



**Fountains  
Land**  
AN F&W COMPANY

# Umpire Brook Forest

**Nestled in the heart of Vermont's Northeast Kingdom, this recreational paradise provides direct access to VAST trails, is close to Burke Mountain and Kingdom Trails, and abuts both the Victory State Forest and Kingdom Heritage Conservation Lands.**

Umpire Brook Forest is ideally suited for the recreational buyer, interested in a secluded camp property close to amenities including Burke Mountain, Kingdom Trails, and thousands of acres of publicly-accessible hunting and fishing land. The property has road frontage on Victory Road, a public class 3 highway connecting Burke and Guildhall. While no power is available on this stretch of the road, ample opportunities for off-grid camp building can be found on the property. The Portland Pipeline (no longer in service) runs through the property and now serves as an important VAST trail for the region.

## Property Highlights

 \$145,000

 85 Acres

 Victory, VT

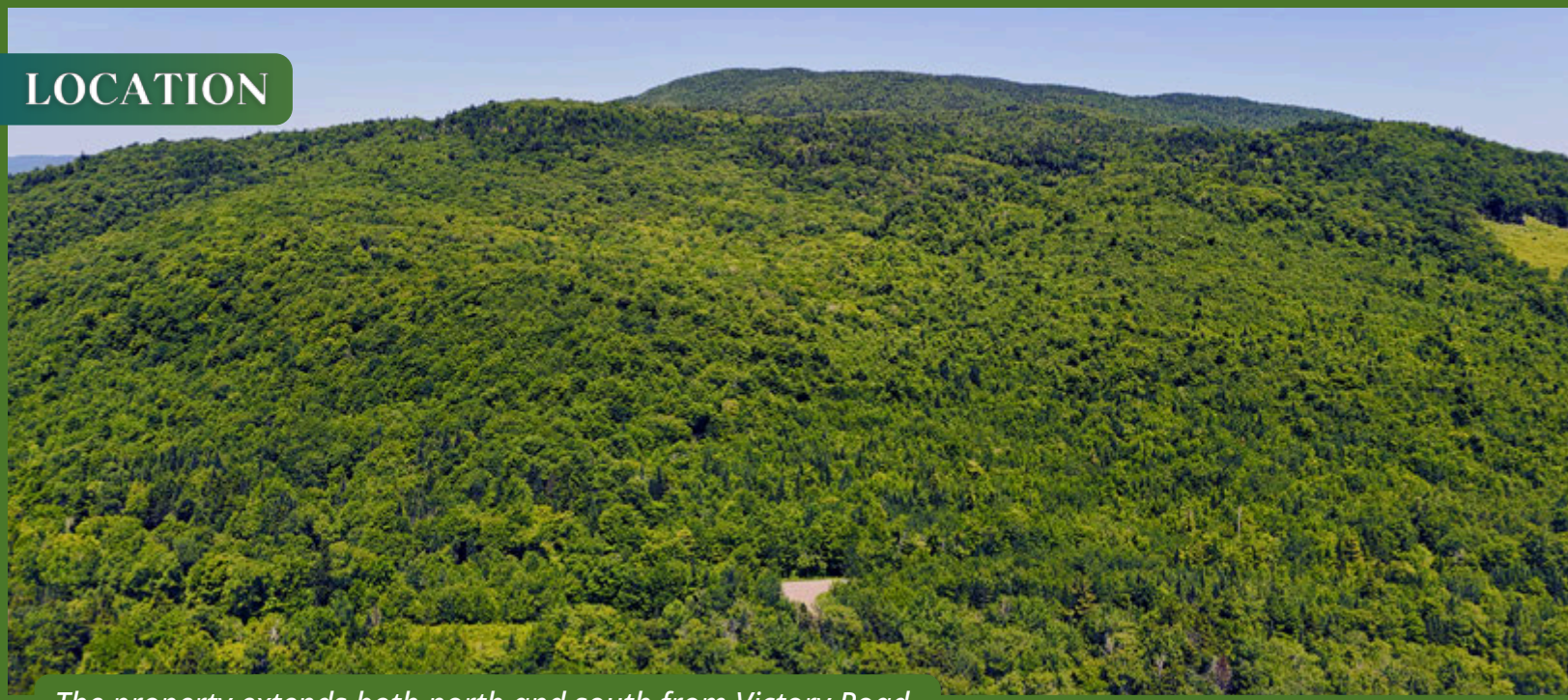
 Multiple Use



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[www.fountainsland.com](http://www.fountainsland.com)



## LOCATION



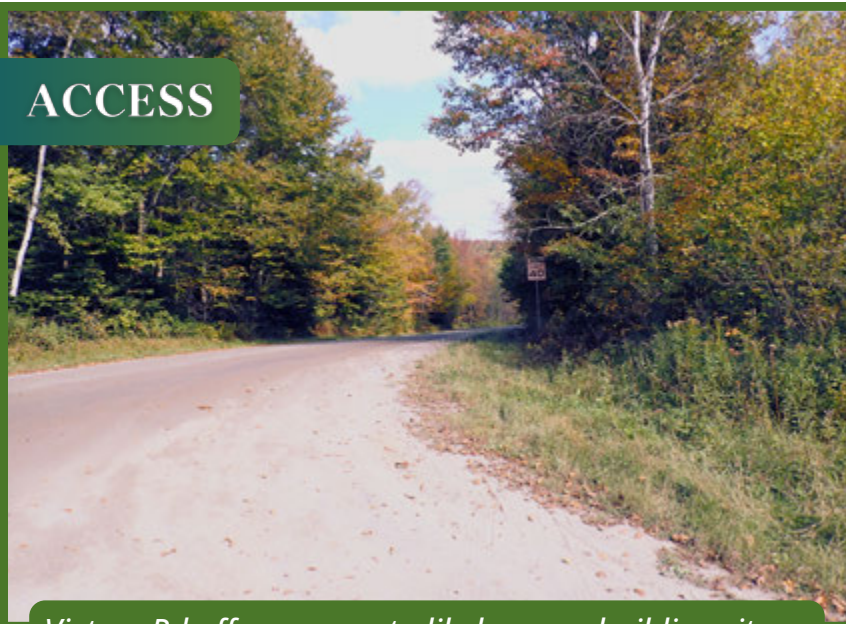
*The property extends both north and south from Victory Road.*

The property is located deep in the heart of the Northeast Kingdom, yet it is just a short drive from the bustling recreational hub of Burke. The Burke/Victory town line forms the western boundary of the property. To the north lie Kingdom Heritage Conservation Lands, which are protected by a conservation easement that allows public access for hunting, fishing, and other recreational activities. To the south, the property is bordered by the expansive Victory State Forest.

Burke, Vermont, is located approximately a 5 to 10 minute drive west. In Burke, buyers will discover the Burke Mountain Resort, a smaller, local mountain offering classic Vermont alpine skiing with big-mountain amenities. Also located in Burke are the iconic Kingdom Trails, which offer Vermont's highest-quality mountain biking opportunities in the summer months.

The surrounding landscape to the north, south, and east is primarily forested and owned by various large forest landowners. The Moose River, a popular trout fishing destination, is located to the southeast on the Victory Basin WMA.

## ACCESS



*Victory Rd offers access to likely camp-building sites.*

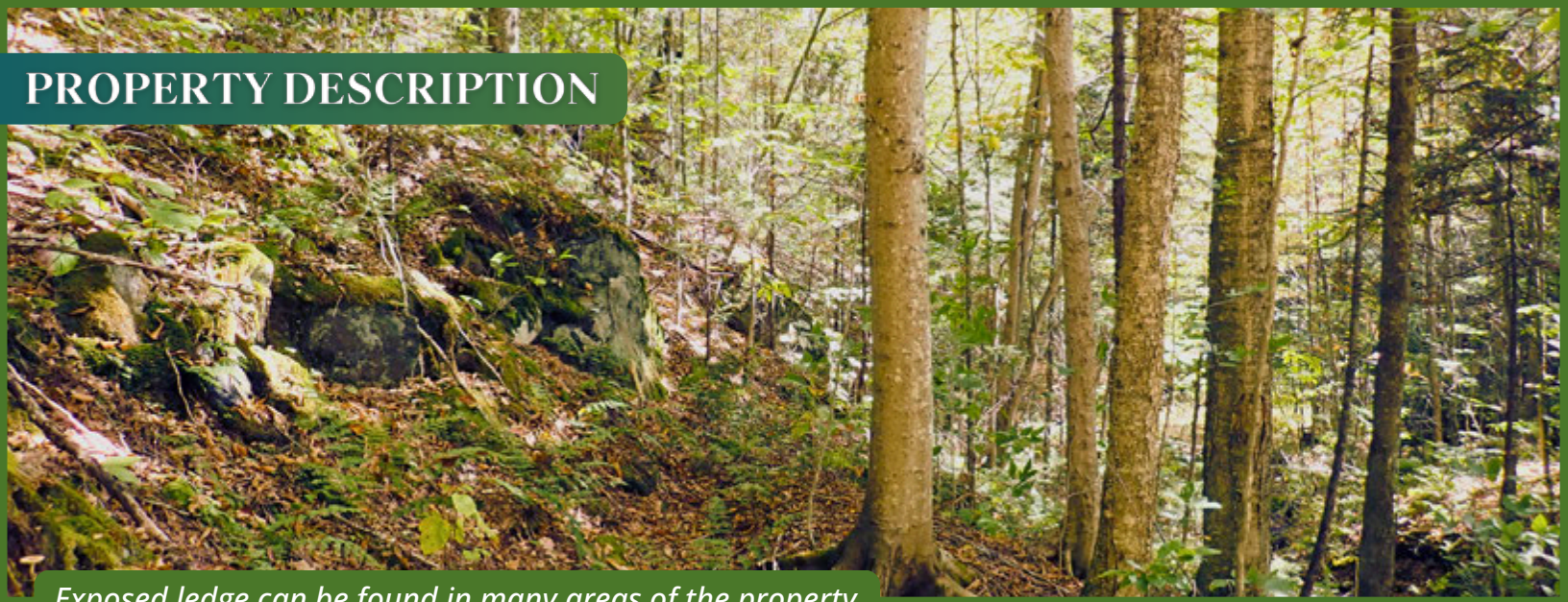
Access to the property is available via Victory Road, a publicly maintained Class-3 road that connects Burke and Guildhall, VT. The property spans both the north and south sides of this road, providing approximately 1,700 feet of road frontage.

On the south side, a small driveway leads to the Portland Pipeline Right-of-Way (ROW). To the north, a woods road leads to an old log landing, which could serve as a potential site for a camp.

Additionally, there are wood trails that wind through the forest, showcasing remnants of past logging operations.



## PROPERTY DESCRIPTION



*Exposed ledge can be found in many areas of the property.*

The land is mildly to moderately sloping, with aspects to the south. From the Victory Road, which bisects the land east-west, a southerly walk will reveal a moderately sloping hillside with stepped ledges. The headwaters of Umpire Brook, which feed the Moose River, are found just to the south of the property boundary, along with some small wetlands. To the north of Victory Road, the terrain is mild to moderately sloping, rising to around 1,800' ASL. In this area, some exposed ledges and rocks can be found.

The timber resource is generally young, having been logged around 25 years ago. The resulting forest is now found as smaller-diameter, mixed hardwood and some softwood, growing well and in a good position for future volume and value appreciation.

The Portland Pipeline runs through the property heading east-west. This discontinued pipeline formerly transported crude oil between Portland, ME, and Montreal, PQ. However, it now serves mostly as a VAST trail in the winter months. While no building can occur atop the pipeline ROW, this resource is available as direct access to the winter snowmobile trail system.

Suitable camp-building sites exist primarily on the northern side of Victory Road, where flatter slopes offer several potential sites for off-grid camps. No power is available in this stretch of Victory Road.



*Timber on the property is mostly mixed northern hardwood, with some softwood species mixed in.*

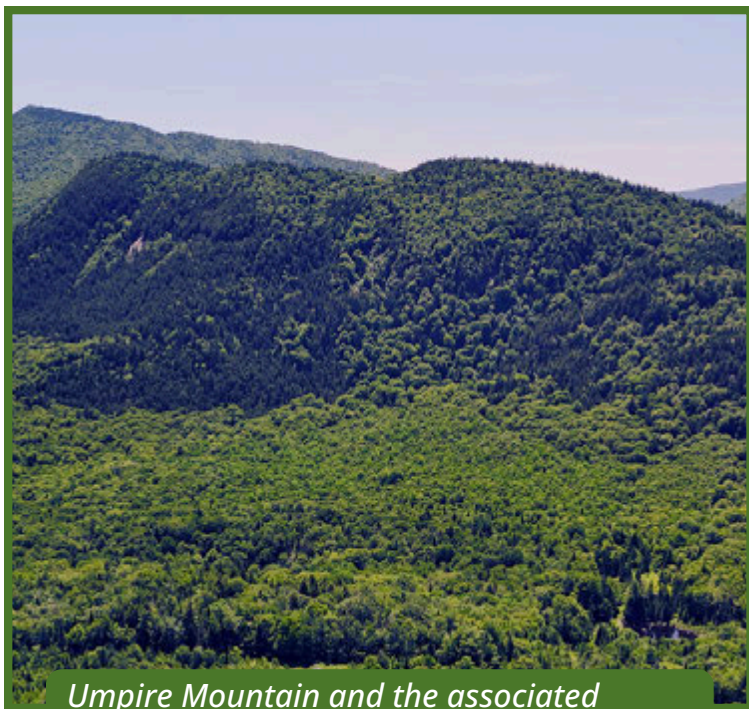


## TAX & TITLE

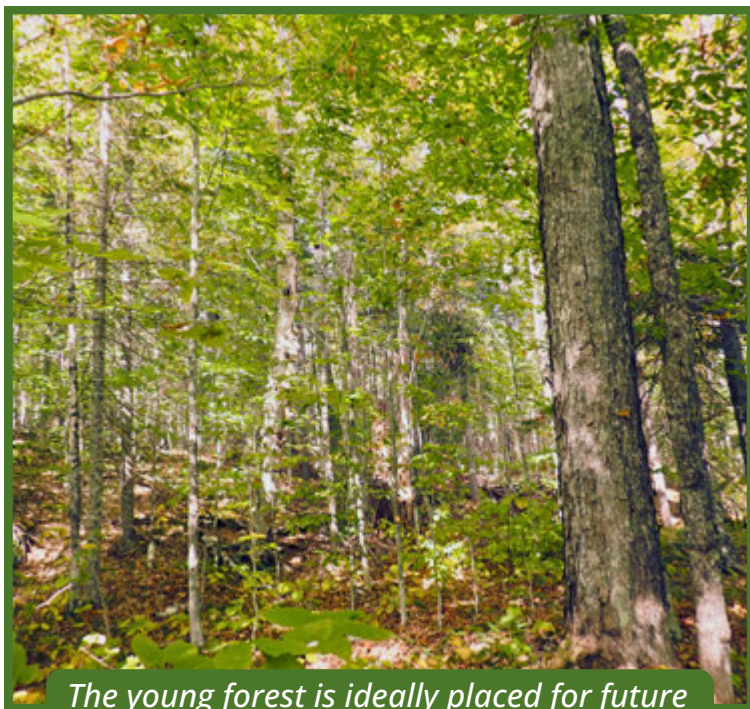


*Victory Road and the Portland Pipeline run through the property.*

The property is owned by Jeff Langmaid, whose deed is found in Book 24, Pages 37-38 of the Victory, VT Land Records. The portion of property south of Victory Road is a Ministerial Lot, an antiquated but nevertheless valid form of ownership where the landowner receives full right and title to the land, in exchange for an annual rent of \$6 paid to the Town of Victory. The property is NOT enrolled in the VT Current Use Program. Taxes were \$1,844 for the 2024 tax year. Suitable camp-building sites exist primarily on the northern side of Victory Road, where flatter slopes offer several potential sites for off-grid camps. No power is available in this stretch of Victory Road.



*Umpire Mountain and the associated ridgeline located just south of the property*



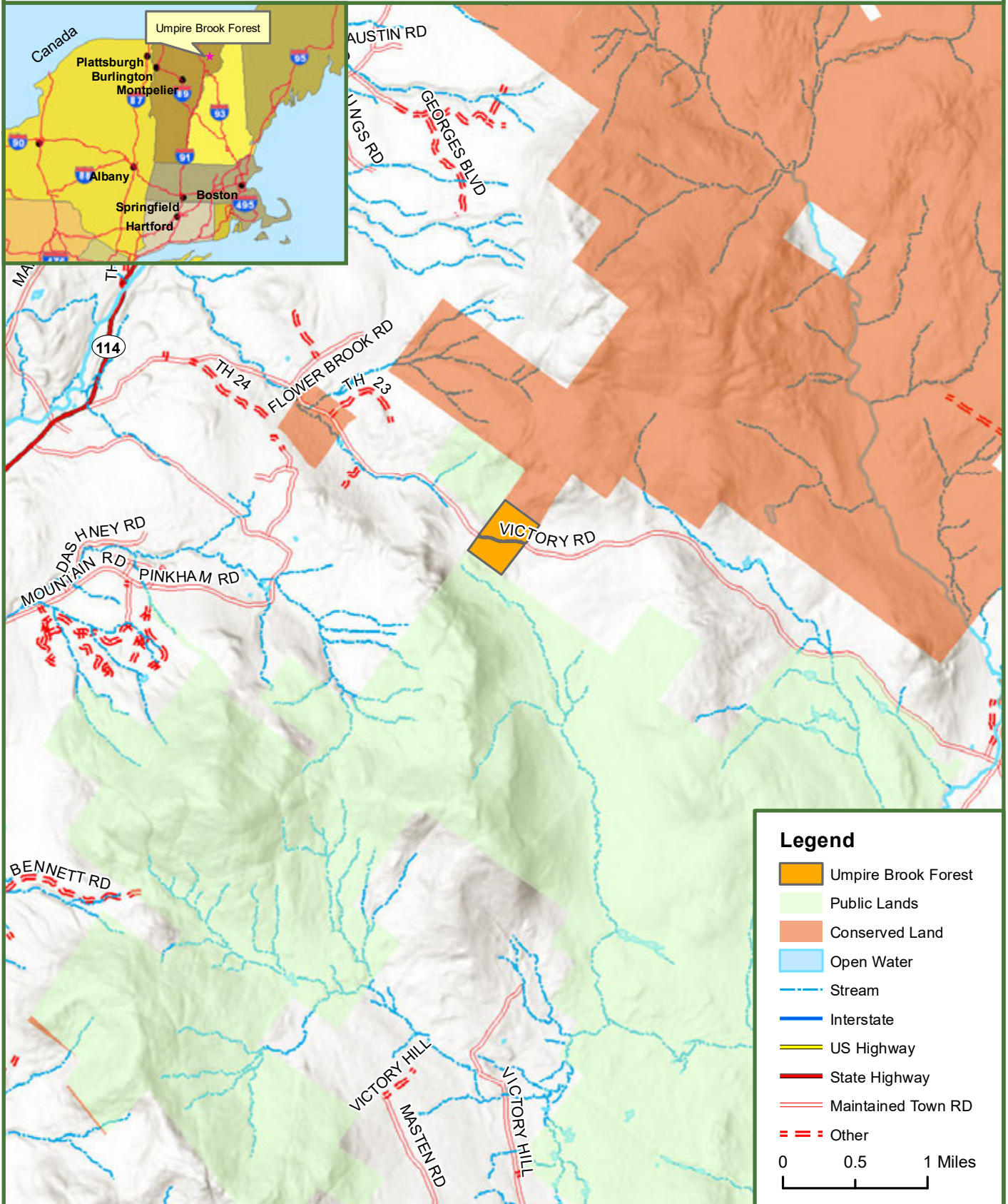
*The young forest is ideally placed for future growth and asset appreciation.*

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land 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  
**Umpire Brook Forest**  
85.3 Tax Acres  
Victory, Essex County, Vermont



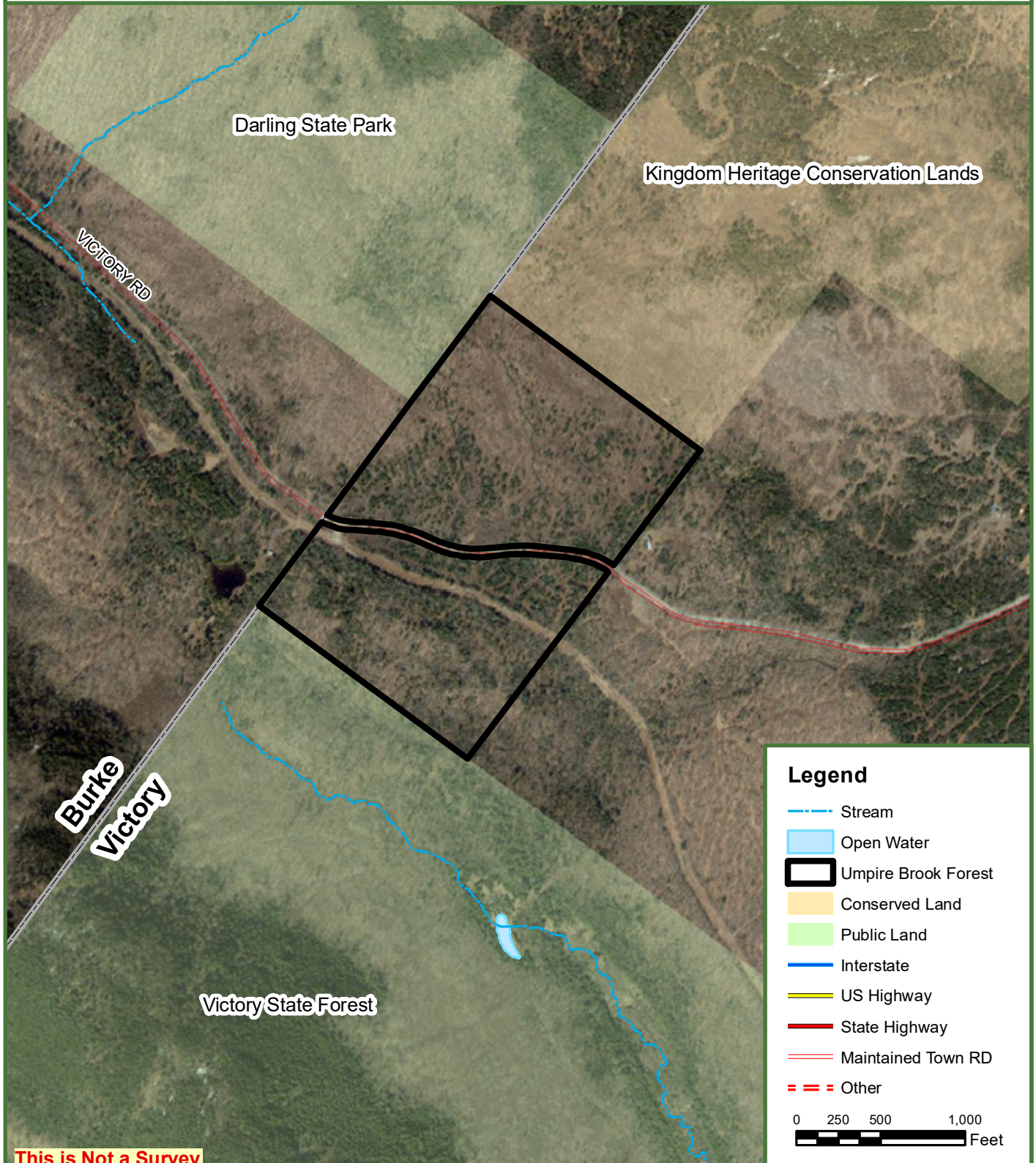




# Umpire Brook Forest

85.3 Tax Acres

Victory, Essex County, Vermont



**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.

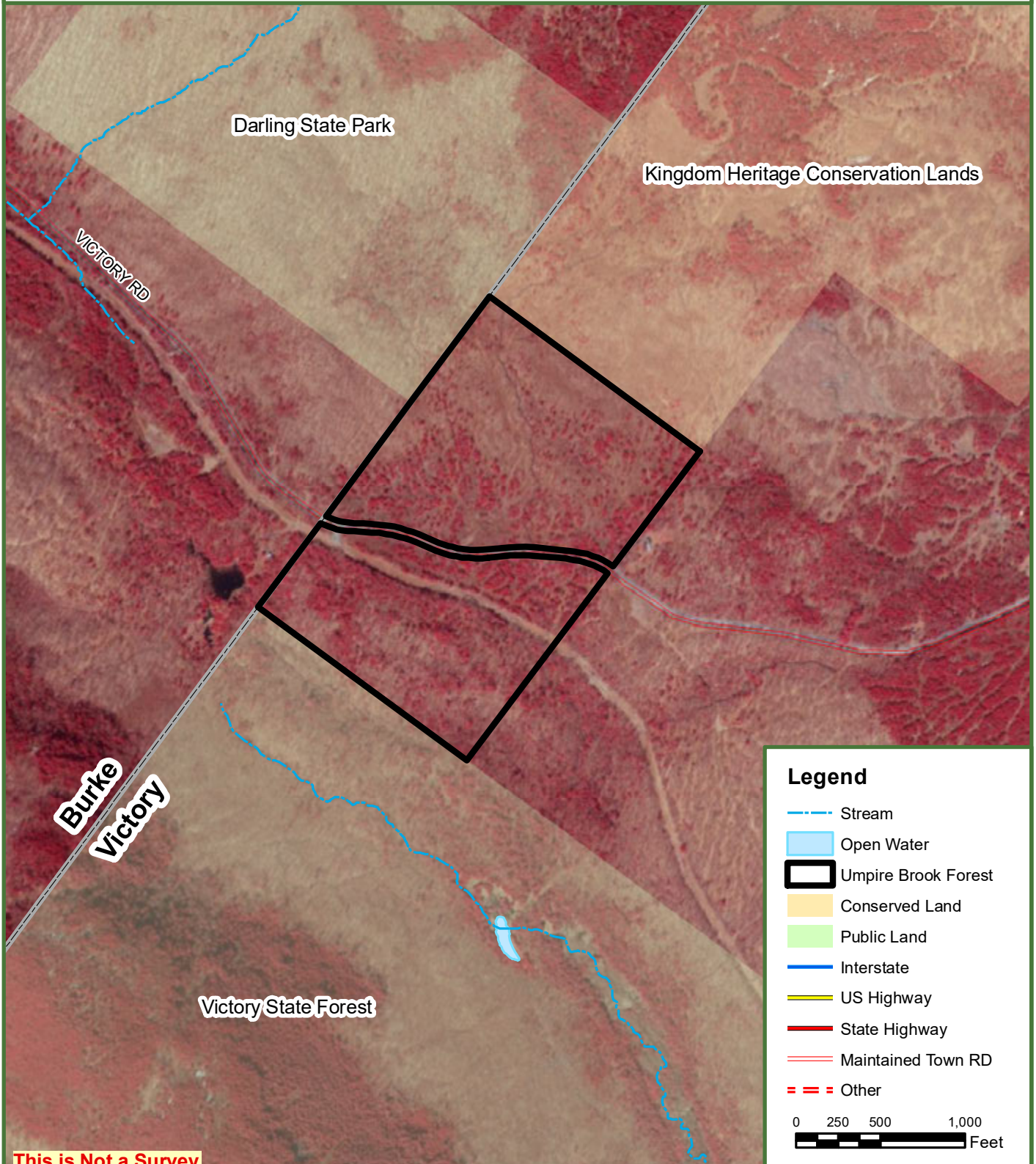




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85.3 Tax Acres

Victory, Essex County, Vermont



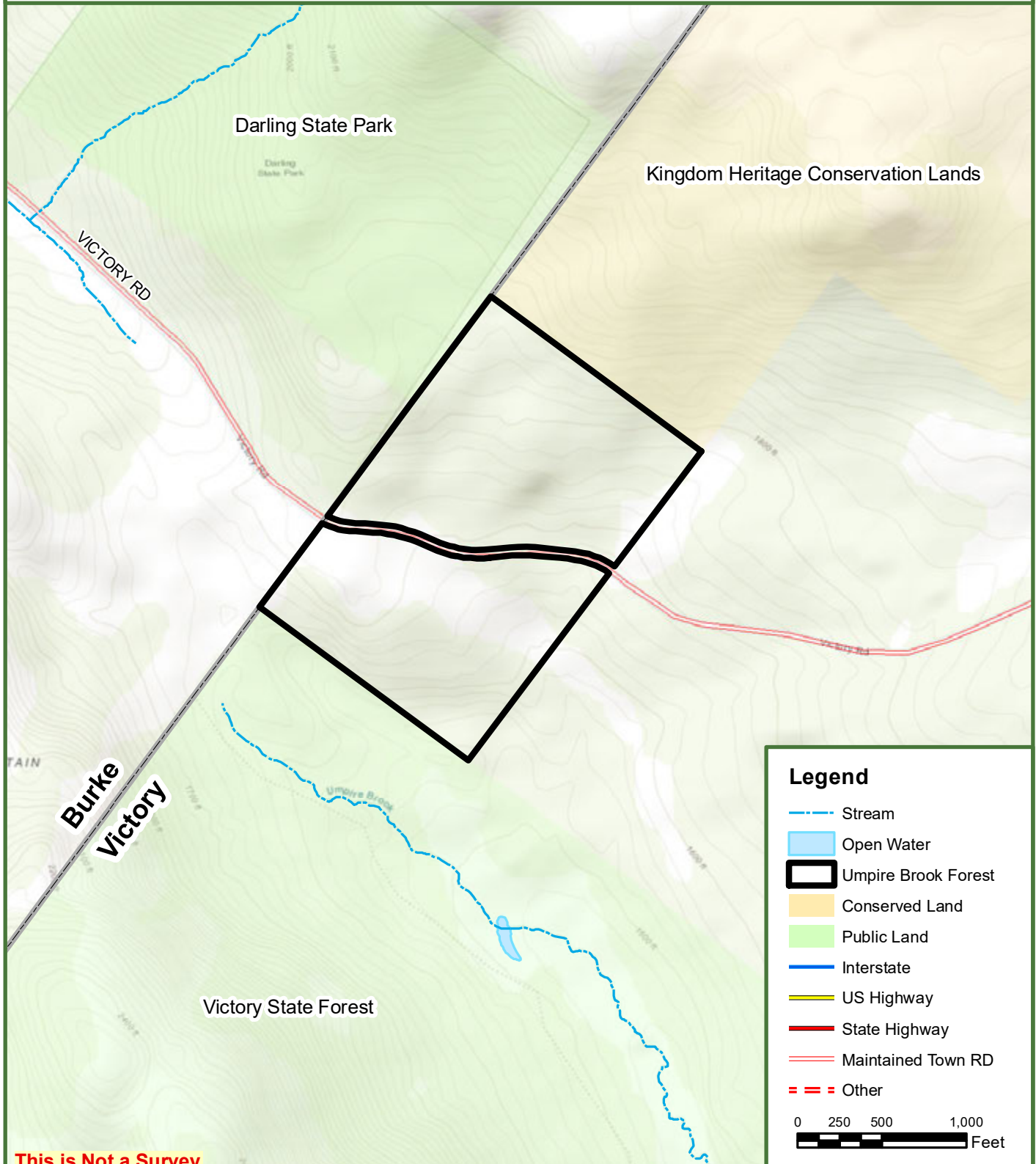
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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Agent of the Brokerage Firm

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

[ ] Declined to sign