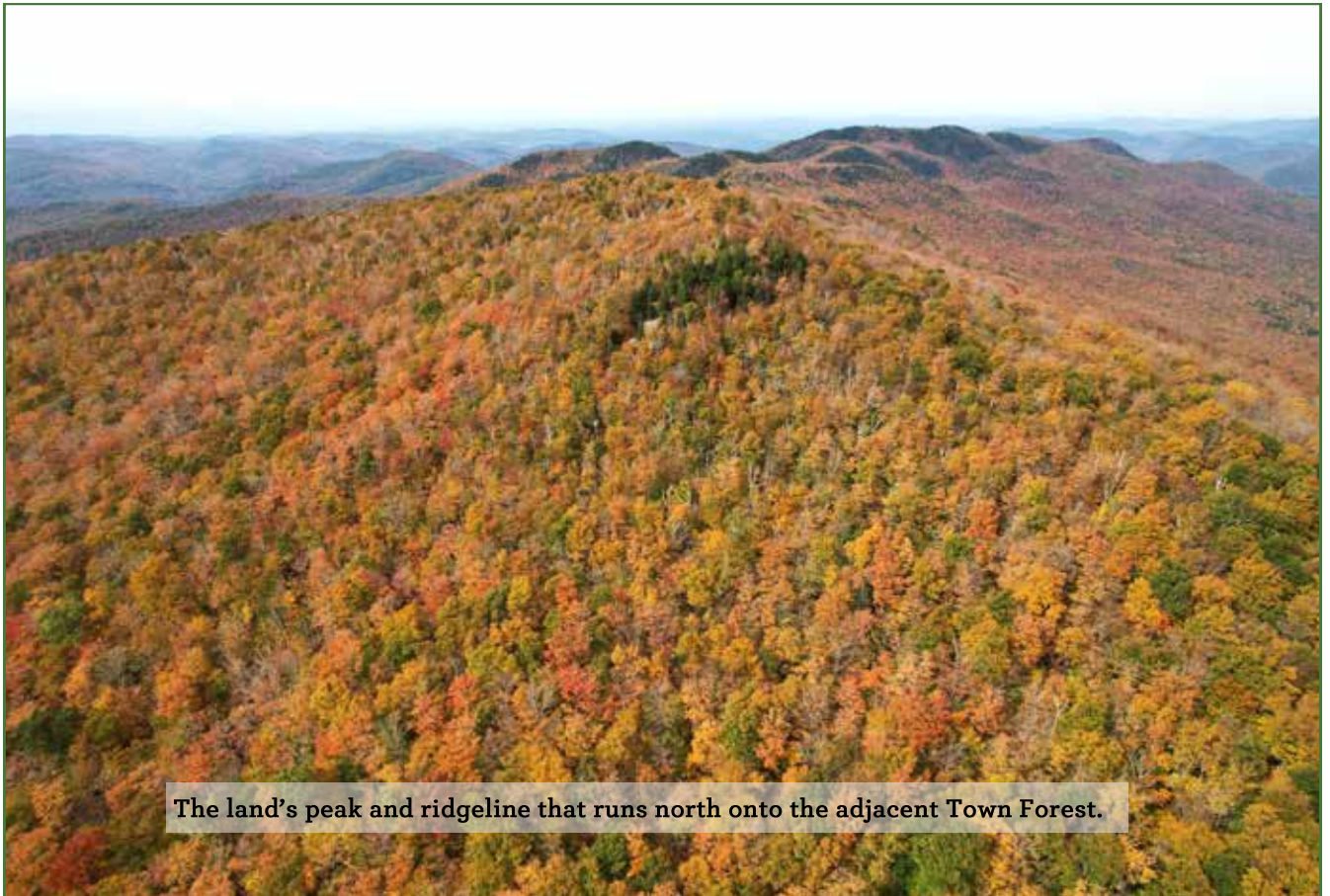


HUNTINGTON PEAK FOREST

An attractive managed forest is sharing mutual boundaries with Camel's Hump State Park & Huntington Town Forest that includes miles of groomed Nordic ski trails on the land, a high-elevation mountain peak, and existing camps.



The land's peak and ridgeline that runs north onto the adjacent Town Forest.

*267± Tax Acres
Huntington, Chittenden County, Vermont*

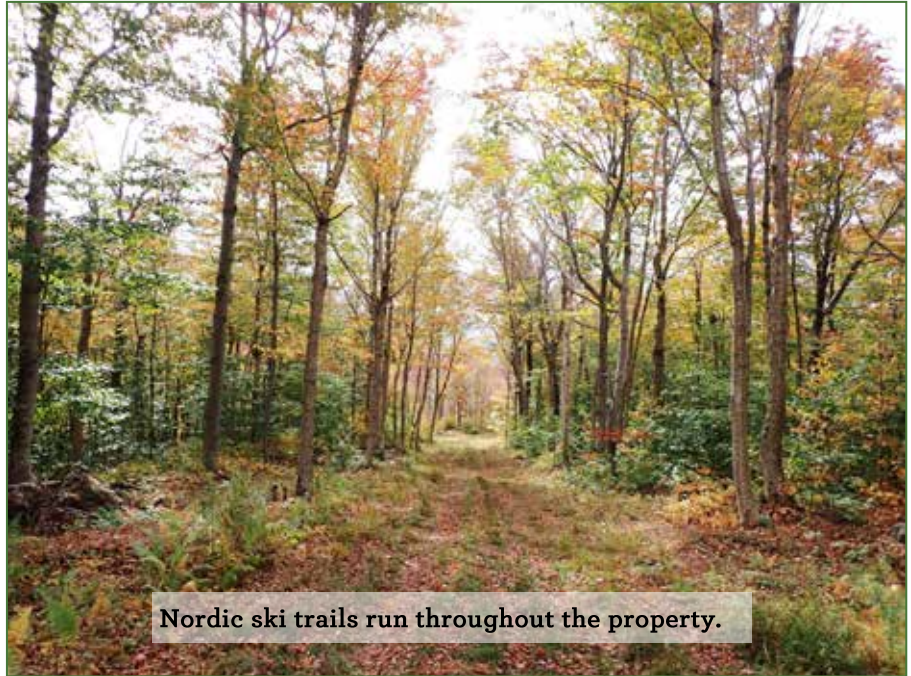
Price: \$486,000

PROPERTY OVERVIEW

The land's highest and best use is variable including as a significant recreational parcel, long-term timber investment, and conservation, the latter given its juxtaposition to State Park and Town Forest.

Property highlights include:

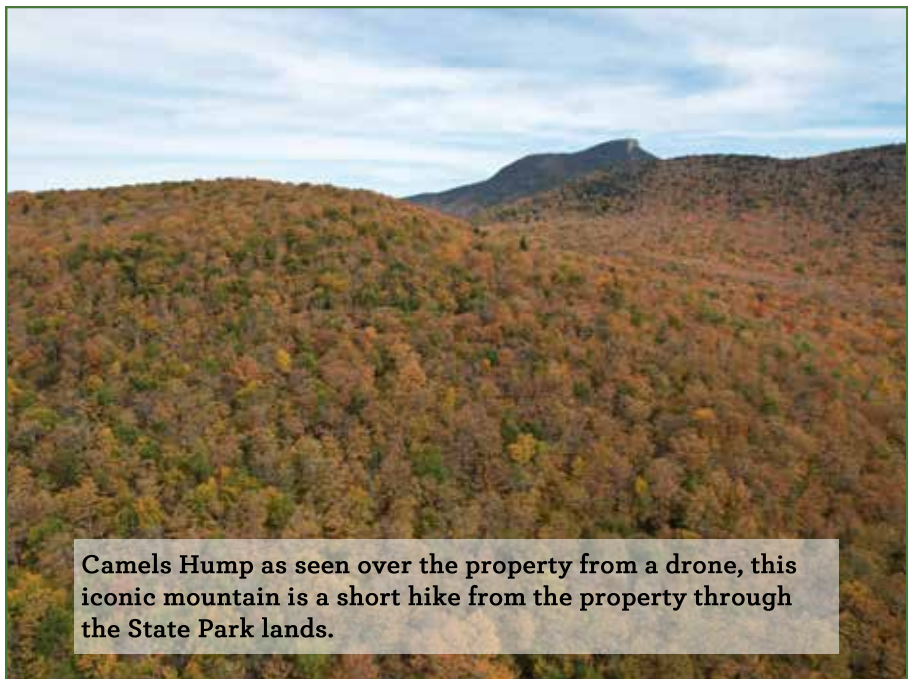
- Aesthetically attractive forest stands with a standing timber value of \$277,200.
- Scenic landscape that includes a significant peak and long ridgeline that falls onto the adjoining Town Forest.
- Adjacent to Camels Hump State Park.
- Three camp leases covering annual tax burden.
- Groomed Nordic ski trails throughout the property.



Nordic ski trails run throughout the property.

LOCATION

The property is located in north-central Vermont, within the northern portion of Huntington township. Huntington Village is a small hamlet roughly 3.6 miles to the west, a landscape consisting of widely scattered homes, abundant forestland, and small farms along the Huntington River and other valleys. The land sits on the upper western slopes of the Green Mountain Range and is adjacent to the 21,258 acre Camels Hump State Park. Camels Hump Mountain is tied with Mountain Ellen as Vermont's third tallest peak, behind Mount Mansfield and Killington.



Camels Hump as seen over the property from a drone, this iconic mountain is a short hike from the property through the State Park lands.

This iconic peak is visible from the land as it's only a 1.65 mile hike through the woods to the peak or a 6.3 mile drive to the Burrows Trailhead. Additionally, the Huntington Town Forest shares a mutual boundary with the land's northern border.

Camel's Hump Nordic Ski Area is a volunteer, non-profit organization (some of its trails are on the property) offering upland skiing with over 35 miles of wooded and open trails covering more than 1500 acres of private and public lands "in the shadow of Camel's Hump." The CHNSA website is www.camelshumpskiers.org. The site is 25 miles from Burlington, Vermont's largest city, and 10 miles from the Richmond Exit on I-89. To the north, Bolton Valley Ski Area is about a 30-minute drive, while Stowe Mountain Resort is slightly under an hour. Boston is a 3.25 hour drive to the southeast.

ACCESS

Access to the land is provided by the private Poole Drive road. Once on the land, this road continues 2,800' to State Land, then continues 1,700' across State Land before re-entering the property. The road then proceeds another 600' to a clearing at the forest's eastern end.

Along the main internal road, a spur road heads north on the western side of the Peak for 1,100' to a camp. These roads provide good access to high clearance vehicles during the spring, summer and fall months. Many woods/ski trails run off the main road system, accessing all of the lower slopes (see maps for location of roads and ski trails).

Directions - from the junctions of Handy & Bert White Roads, head 0.4 miles on Bert White Road to Stagecoach Road, then 0.5 miles along Stagecoach Road to Poole Drive, then southerly along Poole Drive 0.4 miles to the property boundary.

SITE DESCRIPTION

Aside from its timber investment attributes, the land represents an excellent site to pursue year-round recreational activities, whether winter Nordic skiing or summer/fall hiking. The existing camps help off-set annual taxes while other sites on the property offers a new camp build option.

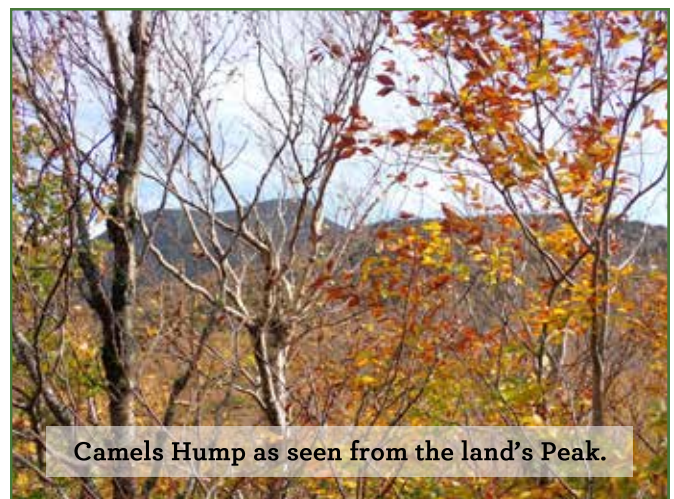
The topography is characterized by a significant unnamed peak in the north-central portion of the property, whose northern ridge extends across the entire length of the adjoining Town Forest lands. The flat top and steep upper slopes of this peak comprise +/-50% of the area of the property, with the balance being more gradual slopes in the east and west. The peak (and some of its steeper slopes) are an attractive hiking destination with rock out-crops, patches of long views where the canopy is broken, and in spots semi-alpine characteristics.

Soil quality ranges from fair to excellent. Very productive woodland soils are located in the eastern and western portions of the property on the gentle to moderate slopes. These are moderately well-drained soils with a high potential for forest productivity. The best soils are found along the toe of steep slopes in the western area. Nearly pure sugar maple stands are found on these soils. Rich site indicator plants, such as maidenhair fern, wild leeks, and blue cohosh, are common.

Small unnamed streams drain the eastern portion of the property. These streams are tributaries of Brush Brook, which in turn is a tributary of the Huntington River. Elevations range from about 1,560' above sea level in the southwestern corner of the property to 2,480' at the top of the unnamed peak.



Internal access road.



Camels Hump as seen from the land's Peak.



The eastern slopes including some ridgeline.

TIMBER RESOURCE

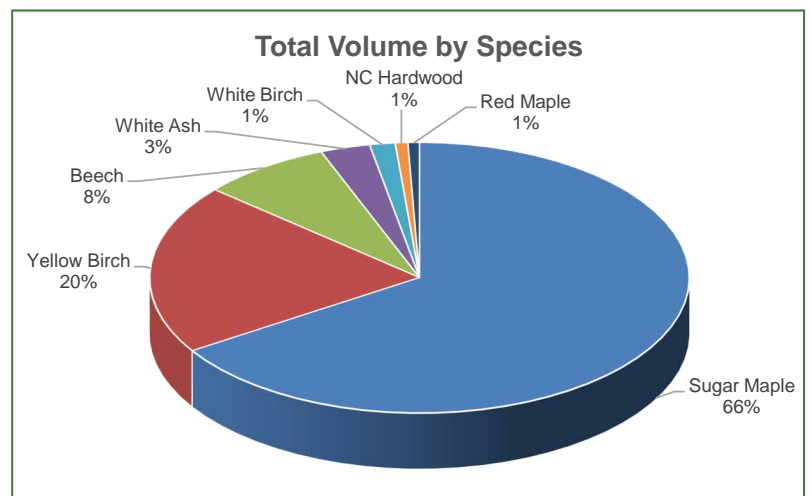
Timber data in this report are based on a timber inventory conducted in the Winter of 2024 with the purpose of establishing Capital Timber Value (CTV). Fifty inventory points were sampled (1 plot per 5.26 acres), covering a 483' X 483' grid using a 15-factor prism. Sampling statistics are ±18.1% standard error for sawlog products and +/-9.7% for all products combined at the 95% confidence interval. The timber data reveal a total sawlog volume of 874 MBF International ¼" scale (3.3 MBF/acre), with 4,492 pulpwood cords (17.1 cords/acre). The combined total commercial per acre volume is 23.8 cords, a figure about average for the region. Stumpage values were assigned to the volumes in March of 2024, producing a property-wide Capital Timber Value (CTV) of \$277,200 (\$1,054/commercial acre). See the Timber Valuation in this report for details.



Typical sawlog stand on lower to mid slopes.

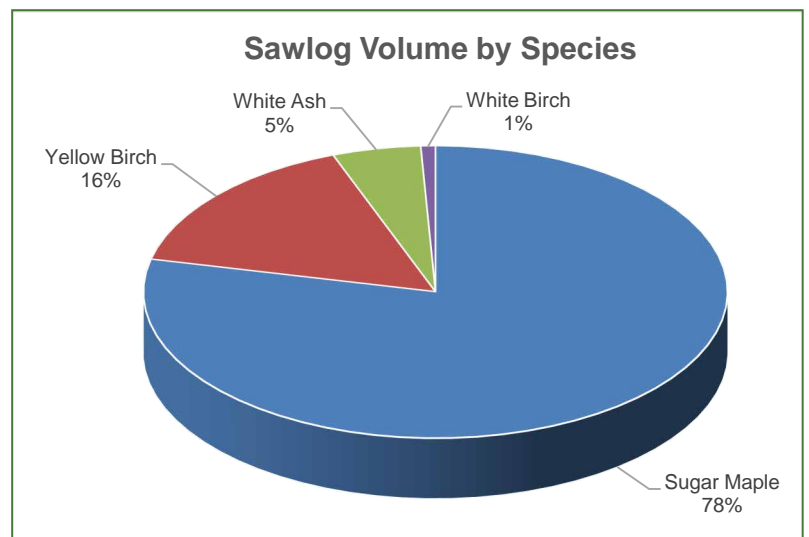
Species Composition:

The species composition is 100% hardwoods, which is common for well-drained, upland sites. Species composition for all products combined is led by sugar maple (66%), followed by yellow birch (20%), American beech (8%), white ash (3%), and white birch (1%). Not surprising, the sawlog volume breakdown is similar, consisting largely of sugar maple (78%) with a strong cohort of yellow birch (16%), and a small level of White ash (5%), species with historical strong demand.



Stocking and Stem Quality:

Forest density is generally represented by fully stocked stands covering all of the acreage. The average Basal Area (BA) is 88 ft² on 174 stems/acre. Stem quality is generally very good with Acceptable Growing Stock (AGS) BA at 54ft² per acre. Notable, is the acceptable growing stock is high for the main species with sugar maple at 76%, yellow birch at 89%, and white ash at 95%. Having these preferred species possessing such high stem quality, allows for greater future veneer products and is also a testament of the long history of professional forest management that has positively shaped this forest resource.

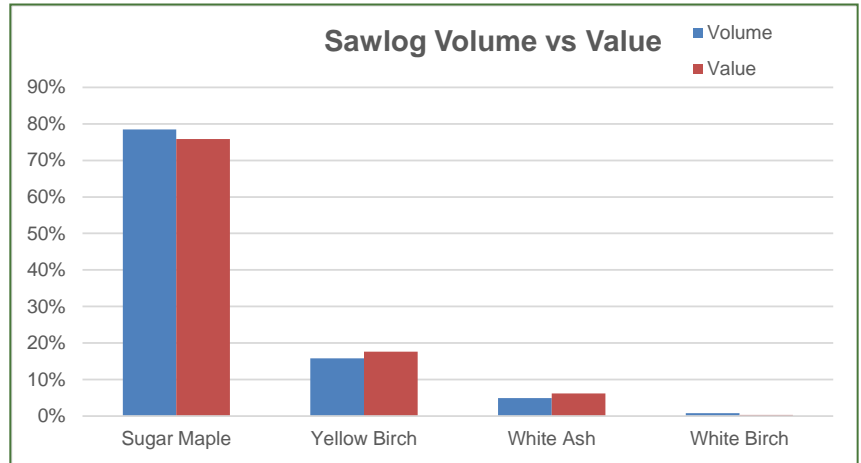


TIMBER RESOURCE (continued)

Sawlog Value/ Thinning History:

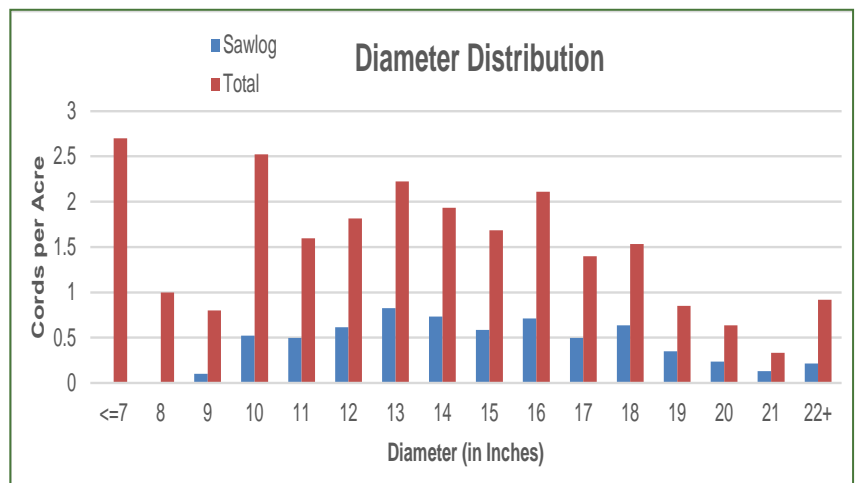
Sawlog value is dominated by sugar maple (78%), followed by yellow birch (18%), with the small balance held by white ash and white birch.

The 2024 forest management plan identifies seven forest stands of which five are commercially operable. Some stands have not been thinned since the 1980's while others have seen thinning/small group cuts in 1994 and 2011. The two inoperable stands are esthetically scenic and wonderful areas to explore.



Diameter Distribution:

Average diameter for all products combined is 14.0", while the average sawlog diameter is nearly 14.5". The diameter distribution indicates that the sawlog resource has a wide, balanced diameter spread with 9% of the volume in the 8-10" pre-sawtimber (pole) diameter class, 40% in the 11-14" sawtimber class, 36% in the 15-18" class and 12% in the 19" plus class. In addition, 16% of the pulpwood falls in the <=7" diameter class representing the advanced sapling resource well positioned to advance into the pole size class.



Average diameter for sugar maple & yellow birch is 14.5".

TAXES & TITLE

Municipal property taxes in 2023-2024 were \$2,479.04. The property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program (plan date 2024).

The property is owned by Remo and Donna Pizzagalli Grandchildren's LLC. The deed is recorded in Book 109, Page 731 of the Huntington land records.

Each of the three camps on the property are leased with income nearly covering the annual taxes. Copies of the leases are available upon request.

The land is surveyed.



Maple & yellow birch stand on southern slopes.

TIMBER VALUATION



Huntington Peak Forest Estimated Timber Valuation

Prepared By

F&W FORESTRY SERVICES INCORPORATED

Huntington, Chittenden County, Vermont
January 2024

272 Total Acres
263 Commercial (Forested) Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
Sawtimber - MBF					
Sugar Maple	383	325.00	400.00	375.00	143,600
Yellow Birch	105	300.00	375.00	350.00	36,600
Sugar Maple Pallet	304	60.00	100.00	85.00	25,800
White Ash	39	300.00	375.00	350.00	13,600
Yellow Birch Pallet	33	50.00	100.00	85.00	2,800
White Birch	7	75.00	125.00	100.00	700
White Ash Pallet	4	30.00	60.00	50.00	200
Pulpwood - Cords					
Hardwood	4,492	8.00	15.00	12.00	53,900

Totals					
Sawtimber Total	874	MBF			\$223,300
Sawtimber Per Acre	3.212	MBF			\$820.65
Sawtimber Per Comm. Acre	3.323	MBF			\$849.05
Cordwood Total	4,492	Cords			\$53,900
Cordwood Per Acre	16.5	Cords			\$198.09
Cordwood Per Comm. Acre	17.1	Cords			\$204.94
Total Per Comm. Acre					\$1,053.99

Total Value	Low	High	Likely
		\$224,000	\$309,000

BASED ON JANUARY 2024 INVENTORY CRUISE BY F&W FORESTRY SERVICES, INC.

The inventory consisted of 50 plots taken on a 483' x 483' grid using a 15 factor prism

The inventory resulted in a statistical error of ±18.1% for all sawlog products and ±9.7% for all products combine at the 95% Confidence Level

The volumes and values reflect estimated total value of merchantable timber.

The volumes and values are not a liquidation value.

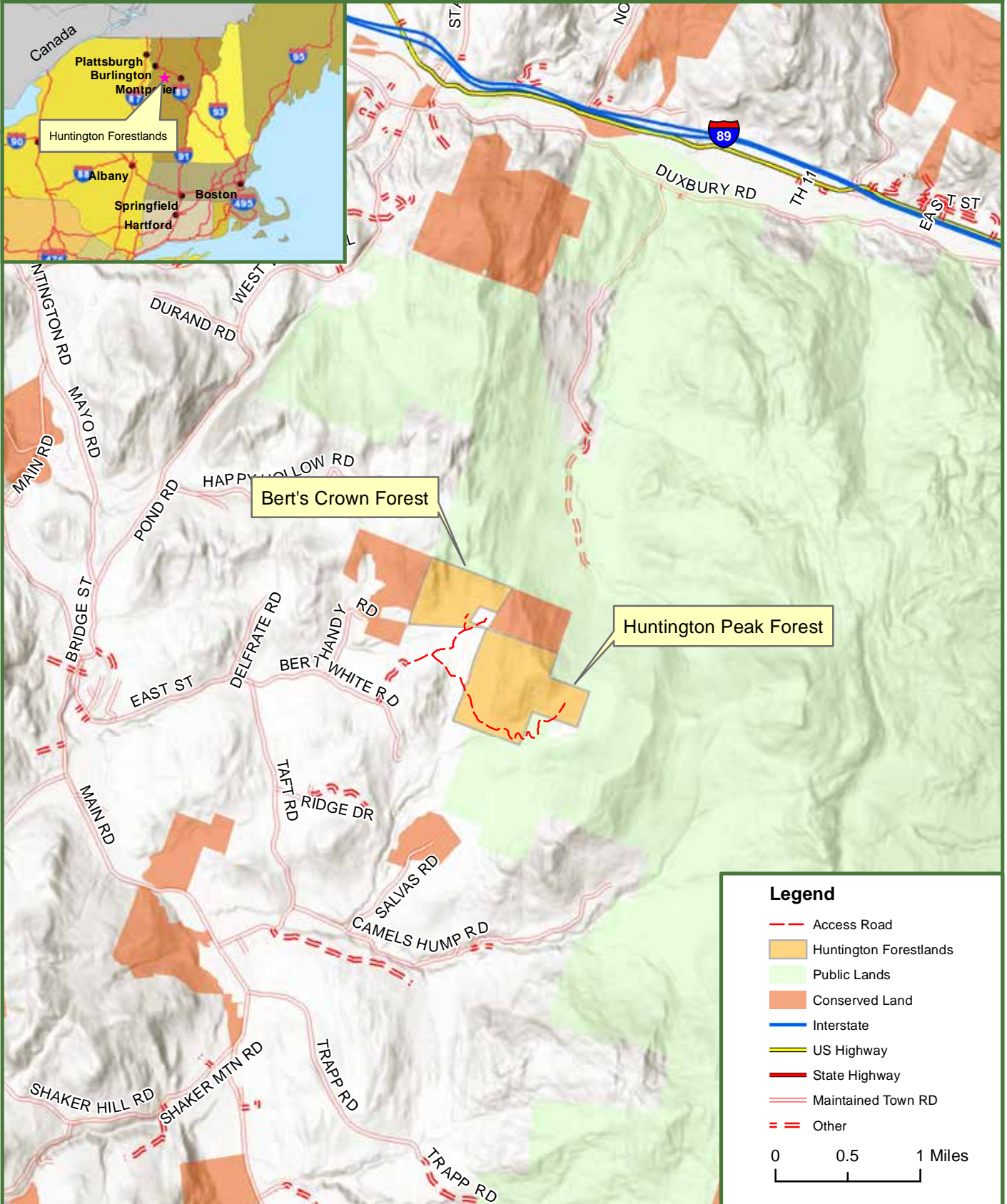
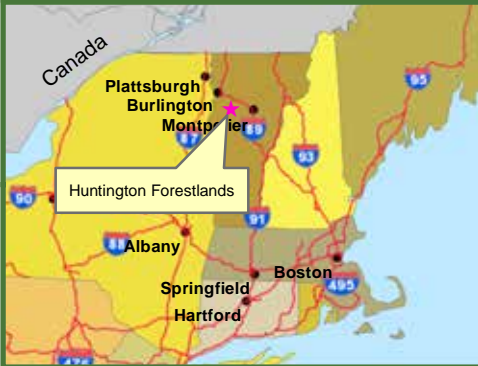
Prices are averages for the area and are adjusted to reflect, access, quality and operability of the site.

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 Huntington Forestlands

129.3 & 267.2 Tax Acres

Huntington, Chittenden County, Vermont



Legend

-  Access Road
-  Huntington Forestlands
-  Public Lands
-  Conserved Land
-  Interstate
-  US Highway
-  State Highway
-  Maintained Town RD
-  Other

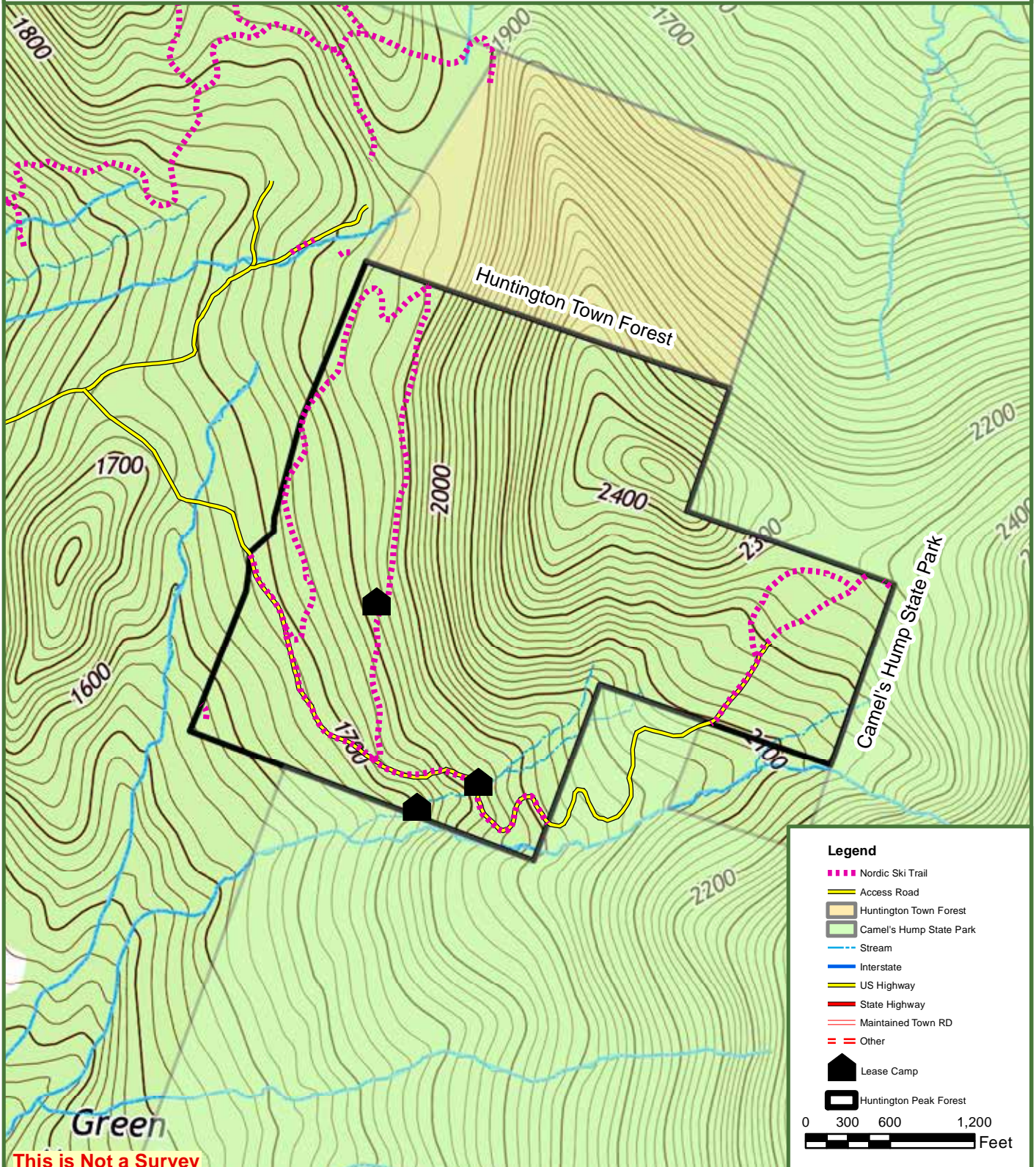
0 0.5 1 Miles



Huntington Peak Forest

267.2 Tax Acres

Huntington, Chittenden County, Vermont



This is Not a Survey

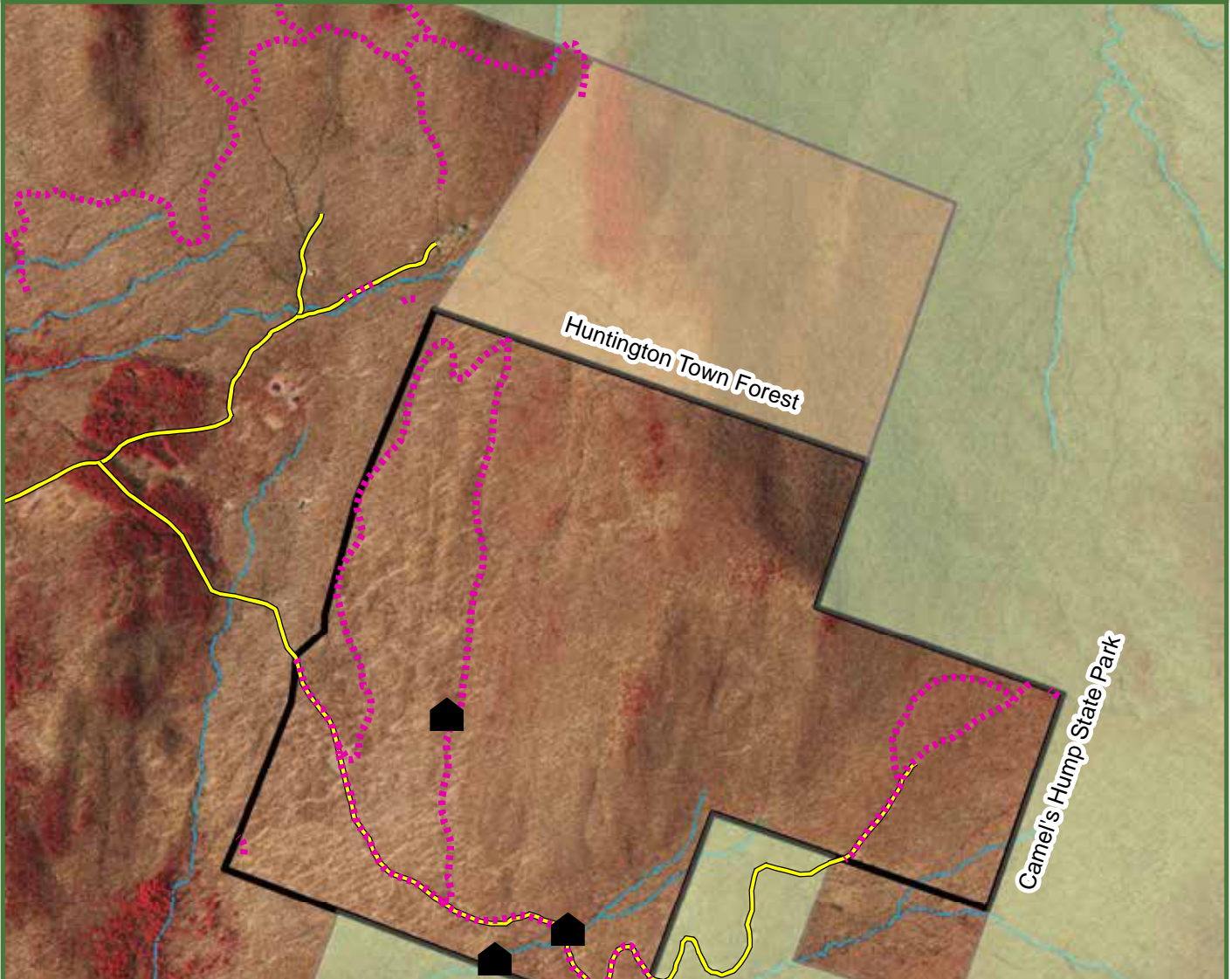
Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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



Huntington Peak Forest

267.2 Tax Acres

Huntington, Chittenden County, Vermont



Legend

- Nordic Ski Trail
- Access Road
- Huntington Town Forest
- Camel's Hump State Park
- Stream
- Interstate
- US Highway
- State Highway
- Maintained Town RD
- Other
- Lease Camp
- Huntington Peak Forest

0 300 600 1,200 Feet

This is Not a Survey

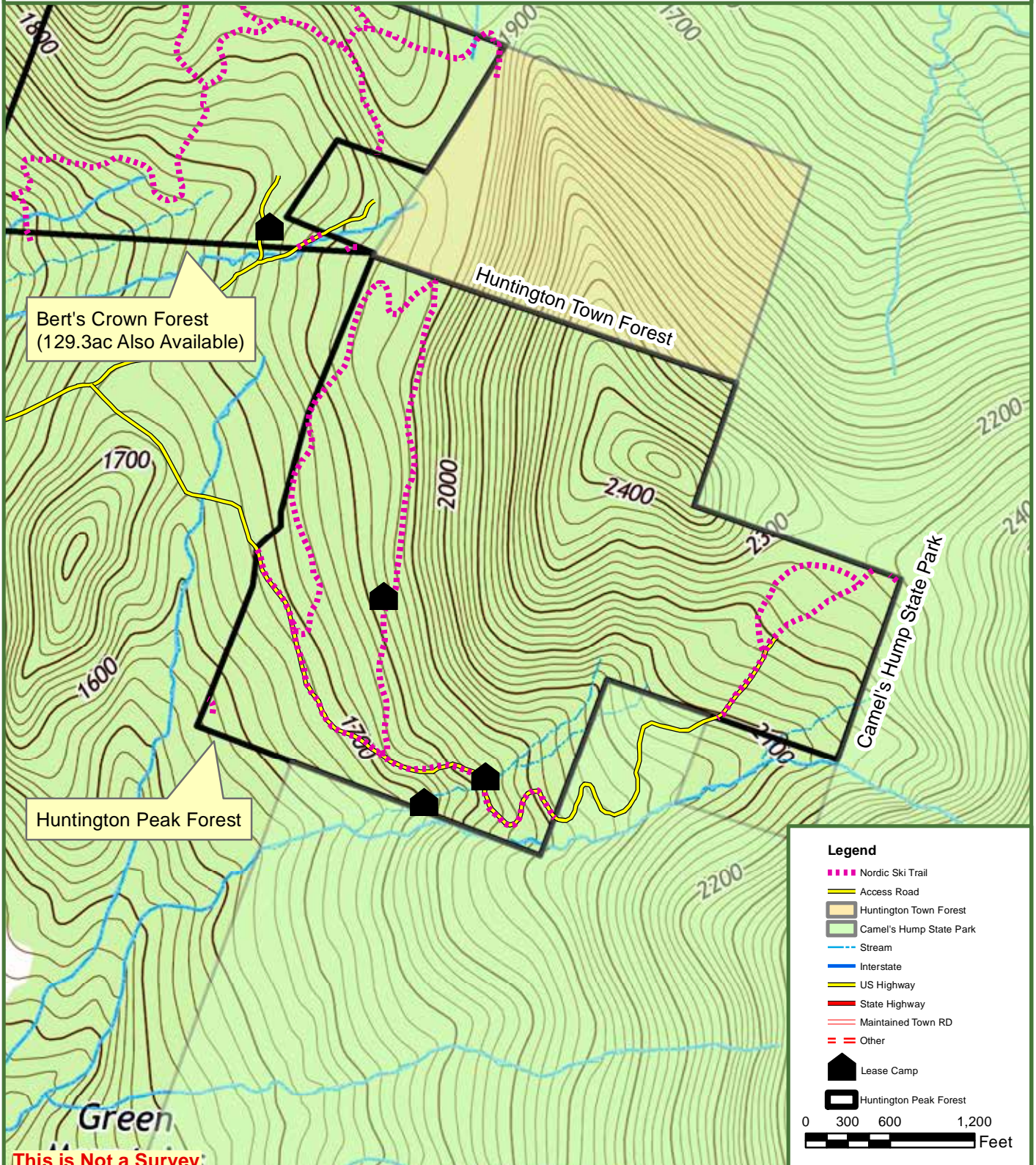
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Huntington Peak Forest

267.2 Tax Acres

Huntington, Chittenden County, Vermont



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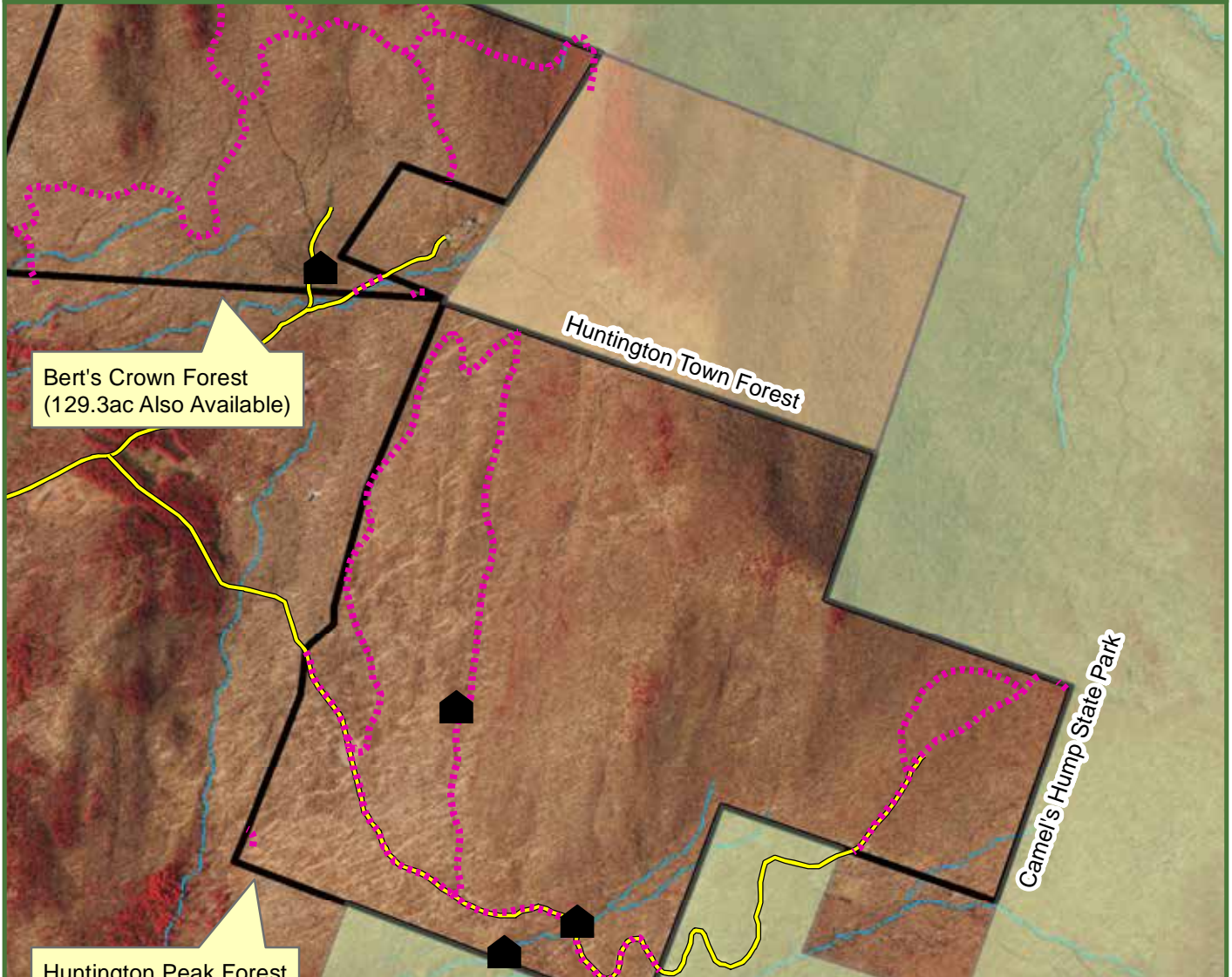
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Huntington Peak Forest

267.2 Tax Acres

Huntington, Chittenden County, Vermont



Bert's Crown Forest
(129.3ac Also Available)

Huntington Town Forest

Camel's Hump State Park

Huntington Peak Forest

Legend

- Nordic Ski Trail
- Access Road
- Huntington Town Forest
- Camel's Hump State Park
- Stream
- Interstate
- US Highway
- State Highway
- Maintained Town RD
- Other
- Lease Camp
- Huntington Peak Forest

0 300 600 1,200 Feet

This 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

Zachary Jaminet

Printed Name of Agent Signing Below

[] Declined to sign

Zachary Jaminet

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] Declined to sign