

BERLIN PLANTATIONS PROPERTIES

Three lot opportunities - two commercial and one suited for recreation, timber and house development - are well-positioned near Montpelier with immediate north/south access to I-89 at Exit 6.



Berlin, Washington County, Vermont

Commercial Lot 1: ~ 8 acres; \$215,000
Commercial Lot 2: ~ 17 acres; \$125,000
Forestland Lot 3: 295 acres; \$339,000

OVERVIEW

The Berlin Plantations Properties offer three distinct opportunities for land ownership in central Vermont. The entire property is conveniently located directly off Interstate 89, just outside the capital city of Montpelier.

Along the extensive road frontage on Route 63, there are two commercially zoned lots - one approximately 8 acres and one approximately 17 acres. Both are highly developable, yet offer variations in access, size and visibility.

Back from the road frontage is a forested 295-acre parcel with excellent recreational, timber production and house development opportunities. Partnered with the nearby highways, this lot would make a private and convenient year-round home location with easy commuting or an accessible second home or camp property.

LOCATION

The Berlin Plantations Properties are positioned in the southeast corner of the Town of Berlin in Washington County, Vermont. The property is perfectly positioned off Interstate 89 to maximize commercial exposure and provide easy access to the interstate via Exit 6. Berlin and the surrounding towns offer all the retail and business support services on which new and existing commercial enterprises rely. There is also a wide variety of restaurants, shops, cultural events and outdoor recreational opportunities.

Central Vermont Medical Center is 5 minutes from the property. Other major employers in the area include Blue Cross and Blue Shield of Vermont, National Life and the State of Vermont.

Central Vermont is a significant commercial center for the state, with Berlin, Montpelier and Barre making up the hub of this vibrant region. There is a strong, local labor force with many established businesses drawing on residents from surrounding towns. Many of these surrounding towns are bedroom communities relying on this hub for employment and services. The area labor force is well-educated and committed to sustainable growth in the region and state.

Montpelier, the state capital, is 8 miles to the north on I-89. Barre is only minutes away on Vermont Route 63. Burlington, another significant business hub, is 45 minutes to the north on I-89.



The I-89 Exit 6 exchange, with the property's roadside meadow, pond and forestland visible.



The property's pine plantations in the foreground with I-89 and the Green Mountains visible in the background.

COMMERCIAL LOT 1 - ± 8 Acres

Access:

The smaller but more visible of the two commercial lots offers ±380' of frontage on Route 63, a state highway that connects Exit 6 to Route 14 in South Barre. East Road, a town road directly off Route 63, offers ±570' of frontage for Lot 1. There is an additional ±475' of frontage along a shared private road at the lot's southern boundary.

Overall, traffic patterns on Vermont Route 63 can be considered non-congested but quite active.

Description:

Lot 1 offers excellent visibility from Route 63, with nearly 60% of the land in meadow. The balance of the lot is recently cleared forestland, which is now naturally establishing into a field. Most of the land is dry and well-suited to development.

Zoning:

Lot 1 is commercially zoned, allowing for automobile sales and service, restaurants, retail shops, office buildings, hotels, and banks, among other uses. Certain conditional uses would likely be granted with a Conditional Use permit including warehouse and light manufacturing facilities. The lot offers abundant space to comply with all setback and lot size requirements.

Title Information:

There is an underground septic piping right running along the eastern boundary of Lot 1.

This portion of the property is NOT enrolled in the Current Use Program. The lot configuration is preliminary and subject to the Town of Berlin subdivision process, which the seller will complete upon an executed purchase and sales agreement.



Entrance to the property from Route 63 with Lot 1 in the foreground and Exit 6 in the background.



Interstate 89 from Lot 1's open meadow.



Looking across Route 63 from Lot 1.

COMMERCIAL LOT 2 - ± 17 Acres

Access:

Lot 2 offers ±760' of frontage on Route 63 and ±570' of frontage off East Road (see Lot 1 access for descriptions of these roads). There is an additional ±522' of private, gated, shared road along the lot's southwestern border (see maps at the end of this report for details). This shared road is a well-maintained gravel road which offers a solid foundation for accessing the land's most developable area.

Boundaries to the north and west are along state and private roads. The southern and eastern boundaries are flagged and subject to survey pending Town of Berlin subdivision approval. In order to provide maximum flexibility to potential buyers, the seller is open to discussing the location of the southern boundary as part of the negotiation process. However, the current location of the boundary provides ample land for future development. Any sale will be subject to the seller obtaining subdivision approval from the Town of Berlin.

Description:

Lot 2 also offers excellent visibility; however, its developable area is set back from the highway roughly 600'. Here, level, dry land currently supports a pine plantation established around 1950 and is well-suited to a significant development footprint. A pond is situated near the highway frontage offering a scenic approach to the land.

Zoning:

The entire 17 acres is commercially zoned. See zoning discussion for Lot 1 for potential uses. This lot also offers abundant space to comply with all setback and lot size requirements.

Title Information:

There are septic and access rights-of-way near the pond, serving an adjacent landowner north of Route 63 (see maps in this report for location).

This portion of the property is NOT in the Current Use Program. The property has not yet been subdivided.

The remainder of Lot 2 behind the pond is forested with hardwoods and softwoods.



Gravel entrance to Lot 2 just beyond the gate.



Lot 2 includes this scenic pond along the road.



FORESTLAND LOT 3 - 295 acres

Access:

Lot 3 is accessed by a private road off the end of the town-maintained East Road. Approximately 1,805' of internal gravel road provides a solid foundation for thorough access to the property. An additional 2,755' of seasonal road provides access towards the southern and eastern boundary lines. The main internal road running north to south is classified by the town as a legal trail; however, the ownership has gated this road for decades.

Description:

The terrain throughout the lot is generally flat with some gently rolling sections. Soils vary widely from somewhat poorly-drained areas around the periphery of the property to adequately drained soils within the central portion of the property, generally coinciding with the plantations. Numerous house sites are possible, either in one of several small meadows or within the plantation areas.

Established in 1950, the managed plantations offer high forest aesthetics where little understory growth has become established. The internal trails extending to the extreme eastern and southern boundaries are reasonably open, providing ease of foot or ATV access to these areas. Dense, maturing groves of cedar at the land's southwestern area provide excellent wildlife habitat.

Zoning and Title:

Approximately 106 acres of Lot 3 are zoned commercial where single family residences and many other uses are allowed (see report maps). The balance of the acreage is zoned Conservation. Here, permitted uses include public or private outdoor recreation and single or two-family dwellings. Additional uses may include a bed-and-breakfast, commercial outdoor recreation or a private club. Minimum lot size in this zone is 5 acres. All proposed development, whether residential or commercial, will require permitting.

Of the total Lot 3 acreage, 202 acres are enrolled in the State of Vermont's Use Value Appraisal (UVA) program (see report maps). 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 entire property is owned by the Edward F. Knipling Revocable Trust whose deed is recorded in the Berlin Land Records in Book 82, Page 436 dated November 11th, 1999. Three rights-of-way run through the land as noted on the attached maps.



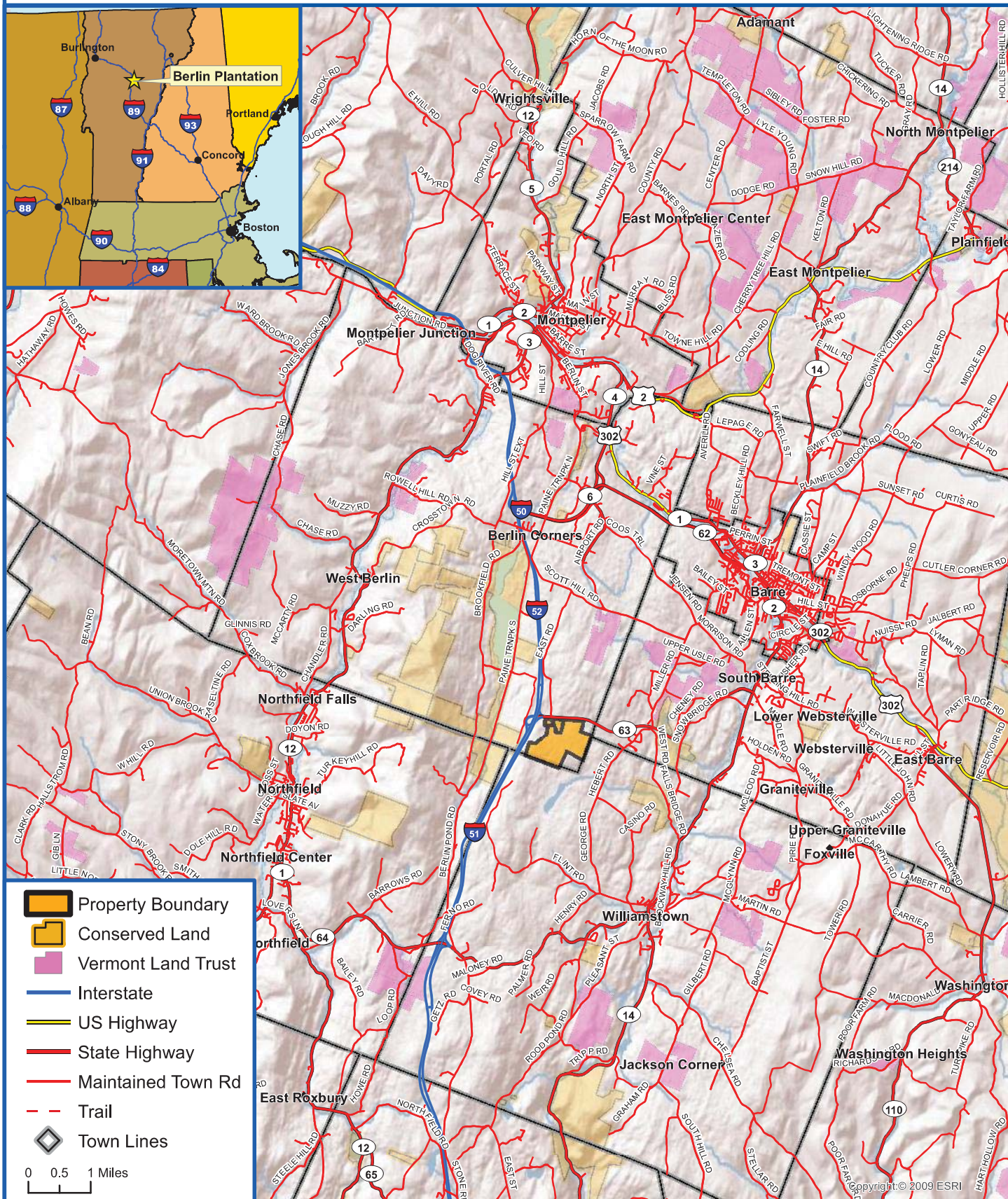
A private and secluded meadow on Lot 3.



The property's pine plantations.

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.

fountains

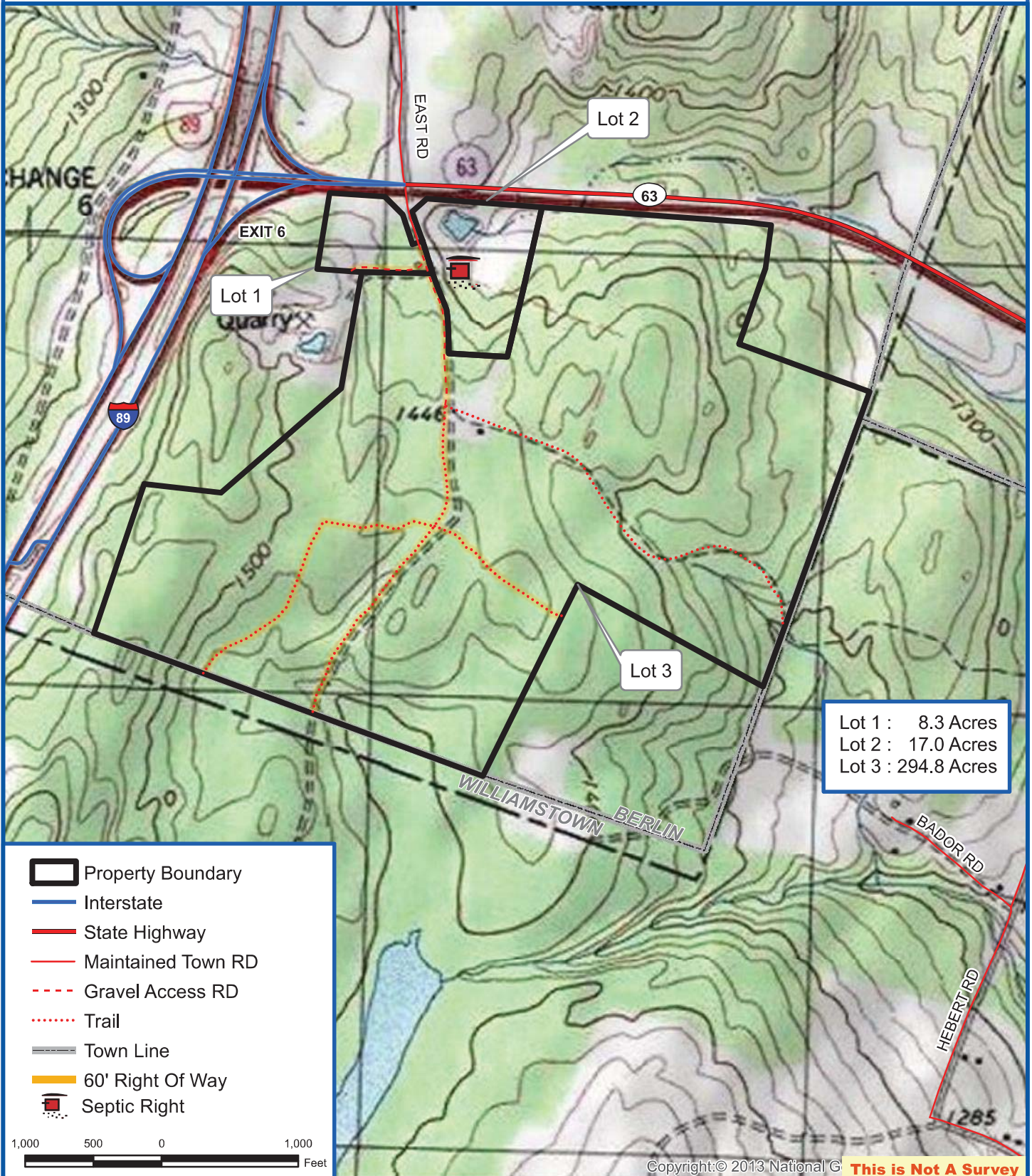




Berlin Plantation

320.1 Surveyed Acres
Berlin, Vermont

fountains

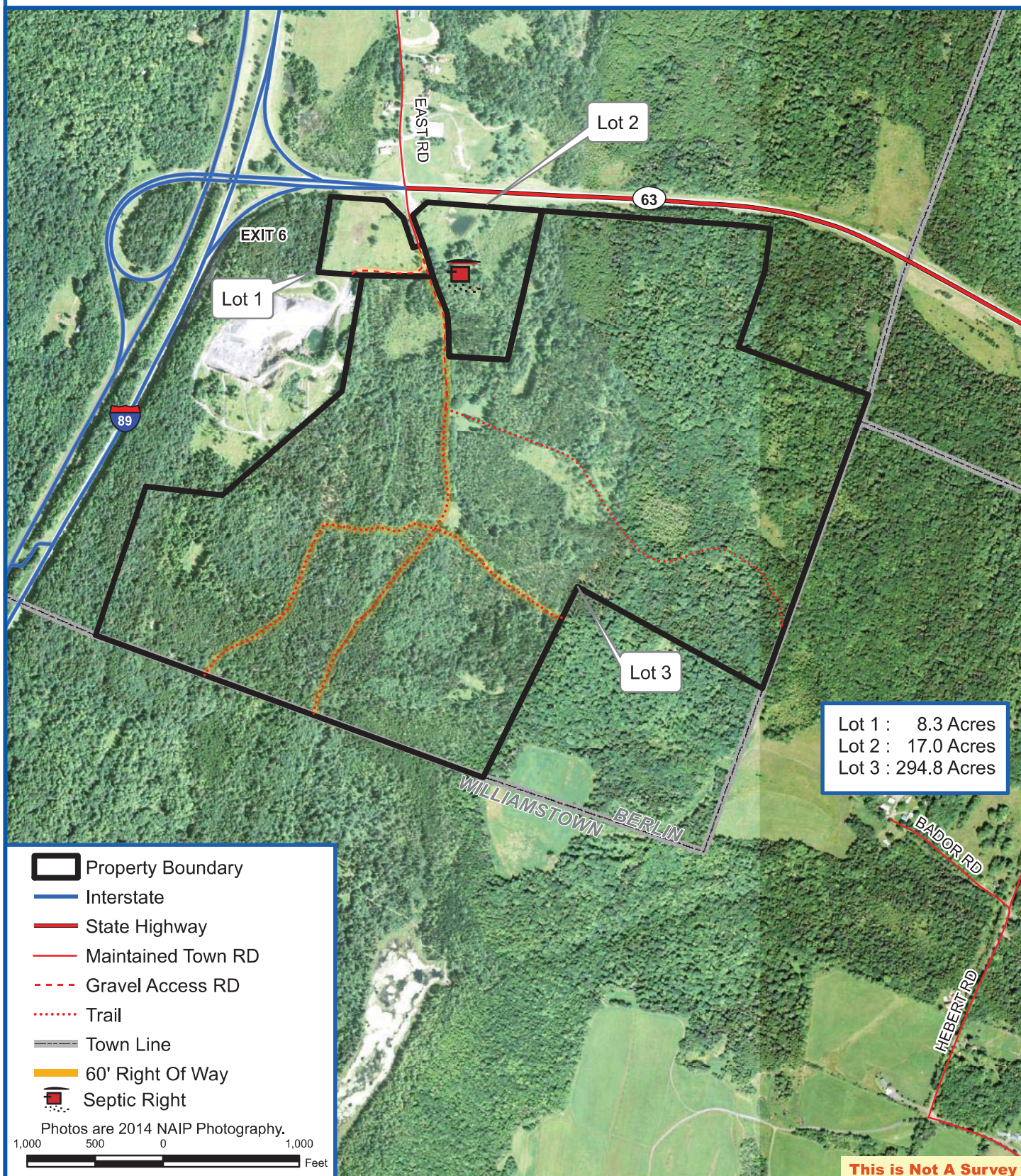




Berlin Plantation

320.1 Surveyed Acres
Berlin, Vermont

fountains

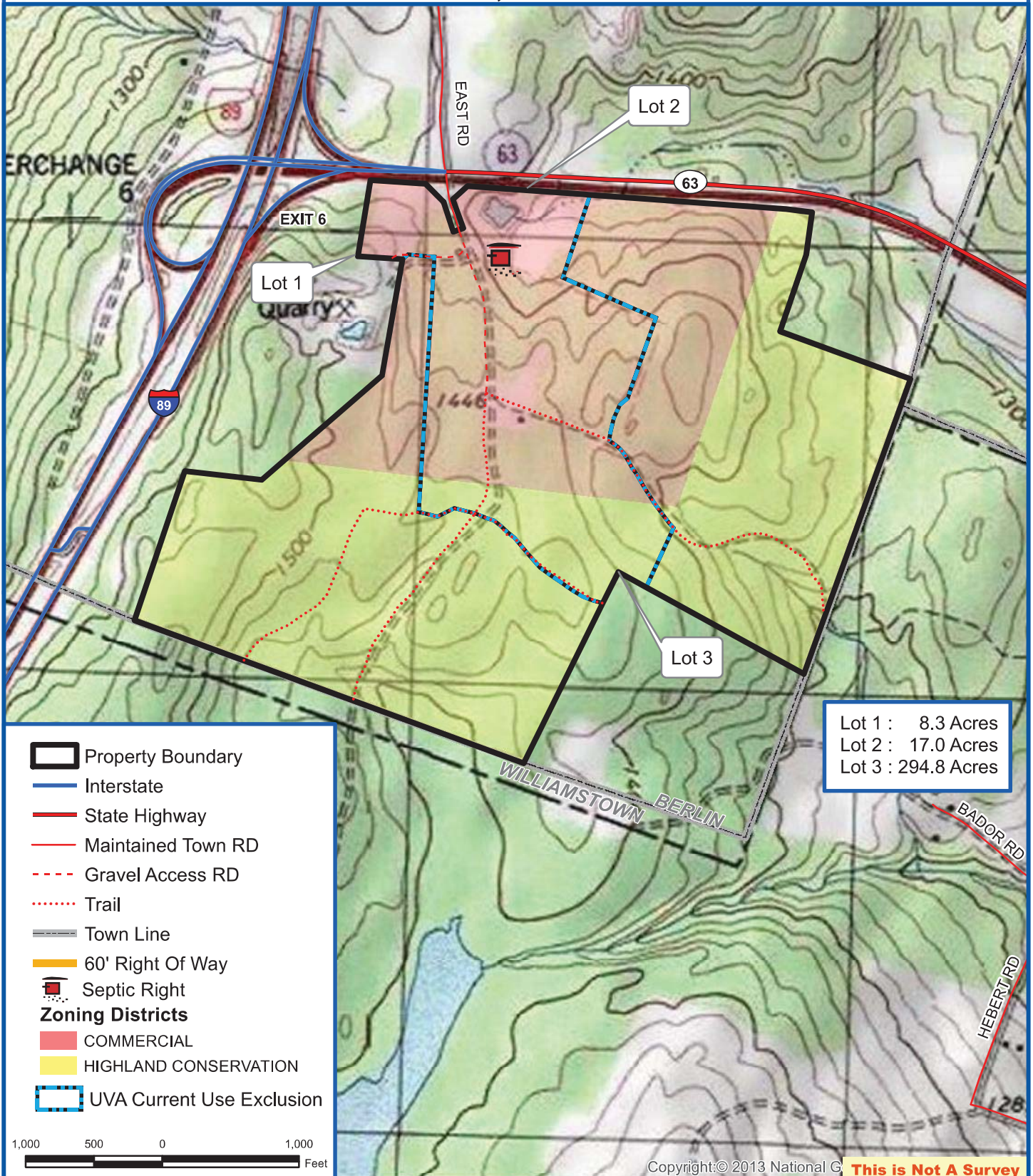


Berlin Plantation Zoning & Current Use Map

320.1 Surveyed Acres

Berlin, Vermont

fountains



Map produced from the best available information including a 2009 survey by American Survey Company, aerial photography and reference information obtained from VCGI. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

