

BEAR SWAMP FOREST PARCELS

**Three separately-offered Vermont parcels,
each with sweeping views of notable nearby mountains
and easily-accessible home sites, all located near
Montpelier, Waterbury and Waitsfield.**



View to Chases Mountain and Lincoln Mountain from the Green Mountains Parcel

***64 Acres, 77 Acres and 250 Acres
Middlesex, Washington County, Vermont***

**Hunger Mountain Parcel (64 Acres) - \$220,000
Green Mountains Parcel (77 Acres) - \$310,000
Densmore Mountain Parcel (250 Acres) - \$440,000**

INTRODUCTION

Subject to final subdivision approval, Bear Swamp Forest Parcels offer outstanding home site options, each with attractive views of prominent local mountains.

Parcel highlights:

- Low-traffic, town-maintained road access with electric power roadside;
- Potential home sites, offering amazing views of nearby mountains; each parcel has an attractive meadow;
- Short drive to strong job markets and ski areas;
- Diverse forest resource and wildlife habitat.



View of the Worcester Range, Mount Hunger and Densmore Mountain, all prominent local landmarks

LOCATION

The Parcels are situated in the town of Middlesex in the north-central part of Vermont. A defining landmark of the town is the Worcester Range, running north-south, whose southern peaks tower over each parcel, creating the fine views from each property. The largest of these peaks is Hunger Mountain which is a popular day hike whose trailhead is nearby. This part of the Worcester Range divides Middlesex from the Waterbury/Stowe area which is located just over the range to the west.

Middlesex is primarily a bedroom community for Montpelier, Barre, Waterbury and larger employers in the Burlington region. The hilly town is defined by the north-south Route 12 corridor that runs along its eastern border and the east-west Route 2 corridor along its southern border. Much of the town is forested, with homes dotting the back roads and a few farms along the Winooski River and scattered in the hills. The business center of town lies on Route 2, 5 miles from the properties, where there is a popular local bakery, a few small shops and the Exit 9 interchange on Interstate 89. Three miles from the property is the local elementary school with a playground, sports fields, tennis courts and a gazebo where outdoor concerts are enjoyed during the summer. This area is the heart of the community.

Montpelier, Vermont's capital is 7 miles to the southeast. Burlington, Vermont's largest city, is a 40-minute drive to the northwest, while Boston and Montreal are within a 3-hour drive to the southeast and northwest respectively. New York City is a 5-hour drive to the south. Interstate 89, 3.5 miles to the south of the parcels, allows for easy commutes to regional destinations, as well as northeastern metropolitan areas.



View of Chases Mt, Densmore Mt & the Worcester Range to right, all defining landmarks in the area..

HUNGER MOUNTAIN PARCEL - 64 Acres

ACCESS

Hunger Mountain Parcel is located at the end of a well-maintained, Class 3 town road that is plowed in the winter. The property is accessed directly from South Bear Swamp Road and there is electricity available roadside. There is a large clearing on the road that could be a home site, or there are semi-open clearings within the property's interior that present additional options.

SITE DESCRIPTION

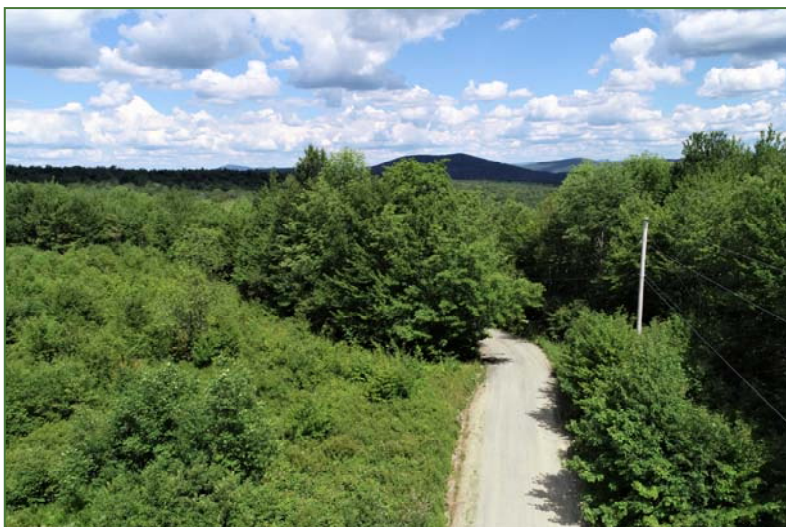
The most interesting aspect of this parcel is its unique location directly in front of and below Hunger Mountain. This perspective is reminiscent of a view you might find in the White Mountains or perhaps in the Rocky Mountains, but seldom seen in Vermont. Hunger Mountain has some exposed rock faces accented by a vast forest wilderness that make this view one of a kind. There are several old clearings that could be used to build a house or camp, with old stone walls and small tracks of forest breaking up the old fields. This could be your place to build a permanent home or an easily-accessible vacation getaway.

Note that Bear Swamp proper is located just to the north of the property. This area is quite wild and known for black bear, moose, coyote, fisher and white-tailed deer habitat.

FOREST RESOURCE

Much of this parcel is covered in young trees which have become established since much of the pasture land was abandoned ± 10 -15 years ago. As such, these areas (along South Bear Swamp Road and former Town Highway 15 at the land's northern end) are still semi-open with young trees closing in many areas. These areas can still be brush-mowed to reclaim the former open pasture, exposing further the views of Mount Hunger.

The center of the property hosts an older age class of trees with hardwoods on the high ground and a mix of hardwoods and softwoods near the stream that parallels the land's eastern boundary.



Looking northeast up the town road; potential home site on left.



View of Mt Hunger/Densmore Mt from the roadside house site.



View of Mount Hunger from the back meadow.

GREEN MOUNTAIN PARCEL - 77 Acres

ACCESS

Easy to get to, Green Mountains Parcel is a perfect place to build your dream home. Directly on the road, with around 1,300' of frontage, there are several places to install a driveway. The open field offers a few different sites to build a home, with the top of the field offering the best views. Electricity is at the road, and access to the interstate make this a perfect place to escape.

SITE DESCRIPTION

Everyone seems to want a view from their property, and this could be one of the best in central Vermont. Looking south and west at the Green Mountain Range means long hours of sun in the colder months with amazing sunsets year round. Set your house back against your forested acres, and you have both privacy and views—you can see both Killington and Sugarbush Ski Resorts from the field. The 14-acre, level to gently-sloping field and the 63-acre forest give you the opportunity to do a number of different things with the property. Perhaps a large garden to grow your own vegetables or maybe a small vineyard to make wine or creating a bucolic dream with a farmhouse and barn and raising cows or sheep or horses would appeal. The possibilities are legion with this parcel; all it takes is your dreams and some imagination to make it happen.

FOREST RESOURCE

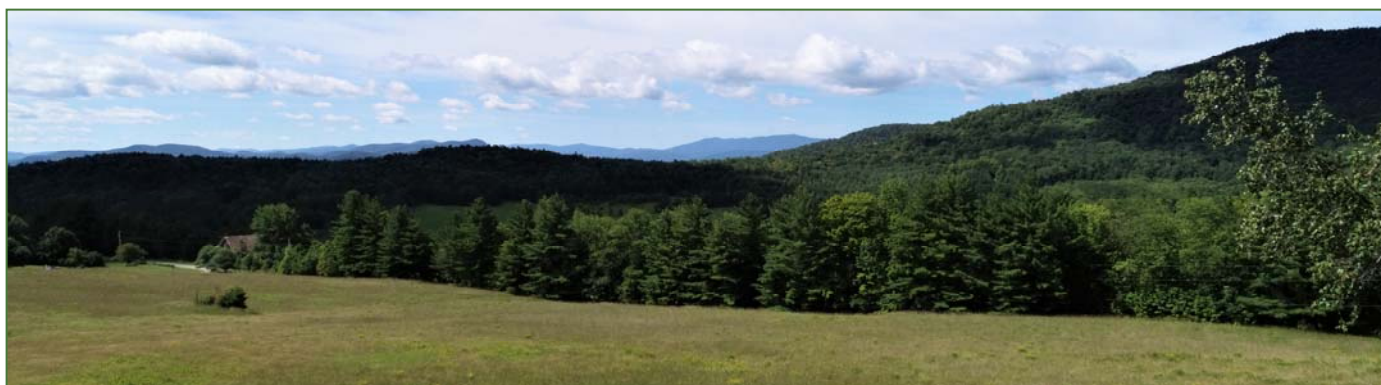
The forest management plan summarizes three stands on the parcel. The forest areas originated from old field abandonment about 100 years ago. The oldest trees are about this age. The stand was last harvested about 25-35 years ago, representing the youngest age classes.



Road frontage with property on right, Densmore Mountain is in view to the north.



The land's level meadow, looking southwest.



View from the back of the meadow looking SW to the road frontage, Lincoln Mt in the distance and Chases Mt to right.

DENSMORE MOUNTAIN PARCEL - 250 Acres

ACCESS

The parcel has $\pm 2,100'$ of road frontage along town-maintained South Bear Swamp Road, where electric power is roadside. Most of the frontage is gently sloping, with two existing driveway cuts into the parcel's meadow.

SITE DESCRIPTION

A ± 23 -acre, gently-sloping meadow sits at the land's southern end along the town road frontage. The meadow slopes downhill away from the road, ending at a stream that originates just to the north. Along this small stream and adjacent to the meadow is an open-water beaver pond created by an active beaver population.

Various potential home sites within the meadow would provide fine views of the nearby valley and ridgetops, including Chases Mountain and Densmore Mountain; the upper ridge of Densmore Mountain is entirely on the land. The meadow offers a westerly exposure and full southerly sun year round. While no soil test pits for septic have been dug, soils in the meadow are largely high and dry.

FOREST RESOURCE

The land covers a range of ecological ecosystems due to 1,000' gap in elevation. The lowest point on the property, at 1,320' ASL (above sea level), is in the meadow where the stream leaves the property, while the upper slopes rise to 2,320' ASL where a semi-alpine ecosystem exists. Within the lower elevations and more gentle slopes of the land, historic uses were mostly agricultural.

The forest management plan identifies four forest stands with forest operations last occurring ± 35 -40 years ago. Sugar maple is a common species and, at the lower slopes, a stand was previously used as a sugarbush.

A well-developed woods trail leads from the back of the meadow to the upper mid-slopes of the land; this trail is used by VAST.

OLD BARN

An old barn is situated along the road frontage in the meadow and is in need of significant repair.



Southern view down the road frontage with the barn in sight.



View of the meadow with Chases Mt and the beaver pond to right.



Green Mountain Range (Lincoln Mt) with meadow and Chases Mt.

TAXES & TITLE

The entire property contains 396 acres and includes a home that the seller will be retaining. The current tax bill covers all parcels and thus no annual tax amount is available for the individual parcels being offered for sale. The taxes for the entire property for 2020 were \$10,517.04.

The property is owned by Manosh Properties, LLC whose deed is recorded in the Middlesex Town Clerk's Office in Book 115, Page 160.

A septic right on Densmore Mountain Parcel for the home across the road will be part of the title.



Forested area on Mount Hunger parcel.

SUBDIVISION & ZONING

The entire 396 acres will be subdivided prior to transfer of title to buyers of each parcel advertised in this report. The subdivision process has commenced and the owner will be able to transfer title during the beginning of 2021.

The properties' lower slopes along the road frontage are within the Rural Residential district, which allows 2-acre subdivisions with 200' of road frontage, or 5-acre subdivisions with 300' of road frontage. The balance of the land sits in the Conservation Zoning district where single family homes are permitted with a minimum lot size of 4 acres and a minimum road frontage of 400'.



The meadow and view of Lincoln Mt on Green Mt Parcel

UVA ENROLLMENT

With the exception of all of Hunger Mountain Parcel, ± 14 acres on Green Mountains Parcel and ± 10 acres on Densmore Mountain Parcel, the acreage is enrolled in the State of Vermont's Use Value Appraisal (UVA) program, also known as Current Use. 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.



Meadow and view back to barn on Densmore Mtn. Parcel.

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.



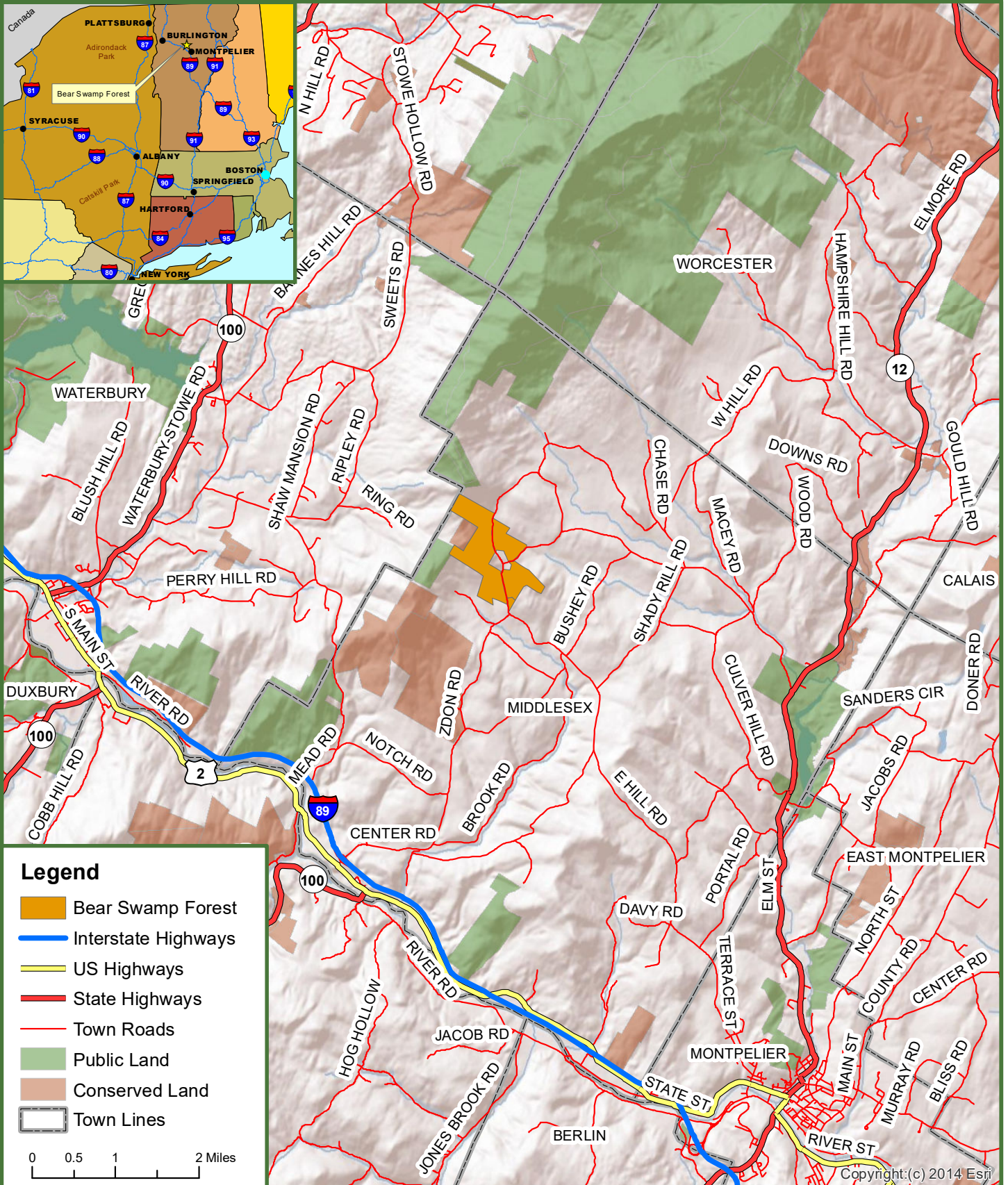
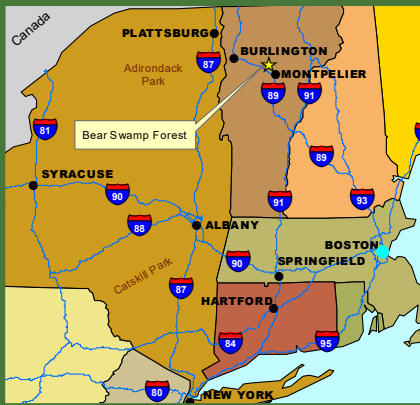
Locus Map Bear Swamp Forest

391 Grand List Acres

Middlesex, Washington County, Vermont



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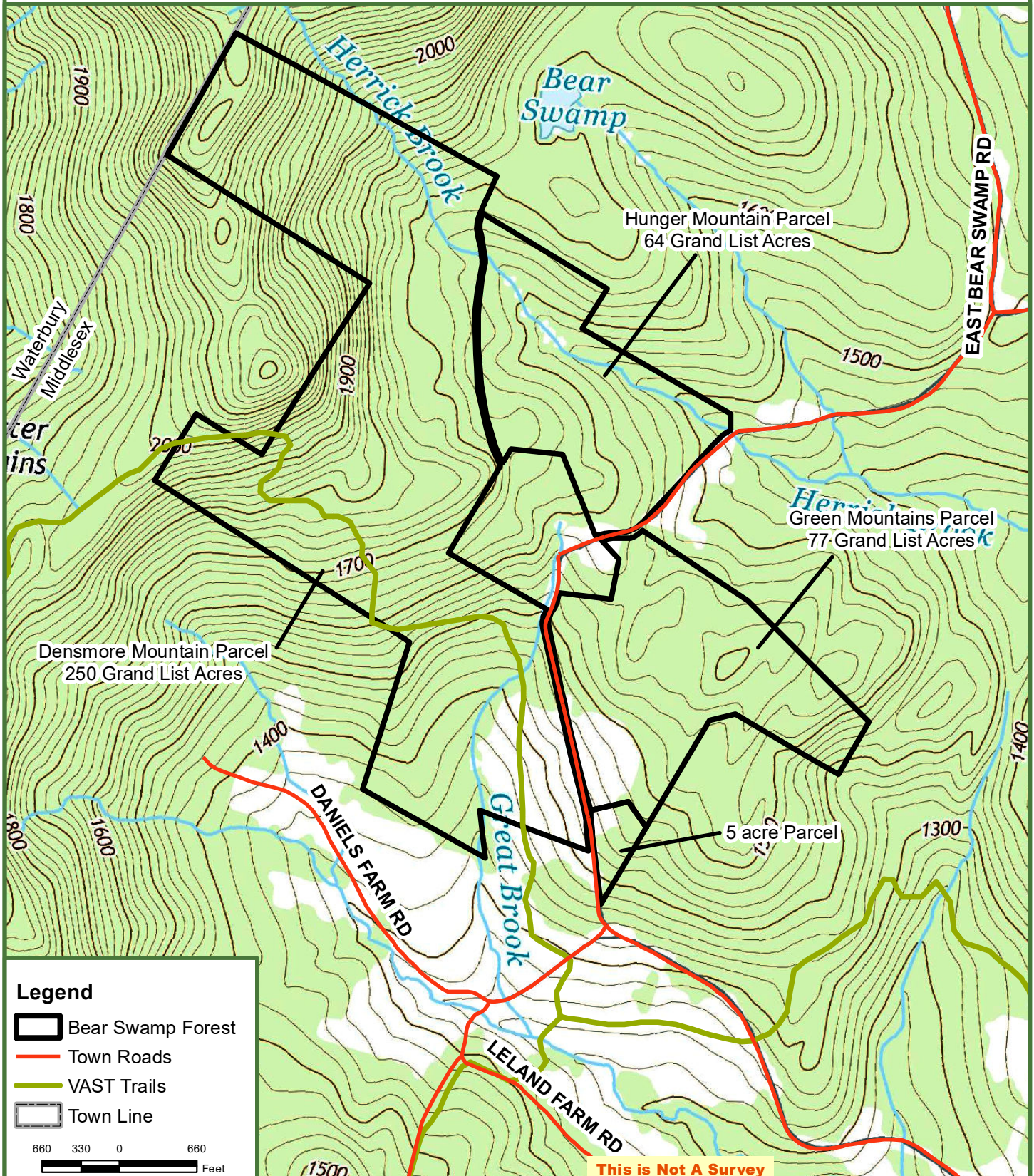


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Map produced from the best available information including UVA map, town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.

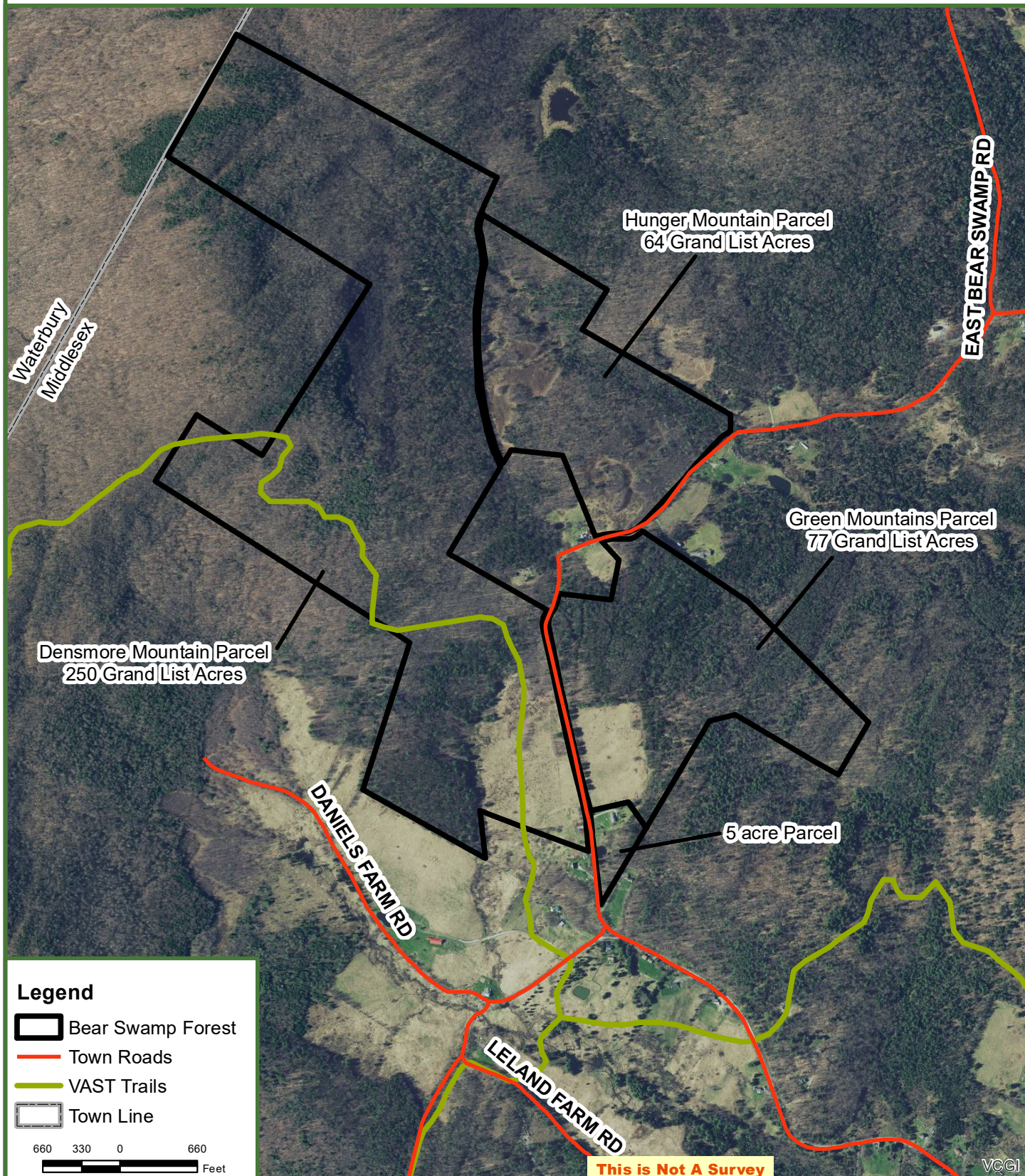


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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



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THE BROKERAGE FIRM NAMED BELOW PRACTICES NON-DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

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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