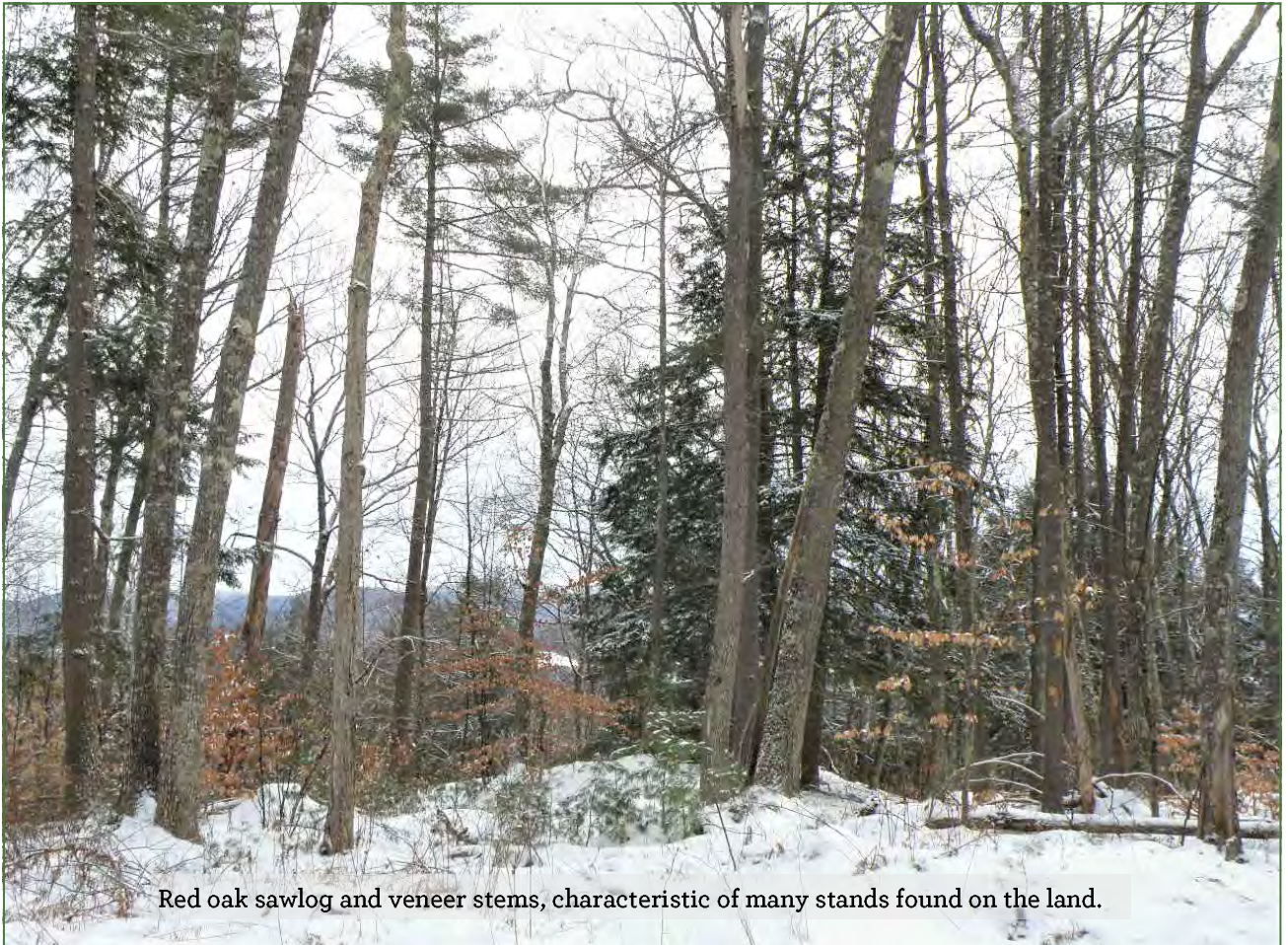


DENIO ROAD FOREST

A forest investment property supporting an exceptional red oak saw-timber resource with great access and an attractive location to build a camp connected to electric power off a quiet town maintained road.



Red oak sawlog and veneer stems, characteristic of many stands found on the land.

162 Acres
Barnet, Caledonia County, Vermont

Price: \$280,000

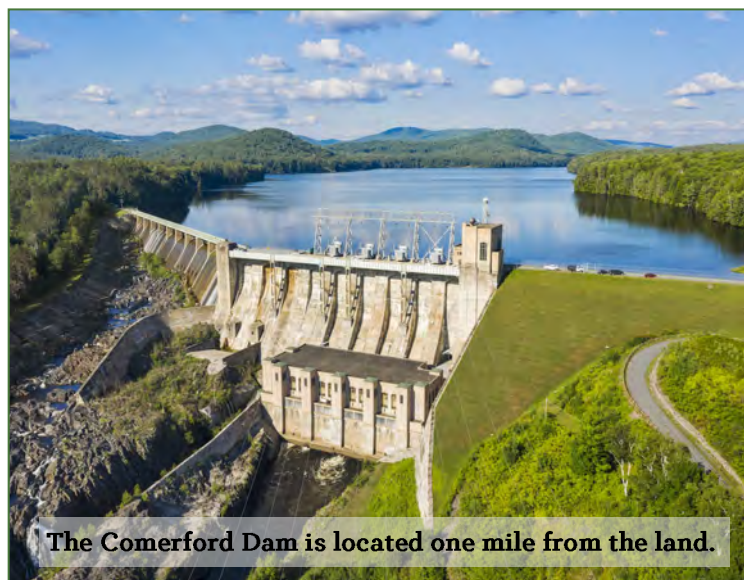
LOCATION

The land is located in Barnet, a Connecticut River town located in northeastern Vermont. The small hamlet of Barnet is located 4 miles to the south, where Exit 18 of I89 is located, providing easy access to regional destinations and forest product markets.

The nearest large towns are St. Johnsbury, 25 minutes to the north, and Littleton, NH, 20 minutes to the east.

The confluence of the Passumpsic and Connecticut Rivers is 1.5 miles to the south along Comerford Dam Road.

West Lebanon, NH is an hour drive to the south, and Boston is a 2.5-hour drive.



The Comerford Dam is located one mile from the land.

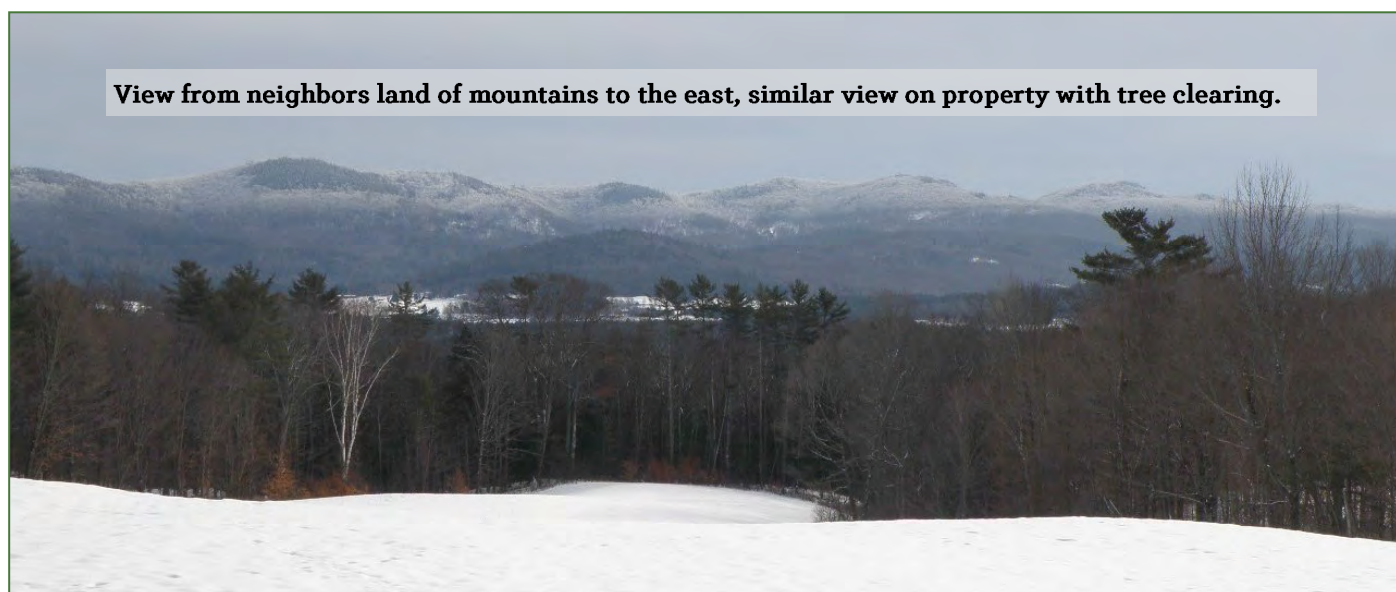
ACCESS

The property sits toward the end of Denio Road, a gravel, town-maintained road with electric power and phone service. Cell phone service is also available in this area and on the property.

The land has +/-1,875' of frontage along Denio Road. There is a short, steep slope along the frontage except for the area along the established driveway where an old landing exists. From this point, established trails cover the entire property. Beyond the driveway, the main trail leading into the land has ledge and thus is the limiting factor in creating a driveway to a potential homesite without ledge blasting.



Denio Road frontage (land is on left).



View from neighbors land of mountains to the east, similar view on property with tree clearing.

SITE DESCRIPTION

The property is ideally suited as a long term timber investment property given its exceptional timber resource. However, camp development is possible from the established driveway off the town maintained road. The potential camp site can easily be connected to the power lines along the road frontage.

The property's terrain rises from the road frontage to a peak and ridge located about two thirds the way out (to the north), then slopes northerly to the back boundary. Nearly all of the property holds well drained soils with primarily southerly and westerly aspects. Slopes are variable with most areas of moderate terrain. Some steep terrain exist leading to the hilltop peak. Elevation along the road frontage is 945' and rises to 1,345' at the peak.

The land does not offer a good homesite given a driveway option to a level site is likely too steep for daily use (reducing the driveway grade would likely require ledge blasting).

TAXES, TITLE & ZONING

The seller also owns adjacent land east of Denio Road, which is not for sale.

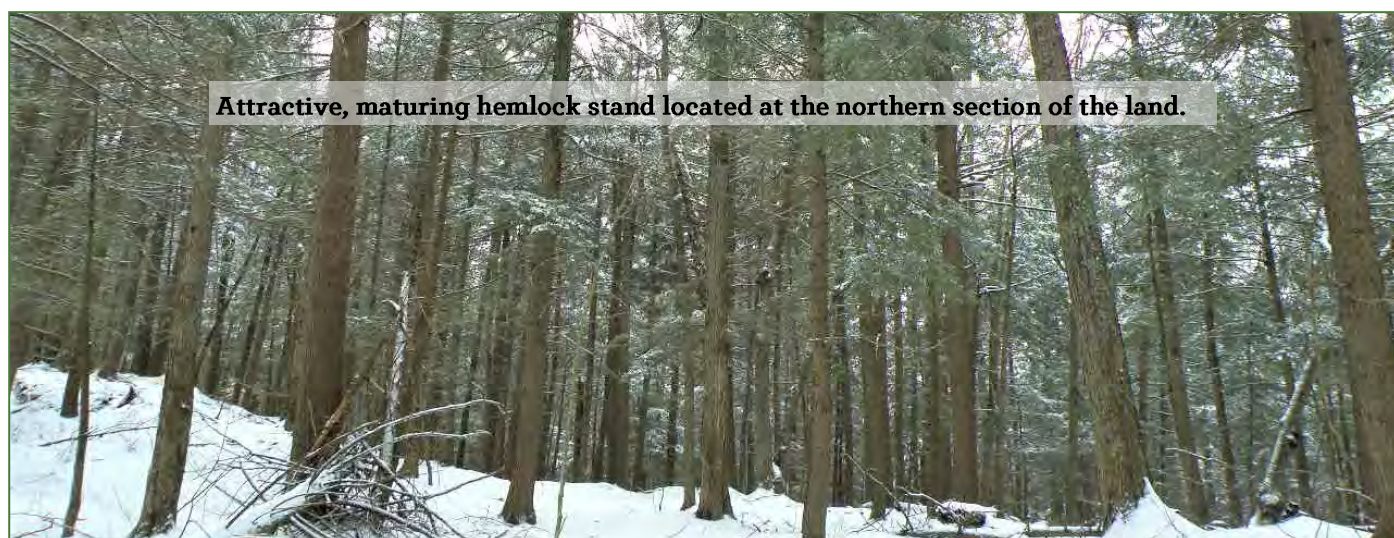
The entire property is enrolled in the State of Vermont's Use Value Appraisal (UVA) program, also known as Current Use. The UVA program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses.



Small stream at northern end of land.



Hemlock stand, offering excellent winter deer habitat.



Attractive, maturing hemlock stand located at the northern section of the land.

TIMBER RESOURCE

The property offers an exceptional timber resource that is fully stocked with high-quality trees. Many stems are currently in the veneer quality product class, with a high percentage of the sawlogs ready to become veneer upon additional growth.

The species are dominated by red oak, with the property's management plan indicating red oak holding 50% of the standing volume (however, red oak likely consists of 65% of the sawlog volume). Other species include The Maples (20% of total volume), yellow birch +/-5%, hemlock 20%, with white pine and white ash holding the balance. The northwestern section of the land holds a mature hemlock stand mixed with oak and maple.

The majority of the resource consists of pole growing stock (8-11" stems) and sawlogs (12-16" stems), with an average age of +/-85 years. A light thinning last occurred about 11 years ago. The management plan calls for thinning in 2022.

Given the high quality of the timber, this resource offers an outstanding opportunity for asset appreciation as the trees shift into higher product classes over the coming 20 years.

No timber data is available at this time. However, based on field observations, capital timber value is likely close to \$1,500/ac.



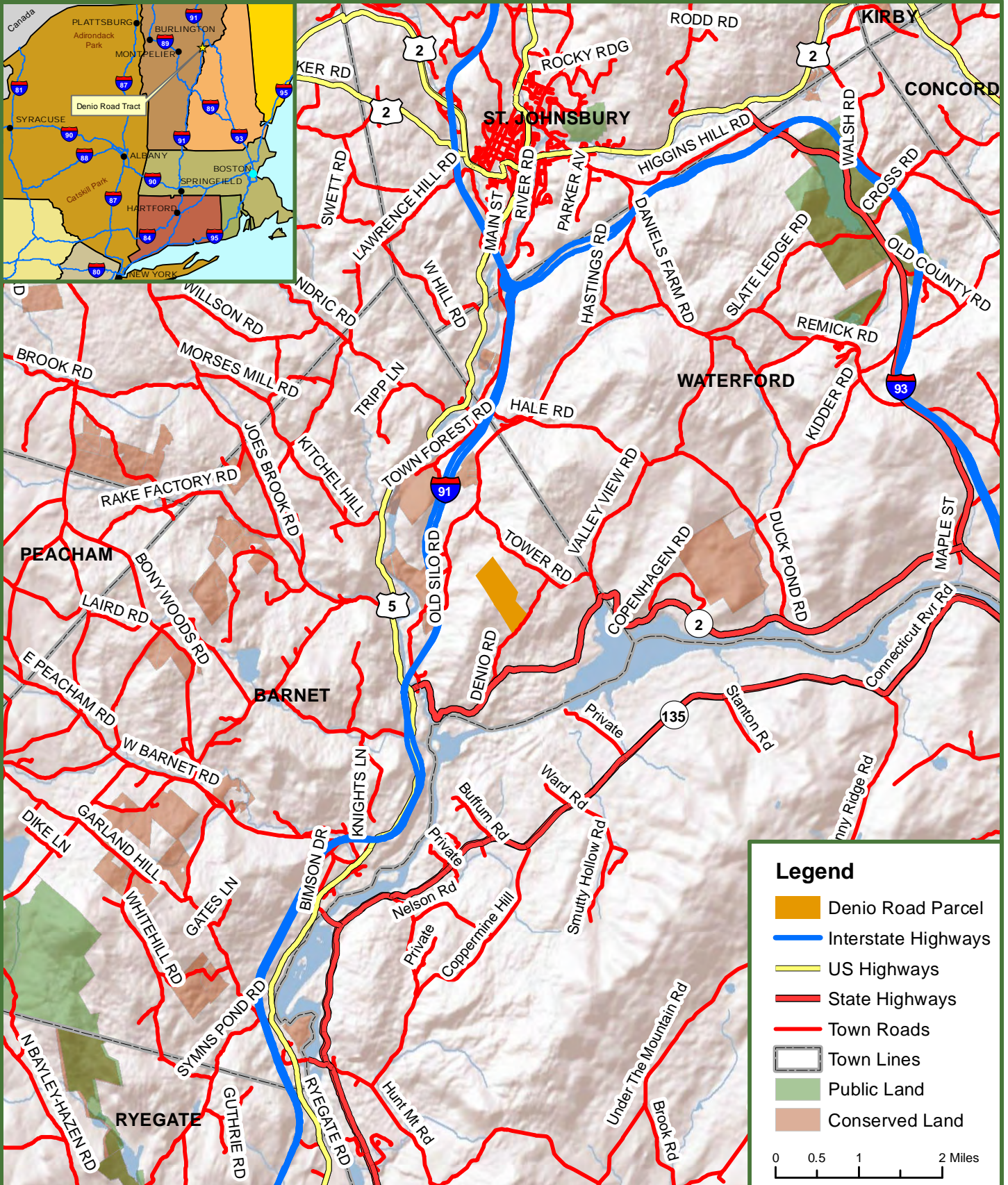
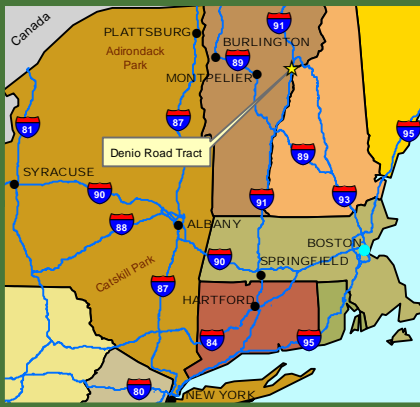
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given 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 Denio Road Forest

162 Acres

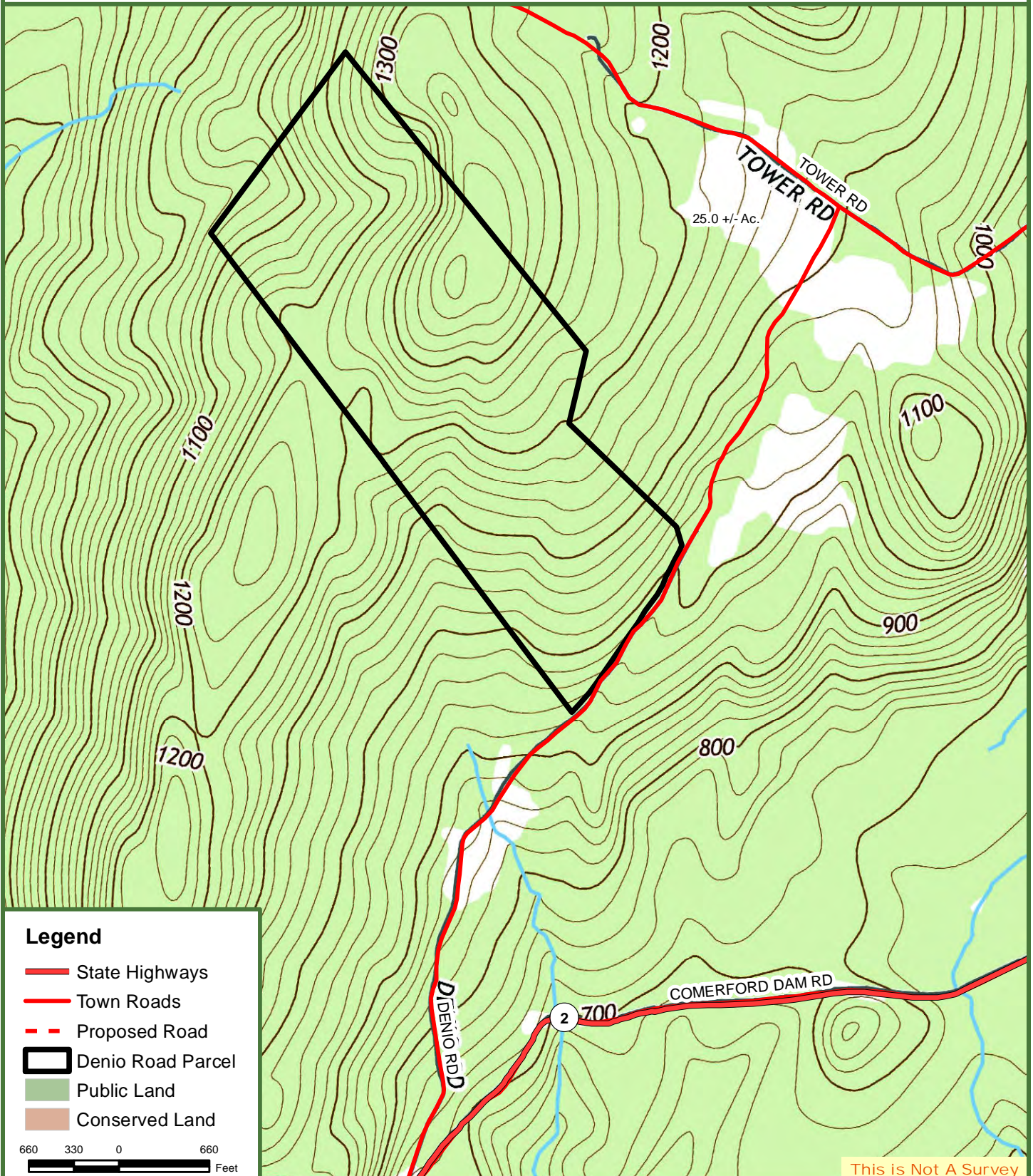
Barnet, Caledonia County, Vermont





Denio Road Forest

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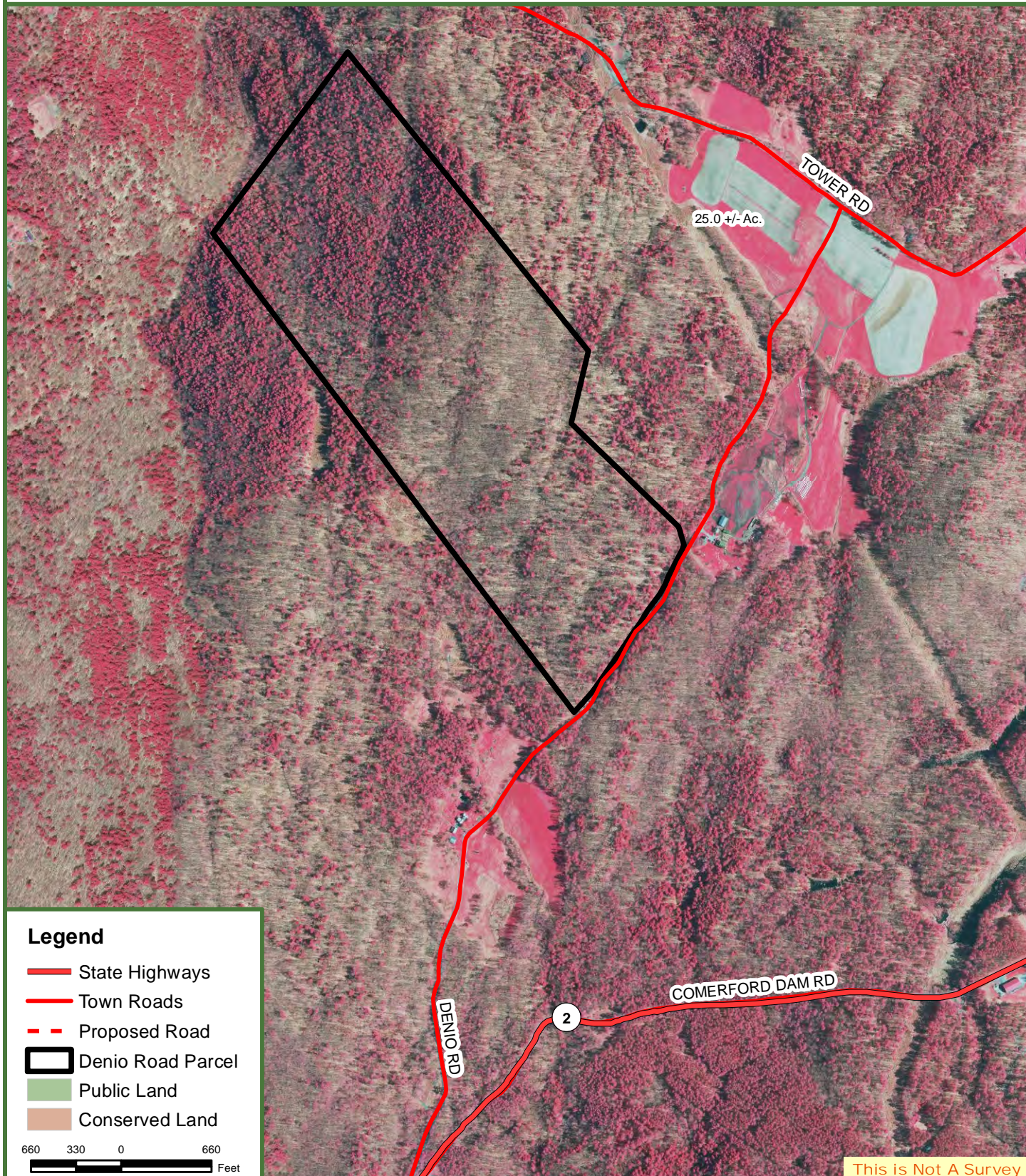


Map produced from the best available information including UVA map, town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries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



Denio Road Forest

162 Acres
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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

Printed Name of Consumer

Signature of Consumer

Date

[] Declined to sign

Printed Name of Consumer

Signature of Consumer

Date

[] Declined to sign

This form has been presented to you by:

Fountains Land
Printed Name of Real Estate Brokerage Firm

Michael Tragner
Printed Name of Agent Signing Below

[Signature]
Signature of Agent of the Brokerage Firm

Date