

TERRY BROOK FOREST

A southern Vermont property along a quiet dirt road with south facing meadow and views well suited for home site construction.

**Three streams run through/along the land and the forestland
A conservation easement allows for homesite development and forest management.**

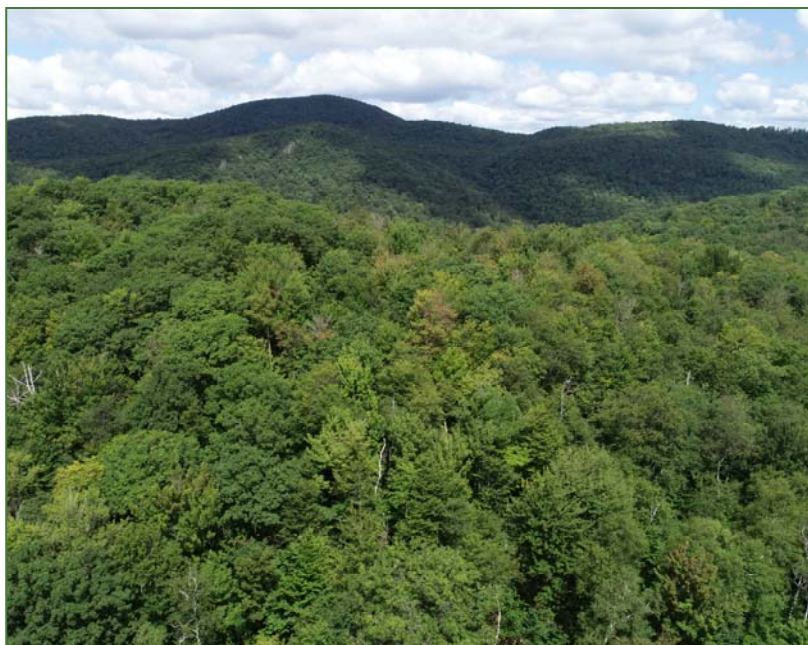


***123.5 Surveyed Acres
Sandgate, Bennington County, Vermont***

Price: \$159,900

LOCATION

The forest is situated in southwestern Vermont in the town of Sandgate, within a heavily forested and mountainous region that sits between Route 153 to the northwest, Route 315 to the north, Routes 30 & 7A to the east, Route 313 to the south and the NY state line 3.5 miles to the west. While forestland dominates the landscape here, widely scattered homes occur along some of the gravel roads that traverse this area. The location is host to notable mountain peaks that include; Equinox, Bear, Shatterack, Mother Myrick and The Gallop Mountains. The well known fly fishing river Batten Kill is just to the south.



The region is forested and mountainous (drone shot from land)

The eastern boarder of this region is a popular four season tourist area, starting in the south along Route 7A at Arlington (10 miles from the land). Just north is Manchester Village host of Hildene - The Lincoln Family home, The Equinox Hotel and Orvis Fly Fishing School. Traveling a short ways further north is Dorset with its many fine homes. Bromley Ski Resort is a 45 minute drive from the property.

For weekend travelers, Albany, NY is 1.25 hour drive, NYC a 3.5 hour drive, and Boston a 3.25 hour drive.

ACCESS

The property benefits from excellent access with nearly 660' of road frontage along Rupert Road, a town-maintained, gravel road with electric and telephone services. An established driveway comes off this road frontage leading to a grassy road that runs across the open meadow.

The southern boundary of the property runs along West Road for +/-1,980'. Many old woods roads traverse through the land with some lined by stone walls. These trails lead to most sections of the forest, including the small, remote field along the land's western boundary line.



The property's Rupert Road Frontage.

SITE DESCRIPTION

The property has abundant water resources, includes a mountain-top, existing driveway from a town maintained road with electric power and telephone service, and a buildable meadow with fine views. Other highlights include;

1. Water resources include Terry Brook, a stony, clear water, year round brook plus, Steel Brook along the NE boundary, as well as Bennet Brook to the south;
2. A 7-acre gently sloping meadow with southern exposure where the homesite can be built;
3. Stone wall lined trails and cellar holes;
4. Level mountain-top terrain;
5. An attractive timber resource.

The meadow is one of the land's treasures, with its southern exposure, dry, gentle slopes, old apple trees and long southern view to "The Notch", a scenic narrow valley down Rupert Road. Another view to the SE is of unbroken forestland.

The meadow gives way to an old woods road where gentle terrain and the road wraps around the height of land, the perfect recreational trail. Slopes become steeper toward the approach to the brooks and height of land. Elevation ranges from 1,680' at the land's mountain peak (slopes at the top are surprisingly gentle however with a few rock outcroppings) to 1,200' in elevation at the junctions of Terry and Steel Brooks.

TIMBER

The timber resource consists of nearly pure hardwoods, on primarily well drained sites, characteristic of the classic Toconic soil types present on the land. Species composition includes The Maples, Birches, ash, oak, cherry, and widely scattered white pines. Fully stocked conditions exist with overstory trees in the 85, 65 and 25 year age classes.

The property's Use Value Appraisal (UVA) management plan delineates the forest into 4 stand types. The plan mentions thinning that occurred 28 years ago within most stands, and thinning again +/-15 years ago. Overall stem quality is good with thinning likely needed within the next 10-15 years removing mature white birch and low quality stems.

No timber data is available however the standing timber value is likely +/- \$800/ac.



The level meadow looking south into the lower forestland. From most places in the meadow no nearby homes can be seen.



The meadow looking south towards "The Notch" down Rupert Road. The meadow's southern exposure is an ideal homesite loca-

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.



Fully stocked stands of hardwoods characterize the forest resource,

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;
- Development of a house site and associated structures allowed within the 8 acre building envelope.

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

TAX, TITLE and BOUNDARY INFORMATION

Annual property taxes are \$721.93. The property is enrolled in the State of Vermont’s Use Value Appraisal (UVA) program, a program that significantly reduces property taxes in exchange for good forest management and non-development uses. The property is owned by TNC. Boundaries appear to be secure in the field. The property was surveyed in 1994.



Meadow with property’s hilltop to left.

Fountains Land 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.



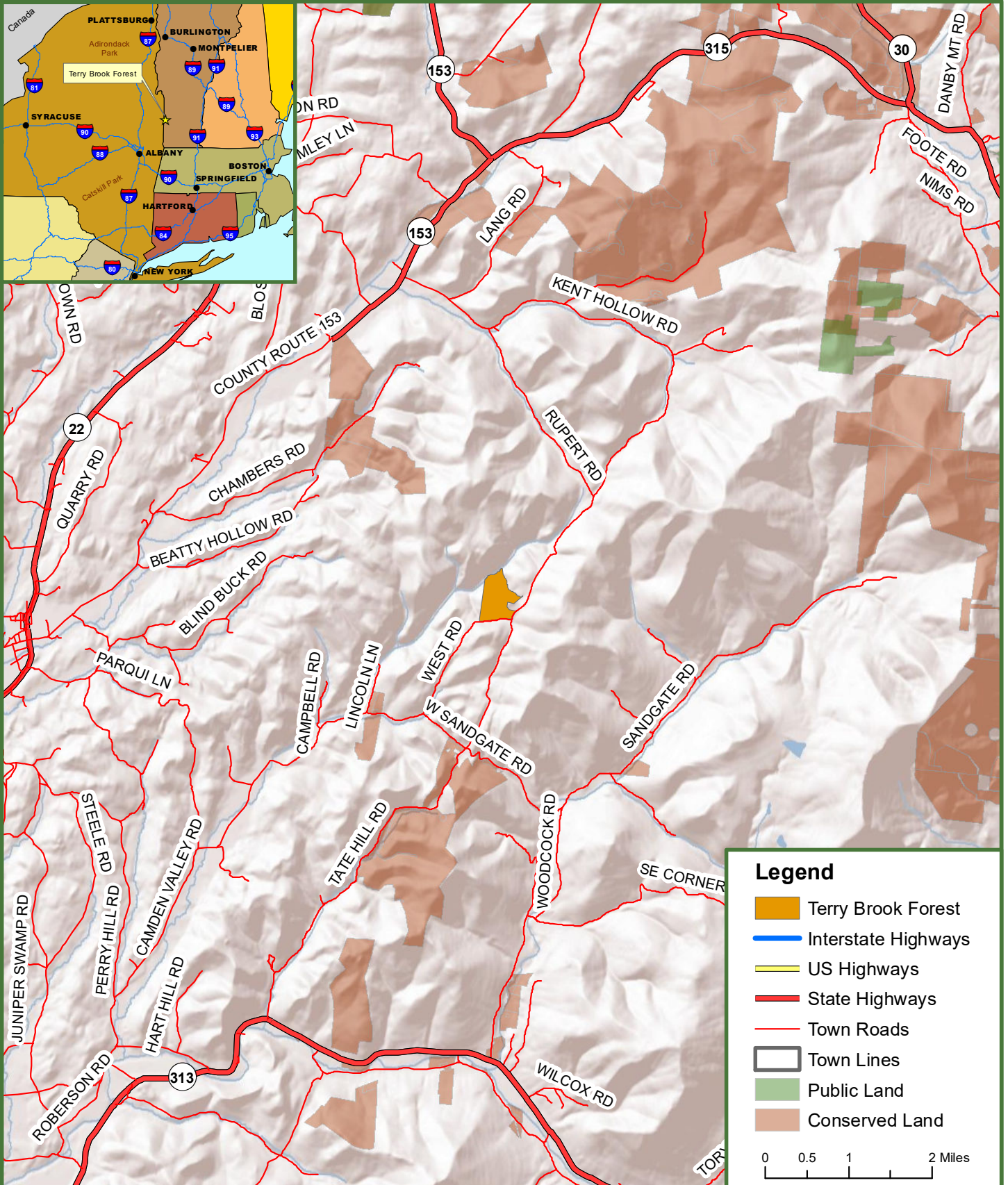
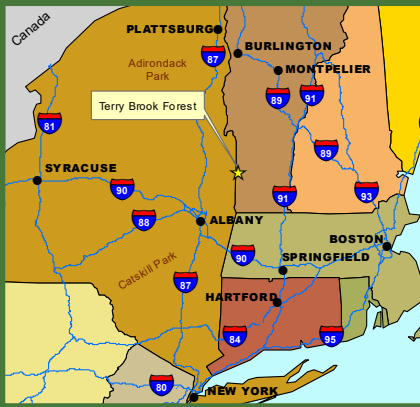
Locus Map Terry Brook Forest

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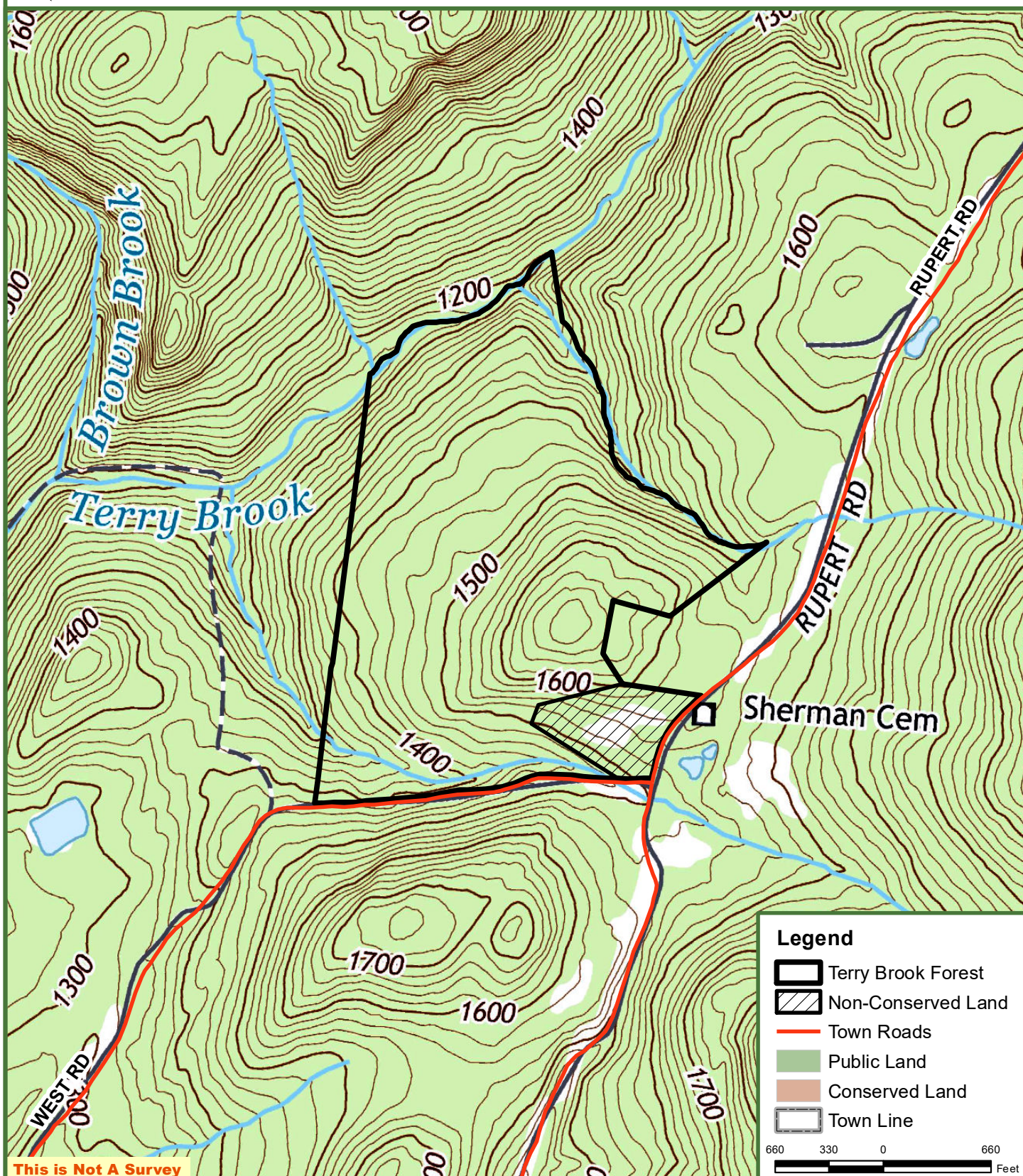


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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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

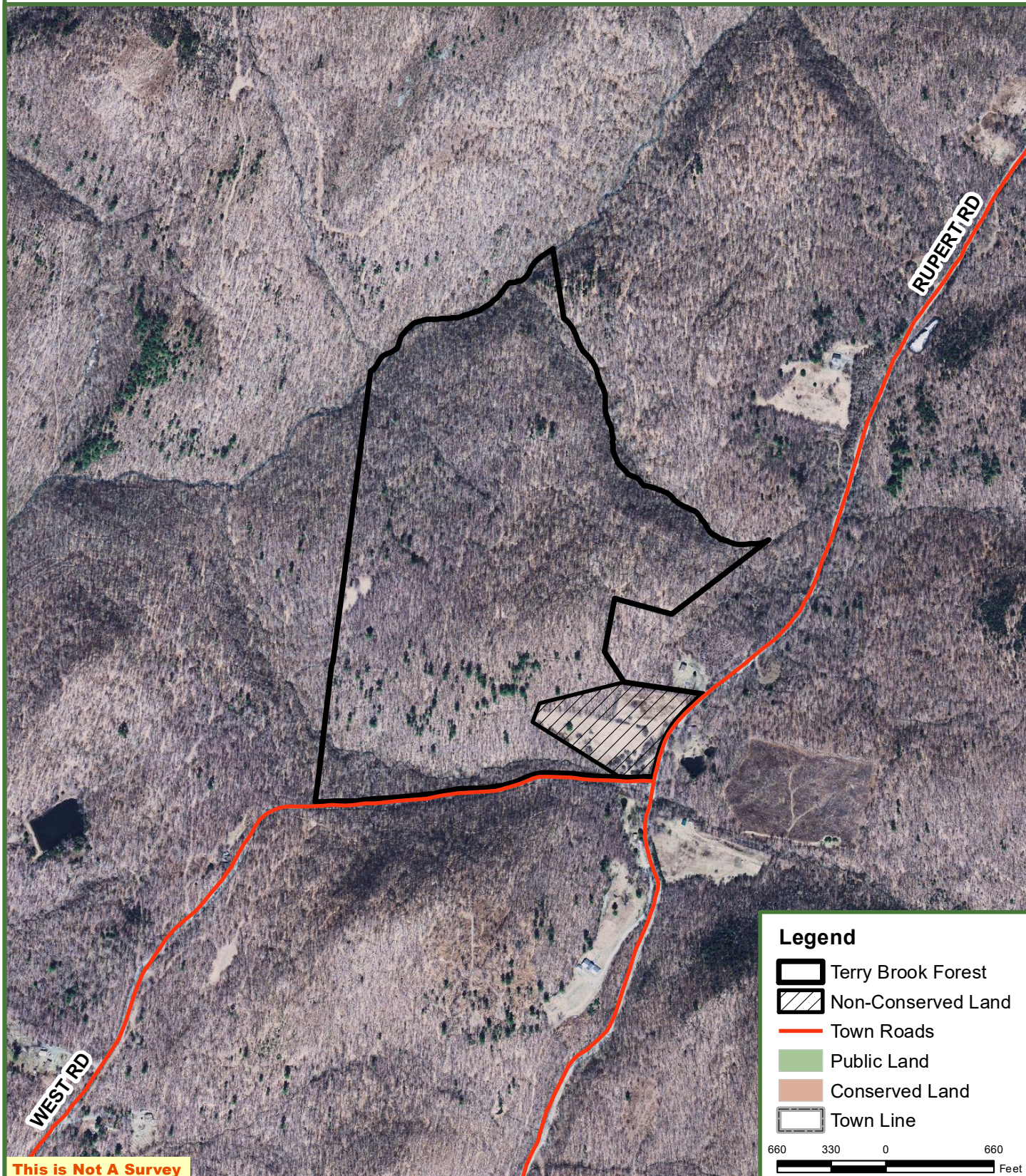


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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