

LEMERY ROAD FOREST

Private recreational forest land, with a road that runs the length of the property, offering access to many outdoor activities and camp building opportunities.



***+/- 245.3 Grand List Acres
Braintree, Orange County, Vermont***

Price: \$264,000

PROPERTY OVERVIEW

This recreational forest land is very private, with access along a Class IV road in Central Vermont. Lemery Road runs through the middle of the forest, making it easy to explore from almost anywhere. Hunting, hiking, mountain biking, and cross-country skiing are all possible on this 245-acre property. A brook runs north to south on the east side of the property, and there are old clearings and flat areas where you could build an off-grid camp near the road.



Grass covered upper section of Lemery Road as it goes through the property.

THE LOCATION

Lemery Road is in Braintree Vermont and is a Class IV road that would be maintained by the landowners. Currently, it's in good shape and driving is not too difficult, although a 4x4 truck with good clearance is recommended. Braintree is a small town about 6 miles from Randolph Vermont where there are amenities such as restaurants, grocery and retail stores, Gifford Medical Center, and Chandler Center for the Arts.

Interstate 89 is four miles from Randolph, so getting to this property is easy. Boston Massachusetts is a three-hour drive; New York City is 6 hours away and Hartford Connecticut is three hours to the south. This part of Vermont is known for its outdoor activities including hiking and hunting in the Green Mountain National Forest, canoeing and fishing in the many branches of the White River, and mountain biking has always had a home in this part of the state. Killington Ski Resort, Sugarbush Resort, and Stowe Mountain Resort are all less than an hour away.



A waterfall has worn away a section of rock in the brook.



Forest interior showing different hardwood species flanked by a couple of hemlock trees.

PROPERTY DESCRIPTION

This property has been a long-term woodlot and recreational parcel and is accessible from Lemery Road and old skid trails found throughout the forest. The current owners have taken good care of the land, and new owners could continue with the same management goals of wildlife enhancement, recreational activities, and future timber production.

There is evidence of the forest's past as pasture land with old stone walls, and legacy sugar maples spotted throughout the property. Lemery Road travels uphill from the southern boundary but levels out and runs almost the entire parcel length. Old log landings and clearings dot the road on the west side, making for good spots for an off-grid camp. These clearings would have some southern exposure making solar power possible, and somebody could bring in building materials from Lemery Road.

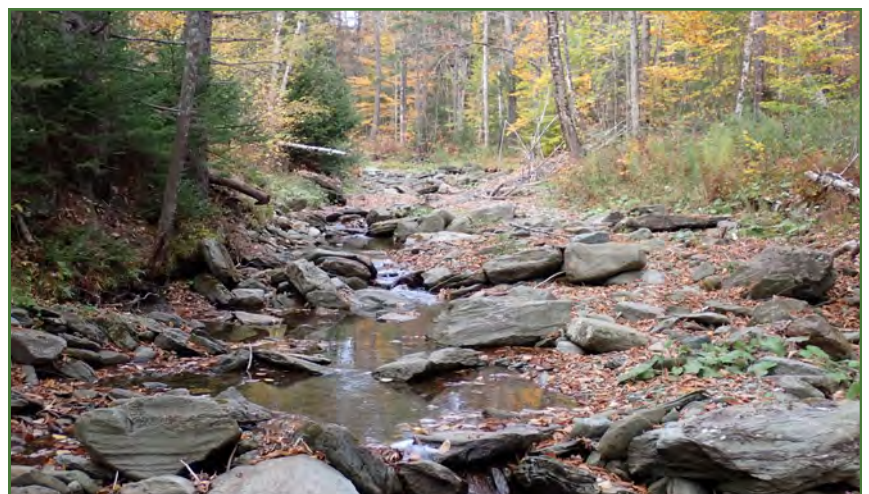
The hunting on this property would be quite good as it sees little human traffic with deer, moose, turkey, grouse, and black bear found in the woods. A brook runs north to south below the east side of the road and holds water all year round. In the spring, this brook would be a fast-running stream carrying snowmelt from the higher parts of the property, and small brook trout were seen hiding in the deeper pools. This 245-acre forest would offer new owners years of outdoor recreation plus peace and quiet well away from the hectic pace of the outside world.



Lemery Road on the upper flat area of the property where you will find clearings to the west of the road suitable for an off-grid camp.



Conifers are found in different areas of the forest.



The brook running through the forest. In the spring the water would be over the rocks.

ACCESS

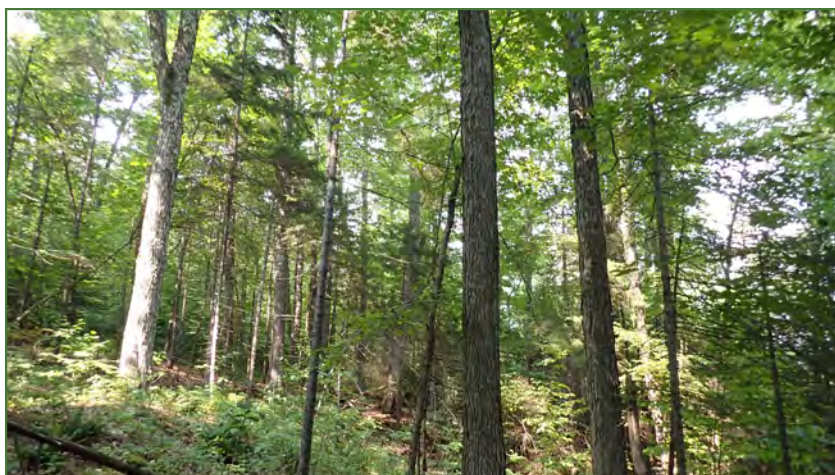
This property is accessed from the end of Lemery Road, which cuts the parcel in half. Lemery Road is off Route 12A in West Braintree, and a VAST trail follows the road making access in the winter months possible via snowmobile. There is one excluded area on the property directly off the road, which has a small cabin not owned by the sellers but demonstrates the ease of building a camp on the property.



Lemery Road with the brook down the hill to the right.

TAXES & TITLE

The property is owned by Montgomery Timber Company, LLC with reference to the Deeds found in Book 43 Page 329, and Book 46 Page 478 in the Braintree Vermont land records. The entire property totals 245 GL acres and IS enrolled in Vermont's Use Value Appraisal Program. The management plan is available on request. Taxes for the property for 2021 were \$671.16.



Plenty of red and sugar maples are found in the woods.

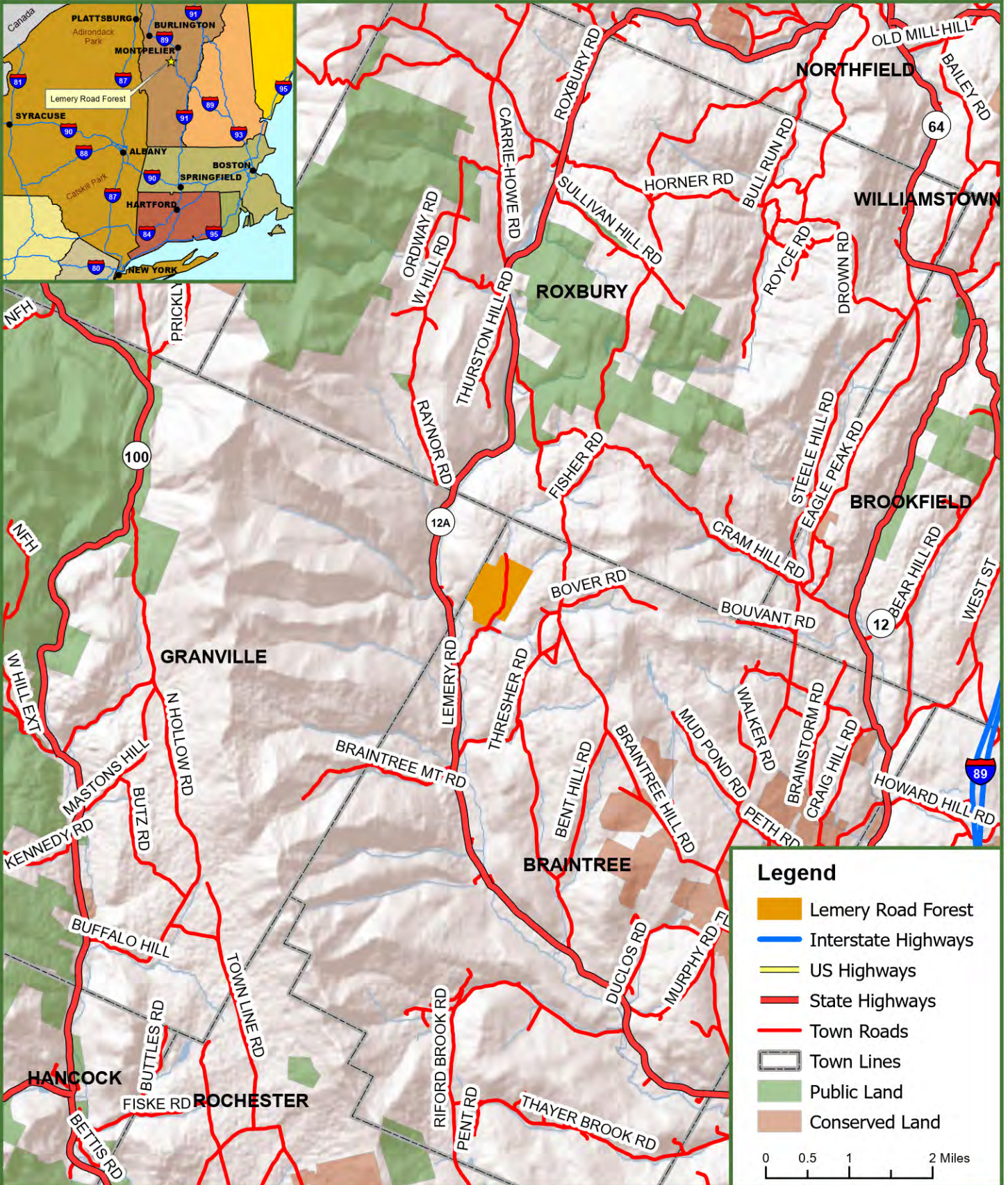
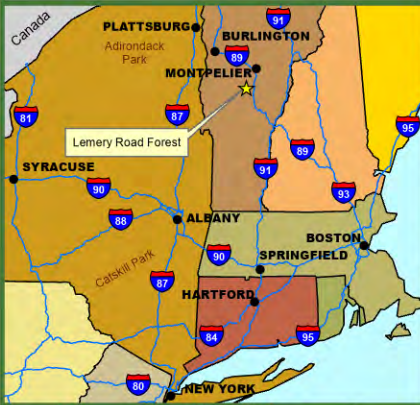


Drone photo with mountains to the right, and Lemery Road Forest center and left above Route 12A.

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
Lemery Road Forest
245.3 Grand List Acres
Braintree, Orange County, Vermont



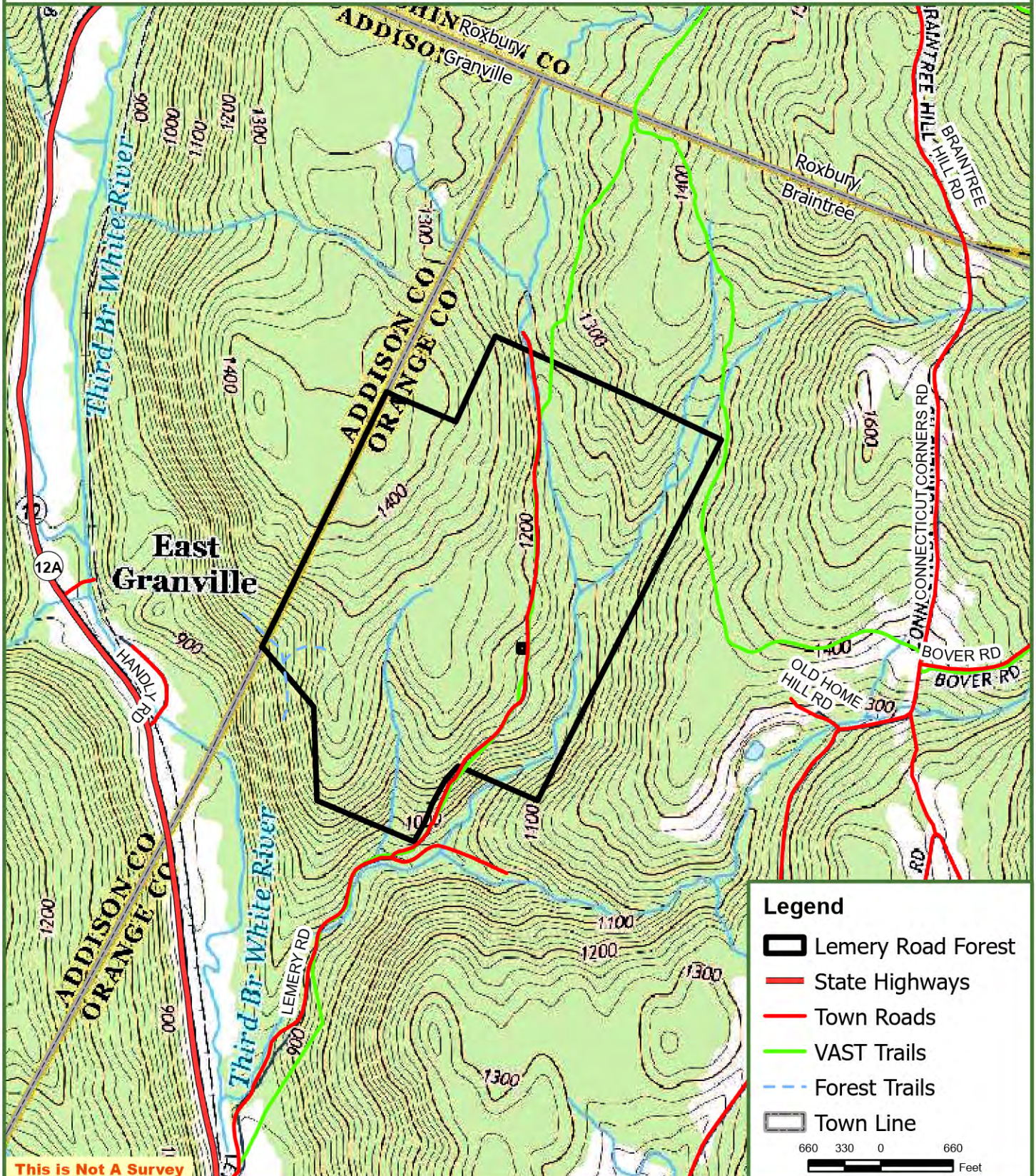


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Legend

- Lemery Road Forest
- State Highways
- Town Roads
- VAST Trails
- Forest Trails
- Town Line

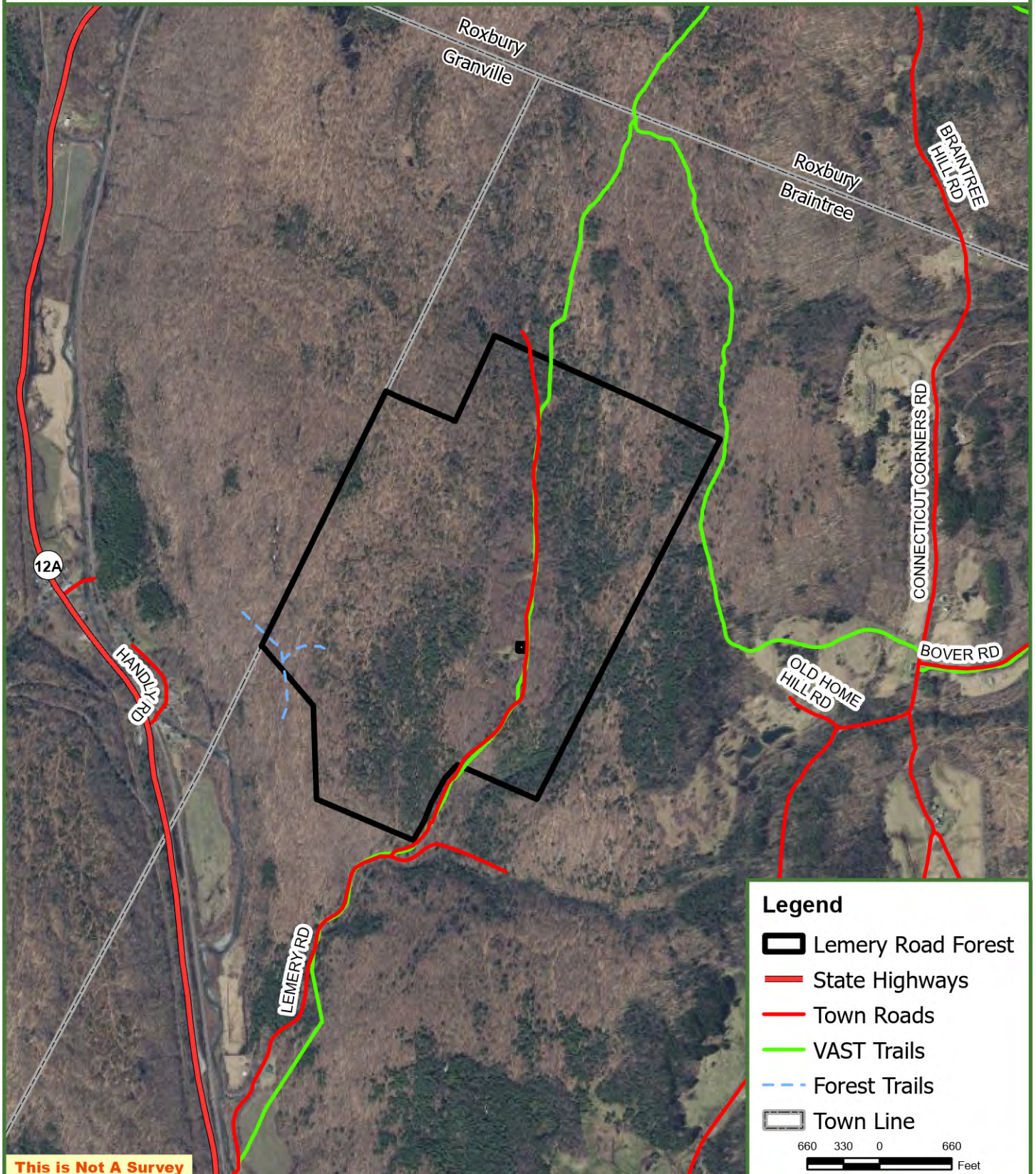
660 330 0 660
Feet

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.



Lemery Road Forest

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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

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