

EAST BRANCH FOREST

An attractive Vermont forest property located close to Burke Ski Resort and Kingdom Trails with paved road frontage, developed internal access, year-round stream, ridge-top terrain, outstanding timber resource, and homesite potential.



The land's southern end to right along Route 114 with Burke Mountain in background.

*315± Tax Acres
Newark, Caledonia County, Vermont*

Price: \$575,000

PROPERTY OVERVIEW

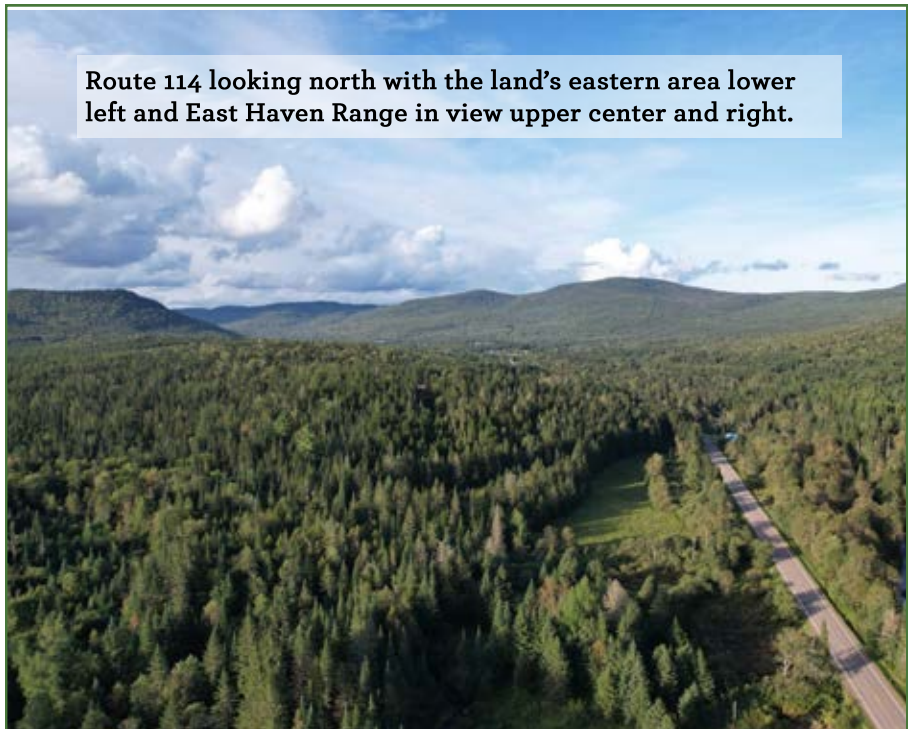
The land's highest and best use is variable including as a timber investment, homesite building option, sugarbush management property, and a launching point to the nearby downhill ski and mountain bike trails.

Property highlights include:

- Outstanding timber resource with standing timber value of \$434,000;
- Paved access with long developed internal road;
- Private homesite options with nearby electric and phone services;
- Diverse terrain with year-round stream, mountain-top site, fine views of opposing East Haven Range, and large glacial erratics;
- Great location just eight miles north from Burke Ski Resort and Kingdom Trails mountain biking network;
- Potential sugarbush use from the +/-11,000 total maple taps.



Scenic & mature hardwood stand located below the ridgeline.



Route 114 looking north with the land's eastern area lower left and East Haven Range in view upper center and right.

LOCATION

The property is located in the Northeast Kingdom of Vermont, just eight miles to the north of the kingdom's most visited area, Burke Mountain Ski Resort and Kingdom Trails, the latter known as one of the best outdoor trail networks in North America. While the ski resort sees most of its visitors during the winter, the 100-plus miles of outdoor recreational trails offered by Kingdom Trails see roughly 135,000 annual visits, largely during Vermont's other three seasons. Supporting these two industries are many nearby restaurants, stores, inns, breweries and other establishments.

East Burke, a small gateway village to the ski area, is eight miles to the south. Five miles further south is Lyndonville, a much larger town with all services. The region's largest city is St. Johnsbury, which is 25 miles to the south of the land. Boston is a three-hour drive away. Locally, the land sits in a rural area dominated by forestland with scattered homes along the main roads. Just to the east and within sight of the property is the undeveloped East Haven Range, which includes Starr, Bull, and Seneca Mountains, a scenic, large, unbroken forest landscape.

ACCESS

Access could not be better with roughly 1,275 feet of frontage along Route 114, a paved state highway with electric and telephone services roadside.

Internal access is provided by 0.8 miles of a well-constructed, ditched, and drained road running parallel to East Branch Brook. This private road is well suited to future forest management activities, as a driveway in association with home construction, and for recreation (i.e. Nordic skiing, biking, off-roading). Nice old woods trails run through much of the land, enhancing the land's recreational amenity.

Directions: From the home address 954 Island Pond Road, East Haven, VT 05837, the land's driveway is 0.2 miles to the north on the left (west) side of the road.



Private, well built 0.8 mile internal access road.

SITE DESCRIPTION

The land's diverse geographic attributes offer an ideal landscape for outdoor enthusiasts, while the internal access road and nearby terrain provides various private future homesites with easy access to the nearby mountain bike trails and skiing.

The main water resource is the year-round East Branch Stream, which makes up the eastern boundary. This stream runs along the forest and a series of small wetland habitat areas. The stream flows into the East Branch of the Passumpsic River, a large tributary river directly across the road from the land, making fishing and summer swimming in one of its deep pools an easy walk.



East Branch Stream as it runs along the forest.

The topography is shaped by the land's western boundary's position on the south shoulder of Packer Mountain, where from this high elevation of 1,920', the terrain slopes downhill, easterly to the East Branch Stream ending at an elevation of 1,060 feet. Aspect is nearly all to the east.

Along the ridgeline of Packer Mountain (the northern tip of the property) the land is mostly level but then falls to steep terrain with rock out-crops and scattered large glacial erratics offering an interesting hiking area. Further downslope to the east, the land begins to become more gently sloping (but still somewhat steep in areas) before becoming more level near the access road and east toward the stream.



Upland site provides views to East Haven Range.

The best potential homesites are located along the internal access road on either side where terrain is level and soils will support a future septic system, the latter has not yet been tested and should be confirmed via buyer due diligence.

TIMBER RESOURCE

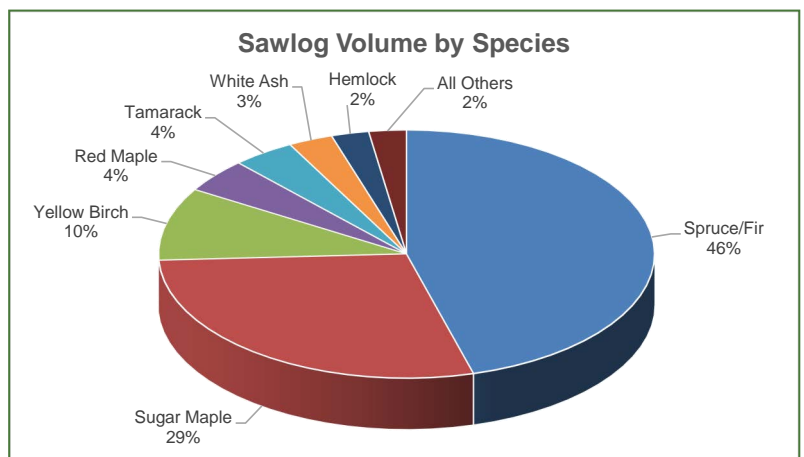
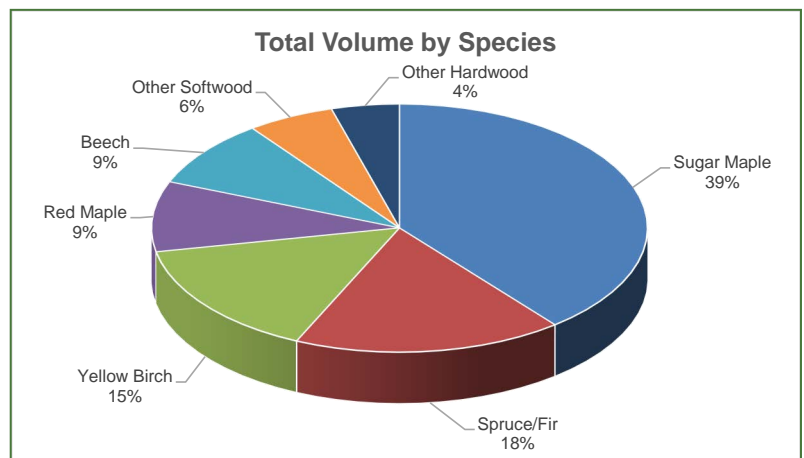
Timber data in this report are based on a timber inventory conducted in May of 2019, with the purpose of establishing Capital Timber Value (CTV) by the owner’s forester, Wagner Forest Management, a well-respected, regional forest management provider. 111 inventory points were sampled (1 plot per 2.84 acres), covering a 330’ X 330’ grid using a 15-factor prism. Sampling statistics are $\pm 18.83\%$ standard error for sawlog products and $\pm 10.78\%$ for all products combined at the 95% confidence interval. Upon applying growth for 5 seasons at regional FIA data growth rates, the timber data reveal a total sawlog volume of 1,231 MBF International $\frac{1}{4}$ ” scale (3.9 MBF/acre), with 7,191 pulpwood cords (22.9 cords/acre). Combined total commercial per acre volume is 30.7 cords, a figure higher than the average for the region. Stumpage values were assigned to the volumes in September of 2023, producing a property-wide Capital Timber Value (CTV) of \$434,100 (\$1,391/commercial acre). See the Timber Valuation in this report for details.

Species Composition:

The species composition is 77% hardwoods and 37% softwoods. Species composition for all products combined is led by sugar maple (39%), followed by spruce/fir (18%), yellow birch (15%), red maple (9%), and American beech (9%), with miscellaneous softwoods and hardwoods as associates. The sawlog volume breakdown is led by spruce/fir (46%), followed by sugar maple (29%), and yellow birch (10%), along with small levels of various common associates. The primary species all have benefited from strong historical (and current) markets for their various end products, ensuring the likelihood of robust asset appreciation from stumpage price growth.

Stocking and Stem Quality:

With the exception of areas harvested in 2008, forest density is generally represented by fully stocked stands. The average Basal Area (BA) is 109 ft² on 276 stems/acre. Stem quality is above average within all size classes.



TIMBER RESOURCE (continued)

Sawlog Value/ Thinning History:

Sawlog value is dominated by sugar maple (48%) followed by spruce/fir (26%) and yellow birch (17%), with the small balance held by red maple, white ash, and others.

The 2019 forest management plan identifies three forest stands, of which two are hardwood stands, and one is primarily a spruce/fir stand. All stands were thinned in the early 90's (+/-31 years ago). Stand 2 (hardwood) was also treated in 2008 via thinning and group selection. One third of stand 3 (softwood) was treated in 2008 via patch clearcuts.

Diameter Distribution:

Average diameter for all products combined is 12.0", while the average sawlog diameter is nearly 13". Average diameter for sugar maple is 13", yellow birch is 14.5", and spruce/fir 10".

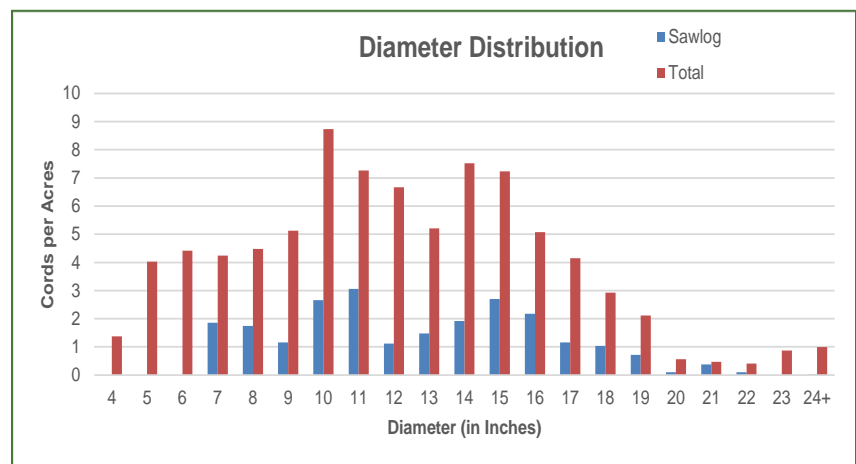
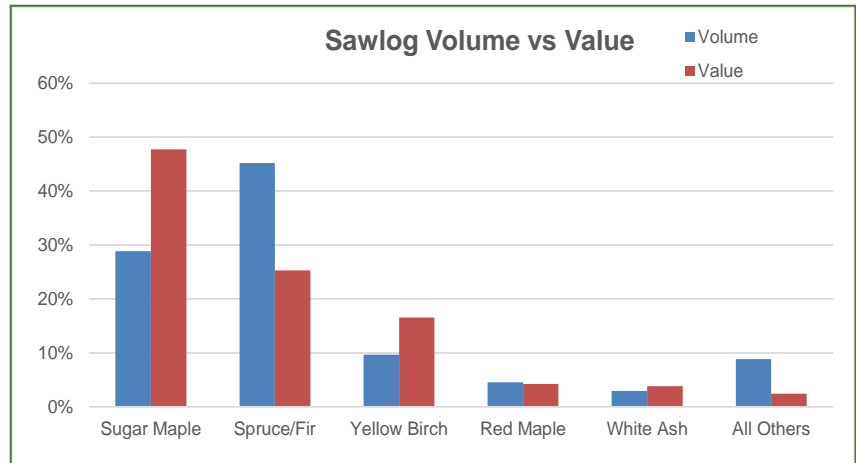
The diameter distribution indicates a wide range, with strong representation from advanced saplings (established from the thinning 31 years ago), pole growing stock (pre-sawlogs, likely 60 years old), and medium to large sawlogs (75-100 years old). Worthy of note is that 25% of the volume from the main hardwood species (maple, yellow birch & cherry) comes from the 5-10" size classes, creating a solid future sawlog crop.

SUGARBUSH OPTION

The timber data indicates a total of 11,000 potential maple taps from the 9" and greater size classes, with 77% of the taps from sugar maple and the balance red maple. Electric power is available roadside and most of the terrain slopes to the access road.

TAXES & TITLE

Municipal property taxes in 2023 were \$1,232. The property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program (plan date 2019). The ownership is Cherokee Hills LLC, whose deed is recorded in Book 45, Page 6.



TIMBER VALUATION



East Branch Forest Estimated Timber Valuation

Prepared By

F&W FORESTRY SERVICES INCORPORATED

Newark, Caledonia County, Vermont
September 2023

315 Total Acres
312 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
Sawtimber - MBF					
Sugar Maple	345	350.00	475.00	425.00	146,400
Yellow Birch	104	325.00	450.00	400.00	41,400
Red Maple	56	200.00	300.00	250.00	13,900
White Ash	36	300.00	400.00	350.00	12,600
Sugar Maple Veneer	10	1,000.00	1,200.00	1,100.00	11,100
Yellow Birch Veneer	15	800.00	1,000.00	900.00	13,200
Spruce/Fir	556	120.00	160.00	150.00	83,500
Other Hardwood	3	30.00	100.00	40.00	100
Hemlock	30	40.00	70.00	60.00	1,800
Tamarack	50	20.00	50.00	30.00	1,500
White Pine	16	120.00	175.00	160.00	2,600
Black Cherry	9	175.00	250.00	225.00	2,000
Pulpwood - Cords					
Hardwood	6,337	12.00	18.00	16.00	101,400
Other Softwood	195	1.00	5.00	3.00	600
Spruce/Fir	597	1.00	5.00	3.00	1,800
Hemlock	61	1.00	5.00	3.00	200

Totals					
Sawtimber Total	1,230	MBF			\$330,100
Sawtimber Per Acre	3.904	MBF			\$1,048
Sawtimber Per Comm. Acre	3.941	MBF			\$1,058
Cordwood Total	7,191	Cords			\$104,000
Cordwood Per Acre	22.8	Cords			\$330
Cordwood Per Comm. Acre	23.0	Cords			\$333
				Total Per Comm. Acre	\$1,391

Total Value	Low	High	Likely
		\$348,000	\$486,000

BASED ON MAY 2019 INVENTORY CRUISE BY WFM

Volumes are based on 111 plots taken on a 5.25 x 5.25 Chain grid using a 15-factor prism with growth for 2019 to 2023

The inventory resulted in a statistical error of 10.78 for all products at the 95% Confidence Level

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

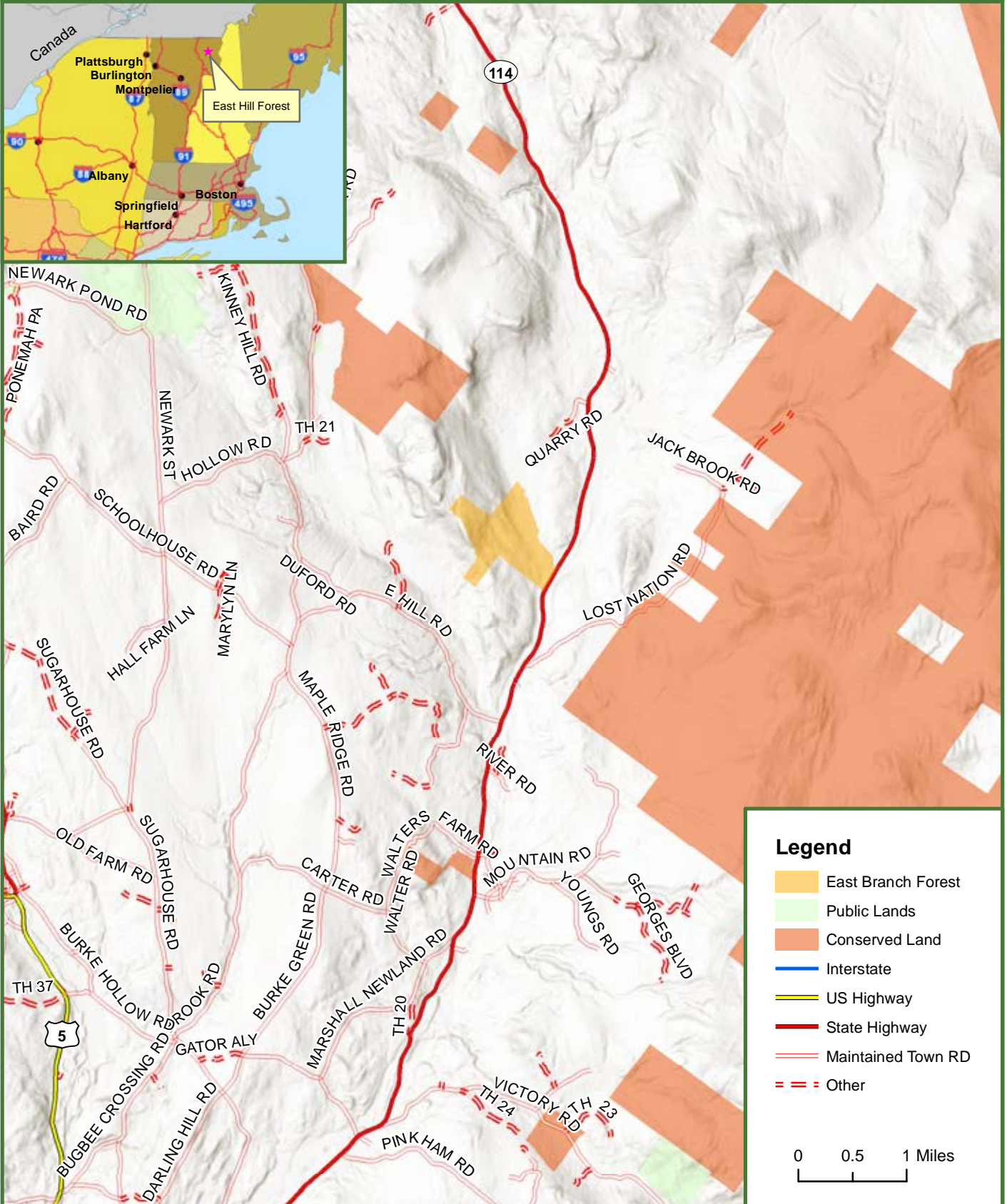
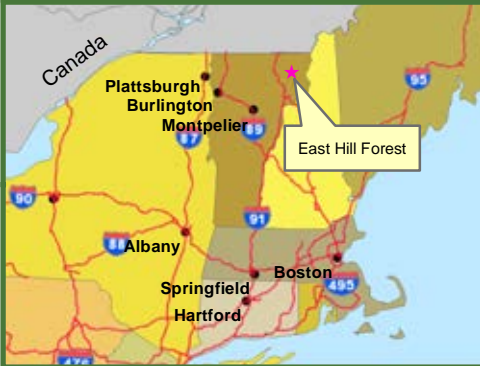
The volumes and values are not a liquidation value.

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

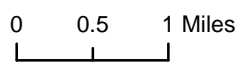
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given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



- Legend**
- East Branch Forest
 - Public Lands
 - Conserved Land
 - Interstate
 - US Highway
 - State Highway
 - Maintained Town RD
 - Other

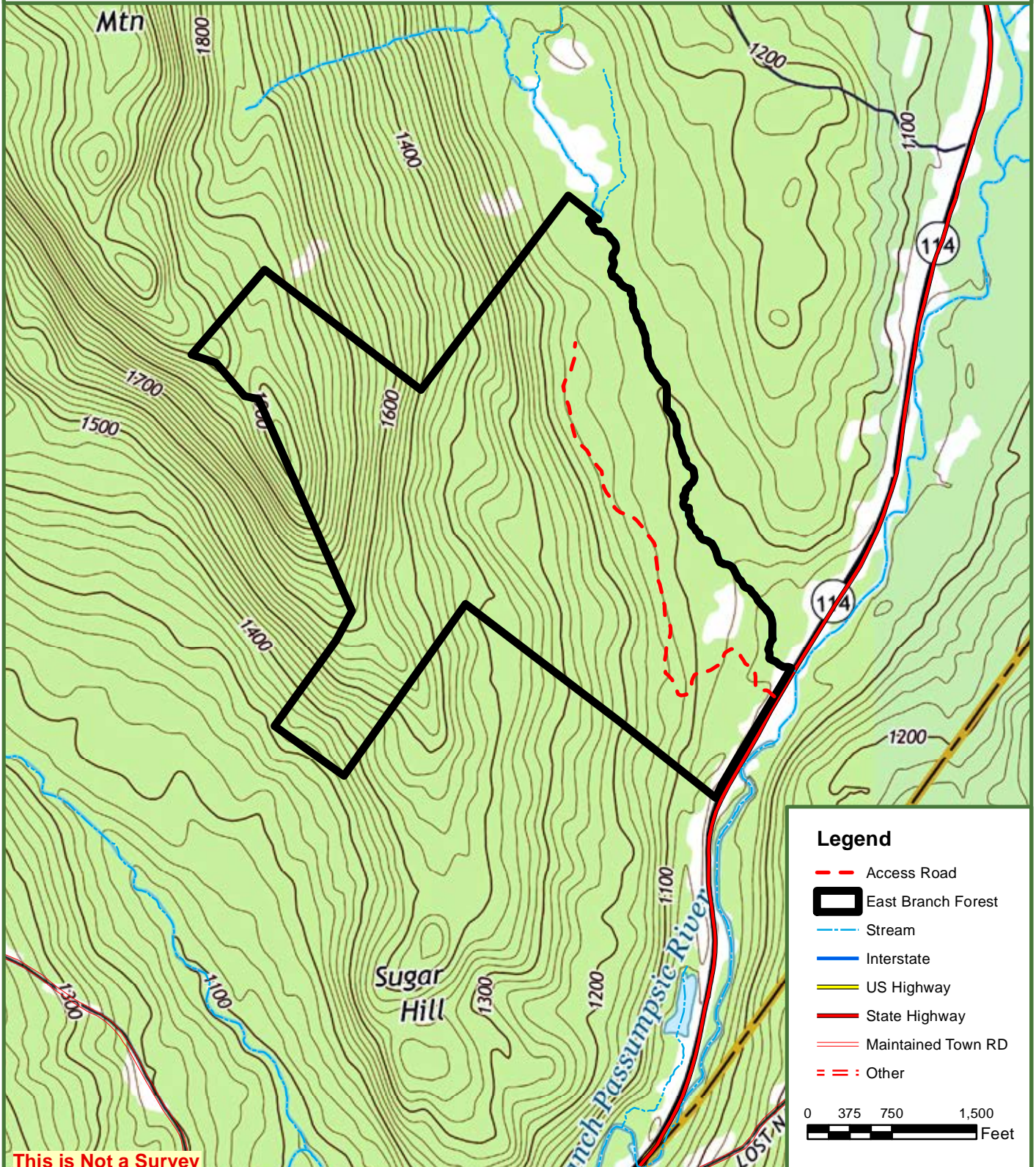




East Branch Forest

315 Tax Acres

Newark, Caledonia County, Vermont

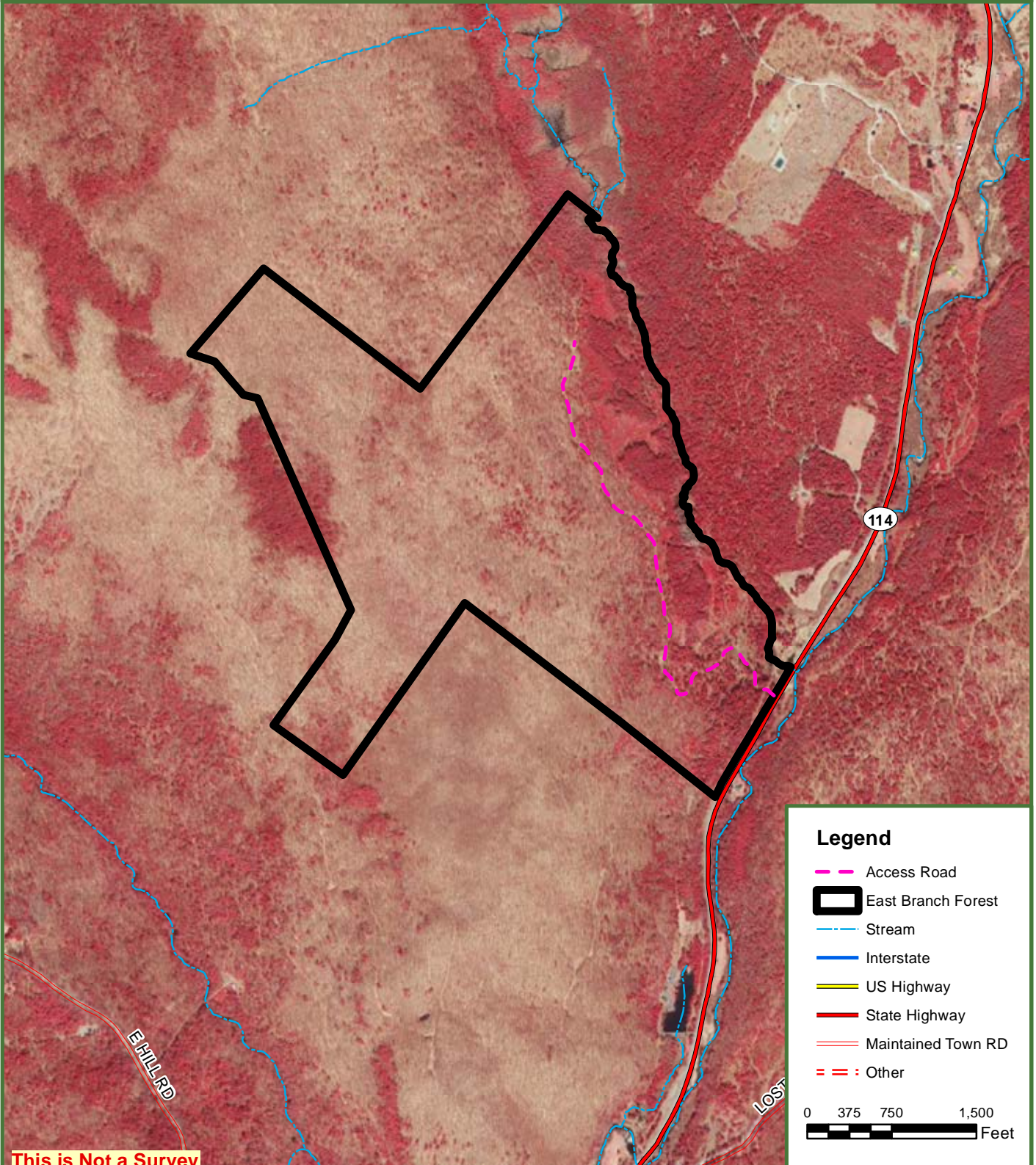


Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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



East Branch Forest

315 Tax Acres
Newark, Caledonia County, Vermont



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

Michael Tragner
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