

LEAN-TO IN THE PINES FOREST

A park-like property with towering pines, a small stream, maintained trails, and views from a private setting with a lean-to and, developed right-of-way access.



Clearing at land's center next to Lean-To and white pine stand.

***64 Grand List Acres
Bethel, Windsor County, Vermont***

Price: \$160,000

LOCATION

The land is tucked into a classic, narrow Vermont hollow. Formed by Gilead Brook, this valley watershed, begins in the Northfield Mountain Range just west of the land. The property is off Macintosh Hill Road, a dead-end road near the end of Gilead Brook Road and 3.3 miles from Route 12, just north of Bethel Village. Both roads do not see much traffic, so this scenic valley is a quiet location.

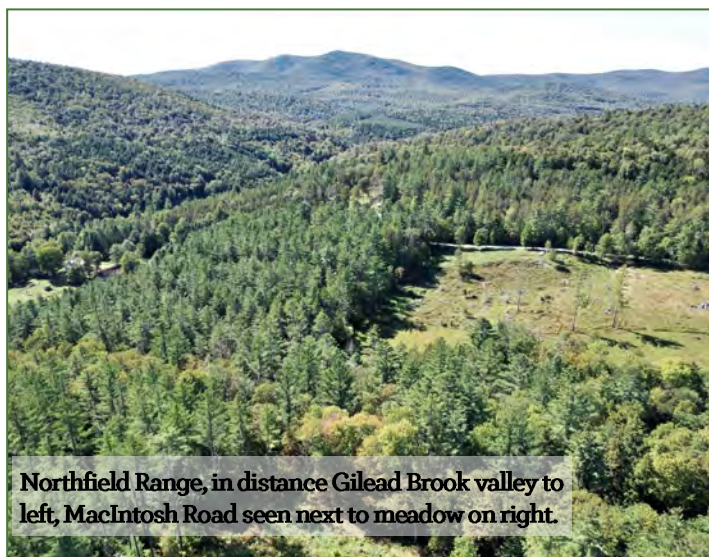
Bethel is a crossroads town where Route 12 (north/south) meets Route 107 (east/west). Bethel's main street is 8 miles from the land and 3 miles from Interstate 89 and offers basic services. Seven miles to the north, Randolph is a larger, vibrant community bolstered by the presence of the Chandler Center for the Arts, Gifford Medical Center, and Vermont Technical College. Twelve miles east, the Vermont Law School is set in the hamlet of South Royalton.

Via I-89, Burlington, Vermont is 1.25 hours northwest, Hartford, Connecticut is 3 hours south, and Boston, Massachusetts is 2.5 hours southeast.

ACCESS

The access is provided by a 50' wide developed right-of-way road that leads from Macintosh Hill Road and runs +/-700' to the property's western boundary. This right of way offers a potential driveway suitable for future home construction upon gravel upgrades and a new bridge/culvert over the land's stream. Electric and telephone service cross the right of way so power hook-up should be a low-cost item.

Directions to the property from the junctions of Route 12 and Gilead Brook Road - head west on Gilead Brook Road 2.7 miles to Macintosh Hill Road. Then head north along Macintosh Hill Road .6 miles to the right of way on the right. The home address nearly opposite the right of way is 591 Macintosh Hill Road.



Northfield Range, in distance Gilead Brook valley to left, MacIntosh Road seen next to meadow on right.



Developed right-of-way road to the land.



View of the clearing next to the Lean-To. Lower right, the stream, and another clearing.

SITE DESCRIPTION

The property is currently well suited for recreational pursuits and timber production. With access improvements to the right of way and other internal woods trails upgrades, the land can support a private homesite amongst the tall pines with attractive views to the west of the nearby Northfield Range.

A branch of the Gilead Brook flows through the western end of the land, offering a nice water resource attribute. Any homesite building beyond the stream will require upgrades to the existing stream crossing. Currently, the owners can drive over the stream and into the center of the land with a high clearance vehicle.

The roughly 4,000' of existing woods trails that runs throughout the land are well maintained and in excellent condition, enhancing the immediate recreational amenity of the property.

Elevation ranges from 1,000' along the stream to 1,280' in the property's northeastern corner hardwood stand. The terrain has a westerly aspect with a mix of gently to moderately sloping land. Nearly all the land covered by the maturing white pine is gently sloping. Soils are mostly well-drained.

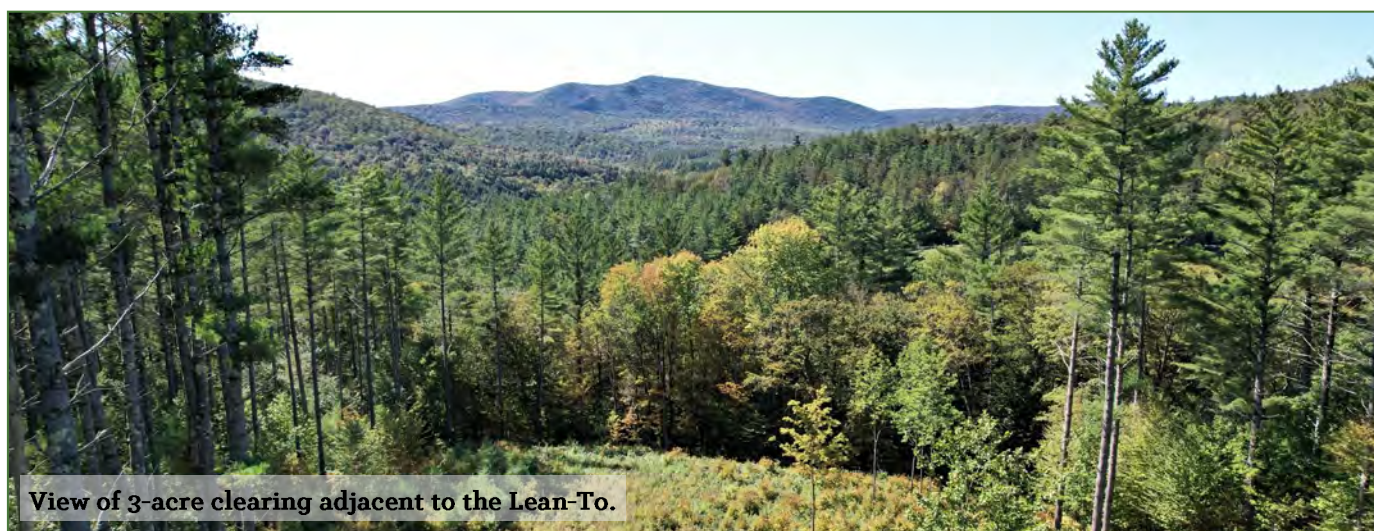
The Lean-to is situated near the property's center, amongst the maturing pines and overlooking a clearing of the Northfield Range, a special location and perfect camping site.



The Lean-To sits next to the 3-acre clearing.



Small stream that runs near the western boundary.



View of 3-acre clearing adjacent to the Lean-To.

NATURAL RESOURCES

The timber resource is exceptional, offering stocked maturing white pine stands and two hardwood stands. The well-stocked white pine stand covers +/-34 acres and can be considered an exemplary example of a nearly perfect stand from a silvicultural perspective. The trees are straight and tall with signs of vigorous growth given its careful forest management over the last several decades. The property's capital timber value is likely close to \$95,000.

Two northern hardwood stands frame the property with one on the northern end and one on the southern end, complimenting the central pine stand. These hardwood stands occur on moderately steeper slopes and possess a mix of species and diameters with average timber value.

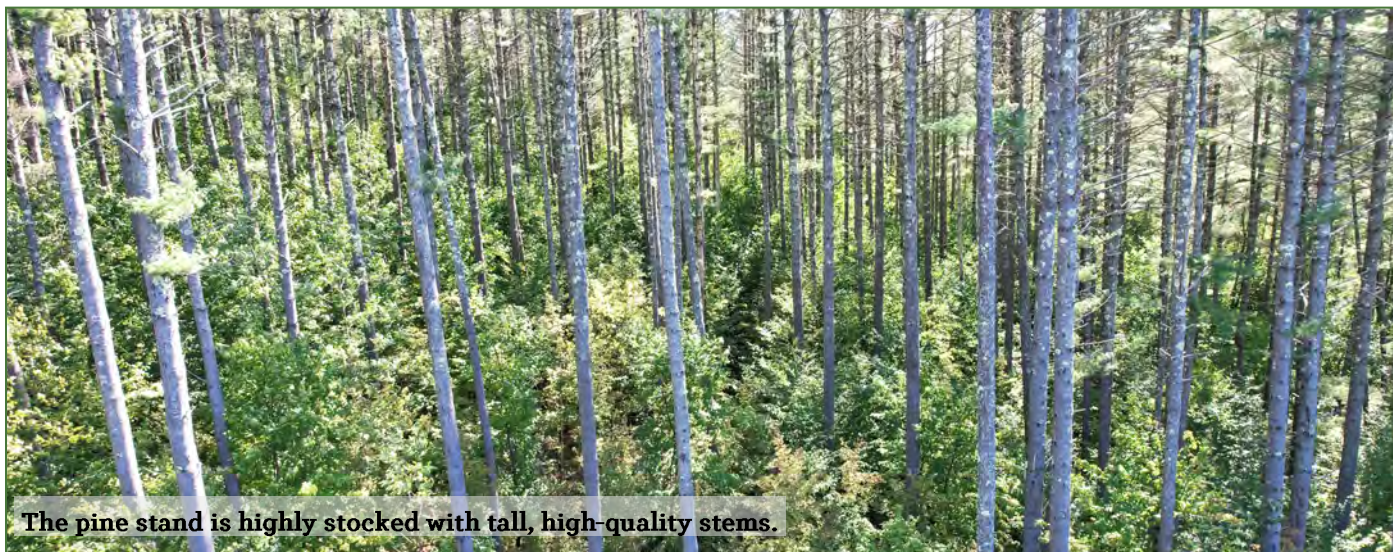


Pine stand with maintained woods trail in view.

Forest management last occurred in 2019 within the northern hardwood stand and a pine overstory removal at the northern end of the pine stand. At this time, a small 3-acre clearing was created in the pine stand adjacent to the Lean-To.

TAXES, TITLE & ZONING

The property's two deeds are recorded in the Bethel Town Clerk's Office in Book 59, Page 220 and Book 86, Page 252. The Grand List has 64 acres. Annual property taxes are \$272.82 per year. The land 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.



The pine stand is highly stocked with tall, high-quality stems.

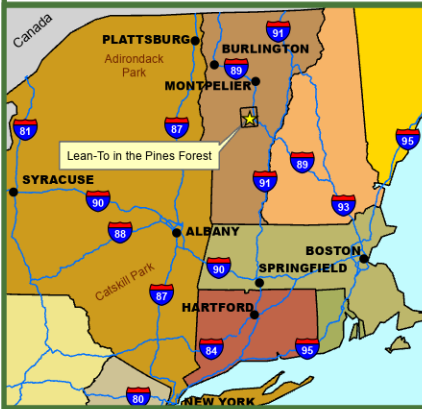
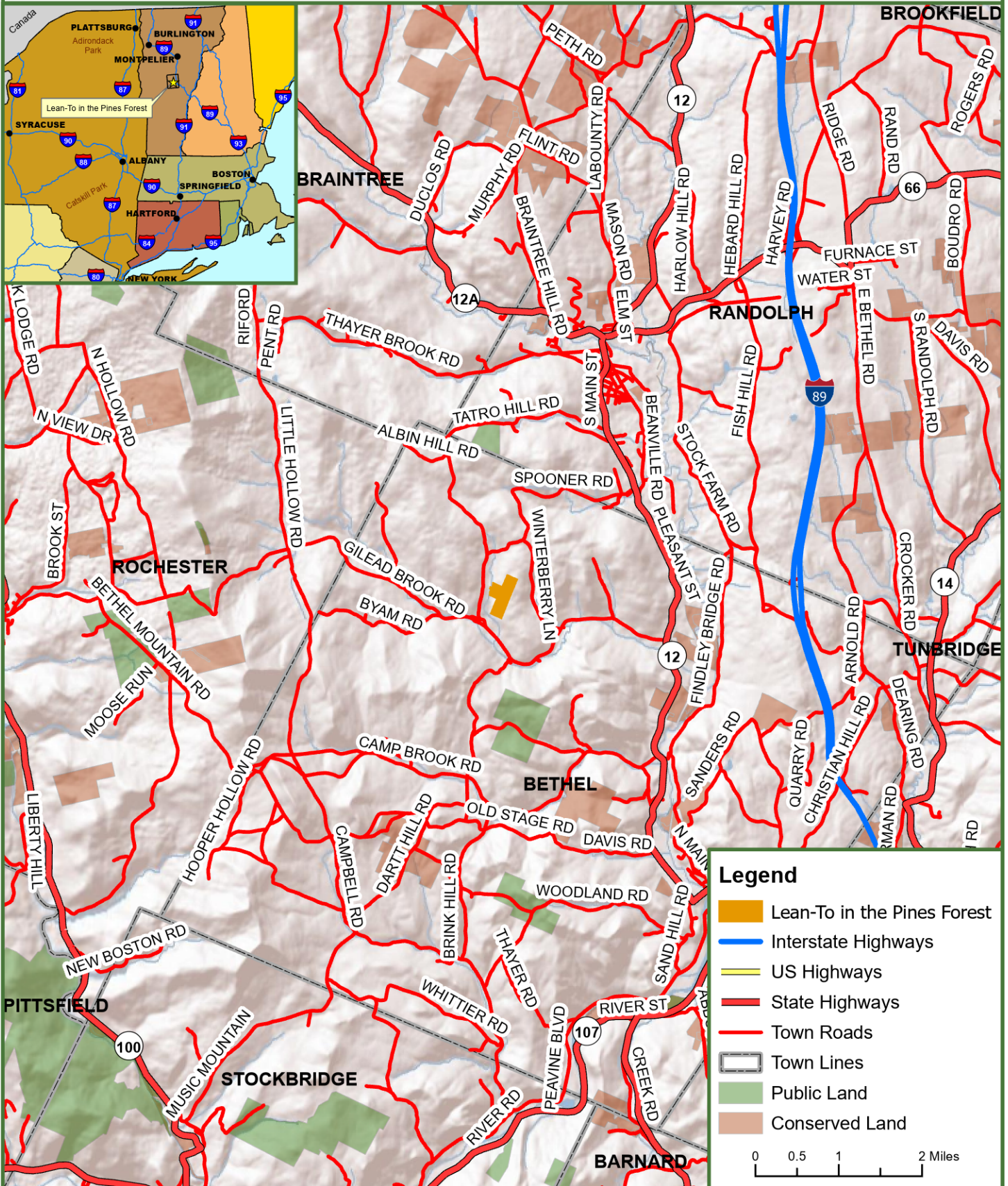
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Locus Map

Lean-To in the Pines Forest

64 Acres
Bethel, Windsor County, Vermont





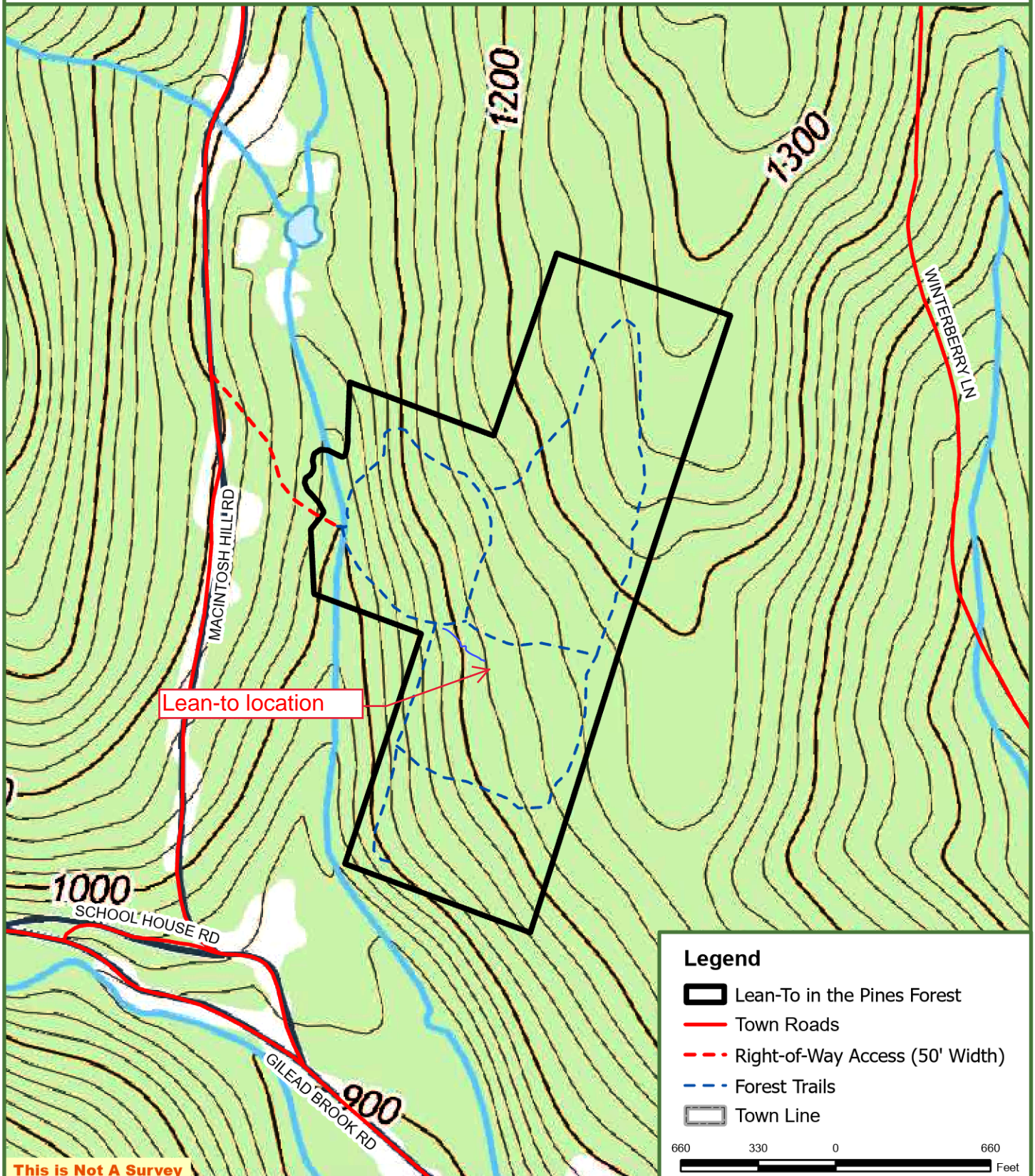
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Legend

- Lean-To in the Pines Forest
- Town Roads
- Right-of-Way Access (50' Width)
- Forest Trails
- Town Line

660 330 0 660
Feet

Map produced from the best available information including VCGI town tax maps polygon, 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.



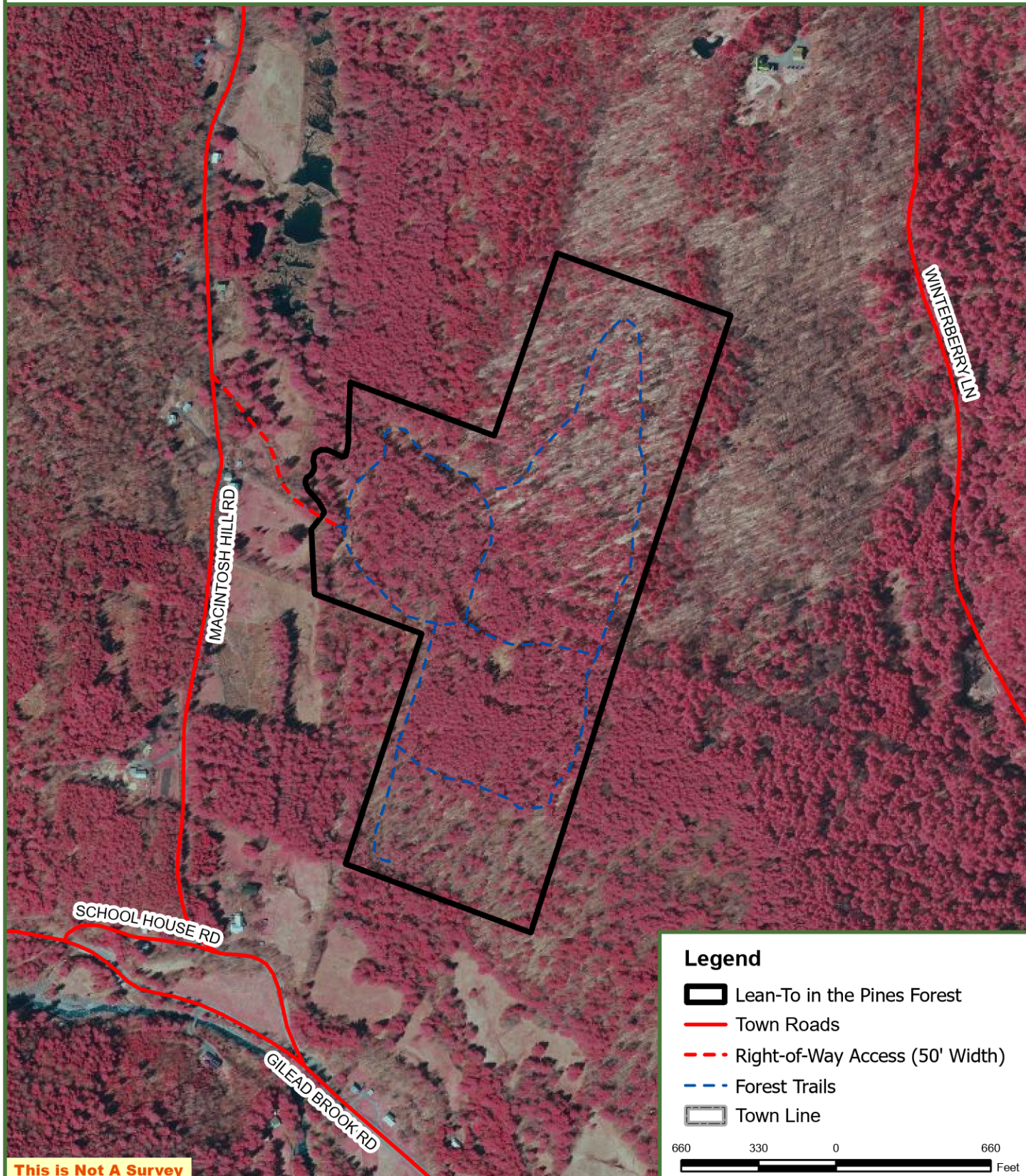
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64 Acres

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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

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