

FREEMAN BROOK FOREST

A south-central Vermont property with an outstanding forest resource that's been undisturbed for nearly 40 years, whose conservation easement provides for a homesite along a quiet town road.



The land offers gentle terrain, with a high quality timber resource well positioned for asset appreciation.

***292 Grand List Acres
Shrewsbury, Rutland County Vermont***

Price: \$490,000

PROPERTY OVERVIEW

The property represents a solid long-term timber investment, including an easily accessible, attractive building site with local views of the Saddle Mountain Range, combining a residence option with an appreciating timber asset.

The land is mostly gently sloping with dense, maturing forest resource, giving way to easy trail development with attractive woodland aesthetics, offering good recreational opportunities.

A conservation easement protects the land; however, it provides for a building site near the quiet town road frontage.

Highlights include:

- Approved +/-6 acre homesite development zone, easily accessible with level terrain and close proximity to electric and phone services;
- Abundant water features including streams, open water wetland pond, and wetland habitat;
- Exceptional long-term timber investment attributes with a timber value of \$472,000;
- Subject to a conservation easement held by the Vermont Land Trust restricting future subdivision and non-sustainable forest management.



High quality veneer and sawlogs at the land's center.



The forest canopy with its highly stocked softwood and hardwood stands.

LOCATION

The forest lies in south central Vermont within the rural town of Shrewsbury. Locally, the land sits in a mostly forested region with small farms in the valleys and forestland on the hillsides and higher elevations. Homes near the property are widely scattered.

Regionally, the land is situated in a transition zone with more agricultural land to the south and west and abundant forestland to the east, made up mostly of the Coolidge State Forest, which starts 3 miles to the east.

The land sits between two main transportation corridors, Route 100, 11 miles to the east, and Route 7, 7 miles to the west. Route 103 connects the two and is 5 miles to the south.

The largest nearby town is Rutland (Pop 16,000), located 12 miles to the northwest. Equally distant to the southeast is Ludlow, home of Okemo Ski Resort.

The New York City, New York region is a 4.25-hour drive to the south with Boston, Massachusetts a 3-hour drive to the east.

ACCESS

The property has good access, with nearly 500' of road frontage along Eastham Road, a graveled, year-round town-maintained road with electric and phone service roadside.

An old driveway exists at the center of the road frontage which leads to the +/- 6 acre allowable homesite. Beyond this, the internal access road continues +/- .6 miles to the land's historic homesite. This road is now grown in with small trees but can easily be reclaimed. Beyond the historic homesite (see map for location), terrain easily allows for the creation of a winter road further north into the property providing access closer to the northern limits of the property.

Directions to the property from Mt Holly along Route 103, head north on Hortonville Road 2 miles to Town Highway 01. Then 2 miles north on TH 01 for 2 more miles. Then easterly 1.1 miles along Eastham Road to the junction of Russellville Road, making a sharp right on Eastham Road, continuing for .2 miles to the property's driveway on the left side of the road.

Looking south with Eastham Rd & land in view at bottom of picture.



Eastham Road looking north with the land on the left.

SITE DESCRIPTION

The property sits on high ground, between the Saddle Mountain Range just to the northeast and a series of un-named hill-tops near the western boundary. The land includes the headwaters of Freeman Brook which runs year-round through the property.

Slopes on the land are generally hilly but not steep with most of the terrain at an elevation of 1,700'. The lowest areas sit along the land's three streams and associated wetland patchwork, which accounts for roughly 20 acres. In one wetland near the historic homesite, there is a small, open-water beaver pond.

The gentle slopes lend themselves well to the development of recreational trails along some of the old woods roads offering easy hiking or cross-country skiing to all corners of the land.

The conservation easement covering the property allows for the development of a homestead within the pre-approved +/-6-acre building envelope (see attached maps for location). This building zone provides scenic views of the nearby Saddle Mountain Range (with tree clearing) and is easily accessed from the nearby town road. The terrain in this location is gentle allowing for various options for the creation of a meadow around the homesite.



View of Saddle Mountain Range from across the road, similar view with clearing from homesite.



Small wetland pond near historic homesite.



The land's forest canopy in view with its mix of hardwood and softwood stands.

TIMBER RESOURCE

Timber data in this report are based on a Comprehensive timber inventory, conducted in April of 2023 by F&W Forestry Services. Inventory plots (55) were taken on a 473' X 473' grid using a 15-factor prism. The data's statistical accuracy is +/-13.8% for all sawlog products and +/-12.3% for all products combined at the 95% confidence level. The data reveal a total sawlog volume of 2,252 MBF International 1/4" scale (8.4 MBF/acre) and 6,127 pulpwood cords (22.9 cords/acre). The combined total per acre volume is 39.7 cords, a figure well above the regional average. Stumpage values were assigned to the volumes in April of 2023 by F&W Forestry, producing a property-wide Capital Timber Value (CTV) of \$471,900 (\$1,761/commercial acre). See the Timber Volume & Valuation in this report for details.



Species Composition:

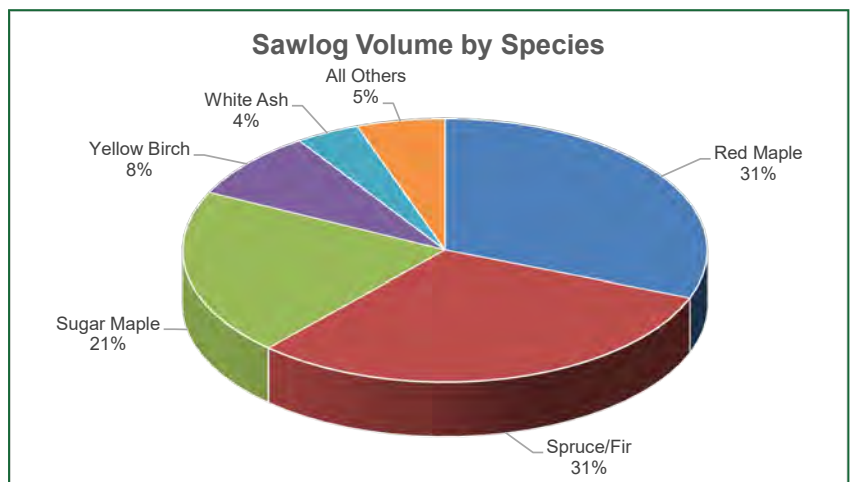
A species composition dominated by hardwoods prevails, with hardwoods at 80% and softwoods at 20% of total volume. Species composition for all products combined offers a favorable mix led by the red maple at 36% of total volume, followed by sugar maple (22%), spruce/fir (18%), and yellow birch (11%), with other common northern hardwoods as associates making up the balance. The sawlog volume breakdown consists largely of the same species (The Maples, spruce/fir, and yellow birch), all with historically strong demand.



Stocking and Stem Quality:

Overall, forest stocking is extremely high, with overstocked conditions on all acres providing the new owner a "clean canvas" to plan future silvicultural goals. This unusually high stocking also offers wide income options from future silvicultural treatments. Average Basal Area (BA) is 126 ft² on 201 stems/acre.

Stem quality for all species, products, and size classes is above average with the Acceptable Growing Stock basal area at 96ft². The percent of veneer quality sawlogs for sugar maple and yellow birch is nearly 8%, a solid level with the high-quality growing stock and smaller sawlogs offering a large supply of future veneer.



TIMBER RESOURCE

Sawlog Value:

Sawlog value is dominated by sugar maple (34%), followed by red maple (24%), and spruce/fir (22%), with other miscellaneous species, all with a long history of strong demand from manufacturing facilities situated locally, regionally and across the border in Quebec, Canada (each within trucking distance from the property).

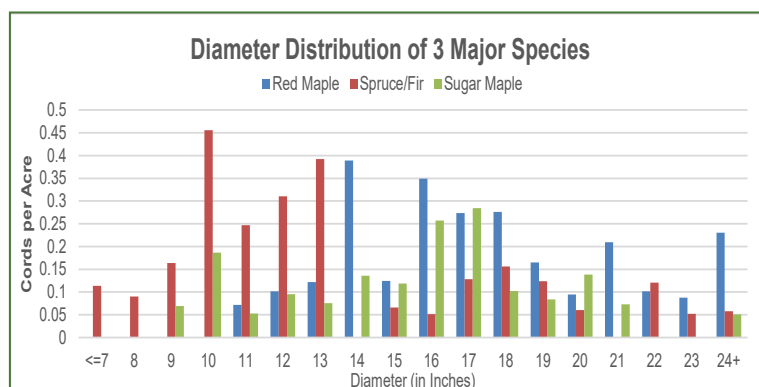
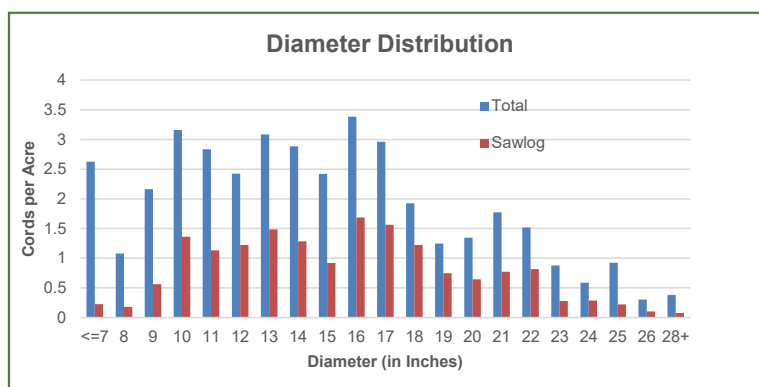
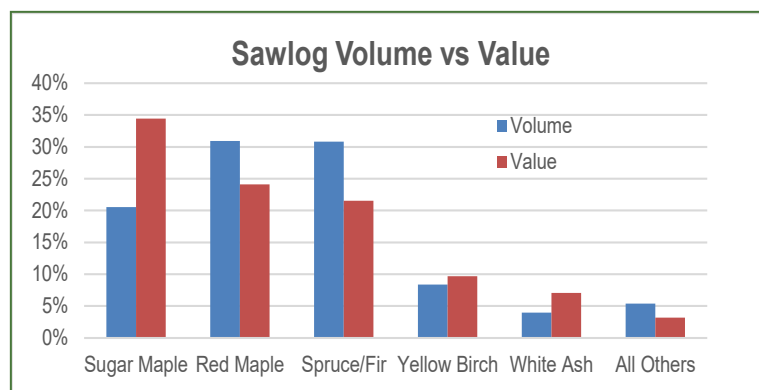
Diameter Distribution:

The average diameter for all products combined by volume is 14.5", while the average sawlog diameter is 15.5". Average diameters for the three major species are sugar maple 16", red maple 17" and spruce/fir 12.5". Financial maturity for most hardwood sawlog species is 18-24", with balsam fir maturity at 14", therefore many of the stands on this property are within 20-35 years of generating considerable income.

Forest Stands & Silvicultural History:

The property's 2014 forest management plan (available upon request) offers in-depth details about the land's history and natural resources.

The current ownership's tenure started in 2004, with forestry operations since that time limited to minimal acres in 2007. Prior to this, a thinning occurred in 1985. Therefore, it has been nearly 39 years since the last forestry operation of scale, explaining the unusually high volumes on this property.



Stream at the land's center.

CONSERVATION EASEMENT

The conservation easement on the property will be 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 woodlands, wildlife habitats, and other natural resources 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 stream corridors, wetlands, and vernal pools are protected from intense forest management activities;
- The conservation easement allows for the development of a house site and associated structures with the location per the report maps.

A copy of the conservation easement is available upon request.

ACREAGE, TAXES & TITLE

The property is owned by The Conservation Fund whose deed is recorded in Book 58, Pages 482-484. Property taxes for 2022 were \$2,665.10.

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

The current, approved, management plan was developed in 2014.



One of three year-round streams on the land.



Maturing mixed-wood stand at the land’s southern 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

Freeman Brook Forest Estimated Timber Valuation

Prepared By

F&W FORESTRY SERVICES INCORPORATED

Shrewsbury, Rutland County, Vermont
April 2023

292 Total Acres
268 Commercial (Forested) Acres

Species	Volume	Unit Price Range			Total Value
	MBF/CD	Low	High	Likely	Likely
Sawtimber - MBF					
Sugar Maple	294	325.00	400.00	375.00	110,200
Spruce/Fir	694	110.00	140.00	125.00	86,700
Red Maple	433	175.00	225.00	200.00	86,500
Yellow Birch	90	300.00	350.00	325.00	29,400
White Ash	87	250.00	350.00	325.00	28,300
Sugar Maple Veneer	21	900.00	1,100.00	1,000.00	21,100
Pallet	287	30.00	60.00	40.00	11,500
Black Cherry	40	175.00	250.00	225.00	9,000
Sugar Maple Pallet	147	40.00	75.00	50.00	7,300
Yellow Birch Veneer	7	650.00	800.00	750.00	5,000
Yellow Birch Pallet	92	30.00	60.00	50.00	4,600
Hemlock	41	30.00	60.00	45.00	1,900
White Birch	14	50.00	100.00	85.00	1,200
Aspen	5	30.00	50.00	40.00	200
Pulpwood - Cords					
Hardwood	5,509	10.00	15.00	12.00	66,100
Spruce/Fir	518	2.00	5.00	4.00	2,100
Hemlock	100	6.00	10.00	8.00	800

Totals					
Sawtimber Total	2,252	MBF			\$402,900
Sawtimber Per Acre	7.708	MBF			\$1,378.99
Sawtimber Per Comm. Acre	8.403	MBF			\$1,503.36
Cordwood Total	6,127	Cords			\$69,000
Cordwood Per Acre	21.0	Cords			\$236.16
Cordwood Per Comm. Acre	22.9	Cords			\$257.46
Total Per Comm. Acre					\$1,760.82

Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$403,000	\$537,000	\$471,900

BASED ON NOVEMBER 2022 INVENTORY CRUISE BY F&W FORESTRY SERVICES

The inventory consisted of 55 plots taken on a 473' x 473' grid using a 15 factor prism

Statistical Error: ±13.8% for all sawlog products and ±12.3% for all products combine at the 95% Confidence Level

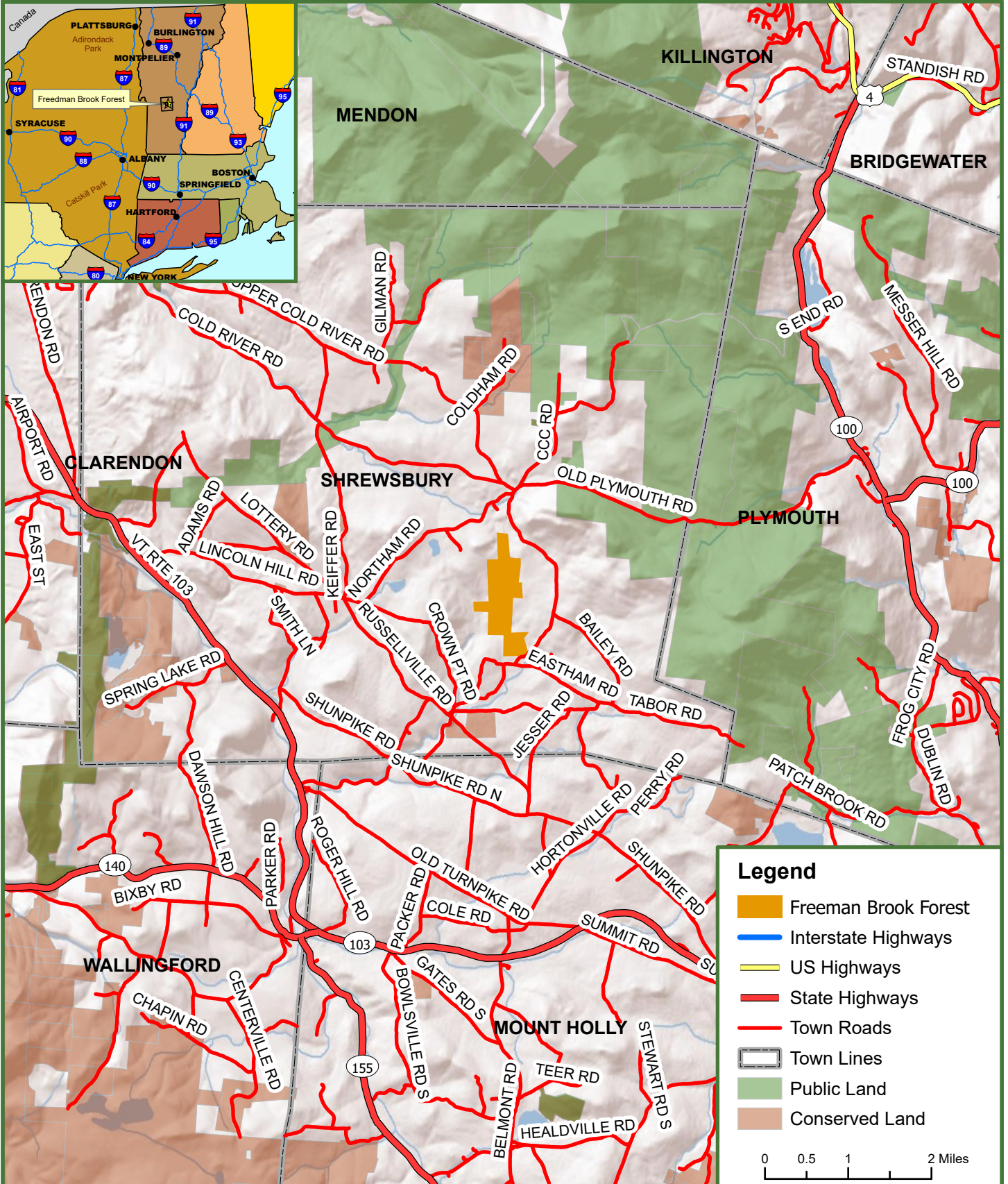
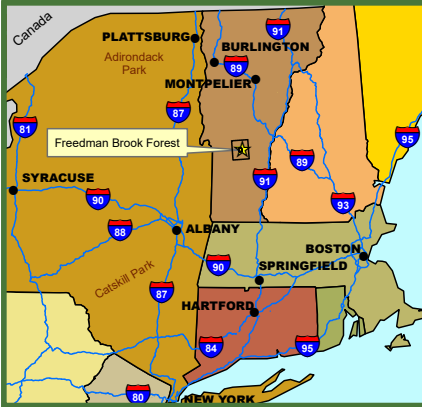
The volumes and values reflect estimated total value of merchantable timber.

The volumes and values are not a liquidation value.

Prices are averages for the area and are adjusted to reflect, access, quality and operability of the site.



Locus Map
Freeman Brook Forest
292 GIS Acres
Shrewsbury, Rutland County, Vermont



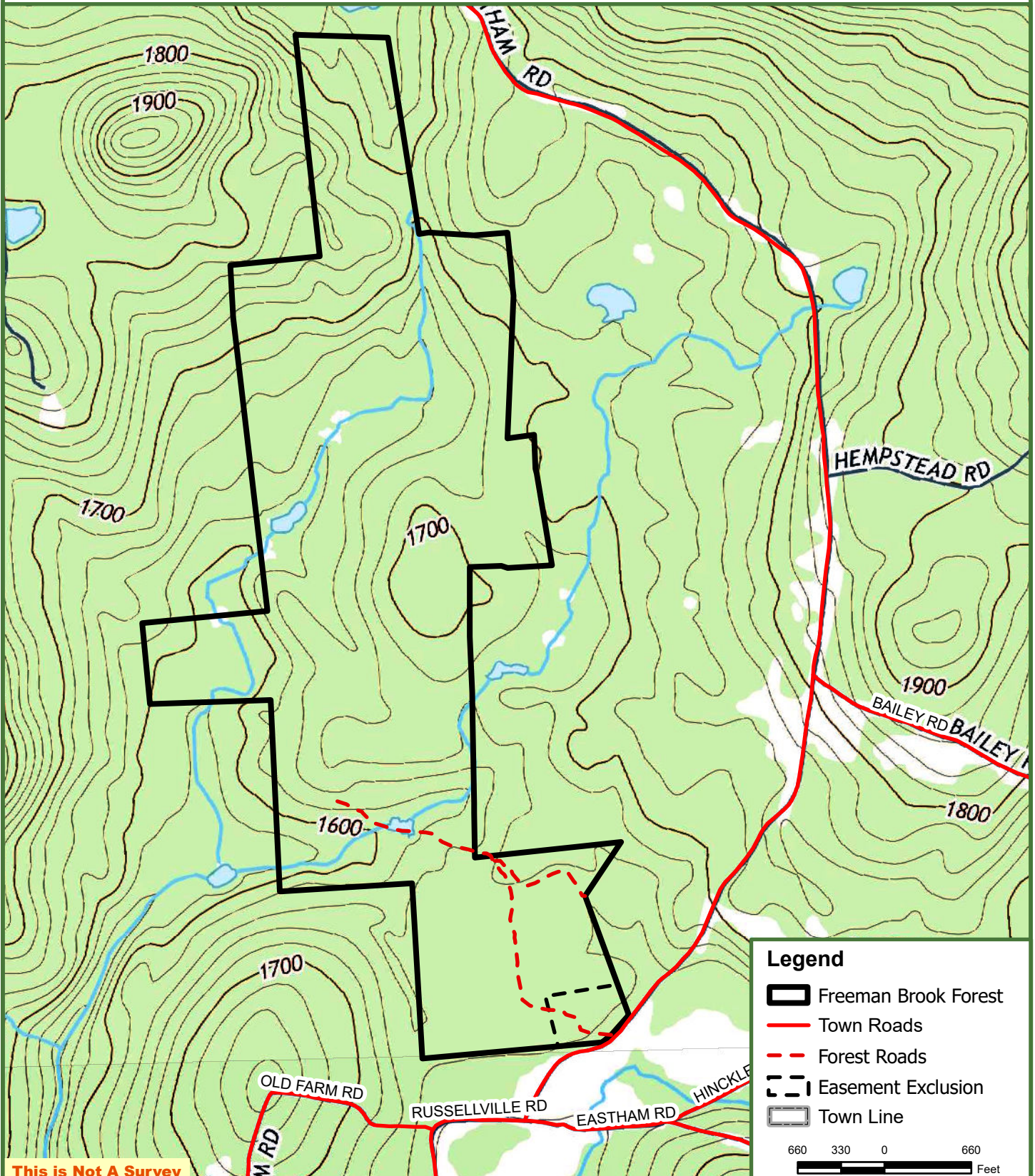


Freeman Brook Forest

292 GIS Acres
Shrewsbury, Orange County, Vermont



**Fountains
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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.

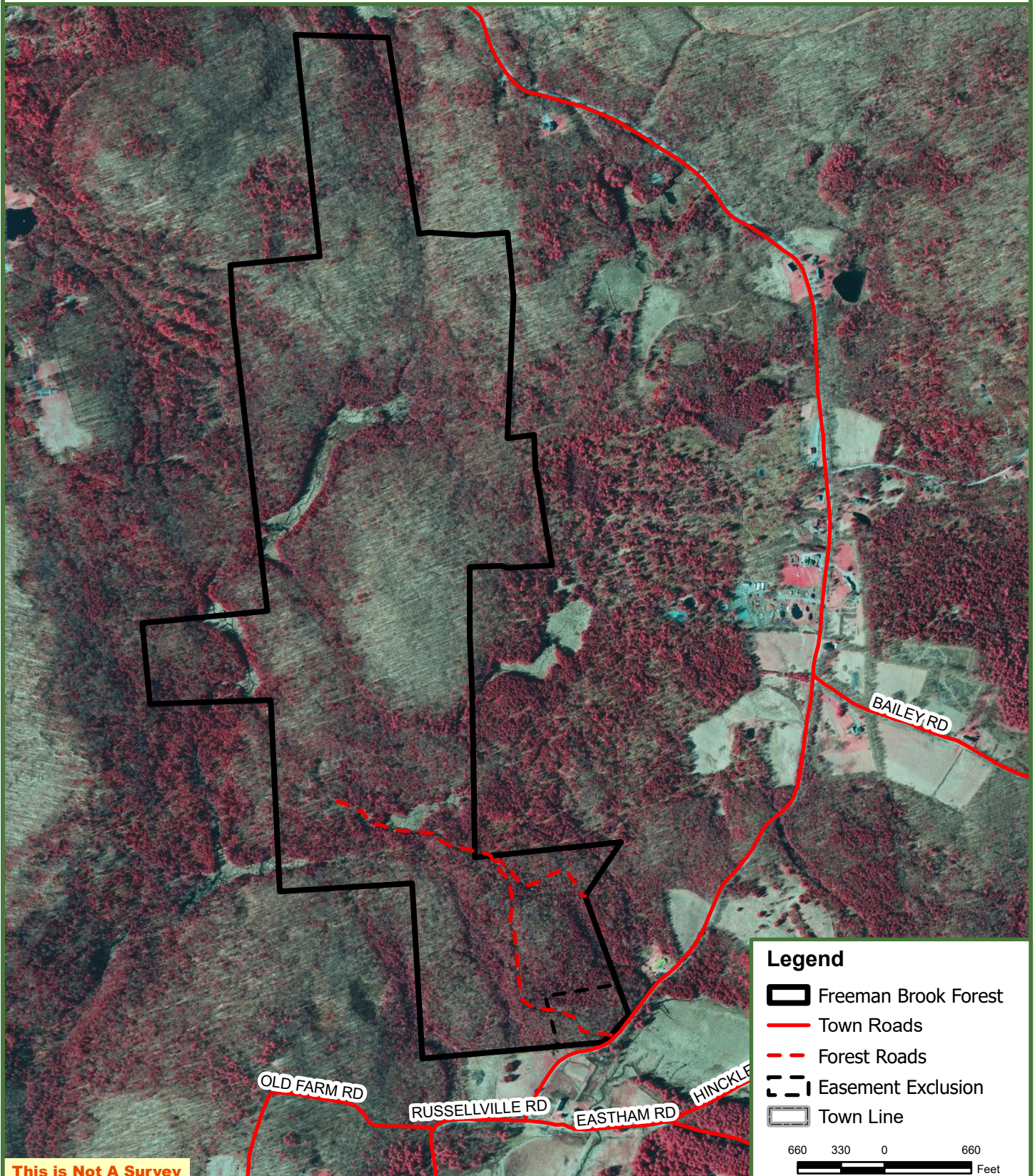


Freeman Brook Forest

292 GIS Acres
Shrewsbury, Orange County, Vermont



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Land**
AN F&W COMPANY



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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