

## PIKES FALLS FOREST

**Unique opportunity to purchase 111.5 acres of mature forest land just four miles from the base lodge at Stratton Mountain ski area. A conservation easement allows for home site development and forest management, and is across the road from Pikes Falls natural swimming area.**



Drone photo of Stratton Mountain with Pikes Falls forest below

***111.5 acres  
Jamaica, Windham County, VT***

**Price: \$219,000**



## PROPERTY OVERVIEW

Pikes Falls Forest presents a rare opportunity to purchase land from The Nature Conservancy, including a five acre building envelope where the new owner can construct a home or vacation getaway. The property is located near the base lodge of Stratton Mountain Ski Resort with a short four mile drive to get to the lifts. In the summer months, enjoy easy access to Pikes Falls, a 40' x 25' natural pool that is ten feet deep and is located across the road from the property. People have been living in this area for over 200 years, and this old forest is a unique opportunity to enjoy and preserve a seldom-seen property for your future generations.



Interior of Pikes Falls Forest with it's large mature trees and stone walls from past farming endeavors.

## LOCATION

Pikes Falls Forest is located in Windham County in Southern Vermont on Dalewood Road off of the Stratton Mountain access road. Stratton is the highest peak in the southern Green Mountains, and the elevation of the property is  $\pm 1500$  feet. The location places it close to three local ski areas; Bromley, Magic and Stratton, making Pikes Falls Forest ideal for both winter and summer outdoor recreation. The property itself is quiet yet not isolated, as there are neighbors nearby but hidden from view due to its private location. There are numerous restaurants and shops located at the base of Stratton Mountain, so going out for dinner is a quick drive up the road. Close by is the town of Londonderry with a grocery store and more restaurants. Drive down the mountain from the ski areas, and you're in Manchester, the hub of entertainment and shopping for the area. Outdoor activities include skiing and snowboarding, numerous golf courses, fly fishing on the famous Batten Kill River and many bike trails. This part of Vermont has always been associated with recreation and the amenities available confirm it's a great place to live, work or vacation.



View of well-maintained private road with access to homesite.



## SITE DESCRIPTION

The best way to describe the unique aspects of this property is to consider each complementary component. Although much of the land is protected by a conservation easement from The Nature Conservancy, this easement allows for forest management, and comes with a five acre building envelope. Approximately 106 acres of land is part of a mature forest ecosystem that includes many older maples, beech, yellow birch, hemlock and white pine. Many of these trees are aged 70-150+ years old and provide a rich canopy for wildlife diversity. There are numerous old stone walls and a couple of cellar holes from past farmsteads located around the property. Wildlife on the parcel will include white tailed deer, moose, black bear, coyotes, and other small fur bearing animals. The forest floor is mostly open and easy to walk through as the older trees provide a high canopy that inhibits ground cover. Part of the property's southern boundary is bordered by Ball Mountain Brook which flows into Pikes Falls natural swimming area.

## HOME SITE

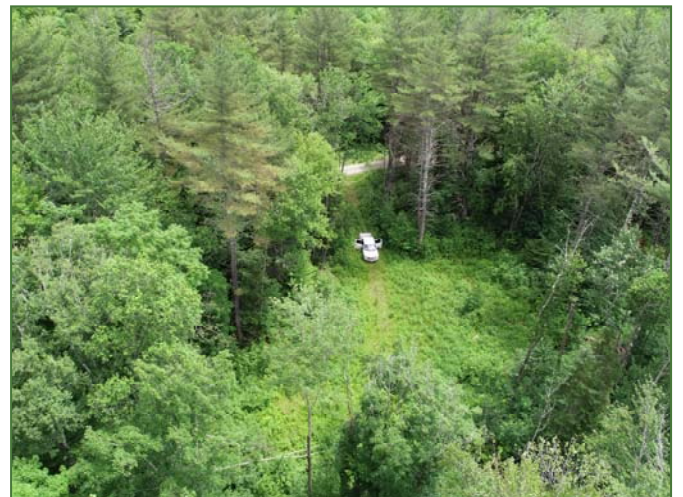
There is a nice five acre level site ready for building directly off of the well-maintained private road. This access will be owned by the buyer and has a right-of-way provided for the only abutting neighbor, and there is electricity already in place roadside. With further tree thinning on the western boundary, the building site would have access to additional afternoon sun. There is plenty of room for whatever you might decide to build, be it a family home, vacation house or a rustic cabin, the choice is yours.

## NATURAL AMENITIES

Pikes Falls is one of Vermont's largest natural swimming areas. The drop from the top of the falls is around 20 feet in two sections, and there is a 10 foot "slide" of smooth rock where swimmers can slip into the refreshing water below. The pool is about 10 feet deep and the large round swimming hole is known for its natural beauty and peaceful location. The best part of all is that Pikes Falls is literally across the street and down the road from the building site.



One of the old stone foundations on the property.



Areal view of a portion of building site. Note easy access from road and sunny open aspect.



Pikes Falls. Imagine this natural swimming area across the street from your house on a hot day — what's not to like!



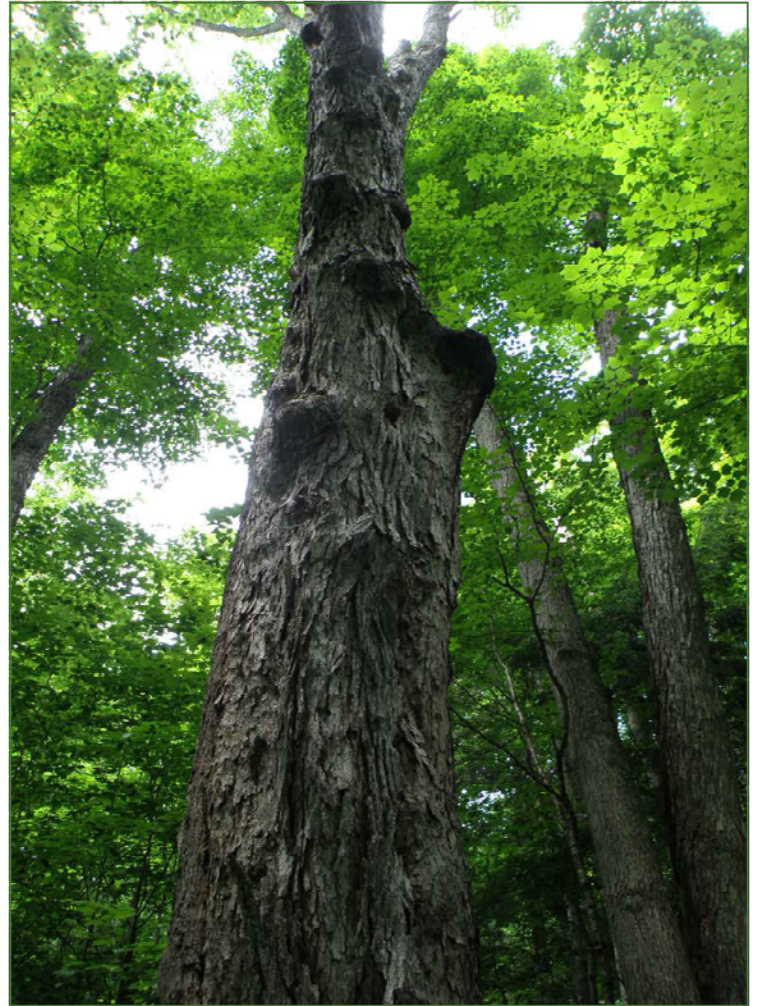
## CONSERVATION EASEMENT

The property will be sold subject to a conservation easement held by the Vermont Land Trust (VLT). The Nature Conservancy (TNC) is the current owner and will assign stewardship to VLT upon acquisition of the land by the new owner. VLT is one of the most respected conservation organizations in the nation. A working forest “partnership” with VLT offers the new owner predictability and cooperation, given the long history and solid reputation this conservation organization has established regarding the easement lands under its jurisdiction.

Easement highlights include:

- Most sustainable and traditional forestry/agricultural activities are permitted to support the long-term stewardship of the protected property;
- The property can be posted against public access;
- Silvicultural activities can occur under an approved forest management plan;
- The conservation easement allows for the development of a house site and associated structures. Within the five acre building envelope (see maps for location).

A copy of the proposed conservation easement is available upon request.

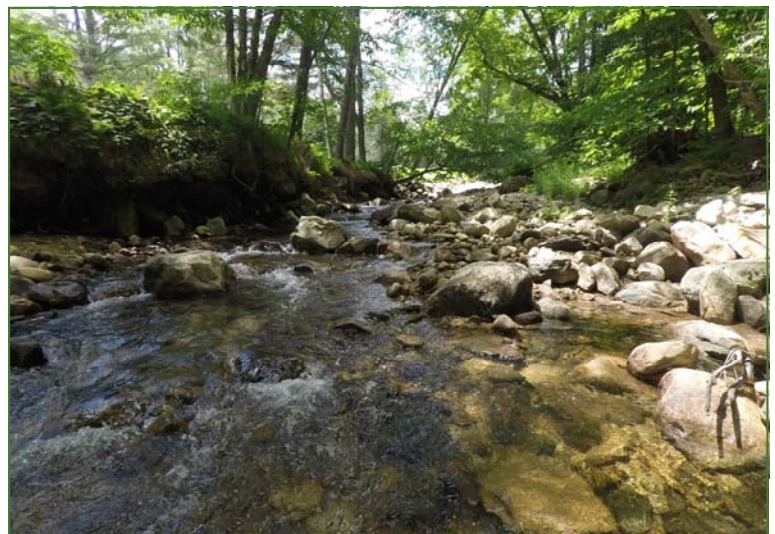


Sunlight through an old maple grove, one of many mature trees found on the Pikes Falls Forest parcel.

## TAXES and TITLE

The property for sale is owned by The Nature Conservancy. The Warranty Deed is recorded in Book 101 on page 456 in the Jamaica, Vermont town office. The Parcel ID is 00C-10 and the SPAN number is #324-101-10583.

The property is enrolled in the State of Vermont's Use Value Appraisal (UVA) program, which significantly reduces property taxes in exchange for good forest management and non-development uses. The property is in the Residential Use district in the town of Jamaica. Taxes due for the property for calendar year 2019 were \$1,156.18.



Ball Mountain Brook is on the south western boundary of the property and feeds into Pikes Falls.







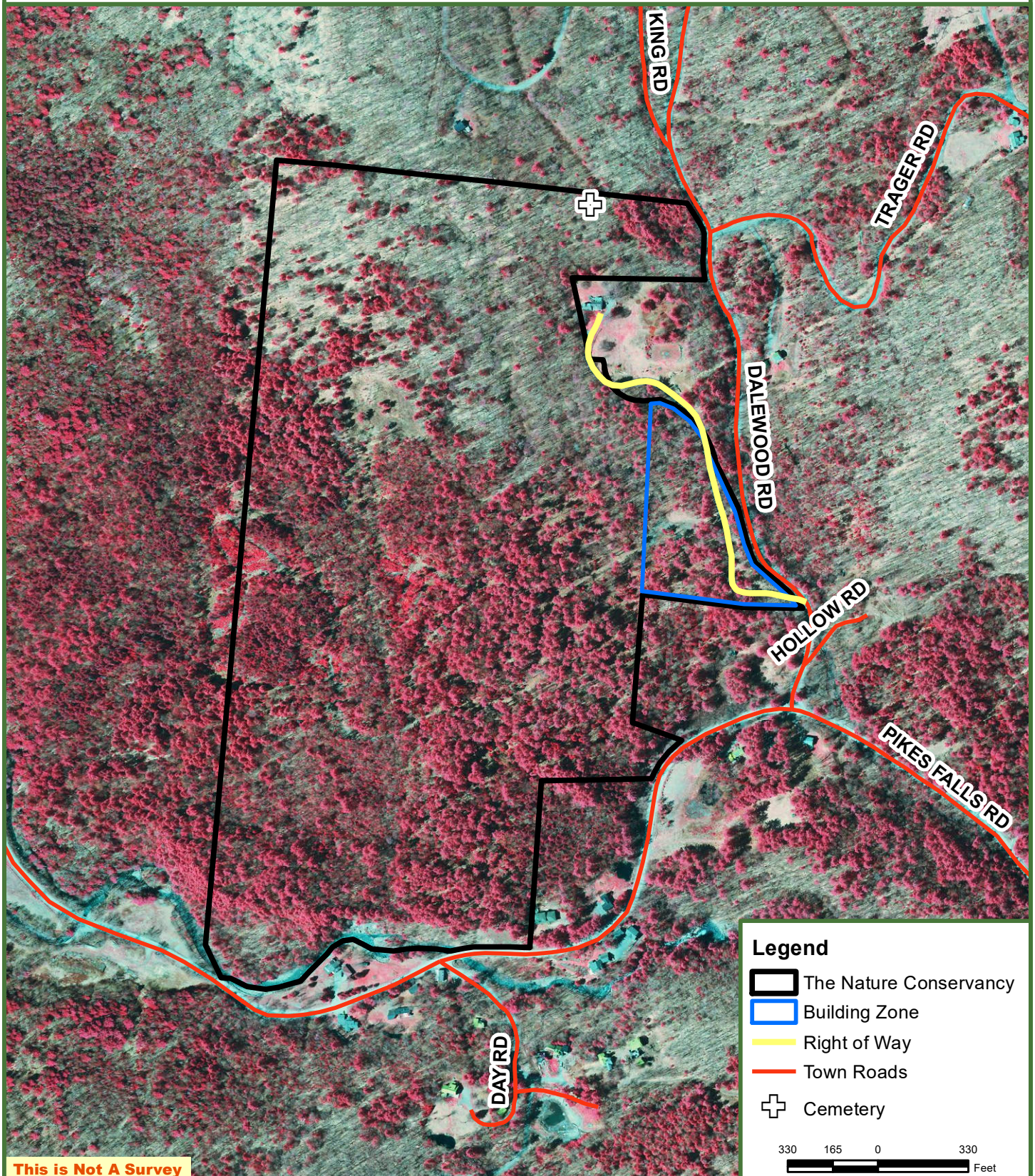


# Pikes Fall Forest

111.5 Grand List Acres  
Jamaica, Windham County, Vermont



**Fountains  
Land**  
AN F&W COMPANY



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.



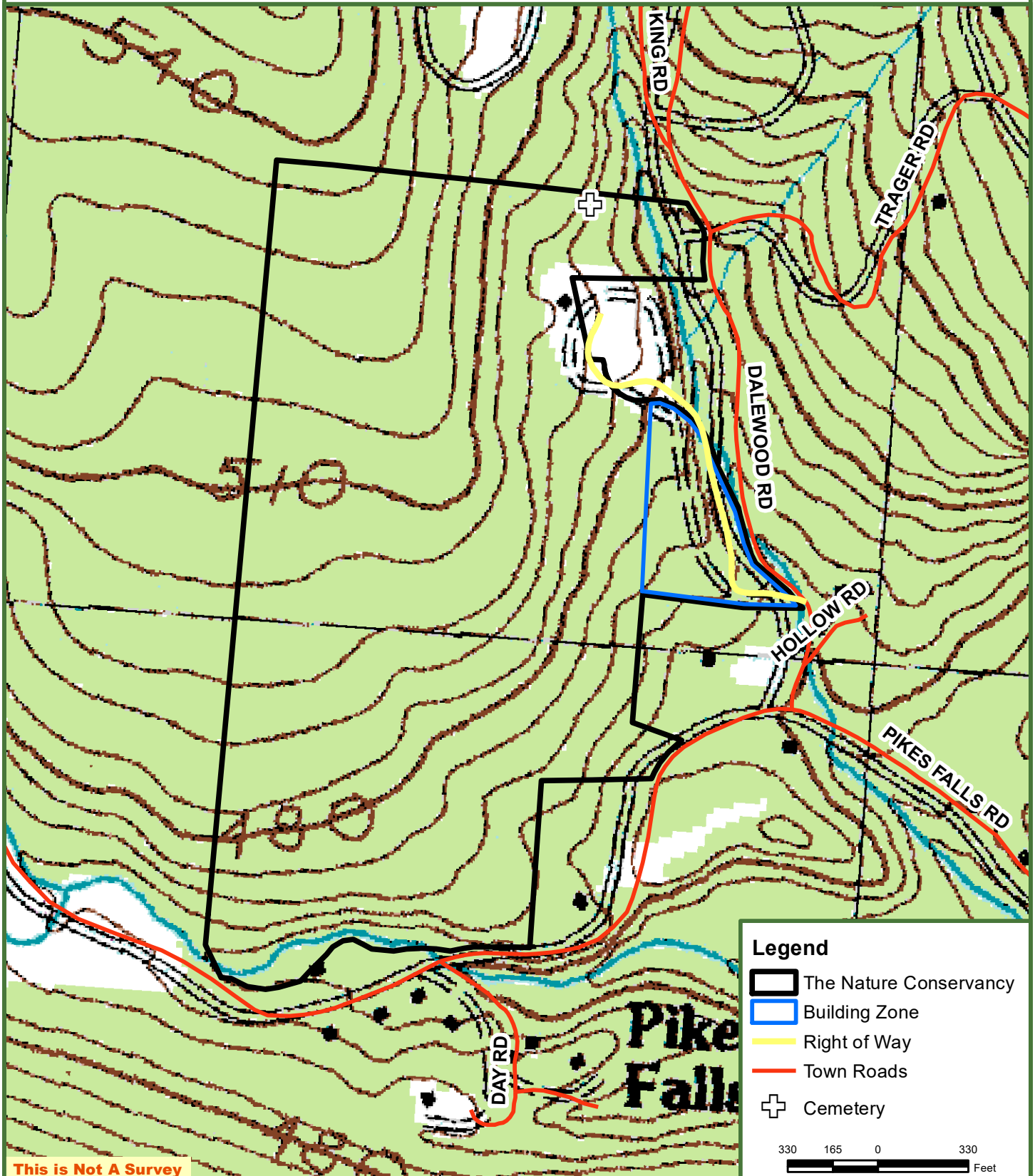


# Pikes Fall Forest

111.5 Grand List Acres  
Jamaica, Windham County, Vermont



**Fountains  
Land**  
AN F&W COMPANY



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.



# 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

THOM MILKE  
\_\_\_\_\_  
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