

MARSHALL PHILLIPS FOREST

A Champlain Valley forest, offering fine timber stands, recreational and residential opportunities, unique wildlife and generous road frontage.



256 Grand List Acres
Brandon and Sudbury, Rutland County, Vermont

Price: \$189,000

LOCATION

Marshall Phillips Forest is located in the southern end of the Champlain Valley in west-central Vermont. A wide, fertile valley between the Green Mountain Range to the east and sprawling Lake Champlain to the west, the Champlain Valley is a rolling landscape of fertile farms, small towns and working forests. Lower elevations and flatter terrain, as well as adjacency to the lake, support a different mix of plant and animal species than the predominantly upland terrain in the rest of the state. Winding creeks, numerous ponds and quiet country roads provide a popular recreation destination for boating, fishing, biking and other pursuits. Wide agricultural vistas coupled with Green Mountain views to the east and Adirondack Mountain views across the lake to the west create a scenic landscape atypical of the rest of Vermont.



Downtown Brandon is a few miles from the property and provides access to the Green Mountains via Route 73.

The property sits partially in the towns of Brandon and Sudbury. Brandon is a reviving town with several restaurants, an historic hotel and a vibrant arts community, while Sudbury is a rural town with a small village center. Middlebury, a slightly larger community and home to the famed Middlebury College is 17 miles north of Brandon. Rutland is the same distance to the south and offers a greater array of shopping, entertainment and services. US Route 7 runs north-south through the Champlain Valley, connecting Brandon with Middlebury and Burlington (50 miles) to the north and Rutland and the east-west US Route 4 to the south. Boston is 3.5 hours to the southeast while New York City is 5 hours to the south.

ACCESS

The property offers about 1,800' of frontage on Marshall Phillips Road in Brandon, a town-maintained gravel road with utilities (also known as Town Highway 15). At the western end of this frontage, a 60' wide, gated driveway provides access to the western end of the property. It leads about 1,500 feet into the northern end of the property where there is a lease camp and a recently-harvested area overlooking the property's wetland and southern slopes.

At the eastern end of the frontage along the boundary, there is an established driveway that leads a short distance into the property before becoming a woods trail heading around the wetland and into the southern reaches of the property.



Marshall Phillips Road provides two points of access to the property, which is to the left in this photo.

SITE DESCRIPTION

Marshall Phillips Forest offers a variety of terrain and habitats suitable for residential development (seasonal or year-round), hiking and nature viewing, hunting and forest management. In the center of the property are 85 GIS acres of wetland associated with an unnamed brook that flows southward through the property. This rich ecosystem likely hosts a chorus of spring peepers in April, varied songbirds (such as wood thrush and scarlet tanagers) during spring and fall migration, as well as showy ladyslippers and other wildflowers in June. This area of the Champlain Valley is one of the few places in Vermont to hear whip-poor-wills calling.



This recently cleared area would be a scenic location for residential development. The property's southern hardwood ridge rises in the distance.

On the western edge of the wetland and at the end of the ROW, an elevated peninsula has recently been cleared and thinned of its resident white pine. The remaining open area provides a gentle slope towards the wetland with a scenic view across it and towards the property's hardwood slopes to the south. Additional clearing to the west would open up views of the Green Mountains. This would be an easily accessible and scenic spot for a camp or year-round home.



The Ledges is a worthwhile hiking destination on the far side of the wetland.

Accessing the property from the driveway at the eastern end of the road frontage takes you to a wide, flat knoll populated by a middle-aged mixedwood forest. This private site offers a second good option for camp or year-round home development. Moving eastward, the forest transitions to more mature stands on gentle terrain. From here, on the eastern edge of the property, one can access a highly scenic area known as "The Ledges." On the eastern edge of the wetland, a towering stand of hemlocks slopes steeply upward toward rocky outcrops. Walking under the canopy of towering trees with exposed rock faces looming above creates a medieval forest feel.

Above The Ledges and to the east, a mature mixedwood stand occupies the site. West of here at the land's southern slopes, there is an attractive hardwood stand of oak, maple and hickory. On this slope, elevations rise to 840 feet above sea level along the southern boundary, the property's highest point. The lowest elevation is in the wetland at 480 feet.

TIMBER

The timber resource has been professionally managed by the ownership throughout their tenure since the 1950's. Over this period, thinnings have occurred to improve species composition and stem quality.

Species composition is dominated by white pine, hemlock and hardwood associates common for the area, including the maples, red oak, yellow birch, red spruce, hickory and aspen (to name a few). While many age classes are present, the overstory is primarily dominated by a maturing, largely overstocked resource dominated by white pine.

The western section of the property (as accessed from the ROW), consists of roughly 40 commercially forested GIS acres. This area was recently thinned (with some overstory removals) by the ownership. The residual timber resource here consists primarily of high-quality white pine.

The eastern section of the property (as accessed from the driveway along the eastern end of Marshall Phillips Road) consists of roughly 172 commercially forested GIS acres. The timber resource here has not been thinned in nearly 20 years and is well overstocked. This area includes a section of Norway spruce and white pine plantations, which were likely planted in the 1950s. The extreme southern end of the forest is dominated by hardwood species as indicated by the gray-colored areas on the infra-red photo maps provided in this report (red coloration designates softwood species).

No recent timber inventory data is available; however, based on a 2008 inventory and field observations, Capital Timber Value (CTV) is likely close to \$122,000 property wide. Volumes are roughly 4 MBF/acre and 12 cords/acre. The timber resource offers an excellent opportunity for woodlot management and long-term timber appreciation.

GIS estimates that total acreage is 297 acres. Commercially productive GIS acreage is estimated to be 212 acres. Non-commercial acreage in the form of wetland is estimated to be 85 GIS acres.



High quality, unthinned white pine stand located in the land's eastern acreage.



A small area of a well-stocked Norway spruce plantation at the land's eastern end, likely planted in the 1950s.

TAXES, TITLE and ACREAGE

In 2015, taxes for the Brandon portion of the property were \$477, and \$275 for the Sudbury portion, for a total property tax of \$752. The property **IS** 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. For more information about this program, contact Fountains or Property Valuation & Review, (802) 828-5861 or visit www.vermontagriculture.com/currentuse.htm.

The property is owned by The A. Johnson Company. There are multiple deeds, including a utility ROW. Deed references are available on request. The property is identified on the Town of Brandon Tax Map 9 as Lot 1-41 and in Sudbury as parcel 630-198-00001.

Maps provided in this report are **NOT** survey accurate and thus advertised acreages *may* be unreliable. Although the maps provided in this report are believed to be reasonably accurate, the buyer should not rely on these maps to precisely portray deeded boundary lines in the field. Boundaries in the field are reasonably well maintained and exist as painted blazes, wire fence and stone walls.

The property is leased for recreation for \$800/year with a 30-day notice termination clause.



Distant views of the Green Mountains can be enjoyed with some additional clearing.



An internal trail leads from Marshall Phillips Road to The Ledges and southern hardwood slopes.

ZONING INFORMATION

The Brandon portion of the property is in the town's Rural Development District, where the minimum lot size is 2 acres per dwelling. For more information on Brandon zoning regulations, please contact the Town Zoning Administrator at 802-247-3635 ext. 202.

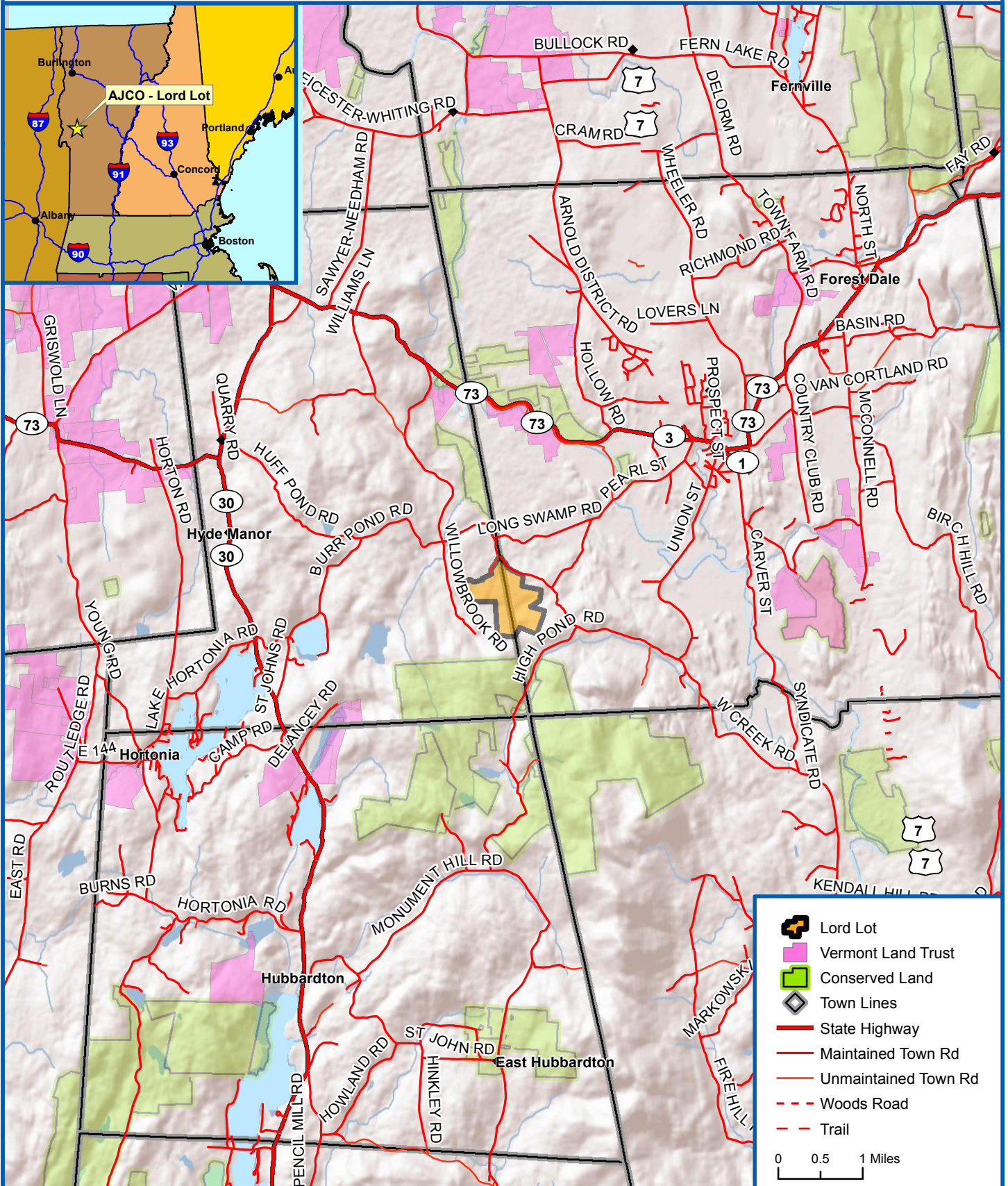
The Sudbury portion of the property is in the R-10 district where minimum lot size per residence is 10 acres. Further zoning information is available at the Sudbury Town Office at 802-623-7296.

Fountains Land Inc. 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
AJCO -Lord Lot
299 GIS Acres
Brandon & Susbury, VT

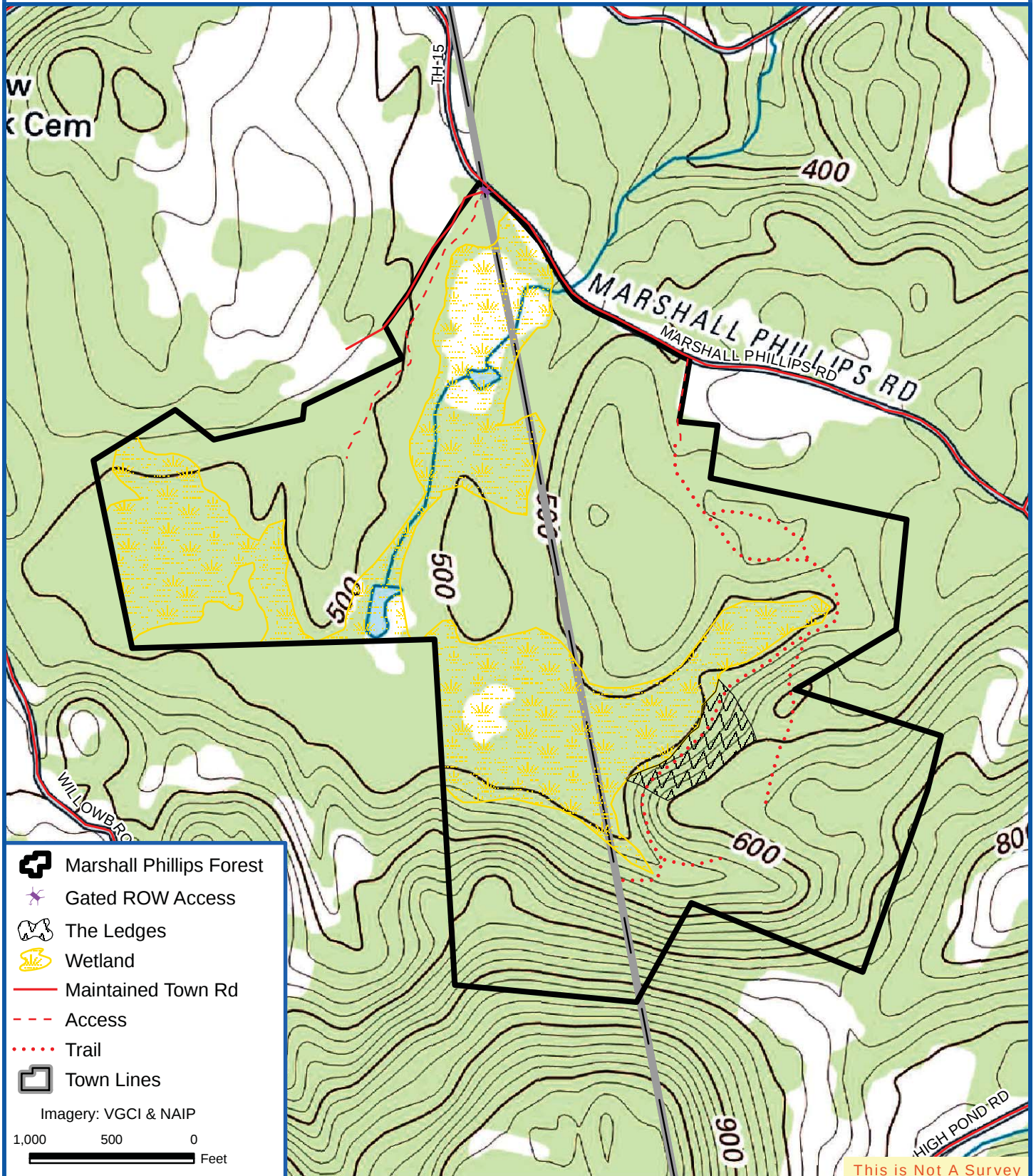
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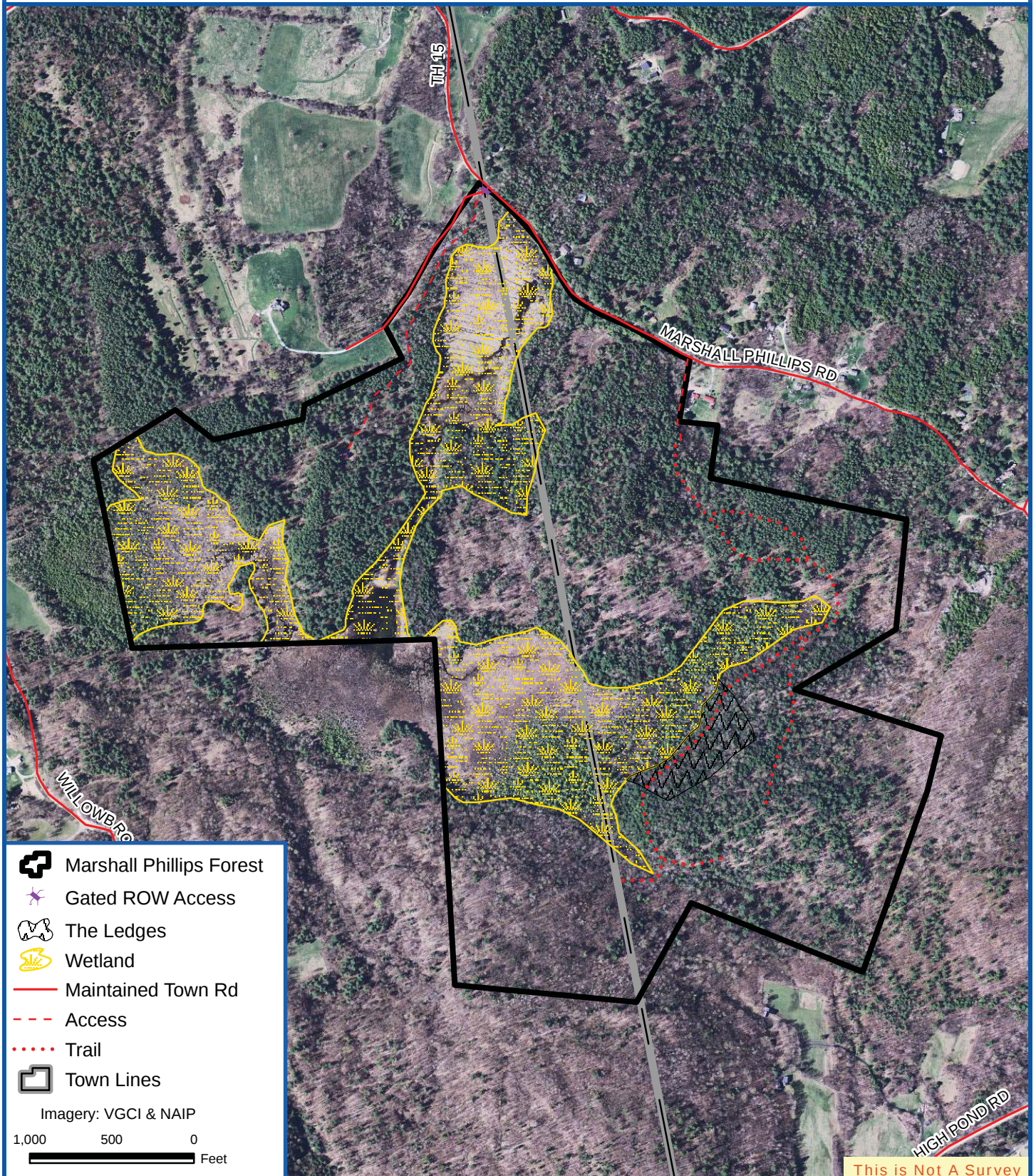
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VVGI, Vermont Land Trust and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries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



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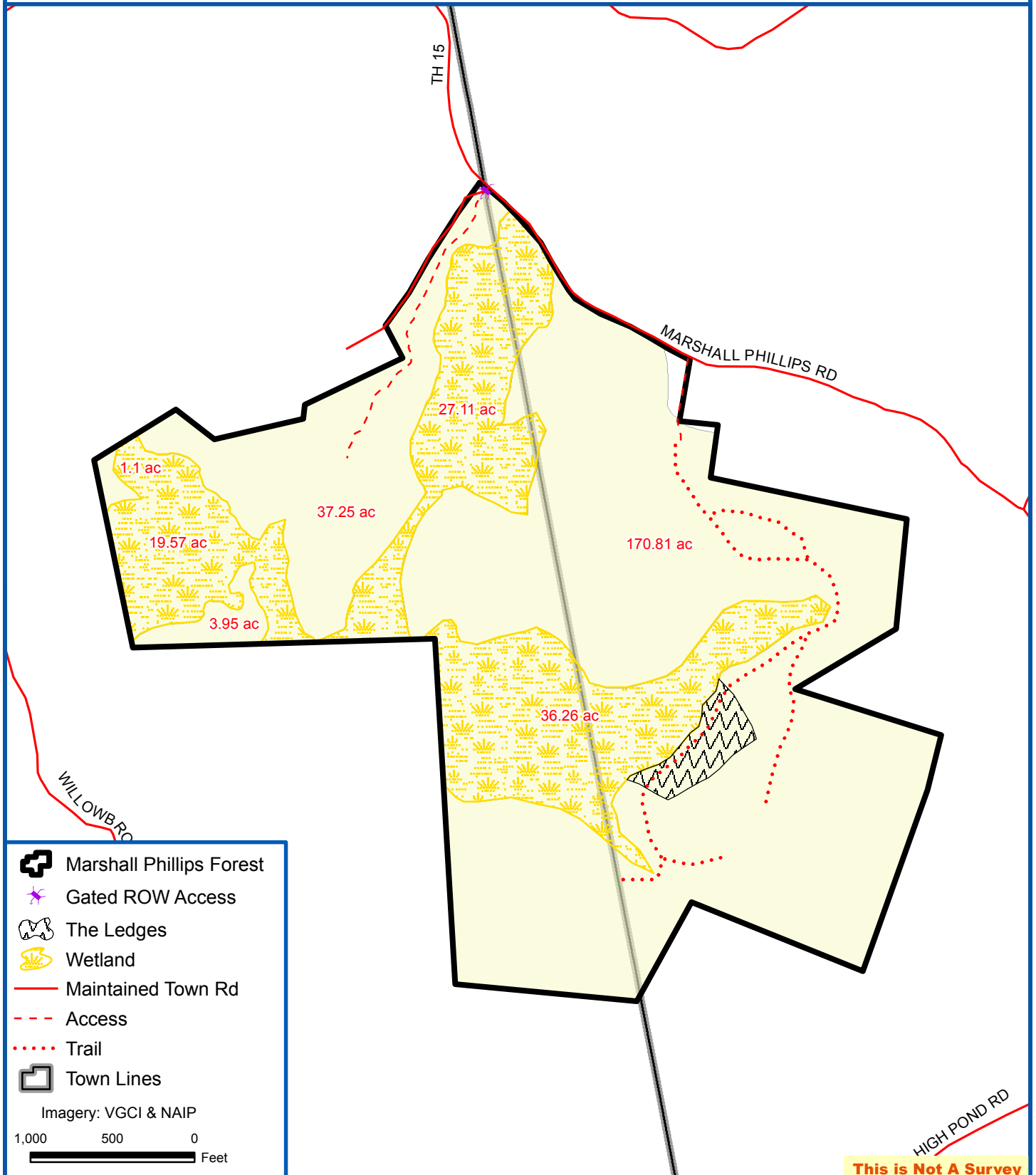
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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 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