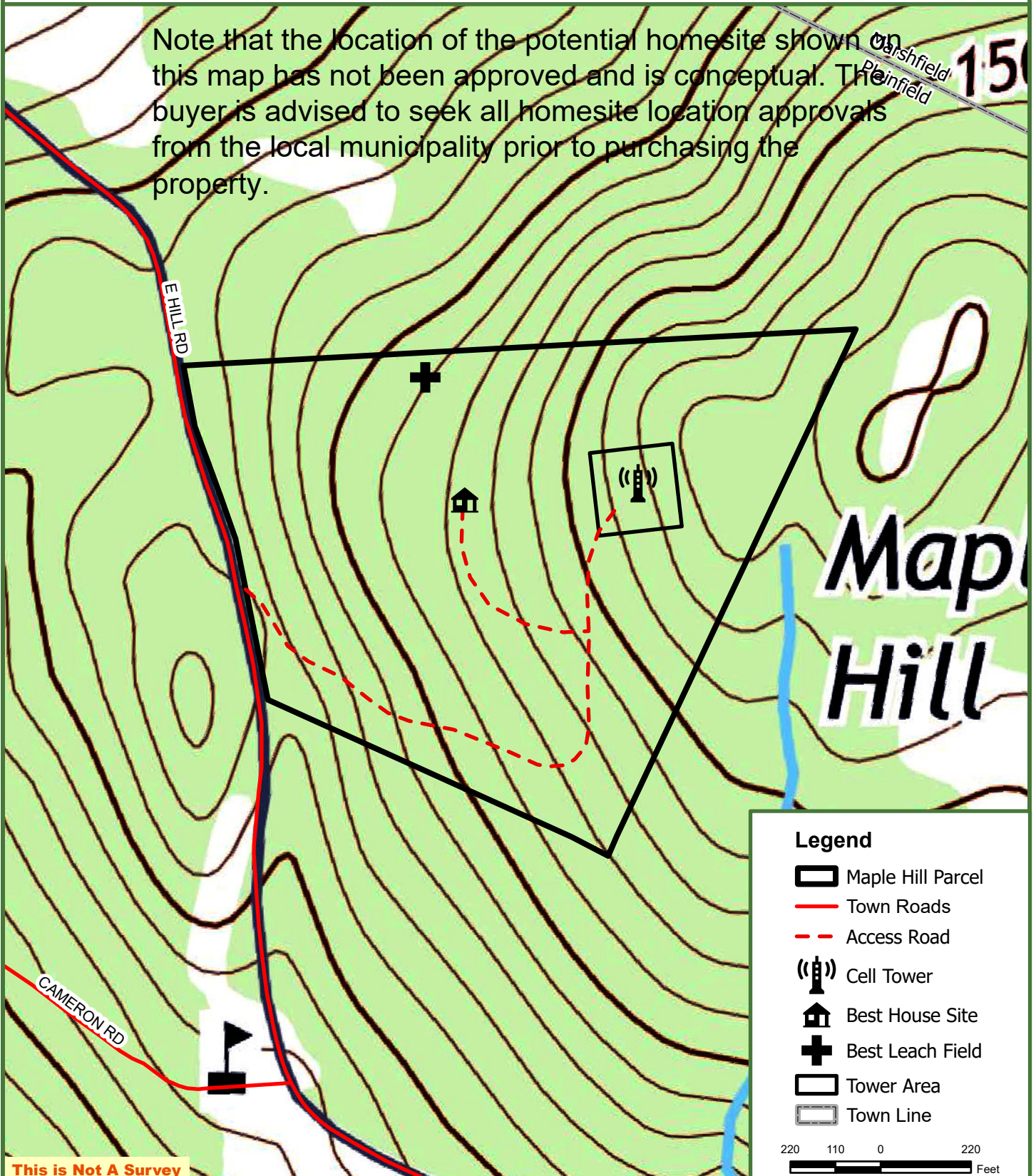


Maple Hill Parcel

31.5 Survey Acres
Plainfield, Washington County, Vermont



Note that the location of the potential homesite shown on this map has not been approved and is conceptual. The buyer is advised to seek all homesite location approvals from the local municipality prior to purchasing the property.



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.

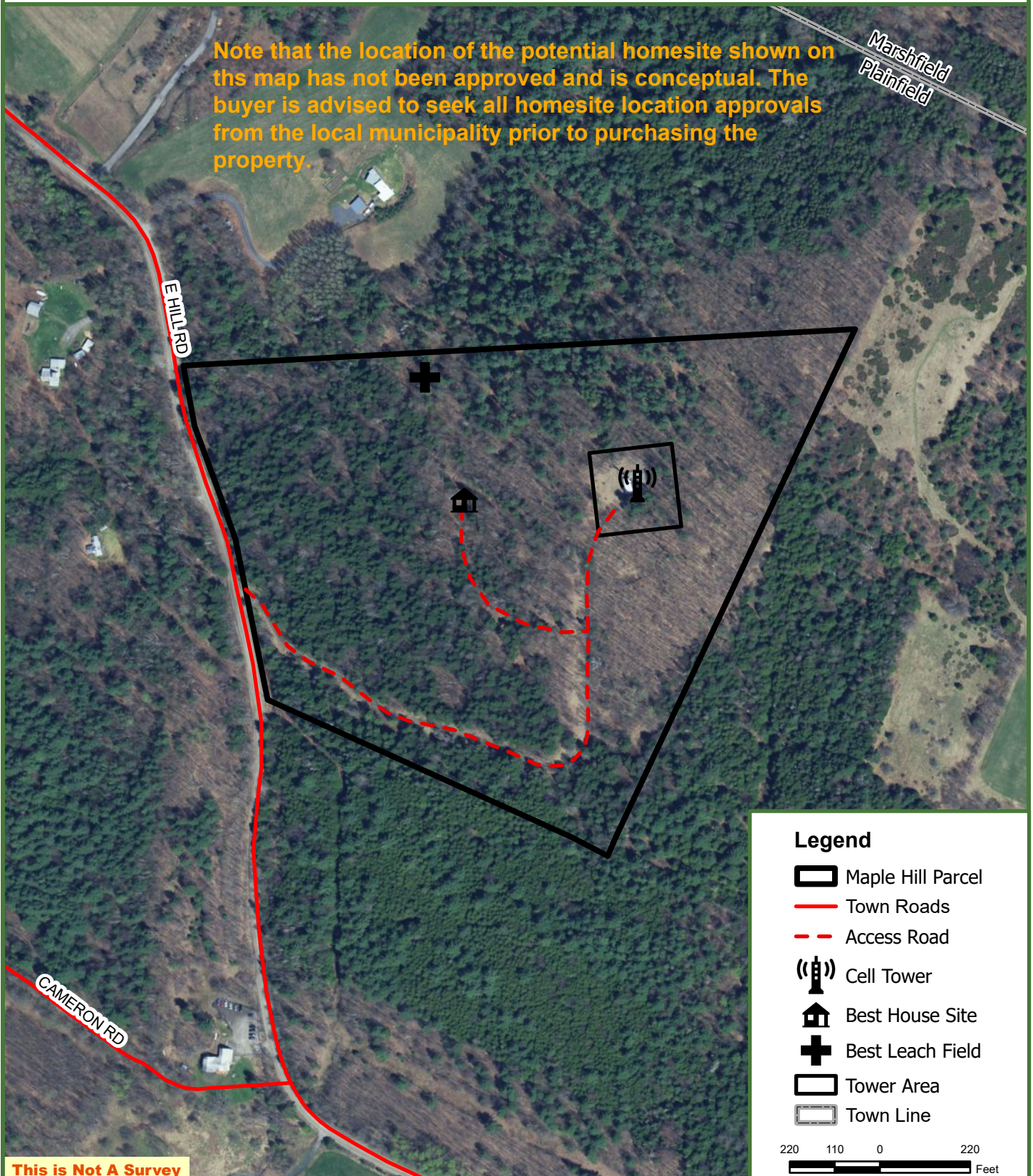


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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:

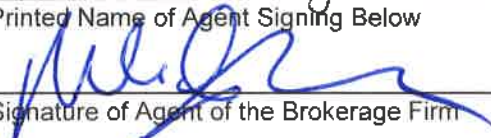
Printed Name of Consumer

Fountains Land
Printed Name of Real Estate Brokerage Firm

Signature of Consumer Date
[] Declined to sign

Michael Tragner
Printed Name of Agent Signing Below

Printed Name of Consumer


Signature of Agent of the Brokerage Firm Date

Signature of Consumer Date
[] Declined to sign