



**Fountains
Land**
AN F&W COMPANY

ORANGE OXBOW FOREST

**Protected by a Vermont Land Trust conservation easement,
the property is ideally suited to those seeking a timber
investment property where the timber value far exceeds the
asking price.**



The land is rimmed by mountain ridges, pictured here is the southeastern ridgeline.

±287 GIS Acres
Orange, Orange County Vermont

Price: \$280,000

PROPERTY OVERVIEW

Orange Oxbow Forest represents an attractive timber investment opportunity, dominated by a sugar maple sawlog resource that is well-aligned to robust asset appreciation from the growth and long-term harvest of the timber resource.

The current family has held the land since the early '60s and professionally managed over that period.

Property highlights include:

- Attractive central Vermont location with good access to major state highways allowing for easy access to the regions forest products markets;
- Species composition dominated by sugar maple, which accounts for 61% of the species composition;
- Solid, long-term timber investment, where the asking price is well below the standing capital timber value;
- Existing developed access road into the land;
- Low holding cost with annual taxes of \$810/year.

LOCATION

The property is located in north-central Vermont, within a mostly forested region where widely scattered homes are located along the town roads.

Locally, the property is just 3 miles west of the small Hamlett of West Topsham and Route 25. West Topsham has a local country store, community church and post office.

The land offers great access to regional state roads to facilitate trucking to forest product markets in Vermont, New Hampshire and Maine, and beyond to Quebec, Canada. The east-west Route 302 is 6 miles from the land, providing easy access to Interstate 91 and 89, 18 miles to the east and west.

Barre, Vermont is 13 miles to the west and is the largest nearby town with a population of 8,500. Both Montpelier and Bradford, Vermont are each 18 miles to the west and east (respectively). Boston is a 2.75-hour drive to the southeast.



Gently sloping land west of the stream displaying fully stocked hardwoods of quality pole stock and small sawlogs.



The land sits in a mountainous, forested region whose ridgeline peaks rise to an elevation of nearly 2,500'. Just north of the land is the mountains of the Groton State Forest which are seen in the background of this picture.

ACCESS

The property has traditionally been accessed by agreement with the adjacent landowner via an established woods truck road that runs +/- .7 miles from the Warsley-Fish Pond Road Junction. This access road is blocked off with large boulders and thus not drivable at this time. However, the road is in good condition and can be “opened-up” for winter forest management operations with modest grading and ditch work. However, permission would have to be granted by the adjacent landowner as it appears the property title may not contain a deeded access route. The access road runs along gently sloping terrain with no brook crossings. The road can be upgraded to summer access with additional modest ditching, grading and spot graveling. The road appears suitable for trailer truck access, given the lack of noticeable grades and sharp turns.

Once on the land, the access road continues as a woods trail with old skid trails leading from it into the woods.



The John Hood access road as it approaches the property. This well established road has historically been used, by permission from the neighboring landowner, to access the property .

SITE DESCRIPTION

The property’s name corresponds to the land’s ox-bow terrain, where three sides of the property are essentially rimmed by ridgelines. The center of the land contains the headwaters of an unnamed, year-round mountain stream that exits the land to the southeast, following the direction of the access road. This “ox-bow” property shape facilitates access with all of the land’s terrain sloping towards the access road.

The property’s terrain holds various slope types, including gently sloping terrain near the stream and along the ridgetops, with moderate to at times steep terrain as the land gets close to some of the ridgelines. The height of elevation is 2,420’ at the land’s northern ridge top. The low elevation is 1,900’ where the stream exits the property.



A year round stream that originates on the land’s higher elevation runs through the property just west of the access road.

Nearly all the terrain is compatible with mechanical harvesting systems and the soils are primarily well-drained and well suited to its primary species of sugar maple and spruce.

TIMBER RESOURCE

Timber data in this report are based on a monumented and comprehensive timber inventory conducted in November of 2014 by F&W Forestry Services. Fifty-four points were sampled (1 plot per 5.3 commercial acres), covering a 460' X 460' grid and using a 15-factor prism. Sampling statistics were $\pm 11.1\%$ standard error for all products combined at the 95% confidence interval. Upon applying growth for 2015 through 2020 at 2.5% for sawlogs and 1.5% for pulpwood, the data reveals a total sawlog volume of 1,485 MBF International $\frac{1}{4}$ " scale (5.2 MBF/commercial acre) with 5,857 pulpwood cords (20.6 cords/commercial acre). The combined total commercial per acre volume is 31.6 cords, a figure well above average for the region. Stumpage values were assigned to the volumes in June of 2021, producing a property-wide Capital Timber Value (CTV) of \$388,400 (\$1,367/commercial acre). See the Timber Valuation in this report for details.

Species Composition

A species composition dominated by hardwoods prevails, with hardwoods at 85% and softwoods at 15% of total volume, reflective of a well-drained upper slope site. Species composition for all products combined offers a favorable mix and is heavily led by sugar maple at 61% of total volume, followed by beech (11%), spruce/fir (9%), yellow birch (5%), white pine (5%) and other miscellaneous species making up the balance. This is a sugar maple property with the sawlog volume breakdown consisting largely of sugar maple, with a minor component of other species with historically strong demand (see graphic to the right).

Stocking and Stem Quality

Overall, forest stocking is quite high despite a past thinning in the early '90s and harvest in 2000. The average Basal Area (BA) is 103 ft² on 196 stems/acre. The Acceptable Growing Stock BA is 49 ft².

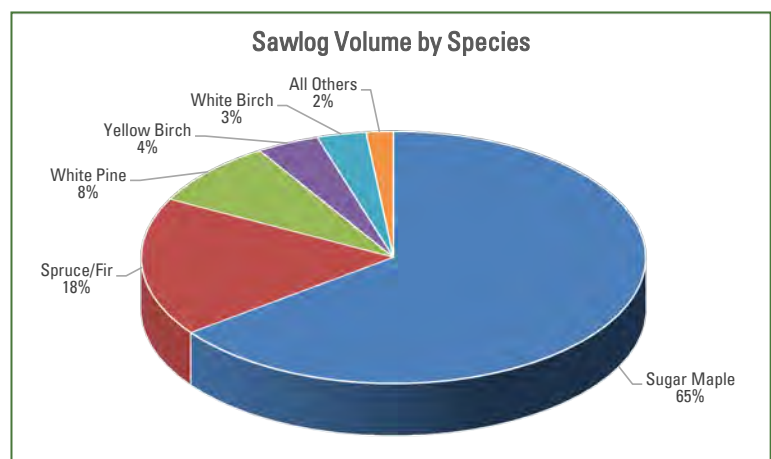
Stem quality is variable, with the highest quality sawlog hardwood stems in Stand #3 and within the pole to small sawlog sizes in other stands. The softwood component offers species diversity and a crop that will mature before the hardwoods, providing the next income opportunity.



Maple sawlogs stems in stand #3 located west of the access Road.



Most of the pine is on the lower slopes, formally farm land.



TIMBER RESOURCE (continued)

Sawlog Value:

Sawlog value is dominated by sugar maple (83%), followed by miscellaneous other species in small levels (see graphic on the right).

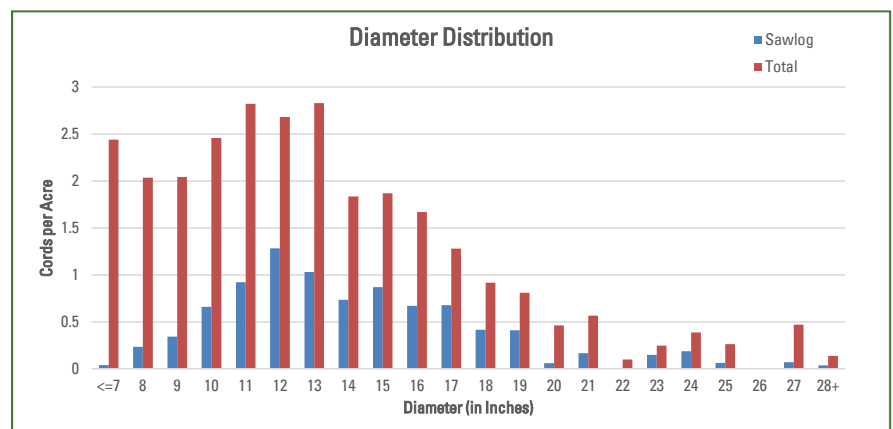
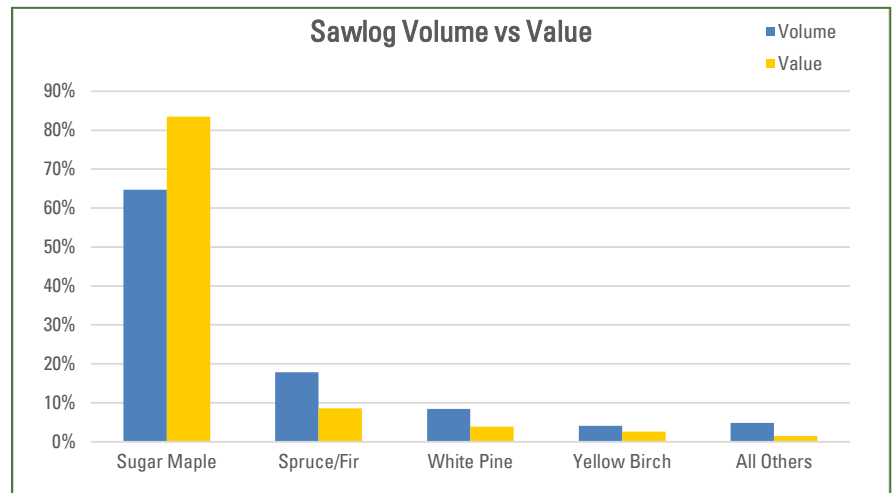
Diameter Distribution:

The average diameter for all products combined by volume is 12.5", while the average sawlog diameter is 13.5". The average diameter for the three major species is sugar maple 14", white pine 17", and spruce/fir 10". Trees from all diameter size classes are represented in the property, however, with the majority of volume in the growing stock and small to medium-sized sawlogs.

Silvicultural History:

The property's forest management plan delineates four stands and offers detailed information about the land's history and attributes.

Based on the plan, parts of the forest were thinned in 1991. In 1999/2000, there was a salvage harvest in response to the Great Ice Storm of 1998, which impacted higher elevations in this region.



The land's central valley whose terrain rises to mountain ridges that rim the forest.

CONSERVATION EASEMENT

The conservation easement on the property is held by the Vermont Land Trust (VLT), one of the most respected conservation organizations in the nation. A working forest “partnership” with VLT offers the new owner predictability and cooperation, given the long history and respected reputation this land trust has established.

A principal objective of the easement is to conserve productive forestry resources and to encourage the long-term, professional management of those resources, and to facilitate the economically sustainable production of forest resources while protecting water resources, scenic vistas and wildlife habitat.

Easement highlights include:

- Most sustainable and traditional forestry and sugarbush activities are permitted to support the long-term stewardship of the protected property;
- The property can be posted to exclude public access;
- Silvicultural activities to be carried out under an approved 10-year forest management plan.
- Structures limited to sugaring and forest management uses. No homes or camps can be placed on the land.

Copies of the easement are available upon request.

ACREAGE, TAXES & TITLE

Property taxes for 2021 are \$810. The entire property is enrolled in the State of Vermont’s Use Value Appraisal (UVA) program. The current management plan date is 2018 and extends to April 2029.

The property is owned by various Burbank and Burbank-Schmitt family members whose deed is recorded in the Town of Orange in Book 35, Pages 14. The Parcel ID number is 30375. Total Grand List acres are 300, with GIS acres estimated to be 287.



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.

Orange Oxbow Forest

Prepared for Burbank & Burbank-Schmitt Family Members

Estimated Timber Valuation

Prepared By

F&W FORESTRY SERVICES INCORPORATED

Orange, Vermont
November 2021

286.6 Total GIS Acres
284.1 Commercial GIS Acres

Species	Volume MBF/CD	Unit Price Range			Total Value Likely
		Low	High	Likely	
Sawtimber - MBF					
Sugar Maple	506	350.00	475.00	425.00	215,200
Sugar Maple Pallet	440	50.00	100.00	75.00	33,000
Spruce/Fir	265	100.00	130.00	120.00	31,800
Sugar Maple Veneer	16	1,000.00	1,400.00	1,200.00	19,600
White Pine	113	100.00	130.00	120.00	13,500
Yellow Birch	29	225.00	300.00	275.00	8,000
White Birch	21	75.00	125.00	100.00	2,100
Hardwood Pallet	40	30.00	50.00	40.00	1,600
Yellow Birch Pallet	31	30.00	50.00	40.00	1,200
Cedar	7	50.00	100.00	75.00	500
White Ash	4	225.00	300.00	275.00	1,200
White Pine Pallet	13	10.00	20.00	15.00	200
Pulpwood - Cords					
Hardwood	5,340	8.00	13.00	11.00	58,700
Spruce/Fir	294	3.00	5.00	4.00	1,200
White Pine	183	2.00	4.00	3.00	500
Other Softwood	40	2.00	4.00	3.00	100

Totals					
Sawtimber Total	1,485	MBF			\$327,900
Sawtimber Per Acre	5.183	MBF			\$1,144.10
Sawtimber Per Comm. Acre	5.228	MBF			\$1,154.17
Cordwood Total	5,857	Cords			\$60,500
Cordwood Per Acre	20.4	Cords			\$211.10
Cordwood Per Comm. Acre	20.6	Cords			\$212.95
Total Per Comm. Acre					\$1,367.12

Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
		\$309,000	\$445,000

Based on a 2014 inventory cruise by Fountains Forestry (54 BAF 15 plots) updated with 6 year of growth (2.5% on sawlogs and 1.5% on pulpwood).

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.

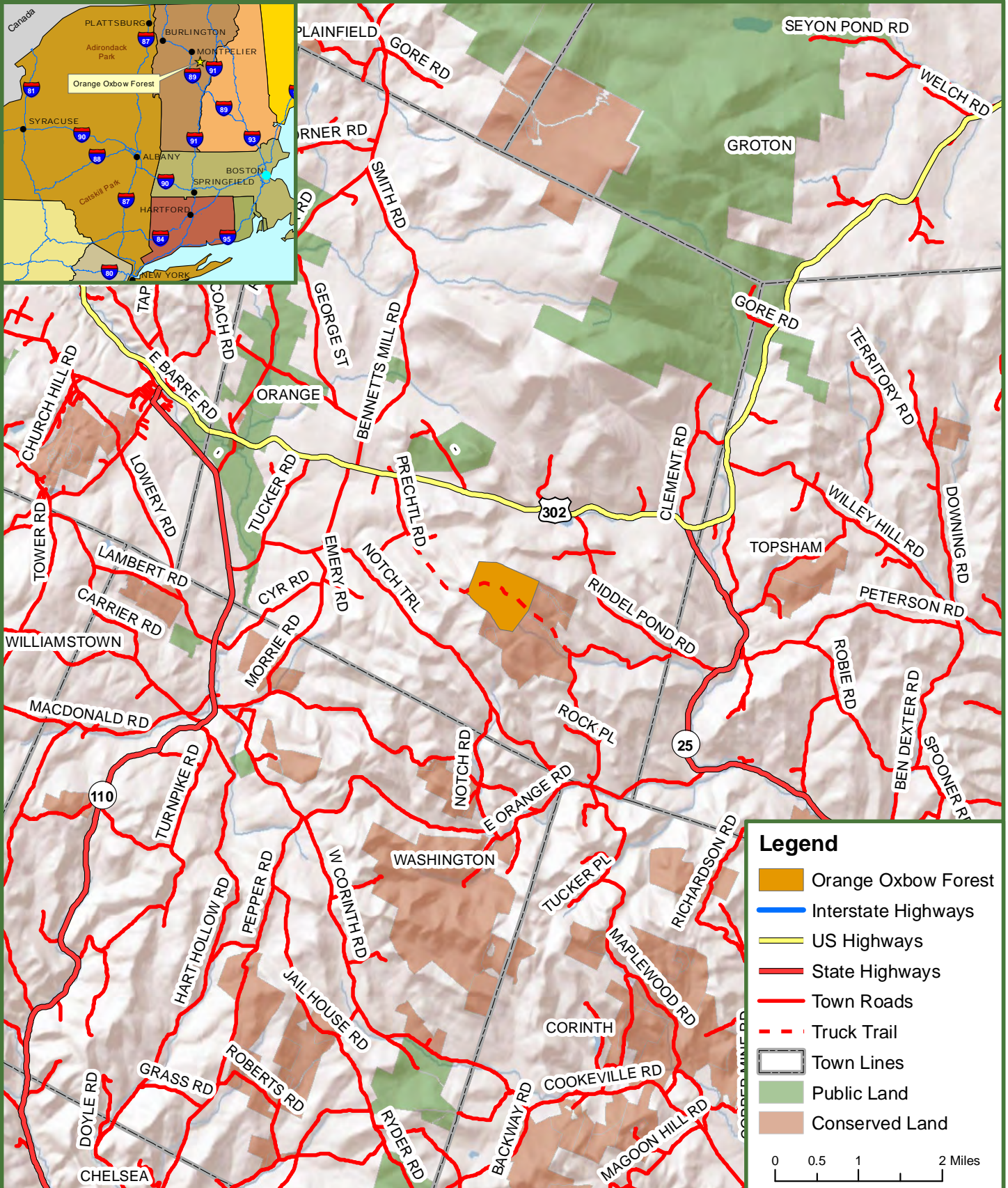


Locus Map

Orange Oxbow Forest

300 Town Acres

Orange, Orange County, Vermont





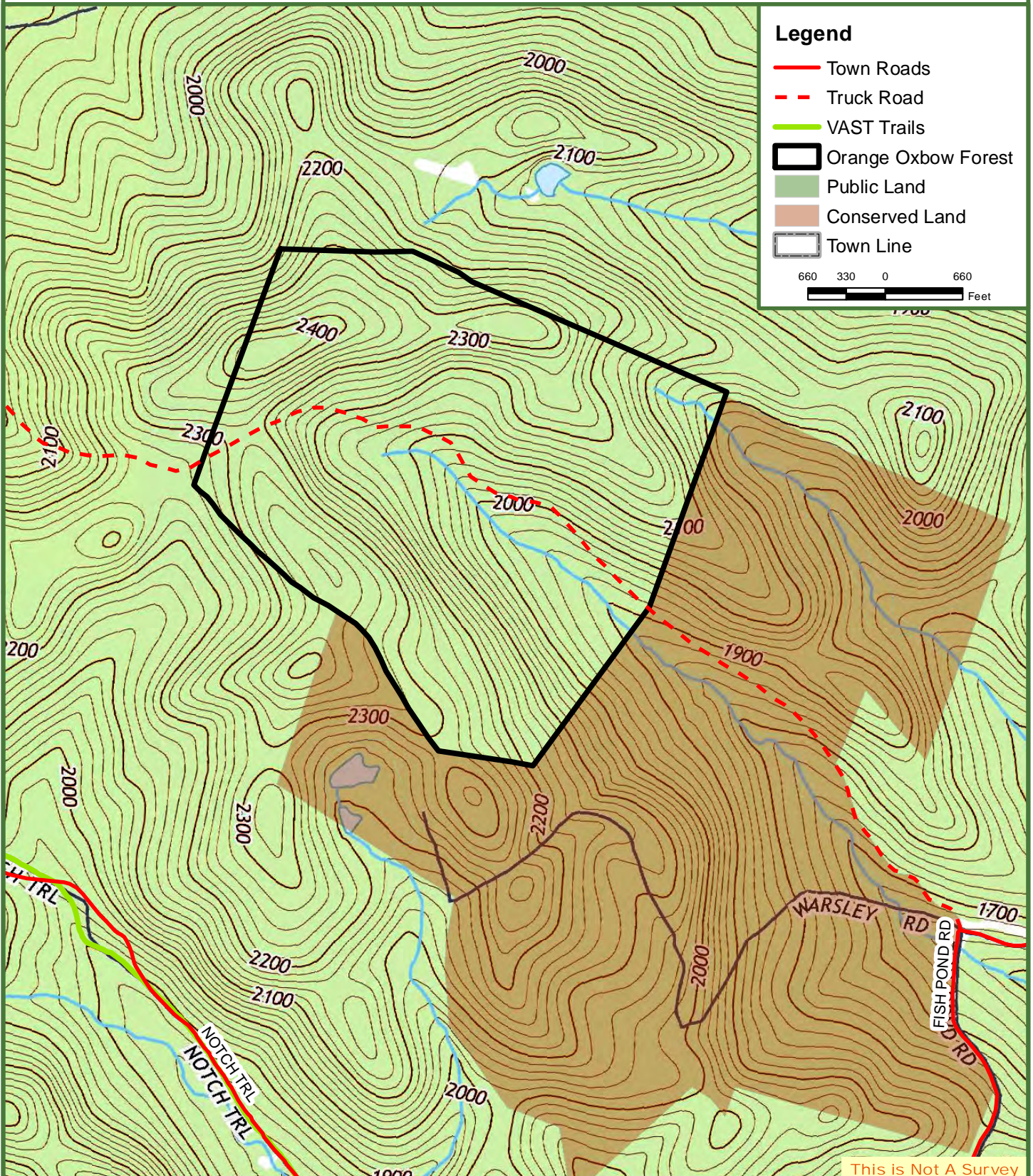
Orange Oxbow Forest

300 Town Acres

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Map produced from the best available information including UVA map, town tax maps, 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.



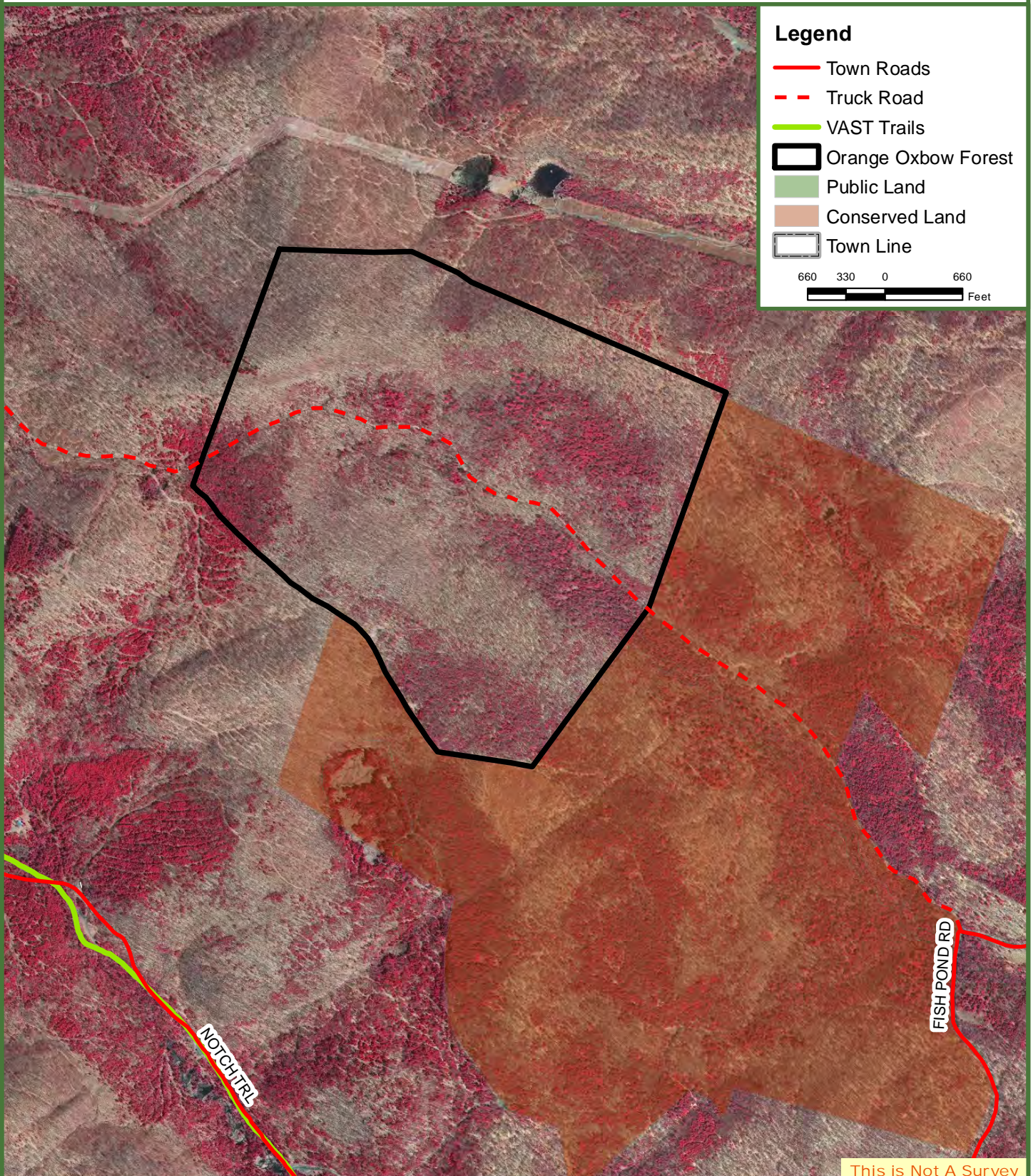
Orange Oxbow Forest

300 Town Acres

Orange, Orange County, Vermont



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Legend

- Town Roads
- Truck Road
- VAST Trails
- Orange Oxbow Forest
- Public Land
- Conserved Land
- Town Line

660 330 0 660
Feet

This is Not A Survey

Map produced from the best available information including UVA map, town tax maps, 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.



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