

SOUTH HILL FOREST

Located in central Vermont above the scenic Route 100 valley and twelve miles from Killington Ski Resort, this forest offers fine timber stands and potential mountaintop building sites with exceptional views.



***344 Grand List Acres
Stockbridge, Windsor County, Vermont
Pittsfield, Rutland County, Vermont***

Price: \$456,000

LOCATION

South Hill Forest is located in the central Vermont towns of Pittsfield and Stockbridge. Pittsfield is a quintessential Vermont town nestled in a valley carved by the Tweed River, which flows south through the community. From here, mountains rise to the west and east providing a sense of majesty as well as retreat. The community centers around a classic village green graced by a white clapboard church and a gazebo. Two general stores and a few lodging and eating establishments create the heart of the village.

Route 100, a state-designated scenic drive, winds through the valley connecting the quiet and serene village with other Vermont communities and recreational opportunities. Twelve miles to the south is the town of Killington, home to the renowned Killington and Pico Ski Areas and a variety of eating, lodging, and shopping opportunities. On the way to Killington, Gifford State Park (camping, picnicking, boating), and the Green Mountain National Golf Course provide varied recreational outings. Alternatively, Sugarbush Ski Area and the towns of Waitsfield and Warren are a beautiful 45-minute drive to the north through Granville Gulch.

For all the necessities, Rutland, Vermont's second largest city, is 15 miles to the southwest. Interstate 89 is 16 miles to the east, for easy access to Boston (2.5 hours to the southeast) and the coast, while New York City is a 5-hour drive to the south.



Looking down onto the village of Pittsfield and south down the Route 110 valley. The property is center left.

ACCESS and BOUNDARIES

The property benefits from two access points: one from the east in the town of Stockbridge and the other from west in the town of Pittsfield.

South Hill Road ROW - In Stockbridge, the property is accessed by a 50' wide, 1,600' long right-of-way (ROW). It begins along South Hill Road and runs to the boundary, where a potential level house site sits at the edge of a ridge. Approximately half of the ROW road is currently drivable by a rugged vehicle, with the balance requiring grading and ditch work prior to use. Electric power runs along the beginning of the ROW for the first third of its distance. This access is 1.5 miles from VT Route 100 along a town-maintained road, making travel to the region's attractions convenient.



South Hill Road in Stockbridge as it runs around South Hill and leads to the right-of-way to the property.

ACCESS and BOUNDARIES (continued)

River View Trail - In Pittsfield, the property is accessed by River View Trail, a private road just south of Pittsfield village that begins where Route 100 crosses the Tweed River. Houses along this road are well-maintained, each with a unique architectural design. Electricity and other utilities are available roadside.

River View Trail provides access to the western slopes of the property where a small, level area would be an adequate location for staging forest management. From here, a driveway could be constructed to a mid-slope bench with opportunity for homesite development. However, this construction would require considerable excavation work. Although there is frontage on Route 100, terrain limitations prevent future driveway development here.



River View Trail on its way to the property.

Boundaries are evident and exist as old red blazes. Map portrayal of the property in this report is based on tax maps from the towns of Stockbridge and Pittsfield. The Town of Stockbridge has the property listed as 305 Grand List acres. The portion of the property in the Town of Pittsfield is listed as 39 acres.

TAX and TITLE INFORMATION

The 2016 property taxes were \$1,593 for the 305 acres in Stockbridge and \$843 for the 39 acres in Pittsfield, totaling \$2,436.

The property **IS** enrolled in Vermont's Use Value Appraisal program (UVA). The UVA program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-developmental uses. The potential house site from the ROW has been reserved from the program.

The property is owned by Ridgeline Overlook Forest, LLC whose deeds are recorded in the Town of Stockbridge Land Records in Book 62, Pages 48-51 and Book 66, Pages 443-445. They are also recorded in the Town of Pittsfield Land Records in Book 50, Pages 201-204 and Book 53, Pages 1083-1085.



The peak of South Hill and the slopes of the Tweed River Tract from Pittsfield village.

SITE DESCRIPTION

The property can be regarded as two distinct tracks - South Hill Tract to the east and Tweed River Tract to the west (see maps at the end of this report).

South Hill Tract - The distinguishing feature of this portion of the property is its expansive, gently sloped, high-elevation ridgeline. This location affords unique building opportunities with some of the finest views in the region. Easily accessible, this upland property provides privacy as well as the ability to convert some of the level forested terrain to open meadows. Such clearing would expand the possible uses near the house site and expose the panoramic viewshed.

From the mountain shoulder of South Hill, where the access road terminates, the ridge extends to the southeast for roughly ½ mile. The elevation here is between 1,920'-2,060' and the terrain includes many level areas interspersed with various short benches. Views of the Green Mountains to the west, the Route 100 valley to the north, and the village of Pittsfield can be exposed in many spots along this ridge with minimal forest clearing. Mount Washington, nearly 70 miles to the east, can be seen on a clear day.

Slightly higher in elevation, the other branch of South Hill's "L"-shaped ridge extends for nearly 0.4 miles with an elevation of 2,207' to 2,160'. A hiking path meanders through the mature hardwood trees along this ridge from its origination at a grassy knoll on the lower shoulder. Views from this area can be opened up in all directions to include catching Pico Peak to the south. This would be a great place to construct a small cabin for a seasonal guest house or personal hiking destination.



South Hill sits in the right foreground of photo with the second branch of the ridge (the one with the hiking path) heading out to the left. Killington is visible in the distance.



The existing hiking trail which meanders along South Hill Ridge.



This small clearing suggests the tremendous view potential from South Hill Ridge.

SITE DESCRIPTION (continued)

Tweed River Tract - The Tweed River runs along the property's River View Trail frontage, providing easy access to the river for fishing, swimming and relaxing. Many of the Tweed River's tributaries are cold, spring-fed and originate from the eastern flanks of the Green Mountain Range. This provides natural trout reproductive habitat and supports a wild trout fishery.

Starting on the banks of the Tweed River, at about 800', this area rises sharply in elevation to just over 2,100' at the highest point. The land offers a gently sloped bench just below 1,100', with another bench just above 1,900'. From this higher bench, the views widen to include a sweeping vista from the south to the north. Overall, however, the terrain is fairly steep.

This portion of the property offers a blend of homesite opportunity and woodlot investment. Driveway development off River View Trail will require considerable slope reshaping for a short distance along an initial sharp rise to the first bench. Here, there is an attractive homesite tucked among a maturing forest grove. Recently, many fine homes have been constructed off Tweed River Drive and Spring Street (see photo map) on similar upslope settings, suggesting that such a project is possible and a sound investment.



The Tweed River offers excellent trout fishing and a scenic entrance to the property.



The lower bench - one of two potential homesites.



The upper reaches of the Tweed River Tract are in the right foreground with Route 100 just visible beyond.

TIMBER

South Hill Forest is centrally located in the Green Mountain Range, a region known to grow some of the finest sugar maple in the world. The forest consists primarily of northern hardwoods, including sugar maple, beech, the birches, red maple, ash and cherry. A mature age class of red spruce is a common associate.

Along the ridgetops, the timber resource is generally characterized by well-stocked, mixed species stands of cherry, spruce, the maples, birches and beech. While stem quality here is average, overall aesthetics are quite nice and enhanced by the long range views of the surrounding mountains from the ridgetop elevation of nearly 2,000'.

The remaining sections of the forest (the majority by acreage) consist of northern and westerly slopes falling from the ridgeline. Here the soils are richer and species such as maple dominate. In most of these areas stem quality is excellent with the overstory trees roughly 75 years old (12-16' in diameter). The northern slope was last thinned about 22 years ago, creating a younger age class whose diameters are 4-8 inches and exhibit good form. The western slope also contains fully stocked stands of a similar overstory age class. Thinning in this area last occurred roughly 20 years ago.

With sugar maple being the dominate species, there is potential to convert a considerable portion of the forest to a sugarbush. Timber data from the forest management plans indicates a potential of 12,000 gross taps.

Given the fully stocked forest conditions, timber value offers a noticeable component of the land's value. Timber data from the above mentioned management plans indicates that Capital Timber Value (CTV), is roughly \$325,000 (\$945/acre). Volumes are 1,500 MBF (4.4 MBF/acre) and 4,771 cords (13.9 cords/acre), providing a total volume of 23 cords/acre (roughly average for the region).



A well-stocked sugar maple stand along the northern slopes.



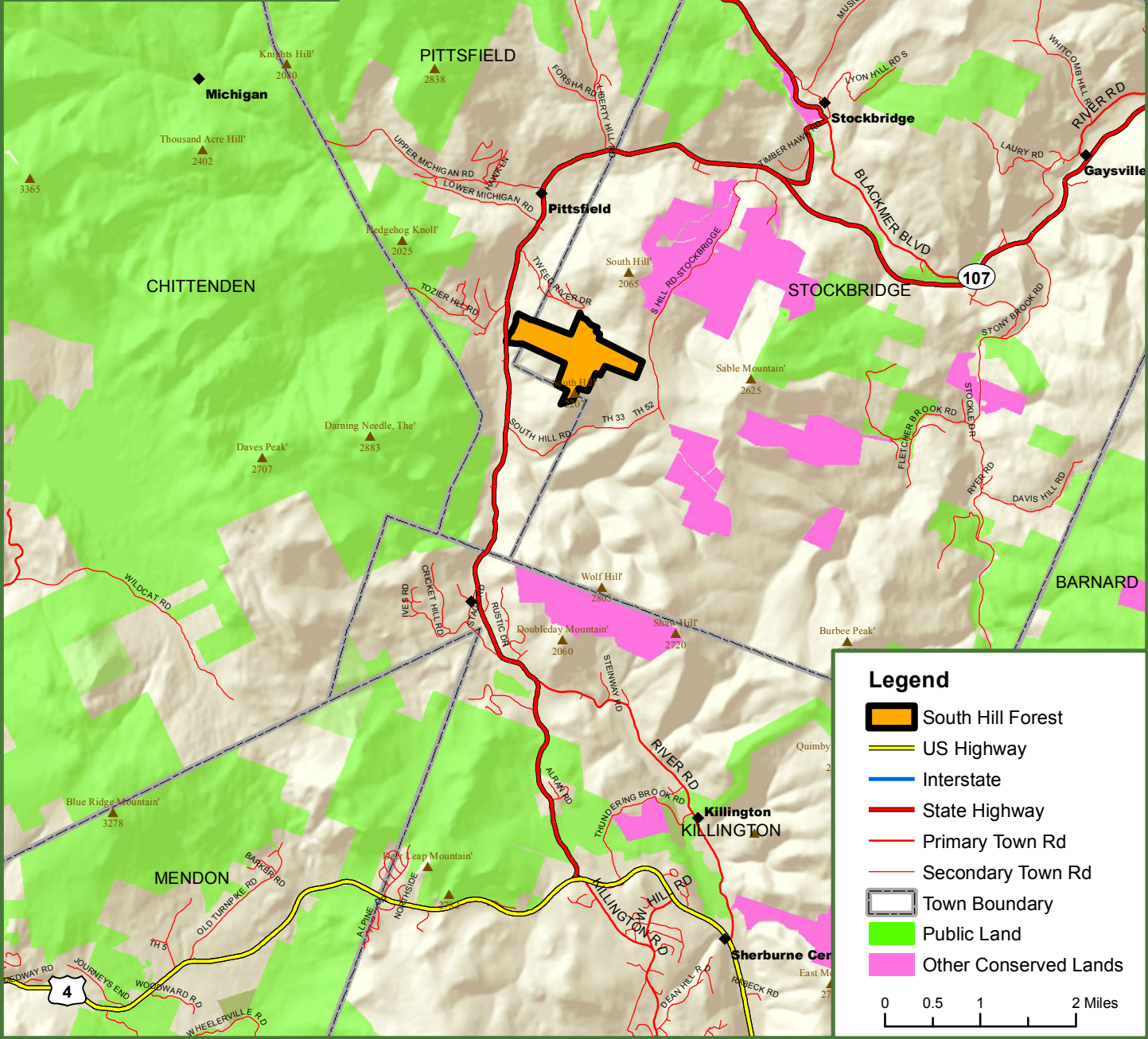
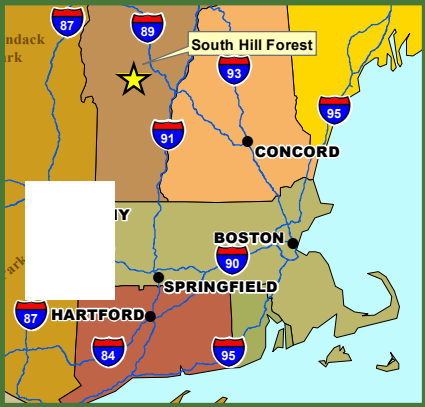
The upper bench of the Tweed River tract contains nice maple stems and offers pleasant views.

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 South Hill Forest

344 Town Listed Acres
Stockbridge & Pittsfield, Vermont



Legend

South Hill Forest

US Highway

00.512

Miles



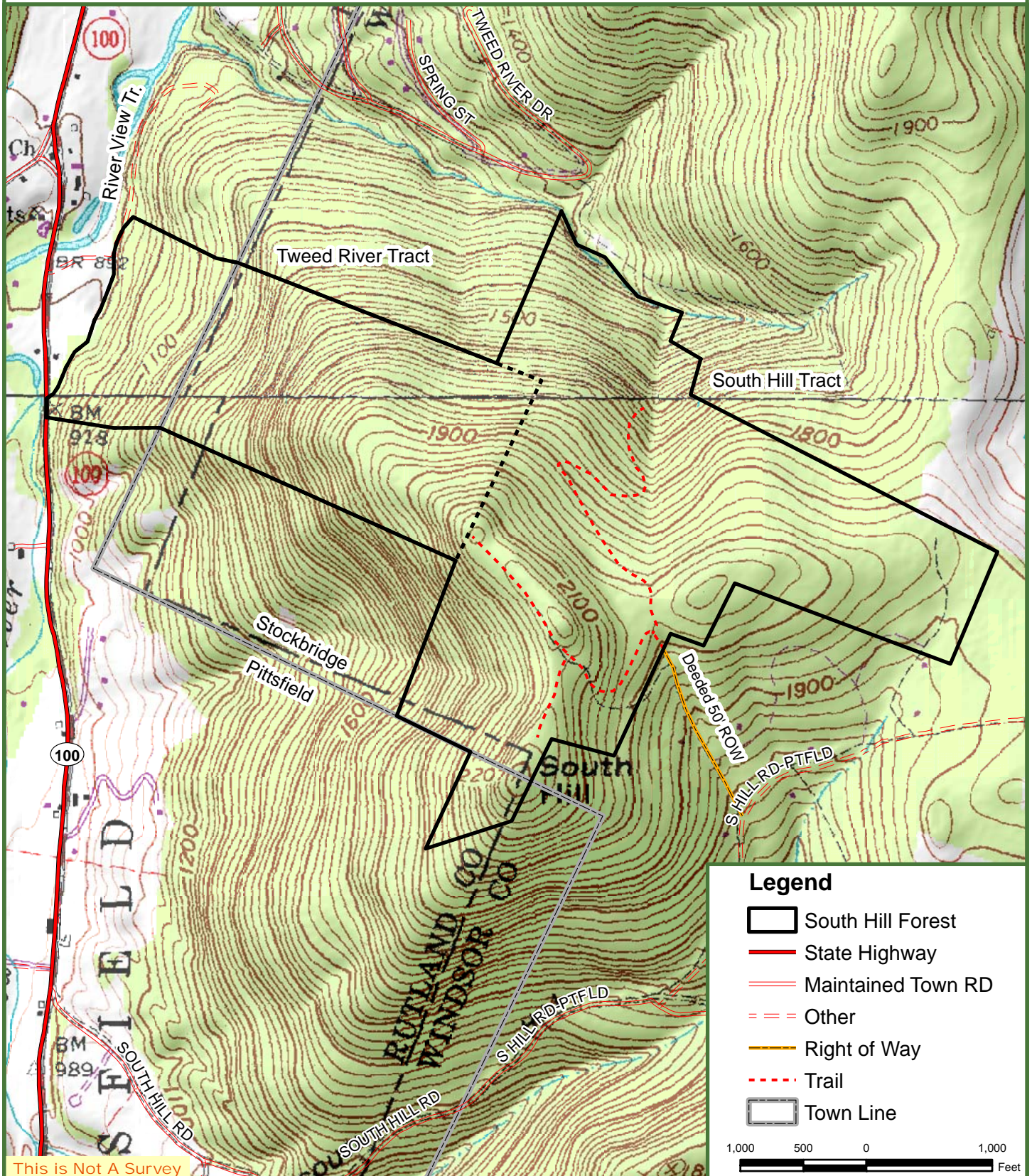
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344 Grand List Acres

Stockbridge & Pittsfield, Vermont



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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, 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.



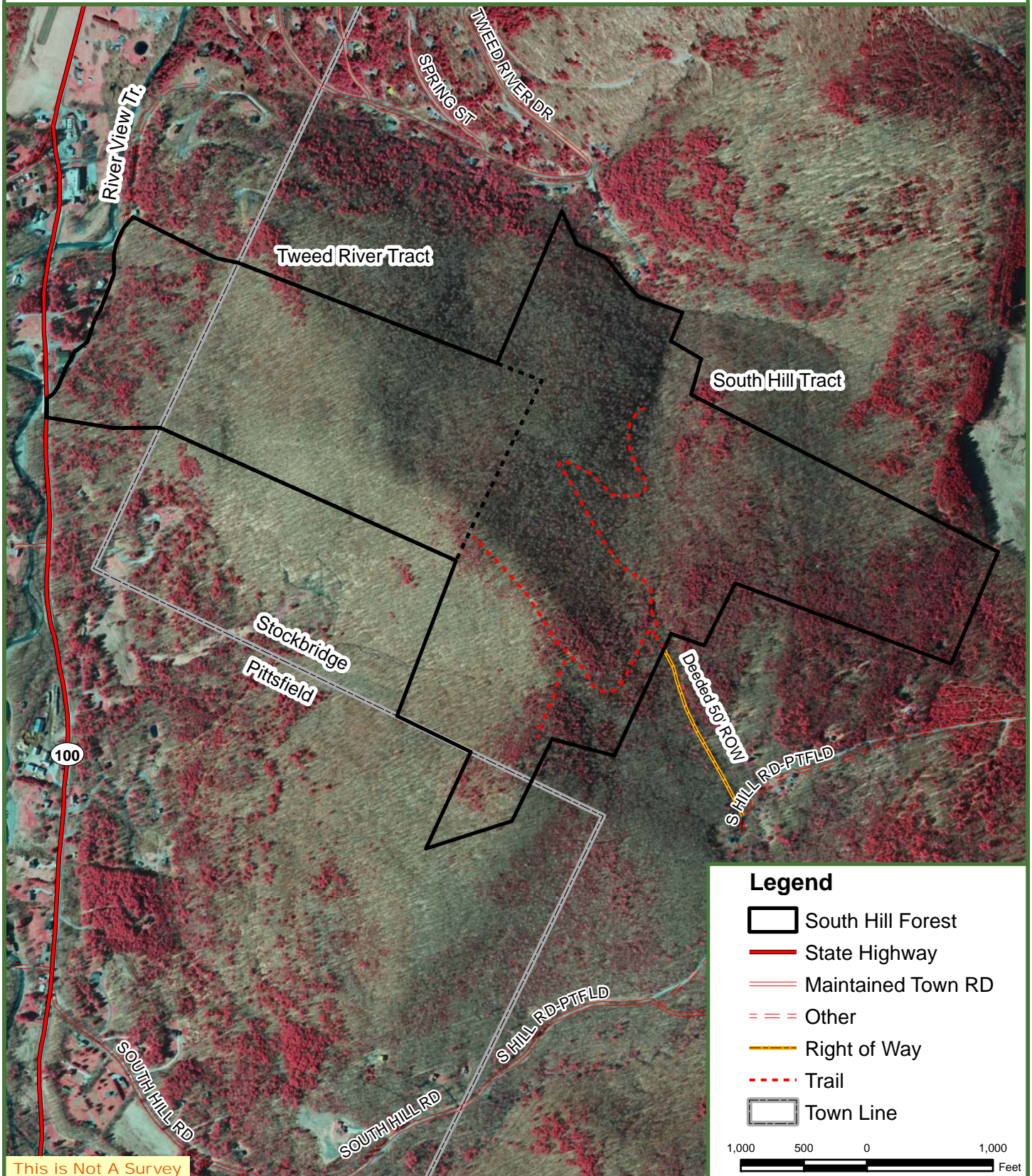
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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