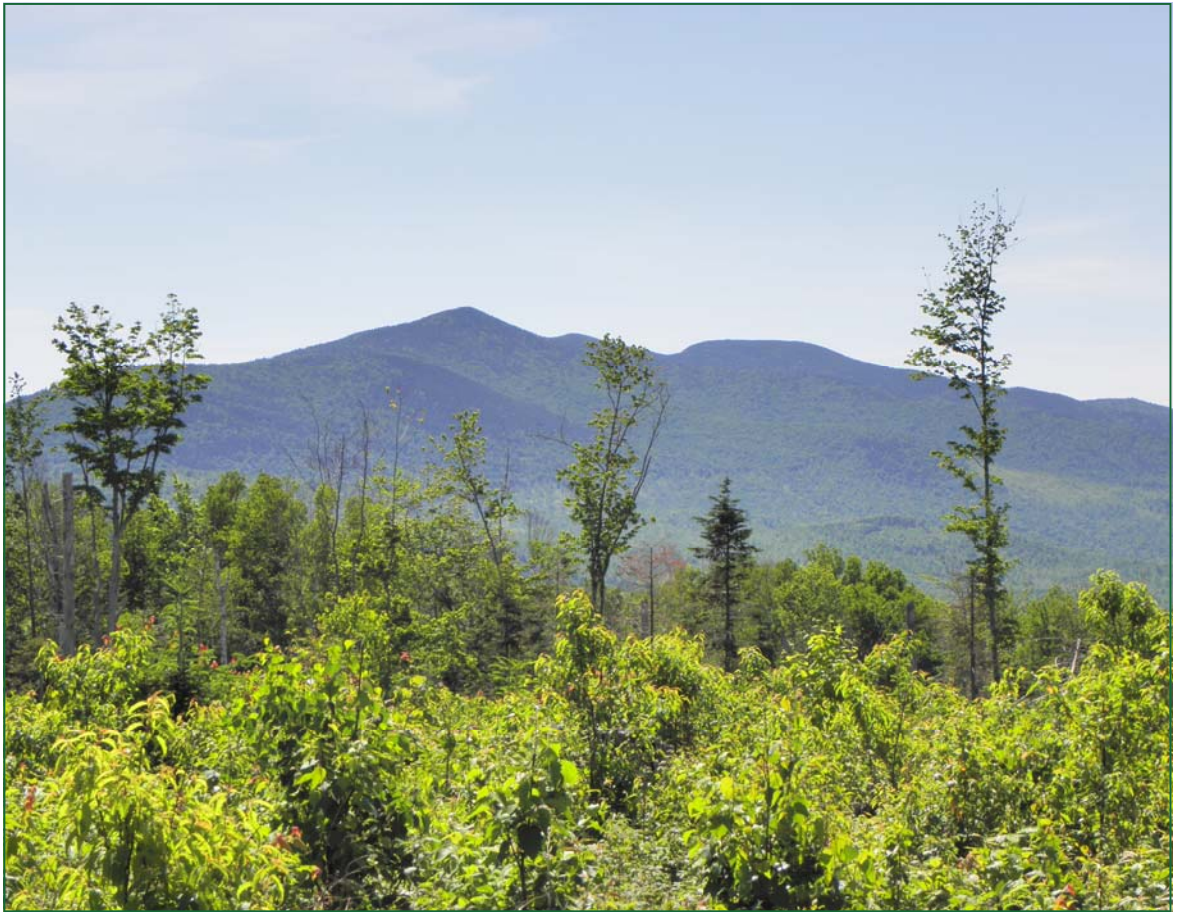


# fountains

## **BLOOMFIELD RIDGE FOREST**

***Spectacular views of New Hampshire's White Mountains and multiple off-grid building envelopes with warm southern exposure are blended into this private Northeast Kingdom forest.***



**729 Survey Acres  
Bloomfield, Essex County, Vermont**

**Price: \$550,000**

## LOCATION

Bloomfield Ridge Forest is located in the town of Bloomfield in Vermont's scenic Northeast Kingdom. It is named after and situated near the southern flank of Bloomfield Ridge, a prominent local mountain overlooking the nearby Connecticut River Valley and New Hampshire's majestic White Mountains to the east. The surrounding area thrives on its reputation for having strong ties with the land, as evidenced by the numerous working forests and public lands that dot the landscape. Popular recreational activities within the region include snowmobiling, ATV riding, hunting, fishing and hiking.



**The property sits on the northeastern edge of Vermont and provides long mountain views into New Hampshire.**

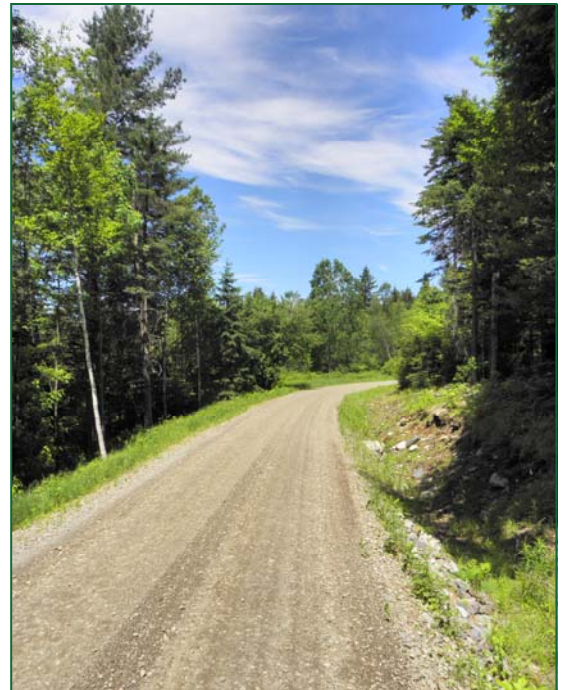
Lyman Falls State Park, a popular camping and paddling destination along the nearby Connecticut River, is situated just minutes from the property along Route 102. Lyman Falls provides access to a prime, cold-water fishery that is considered one of northern New England's most popular fishing destinations for trout and other species.

The town of Bloomfield is close to New Hampshire's Great North Woods Region just across the Connecticut River to the east. The nearest village to the property is North Stratford, New Hampshire (5 minutes to the south), and is a classic New England community of about 1,200 residents. Island Pond, Vermont, a popular snowmobiling and summer camping destination, is 20 miles to the west. The larger communities of Lancaster, New Hampshire, and St Johnsbury, Vermont, are 45 minutes to the south along Route 2 and Interstate 91. Montreal and Boston are 2.5 hours north and 3.5 hours south of the property, respectively.

## ACCESS/BOUNDARIES

The property has two points of access along with a highly developed internal road system that facilitates recreational entry, weekend home development and future light subdivision options for the next ownership. Highlights include:

Nugent Road – is a town highway providing access from the south and linking the property to nearby Spencer Hill Road and the Route 105 corridor. Nugent Road is categorized as a Class 3 road to within a quarter-mile of the property's southern boundary, at which point it transitions into a Class 4, seasonal gravel road for the remainder of the distance to the property. Upon entering the property, a well-established private gravel road network continues into the heart of the land to the north. Several potential weekend home building envelopes can be accessed by this road system, with significant views of the nearby White Mountains creating a magnificent backdrop for a future private retreat.



**Spencer Hill Road provides town-maintained access to Nugent Hill Road which, subsequently, leads to the property.**



## ACCESS/BOUNDARIES (continued)

Right-of-Way from Snow Hill Road – Access to the northern half of the property is gained via a deeded gravel right-of-way which extends 1,400' to the property from the end of Snow Hill Road. Upon entering the property, the gravel road continues to a recently cleared area providing excellent seasonal access for recreation and cabin development. The right-of-way is well-developed and suitable for SUV-type vehicles during non-winter months.

The property was surveyed by F. W. Cowan & Sons, Inc. Surveyors in July 2013, resulting in 729.9 survey acres. Tax map acreage is reported as 676 acres, a figure which includes the 123-acre town lease lot from Bloomfield. Boundaries in the field consist of red painted lines, blazes of various ages, and traces of wire fencing and old stone walls. Maps in this report are based on the survey information and tax map data and are believed to be reasonably accurate. However, buyers should not rely on these maps to precisely portray deeded boundary lines in the field.

## SITE OPPORTUNITY

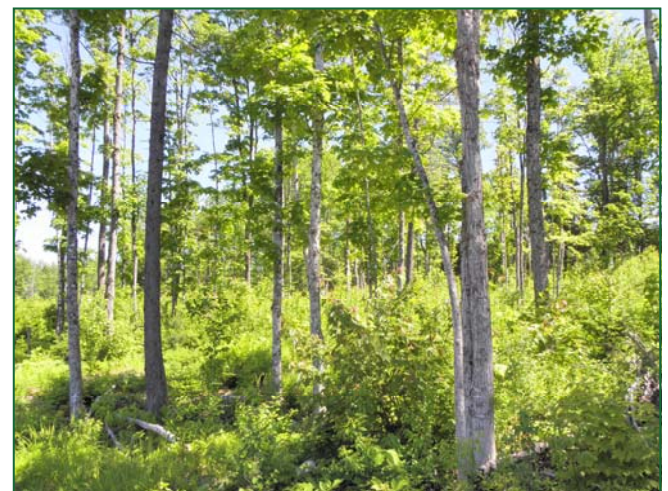
Bloomfield's unique kingdom lot opportunities are driven by its stunning panoramic views of the nearby White Mountains along the southeastern skyline. With its mid-slope position along Snow Hill, the land offers several potential off-grid building envelopes benefitting from gentle terrain, good access and long mountain views.

Prominent New Hampshire peaks that can be seen on the skyline include Teapot Mountain, Goback Mountain, Savage Mountain and Spruce Mountain, along with the notable profiles of West Peak and Stratford Notch. This beautiful skyline presents an outstanding backdrop in the morning as the sun rises over the White Mountains. The land's warm, south-facing slopes offer sunshine throughout the day and create solid opportunities for a future home site with passive solar design.

Most of the land's terrain is very easy to navigate on foot or by SUV, snow machine, horseback or ATV. There are several clearings within the forest that have been established over recent years. Along with its attractive weekend home site potential, the property's recreational opportunities are numerous and include expansion of trails for horseback riding, cross-country skiing, and hiking. For wildlife enthusiasts, food plots can be established to provide a year-round source of nutrition for resident deer. Elevations range from 1,400' in the southwestern corner of the property to 2,000' ASL near the summit of Snow Hill.



**An extensive internal gravel road system provides access for recreation and to recent clearings that are ideal home or camp envelopes.**



**The young forest is attractive to wildlife and primed for recreational trail development.**



## NATURAL RESOURCES

Bloomfield Ridge Forest's timber resource is in its early stages of development and offers a young northern forest that can support a number of long-term ownership goals. Popular species include the classic components of a northern New England forest, with a balance of red spruce, balsam fir, the maples, birches, aspen and beech. Periodic timber harvest entries over the past decade have created strategically-placed clearings that unlock the long mountain views across the southern and eastern horizons.

For wildlife enthusiasts, the property's forest structure lends itself toward excellent early successional wildlife habitat consisting of a wide mix of 'edge', browse, and herbaceous and woody shoots for food. Recent harvesting has utilized whole-tree chipping technology, which has left the forest floor clean and easy to navigate for recreational purposes. The next harvest opportunity will be decades away and the forest will remain in a free-to-grow mode until then.



**Forest species consist of northern hardwoods as well as a mix of softwoods like spruce and fir.**



## ACREAGE, TAXES and TITLE

Property taxes for 2013 were \$6,424. The property **is not** enrolled in the State of Vermont's Use Value Appraisal (UVA) program. The property is owned by Allen C. Bouthillier, whose deeds are recorded in the Bloomfield Land Records in Book 27, Pages 86-98. Approximately 123 acres of this offering (Tax Parcel 35, Lot 5 Range 11) are Town of Bloomfield Lease lots. The ownership pays \$5/year to the town of Bloomfield and, in return, has exclusive rights to the recreation, timber and use of this parcel. The lease land reference has been in the deeds to the Subject property since the 1940s. There is currently no written documentation of the lease with the Town of Bloomfield; however, it does show up on the town records as being a lease lot. For more information about this lease, or to obtain a copy of the 2013 F.W. Cowan & Sons property survey, please contact Fountains.

**Looking southeast towards Stratford Notch and the majestic White Mountains of New Hampshire.**



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.



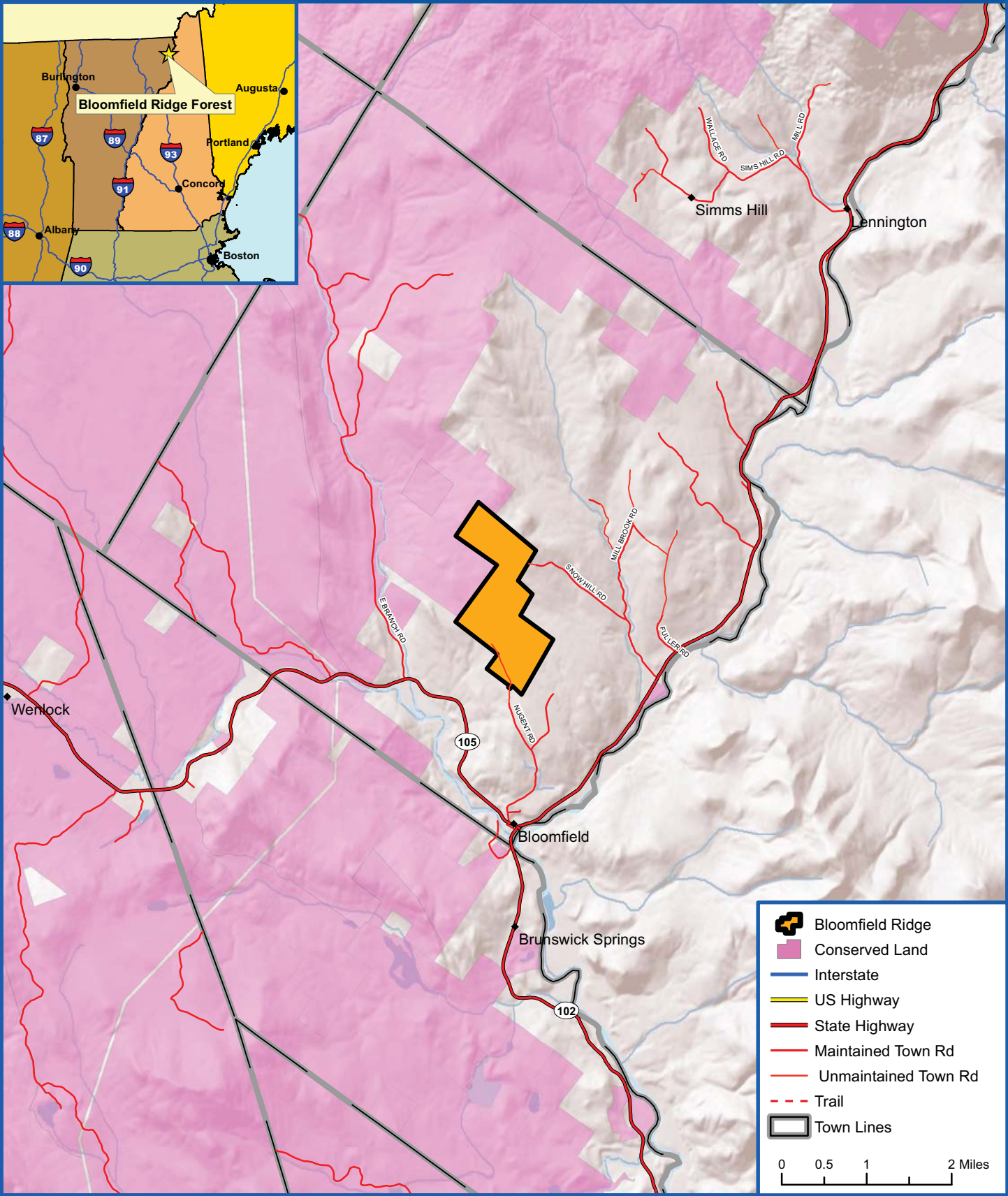
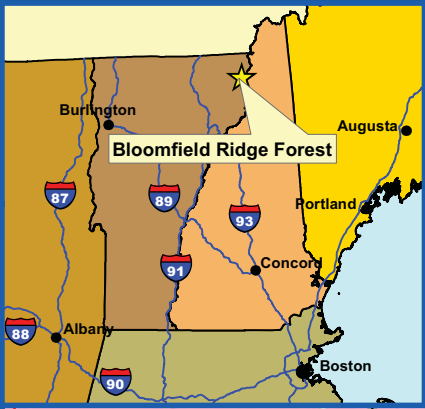


Locus Map

# Bloomfield Ridge Forest

729 Survey Acres  
Bloomfield, Vermont

fountains



- Bloomfield Ridge
- Conserved Land
- Interstate
- US Highway
- State Highway
- Maintained Town Rd
- Unmaintained Town Rd
- Trail
- Town Lines

0 0.5 1 2 Miles

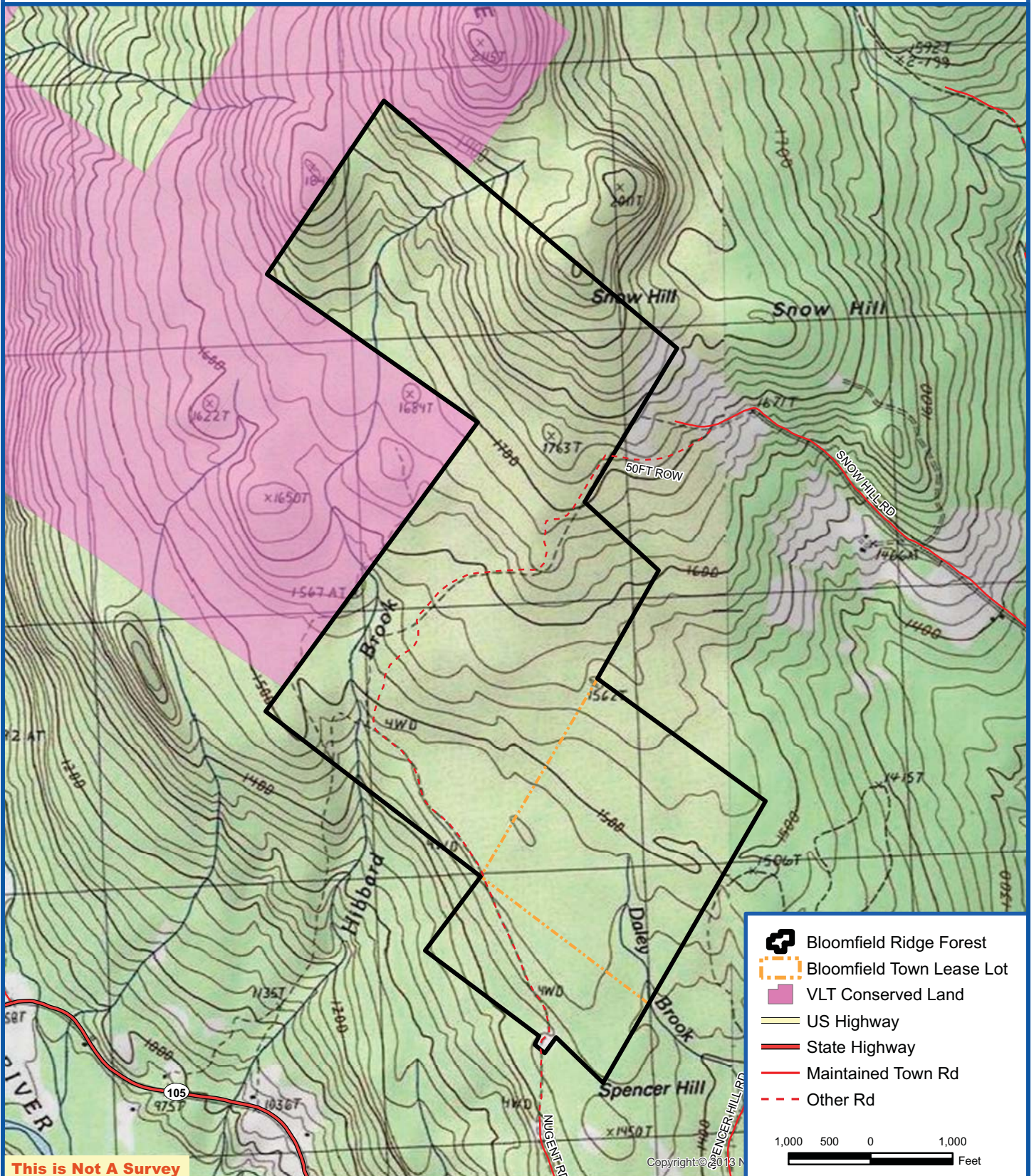




# Bloomfield Ridge Forest

fountains

729 Survey Acres  
Bloomfield, Vermont



Map produced from the best available information including town tax maps, hand held GPS data, 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.

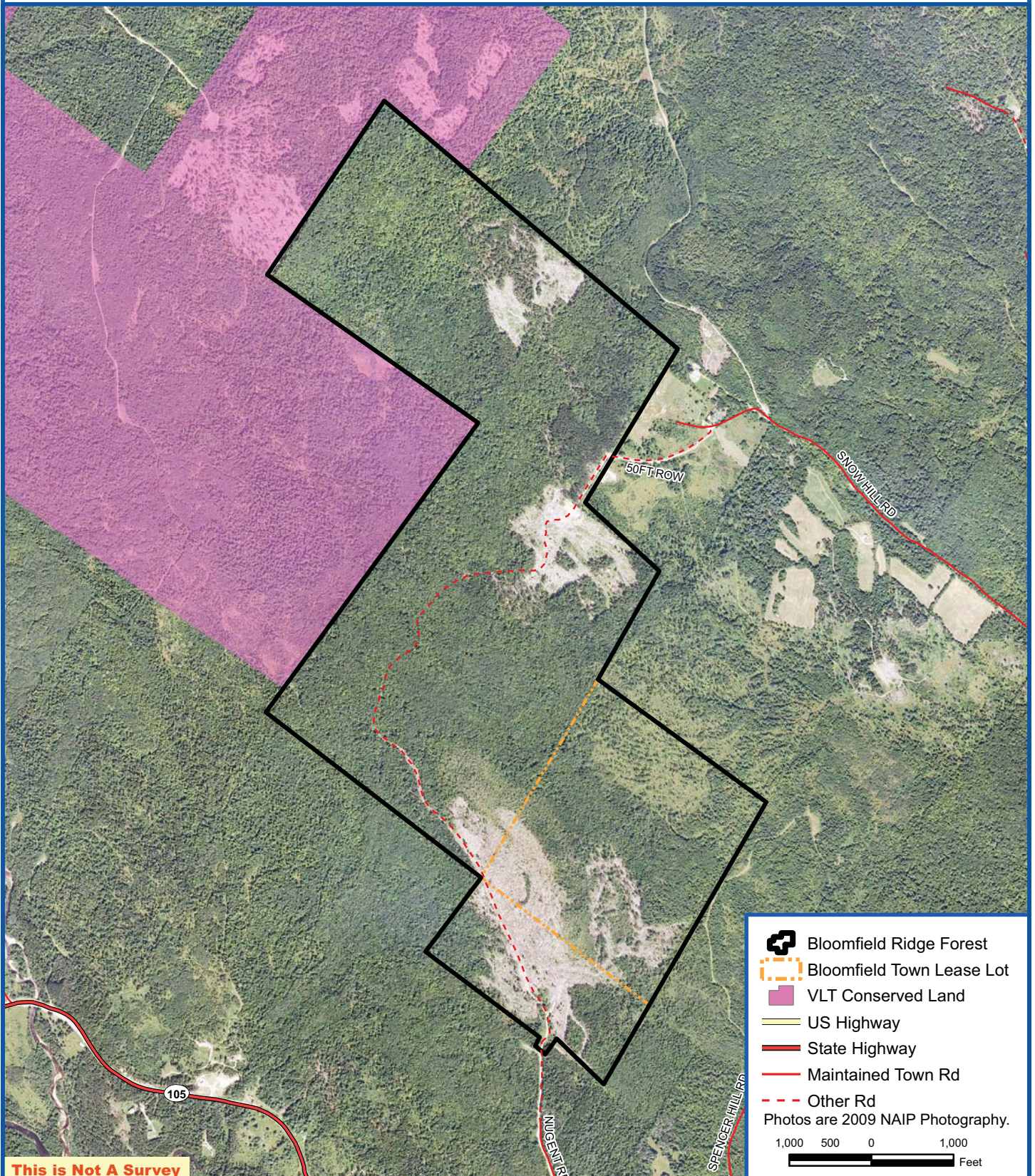




# Bloomfield Ridge Forest

729 Survey Acres  
Bloomfield, Vermont

fountains



Map produced from the best available information including town tax maps, hand held GPS data, 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.





# Vermont Real Estate Commission Mandatory Consumer Disclosure



(This is not a Contract)

This mandatory disclosure shall be given to the consumer at the first reasonable opportunity, and must be given to the consumer before discussion of confidential information; entering into a service agreement; or showing a property.

## Right Now You Are A Customer

As a customer, the real estate agent with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

Vermont law requires all agents to perform basic duties when dealing with a buyer or seller. You can expect the agent with whom you deal to provide the following services whether you are a Customer or a Client:

- To disclose all material facts pertaining to the property known to the agent.
- To treat both the buyer and seller honestly and not knowingly give false or misleading information.
- To account for all money and property received from or on behalf of the buyer or seller.
- To comply with all state and federal laws related to the practice of real estate.

## I/We Acknowledge Receipt of This Disclosure

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

[ ] Declined to sign

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

[ ] Declined to sign

## You May Become A Client

Whether you are selling or buying, clients receive more services than customers. You become a client by entering into a written contract with a real estate brokerage firm. All agents in the firm work for you.

In addition to the services noted in the left hand column, as a client you can expect the following services:

- Confidentiality, including bargaining information
- Promotion of your best interest within the limits of the law
- Advice and counsel
- Assistance in negotiations

## Important Information

1. You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.
2. Before you hire a brokerage firm, ask for an explanation of the firm's conflict of interest policies.

This form has been presented to you by:

Fountains Land Inc.

\_\_\_\_\_  
Printed Name of Real Estate Brokerage Firm

Todd H. Waldron

\_\_\_\_\_  
Printed Name of Agent Signing Below

Todd H. Waldron

\_\_\_\_\_  
Agent of the Firm Signature

1/22/2014

\_\_\_\_\_  
Date