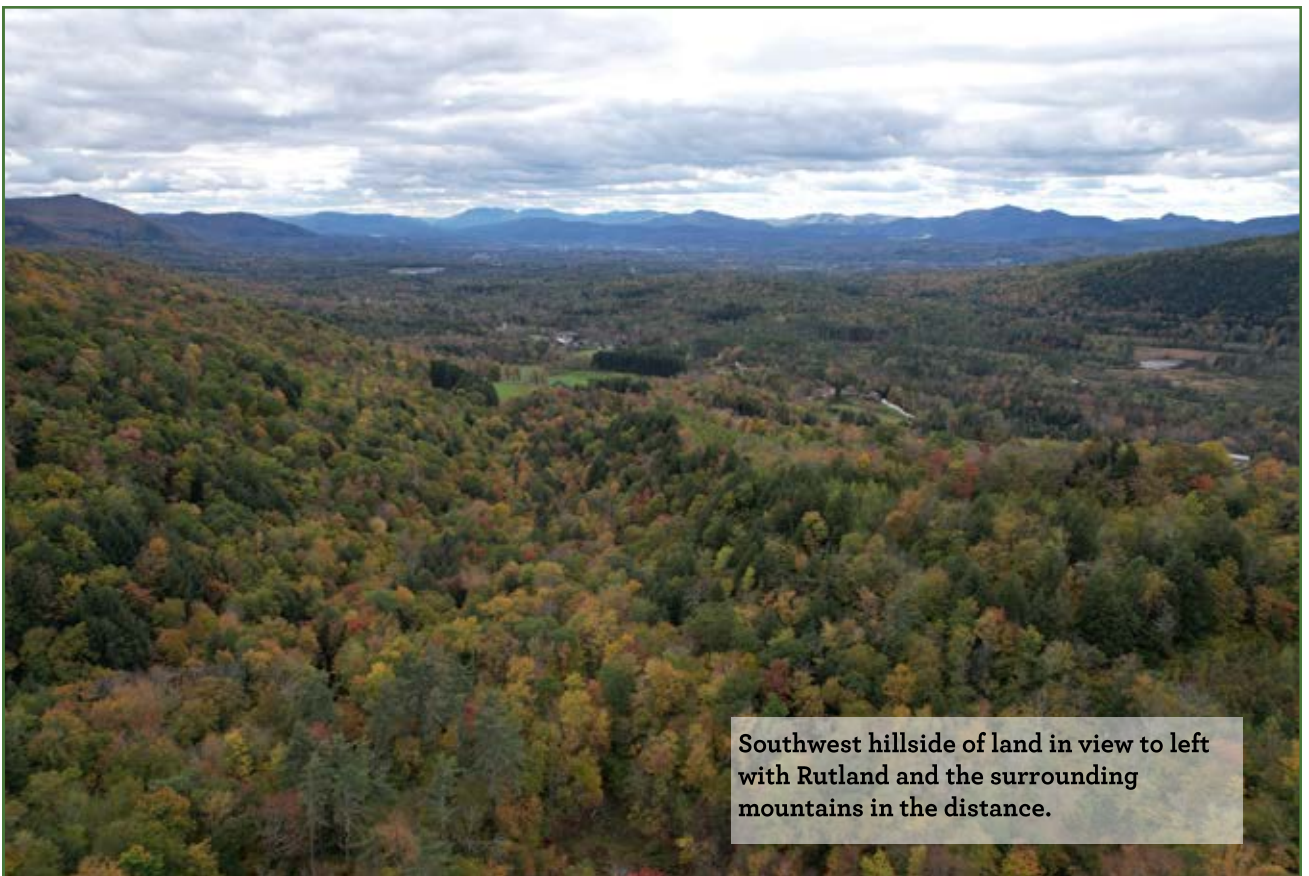


BLUE RIDGE FOREST

A central Vermont tract adjacent to Green Mountain National Forest, with an attractive timber resource, private site for camp development and miles of recreational woods trails.



Southwest hillside of land in view to left with Rutland and the surrounding mountains in the distance.

*221 Tax Acres
Chittenden, Rutland County, Vermont*

Price: \$356,000

PROPERTY OVERVIEW

The land's highest and best use is likely a combination of camp development, recreation, long-term timber value asset appreciation, and conservation.

Property highlights include:

- The property is boarded on three sides by National Forest public ownership;
- Private site near access road with views to develop a seasonal camp;
- Diverse terrain including a high-elevation plateau and narrow scenic ravine, accessed by miles of internal woods trails;
- Aesthetically attractive timber resource with diverse diameter distribution; good stocking and notable timber value;
- Central Vermont location within 5 miles of Rutland, Vermont's second largest city.



LOCATION

The forest is situated in the Town of Chittenden, in the heart of the Green Mountain Range. Chittenden is a small bedroom community where many of the residents commute to the vibrant nearby job markets of Rutland and the area ski resorts. Most of the land area of Chittenden is owned by the US Forest Service, which borders three sides of the Subject, creating a plethora of local/adjacent recreational opportunities, from hiking and biking to skiing and snowshoeing.

Mountain Top Inn, a four-season resort that offers dining and an equestrian facility is 4.7 miles to the north. The Inn is perched above the Chittenden Reservoir, a large water body that offers boating, fishing and swimming opportunities.



Locally, the land sits on the western slopes of the Blue Ridge Mountain ridge. Most of the land to the south, east and north is undeveloped forestland. Rural home development is common west of the land, along Chittenden Road.

Rutland, five miles to the southwest, is the largest nearby city, offering many boutique retail shops, small restaurants and varied cultural events. The city also offers many national retailers. This area has grown to become one of the more popular places to live in Vermont and Blue Ridge Forest is centered within this region.

Killington Resort is about 30 minutes to the southeast, and Pico Mountain is about 20 minutes in the same direction. Albany, NY is about two hours to the southwest, while Boston is approximately 3.5 hours to the southeast.

ACCESS

Access is provided by Dugway Road which starts out as a town maintained road for 0.26 miles then proceeds as a Legal Trail for 0.24 miles. Beyond this the road continues for +/- 1,400' as a high clearance woods road until the property's internal driveway. Much of this access will require some ditching, grading and spot gravel prior to use for future forest management purposes.

The internal driveway runs easterly a short distance to a large clearing, a likely location for future camp development. From this location, interior woods trails run throughout the land which are well suited for walking and ATV riding (see property maps for trail locations). The land's western boundary runs along the old Pike Road, now discontinued.

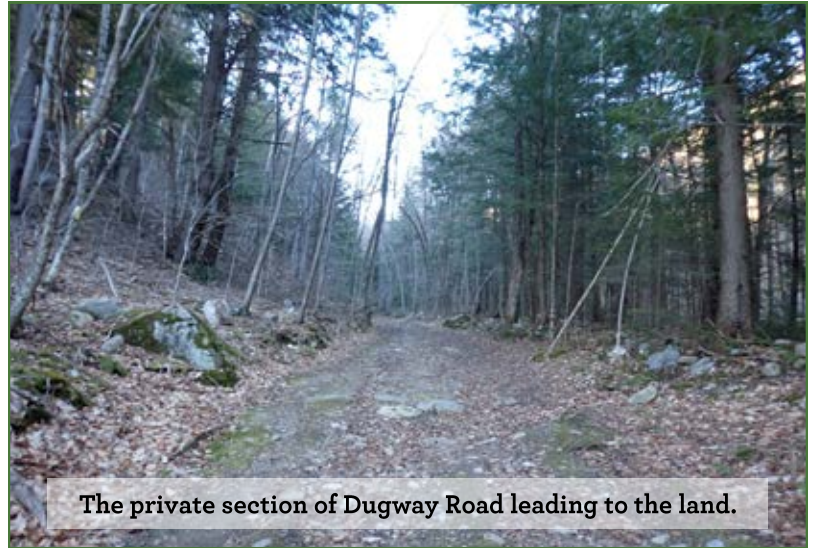
SITE DESCRIPTION

The property has a predominantly western aspect whose elevation along the access road is 1,400' in elevation, then generally rises to a high point of 2,280' along the eastern boundary. Terrain is variable with moderate slopes covering the upper 1/3 of the land, with other moderately sloping terrain on benches along the way. Steeper terrain is common along the mid-slope areas.

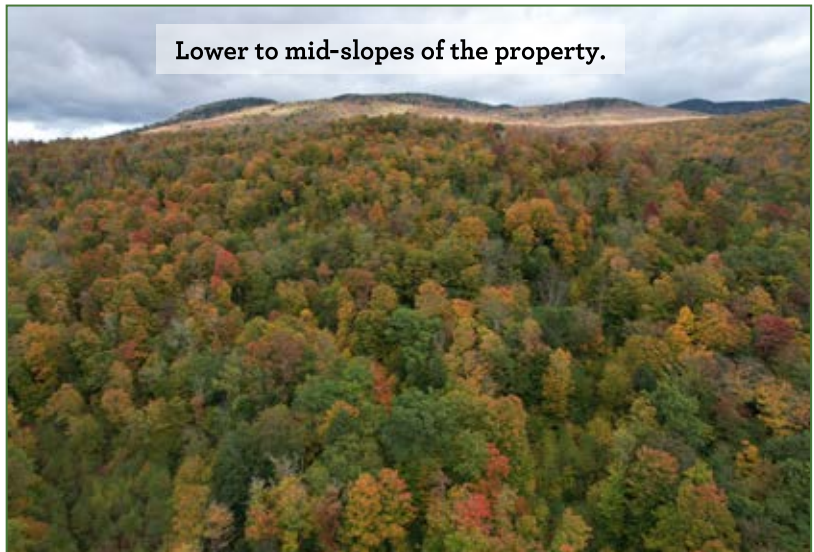
Notable is a scenic, narrow ravine that runs in a northeasterly direction at the NE section of the property. Excessive terrain and rock out-crops are common along the ravine's narrow walls.

A mountain stream runs along the upper slopes with a small scenic falls before leaving the land and running near it's southern boundary. Another stream parallels Dugway Road along the western boundary where some of its banks are steep but quite scenic.

The land's clearing along its internal access road is level, an ideal location to build a camp. Nice long-range views to the south and west are available from this site with additional tree clearing.



The private section of Dugway Road leading to the land.



Lower to mid-slopes of the property.



The land's clearing and best camp location near the access road.

TIMBER RESOURCE

The timber represents an attractive resource that is well-positioned for future asset value appreciation. A species composition is nearly all hardwoods, dominated by red & sugar maples, birches, American Beech, red oak and common associates in smaller amounts. The limited softwood trees (mostly hemlock & pine) occur on the steep and rocky slopes on both sides of the ravine and along the stream in the SW corner of the land.

The land's forest management plan (copy available upon request) identifies 4 stands which have been influenced by past forest management that occurred, most recently +/-25 years ago. Stand 1 (78 acres) located east, on the high ground, is an exceptional sawlog sugar maple stand with high stocking and value with nice forest aesthetics. Stands 2 & 3 (125 acres total) at the western end of the land, was partially harvested 25 years ago with current good stocking and diameter diversity. In the areas harvested, natural regeneration in the form of advanced saplings is now above head height and relatively easy to walk through. Stand 4 (20 acres) was clearcut and is now a fully regenerated, dense advanced sapling stand. The diverse age structure provides excellent habitat for a variety of native wildlife species.

There is no recent timber inventory permitting the establishment of Capital Timber Value (CTV), but field observations indicate that CTV/ac could be +/- \$900.

TAXES/OWNERSHIP

Property taxes in 2023 were \$776.62. The entire property 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.



Lower slope hardwoods with regeneration from 25-year-old cut.



Fall view of forest canopy showing fully-stocked hardwoods.



The land with Stand 1 in view with Stand 4 below.

Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property.

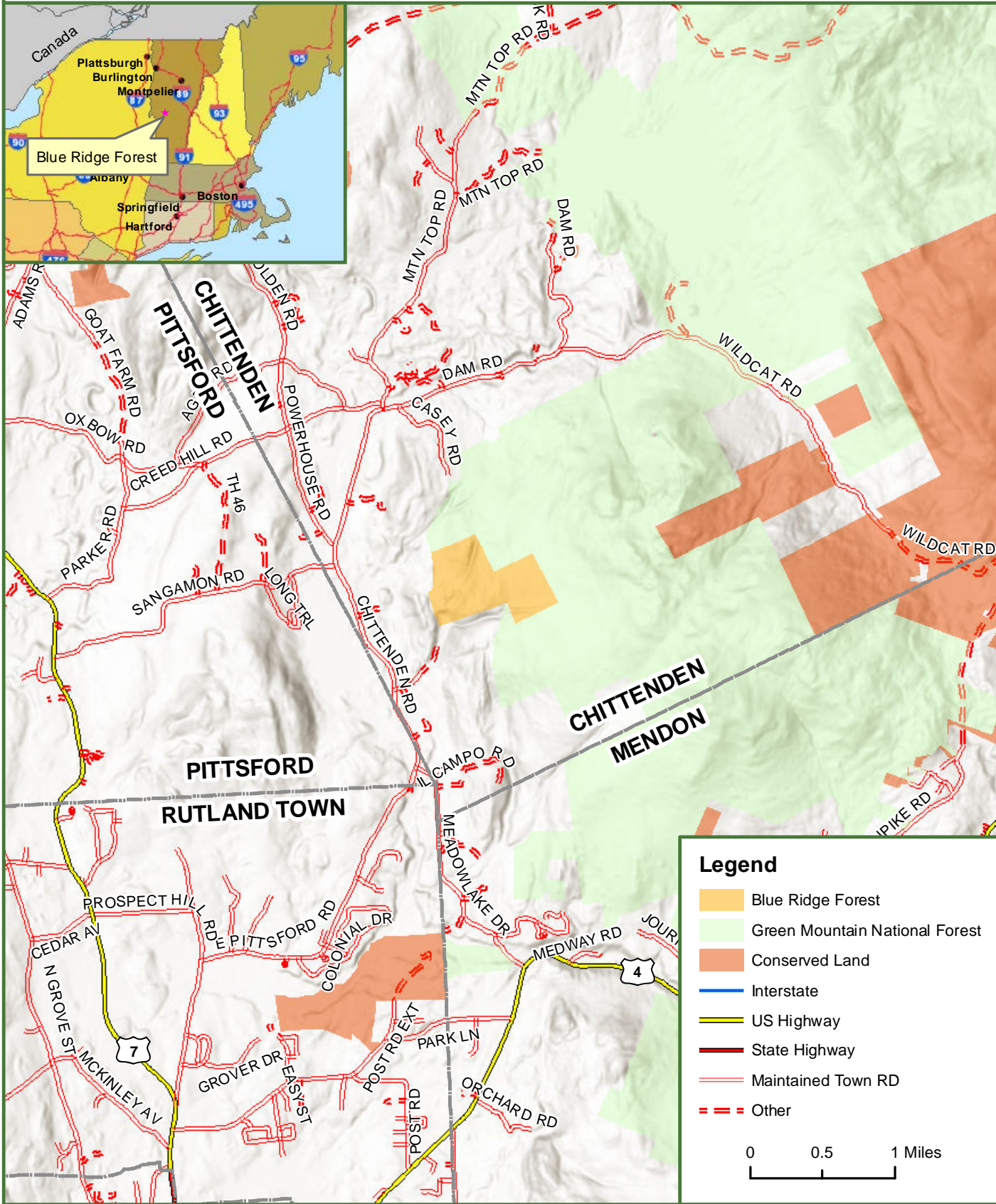
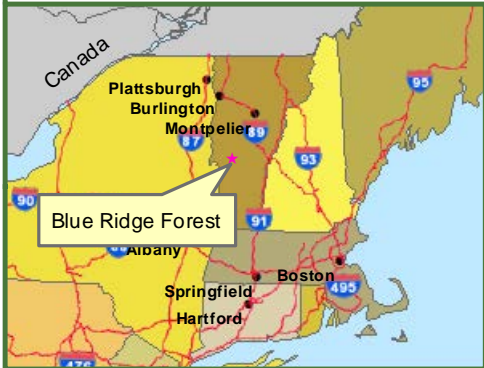
Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests.

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.

Locus Map Blue Ridge Forest

221 Tax Acres

Chittenden, Rutland County, Vermont



Legend

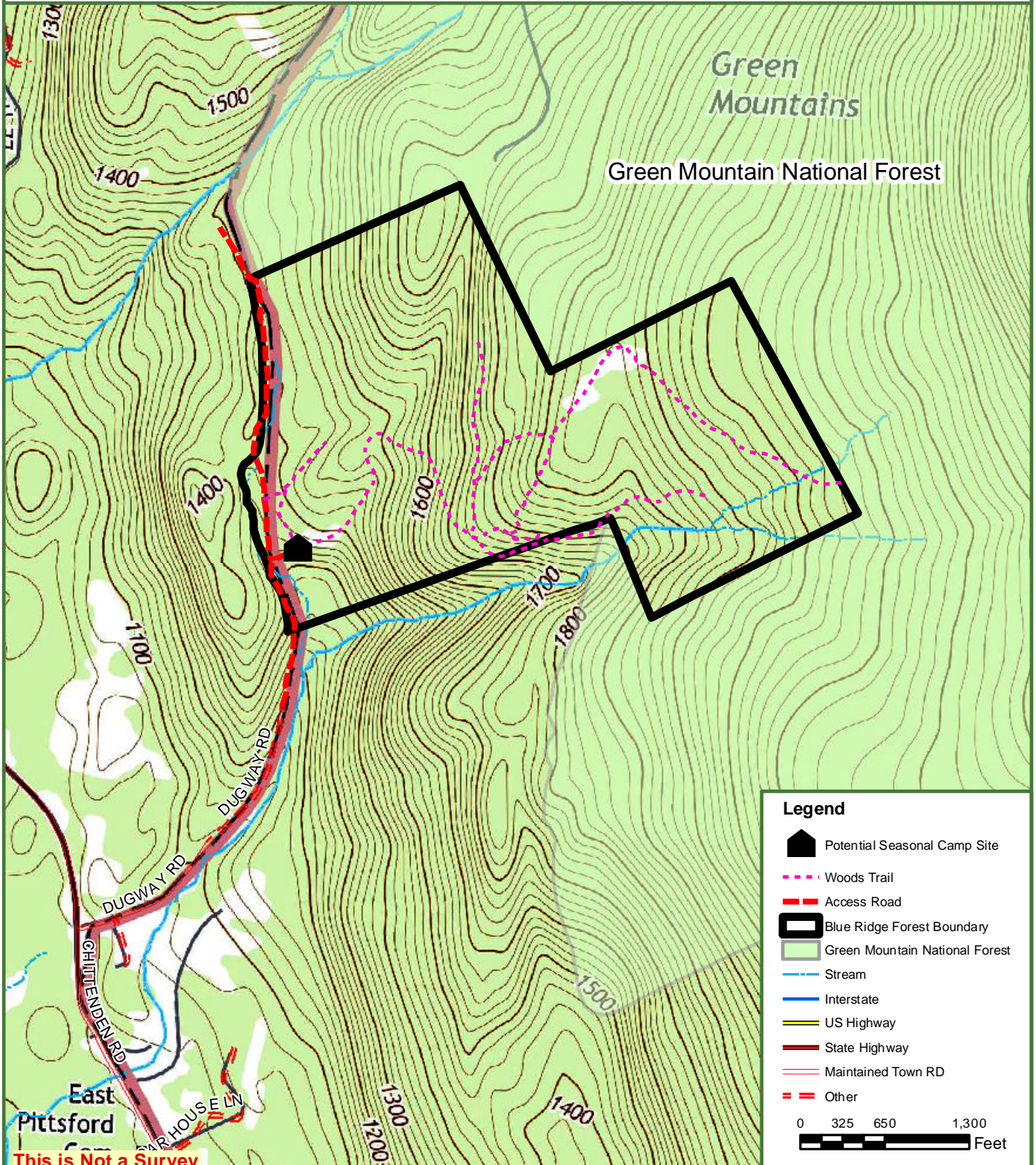
- Blue Ridge Forest
- Green Mountain National Forest
- Conserved Land
- Interstate
- US Highway
- State Highway
- Maintained Town RD
- Other

0 0.5 1 Miles



Blue Ridge Forest

221 Tax Acres
Chittenden, Rutland County, Vermont

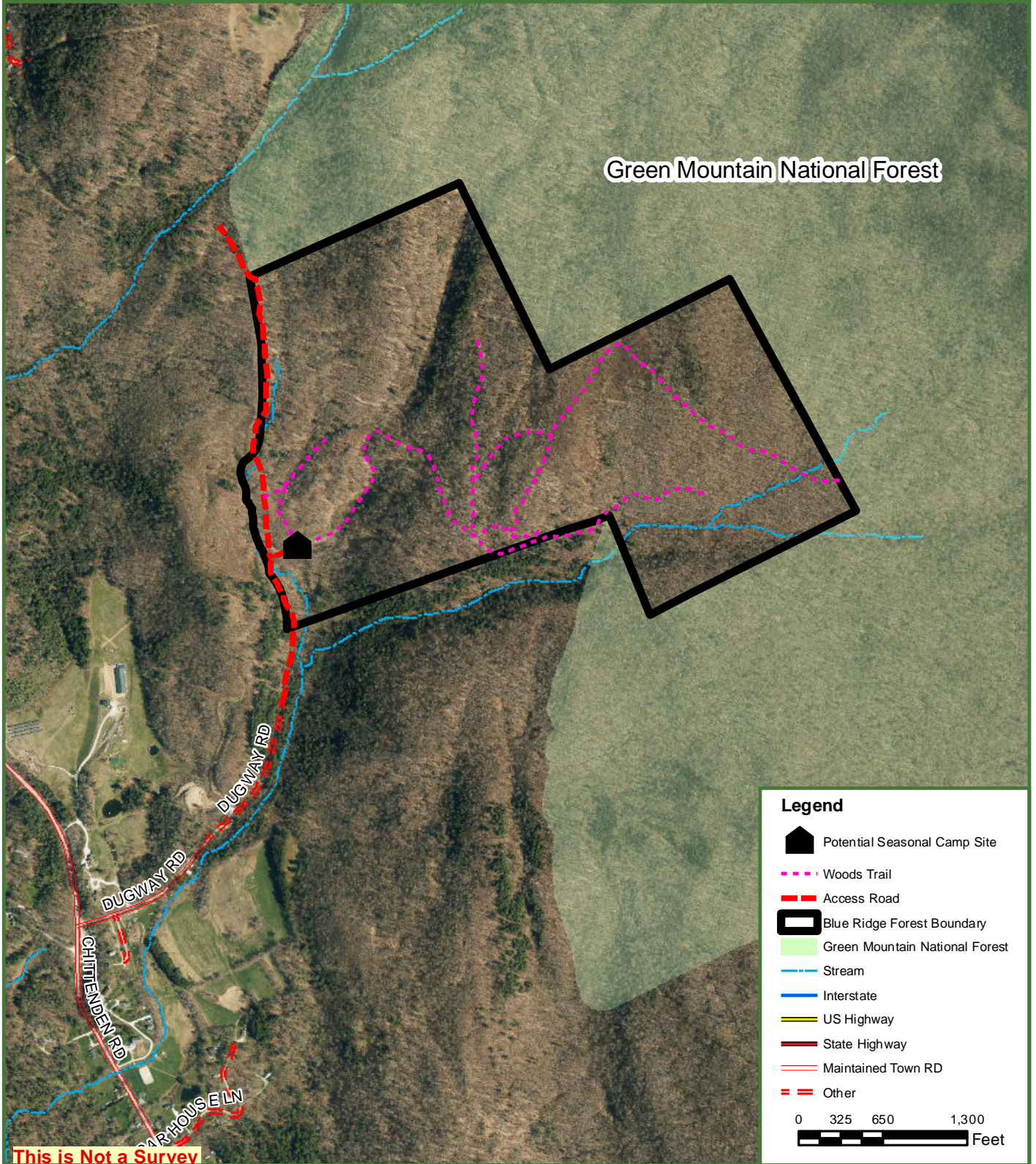


Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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



Blue Ridge Forest

221 Tax Acres
Chittenden, Rutland County, Vermont



This 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

Zachary Jaminet

Printed Name of Agent Signing Below

[] Declined to sign

Zachary Jaminet

Signature of Agent of the Brokerage Firm

Printed Name of Consumer

Date

Signature of Consumer

Date

[] Declined to sign