



**Fountains
Land**
AN F&W COMPANY

BIRCH RIDGE FOREST

Located just outside the village of Brandon in the Champlain Valley, this well-stocked property offers a quality red oak and maple timber resource.



***97 Grand List Acres
Brandon, Rutland County, Vermont***

Price: \$92,000

PROPERTY OVERVIEW

Birch Ridge Forest represents a well-stocked, quality oak and maple woodlot with a strong recreational component just outside the village of Brandon in Rutland County.

The ownership, The Conservation Fund (TCF), is a non-profit conservation organization whose mission statement is "TCF, working with public, private and nonprofit partners, protects America's legacy of land and water resources through land acquisition, sustainable community and economic development, and leadership training, emphasizing the integration of economic and environmental goals." Their goal in divesting is to raise funds to further their forestland conservation work on new projects.



Birch Ridge's well-stocked and professionally-managed red oak and maple sawtimber resource anchors its long-term potential as a quality forest property with conservation and recreation options.

LOCATION

Birch Ridge Forest is located at the southern end of the Champlain Valley in west-central Vermont. A wide, fertile valley between the Green Mountain Range to the east and sprawling Lake Champlain to the west, the Champlain Valley is a rolling landscape of fertile farms, small towns and working forests. Lower elevations and flatter terrain, as well as areas adjacent to the lake, support a different mix of plant and animal species than the predominantly upland terrain in the rest of the state. Wide agricultural vistas, coupled with Green Mountain views to the east and Adirondack Mountain views across the lake to the west, create a scenic landscape atypical of the rest of Vermont.

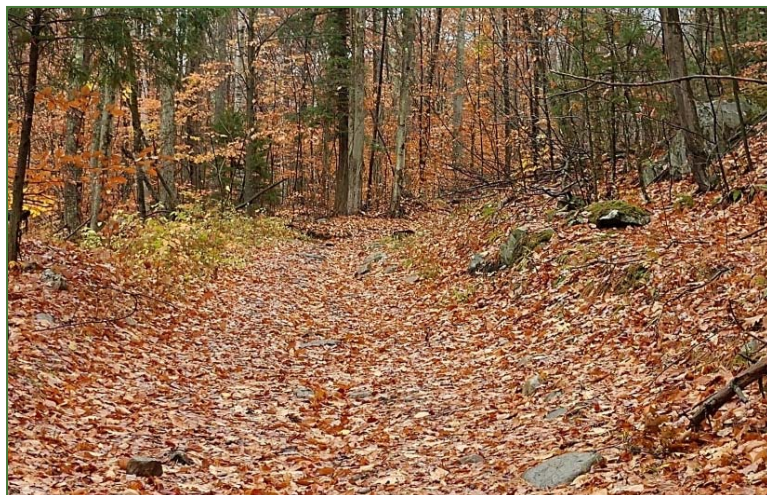
The property sits in the town of Brandon, a reviving town with several restaurants, an historic hotel and a vibrant arts community. The town lies equidistant between Middlebury and Rutland. Middlebury is an academic town, home to Middlebury College, and is about 25 miles to the north. Rutland is the same distance to the south and offers a greater array of shopping, entertainment and services. US Route 7 runs north-south through the Champlain Valley, connecting Brandon with Middlebury and Burlington (50 miles) to the north and Rutland and US Route 4 (east-west) to the south. Boston is 3.5 hours to the southeast, while New York City is 5 hours to the south.



The property is located outside the village of Brandon in the Otter Creek Valley between Lake Champlain and the spine of the Green Mountains.

ACCESS

The property has been historically accessed off Van Cortland Road (Class III), which is a gravel town highway lying 0.4 miles to the north. From there, an established and designated legal trail leads toward the property's northeastern boundary, coming to within 25 feet at places, but not appearing to touch the property boundary. Historically, forestry operations here have utilized a short skid trail spur across a neighboring parcel to connect with the legal trail access and eventually Van Cortland Road. Physical access on the ground is well-developed and there may be an opportunity for a right-of-way across a neighboring property. Once on the property, two main trails provide excellent recreational and forestry access throughout the property.



A legal trail connecting to Van Cortland Road (Class III) runs close to the eastern boundary, but doesn't quite touch the land. Forestry access is via a short skid spur across a neighboring

SITE DESCRIPTION

Perched along the northern slopes of its namesake, Birch Ridge, this property offers an exceptional red oak and maple timber resource with a compelling recreational and conservation component. It has all of the attributes of a classic Vermont woodlot – well drained terrain, gently rolling north and east-facing slopes, a professionally managed forest and productive Taconic soil types.

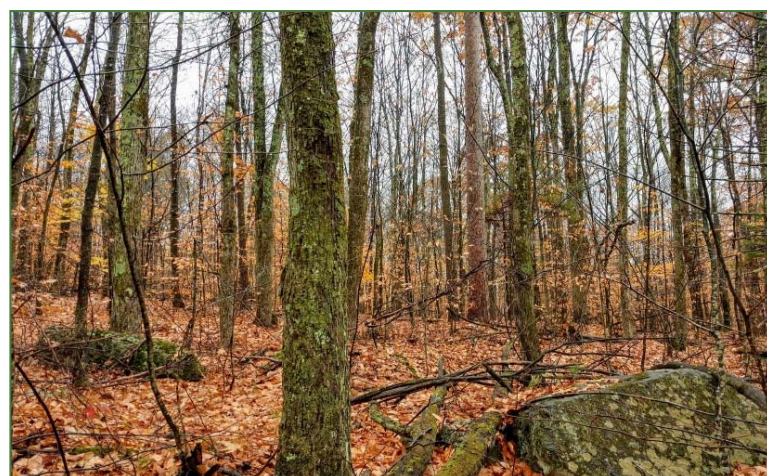
Upon entering the property from the north, the ground climbs gradually through a well-stocked northern hardwood forest for several hundred yards before reaching a central hemlock ridge in the far southern reaches.

A small, first-order stream flows through the center of the property before draining into Sugar Hollow Brook and eventually the Otter Creek watershed.

Mast production from the red oak resource provides a quality food resource for deer, turkeys and other non-game birds and wildlife.



Well-drained hardwood sites along Birch Ridge.



Most of the property (95 acres) is a well-stocked northern hardwood stand with a quality red oak sawtimber component.

TIMBER RESOURCE

Timber data in this report are based on a timber inventory conducted in July 2019 by the ownership's forest consultant, Redstart Forestry. 29 inventory points were sampled, representing 1 plot per 3.6 acres. GIS acres used in the calculations was 104.8 acres. The timber data reveal a total sawlog volume of 365 MBF International ¼" scale (3.5 MBF/acre) with 1,579 pulpwood cords (15.1 cords/acre). Stumpage values were assigned to the volumes by the property manager, establishing an estimated Capital Timber Value (CTV) of \$96,200 (\$918/acre).

Species Composition:

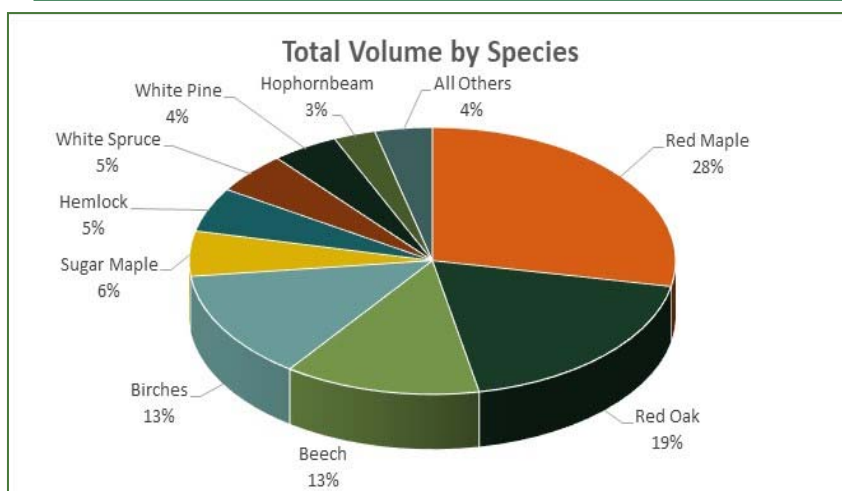
A species composition dominated by hardwoods (86% of total volume) prevails, with softwoods comprising 14%. Species composition for all products combined offers a favorable mix and is led by red maple at 28% of total volume, followed by red oak at 19%, the birches and beech both at 13% and sugar maple at 6%. Miscellaneous species make up the balance. The sawlog volume breakdown consists largely of species with historically strong demand, dominated by red oak, red maple and birch.

Stocking and Stem Quality:

The property's main hardwood stand (95 acres) is stocked well above the B line at 105 ft² of basal area with 75 ft² of acceptable growing stock basal area. Stem quality is considered excellent for the main northern hardwood species like red oak, red maple, the birches and sugar maple.



Above: A well-stocked hardwood stand with 105 ft² of basal area anchors the purchase value of the property.
 Below: A centrally-located, 10-acre hemlock stand



Quality red oak comprises nearly one fifth of the total stocking

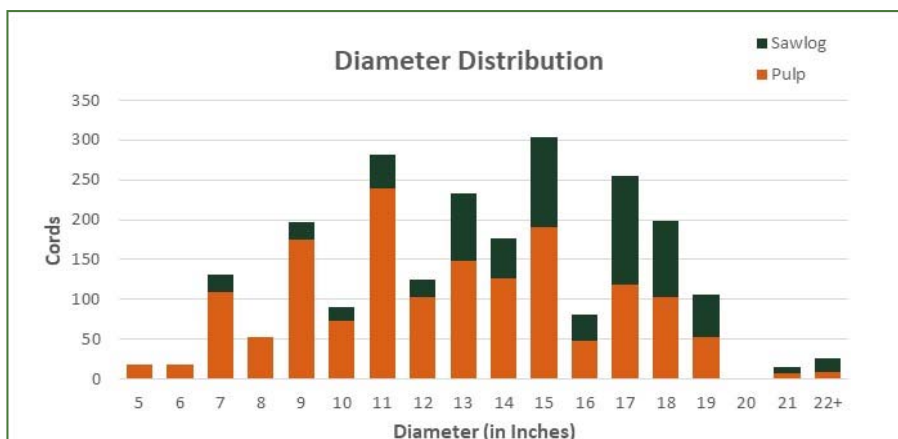
TIMBER RESOURCE (continued)

Sawlog Value:

Sawlog value is largely dominated by red oak (41%) and red maple (17%), followed by sugar maple (15%) and sweet birch (10%).

Diameter Distribution:

Average diameter for all products combined by volume is 13.4", while the average sawlog diameter is 15.2" and the average pulpwood diameter is 12.6".



The average diameter for all products property wide is 13.4".

Management Plan & Silvicultural History:

The UVA Forest Management Plan for the property has been updated as recently as March 2020. The Conservation Fund's goals, along with conservation, are to promote sound forest management that grows quality timber, provide public recreational opportunities, improve wildlife habitat, and protect soil and water quality. This property is well-suited for these objectives.

The most recent thinning occurred approximately 15 years ago in the northern hardwood stand, creating a two-aged forest with a 70 to 80-year-old canopy and a 15-year-old sapling class. Another silvicultural entry is anticipated sometime around 2025.

Volume and Value Summary (based on 104.8 GIS Acres)										
	All Saw (BF)		All Cords products		All volume Cords		MBF	Sawlogs	Cords	Pulp
	Per Acre	Total Stand	Per Acre	Tot. Stand	Per Acre	Tot. Stand	Stumpage	Value	Stumpage	Value
red maple	849	85,052	4.5	471	6.2	649	\$170	\$14,459	\$10	\$4,711
northern red oak	845	83,511	2.5	257	4.1	434	\$350	\$29,229	\$10	\$2,572
American beech	304	31,916	2.3	237	2.9	301	\$40	\$1,277	\$10	\$2,372
sweet birch	316	33,110	1.9	197	2.5	263	\$250	\$8,278	\$10	\$1,965
sugar maple	247	23,255	0.7	74	1.2	126	\$325	\$7,558	\$10	\$743
hemlock	189	19,837	0.8	85	1.2	124	\$35	\$694	\$2	\$169
white spruce	302	31,609	0.5	52	1.1	116	\$110	\$3,477	\$2	\$105
white pine	248	26,032	0.5	51	1.0	103	\$115	\$2,994	\$2	\$101
hophornbeam			0.5	64	0.6	64				
yellow birch	48	5,006	0.2	23	0.3	33	\$250	\$1,252	\$10	\$229
tamarack	35	3,623	0.2	16	0.2	24	\$50	\$181	\$2	\$33
bighooth aspen	29	3,083	0.1	14	0.2	20	\$30	\$92	\$10	\$143
white ash	45	4,712	0.1	6	0.1	15	\$385	\$1,814	\$10	\$59
red maple pallet		3,955					\$40	\$158		
red oak veneer		5,083					\$1,000	\$5,083		
sugar maple veneer		2,602					\$2,000	\$5,204		
chestnut oak	24	2,575	0.1	7	0.1	12	\$350	\$901	\$10	\$72
other	-	-	0.2	24	0.3	25			\$10	\$240
Stand Total	3,481	364,961	15.1	1,579	22.0	2,309		\$82,650		\$13,514
Total Timber Value		\$96,200								
Total Timber Value per Acre		\$918								

CONSERVATION EASEMENT OPTION

The seller is retaining an option over the next 10 years to acquire a conservation easement covering the property from the new owner. This option will allow the seller to purchase a conservation easement based on the fair market value of an easement at the time the option is initiated. The new owner may reject the easement sale if the option price does not meet the minimum strike price as set in the Option Agreement. This option offers the new owner an active partner who will work to secure the necessary funding to purchase the easement, providing an alternative revenue source during their ownership tenure. During the 10-year option term, the owner shall maintain the land's enrollment in the Use Value Appraisal program in good standing and not develop or subdivide the land unless mutually agreed upon with the option holder. With permission from the option holder, the new owner can construct a camp on the land. A copy of the Option Agreement is available upon request.



Boundaries in the field have been maintained and painted.

ACREAGE, TAXES & TITLE

The property is owned by The Conservation Fund. Property taxes for 2019 were \$373. The entire property is enrolled in the State of Vermont's Use Value Appraisal (UVA) program. The current approved plan was most recently updated in 2020. Grand List acreage is 97.3 acres. Boundaries in the field have been maintained with red paint and flagging. The neighboring properties have all been surveyed and when pieced together with evidence in the field, the property is GIS mapped at approximately 104.8 acres. A previous owner transferred the mineral rights, but holds a 7% royalty fee if they are ever developed.



Stocking levels are above the B Line and silvicultural thinning opportunities are anticipated as early as 2025.

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.

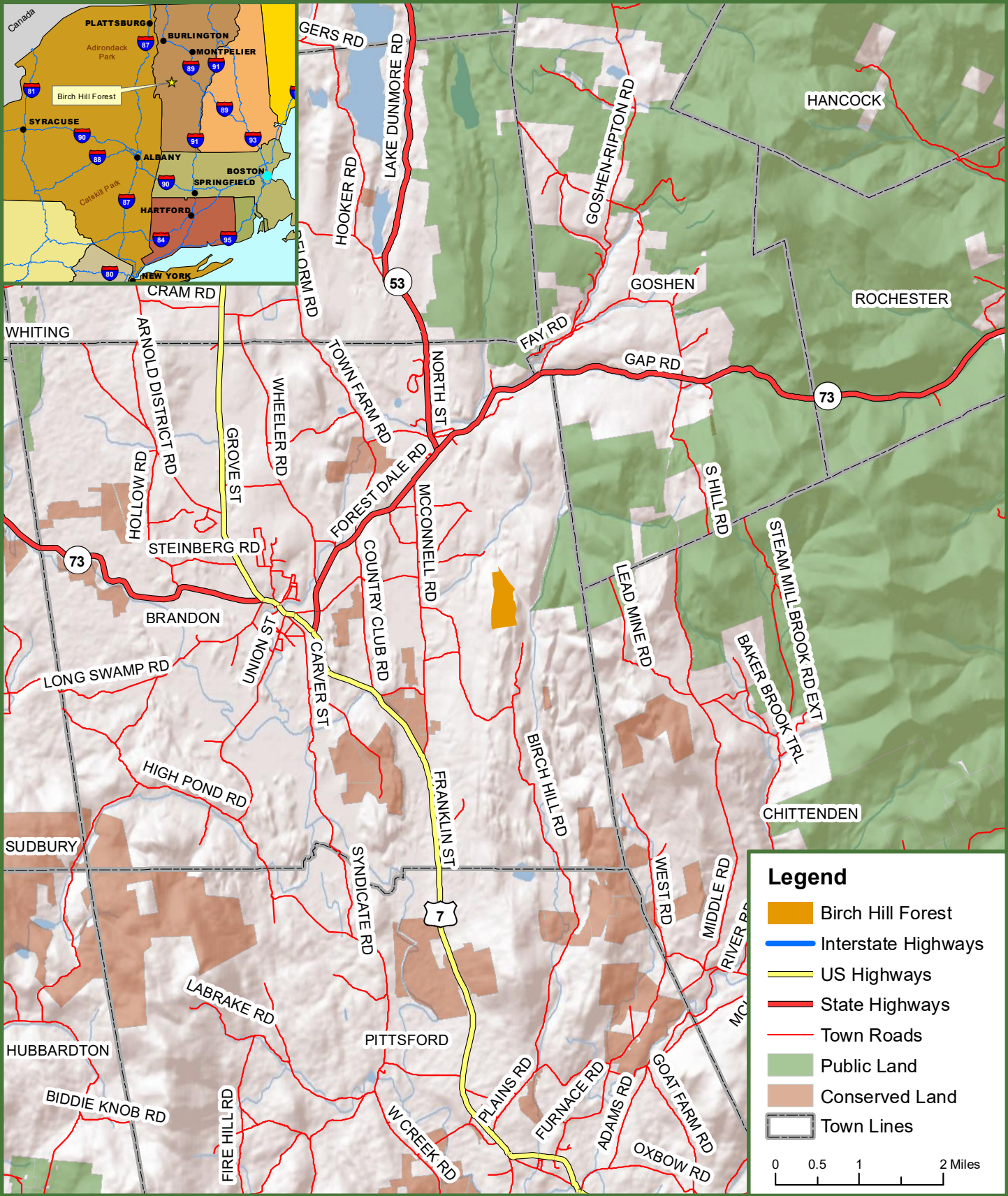
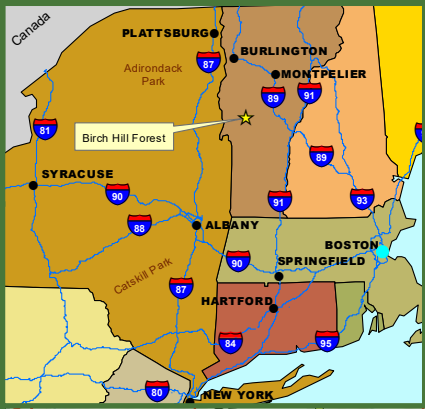
All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map
Birch Hill Forest
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Brandon, Rutland County, Vermont



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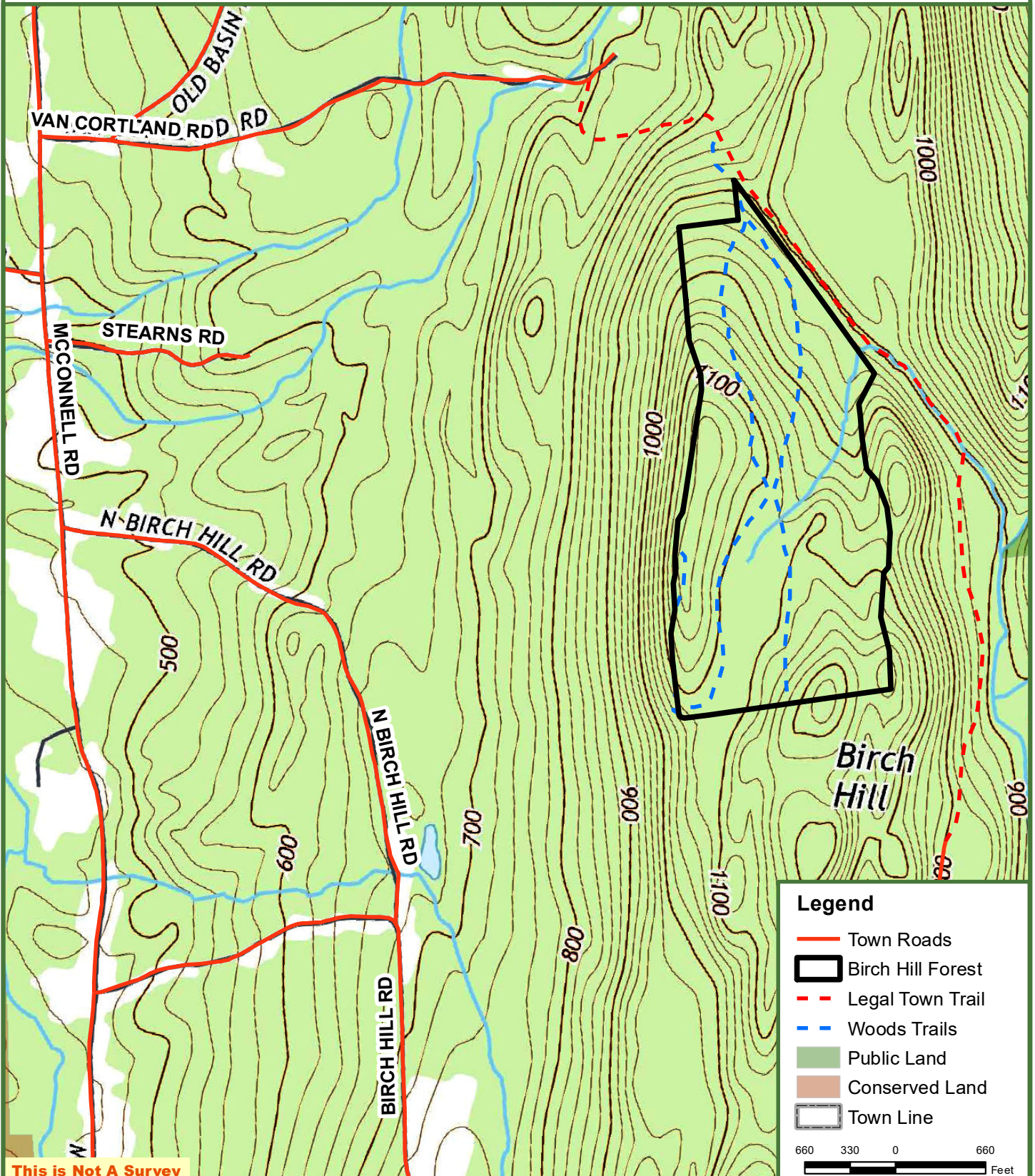


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This is Not A Survey

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.

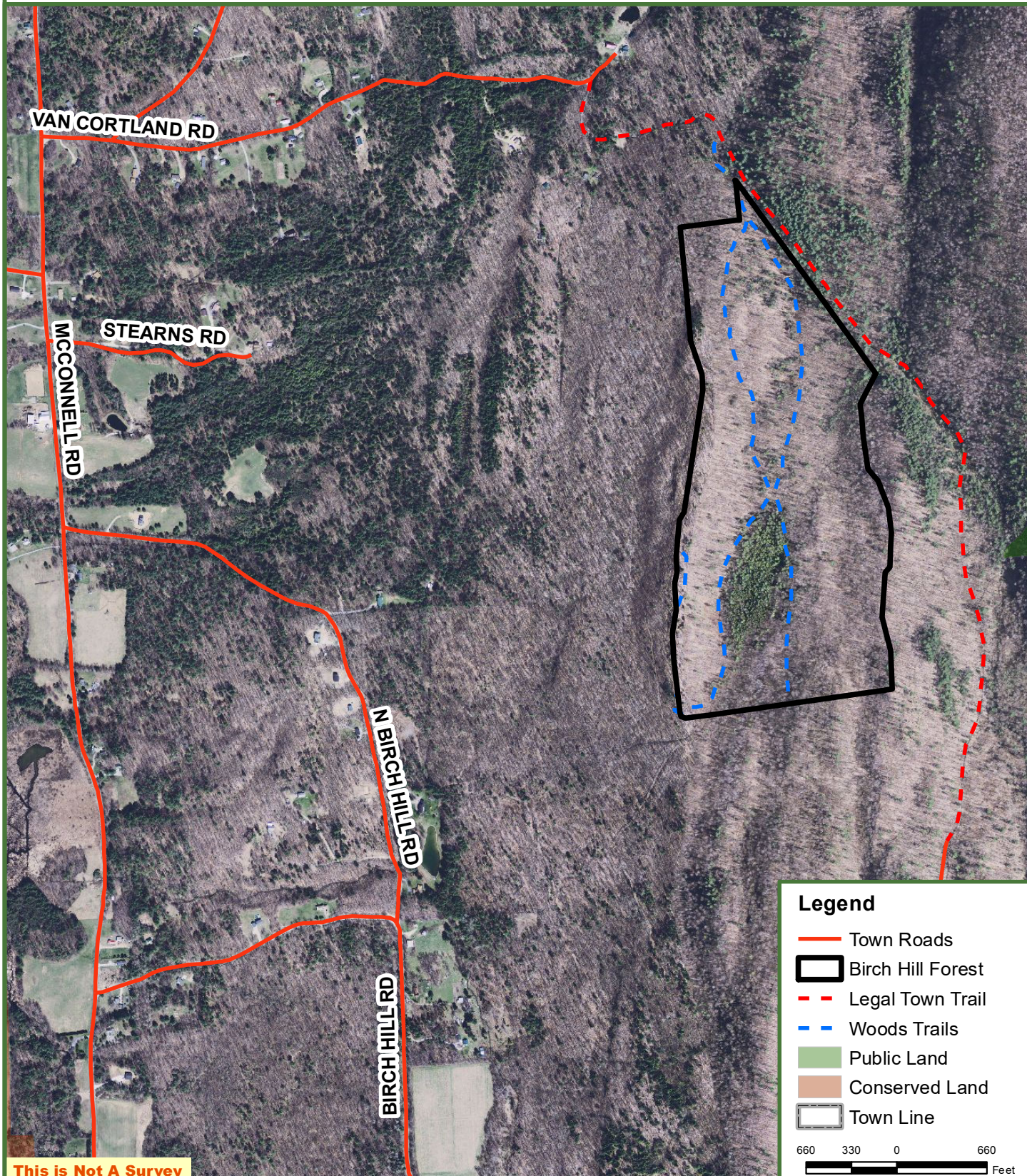


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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 Inc.
Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

[] Declined to sign

Todd H. Waldron
Printed Name of Agent Signing Below

Todd H. Waldron
Signature of Agent of the Brokerage Firm

Date

Printed Name of Consumer

Signature of Consumer

Date

[] Declined to sign