

MOUNT PLEASANT FOREST

A central Vermont property adjacent to Coolidge State Forest and other conserved land, just a short drive to three major ski resorts and quaint small towns, with secluded potential building sites at the land's center.



Looking south over the property at Mount Pleasant with Okemo Mt. in the far center backdrop.

356 Acres
Plymouth, Windsor County, Vermont

Price: \$735,000

PROPERTY OVERVIEW

Location, site characteristics, and an attractive timber resource are the three primary features of this land. The special location attribute comes from the adjacent Coolidge State Forest and other conserved land, which together abuts large portions of the four sides of the property. The unique site characteristics arise from the land's high elevation, which is rimmed by mountain peaks and ridges. These geographic features create level terrain at the property's center, offering an ideal location for a secluded homesite with potential views. The attractive timber resource attribute offers immediate returns and long-term appreciation, summarized in the following highlights and detailed in the Timber Resource section.

Property highlights include:

- Central Vermont location with short drives to Pico, Killington, and Okemo Ski Resorts, and the quaint towns of Woodstock and Ludlow;
- Semi-developed access to the center of the land's gentle slopes, where private building sites are available;
- Interesting terrain created by three peripheral peaks and a mostly level "central valley";
- Adjacent State Forest and conserved lands significantly expand the recreational footprint;
- Attractive timber resource, with an estimated value of roughly \$479,000;
- Low carrying cost with taxes of \$1,858/year;
- Rich wildlife location, with trail cameras routinely capturing pictures of all major large mammals found in Vermont.



Mount Pleasant with access road seen mid-picture.



Fall view to the east from the old homestead site.

LOCATION

The property is located in central Vermont, adjacent to, and favorably situated between the 21,500-acre Calvin Coolidge State Forest, central Vermont's largest state-owned land holding, and an adjacent +/-1,300 acres, believed to be controlled by a conservation easement where no development is permitted, abutting the entire northern boundary. The State Forest was established in 1925, with its Coolidge State Park camping compound located just down the road from the property and east of Route 100A. The property's location is a conservation gem, offering protected land in nearly all directions. With no deeded building restrictions covering the land, any home construction option would offer enduring solitude and uncompromised views, yet is just a short drive to Route 100A.

Locally, there are no homes near the land and only two homes/camps on lands close by, including along Rangers Road, which runs through the State Forest providing access to the land. Three major ski resorts are located close by, with Pico Resort 18 miles and Killington Resort 11 miles to the north and Okemo Ski Resort 13 miles to the south. The tourist towns of Woodstock are 10 miles to the east, with Ludlow 15 miles to the south. Boston is a 2.5-hour drive, with the greater NYC region within a 4.5-hour drive.

ACCESS

Primary access to the property is provided by Rangers Road, which originates to the east at Route 100A. The first part of Rangers Road (off 100A) runs 0.65 miles as a Class 3, town-maintained gravel road. It appears the road then continues an additional ± 0.7 miles to the property boundary as a State-owned gravel road. Rangers Road from the east has been used as the primary access for decades, most recently by the current owners and prior to that by the former owner, who lived on the land with his family for many decades (no home currently exists on the property). The entire length of this road is in excellent condition.

Rangers Road also provides access from the land to the west, with the road running $\pm 1,840'$ past the property in a westerly direction to Messer Hill Road. The Class 3 portion of this road is 0.5 miles from the property.

Internal access is provided by a woods road that starts at Rangers Road, enters the land, then crosses onto the State Forest for $\pm 270'$ before crossing onto the adjacent landowner as a right of way for $\pm 840'$ then, entering back onto the land and continuing as a woods road to the center of the property. A stream-crossing along this access road is washed out (with a new culvert needed), thus drivable access into the center of the land is not possible at this time. Nice recreational trails run throughout the land (see maps).

TAXES

Property taxes in 2023-24 were \$1,858. All but 20 acres are enrolled in the State of Vermont's Use Value Appraisal (UVA) program (plan date 2017).



Rangers Road leading to the land through State Forest.



Internal access road as it passes along the right of way.



Spring drone view over land looking east.

SITE DESCRIPTION

While the adjacent State Forest and other conserved land creates a special location attribute inherent to the property, the land's terrain is equally unique. A local mountain peak sits at the property's northeast corner (elevation 2,260'), with another peak and its associated ridge along the western boundary (2,480'), and Mount Pleasant (2,160') framing the southern boundary. So the land is nearly rimmed with high elevation areas, holding at its center gently rolling terrain. Formerly, the land served as a homestead (both historically and again up until the early 2000's), as evidenced by abundant stone walls and a few stone cellar holes. The main old foundation sits near the land's center where the terrain falls off to the east, allowing for long views with additional tree clearing. This location is one possible option for any future homesite given its close proximity to the existing access road, level terrain, and potential for views. An alternative homesite location is within the 20 acres excluded from the UVA program. This area is situated on a broad ridge and would have views with clearing plus southern exposure. This area had a successful perc test in 2018.

Three small streams originate on the property, with the easterly year-round stream featuring rock outcroppings and a small falls that is quite beautiful when the water level is high. Aspect is mostly southerly, however, all aspects are present. The various possible building sites are on level terrain offering mixed aspect options. Old apple trees can be found near the old homestead and wildlife in the area is abundant. Trail cameras have recorded bears, moose, deer, turkey and occasionally cats (likely eastern bobcat and the Canada lynx). As noted in the forest management plan, invasive species are not common on the land.



Winter view to east from old homestead (circa 2016 - open area not currently mowed).



Forest area with gently sloping terrain.



Upper half of property, with western peak to left and northeastern peak to right, showing saddle between .

TIMBER RESOURCE

Timber data in this report is based on a timber inventory conducted in July of 2017 for the purpose of writing a forest management plan and NOT to specifically establish a Timber Valuation. However, given this is the only timber data available, it has been used to help buyers better understand the general timber parameters.

Fifty-six sampling points were taken on a 462' grid using a 20-factor prism. Upon applying growth for 2018-2022, the timber data reveal a total sawlog volume of 1,871 MBF International ¼" scale (5.6 MBF/commercial acre) with 5,665 pulpwood cords (16.9 cords/commercial acre). The combined total commercial per acre volume is 28.0 cords, a figure about average for the region. Based on this information, stumpage values were assigned by Fountains Land in July of 2023, producing a ROUGH property-wide Capital Timber Value (CTV) of \$479,000 (\$1,426/total acre). Given there was no timber data for the 20 acres not enrolled in UVA, the timber value for this area is not represented. See the Timber Valuation in this report for details.

The forest resource holds high value with attractive species composition/stem quality, offering a solid, long term appreciating asset. Given it has not been disturbed in two decades, there is good forest aesthetics enhancing the land's recreational amenities.

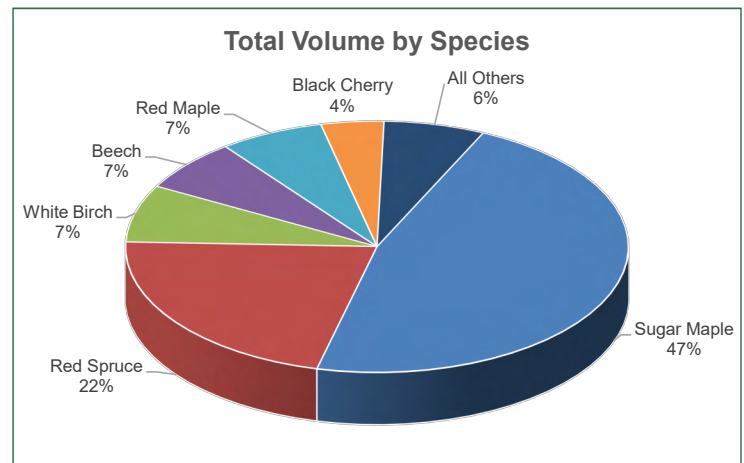
Species Composition:

A species composition of hardwoods prevails, with hardwoods at 77% and softwoods (mostly red spruce) at 23% of total volume. The majority of the red spruce is located at the land's center (within Stand #1 of the management plan). Total species composition offers a wide mix but is dominated by sugar maple and red spruce. The white birch component is reminiscent of old field abandonment that occurred at the center of the property nearly 60-70 years ago. Sawlog volume comes from the same primary species with a noticeable volume of black cherry.

Four forest stands have been delineated in the detailed 2017 Forest Management Plan (copies available upon request). The plan calls for thinning activity any time, offering the new owner income to offset future property investments.



Northern hardwood stand on lower slopes of Stand #2.



Winter in upper forest stand near ridge.

TIMBER RESOURCE (continued)

Sawlog Value/ Thinning History:

Sawlog value is largely dominated by sugar maple (58%) and red spruce (27%), with the balance consisting of common associates for the area/soil characteristics.

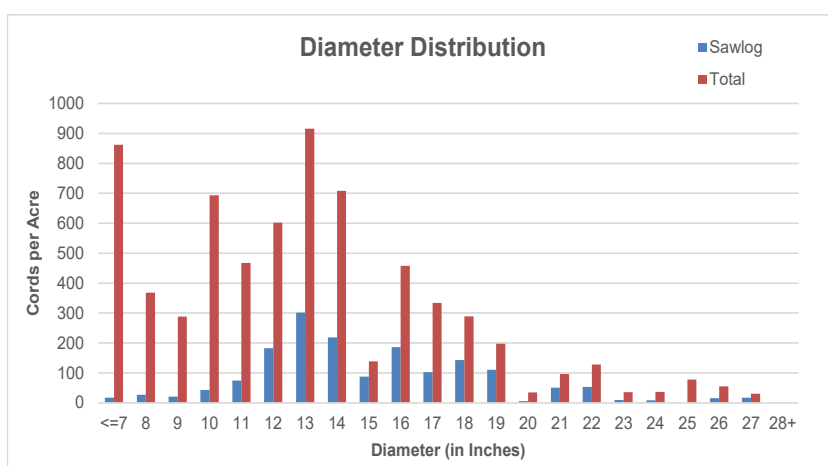
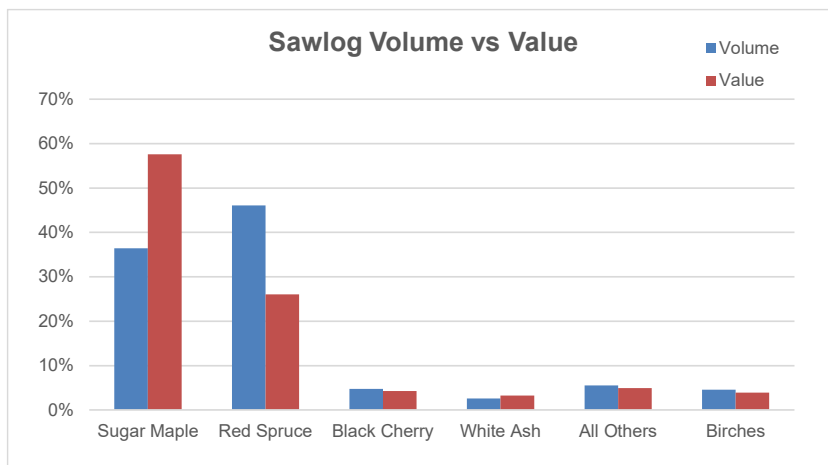
Much of the property has seen harvesting activity about 24 years ago in response to the Great Ice Storm of 1998, which impacted high elevation forests.

Diameter Distribution:

The average diameter for all products combined is 12.5", with the sawlogs at 14". Average sawlog diameters for key species include sugar maple at 15.5", red spruce at 13.0", and black cherry at 17.5". While the forest possesses growing stock within the 4-7" diameter classes, the majority of stocking is middle-aged (65-100 years old). Stand #1 located at the center of the land is younger with Stands 2-3 occurring on steeper terrain having an average tree age closer to 80-100 years old. Abundant growing stock was created after the last harvest +/-24 years ago.

Stocking and Stem Quality:

The 2017 inventory data was conducted only on the 336 enrolled UVA acreage, with total basal area on this acreage at 105 ft²/acre (average stocking for the region). The value of the timber on the 20 acres excluded from the UVA program was not calculated. Soils are mostly well drained and productive promoting the growth of high quality stems on desirable species. The 2017 Forest Management Plan is comprehensive and available upon request.



Fountains Land Inc. 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 VALUATION



Mount Pleasant Forest Rough Estimated Timber Valuation

Prepared By
FOUNTAINS LAND

Plymouth, Windsor County, Vermont
July 2023

336 Total UVA Enrolled Acres
336 Commercial (Enrolled) Acres
356 Total Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
Sawtimber - MBF					
Sugar Maple	682	300.00	425.00	350.00	238,600
White Ash	49	250.00	325.00	275.00	13,400
White Pine	11	110.00	160.00	130.00	1,400
Spruce/Fir	863	90.00	140.00	125.00	107,800
Red Oak	35	225.00	300.00	250.00	8,700
Red Maple	50	175.00	225.00	200.00	9,900
White Birch	45	65.00	115.00	90.00	4,000
White Birch Veneer	19	175.00	300.00	225.00	4,200
Yellow Birch Veneer	8	400.00	600.00	500.00	4,200
Yellow Birch	14	250.00	325.00	275.00	3,700
Black Cherry	89	125.00	175.00	200.00	17,800
Beech	8	40.00	70.00	50.00	400
Pulpwood - Cords					
Hardwood	5,297	10.00	15.00	12.00	63,600
White Pine	20	0.00	5.00	3.00	100
Hemlock	31	3.00	5.00	4.00	100
Spruce/Fir	317	3.00	6.00	4.00	1,300

Totals					
Sawtimber Total	1,871	MBF			\$414,100
Sawtimber Per Acre	5.574	MBF			\$1,234
Sawtimber Per Comm. Acre	5.574	MBF			\$1,234
Cordwood Total	5,665	Cords			\$65,100
Cordwood Per Acre	16.9	Cords			\$194
Cordwood Per Comm. Acre	16.9	Cords			\$194
Total Per Comm. Acre					\$1,428

Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$390,000	\$568,000	\$479,000

Note, the inventory data (56 plots) were collected for management plan purposes and not for valuation purposes.

BASED ON JULY 2017 INVENTORY CRUISE BY OWNERSHIP'S FOREST MANAGER

Volumes grown forward based on FIA data. No volumes/value are available for the 20 acres of excluded UVA acreage.

Stumpage values assigned by F&W Forestry Services in July, 2023

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

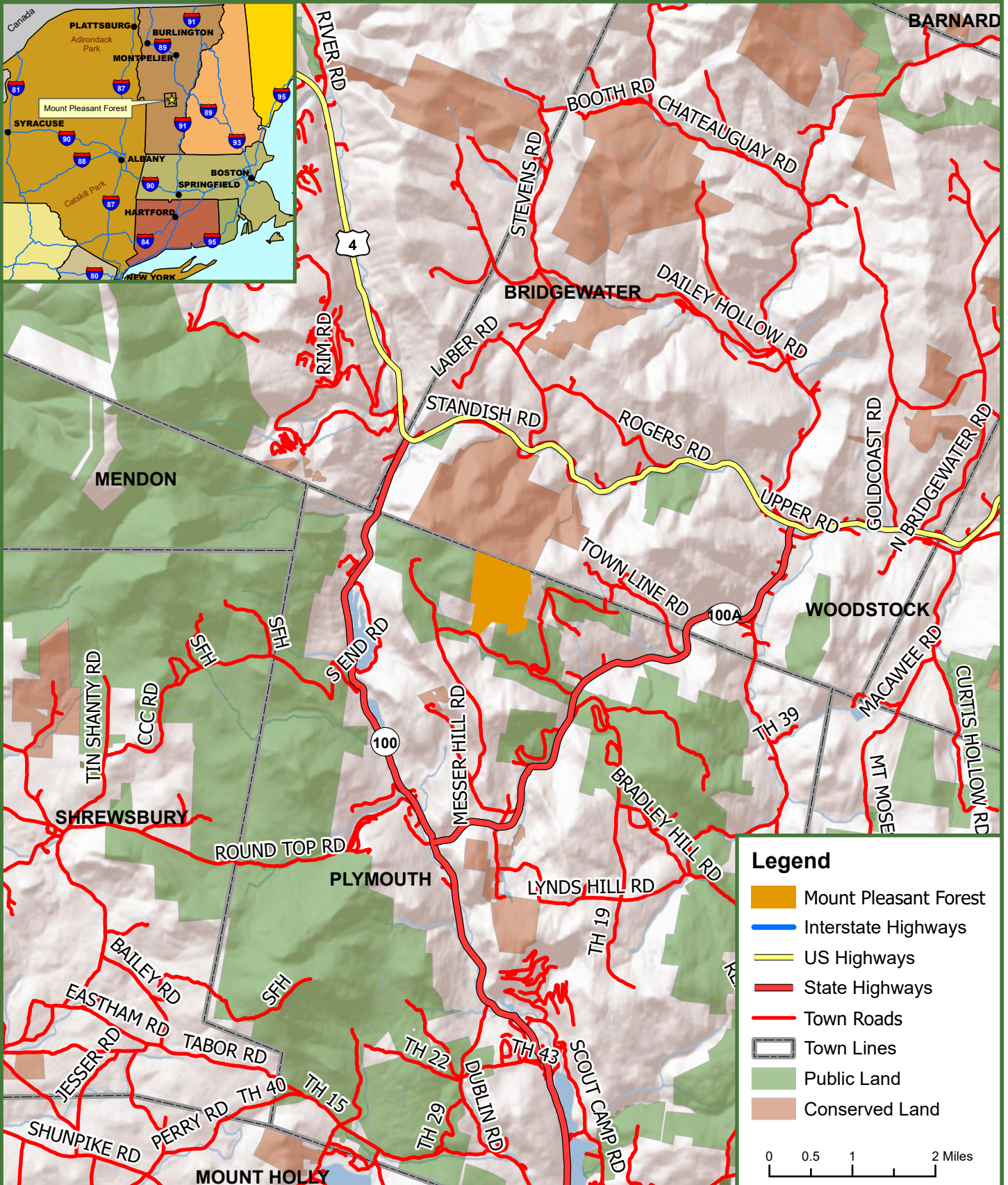
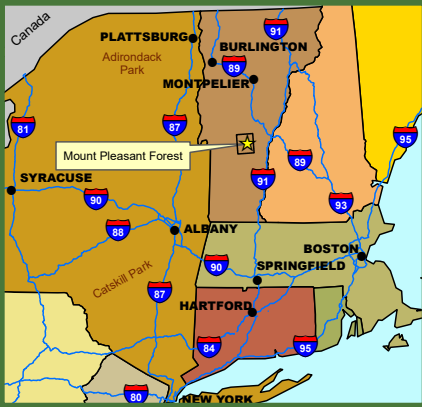
The volumes and values are not a liquidation value.

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

Fountains Land Inc — Specializing in the sale of forestland and rural estates.

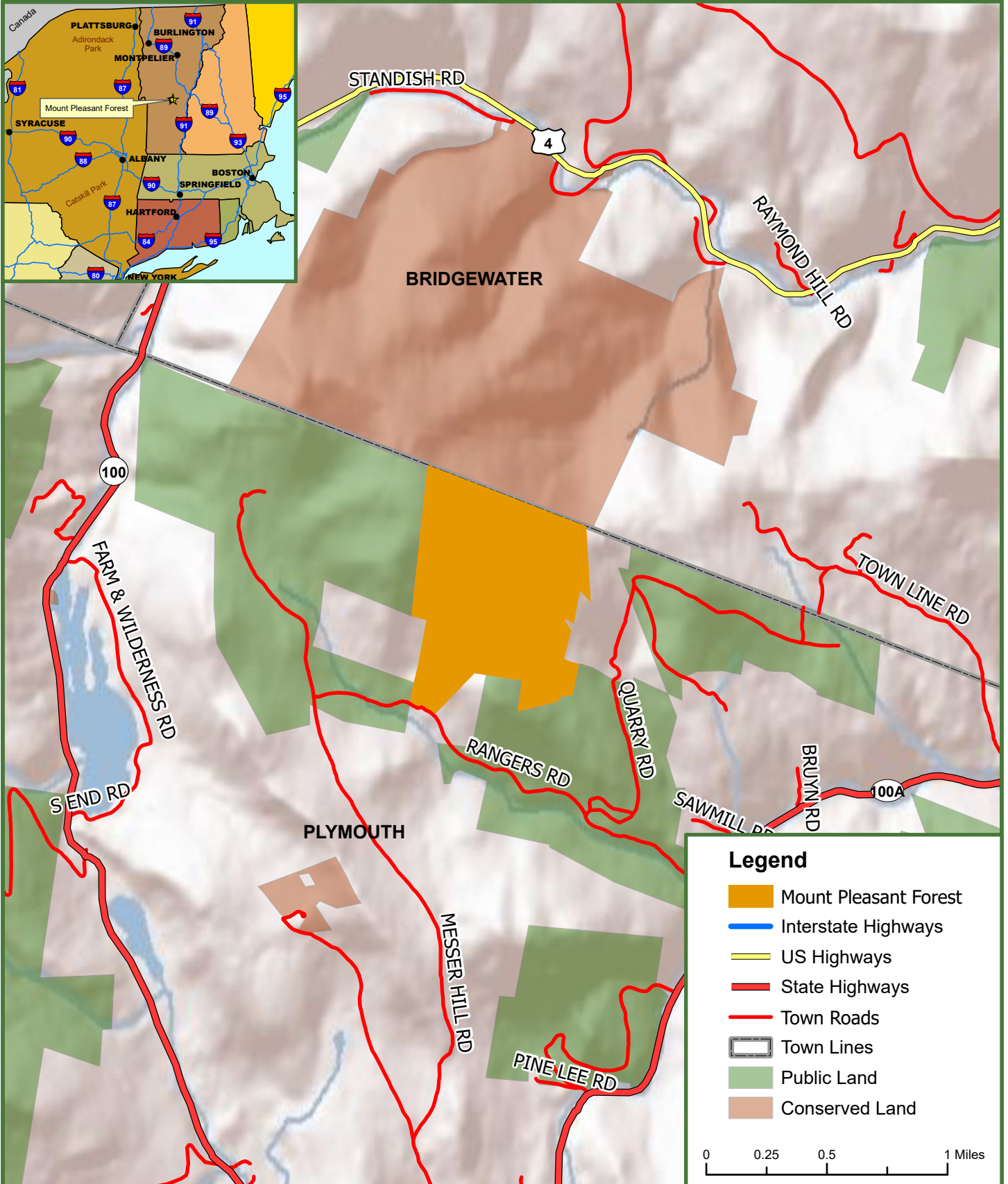
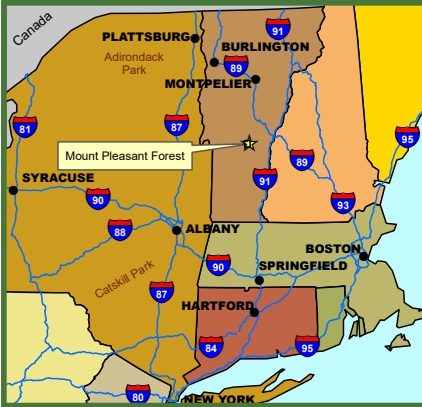


Locus Map
Mount Pleasant Forest
355.6 Grand List Acres
Plymouth, Windsor County, Vermont





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Legend

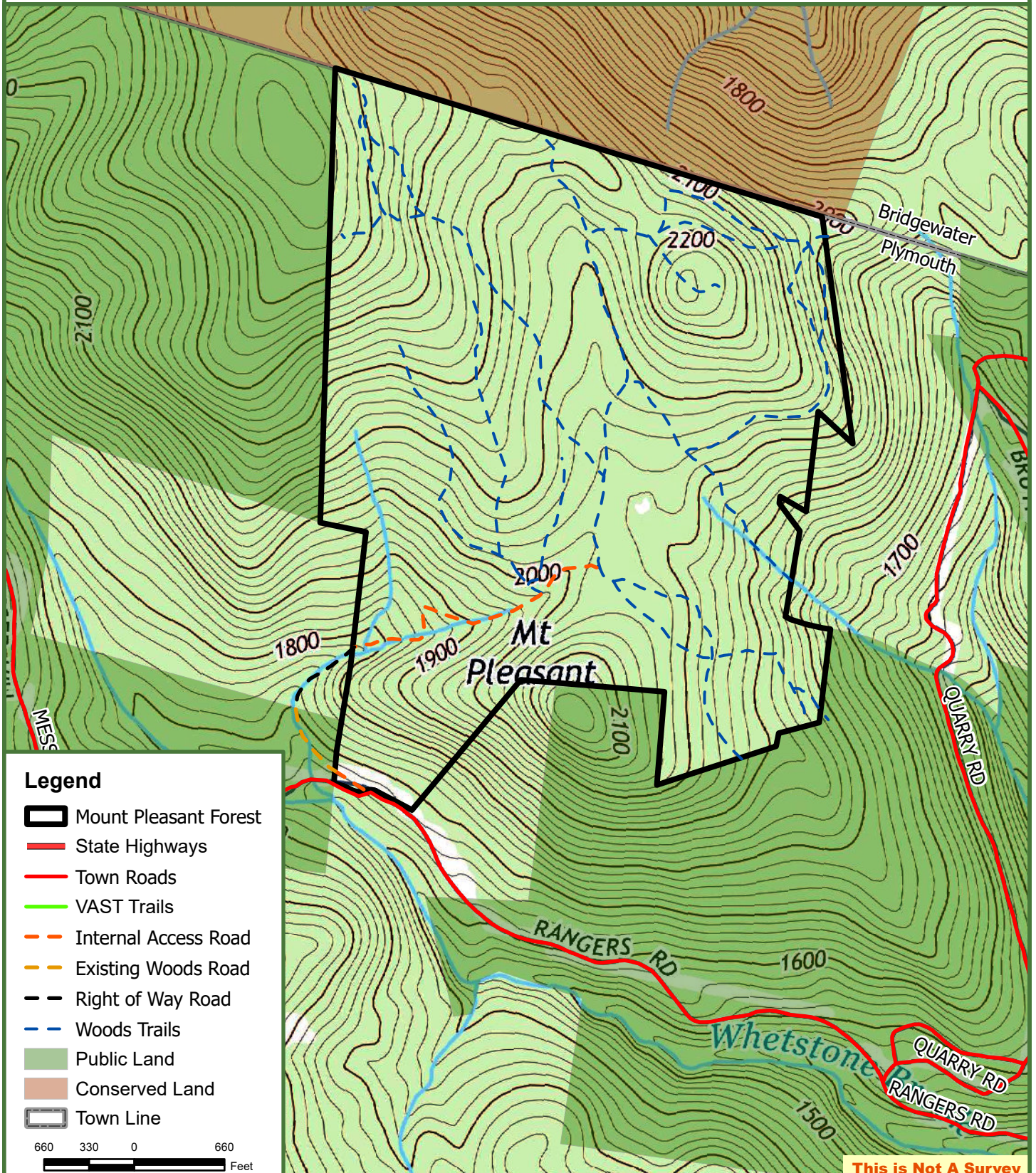
- Mount Pleasant Forest
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Town Lines
- Public Land
- Conserved Land

0 0.25 0.5 1 Miles



Mount Pleasant

355.63 Grand List Acres
Plymouth, Windsor County, Vermont

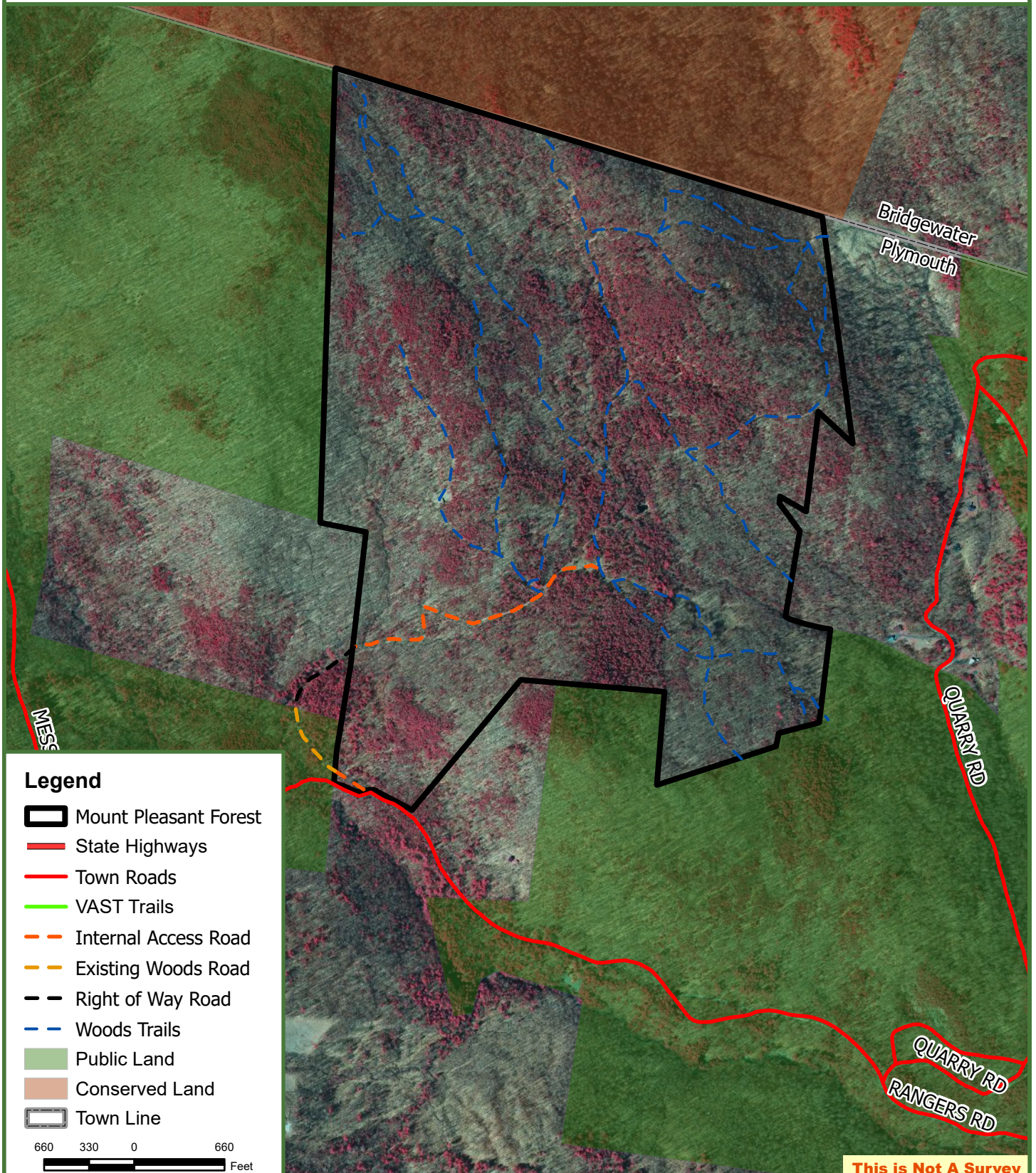


Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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



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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