



**Fountains
Land**
AN F&W COMPANY

WING BROOK FOREST

Private recreational forest land bordering the Green Mountain National Forest, with a grass covered clearing ready for a camp or off-grid house located in Rochester, Vermont.



***60.3 Grand List Acres
Rochester, Windsor County, Vermont***

Price: \$198,000

INTRODUCTION

Wing Brook Forest was owned and meticulously maintained by a former Windsor County forester for many years. Tall trees are the norm in this forest, with a mix of hardwoods, mainly maples, along with sections of fir, white pine, and red pine.

This property is also mapped as a deer wintering area by the State of Vermont. Stands of softwoods are especially beneficial to deer habitat. The forest's high canopy prevents abundant amounts of snow from reaching the forest floor, making it easier for animals to find food, water and shelter.

The numerous grass covered woods roads wind their way through the forest, and circle back to the clearing at the bottom of the parcel. The clearing connects to the access road and right-of-way across Wing Brook.

LOCATION

This private forested parcel is located south of the town of Rochester, Vermont. Rochester is known as a hub for outdoor recreation activities, including mountain biking, hiking, fishing, canoeing, and winter sports, which are found in the nearby hills and rivers of the Green Mountain National Forest.

There are several restaurants and shops in town, and Route 100 continues past Rochester to Warren, and Waitsfield to the north, and Killington to the south. Wing Brook Forest is 3 hours from Boston, 5 hours from New York City and 3 hours from Hartford, Connecticut.



The Green Mountain Range seen from a drone above the property's mix of tree species.



Maple Hill Road, as seen from a drone, leads to the right-of-way and access road in the forest.



The Green Mountain National Forest borders this property on two sides and is well-marked by the U.S. Forest Service.

SITE DESCRIPTION

As seen in the property's forest management plan, Wing Brook Forest is composed of three timber types found in different stands within the parcel. Stands 2 and 3 were formerly pasture land in the 1800s, and the forester planted white and red pine in those areas in the 1950s. Different selective cuts done over the years have allowed the trees to grow straight and tall as a result.

Stand 4 has been growing hardwoods for over 100 years, with sugar maple being the dominant species. Several thinnings have been done throughout the property in the past to release crop trees. The property borders the Green Mountain National Forest on two sides, allowing for access to even more land for outdoor activities.

This is a very well-managed piece of recreational forest land, and building a camp or house in the clearing would provide a wonderful place to relax and enjoy this property. Wing Brook is on the eastern boundary, and there are a couple of small spring-fed streams in the property's interior.

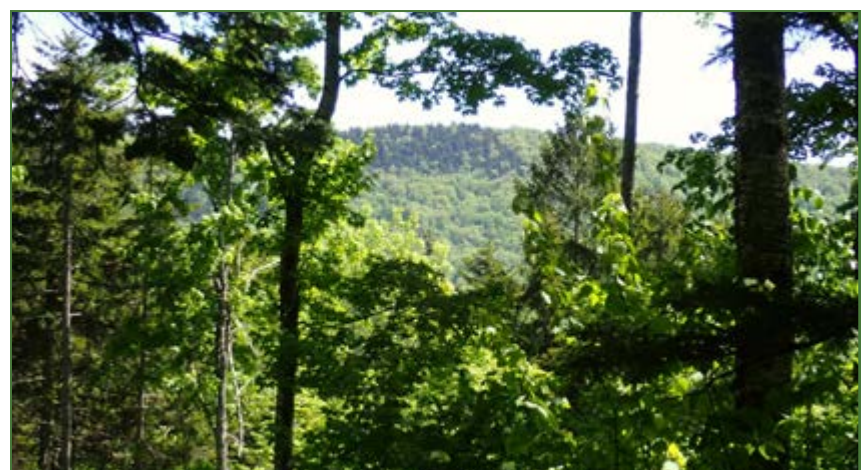
Aside from the whitetail deer in the forest, there are also signs of moose, bear, grouse, and coyotes seen on the numerous open trails. These grass-covered woods roads allow easy access to move around the forest, with hunting, hiking, snowshoeing, and cross-country skiing all possible within this exceptional forest resource.



The interior clearing seen from a drone. Notice the grass roads leading out of the clearing in all directions.



This is an example of what the woods roads look like throughout the forest.



A local mountain view seen through the trees from higher up in the forest's interior.

ACCESS

The property's right-of-way (RoW) is located at 1913 Maple Hill Road in Rochester, Vermont. GPS will help you navigate to the property. Take a left from Maple Hill Road onto the RoW, and at the fork, keep right. When you get to the culvert crossing Wing Brook, you are on the property. Keep to this road until you get to the clearing where you can turn around.



TAXES & TITLE

The property is referenced in the Warranty Deeds in Book 30 Pages 269-270, and Book 64 Pages 339-340 in the Rochester, Vermont Land Records. The entire property totals +/- 60.3 GL acres and IS enrolled in Vermont's Use Value Appraisal Program. The taxes for the year 2023-2024 were \$218.52. A copy of the forest management report is available on request.

Once on the right-of-way, keep right at the fork. This is the beginning of the property and the grass road that leads to a clearing.



The clearing seen from the access road is bright and sunny and would make a great place for a camp or off grid house.



The Green Mountains in the National Forest are seen from a drone beyond Wing Brook Forest.

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.

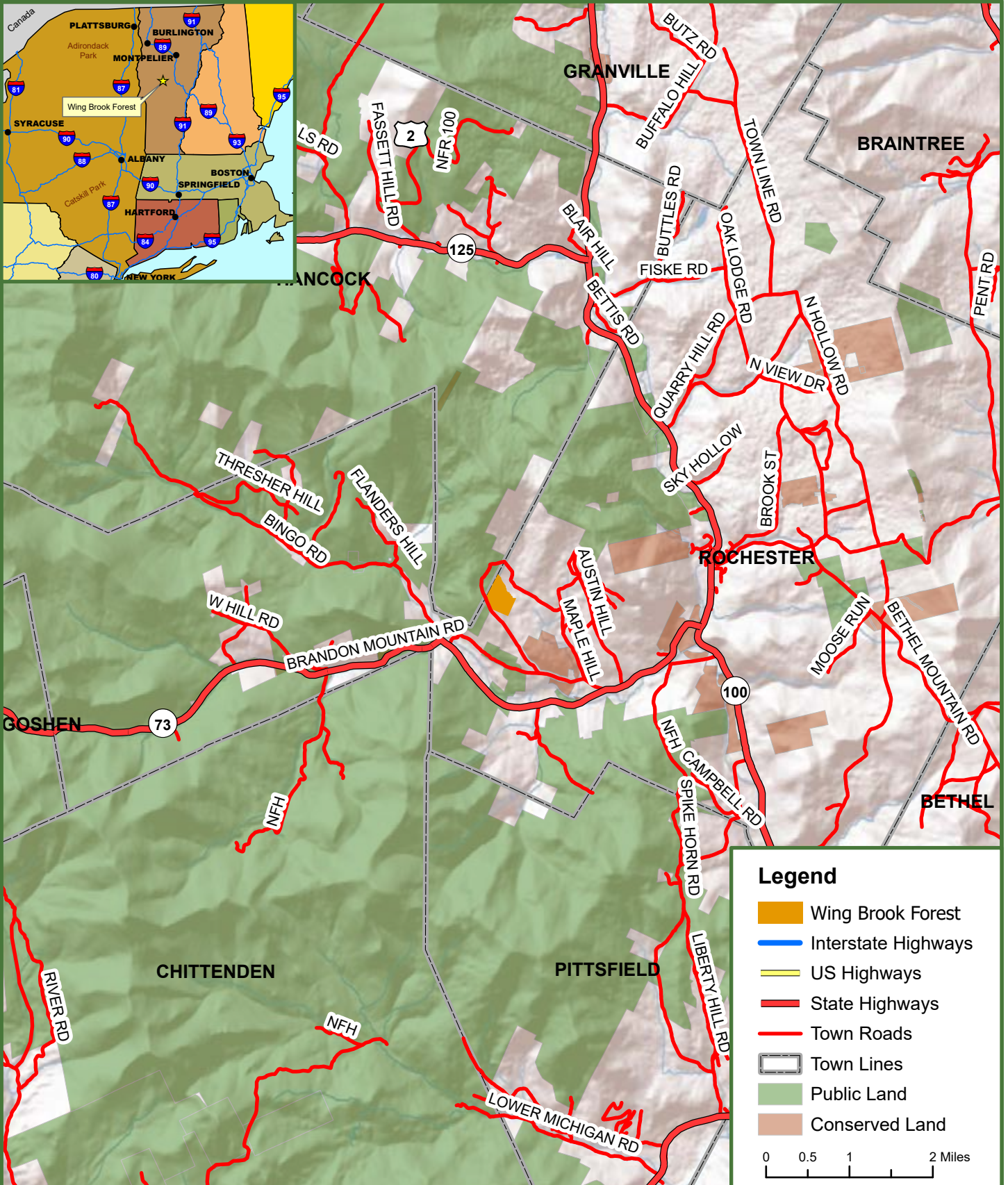
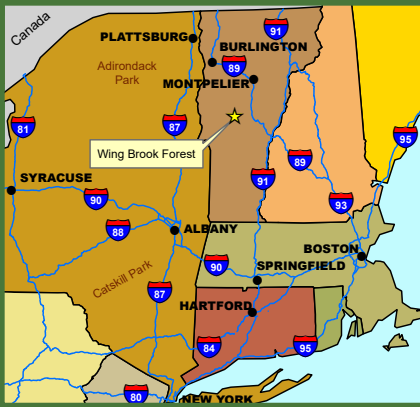
Fountains Land — *Specializing in the sale of forestland and rural estates.*



Locus Map

Wing Brook Forest

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Rochester, Windsor County, Vermont



Legend

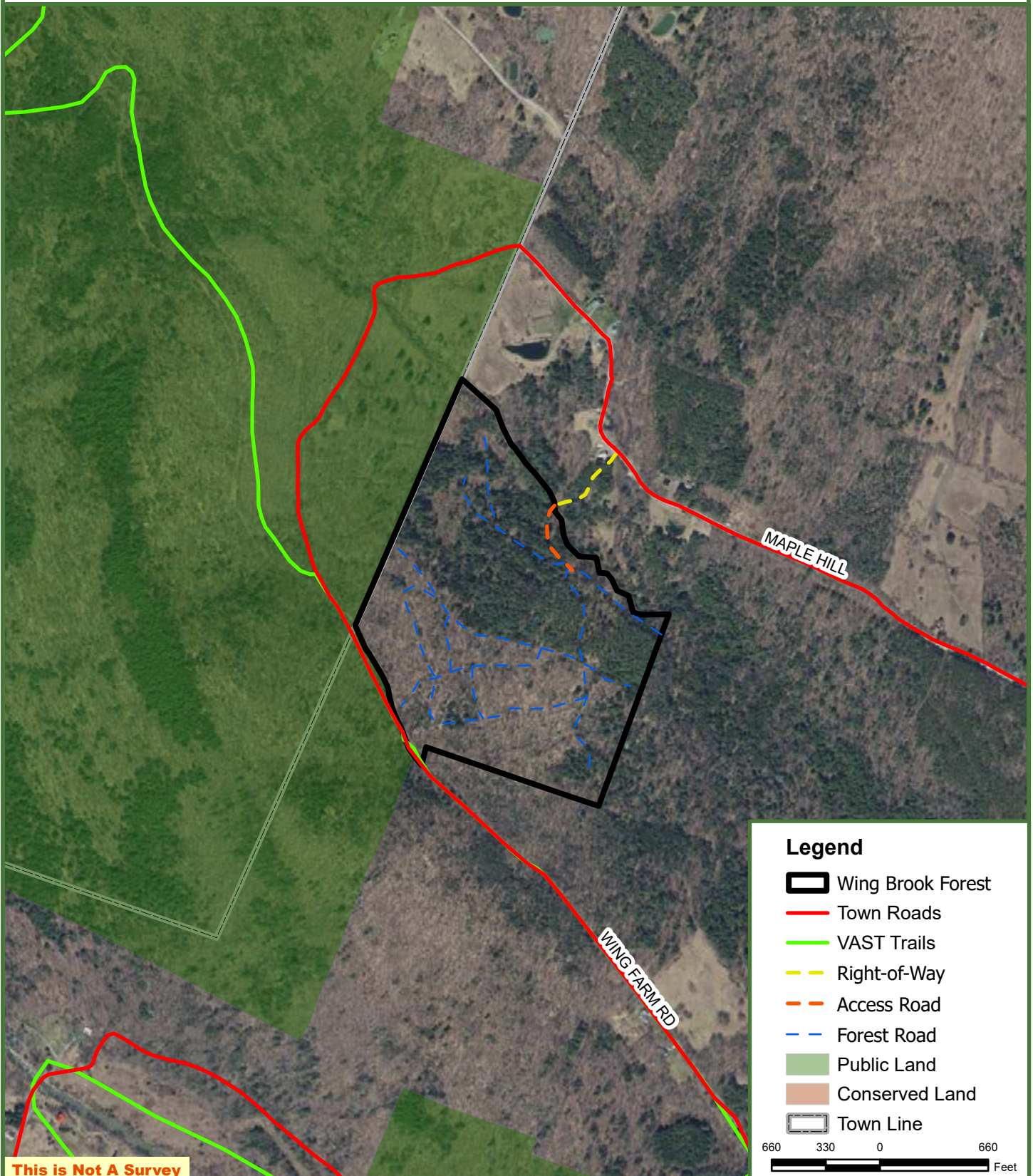
- Wing Brook Forest
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Town Lines
- Public Land
- Conserved Land





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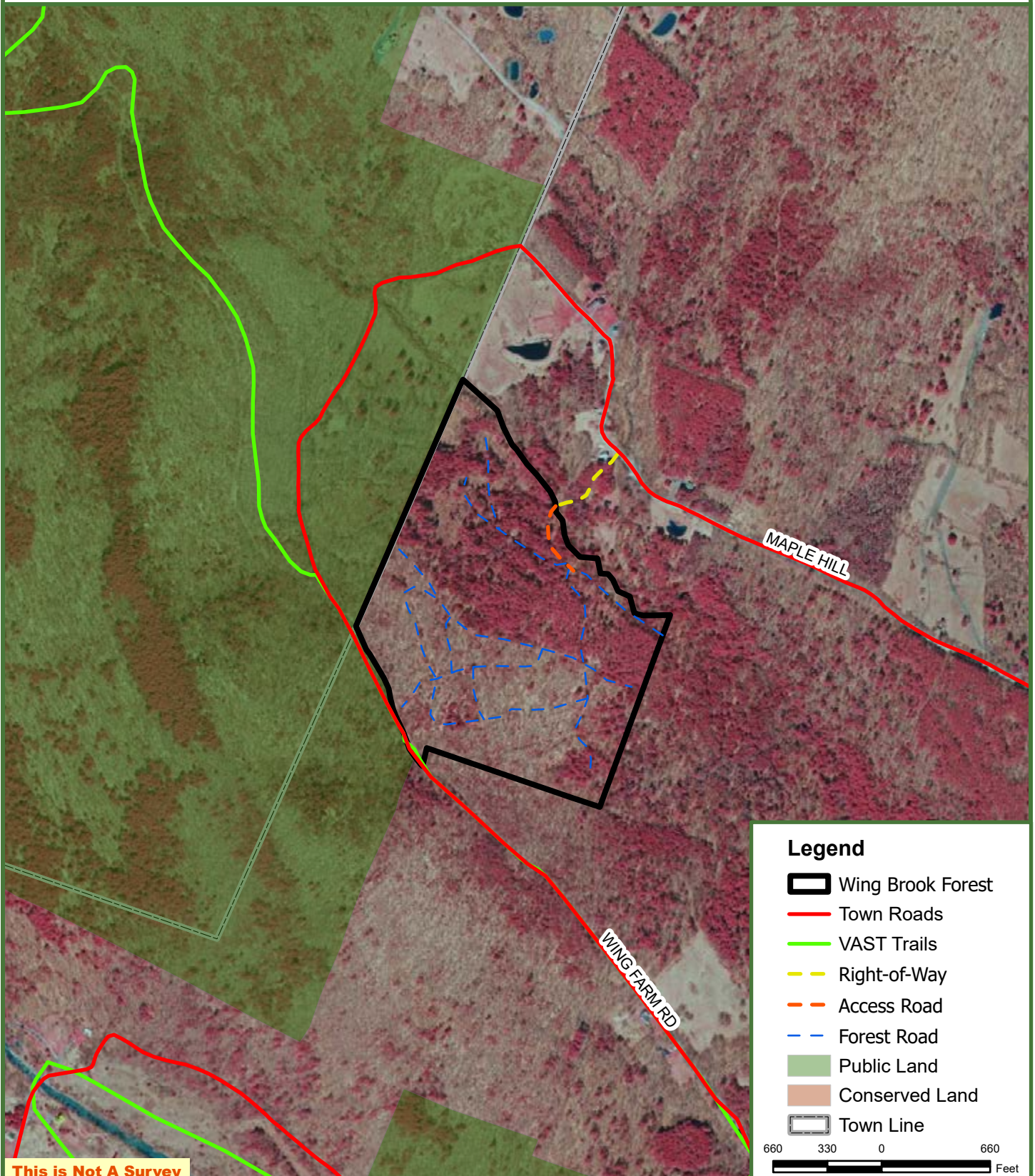
This is Not A Survey

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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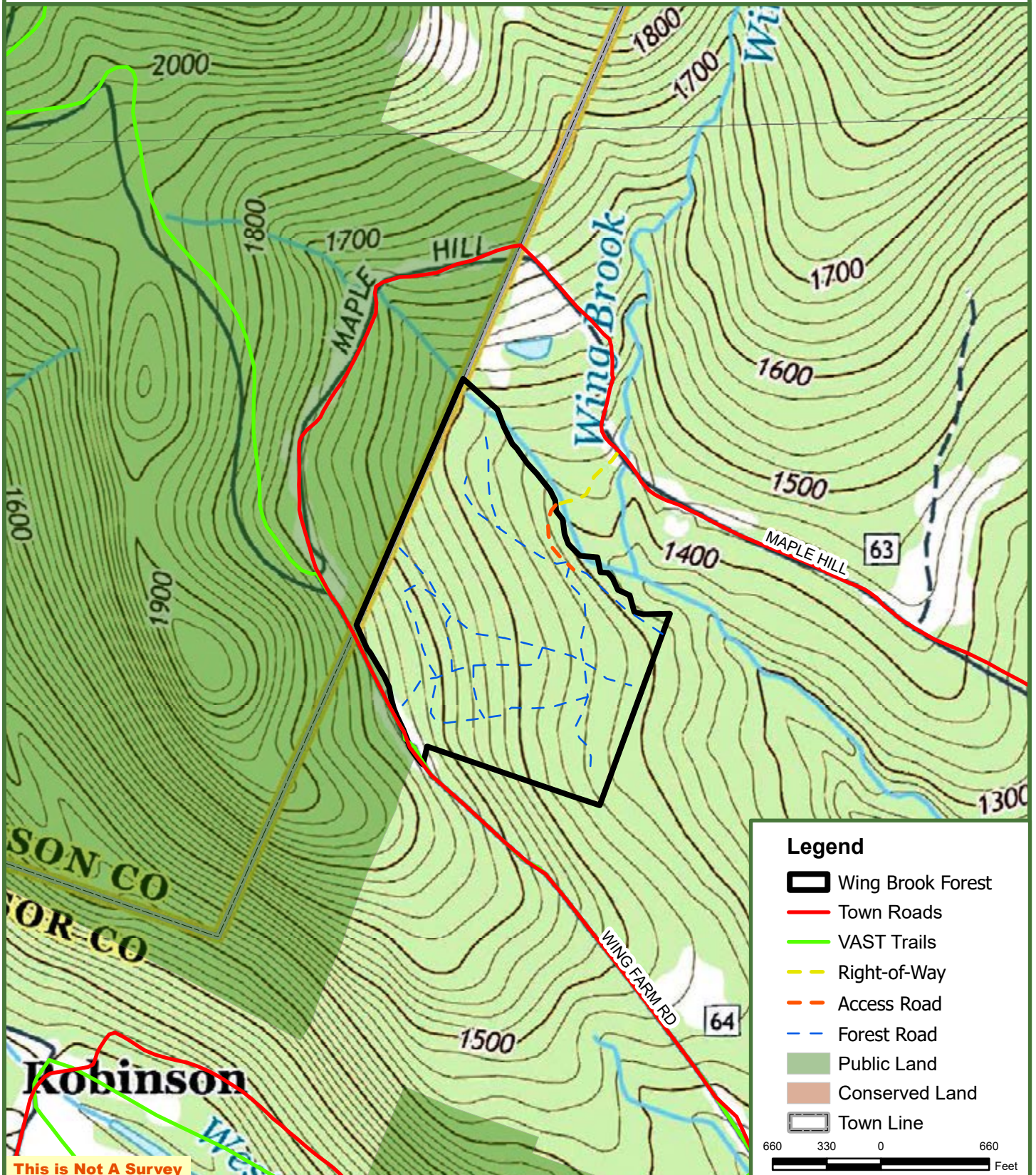
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

Signature of Agent of the Brokerage Firm

Date

Printed Name of Consumer

Signature of Consumer

Date

[] Declined to sign