

SANDGATE RIDGE FOREST

A south-western Vermont property with an outstanding forest resource, undisturbed for decades, whose conservation easement provides for a scenic homesite along a quiet town road.



The land offers a high quality timber resource, well-positioned for asset appreciation, and home building opportunities.

***298.2 Tax Acres (343.5 GIS Acres)
Sandgate, Bennington County, Vermont***

Price: \$642,000

PROPERTY OVERVIEW

The property represents a solid long-term timber investment, including an easily accessible, attractive building site in southern Vermont's Green Mountains, combining a residence option with an appreciating timber asset.

The landscape is moderately sloping and highly variable, including steep drainages and ridges, with a mature hardwood forest resource accessed by developed private trails.

A conservation easement conveys with the land; however, it provides for a building site near the quiet town road frontage.

Highlights include:

- Approved 6-acre development zone, easily accessible with level terrain and close proximity to electric and phone services;
- Exceptional long-term timber investment attributes with a timber value of \$556,400;
- The land will be transferred with a conservation easement held by the Vermont Land Trust, which prohibits future subdivision while promoting sustainable forest management and preserving Vermont's long-standing tradition of land protection.



LOCATION

The forest is situated in southwestern Vermont in the town of Sandgate, within a heavily-forested and mountainous region that sits between Route 153 to the northwest, Route 315 to the north, Routes 30 & 7A to the east, Route 313 to the south and the NY state line 0.5 miles to the west. While forestland dominates the landscape here, widely scattered homes occur along some of the gravel roads that traverse this area. The location is host to notable mountain peaks that include; Equinox, Bear, Shatterack, Mother Myrick and The Gallop Mountains. The Batten Kill, a well-known trout fishing stream, is just minutes to the south.

The eastern border of this region is a popular four season tourist area, starting in the south along Route 7A at Arlington (8 miles from the land). Just north is Manchester Village, host of Hildene - The Lincoln Family home, The Equinox Hotel and Orvis Fly Fishing School. Traveling a short ways further north is Dorset, with its many fine homes. Bromley Ski Resort is a 45 minute drive from the property.

For weekend travelers, Albany, NY is 1.25 hour drive, NYC a 3.5 hour drive, and Boston a 3.25 hour drive.

ACCESS

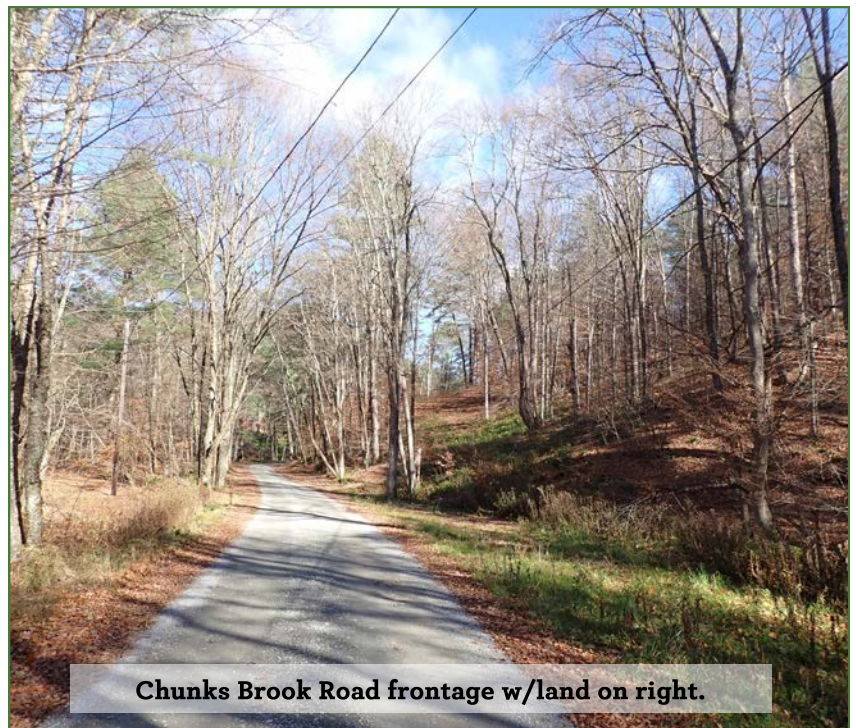
The property has good access, with nearly 1,650' of road frontage along Chunks Brook Road (aka Tate Hill Road). The southern half of this frontage appears to be a graveled, year round, town maintained road with electric power running along the property (and near the homesite building zone).

An existing gravel driveway is found towards the southern end of the road frontage which heads into the land +/- 500' to the camp and nearby small clearing. This internal road should work well for any future homesite build or continued use of the camp. Cleared trails run throughout the land, offering access for various modes of recreation, along with timber management and/or sugaring.

Directions to the property are as follows: From the junctions of Route 313 & Chunks Brook Road (the home address near this intersection is 4 Chunks Brook Road) head 1.8 miles north along Chunks Brook Road to the property's driveway. (Please note the driveway is gated, so please be sure not to block the gate)



Looking south along Chunks Bk Rd with Route 315 in backdrop.



Chunks Brook Road frontage w/land on right.

SITE DESCRIPTION

The property is forested with the exception of a small clearing near the existing camp. Overall, terrain is moderately to steeply-sloping with occasional steep ground in isolated locations leading to the various ridges found on the land. This sloping landscape, along with the "Taconic Range" glaciated soil types, have created productive, well-drained soil conditions throughout the property.

A ridge running south to north nearly bisects the land, creating a mostly western aspect for the western half and a northern aspect for the remainder. Mid-way along the ridge is a gentle saddle providing a nice access point over the ridgeline.

Elevation ranges from 740' along the road frontage to 1,800' at the land's southeastern corner, where the property reaches its highest peak. A small, year-round stream runs through the northern end of the property.

The conservation easement conveying with the property allows for the development of a homestead within the pre-approved 6-acre building envelope (Depicted on the attached property maps). This building zone is aesthetically attractive with its tall, mature white pines and potential views of the nearby mountains (with additional tree clearing). The terrain in this location is gentle, allowing for the creation of a meadow around the homesite. The existing camp on the property is owned by the current lessee, offering buyers flexibility to either continue leasing, negotiate a purchase of the structure, or request its removal post-closing.



Approaching the saddle in the middle of the ridge.



Scenic, tall pines near the building zone.



The land's centrally located ridge with its gentle saddle seen at it middle.

TIMBER RESOURCE

Timber data in this report are based on a comprehensive timber inventory, conducted in June of 2024 by F&W Forestry Services. Inventory plots (70) were taken on a 432' X 432' grid using a 15-factor prism (1 plot representing 4.9 acres). The data's statistical accuracy is +/-17.8% for all sawlog products and +/-9.3% for all products combined at the 95% confidence level. The data reveal a total sawlog volume of 2,362 MBF International ¼" scale (6.9 MBF/acre) and 7,323 pulpwood cords (21.3 cords/acre). The combined total per acre volume is 35.1 cords, a figure well above the regional average. Stumpage values were assigned to the volumes in January of 2025 by F&W Forestry, producing a property-wide Capital Timber Value (CTV) of \$556,400, (\$1,625/commercial acre). See the Timber Volume & Valuation in this report for details.



Species Composition:

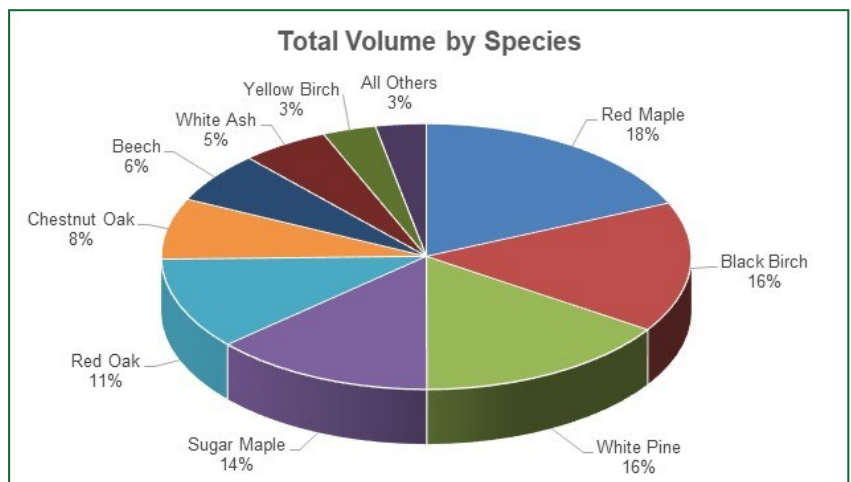
A species composition dominated by hardwoods prevails, with hardwoods at 85% and softwoods at 15% of total volume. Species composition for all products combined offers a favorable mix led by the red maple at 18% of total volume, followed by black birch (16%), white pine (16%), sugar maple (14%), red oak (11%), chestnut oak (8%), American Beech (6%), and white ash (5%), with other common hardwoods as associates making up the balance. The sawlog volume breakdown consists largely of the same species (The maples, white pine, birch and the oaks), all with historically strong demand.



Stocking and Stem Quality:

Overall, forest stocking is extremely high, with well-stocked conditions on all acres providing the new owner a "clean canvas" to plan future silvicultural goals. This unusually high stocking also offers wide income options from future silvicultural treatments. Average Basal Area (BA) is 109 ft² on 180 stems/acre.

Stem quality for all species, products, and size classes is above average with the Acceptable Growing Stock basal area at 76ft², a level high enough to support a fully-stocked stand after treatments such as thinning occur. The forest contains elevated stocking of oak species, bringing a high value both at the mill and as hard mast for wildlife.



TIMBER RESOURCE

Sawlog Value:

Sawlog value is dominated by sugar maple (23%), followed by red oak (20%), white pine (18%), and red maple (12%), with other miscellaneous species, making up the balance. Robust hardwood and softwood sawlog markets can be found in southern Vermont, New York, and New Hampshire, in addition to firewood and pulp markets.

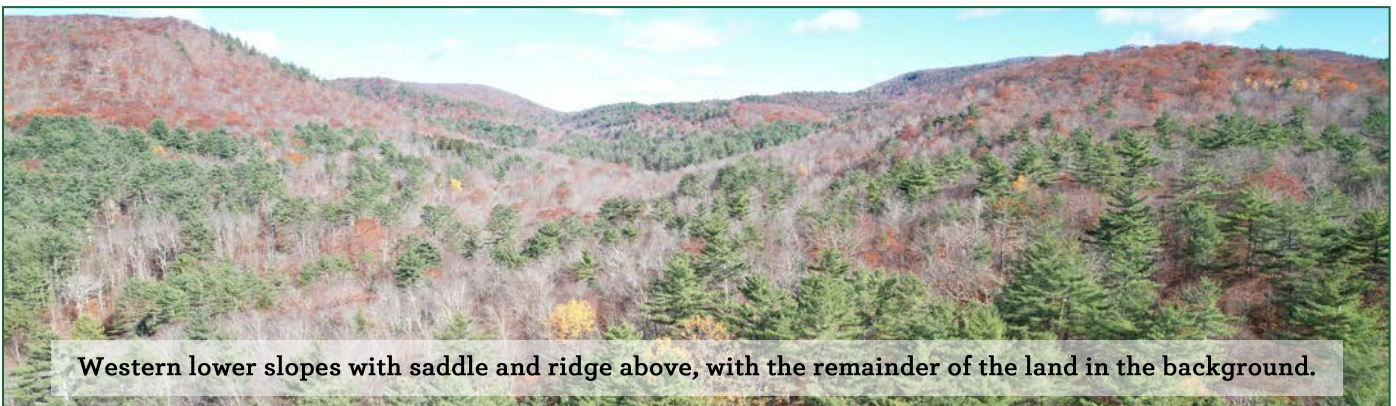
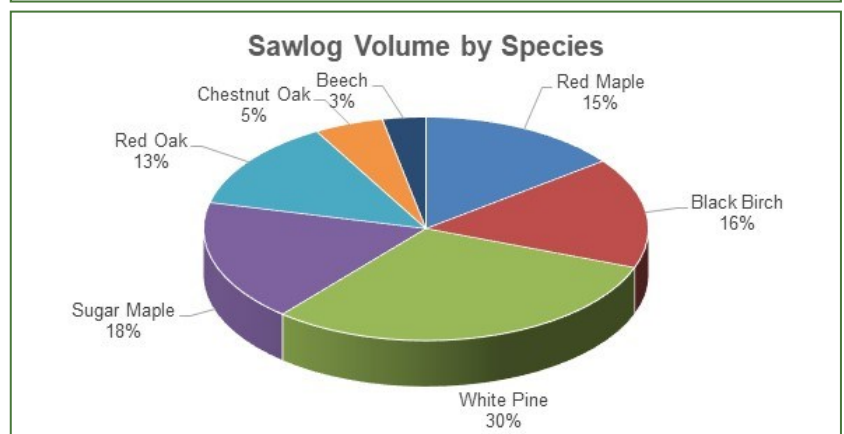
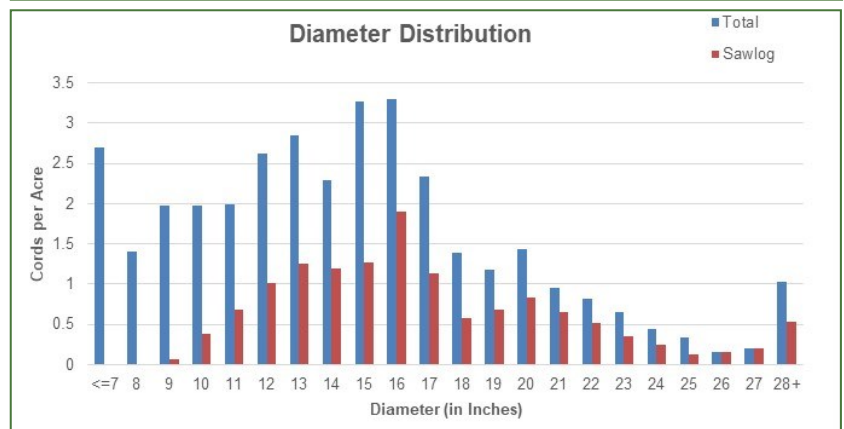
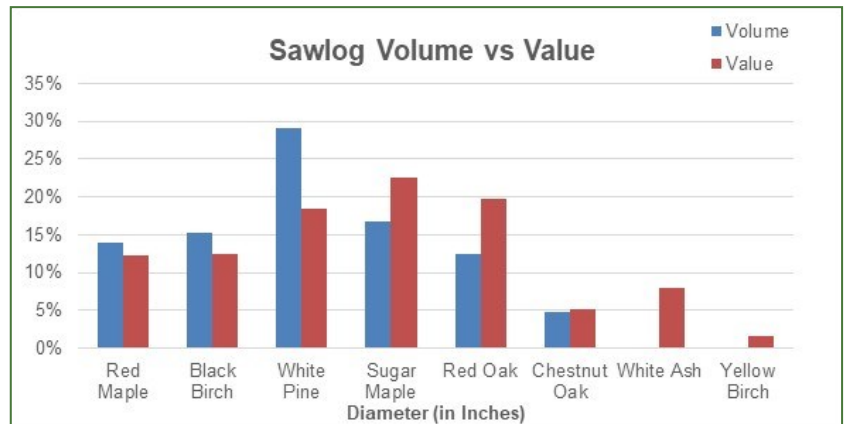
Diameter Distribution:

The average diameter for all products combined by volume is 14.5", while the average sawlog diameter is 16.0". Average diameters for the two major species are sugar maple 15.5", and white pine 20.5", the latter representing a financially mature pine resource offering short term income from silvicultural activity. The timber data shows stocking of timber in all size classes, from small poles up to large sawtimber, increasing options for future forest management programs.

Forest Stands & Silvicultural History:

The current ownership's tenure started in 2017, with no forestry operations since that time. Prior to this, it appears thinning occurred +/-30 years ago.

Successful buyers will be responsible for drafting a Forest Management Plan after closing to meet the requirements of the conservation easement. However, this plan offers a unique opportunity for buyers to shape the future of this valuable forest resource. Developing a Forest Management Plan also makes the land eligible for participation in the Vermont Current Use Program.



Western lower slopes with saddle and ridge above, with the remainder of the land in the background.

CONSERVATION EASEMENT

The conservation easement on the property will be held by the Vermont Land Trust (VLT).

A working forest partnership with VLT offers the new owner predictability and cooperation, given the long history and solid reputation of this conservation organization in overseeing other conservation easements under its stewardship.

A principal objective of the easement is to conserve productive woodlands, wildlife habitats, water quality, and other natural resources and scenic values.

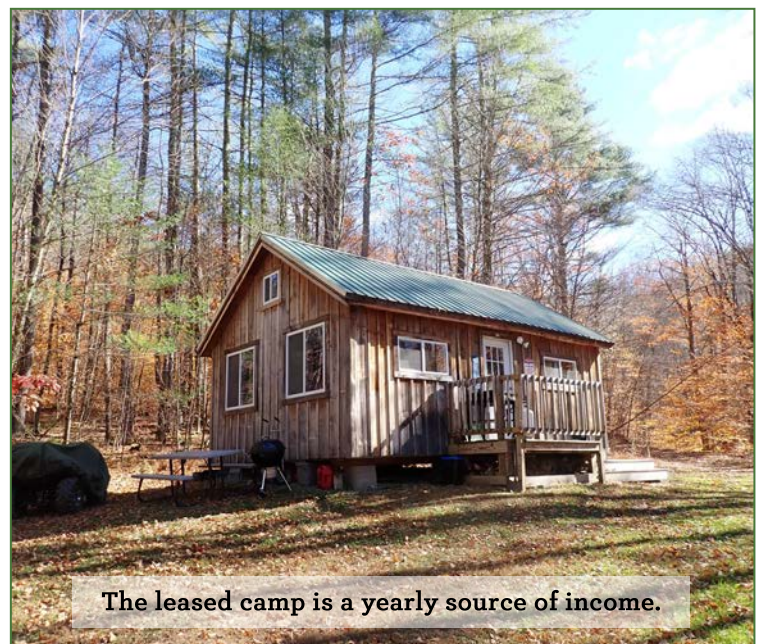
Easement highlights include:

- Most sustainable and traditional forestry/agricultural activities are permitted to support the long-term stewardship of the protected property;
- The property can be posted against public access;
- Ecologically significant Mesic Dry Oak stands (shown on the attached maps) will be subject to special harvesting regimes;
- Surface Water Protection Zones (SWPZs), covering the riparian areas adjacent to the stream corridors, wetlands, and vernal pools are protected from intense forest management activities;
- The conservation easement allows for the development of a house site and associated structures within the mapped 6-acre development zone.

The property will be conveyed subject to the conservation easement, the exact terms of which are in progress and will be finalized before sale.



Small year-round streams run throughout the land.



The leased camp is a yearly source of income.

ACREAGE, TAXES & TITLE

The property is owned by BLY Hollow, LLC, c/o The Conservation Fund whose Special Warranty deed is recorded in Book 56, Pages 455-465 (the Subject property is referred to as "Parcel One Strout Land" in the deed). Property taxes for 2024 were \$6,812.48. Town-listed acreage is 298.2 acres, however field evidence indicates a ground acreage of 343.5 acres, which is considered more accurate and is the basis for the estimated Timber Capital Value. The property has not been surveyed, and buyers are advised to verify property acreage and boundaries in the field. Neither The Conservation Fund nor Fountains Land warrants the GIS acreage stated in this report, and evidence collected in the field does not constitute a survey.

The property is **not** enrolled in the State of Vermont's Use Value Appraisal (UVA) program.

The leased camp, property of the lessee, generates income of +/- \$1,766/year.

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.

TIMBER VOLUME AND VALUATION



The Conservation Fund Strout Forest - Sandgate

Estimated Timber Valuation

Prepared By

F&W FORESTRY SERVICES INCORPORATED

Sandgate, Rutland County, Vermont
January, 2025

343.5 Total GIS Acres
342.5 Commercial (Forested) Acres

Species	Volume MBF/CD	Unit Price Range			Total Value Likely
		Low	High	Likely	
Sawtimber - MBF					
Sugar Maple	282	300.00	400.00	350.00	98,700
White Pine	581	125.00	175.00	150.00	87,200
Red Oak	213	300.00	375.00	350.00	74,600
Black Birch	265	175.00	250.00	225.00	59,600
Red Maple	294	175.00	250.00	200.00	58,800
White Ash	110	300.00	375.00	350.00	38,500
Chestnut Oak	101	200.00	275.00	250.00	25,300
Red Oak Veneer	17	800.00	1,200.00	1,000.00	16,600
Sugar Maple Pallet	111	50.00	75.00	65.00	7,200
Yellow Birch	25	200.00	300.00	250.00	6,300
Hardwood Pallet	164	20.00	50.00	30.00	4,900
Red Oak Pallet	61	30.00	60.00	50.00	3,100
Sugar Maple Veneer	3	800.00	1,200.00	1,000.00	2,700
White Pine Pallet	103	10.00	20.00	15.00	1,500
Yellow Birch Pallet	25	30.00	60.00	50.00	1,300
White Birch	8	75.00	125.00	100.00	800
Pulpwood - Cords					
Hardwood	6,828	8.00	12.00	10.00	68,300
White Pine	495	1.00	4.00	2.00	1,000

Totals				
Sawtimber Total	2,362	MBF		\$487,100
Sawtimber Per Acre	6.877	MBF		\$1,418.05
Sawtimber Per Comm. Acre	6.897	MBF		\$1,422.19
Cordwood Total	7,323	Cords		\$69,300
Cordwood Per Acre	21.3	Cords		\$201.75
Cordwood Per Comm. Acre	21.4	Cords		\$202.34
Total Per Comm. Acre				\$1,624.53

Total Value	Low	High	Likely
		\$461,000	\$642,000

BASED ON MAY 2024 INVENTORY CRUISE BY F&W FORESTRY SERVICES

Volumes were collected using a 15 BAF factor prism from 70 cruise plots arranged on a 432 x 432 grid.

The inventory produced a statistical error of ±17.8% for all sawlog products and ±9.3% for all products combined 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.

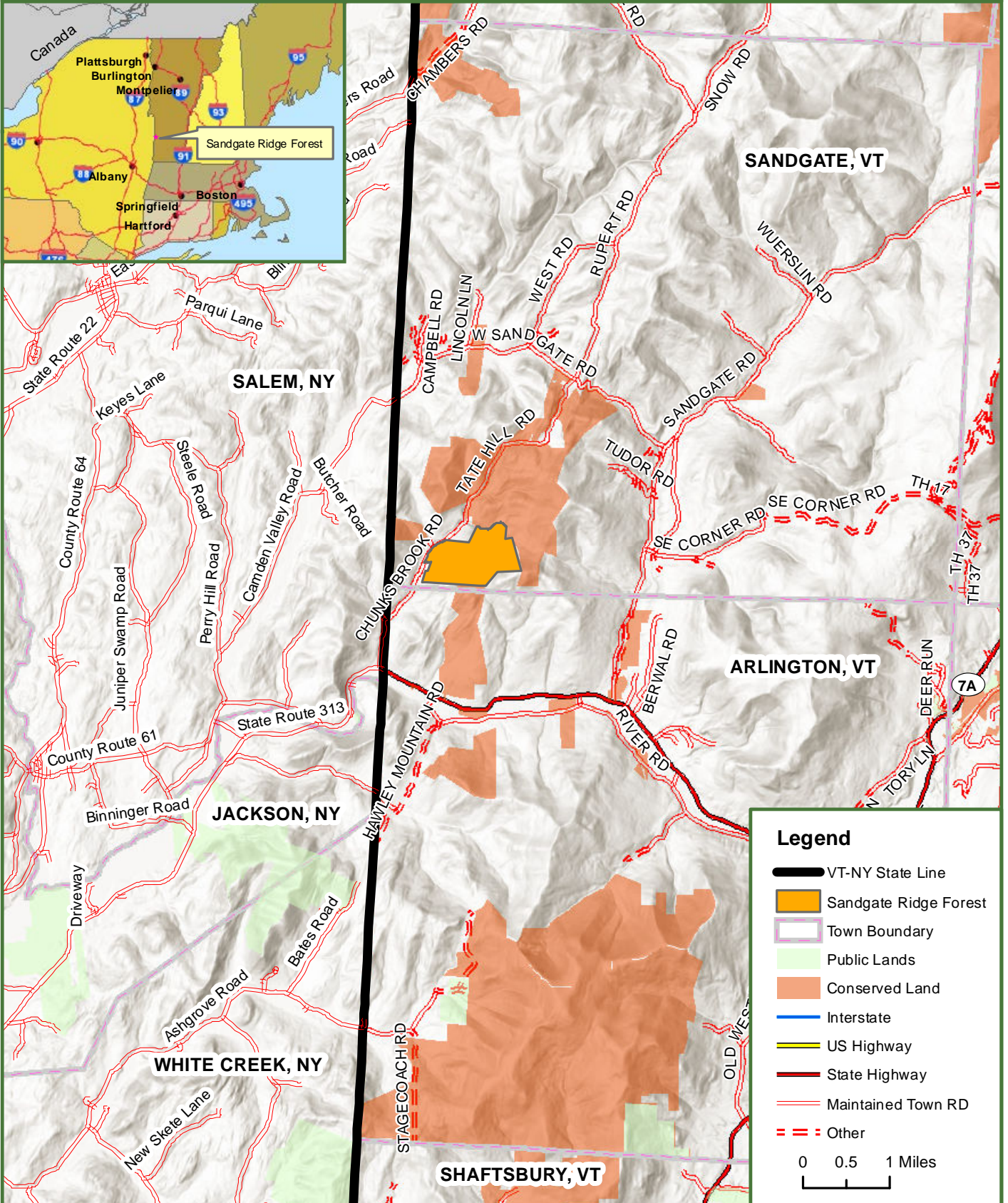
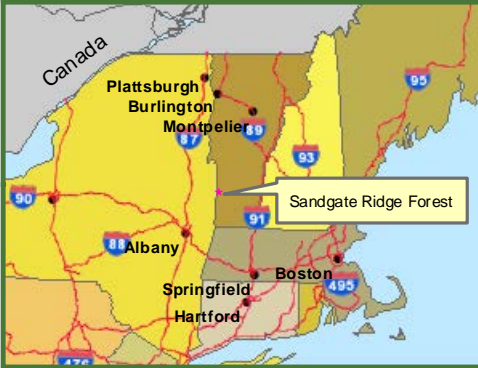
Prices are averages for the area and are adjusted to reflect, access, quality and operability of the site.



Locus Map

Sandgate Ridge Forest

343.5 GIS Acres (298.2 Tax Acres)
Sandgate, Bennington County, Vermont

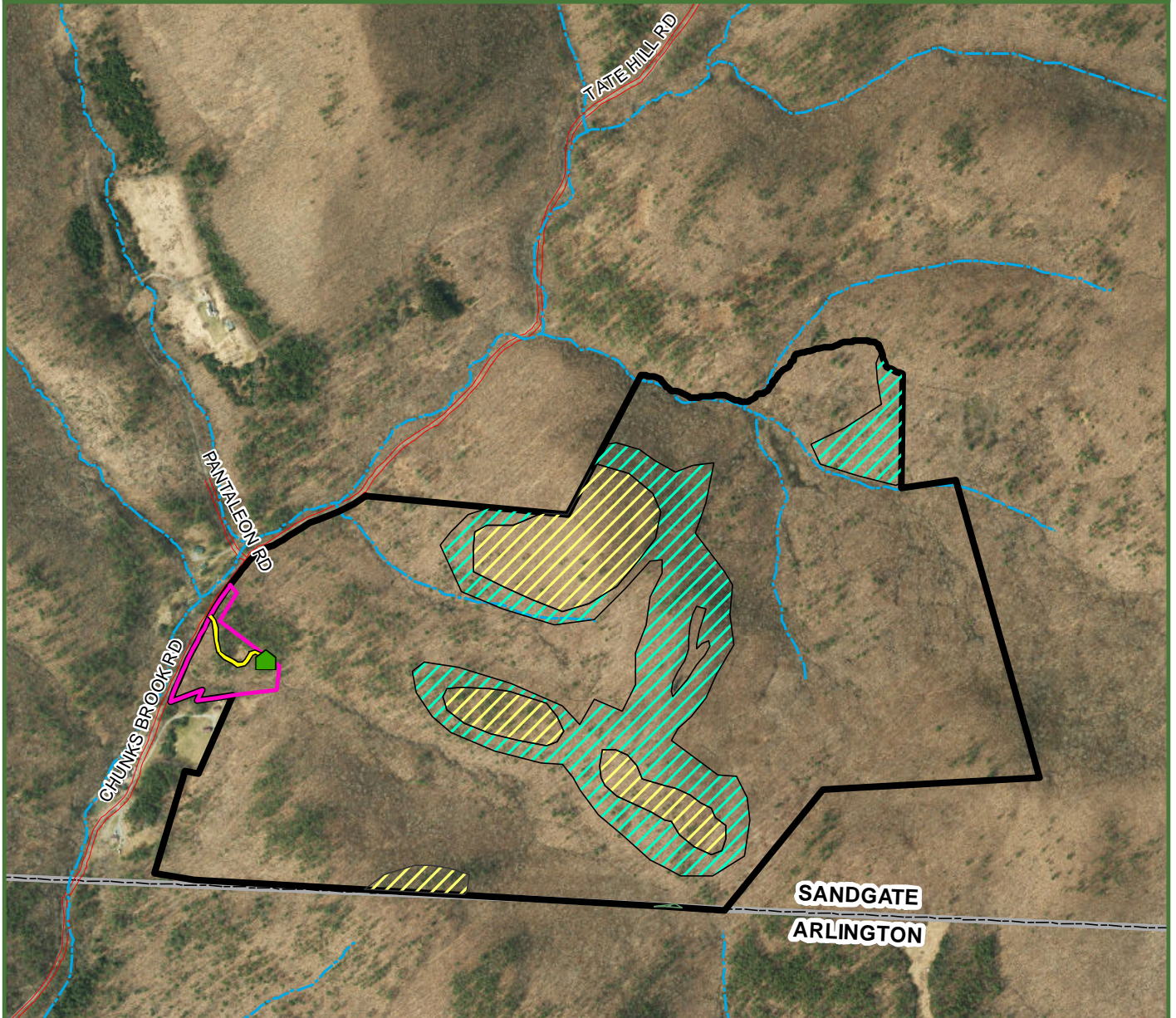




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Legend

- | | |
|--|--------------------|
| Dry Oak Forest SMZ | US Highway |
| Dry Oak-Hickory-Hophornbeam Forest SMZ | State Highway |
| Red Oak-Northern Hardwood Forest SMZ | Maintained Town RD |
| Leased Camp | Other |
| Internal Road | Town Line |
| Development Zone | |
| Sandgate Ridge Forest | |
| Stream | |
| Interstate | |
- 0 375 750 1,500 Feet

This is Not a Survey

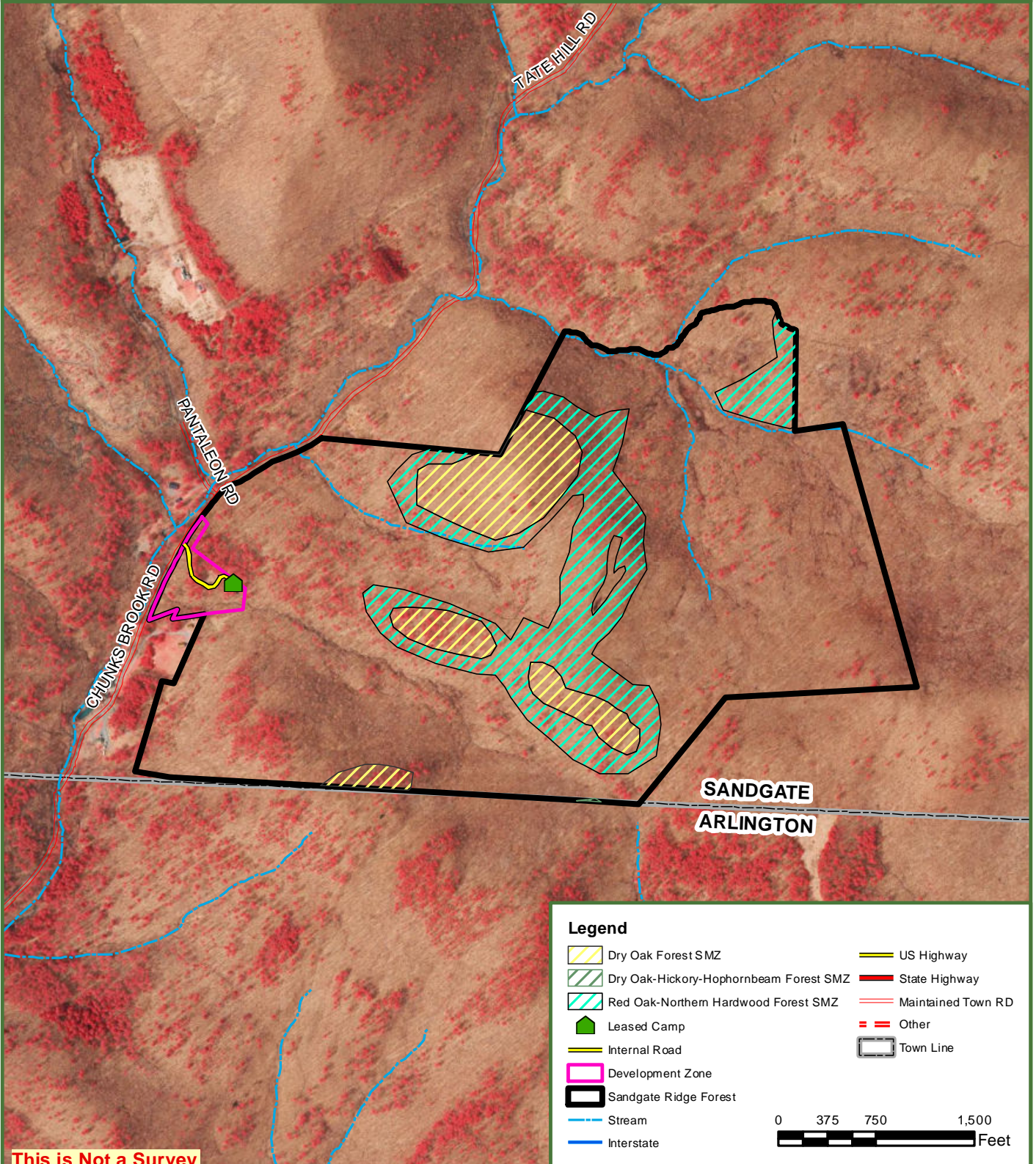
Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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



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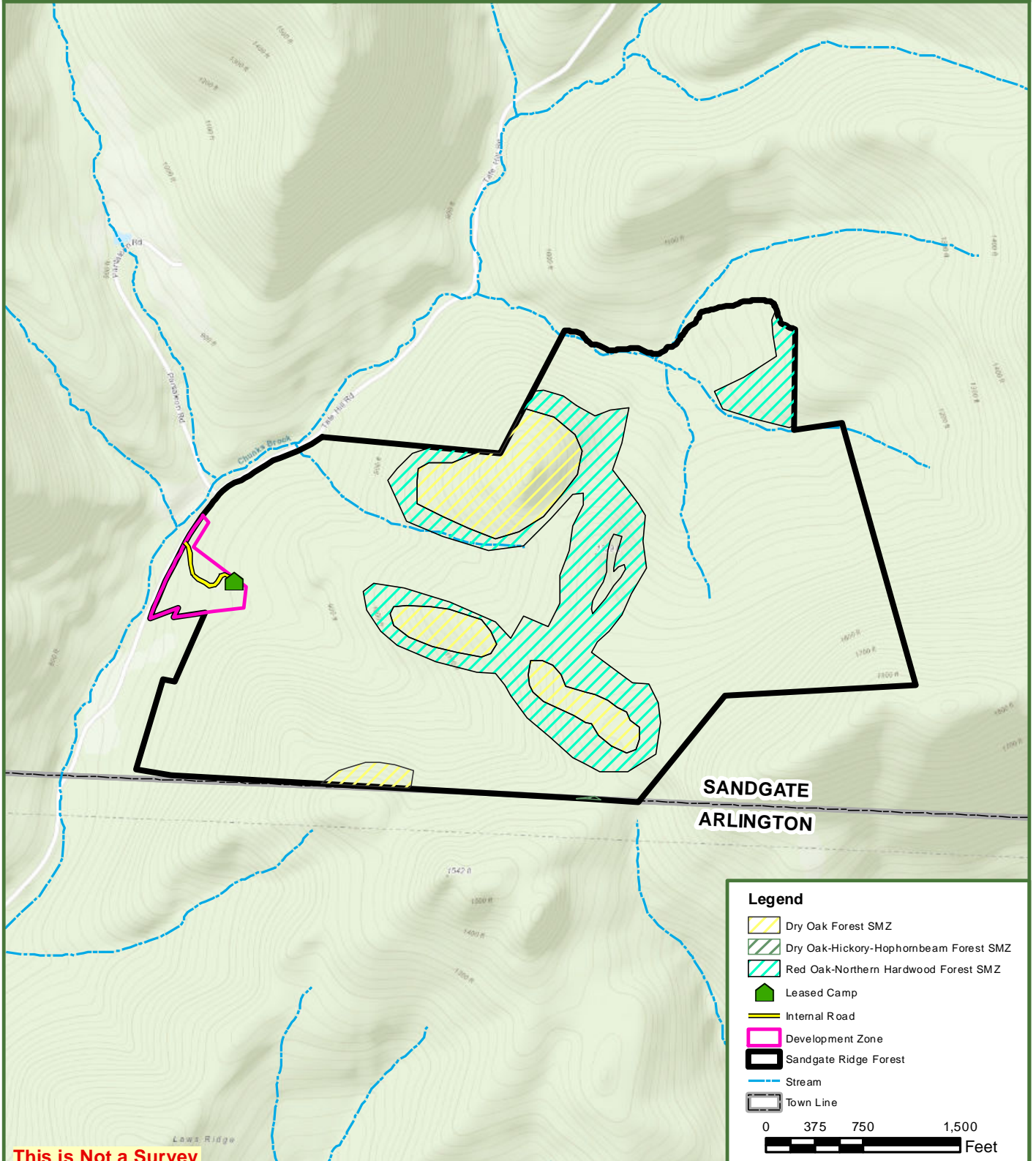
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

Zachary Jaminet

Printed Name of Agent Signing Below

[] Declined to sign

Zachary Jaminet

Signature of Agent of the Brokerage Firm

Printed Name of Consumer

Date

Signature of Consumer

Date

[] Declined to sign