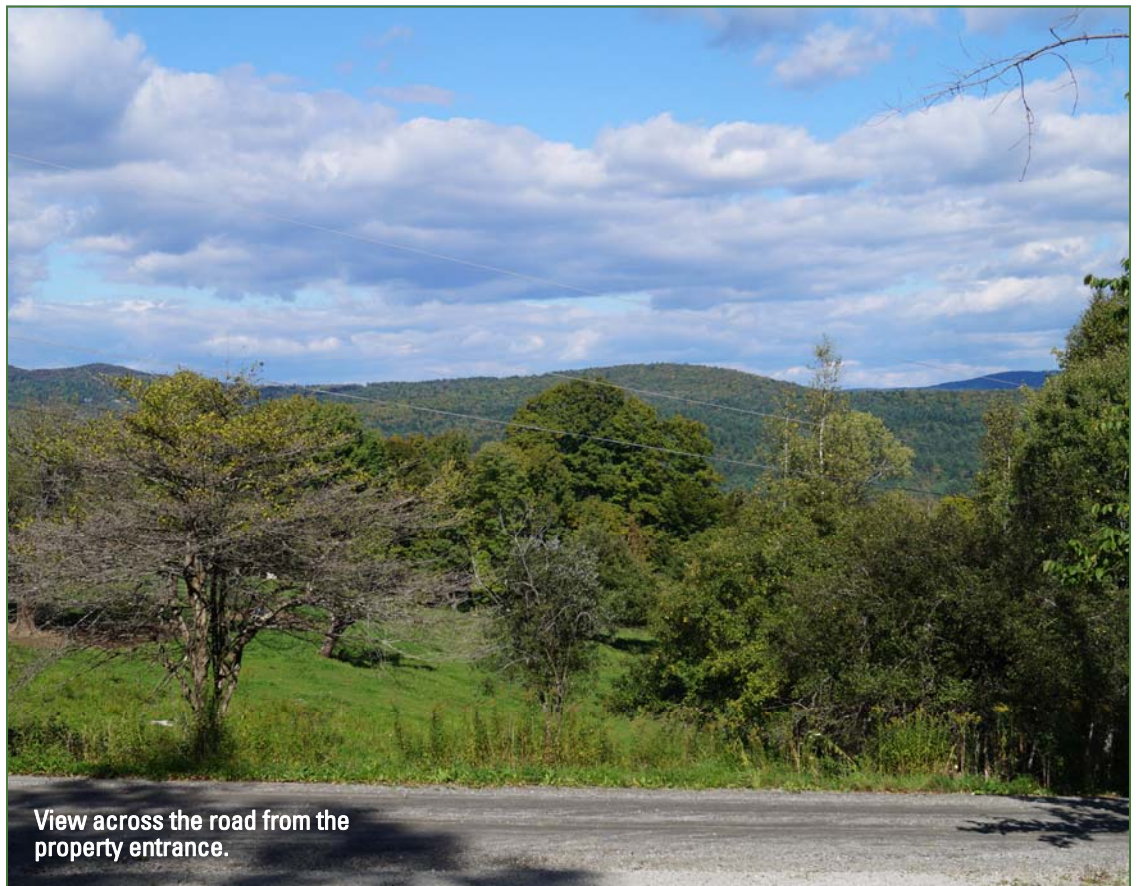


BARTLETT HILL PARCELS

Two country building lots a mere three miles from vibrant downtown Montpelier and from Interstate 89, offering easy access to the cultural, employment and recreational opportunities of central Vermont and beyond.



Berlin, Washington County, Vermont

West Parcel (Lot 1): 29.01 Survey Acres

New Price: ~~\$115,000~~ \$109,000

East Parcel (Lot 3): 27.2 Survey Acres

New Price: ~~\$125,000~~ \$119,000

LOCATION

Just a few miles from the Vermont State House in Montpelier, these two wooded building parcels rest on a low hillside. These properties are in the town of Berlin, a diverse community of farms and forests, historic homes, new developments, strip malls and national chains, industrial parks and the region's hospital. Over in this corner of the town, the land is forested as it rises from the south bank of the Winooski River and homes are well-spaced across the peaceful and uncrowded landscape.

However, the parcels are only a few minutes from downtown Montpelier where there is a unique array of shops, restaurants and cultural opportunities. It is also just a few minutes to Exit 8 on Interstate 89, providing quick access to local, regional and distant destinations. In 7 miles, one can get to the hospital area of Berlin where there is also a concentration of retail enterprises. Job opportunities are broad, including options in health care, government, finance, politics and education, to name a few. Outdoor recreation is popular and many people enjoy the area's lakes, ponds and rivers. Hike in the Green Mountains just to the west or ski at one of four resorts within 45 minutes' drive.

Burlington, the state's largest city, is 35 minutes northwest on Interstate 89. Montreal, Canada is 2.25 hours to the northwest, Boston is 3 hours to the southeast and New York City is 5.5 hours to the southwest.

ACCESS

Both lots have frontage on Bartlett Road, a dead-end, town-maintained, gravel road (West Parcel has 75' and East Parcel has 400'). About a mile along Bartlett Road and towards its terminus, the parcels share a common driveway. The driveway is a solid, recently constructed interior access road that is 60' wide and about 900' long. It begins at the road frontage of the West Lot and climbs steeply, quickly entering the middle parcel. As the ground levels off, there is a small pull-out which would be a logical place from which to start a driveway into the West Parcel (at about 400' along the interior road). The access road then continues through the middle parcel and ends at a level spot on the East Parcel.



A drone shot from the property looking down on the Winooski River Valley to the Worcester Range and the Green Mountains beyond.



The interior access road running off Bartlett Road is a common driveway to both parcels.

ACCESS (continued)

Directions: From Exit 8 off Interstate 89, take the first left onto Dog River Road. After passing back under the interstate, take a right on Junction Road (passing the end of the Montpelier Bike Path). Shortly after passing the Amtrak station, the road turns to dirt and Bartlett Road is a half mile ahead on the left. The road climbs up the hill and makes a sharp right. The parcels' driveway is on the left across from a cow pasture.

SITE DESCRIPTION

Bartlett Hill Parcels offer a peaceful, relatively private location to establish a home with modest forested acreage, while being just a few miles from the hub of central Vermont. The parcels start at 900' in elevation and climb moderately but steadily to a height of 1,320' at the southern boundary. West Parcel has at least one easily accessible, level area where a home can be built. East Parcel has a couple of good sites.

While currently forested, both parcels could enjoy some nice valley and mountain views after clearing. With a generally northern aspect, the parcels face the Winooski River Valley and the hills of Middlesex, with the southern peaks of the Worcester Range visible to the northwest.



Possible building envelopes on West Parcel (top) and East Parcel (bottom).

Beyond the building sites, the parcels continue up the slope, which is populated by a mix of northern hardwoods (maples, birch, beech and ash) and softwoods (spruce, pine and hemlock). Overall, the forest is likely 30-40 years old, with some areas of younger saplings and the occasional, much older individual tree. Intermittent streams must course down the slopes in the spring as evident by scattered gullies, both large and small.

An intriguing aspect of the land are the ridges of exposed bedrock that run down the slopes. Some of the ridges are quite tall and drop off steeply on either side, while others are more rounded and short. All the outcrops provide moss and fern habitat and interesting aesthetics, including trees that have wrapped around the rock.

TAX and TITLE INFORMATION

Both properties are owned by the same party and have been formally subdivided (into three lots). However, the town regards the lots as one property for tax purposes until sold. The property taxes for all three parcels in 2016 were \$227. The lots ARE enrolled in the State of Vermont's Use Value Appraisal (UVA) program. 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 for the property has recently been updated as is available on request.

The properties are identified in the Town of Berlin as parcel number 00011-0.16.100 and are depicted on town tax maps as R8-43.A. They are owned by Bartlett Hill Company LLC, whose deed is recorded in the Berlin Town Clerk's Office in Book 118, page 327.



One of many rock outcrops on the slopes behind the building

DEVELOPMENT INFORMATION

The boundaries of the parcels are well -marked with flagging and pins. Each lot has a state-issued septic permit (see attached maps for locations) with plans and designs available for review.

Two acres on each property have been excluded from the Current Use program and can be developed. Their boundaries are shown on the maps at the end of this report. Should a buyer wish to build within the 2-acre exclusion zone, the seller will pay the required discontinuance fee as part of a purchase and sale agreement.

The properties are in the Rural Residential (R-40) zone where single-family dwellings, among other uses, are permitted. Buildings must be 50' back from the front lot line and 25' from each side lot line.



View of the Worcester Range from the interior access road. Similar views are likely possible from both parcels.

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.

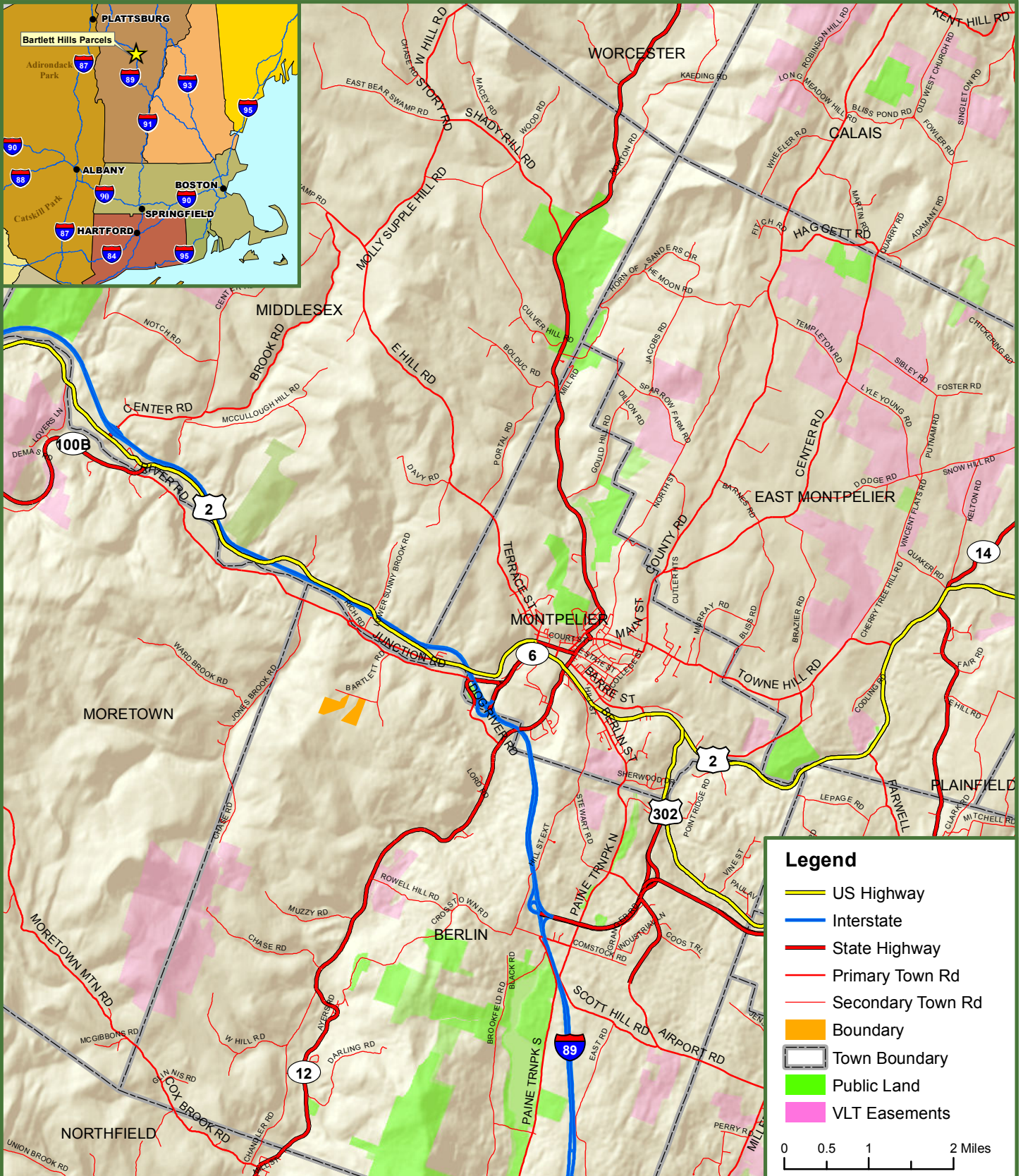
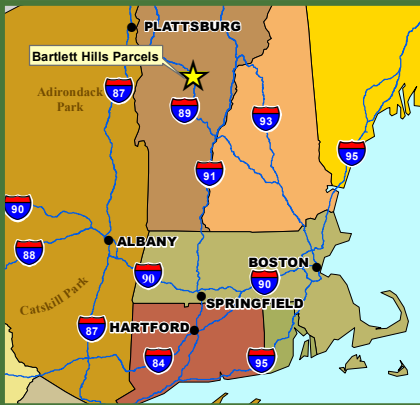


Locus Map Bartlett Hills Parcels

West Parcel (Lot 1) 29.01 Surveyed Acres
East Parcel (Lot 3) 27.2 Surveyed Acres
Berlin, Washington County, VT



**Fountains
Land**
AN F&W COMPANY



Legend

- US Highway
- Interstate
- State Highway
- Primary Town Rd
- Secondary Town Rd
- Boundary
- Town Boundary
- Public Land
- VLT Easements

0 0.5 1 2 Miles



Bartlett Hills Parcels

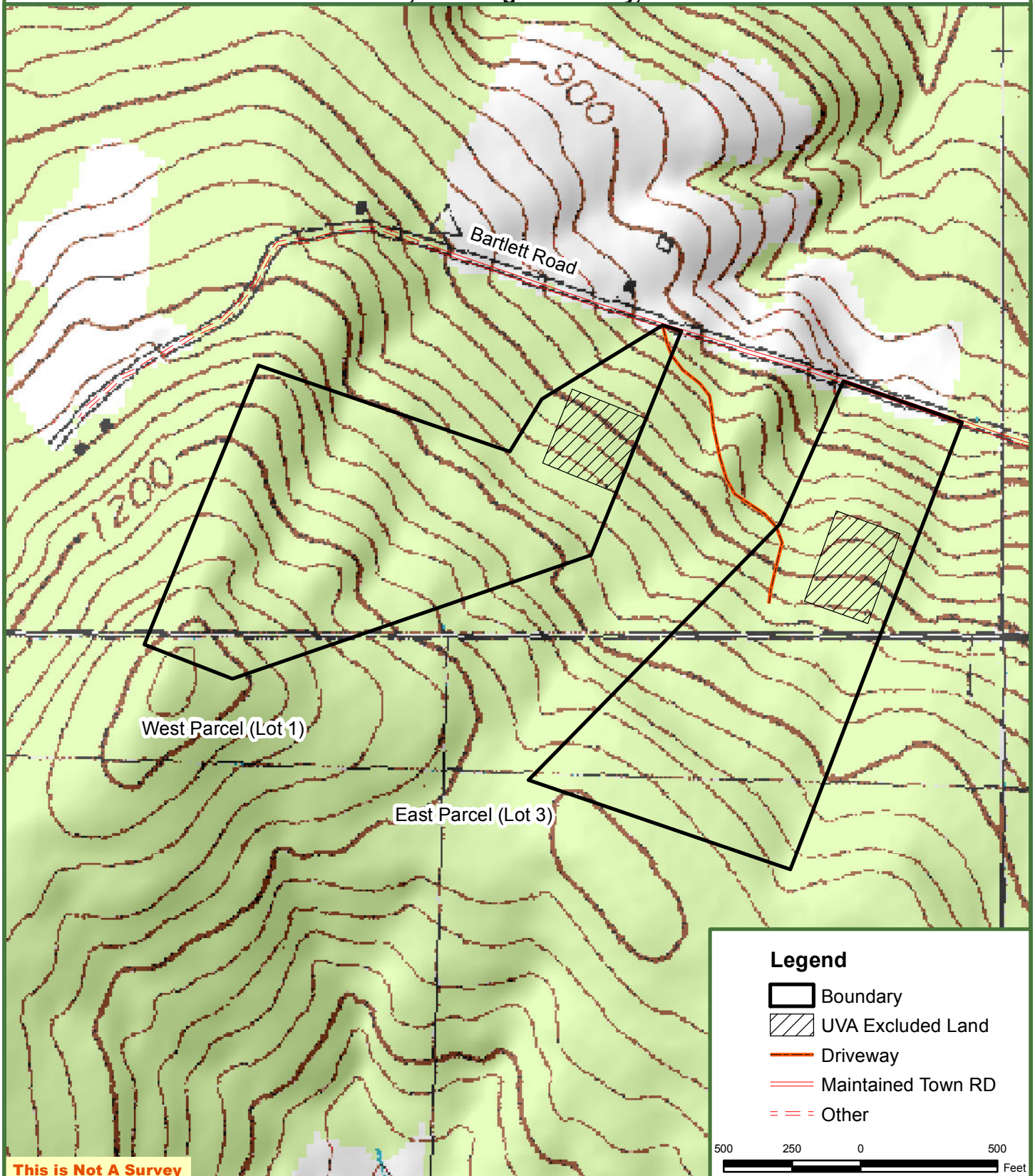
West Parcel (Lot 1) 29.01 Surveyed Acres

East Parcel (Lot 3) 27.2 Surveyed Acres

Berlin, Washington County, VT



**Fountains
Land**
AN F&W COMPANY



Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VCGI, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



Bartlett Hills Parcels

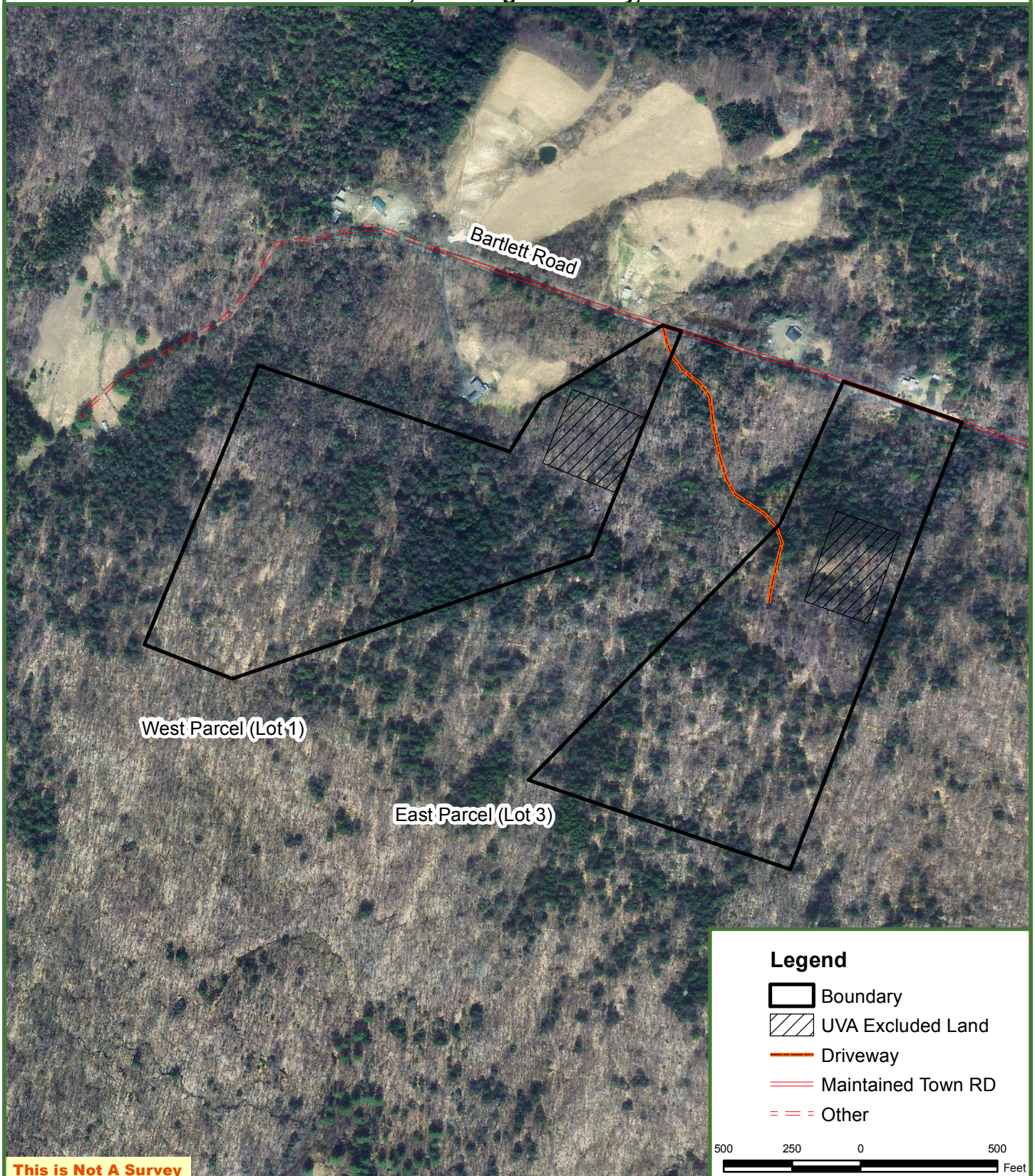
West Parcel (Lot 1) 29.01 Surveyed Acres

East Parcel (Lot 3) 27.2 Surveyed Acres

Berlin, Washington County, VT



**Fountains
Land**
AN F&W COMPANY



Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VCGI, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



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 Inc
Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Alisa Darmstadt
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