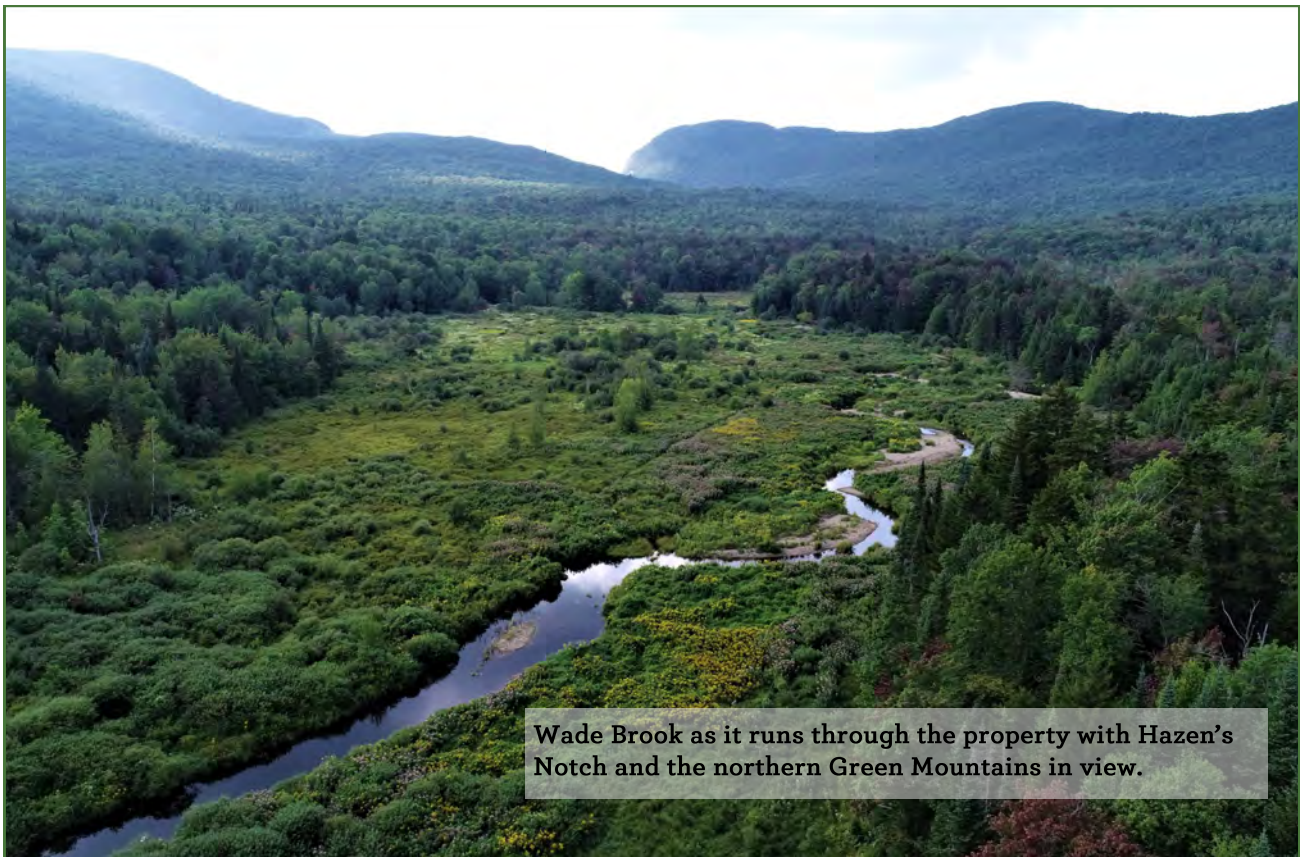


WADE BROOK FOREST

A pristine brook, long road frontage, managed forest stands, and scenic vistas characterize this conserved property offering a prime homesite with an uninterrupted view of Hazen's Notch, one of the region's iconic landmarks.



***197.2 Grand List Acres
Lowell, Orleans County Vermont***

Price: \$187,000

PROPERTY OVERVIEW

The property represents a solid long-term timber investment, supported by an attractive building site with views of Hazen's Notch and the northern Green Mountains, one of the region's iconic landscapes.

The land is bisected by the year-round Wade Brook, a notable trout brook and recreational attribute.

A conservation easement protects the land. However, it has an approved building site that offers a view of Hazen's Notch and other nearby mountain peaks.

Highlights include:

- Approved homesite with verified soils for septic system and close proximity to electric and phone services;
- Long road frontage facilitating future forest management and recreational activities;
- +/-3,000' of frontage along both sides of Wade Brook, a clear, year-round water source that bisects the property;
- Nice long-term timber investment attributes with a timber value of roughly \$111,000;
- The land is subject to a conservation easement restricting future subdivision & non-sustainable forest management.



Wade Brook during winter with Green Mountains in view.



The Notch and northern Green Mountains as seen from Hoisington Road (near the homesite).

LOCATION

The Forest lies in the northern Vermont town of Lowell, between the Green Mountains, 3 miles to the west, and the Lowell Mountains, 4 miles to the east. This is a rural, mountainous area of the state populated by small hamlets, working forests, and scattered farms. The town of Lowell, tucked in the Missisquoi River Valley between the two mountain ranges, is a scenic area with a small hamlet at its center along Route 100, 3 miles east of the property. One of the region's landmarks is Hazen's Notch, a mountain pass through the Green Mountains, set directly within view of the property. Hazen Notch Road runs through the pass between Sugarloaf Mountain to the north and Haystack Mountain to the south. The pass is open only during non-snow months and is considered one of northern Vermont's most scenic roads.

The main transportation corridor through the area, Route 100, is 3 miles to the east of the property in Lowell Village. This north-south corridor provides access to Newport, the region's largest city, 22 miles to the north, and the Jay Peak Ski Resort, 17 miles also to the north. Interstate 91 is 15 miles to the east via Route 58 from Lowell Village, providing easy access to points further south in New England and north in Quebec. Montreal is a 2-hour drive to the northwest, and Boston is a 3.5-hour drive to the southeast.

ACCESS

The property has excellent access, with nearly 3,000' of road frontage along Hazen Notch Road. This road is a town-maintained, gravel road with electric and telephone services. The private Hoisington Road (aka Bayley Hazen Road) runs through the eastern end of the property for roughly 600', providing access to an old field that overlooks the property's central river valley. The long road frontage provides many potential driveway cuts into the forest and its small fields, facilitating future management, recreational activities, and homesite development.

To get to the property from the junctions of Routes 100 & 58, head west on Route 58, three miles, where the property is on both sides of the road. Note passage through the Notch to Montgomery is closed in the winter.



View of Hazen's Notch & the Green Mountains near Wade Brook.



Route 58 (Hazen's Notch Road) as it passes through the land.

SITE DESCRIPTION

Two notable landscape features define the forest: Wade Brook, which bisects the land, and the highly scenic vistas of the nearby Green Mountains. The year-round Wade Brook runs through the land (and onto the Missisquoi River in Lowell village), coursing its way through the property's open wetland and riparian zone. The clear river offers excellent fishing opportunities and an ideal recreational amenity.

The local mountain vistas from the property's center are dramatic and include an uninterrupted view due west of Hazen's Notch. The view is further enhanced by the inclusion of various peaks along the Green Mountain range, including Tillotson Peak to the southwest, Belvedere Mountain to the south, and Buchanan Mountain and Domays Dome to the north.

The terrain within the small old fields near the river and wetland is mostly gently sloping with some level areas. Elevation changes moderately from 1,456' at the property's southern boundary to 1,182', where the river leaves the property along the road frontage. The northern section of the land rises from the river to an elevation of 1,360'.

The conservation easement that covers the land allows for the development of a homestead within the pre-approved building envelope (see attached maps for location). This building zone provides scenic views of the nearby mountains and river corridor, whose soils have been verified for septic/wastewater disposal.

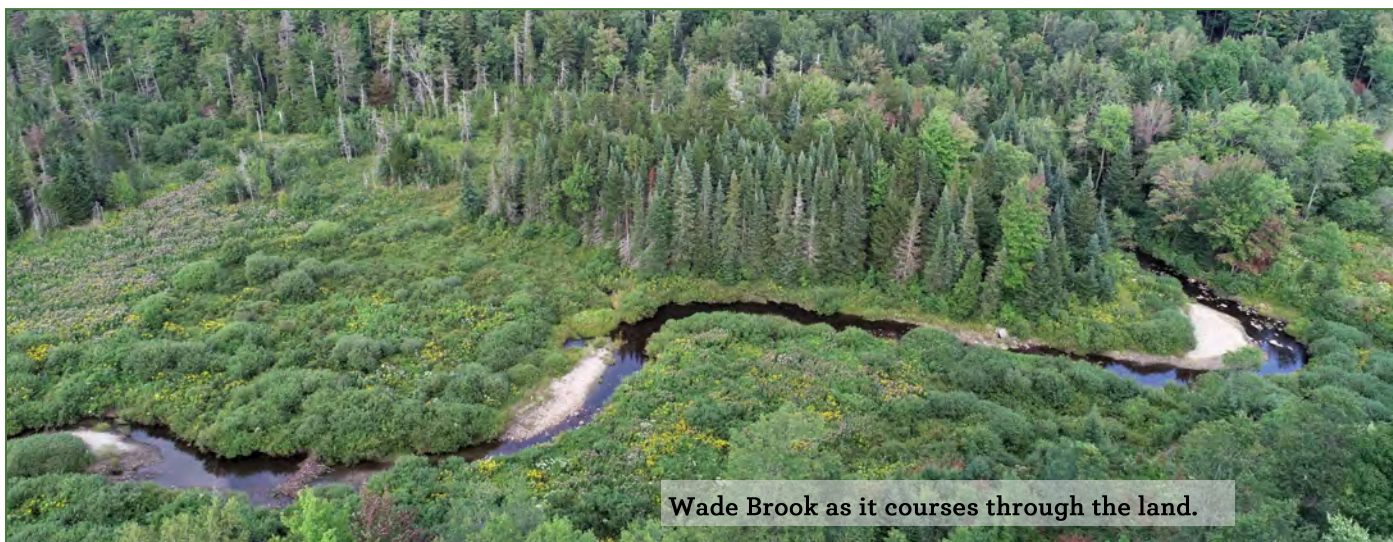
Wade Brook with Hazen's Notch & Green Mountains in view.



Hoisington Road near the approved home site.



Wade Brook as it courses through the land.



TIMBER RESOURCE

The timber resource has recently been professionally managed in an effort to concentrate growth on selected crop trees and the removal of mature balsam fir. Using the timber inventory data from the 2019 forest management plan and subtracting the harvest volumes plus applying growth since the inventory, it is ROUGHLY estimated that the current property-wide Capital Timber Value (CTV) is \$111,000 (\$730/commercial acre).

Species Composition:

A species composition dominated by softwood prevails, with softwoods at 52% and hardwoods at 48% of total volume. Species composition for all products combined is led by spruce/fir (38%), followed by red maple (19%), sugar maple (8%), hemlock (12%), and aspen (5%), with other common associates making up the balance. The sawlog volume breakdown consists largely of species with historically strong demand, dominated by red spruce, The Maples, and yellow birch.

Stand Stocking:

Overall, forest stocking is variable, with stocked conditions in stands not recently thinned. Within the two stands recently thinned, conditions are also mostly fully stocked; however, understocked conditions exist within the small group cut areas which harvested the mature balsam fir (see harvest map in this report).

Forest Stands & Silvicultural History:

Prior to the current owner's purchase in 2017, the timber resource had not been managed in decades (nearly forty years). The previous ownership goals focused on natural forest progression, allowing the forest to develop without intervention.

The property's 2019 forest management plan has delineated four forest operating stands.

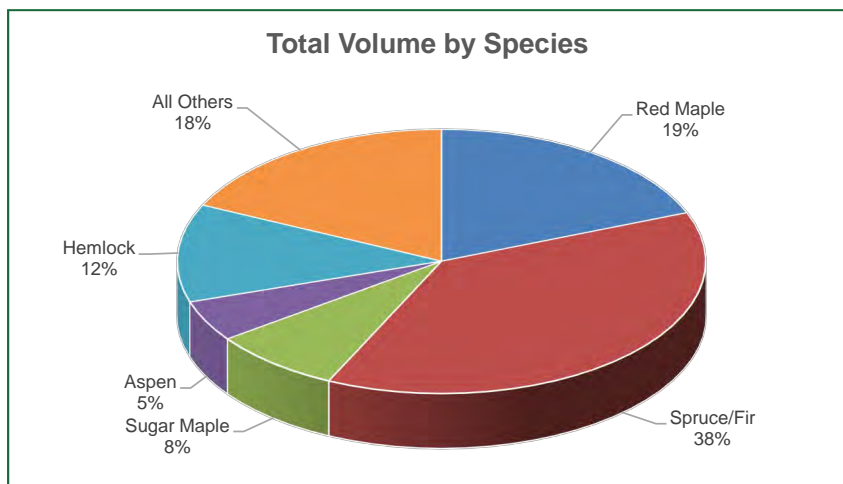
Forest management occurred in 2020 within stands 1 and 3, covering 112 acres. Treatments were a mix of light thinning and small group harvests targeting the mature balsam fir. The resulting forest resource is well positioned for future asset appreciation and value growth.



Red Spruce stand south of the Hazen's Notch Road.



Northern hardwood stand during winter (Stand 4).



CONSERVATION EASEMENT

The conservation easement on the property is held by the Vermont Land Trust (VLT).

A working forest “partnership” with VLT offers the new owner predictability and cooperation, given the long history and solid reputation this conservation organization has in overseeing other conservation easements under its stewardship.

A principal objective of the easement is to conserve productive agricultural and wood lands, wildlife habitats, non-commercial recreational opportunities and activities, and other natural resource and scenic values.

Easement highlights include:

- Most sustainable and traditional forestry/agricultural activities are permitted to support the long-term stewardship of the protected property;
- The property can be posted against public access;
- Silvicultural activities can occur under an approved forest management plan;
- Surface Water Protection Zones (SWPZs), covering the riparian areas adjacent to the river corridor and other streams are protected from forest management and agricultural activities;
- The conservation easement allows for the development of a house site and associated structures.

A copy of the conservation easement is available upon request.

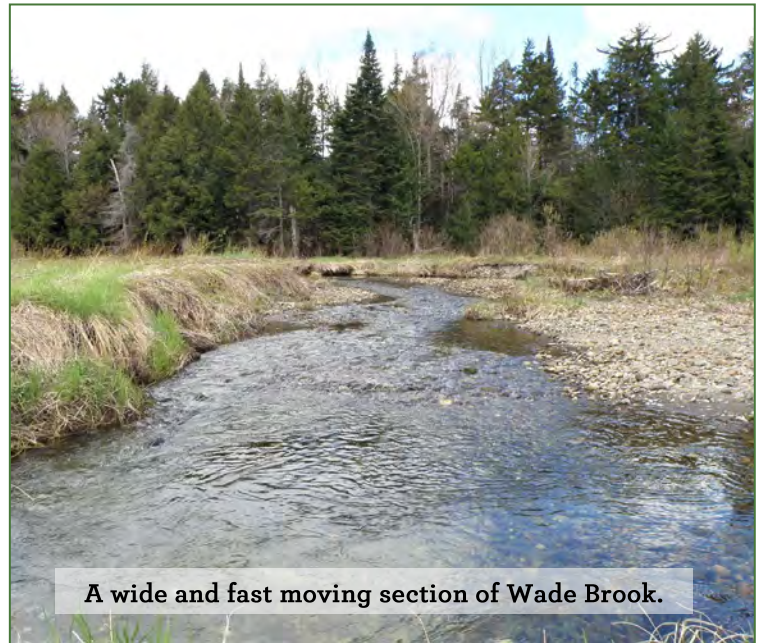
ACREAGE, TAXES & TITLE

The property is owned by David Houser and Kelli Stock whose deed is recorded in Book 66, Pages 559-561. Property taxes for 2022 were \$542.09.

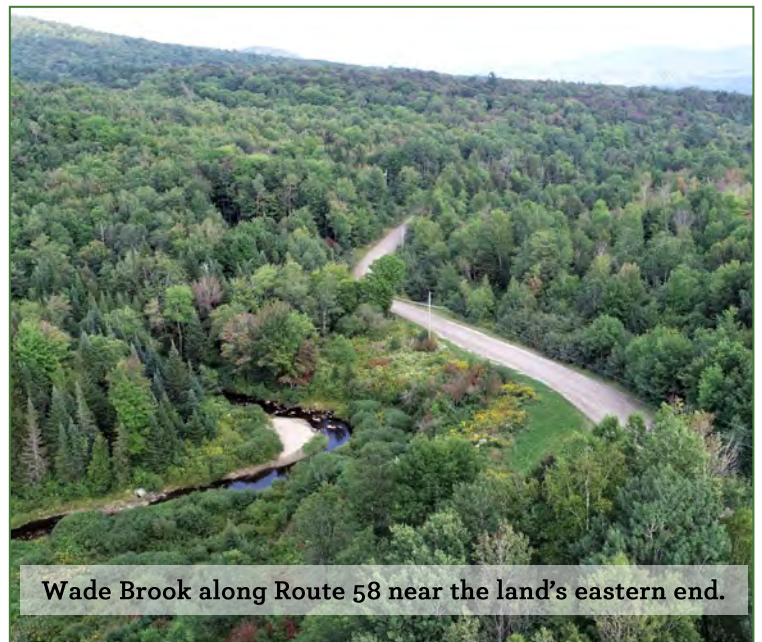
The property **is** enrolled in the State of Vermont’s Use Value Appraisal (UVA) program.

The current approved management plan was developed in 2019.

The land was surveyed in 1980, 1981 and 1987. All property boundaries were painted in 2019.



A wide and fast moving section of Wade Brook.



Wade Brook along Route 58 near the land’s eastern end.

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.

TIMBER VOLUME AND VALUATION

ROUGH Timber Volume and Values

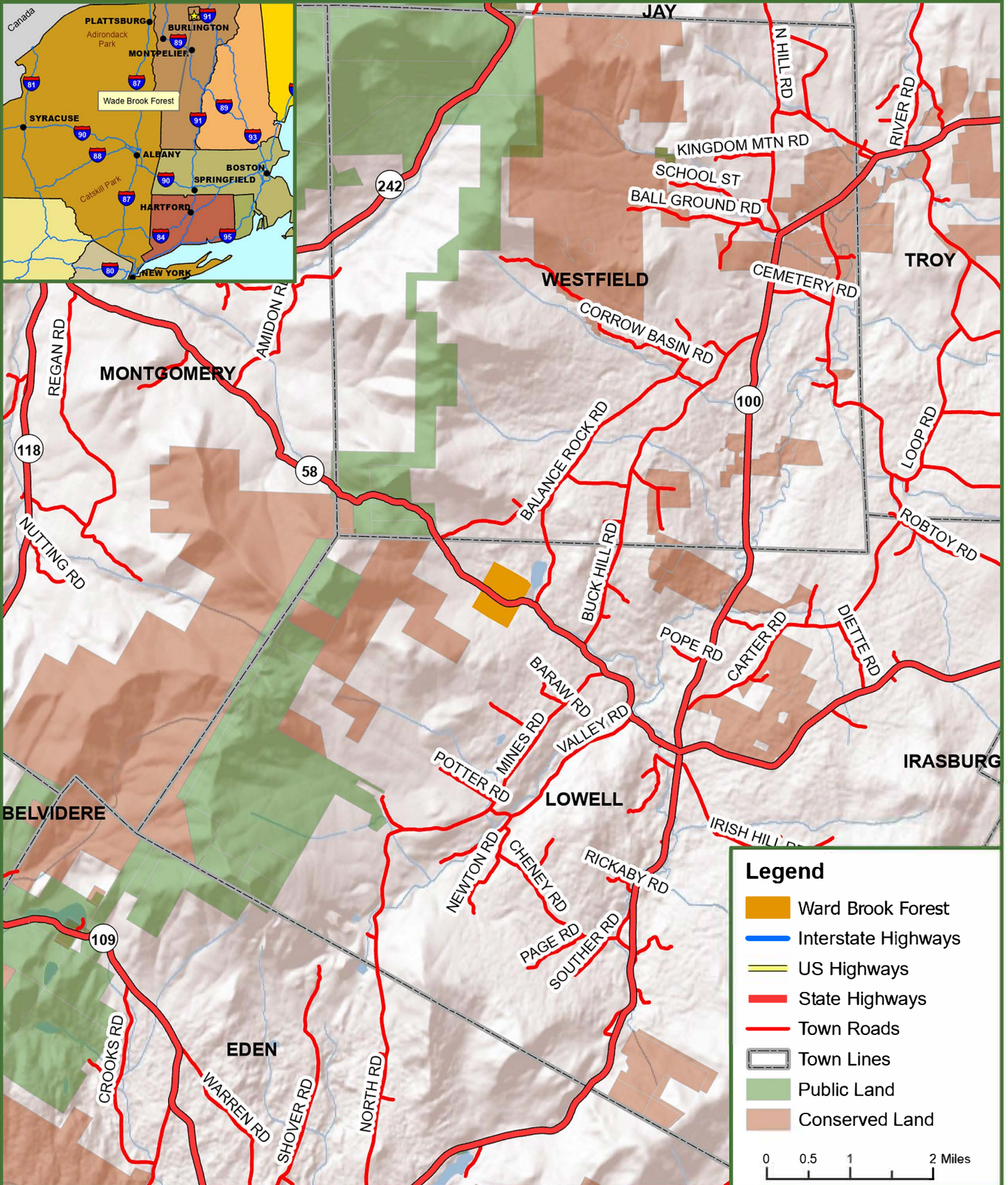
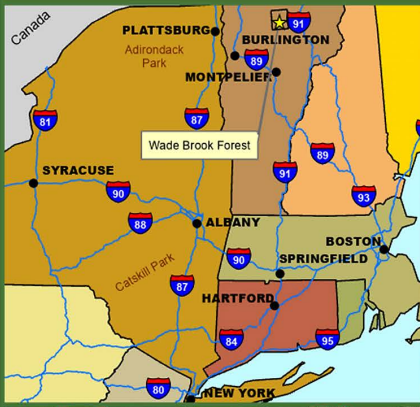
Wade Brook Forest

Prepared by Fountains Land

197		Commercial A	152
Product	Volumes (MBF)	Stumpage/MBF	Total Value
Sugar Maple	12.4	\$400	\$4,960
Yellow Birch	7.0	\$225	\$1,574
Sugar Maple Pallet	10.9	\$75	\$815
White Ash	16.0	\$250	\$4,009
Spruce/Fir	436.0	\$150	\$65,401
Pallet / Grade 3	7.7	\$40	\$309
Black Cherry	5.9	\$175	\$1,030
White Birch	7.7	\$80	\$615
Red Maple	49.0	\$225	\$11,022
Hemlock	36.1	\$40	\$1,445
Apen	3.6	\$40	\$143
TOTALS	592		\$91,000
Total MBF/Acre	1.0		
Product	Volumes (Cds)	Stumpage/Cord	Total Value
Hardwoods	1,497.1	\$12.00	\$17,965
Hemlock	417.3	\$4.00	\$1,669
Spruce/Fir	317.0	\$3.00	\$951
Pine	9.7	\$3.00	\$29
TOTALS	2,241		\$20,000
Total Cords/Acre	3.6		
Total Per Acre Value	\$730	Total Value	\$111,000
Total Volume/ac	22.9		
This timber data was obtained from the 2019 forest management plan inventory data. The volumes were grown forward through 2022 with 2020 harvest volumes subtracted.			
Note, these volumes are not based on a timber inventory intended on capturing capital timber value therefore the volumes and values should be considered ROUGH values.			



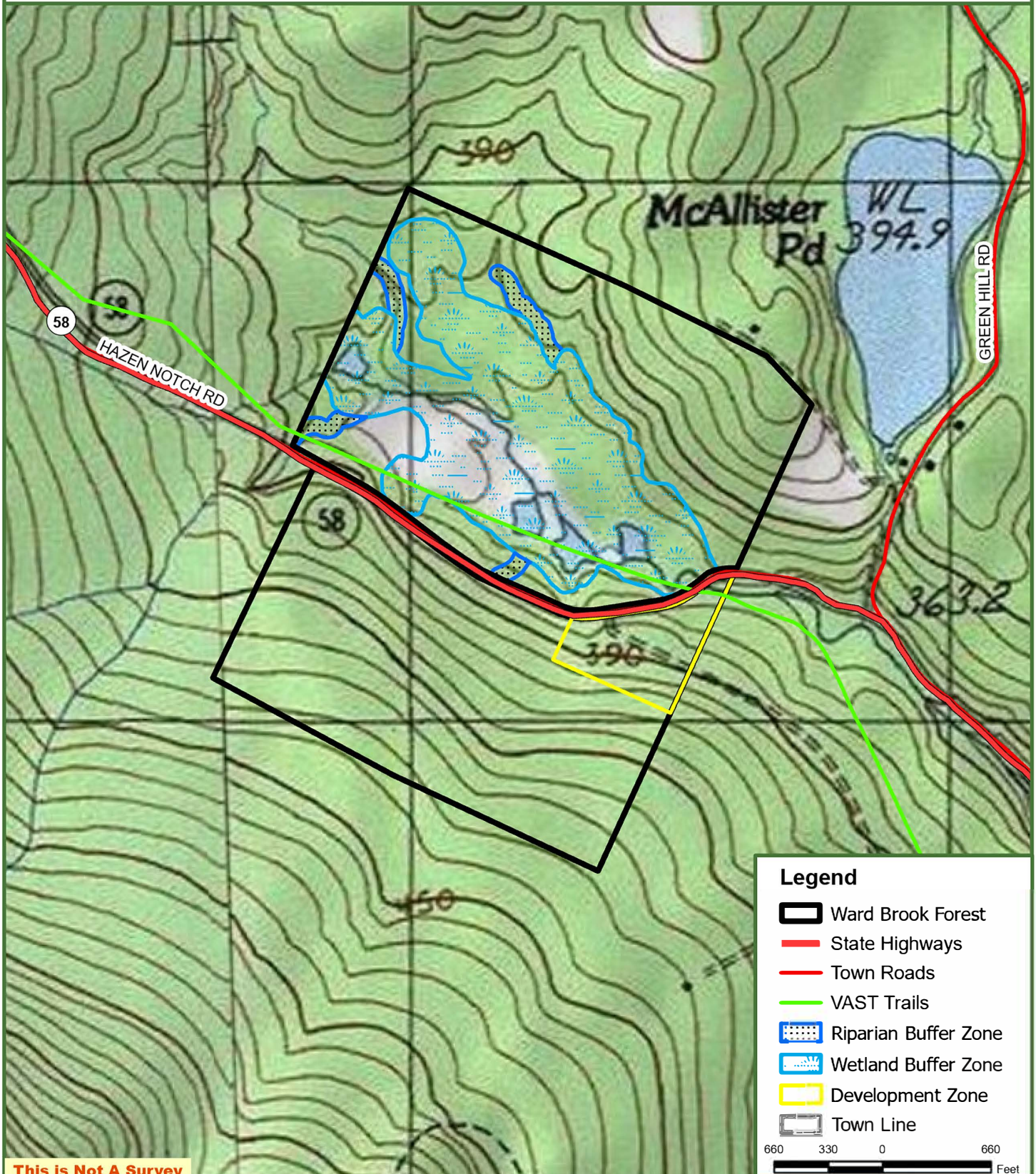
Locus Map
Wade Brook Forest
197.2 Grand List Acres
Lowell, Orleans County, Vermont





Wade Brook Forest

197.2 Grand List Acres
Lowell, Orleans County, Vermont

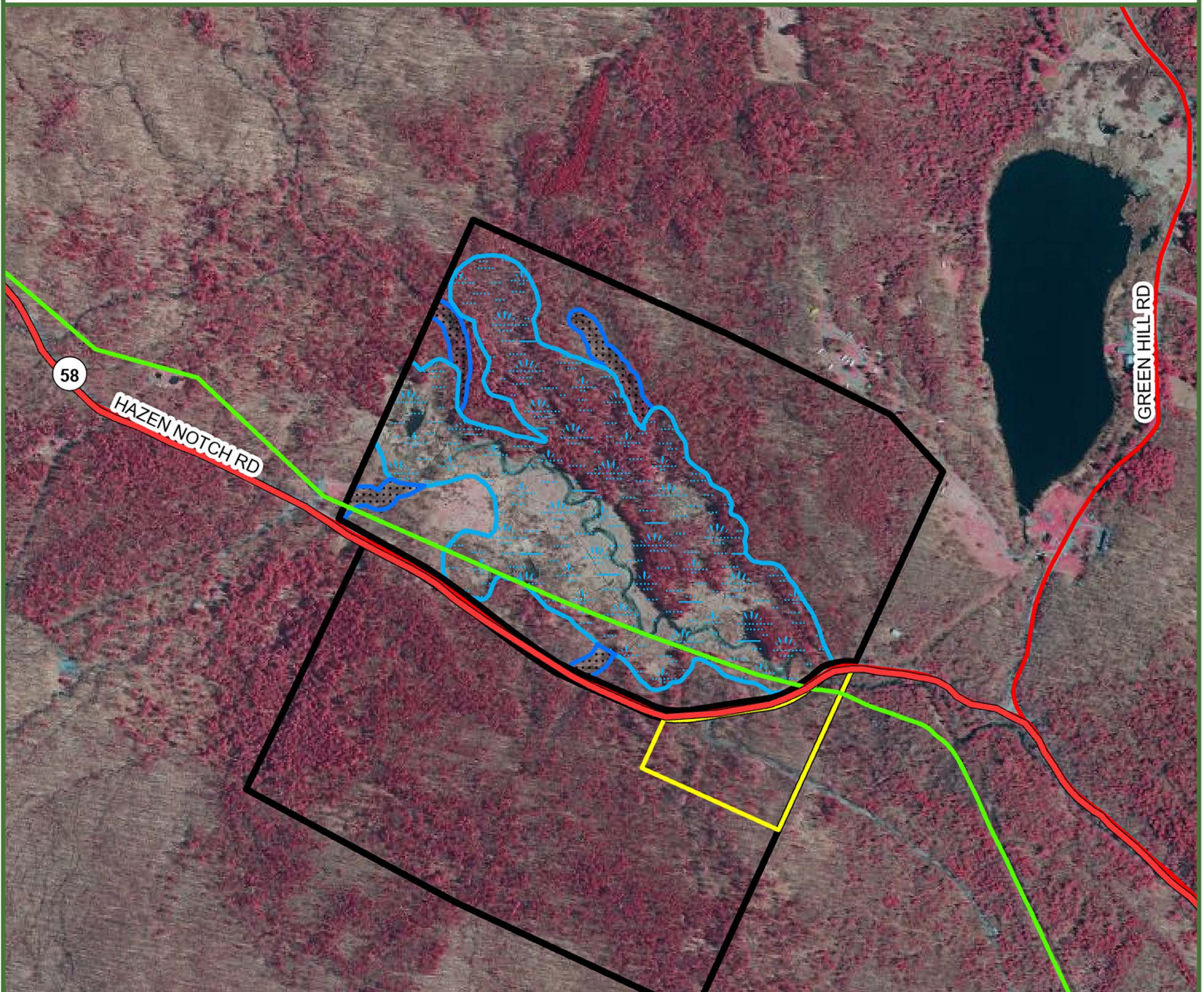


Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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



Wade Brook Forest

197.2 Grand List Acres
Lowell, Orleans County, Vermont



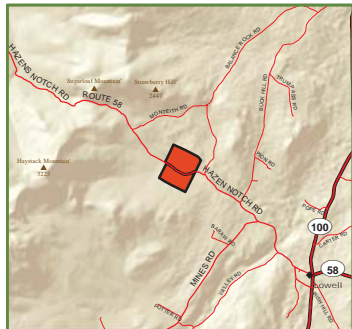
Legend

- Wade Brook Forest
- State Highways
- Town Roads
- VAST Trails
- Riparian Buffer Zone
- Wetland Buffer Zone
- Development Zone
- Town Line

660 330 0 660
Feet

This is Not A Survey

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.



Legend

- Property Boundary
- Single Tree/Group Selection
- No Activity
- Open Land
- Wetland
- Landing
- Skid Trails
- Group Selection
- Old Foundation
- Interstate
- US Highway
- State Highway
- Maintained Town RD
- Other

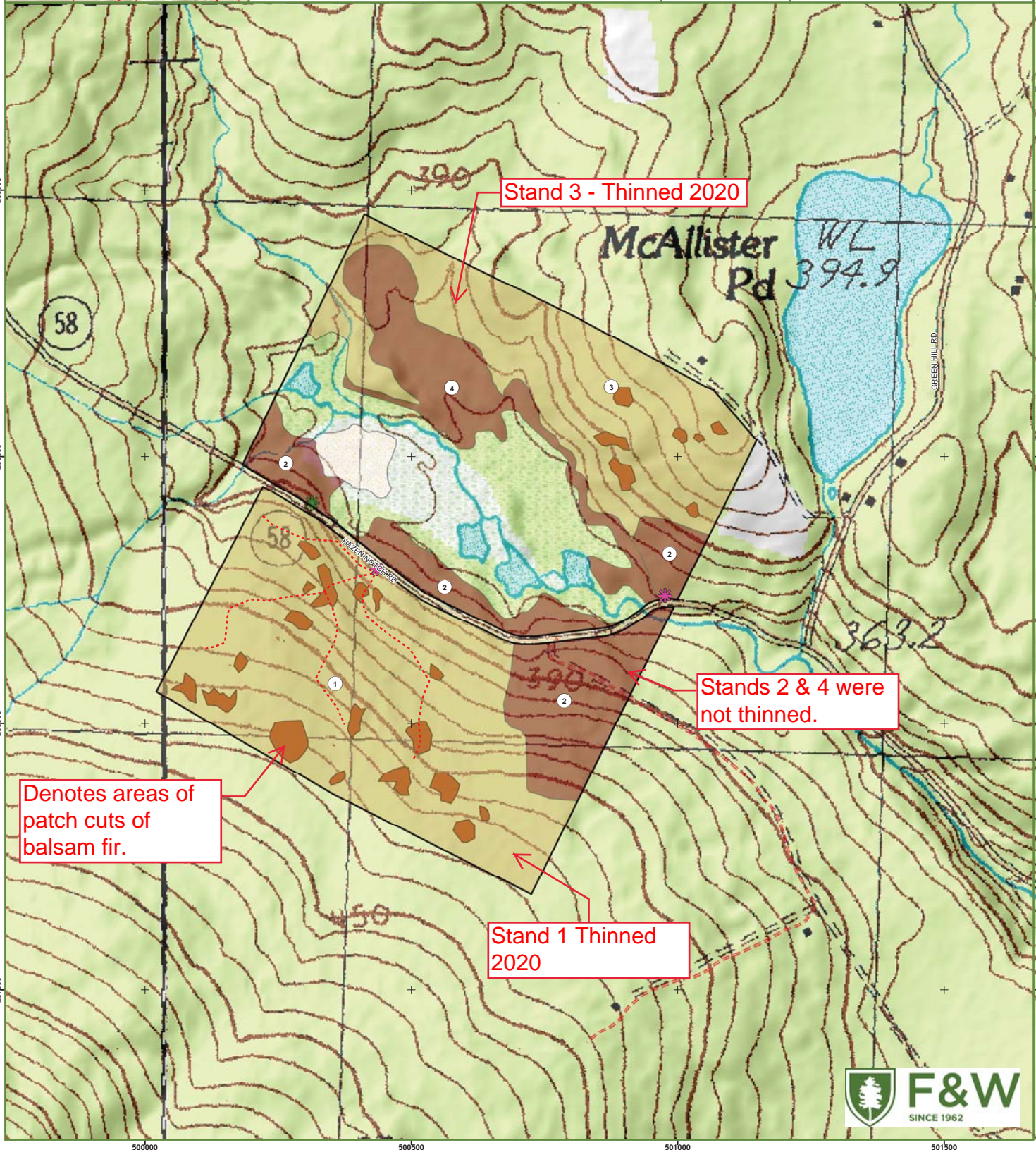
Attachment
#1

Harvest Map Houser-Stock Forest

Owned By: David Houser & Kelli Stock
112.0 Harvest Acres
Lowell, Vermont

Forest Management Activity Map

January 2, 2019





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