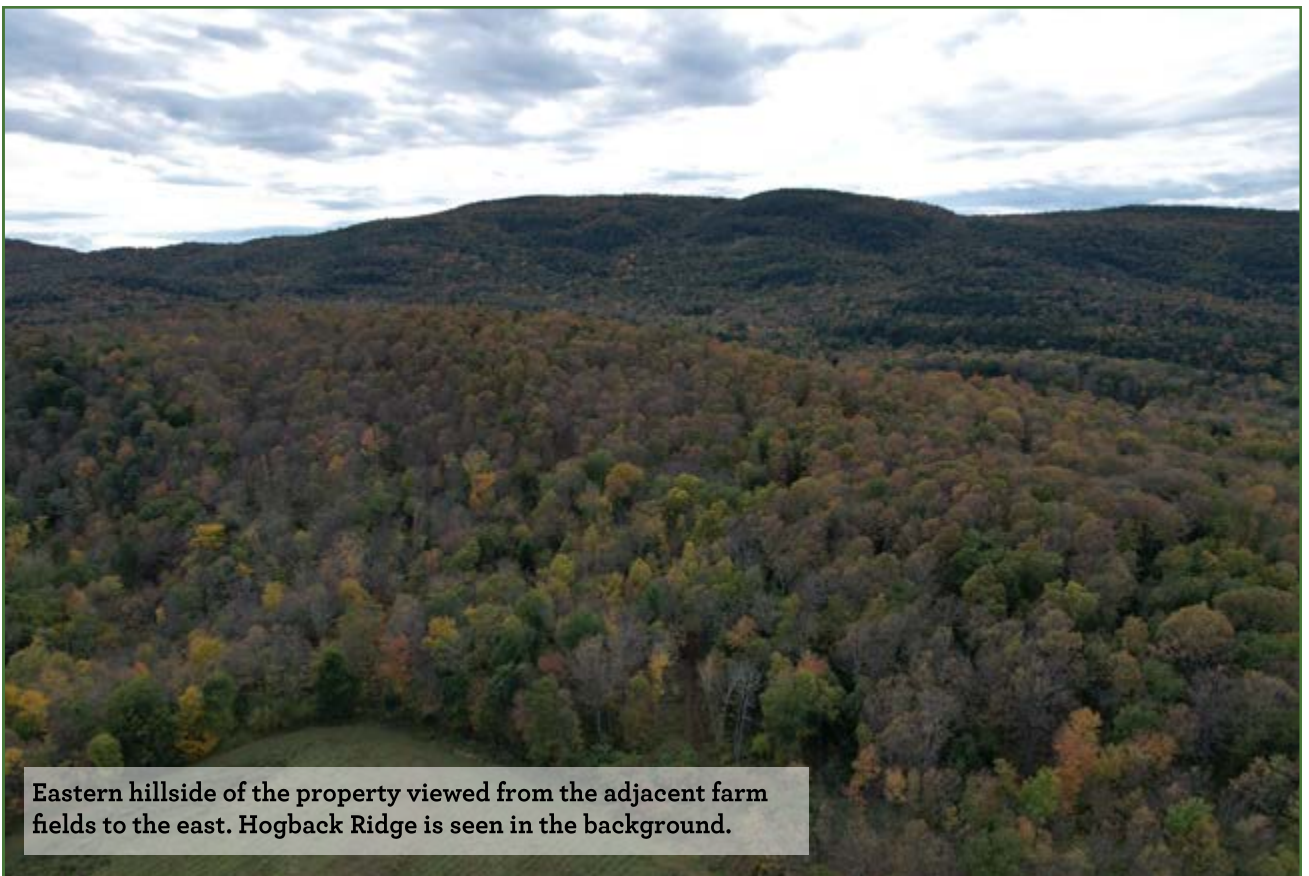


LEWIS CREEK FOREST

A wooded property well-suited for a private seasonal camp and recreation, along with the sugar maple forest resource nestled in the rolling hills and scenic farm fields of Addison County.



Eastern hillside of the property viewed from the adjacent farm fields to the east. Hogback Ridge is seen in the background.

*50 Tax Acres
Starksboro, Addison County, Vermont*

Price: \$119,000

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:

- Private access leads through scenic farm fields, set away from major public roads.
- Mature and high-quality hardwood timber resource, suitable for long-term forest management and sugaring.
- Rolling terrain offers excellent hiking and recreational access, as well as sites for a potential camp.
- Quiet, rural location close to ski resorts and Lake Champlain.

LOCATION

The forest is found in rural Starksboro, Vermont, a quaint town nestled in the Champlain Valley, just west of the Green Mountains. The surrounding location is predominantly family forests and farms, occupying rolling hills and river bottoms containing fertile valley soil.

Hinesburg, located north of the property about 7.8 miles away, has local amenities, small businesses, breweries, and restaurants. Vermont Folk Rocker, Vermont Smoke and Cure, and Frost Beerworks are notable producers of local goods with regional acclaim. Mad River Glen and Sugarbush ski resorts can be found approximately 16 miles away.

Locally, the land is found in the shadow of Hogback Ridge to the west and lies in what is known as the Champlain Valley. This region, with Lake Champlain to the west and the steep Green Mountains to the east, is known for its mild temperatures and productive soils.

Access to Lake Champlain, a popular destination for beachgoers, anglers, and boaters, can be found approximately 30 minutes to the west. Burlington, the area's largest population and job center, is located 23 miles to the north. The property is unique in that it is well situated between Camel's Hump State Forest to the north (14 miles northeast in Huntington) and Green Mountain National Forest. (7 miles south in Bristol)

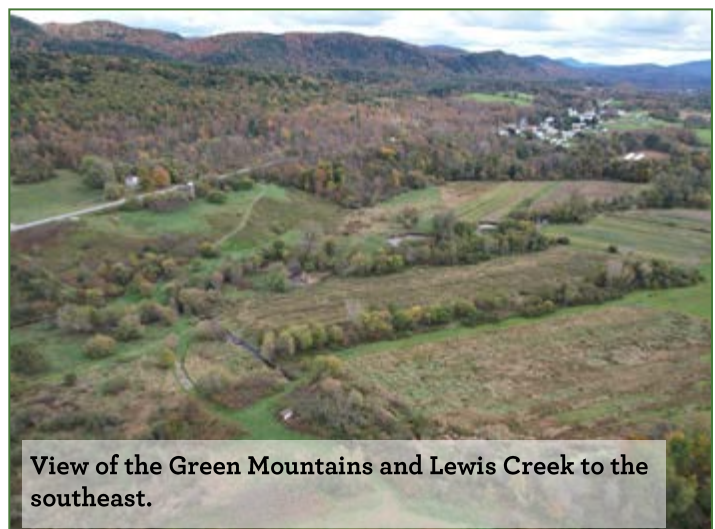
Albany, NY is about 3 hours to the southwest, while Boston is approximately 3.5 hours to the southeast.



Upland forest containing mature sugar maple and birch.



View of the Green Mountains and surrounding farm fields to the northeast.



View of the Green Mountains and Lewis Creek to the southeast.

ACCESS

Access is found via VT-116, from which a private, gravel, deeded access road runs through neighboring farm fields for approximately 1,000 feet before crossing Lewis Creek via an iron bridge. From here, the road becomes dirt and continues approximately 1,900 feet around the edge of a farm field before terminating at the beginning of a hiking trail running through the property.

This hiking trail runs through the center of the property, offering quick foot access. Old woods trails from previous logging are found throughout, and all areas of the property are easily accessible.

SITE DESCRIPTION

The property has a predominantly eastern access, and features a small hill presenting the highest elevation in the forest, approximately 800' above sea level. From here, gentle and rolling slopes fall away to the north and east, to approximately 600' above sea level. The terrain includes some short, steeper rock outcrops where exposed ledge is present.

The property is notable for the presence of many glacial erratics; large, glacially-deposited boulders left behind after glaciers receded from the area around 14,000 years ago. These features are commonly found on upland sites, and indicate that the soil is mostly composed of fertile, calcium-rich glacial till.

The forest serves as a headwaters for small streams draining into Lewis Creek. The property contains many ephemeral and intermittent streams which drain east off the property. Overall, however, the site is dry underfoot, well-suited for recreational trails and forest management activities.

The land features many flat plateaus suitable for the construction of a seasonal camp, lean-to, or primitive campsite. Due to its location near open fields, riparian habitat, and large forested blocks, the property offers excellent wildlife habitat for migratory bird species and local game animals.



View of the private access road originating from VT-116.



A well-built iron bridge offers access across Lewis Creek.



Glacially-deposited boulder with sugaring buckets at the base.

TIMBER

The timber resource on the property is mature and well-situated for future volume and value growth. The property features a northern hardwood forest dominated by sugar maple, the state tree of Vermont. Sugar maple makes up 65% of the basal area, with ash, beech, and hemlock being present as minor associates.

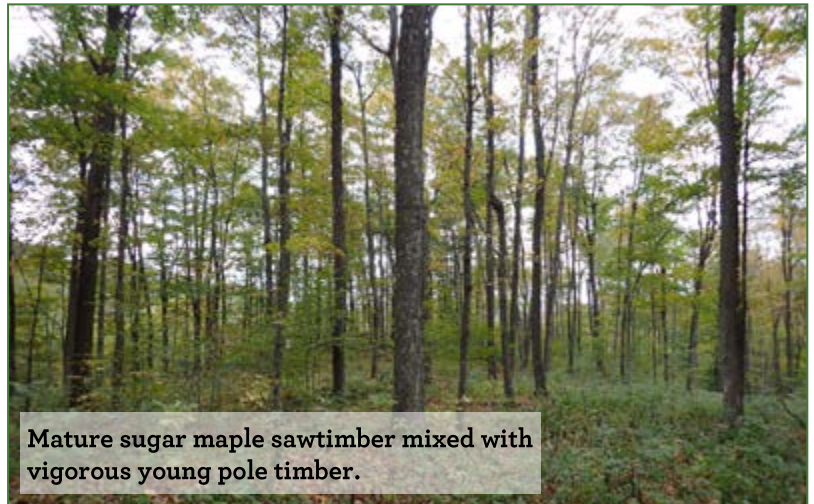
The land was once cleared for pasture by early homesteaders in the 1800s. Since then, as Vermont transitioned away from widespread farming practices, this land reverted to forest. Over the years, former owners have used the property for firewood, local wood products, and maple sugaring, as evidenced by old sugaring buckets found around the property. The property is well-suited to continue the tradition of sugaring, with easy yet predictable slopes and an excellent maple component providing around 50-75 taps per acre by visual forester estimate.

The land's forest management plan (copy available upon request) identifies one stand that has been influenced by past forest management, most recently a thinning around 7 years ago. As a result of this, the forest is now growing an excellent crop of new hardwood saplings developing in the shade of mature, high-quality hardwoods.

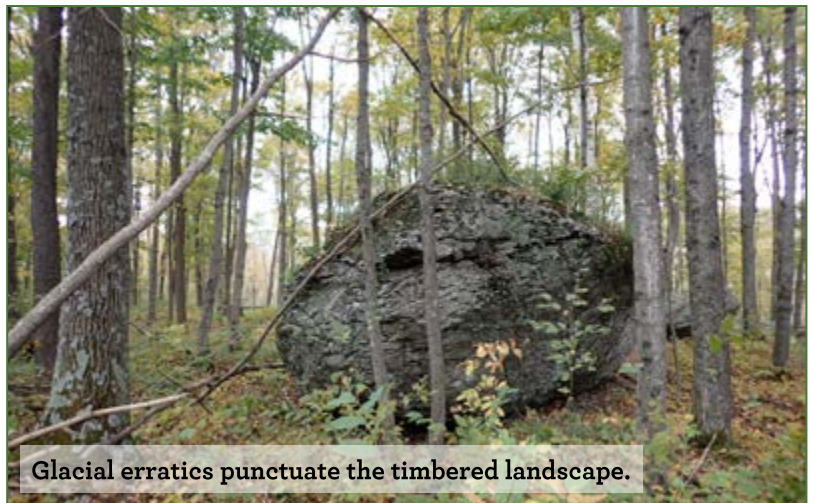
There is no recent timber inventory permitting the establishment of Capital Timber Value (CTV), but field observations indicate that CTV/ac could be +/- \$900.

TAXES & TITLE

Property taxes in 2023 were \$177.04. 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. The management plan date is 2016.



Mature sugar maple sawtimber mixed with vigorous young pole timber.



Glacial erratics punctuate the timbered landscape.



Woods trail leading from the deeded access, with a view of the neighboring field.

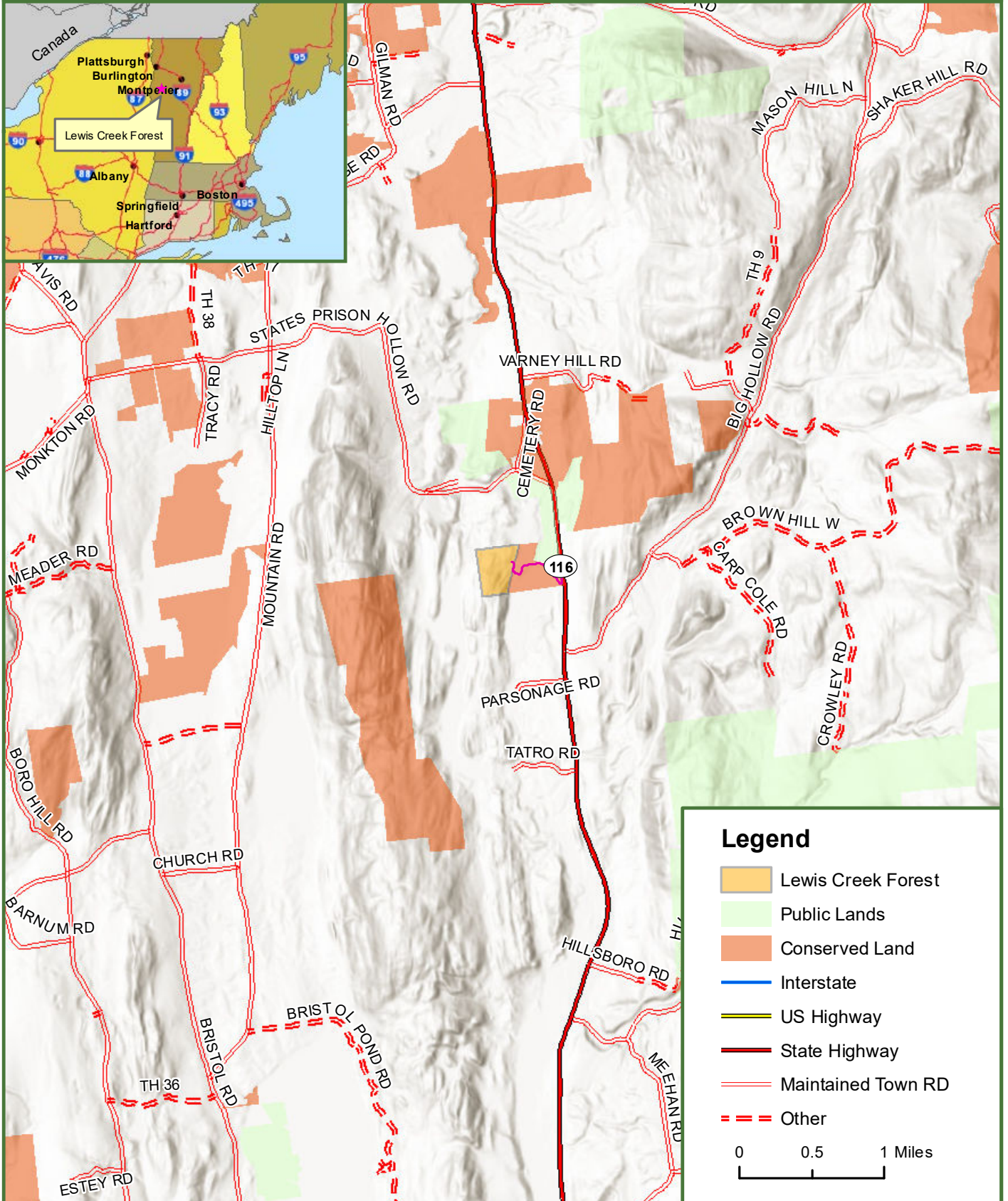
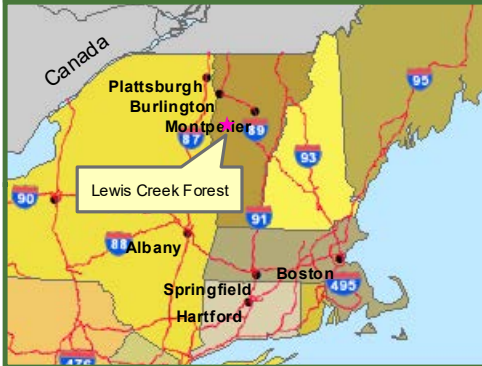
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given 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 Lewis Creek Forest

50.0 Tax Acres

Starksboro, Addison County, Vermont



Legend

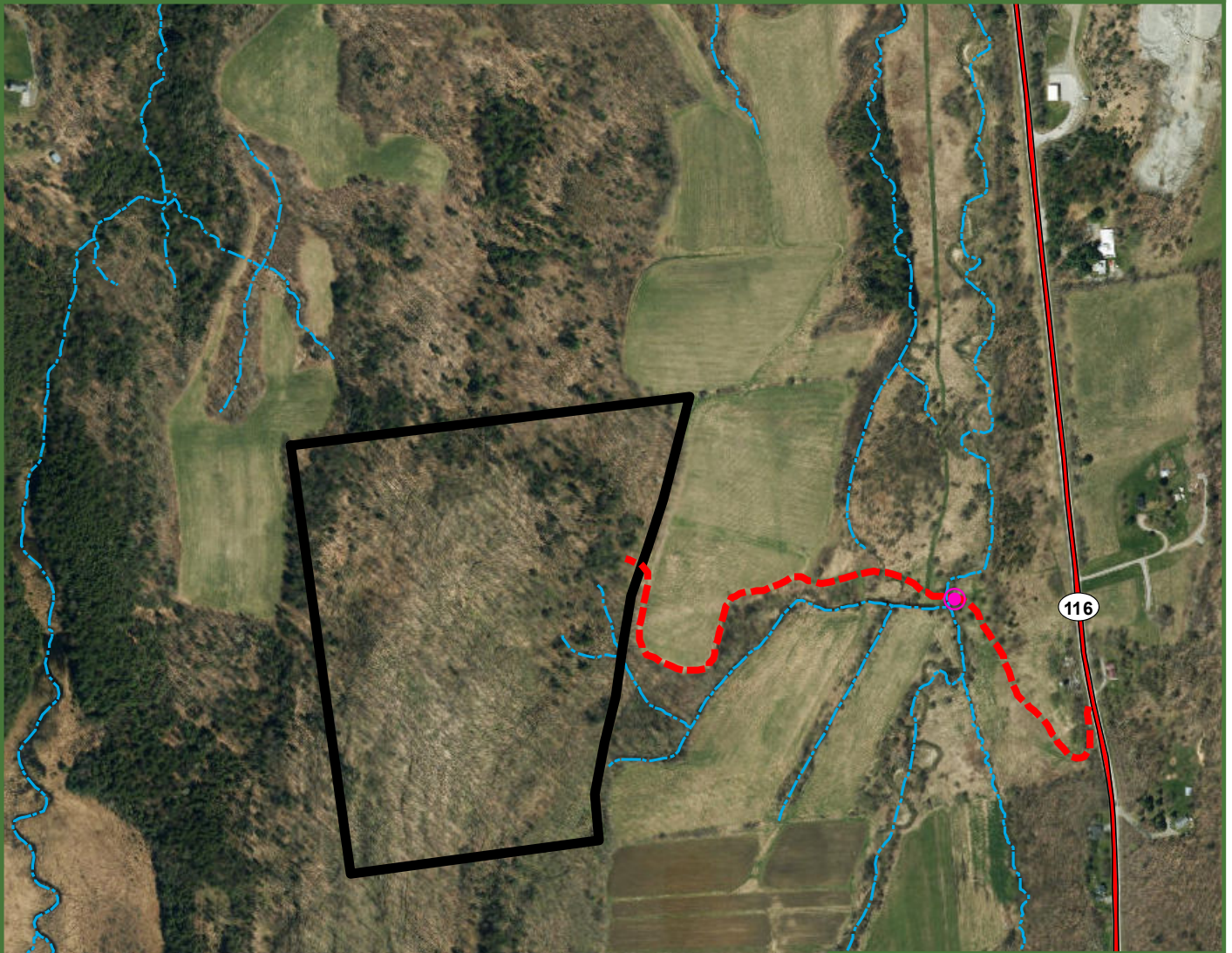
- Lewis Creek Forest
- Public Lands
- Conserved Land
- Interstate
- US Highway
- State Highway
- Maintained Town RD
- Other

0 0.5 1 Miles












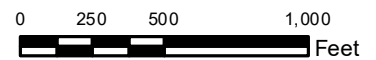
Lewis Creek Forest

50.0 Tax Acres
Starksboro, Addison County, Vermont



Legend

-  Gate
-  Deeded Access Road
-  Lewis Creek Forest Boundary
-  Stream
-  Interstate
-  US Highway
-  State Highway
-  Maintained Town RD
-  Other



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.












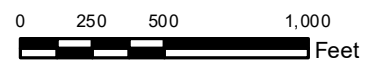
Lewis Creek Forest

50.0 Tax Acres
Starksboro, Addison County, Vermont



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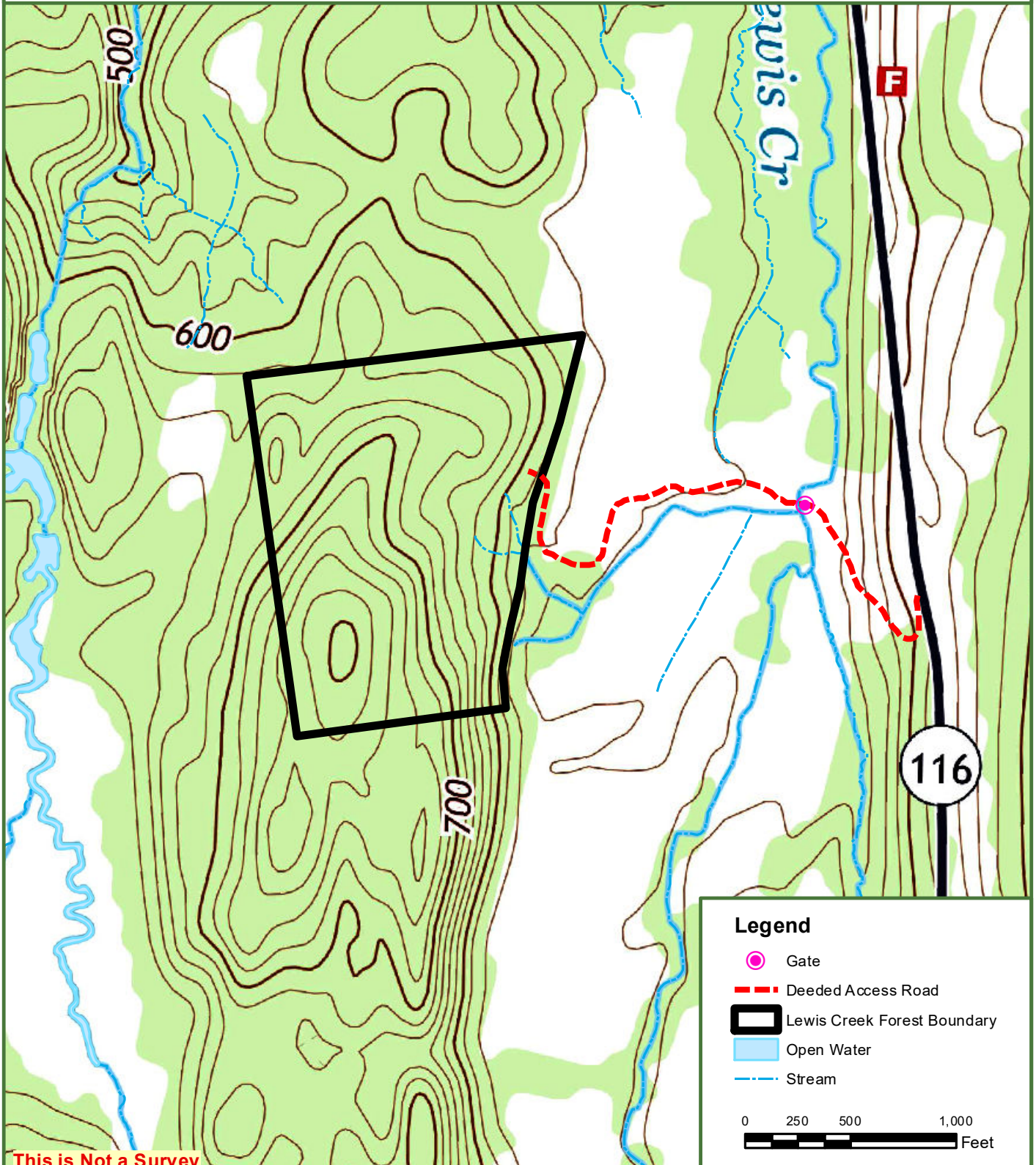
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Lewis Creek Forest

50.0 Tax Acres
Starksboro, Addison County, Vermont



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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

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] Declined to sign