

MOLLY & LAST ROAD FOREST PARCELS

**Two separately offered Vermont parcels,
each with nice building site options, great access, and attractive
natural resources.**



View of Molly Road Forest canopy to the left with the Route 2 valley to the right.

***+/-70 Acres and +/-133 Acres
Cabot, Washington County, Vermont***

Molly Road Forest Parcel (70 Acres) - \$159,000
Last Road Forest Parcel (133 Acres) - \$256,000

INTRODUCTION

The Batten Family has owned the property since the early 1940s and over this period have been excellent long-term stewards of the land, growing high-quality timber, maintaining the meadows, and recreating on the land regularly.

Parcel highlights:

- Each parcel benefits from developed access, ready to be used for recreation, camp/home development, forest management, and potential sugarbush;
- Various prime potential building sites have been kept out of the land's "Current Use" enrollment, thus avoiding future development penalty's if structures are built within these sites;
- Short drive to strong job markets to the east and south;
- Electric power is nearby.



Drone view above the property of the Route 2 valley with the mountains of the Groton State Forest beyond.

LOCATION

The Parcels are situated in the southern section of the town of Cabot in the northeastern part of Vermont. Cabot's population is fairly low, with its landscape dominated by abundant forestland, farms in the valleys, and widely scattered homes along roads. Its town center is 5 miles from the property and hosts Cabot Creamery, one of the region's largest cheese producers.

Danville, the largest nearby town, is 7 miles to the east and hosts an attractive town center with a variety of amenities. Marshfield Village is 5 miles to the southwest and has a fully stocked country store and gas station. The scenic hamlet of Peacham is 6.5 miles to the east. St. Johnsbury is a 30-minute drive and is the largest regional town providing all amenities.

The land is situated within a 3-minute drive to Moly's Falls Pond boat launch. The 411-acre pond and surrounding 653 acres is a state park available for boating, camping, and hiking. The lake offers diverse fisheries of rainbow trout, brook trout, northern pike, pickerel, smallmouth bass, and yellow perch.



Drone view above the property of Molly's Falls Pond in background which is minutes from both properties.

MOLLY ROAD PARCEL - 70 Acres

ACCESS

Molly Road Parcel is located along Last Road, which is unmaintained by the town but has a fairly good gravel surface. The property boundary begins roughly 3,500' up Last Road from its junction with Route 2. The land's eastern boundary then runs along the road for roughly 1,830'. The southern boundary runs along Molly Road, which is also unmaintained by the town but has a good gravel surface. Beyond the property on Molly Road is a residence. Interior woods trails are well developed.

SITE DESCRIPTION

The land's lowest elevation (1,615') is at the junctions of Last and Molly Roads. From each area along the road frontage, the land rises uphill (towards Danville Hill) to a high elevation of 1,949'. The land's relatively high elevation offers nice views to the south and east in some areas with tree clearing.

The most logical potential building site is located at the end of the Molly Road frontage within the 2-acre zone that has been excluded from the Current Use enrollment. A small clearing is located at this level, a well-drained site.

The northern back end of the land has some steep slopes with rock out-cropping common. Given the land's high elevation, there are no streams that cross the land.

FOREST RESOURCE

The forest management plan delineates two stands on the property. Stand 1 is a +/-40 acre sugar maple stand that appears to have been a former sugarbush 30-40 years ago. Roughly 88% of the species is sugar maple, and the stand is quite mature, with many overstory trees being 90 to 110 years old. This stand offers a very good sugarbush opportunity and likely possesses 2,000 taps. It was thinned in 2016.

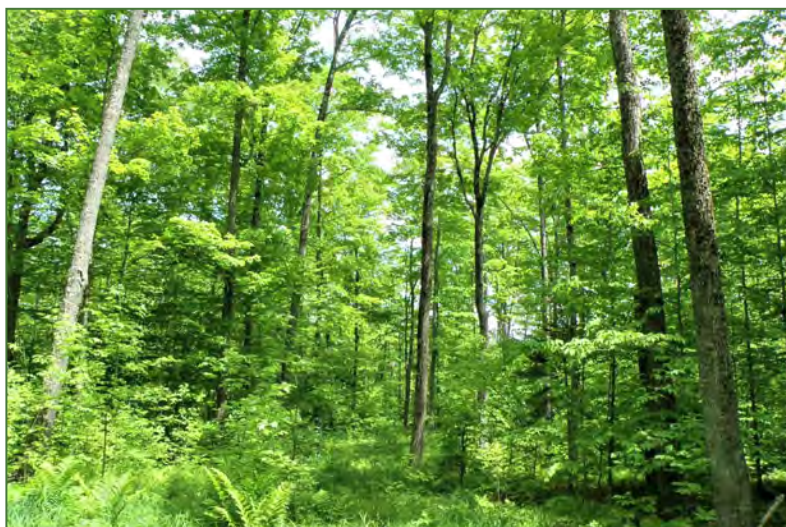
Stand 2 of the management plan has mixed species; here on this parcel, the composition is primarily northern hardwoods with the exception of a higher percentage of softwoods in an area close to the junctions of Last and Molly Roads. This area was also thinned in 2016.



Molly Road has a good gravel surface - land is on left side of Road.



Small clearing at the end of Molly Road, nice building location.



Sugar maple stand with its high-quality trees.

LAST ROAD PARCEL - 133 Acres

ACCESS

Last Road Parcel is located along Last Road, which is unmaintained by the town but has a fairly good gravel surface. The property boundary begins roughly 1,000' up Last Road from its junction with Route 2. Much of this initial part of the road (before the land) is fully maintained by the town year-round. The land's eastern boundary then runs along the road for roughly 2,500'. The southern boundary runs along the paved Route 2 for roughly 1,000', and the northern boundary is Molly Road.

SITE DESCRIPTION

The land's lowest elevation (1,457') is along the Route 2 road frontage, and from here, terrain gently rises. The slope along Last Road gently falls into the property. Most of the lower and middle sections of the property offer level to gently sloping land. The upper third of the property has moderately steep terrain.

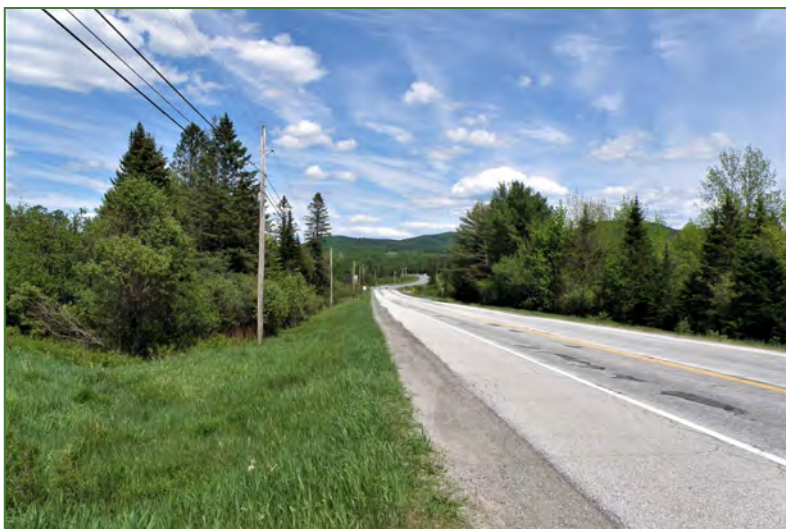
The best homesites are located along Last Road, where three separate 2-acre sites are not enrolled in the Current Use program. Each site gently slopes into the land and, with tree clearing, offers local views. Soils in these areas appear buildable. The land off Route 2 offers about 7 acres of a semi-open meadow on gently sloping terrain, another option for a future homesite.

The central section of the land (along a small stream), plus an area near the Route 2 road frontage, has soils that are poorly drained.

FOREST RESOURCE

The forest management plan delineates two stands on the property. Stand 1 is a +/-18 acre sugar maple stand that appears to have been a former sugarbush 30-40 years ago. Most of the species is sugar maple, and the stand is quite mature, with many overstory trees being 90 to 110 years old.

Stand 2 has mixed species primarily of red maple, pine, white cedar, and spruce/fir. The land occupies areas that were formally used for agriculture 70-90 years ago. A group selection harvest (small patch cuts to release established regeneration) was conducted in 2016, covering 20% of the area.



Looking north up Route 2, the land is on the left w/power roadside.



Driveway into the 7-acre meadow area.



The 7-acre meadow looking east, great location for a home.

TAXES & TITLE

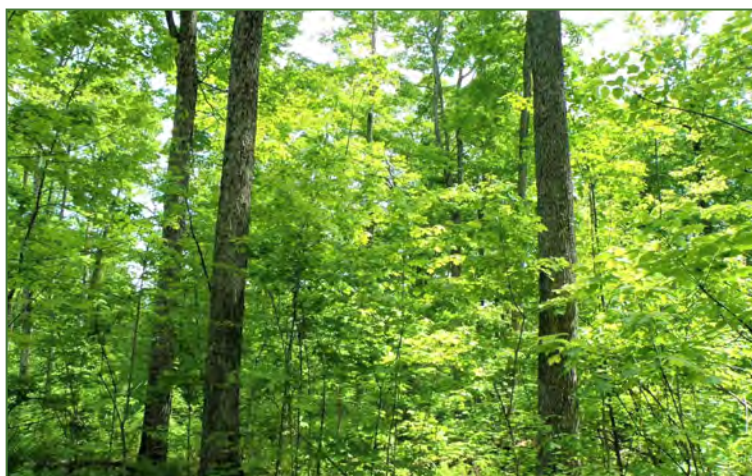
The current tax bill covers both parcels plus the land south of Route 2 that is not for sale, therefore no separate annual tax amount is available for the each parcel. The 2021 taxes for the entire property was 1,739.31. The property is owned by Lindsay & Jennie Batten and Michael & Keith Batten. The deed is recorded in the Cabot Town Clerk's Office.

SUBDIVISION & ZONING

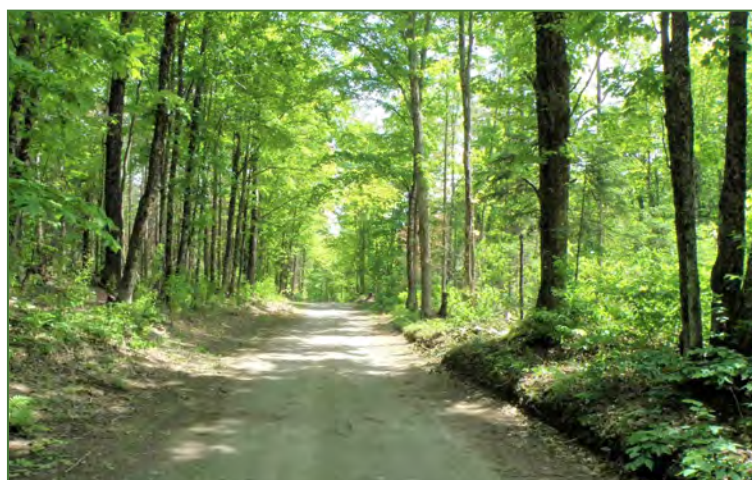
The entire ownership is being sold based on division by Molly Road and Route 2 which in Cabot does not require subdivision approval for such road division. The land appears to fall within the Low Density Residential & Agricultural District where a minimum of 2 acres and 200' of road frontage are required for subdivision. Homesites appear to be a permitted use in this district.

UVA ENROLLMENT

Both parcels are 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. 2 acres are not enrolled in the program on the Molly Road Parcel and 4, 2-acre sites are not enrolled on the Last Road Parcel. Each parcel will be sold subject to the UVA enrollment.



Typical sugar maple's large sawlog stems found on each parcel.



Last Road with the land's frontage on the left.



Drone view above the Last Road property of the Route 2 road frontage and Molly's Falls Pond in background.

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

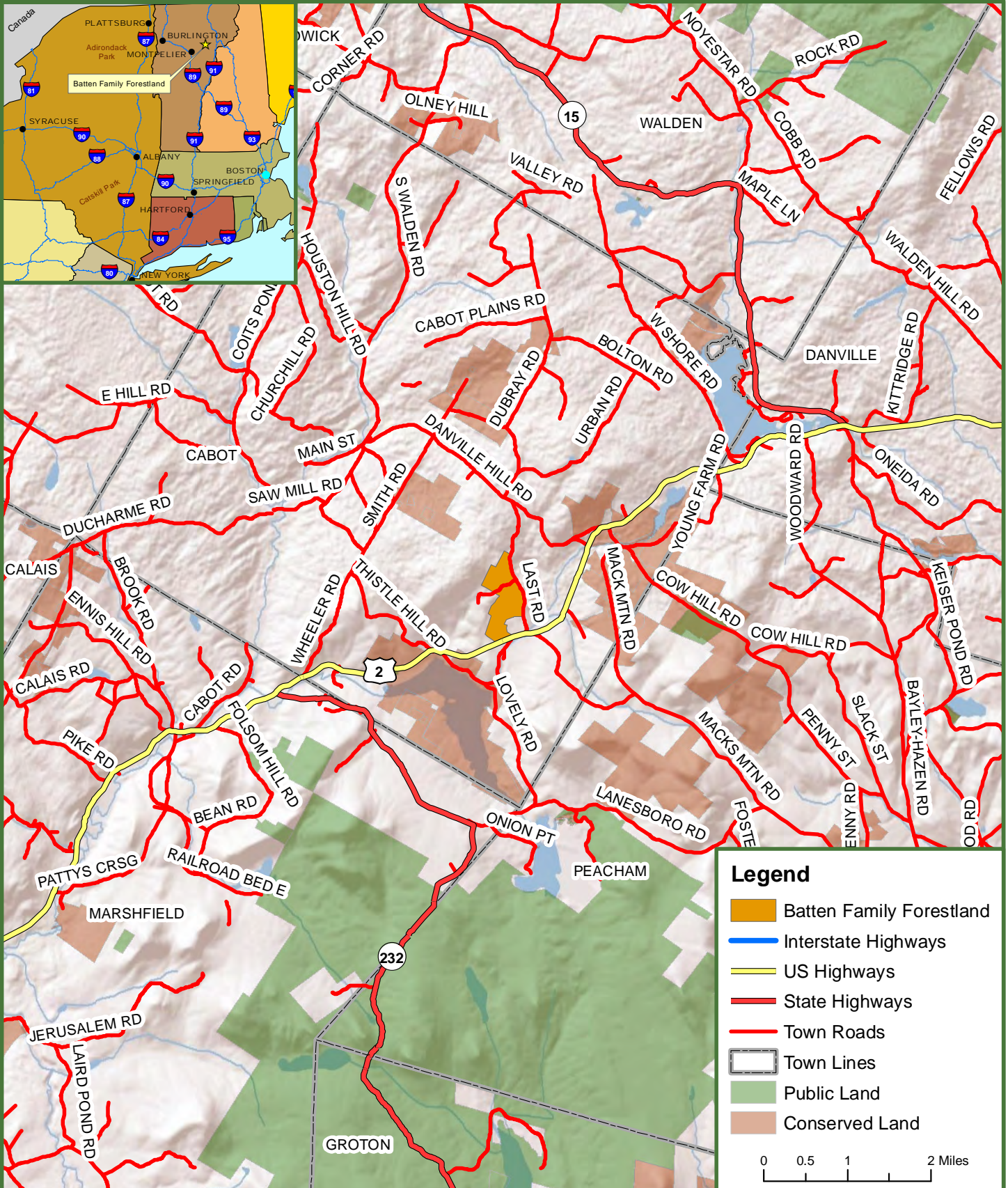
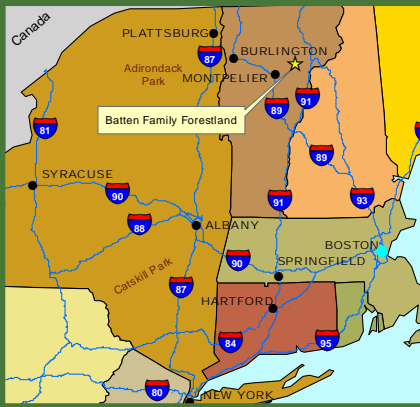
Batten Family Forestland

203 +/- Tax Acres

Cabot, Washington County, Vermont



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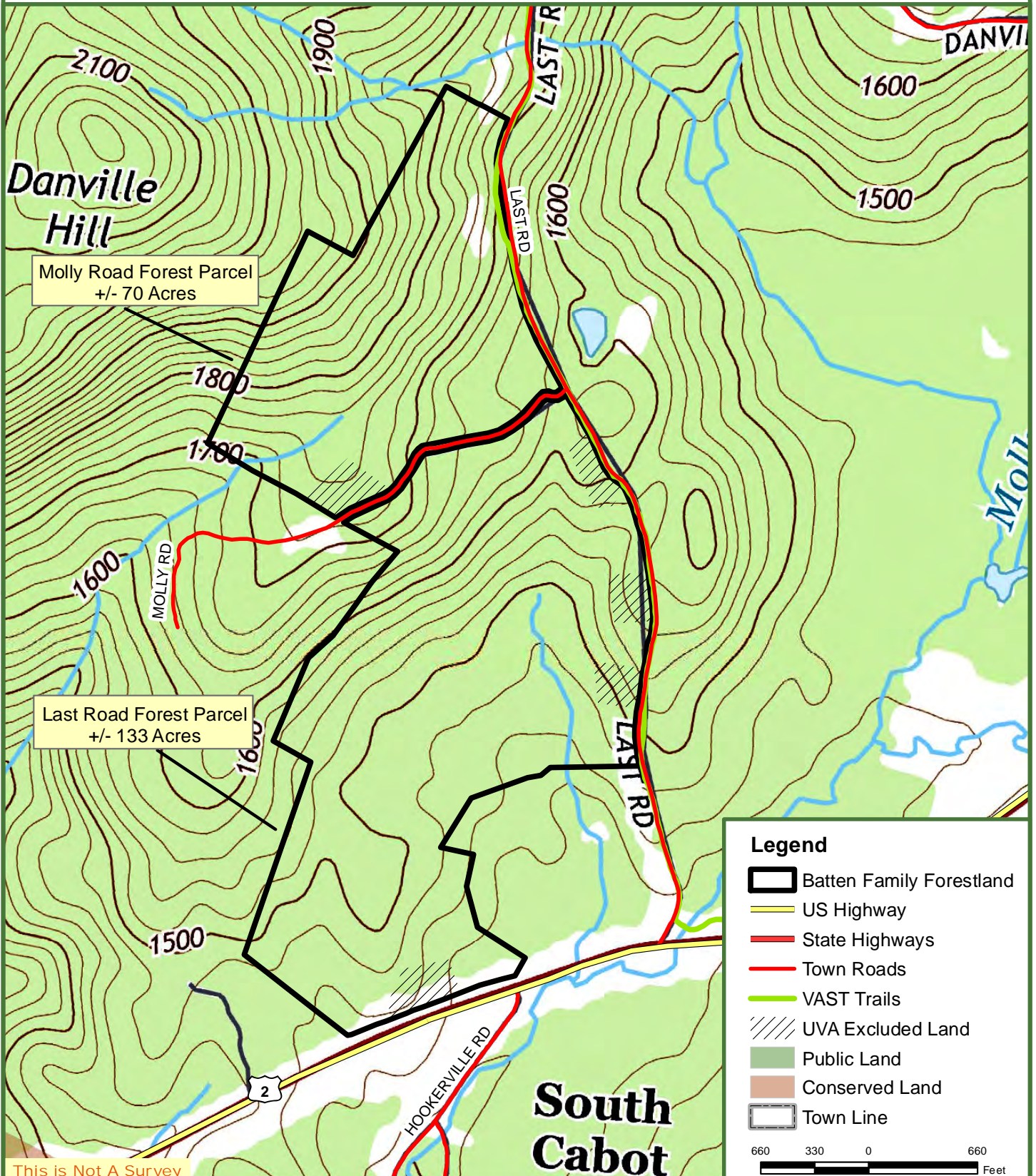
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Map produced from the best available information including UVA map, town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and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



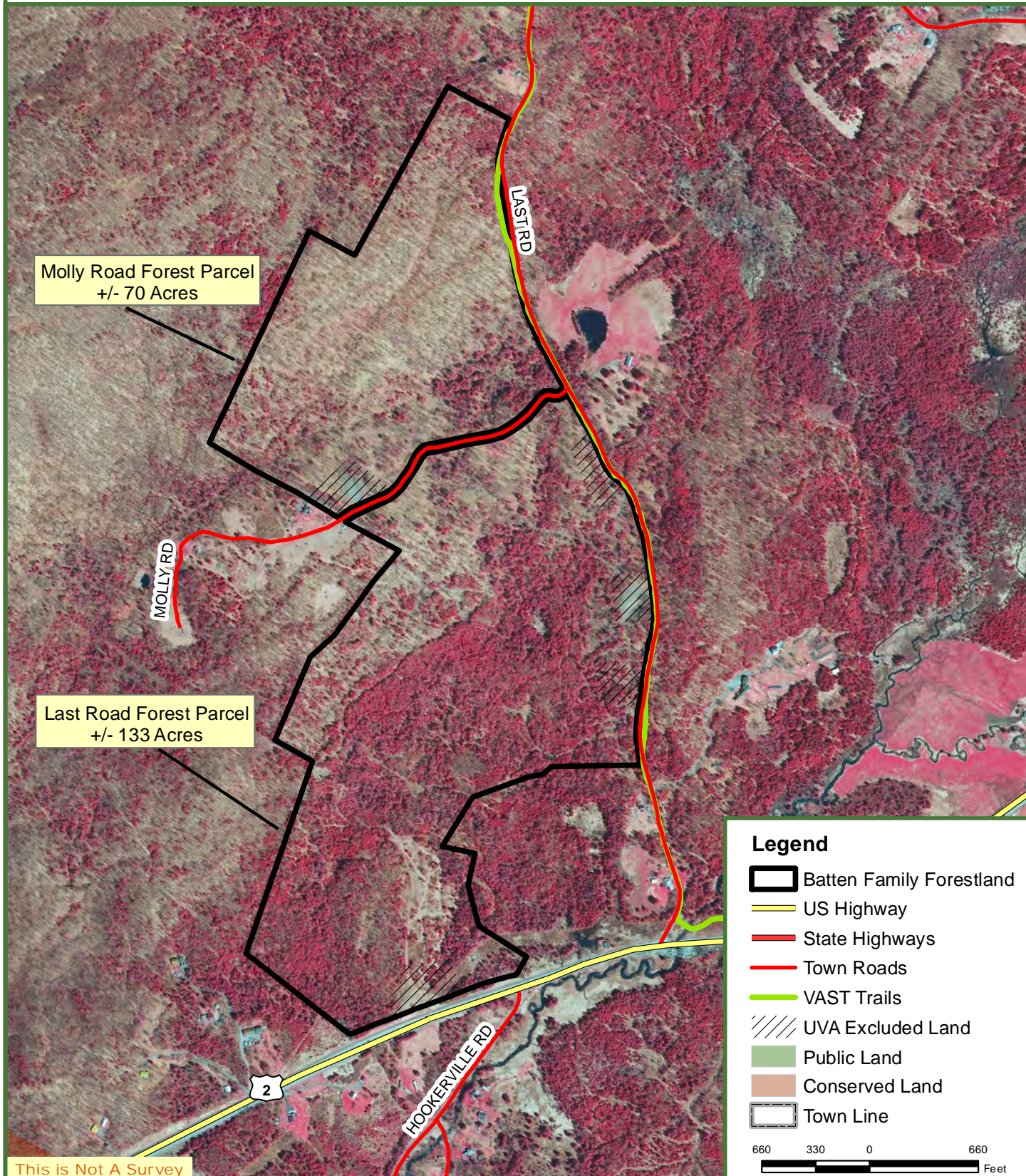
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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