

BALD HILL FOREST

**A large Vermont forest land property with an internal trail network
and excellent recreational opportunities.**



***209.5 Grand List Acres
Sudbury, Rutland County, Vermont***

Price: \$365,000

PROPERTY OVERVIEW

The property is suited to those seeking a large, forested landscape with an eye for estate development, supported by excellent recreational amenities.

Property highlights include:

- Attractive location in west-central Vermont, situated at the edge of a transitional zone of forestland and agricultural land;
- Home sites are possible in many areas, offering privacy and potential views;
- Existing camp for immediate recreational use;
- Managed timber resource well-positioned for future growth and appreciation;
- Excellent internal trail network makes getting around the property's interior easy.



An open field surrounded by forest would be one of the places a house or camp could be built.

LOCATION

The property is located in the town of Sudbury (population 580), in a rural area of west-central Vermont, where scattered homes are situated along the town roads interspersed with small farms. Just south of the property is a largely forested landscape; however, to the north and west, the area gives way to the more level, agricultural lands of the Lake Champlain valley where farms define the landscape. The property's location offers abundant access to water resources, with many lakes and ponds nearby, including Beebe Pond, Echo Lake, Lake Hortonia, Hinkom Pond, and Sunset Lake. The property's eastern boundary is just short of Otter Creek, which is the longest river entirely contained within the borders of Vermont and runs for roughly 112 miles, flowing into Lake Champlain.



Interior section of the forest shows mixed hardwood species of varying age classes.

The hamlet of Sudbury is at the junctions of Routes 73 and 30 (3.3 miles from the property). The largest nearby village is Brandon, a 4.5-mile drive to the east. Brandon has a vibrant main street with various inns, shops, restaurants, and a community of fine homes. Burlington is a 70-minute drive to the north. Rutland, Vermont's second-largest city, is a 30-minute drive to the south, with Killington Ski Resort a 45-minute drive away. Boston is a 3.25-hour drive to the southeast.

ACCESS

The property benefits from +/- 1,595' of paved frontage along Route 73, east to west travel corridor that runs from Rochester in the east, traverses over the Green Mountain Range at Brandon Gap, and ends to the west at the Ticonderoga, New York ferry crossing.

An established, gated driveway exists along Route 73, which leads to an internal access road that runs nearly 2,085'. This road is drivable for passenger cars, ends at a meadow near the center of the property at the camp. Well-used woods trails run throughout the property, including a trail leading to Bald Hill's top.



An established road will help you move around the large 209 acre parcel.

TAXES & TITLE

The entire property is enrolled in the State of Vermont's Use Value Appraisal (UVA) program. The forest management plan for the property is due to be updated in 2026. Annual taxes in 2020 were \$789.69, good and marketable title to the property exists. The property is not surveyed; however, the boundary lines are well-monumented and secure. The Warranty Deed is recorded in Book 18, Page 495, in the offices of the Town of Sudbury.



Drone photo showing Bald Hill at left with the Green Mountain Range in the background..

SITE DESCRIPTION

The property's terrain is generally quite variable and undulating, with many short hillsides, valleys, and hilltop peaks. Two hilltops exist on the land. Miller Hill (elevation 653') is located just to the right as one enters the land along the internal access road. The more prominent Bald Hill (elevation 713') sits near the center of the land and has a classic level top with moderate to steep slopes leading to the peak on all sides (essentially a round, circular hill). A woods trail winds its way to the peak while passing various rock outcrops. Site evidence of old stone walls, stone piles, and wire fencing indicates that nearly the entire property was cleared at one time for pasture. It also appears that the northwestern section of the land was used as a sugarbush. The low point of the property (elevation of 360') is along the eastern end of the land. It exists as a forested wetland, geographically part of the adjacent Brandon Swamp Wildlife Management Area.



Route 73 in Sudbury with Bald Hill Forest on the right, which showcases the heavily forested parcel.

The entire property is forested except for a meadow at the center of the land and another meadow at the property's western end. Over the last many decades, the land has been used for long-term forest management and recreation, which combined has created many easily usable trails that run through most areas of the land.



Drone view of a large meadow in the property's interior that would make a fine home site.

THE CAMP

A hunting camp exists on the land located adjacent to the meadow at the property's center. The camp is currently leased on an annual basis (details of the lease are available upon request).

While the meadow near the camp offers an attractive, private location to build a future home, many other possible sites exist, including gently sloping terrain just west of Bald Hill and on the southern shoulder of Bald Hill within a sugar maple stand. In addition, electric power exists along the land's road frontage.



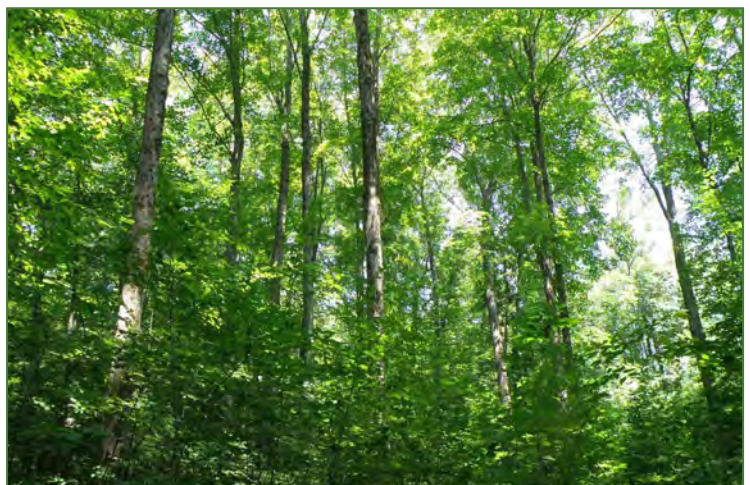
An old deer camp in small meadow with forest on three sides.

TIMBER RESOURCE

The seller has owned the property since 1972 and has conducted sustainable forest management activities during their ownership tenure. The forest resource is quite variable, with many species and age classes. All forest stands are fully stocked and characterized by hardwood areas, softwood areas, and units of mixed species. The hardwoods are primarily maple, oak, ash, black birch, basswood, and hickory, while the softwood areas are dominated by white pine, cedar, and hemlock. The white cedar is clustered mainly on the north and eastern upper slopes of Bald Hill, representing a fine example of a cedar stand of mixed species with an average age of +/-60 years. Stand 2 is a sugar maple stand with oak and other minor species. The property's forest management plan delineates ten forest stands and offers good details about the stocking, species composition, estimated age classes, history of use, and future prescribed silvicultural activities. Much of the forest is scheduled to be thinned in the coming years. The forest management plan date is 2016, and none of the prescribed forest activities have been conducted to date. A copy of the plan is available upon request.



The north side of the property features a stand of white cedar.



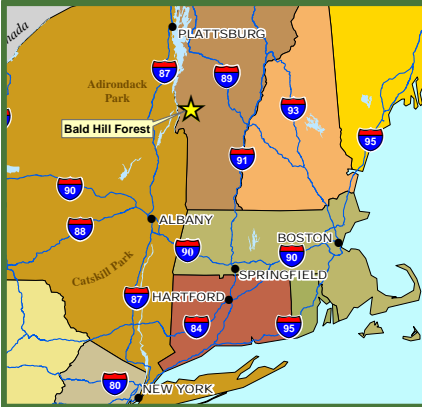
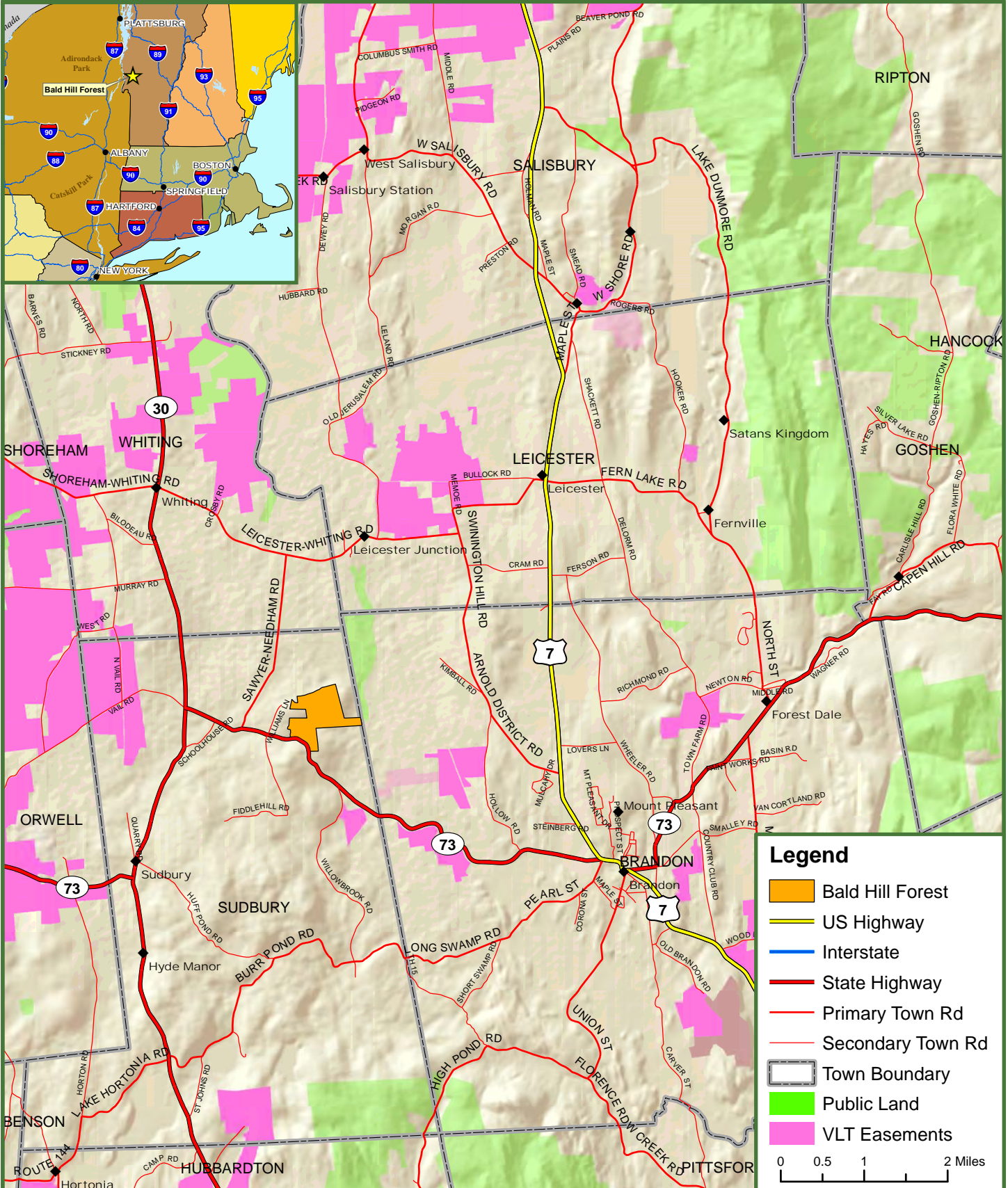
Well-stocked hardwoods of mostly maple, oak and ash.

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 Bald Hill Forest

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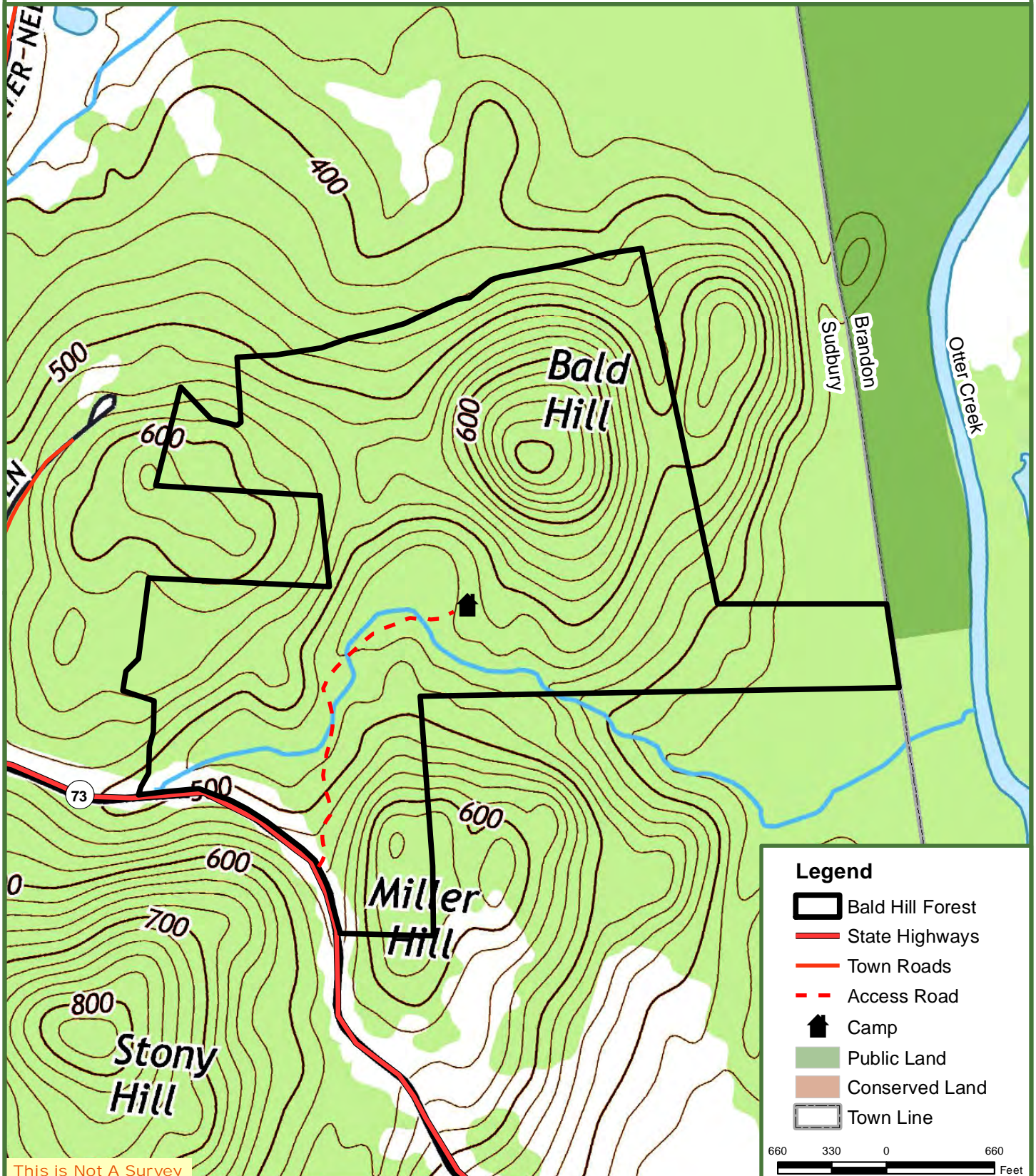


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Map produced from the best available information including UVA map, town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and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

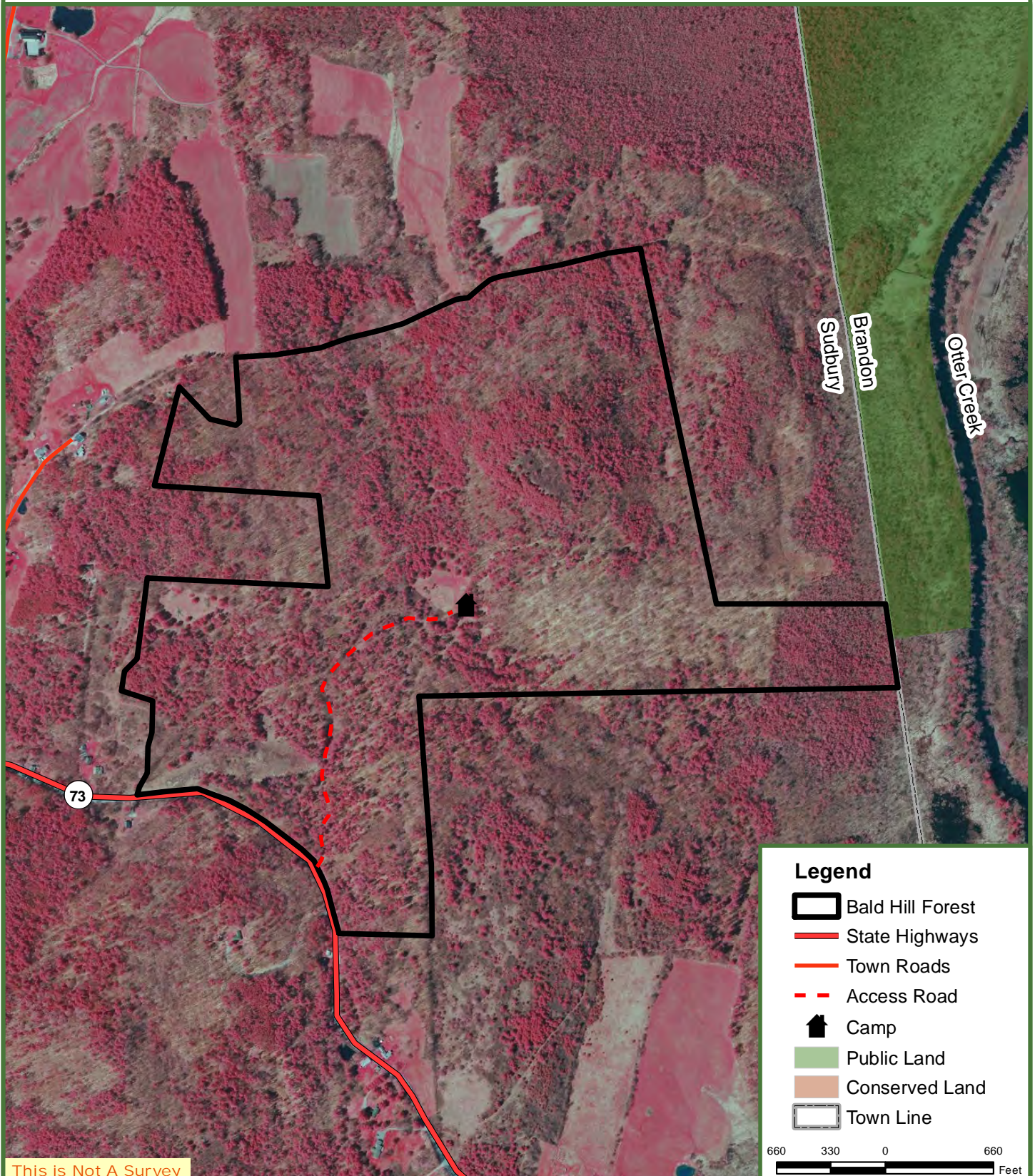


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

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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