

SQUARE BROOK

This forest has an abundant water resource, boasting three significant rivers and streams and a prolific aquifer, all complemented by abundant road frontage, cropland, sugarbush opportunity and solid homestead possibilities.



**213± Grand List Acres
Sheffield, Caledonia County, Vermont**

Price: \$295,000

PROPERTY OVERVIEW

Square Brook offers a diverse array of natural resources and potential uses that include:

- Considerable frontage on three significant and separate streams/ rivers, each offering a different fishery and recreational experience;
- Notable and prolific natural aquifer with an existing spring house;
- Nearly a mile of town road frontage on three separate roads, including paved frontage on both sides of Route 122;
- Tillable crop land covering 34 acres;
- Productive timber resource with sugarbush potential for 4-5,000 taps.



Miller's Run River on the side of Route 122

LOCATION

The property is in a rural setting at the edge of the hamlet of Sheffield Village. The village offers amenities common to other Vermont towns of its size (population 700). Miller's Run School (pre-school thru eighth grade), serving Sheffield and Wheelock, is located adjacent to the property boundary.

While the land is situated in a rural area, Interstate 91 Exit 24 is 6 miles to the south, providing easy travel to destinations beyond.

The closest large town is Lyndon Center (population 6,000), 7 miles from the property and host to Lyndon State College and the Lyndon Institute. Burke Ski Resort is 14 miles to the east. Other regional destinations include St. Johnsbury (17 miles), Hanover, New Hampshire (a 75-minute drive), and Boston (a 3-hour drive).



Looking towards Sheffield Village with the property's fields on both sides of Route 122

ACCESS & BOUNDARIES

The property has three primary points of access. Route 122 runs through the eastern section of the property, with roughly 2,500' of frontage on both sides of this state road. The frontage along the road is mostly high and dry, and exists as cropland and hayfields.

The $\pm 1,230'$ of frontage along graveled, town-maintained Sheffield Square Road creates much of the northern boundary and provides good access to Square Brook and the aquifer.

The $\pm 1,390'$ of frontage along graveled, town-maintained Keniston Hill Road (the property's southern boundary) provides good access to home sites, such as the first-period Clapp Farm with a spectacular Burke Mountain view.

Power from Citizen's Utilities is available throughout the property via Route 122 and from Lyndonville Electric from Keniston Hill Road to Sheffield Square Road.



Route 122 road frontage with property's agricultural land on either side, and forestland rising up the hillside on the left side of the road

SITE DESCRIPTION

The eastern end of the property along Route 122 is level and covers roughly 34 acres, consisting of 19 acres of cropland and 15 acres of hayfields. This agricultural part of the property is used by a local farmer to grow corn and hay through a verbal agreement with the owners. The cropland to the east of the road provides drivable access to Miller's Run River. The hayfield on the west side of the road offers access to the lower slopes of the forestland.

Topography is quite variable. The steepest slopes are located at the property's center. The areas along Keniston Hill Road and the property's height of land are generally moderately to gently sloped. Elevation ranges from 1,400' at the height of land (located at the center of the western boundary) to 925' along Millers Run River. Aspect is primarily eastern; however northeastern and southeastern aspects exist. Views of Burke Mountain are present from the height of land and in spots along Keniston Hill Road. Old woods trails run throughout the property and a few substantial stone walls divide historic land uses.



Dane Brook on the southern end of the property

While the property offers multiple uses (agriculture, sugarbush, recreation, forest management), several potential home sites are possible, whether off and near Route 122 or along Keniston Hill Road. Each site provides easy access and is close to electric, data and phone service. These sites also offer nice local views of the nearby hills, the valley below and Sheffield Village.

TAXES & TITLE

The entire property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program (plan date 2009). Taxes for 2016 were \$606. The original family deed was recorded August 31, 1976 in Book 30, Page 162. All of the buildings and 100 acres was sold to Smith in 2001.

NATURAL RESOURCES

The timber resource consists mostly of older age classes (65-90 years old), with some younger age classes present in pockets (± 25 years of age).

Forest management thinning has occurred within the last 6 years, covering roughly 70% of the forestland. The northern slopes of the forest, covering ± 55 acres, have not seen much forest management in several decades and exist as an older age class with high stocking levels.

The water resources offered by the property are exceptional. Miller's Run contains the largest watershed and, while it runs lazily along the property frontage, good trout pools exist. Dane Brook runs year 'round along the southern side of the land and has a rocky bottom and clear water. Sheffield Square Brook flows from the northwestern boundary of the property along ledge runs creating a series of entrancing waterfalls with pristine water and swimming holes.



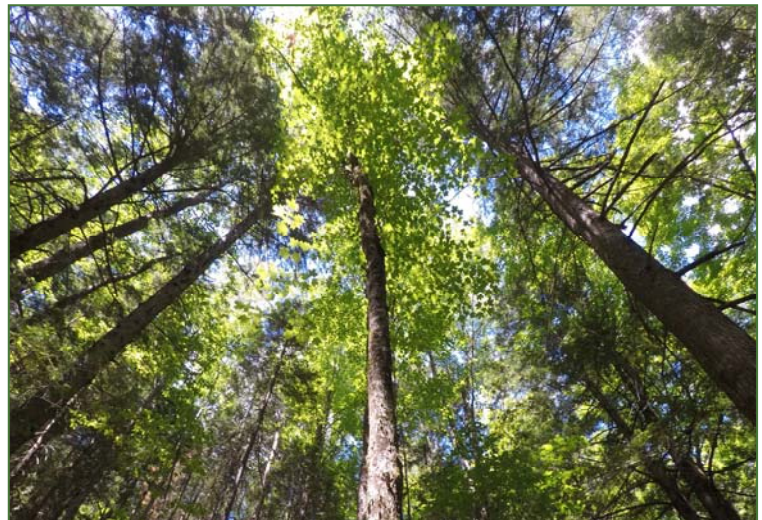
Swimming hole in Square Brook

The property features several excellent springs, the largest of which is a first-period spring producing several thousand gallons per day that ran the 60-head dairy farm. This significant spring is several hundred feet above, and south of, Square Brook in the northern portion of the property. A traditional spring house was last rebuilt by the owners in the 1990s using long-lasting natural local cedar.

SUGARBUSH OPPORTUNITY

There is a long history of sugar making on the land, peaking in 1975 with approximately 6,000 taps and documented by the old sugarhouse stone foundation and artifacts. A northern hardwood stand dominates the center of the property where maple is the dominant species. Terrain for this area slopes to Route 122 where electric power is located. An additional smaller maple stand sits at the northern end of the property, and slopes to Square Brook Road (power is also along this road). There is no timber data; however, based on ocular estimates, these two stands cover roughly 120 acres where 4,000-5,000 potential taps exist.

Beautiful stands of maple give potential for a sugarbush



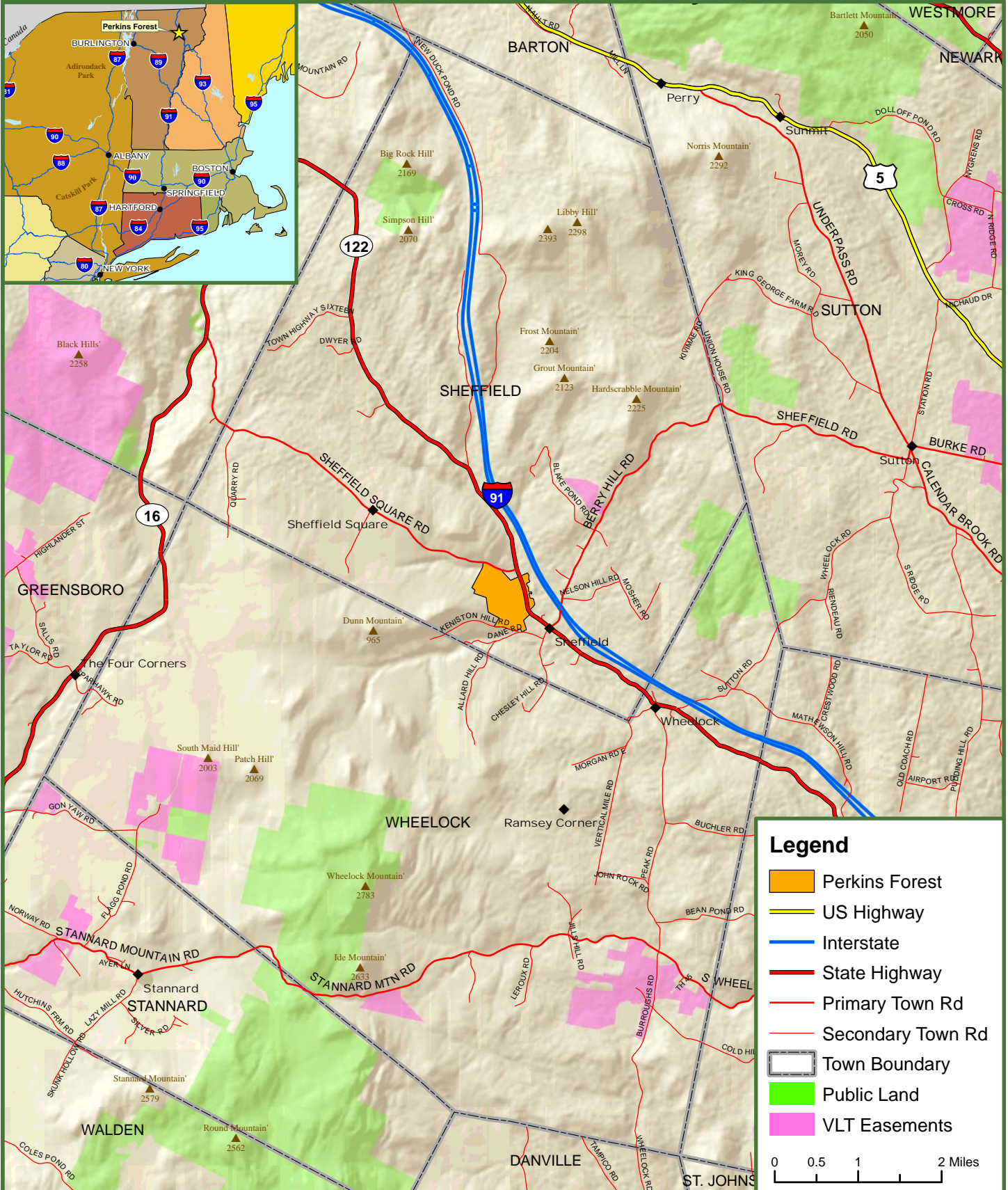
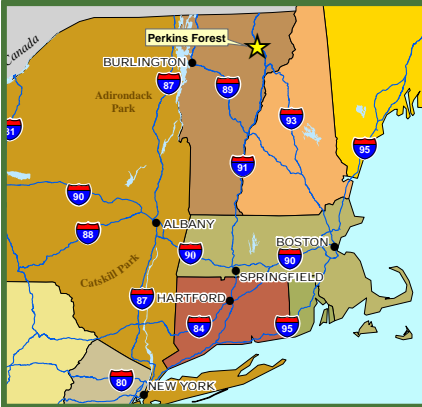


Locus Map

Square Brook

213 Grand List Acres

Sheffield, Caledonia County, VT



Legend

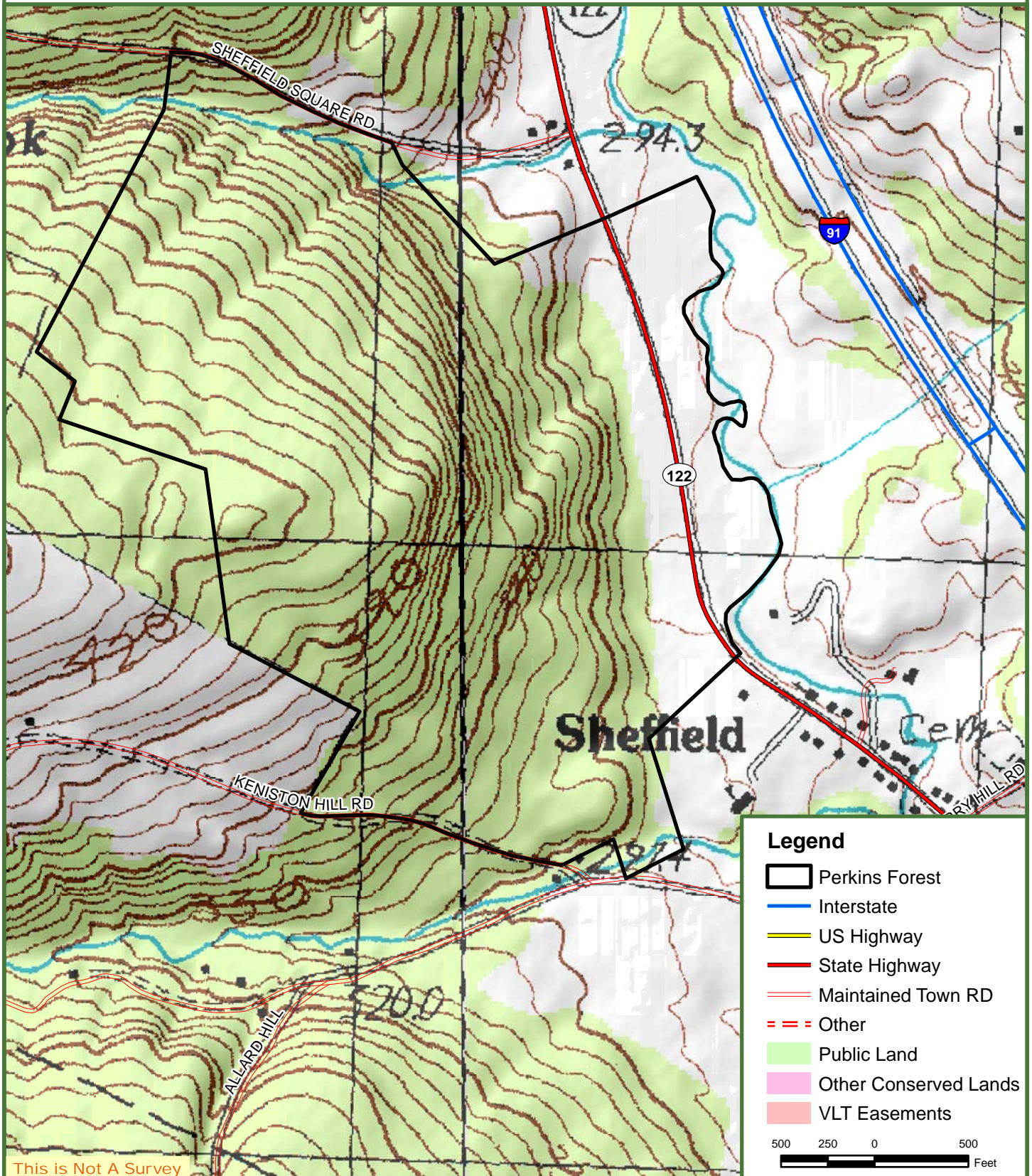
- Perkins Forest
- US Highway
- Interstate
- State Highway
- Primary Town Rd
- Secondary Town Rd
- Town Boundary
- Public Land
- VLT Easements

0 0.5 1 2 Miles



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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.

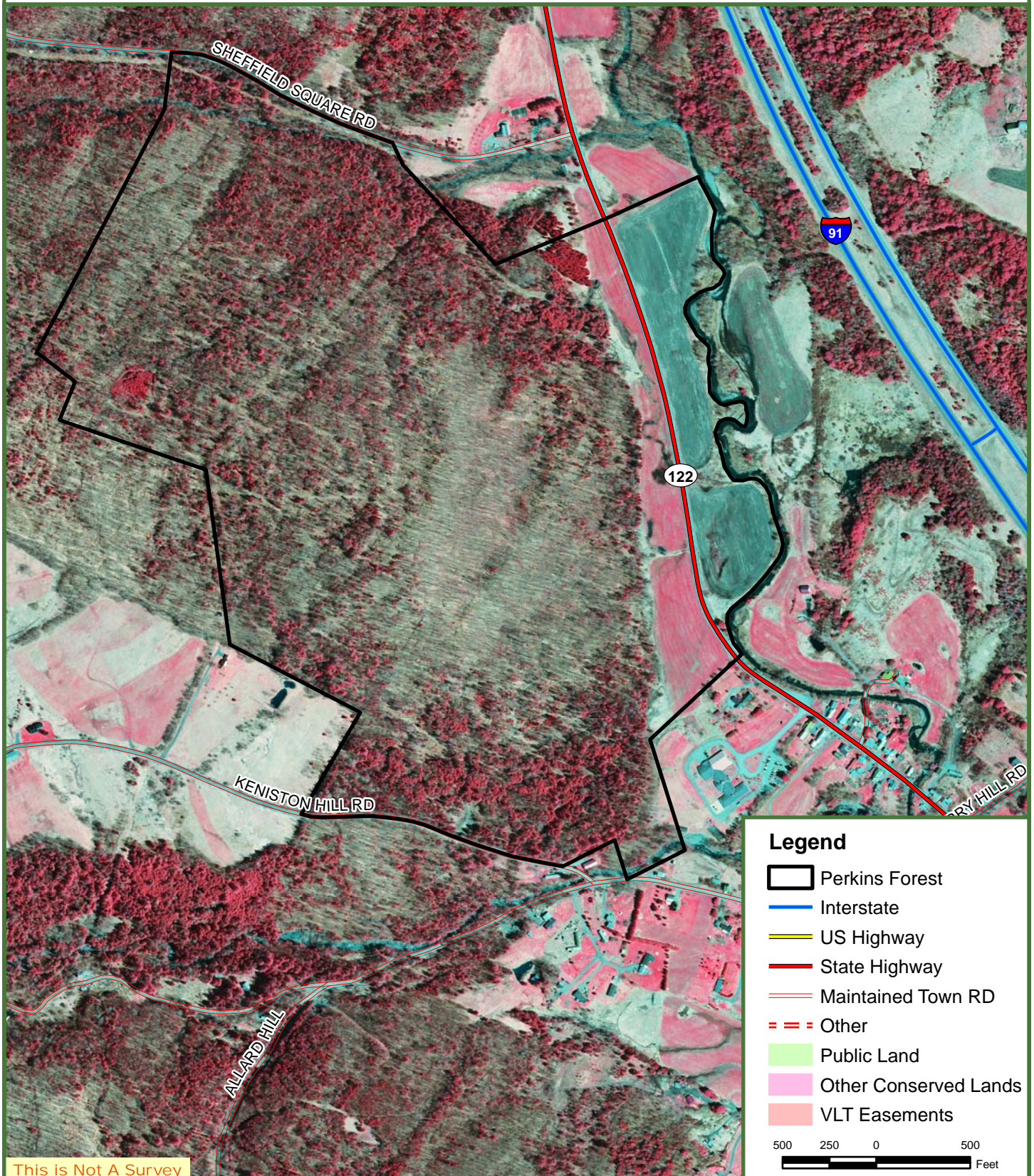


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**Fountains
Land**
AN F&W COMPANY



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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