LARMIE HILL FOREST

A special place for a camp or seasonal home, the forest is defined by its attractive views, open meadow, easily walkable terrain and exceptionally high timber stocking.

78 Grand List Acres
Stockbridge, Windsor County, Vermont

Price: $122,000
LOCATION

Larmie Hill Forest sits on a hill above the White River in Stockbridge, Vermont. Flowing west to east from the Green Mountains, the White River cuts a wide swath through the Vermont hills on its way to the Connecticut River. Route 107 follows the river from I-89 in Bethel through the town of Stockbridge to Route 100, a north-south corridor leading to the Killington and Pico ski areas to the south and Sugarbush Ski Resort to the north.

Stockbridge does not have a village center, but Pittsfield, 10 minutes to the west, does. Pittsfield is a quintessential Vermont town that centers around a classic village green graced by a white clapboard church and a gazebo. Bethel lies 15 minutes to the northeast and offers an array of services. For all the necessities, Rutland is 40 minutes to the southwest. Boston, Massachusetts, is 2.5 hours to the southeast and Hartford, Connecticut, is 2.75 hours to the south.

ACCESS

Larmie Hill Road is an unmaintained town road that runs through the property. It begins off Blackmer Road, a town-maintained scenic short-cut between Routes 107 and 100. Larmie Hill Road is in good condition for the first 950', as far as the last year-round house on the road. Then it becomes a rough woods road for 800' to the southern property boundary. The road is passable by high-clearance, four-wheel-drive vehicles.

Once on the property, the rough road continues to the center of the property, emerging in the meadows. Along the way, the road briefly exits and re-enters the property bounds, providing legal access to the neighboring lot whose land the road crosses. While the road is currently a rough ride, the base is solid. With some ditching, and additional gravel, the road will become passable for most vehicles.

It should be noted that there are two undeveloped, short rights-of-way through the lower (eastern) section of the property - one to the northeast and one to the east. Also, Larmie Hill Road is a Class IV town road and, thus, is available for public use. However, this Class IV road branches to the north of the access road where the public way is overgrown and likely unused.
SITE DESCRIPTION

Larmie Hill Forest combines beautiful meadows and camp development with a strong timber resource. The 7.7 acres of meadow sit in the middle of the parcel and at the end of the access road. One section stretches uphill to the northwest along the pine stand and towards the upper elevations of the property. The other section slopes gently downhill to the south, providing warm exposure. From here, there are local views of the neighboring mountains on the opposing side of the White River Valley.

In the middle of the field is a vintage, dilapidated camper trailer that may serve as basic shelter, with major repairs. While old and in rough shape, it is understood that the trailer is fully connected to utilities. Power runs up from Blackmer Road right into the field and a well in the southwestern corner of the meadow is pumped to the trailer. An existing 3-bedroom septic system is functional but will need to be re-evaluated and brought up to current state standards. The trailer sits within the 2 acres of the property that are excluded from UVA enrollment. A new camp or seasonal house can be established in the exclusion envelope and be connected to most of the existing utilities.

The property to the north and west of the meadow generally rises to a round plateau with gentle slopes to the south. Micro-terrain is variable and includes small wet areas between the dominant drier upland sites. The white pine plantation borders the field and gives way to a predominantly hardwood forest further uphill.

The southeastern portion of the property is forested with a mix of hardwoods and softwoods and punctuated by large boulders, creating an interesting aesthetic. This section of the forest slopes gently to the south and contains the main section of the access road. The road enters at the lowest point on the forest (1,140’ above seal level). The highest point is at 1,340’ in the northeast corner above the fields.

The existing camp-trailer is nestled in the meadow and takes advantage of the scenic views.
Archie and Rebecca Tanner acquired the property 28 years ago. At that time, the timber resource was overstocked and well-established, containing stems in excess of 90-100 years old. With only one very light thinning on part of the property since that time, the forest possesses some of the highest stocking levels in the region with a dense overstory, minimal regeneration in the understory (as a result, walking through the woods is simple) and large diameter stems.

Softwood tree species dominate forest cover holding 72% of total volume. Species composition is led by white pine, hemlock, red maple, red spruce, red pine, sugar maple and miscellaneous other associates.

Most of the timber resource is mature with diameters in the sawlog size class, many stems in excess of 20”.

Stocking levels are high (overstocked forest-wide) with total volume near 54 cords/acre (average for Vermont is 22 cords/acre).

The existing Use Value Appraisal (UVA) management plan that was prepared by Fountain Forestry in 2008 identifies four forest stands (the maps in this report delineate these stands). Of particular interest is Stand 3, a pine plantation that was established in the late 1940s to early 1950s. As with all stands on the property, it is a wonderful stand to explore. It is highly aesthetic with a tight upper forest canopy, limiting the level of sunlight reaching the forest floor.

No recent timber inventory data is available; however, based on a 2008 UVA inventory (which was not meant for valuation purposes) and field observations, Capital Timber Value (CTV) is likely close to $112,000 property-wide ($1,434/acre). Volumes are roughly 16 MBF/acre and 16 cords/acre. The timber resource offers an excellent opportunity for woodlot management and short term cash flow.
TAXES, TITLE and ACREAGE

In 2015, taxes were $920. The property is enrolled in the State of Vermont’s Use Value Appraisal (UVA) program. 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. For more information about this program, contact Fountains or Property Valuation & Review, (802) 828-5861 or visit www.vermontagriculture.com/currentuse.htm.

The property is owned by Archie and Barbara Tanner. The deed is recorded in the Town of Stockbridge Clerk’s Office in Book 45, Page 187. The property is identified on the Town of Stockbridge Tax Map as Lot 30 and by parcel number 06-028.000.

The neighboring camp has a deeded right to the spring.

ZONING INFORMATION

The property is in the Rural Residential Zoning District where single family dwellings are allowed and minimum acreage and setbacks can easily be met. For more information on Stockbridge zoning regulations, please contact the Town Zoning Administrator at 802-746-8400.

Meadows, forests and views are the central characteristics of the property.

The pine plantation is a source for immediate cash flow but is also a majestic place for a walk.
Larmie Hill Forest
78.1 GIS Acres
Stockbridge, Vermont

Legend

- Larmie Hill Boundary
- Access Road & ROW
- Interstate
- US Highway
- State Highway
- Maintained Town RD
- Class IV Town Road

This is Not A Survey

Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VCGI, 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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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:

Fountains Land Inc
Printed Name of Real Estate Brokerage Firm

Alisa Darmstadt
Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date

Printed Name of Consumer

Signature of Consumer Date

[ ] Declined to sign

Printed Name of Consumer

Signature of Consumer Date

[ ] Declined to sign

9/24/2015