

MIDDLE PLAINS FOREST

Attractive location near the Green Mountain National Forest and East Middlebury Village, this forest offers private homesite options and an outstanding timber resource.



***±203 GIS Acres
Middlebury and Salisbury, Addison County, Vermont***

Price: \$465,000

PROPERTY OVERVIEW

Most of Middle Plains Forest has been in the same ownership since the late 1950s. Over the decades, the landowner has focused on producing high-quality forest products which today offers a valuable timber resource.

Property highlights include:

- Attractive location close to East Middlebury village and the Green Mountain National Forest (GMNF) Lands;
- Developed access leading to prime home site options;
- High-value forest resource, dominated by oak species, offering exceptional asset appreciation and hunting opportunity.



Glacial erratic (large rock pictured center) at the land's eastern end with GMNF slopes in view in the background.

LOCATION

The property is located in Middlebury and Salisbury, at the edge of East Middlebury Village, where the vast forestlands of the Green Mountain National Forest meet the agriculturally rich lands of the Lake Champlain Valley to the west.

Middlebury is one of Vermont's most rounded towns, with a robust economy created from a diversity of private, public and non-profit institutions. Most notable is Middlebury College, whose main campus is 6 miles to the northwest in downtown Middlebury. The college's Breadloaf School of English is situated 7 miles to the east, surrounded by Green Mountain National Forest lands. This campus is also host to Rikert Nordic Ski Center. A mile further east is the College's Snow Bowl Ski Area.



The forest's terrain in the foreground with the slopes of the GMNF in the background.

Middlebury has a vibrant downtown, which includes nearby Porter Medical Center. The Middlebury State Airport is 3 miles to the north. Burlington, Vermont's largest city, is a 55-minute drive to the north along Route 7. Boston is about a 3.25-hour drive to the southeast.

ACCESS

Access is via Pratt Road, a Class IV, non-maintained town road. Pratt Road comes off Lower Plains Road and runs southeasterly $\pm 1,000'$ to the last driveway serving a year-round home on Pratt Road. This section of the road is maintained and plowed privately by adjacent landowners who live on the road. The Class IV section of the road then runs another $\pm 600'$ to the property boundary as a graveled town road that is not maintained by any neighbors (the total length of Pratt Road to the property boundary is $\pm 1,600'$). Electric power runs to within $\pm 1,000'$ of the property. Once on the property, Pratt Road runs another $\pm 800'$ as a graveled road to a large clearing on the property.

Additional access is via a driveway access point along Upper Plains Road.

Internal trails are well developed and extend well into the Middlebury unit of the forest.



Pratt Road, off the property near Lower Plains Road.

SITE DESCRIPTION

The forest offers mostly well-drained soils with terrain that is often level, providing ideal conditions for a wide variety of property uses.

Elevation ranges from 560' ASL (above sea level) at the land's western end to 760' along the eastern boundary. This slight change in elevation indicates a mostly level property with little topographical relief from one end of the land to the other. However, a short ridge runs north to south down the center and western end of the land. In between this ridge, the terrain is largely level or gently sloping. Another short ridge extends north to south at the property's eastern end.

Soil drainage is very good in most areas, the exception being close to the northern branch of Halnon Brook within the Middlebury Unit.



Halnon Brook at the land's southeastern

Halnon Brook runs through the southern portion of the property. Its watershed is relatively small, so the brook runs low during dry periods but rushes strong during snowmelt and rainy periods. A small beaver pond exists along the northern branch of the brook (see maps for location).

Various private home building options are available from the Pratt Road access at the land's southern end. With tree clearing, nice views of the Green Mountain slopes to the east are possible.

NATURAL RESOURCES

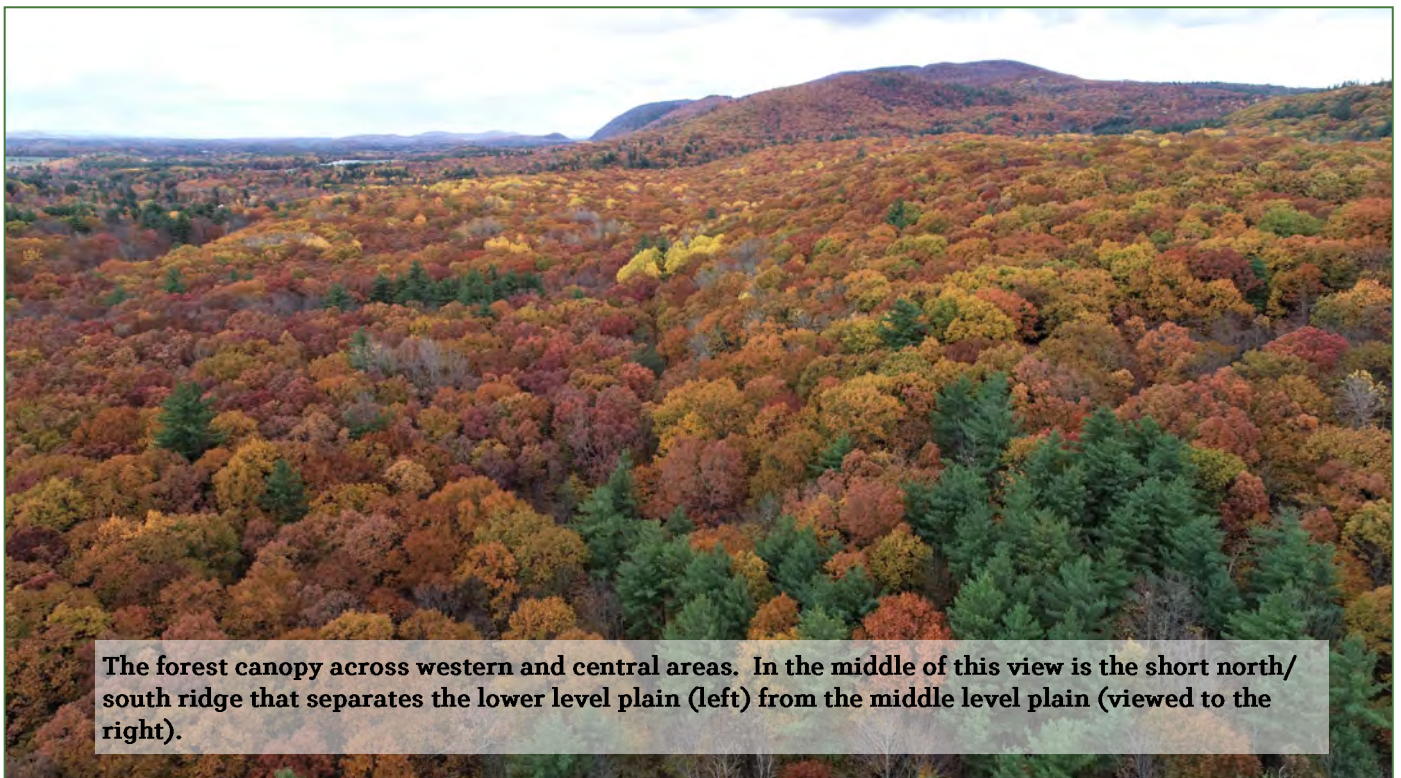
Much of the land has been in the seller's ownership since 1956, with their primary goal being the development and growth of high-quality timber. The ownership has carried out that goal by carefully managing the forest stands over the many decades of their tenure. As such, the timber is a notable and valuable resource that offers solid value growth over the coming decades.

The property's red oak resource is of particular interest, which is the dominant forest species. High-quality oak stems are present in most areas, with both growing stock diameters (8-13") and larger-diameter sawlogs in the 14-20" size class. It's seldom to have such a high percentage of red oak within Vermont, so these oak stands are quite special. Also, large-diameter, tall white pine is widely scattered over the forest.



Red oak-dominated stand at the property's center. Terrain in most areas is level as seen in this picture.

Roughly 40 acres within the southern portion of the land were thinned 5-9 years ago. The balance of the forest has not been thinned in over 20 years and is ready for forest management and income generation. There is no current timber inventory data available on the property.



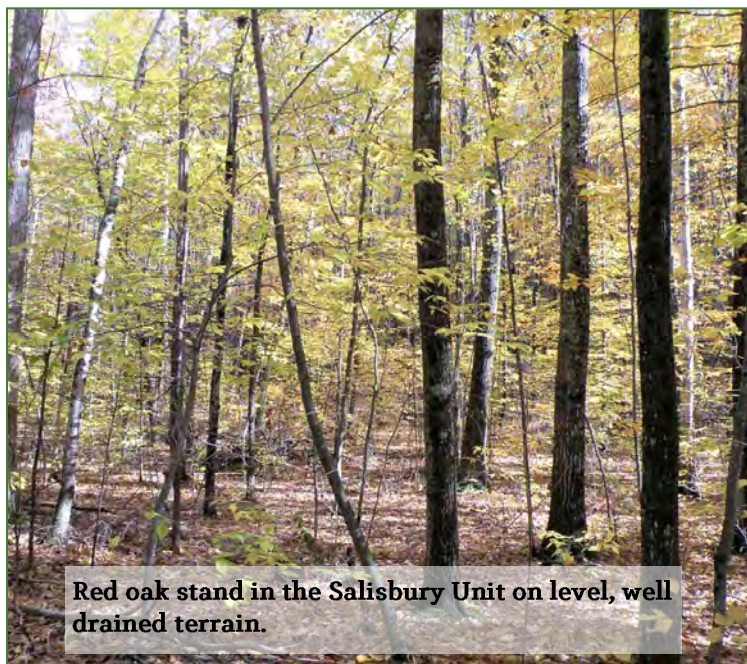
The forest canopy across western and central areas. In the middle of this view is the short north/south ridge that separates the lower level plain (left) from the middle level plain (viewed to the right).

TAXES & TITLE

The entire property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program. The plan for the property is due to be updated on April 1st, 2028. The 2021 property taxes are \$842.37 (\$424.20 in Middlebury and \$418.17 in Salisbury).

An adjacent landowner may hold spring rights on a small area of the land.

The property is owned by The A. Johnson Company, whose deeds are recorded in the Middlebury Town Clerk's office as Book 54 Page 662, Book 56 Page 422, and Book 188 Page 312, and the Salisbury's Town Clerk's office as Book 23, Page 298-299. Not all of the lands in the referenced deeds are for sale, as described in this report. Some of the lands may have been previously sold.



Red oak stand in the Salisbury Unit on level, well drained terrain.

The Town of Salisbury has had an incorrect tax map of the subject property within the extreme southeast corner of the land. This wrong tax map resulted in the neighbor to the west asserting a claim to approximately +/-6 acres of the subject property (see internal lot line on the property marketing maps in the SW corner of the property). However, the seller has owned and occupied the entire property (including the +/- 6-acre area) since 1956 and has conducted forest management activities within this area throughout that period. To resolve this issue, the seller had the boundary in question surveyed by a licensed Vermont surveyor, which confirmed the seller's ownership of the +/- 6-acre area. A copy of the survey is included with the listing documents. The survey has been recorded with the Town of Salisbury, and the seller has requested that the Town correct its tax map to eliminate any confusion as to the location of the boundary line.



Recently thinned white pine and red oak stand along Pratt Road.

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

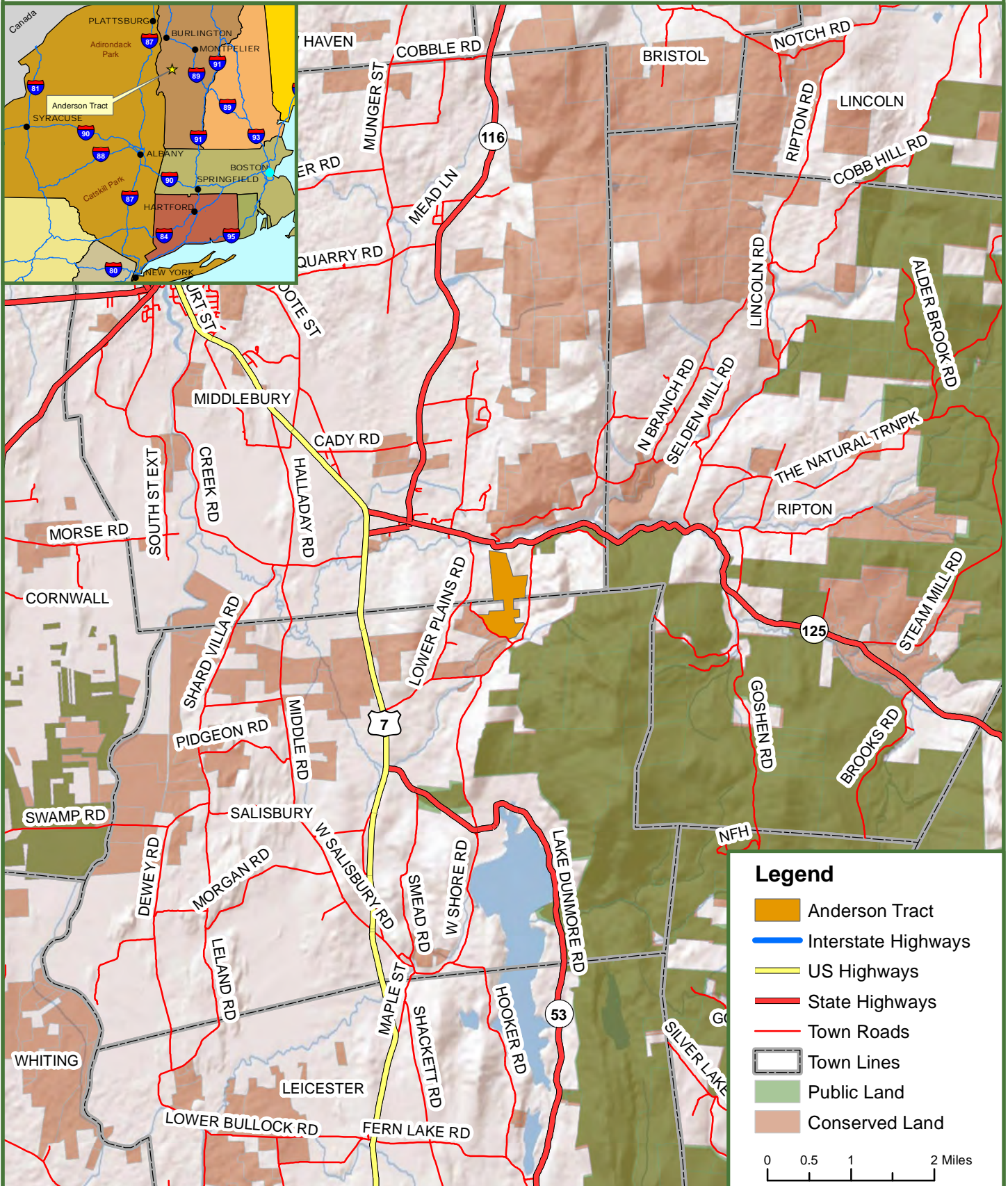
Middle Plains Forest

203 GIS Acres



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Land**
AN F&W COMPANY

Middlebury/Salisbury, Addison County, Vermont





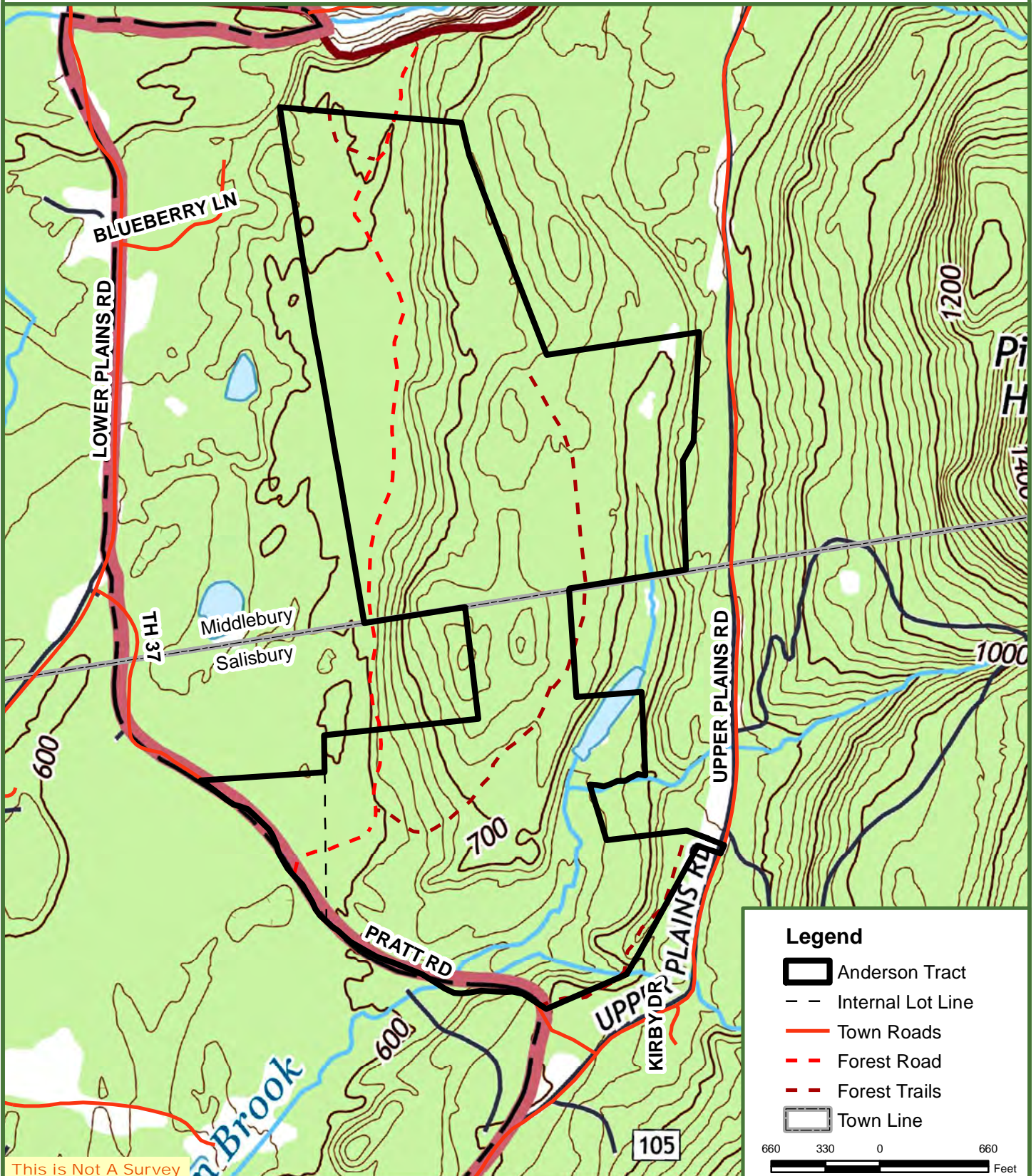
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



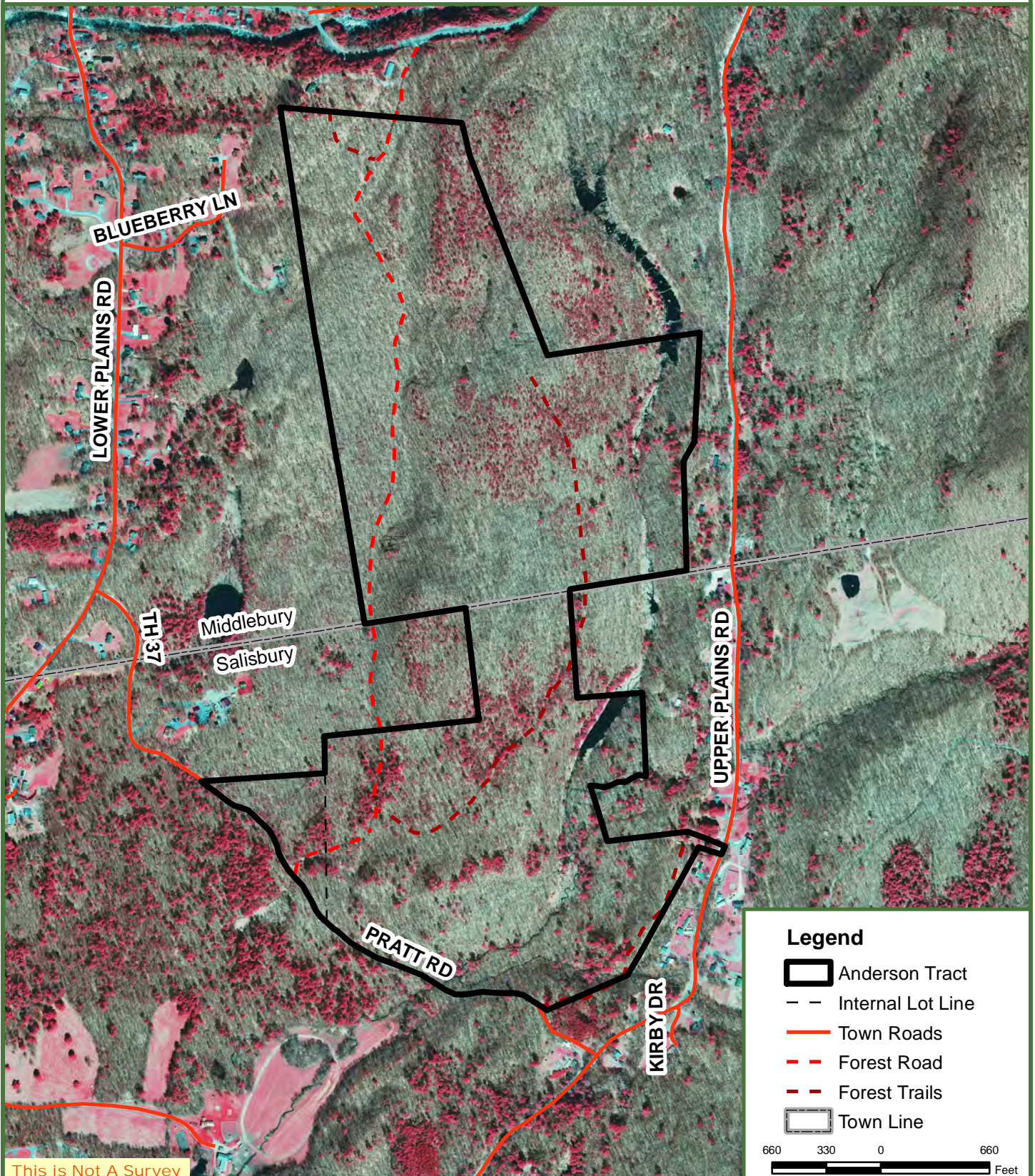
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Legend

5/8" IRON PIN SET WITH RED PLASTIC SURVEY CAP AS LABELLED

**northern AJCO
Boundaries**

- WIRE FENCE/ REMAINS OF
- EXISTING BLAZED LINE
- 23/298 • SALISBURY LAND RECORDS VOLUME AND PAGE
- AG • ABOVE GRADE
- KN • KEY WESTON DISTANCE-SEE NOTE 3

OR NEAR

Ref. Eliza Hunt to Robert and Hilda Hunt
16/533 Feb. 12, 1927

Ref. Robert and Hilda Hunt to Stowell and Della Fern
20/453 Feb. 27, 1946

Lands of
Michael Eugene Palmer
and David Allen Palmer
65/596

Lands of
Sunderland Family Trust
65/648

Ref. Fred Pratt to Henry How
7/726 March 9, 1920

Town Clerk's Certificate

Office of the Town Clerk, I hereby certify that this instrument was filed in this office for record at AM/PM on the day of 20 Plot Book Page of the Towns Land Records

**Lands of
A. Johnson Co.
23/298**

Ref. Norman Tupper to Libbens Heruth
6/411 Feb. 6, 1833

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6/411 Feb. 6, 1833

**Lands of
A. Johnson Co.
23/298**

Ref. Elkinah Woodcock to Elias Kelsey
6/264 April 24, 1838
also Ref. 7/191

Ref. Elkinah Woodcock to Albert Pratt
6/410 Oct. 27, 1840

Ref. Vespasian Wing to Albert Pratt
6/405 Sept. 14, 1840

Survey Notes

1. Bearings shown hereon are based upon a MAGNETIC compass bearing taken at the time of survey.
2. Pratt Road, Class 4 Town Highway No. 12, was assumed to be a 3-road (49.5' wide) highway.
3. Reference Map "A. Johnson Co. Anderson Lot Blusbery Parcel, Salisbury, Vermont", drawn by Ken Weston and dated 1901.

Surveyor's Certificate

This survey is based on recorded deeds, previous surveys and field evidence as noted hereon.

TIMOTHY L. SHORT
VERMONT LICENSED LAND SURVEYOR No. 651

SHORT SURVEYING, INC.

135 SOUTH PLEASANT STREET
MIDDLEBURY, VERMONT 05753
TEL: (802) 388-3511

SURVEY PLAT

**Certain Boundary Lines
of Lands of
A. Johnson Co.
(Anderson or Brook Lot)**

Northeasterly of Pratt Road.
Salisbury, Addison County, Vermont

Scale: 1" = 100' June 2, 2023



Vicinity Map



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