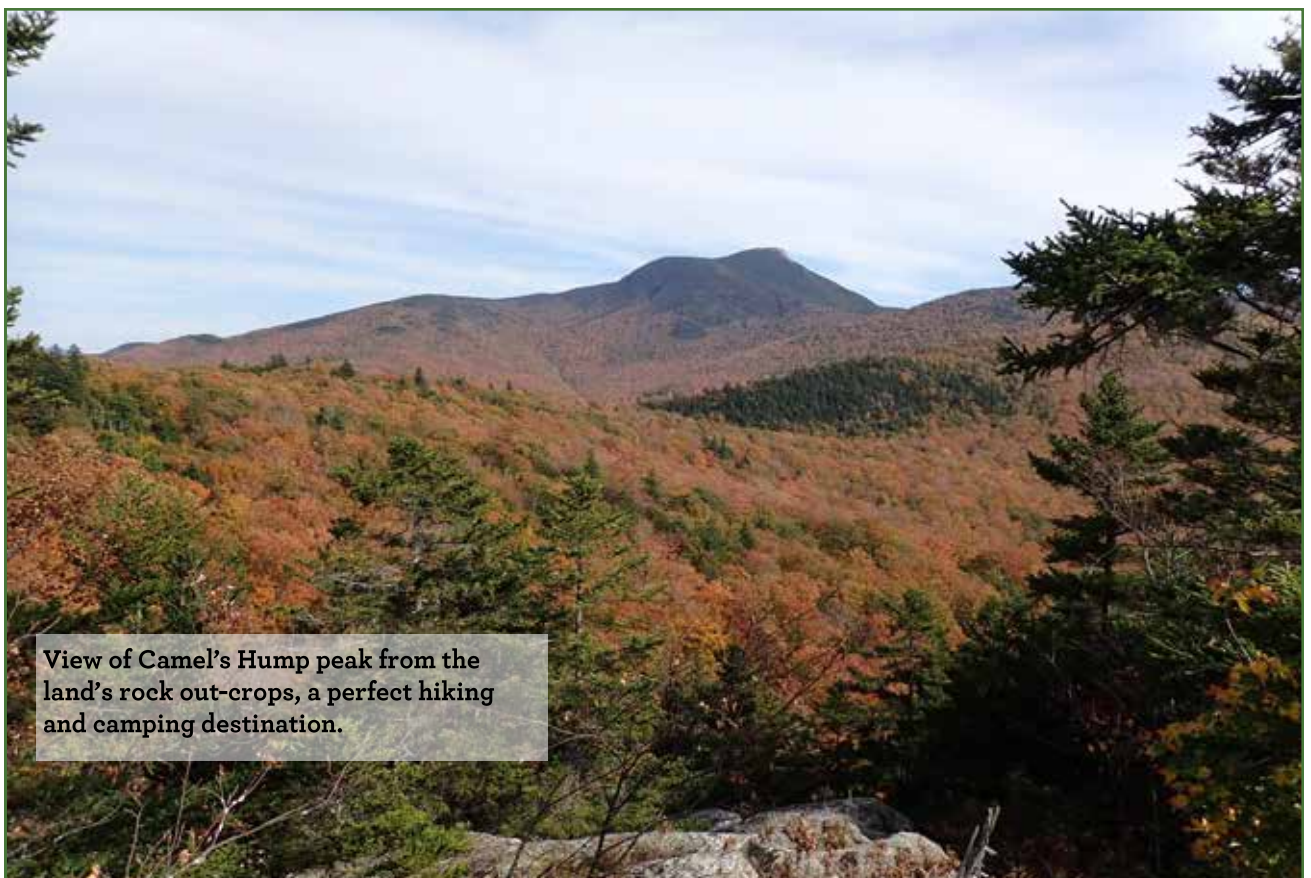


## BERT'S CROWN FOREST

**An attractive forest adjacent to state and town forests, containing groomed Nordic ski trails, sweeping views of Camel's Hump from exposed rock out-crops, developed access and managed timber resource.**



View of Camel's Hump peak from the land's rock out-crops, a perfect hiking and camping destination.

*129 Town Acres  
Huntington, Chittenden County, Vermont*

**Price: \$250,000**

## PROPERTY OVERVIEW

The property offers many uses, including a strong recreational appeal from its Nordic ski trails, exposed rock out-crops for overnight camping, camp development near the access road, conservation appeal given the adjacent public lands, and long-term forest management.

### Property highlights include:

- The property is boarded on two sides by Camel's Hump State Park & Huntington Town Forest.
- Groomed Nordic ski trails throughout the land.
- Terrain that includes exposed rock area, a perfect hiking destination for overnight camping with incredible views of Camel's Hump.
- Professionally managed timber resource.
- Existing leased camp covering taxes with ability to build a new, private camp.
- Attractive Huntington, Vermont location close to one of Camel's Hump's trailheads.



The property offers many groomed Nordic ski trails.

## LOCATION

The property is located in north-central Vermont, within the northern portion of Huntington township. Huntington Village is a small hamlet roughly 3.6 miles to the west, a landscape consisting of widely scattered homes, abundant forestland, and small farms along the Huntington River and other valleys. The land sits on the upper western slopes of the Green Mountain Range and is adjacent to the 21,258 acre Camels Hump State Park. Camels Hump Mountain is tied with Mountain Ellen as Vermont's third tallest peak, behind Mount Mansfield and Killington. This iconic peak is visible from the land's exposed rock out-crops. Additionally, the Huntington Town Forest shares a mutual boundary with the lands eastern border.

Camel's Hump Nordic Ski Area is a volunteer, non-profit organization (some of its trails are on the property) offering upland skiing with over 35 miles of wooded and open trails covering more than 1,500 acres of private and public lands "in the shadow of Camel's Hump." The CHNSA website is [www.camelshumpskiers.org](http://www.camelshumpskiers.org).

The site is 25 miles from Burlington, Vermont's largest city, and 10 miles from the Richmond Exit on I-89. To the north, Bolton Valley Ski Area is about a 30-minute drive, while Stowe Mountain Resort is slightly under an hour. Boston is a 3.25-hour drive to the southeast.



The land's forest cover, with undeveloped landscape beyond.



## ACCESS

Access is by a developed road, which appears to start as a Class 4 town road (TH 15) for 0.33 miles and then proceed as a private road for 4,000' to the property's southeastern boundary. This access road is locally known as Stagecoach Road and is suitable for high-clearance vehicles.

An internal access road leads a short ways north into the land, which is currently being used in association with an active forest management operation. From this road, many woods trails fan out throughout the property, including various groomed Nordic ski trails used by Camel's Hump Nordic Ski Area association.

**Directions:** From the junctions of Bert White and Stagecoach Roads, head 0.9 miles to the property boundary. The address of a home along Stagecoach Road is 84 Stagecoach Road; from this location, the land is 0.7 miles along Stagecoach Road.

## SITE DESCRIPTION

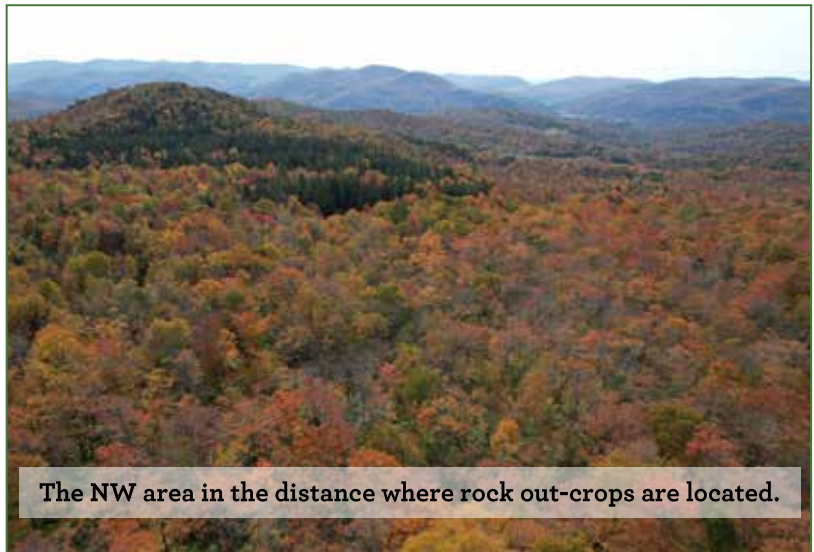
The property has variable terrain where roughly half of the property occurs on gentle to moderate slopes. The land's northern and western end has steep slopes with cliffs and rock out-crops in the northwest corner, an area locally known as Bert's Crown. This site is a tricky but rewarding hike that culminates on exposed rock with semi-alpine forest conditions. For the outdoor enthusiast, this location is an exciting overnight camping spot where direct views of Camel's Hump unfold.

Near the access road, where terrain is level, there is opportunity to develop an additional camp, beyond the existing lease camp.

Aspect is mostly northerly with elevation ranging from 1,420' at the land's southwest corner and rising to 2,200' at the exposed rock out-cropping. Soil drainage is mixed and varies between steeper dry upland sites and more level, seepier soils.



Access is via the private Stagecoach Road.



The NW area in the distance where rock out-crops are located.



Camel's Hump seen from the exposed bedrock area known as Bert's Crown.



## TIMBER RESOURCE

The timber is an attractive resource which has been professionally managed for many decades. Northern hardwood species dominate with sugar/red maple, yellow birch, American beech and white ash common.

The 2019 forest management plan identifies 6 forest stands. There is currently an active timber harvest that covers stands 1, 2, 3 & 6. The scheduled thinning, group selection and shelterwood treatments aim to capture mature trees, reduce beech and ash and promote conditions for new acceptable regeneration. With cooperative weather this spring and summer the harvesting should be completed by the end of the summer.

There is no recent timber inventory permitting the establishment of Capital Timber Value (CTV).

## TAXES/OWNERSHIP

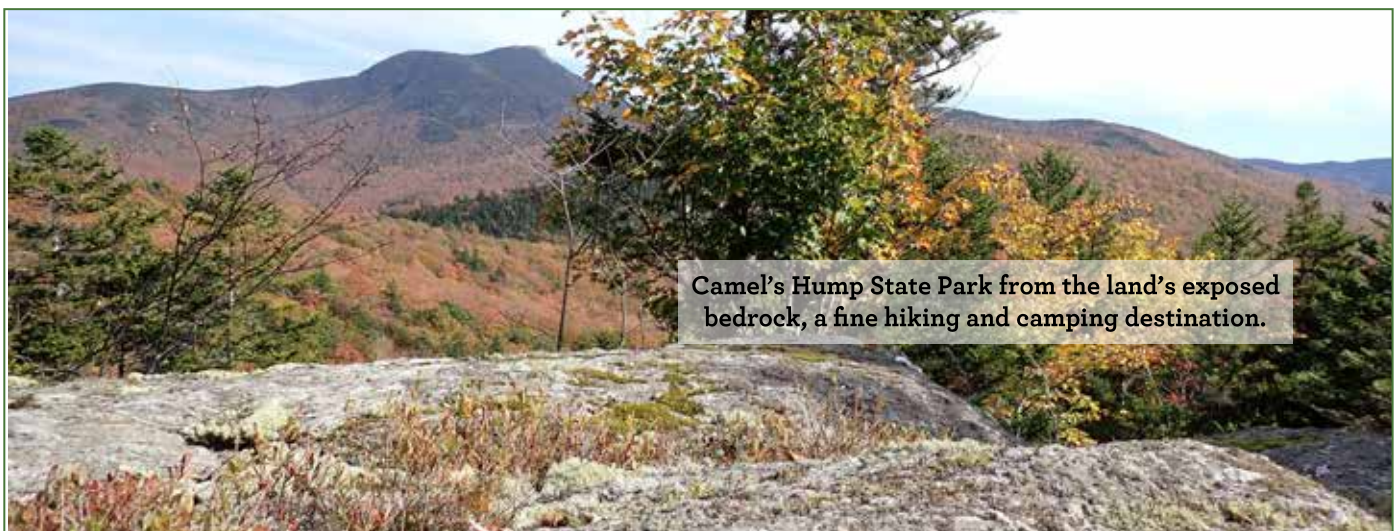
Municipal property taxes in 2023-2024 were \$761.28. The property IS enrolled in the State of Vermont's Use Value Appraisal (UVA) program (plan date 2019). The property is owned by Remo and Donna Pizzagalli Grandchildren's LLC. The deed is recorded in Book 110, Page 606 of the Huntington land records. One camp on the property is leased, with income nearly covering the annual taxes. The land is surveyed.



Hardwood stand along upper slopes on moderate terrain.



Typical hardwood forest stand as seen in early spring.



Camel's Hump State Park from the land's exposed bedrock, a fine hiking and camping destination.

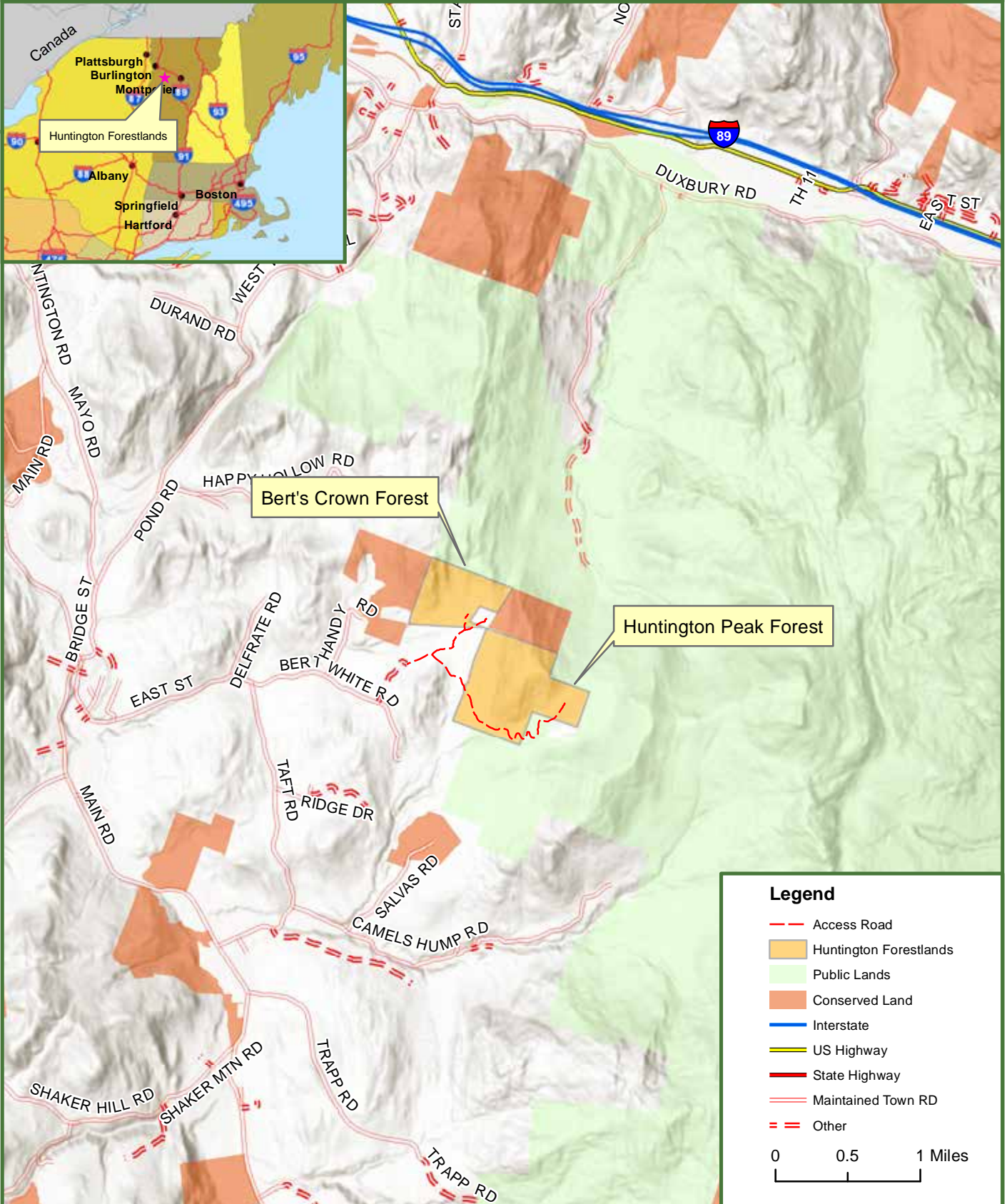
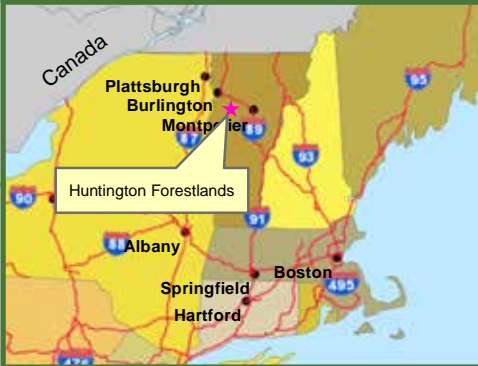
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given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

129.3 & 267.2 Tax Acres

Huntington, Chittenden County, Vermont



### Legend

-  Access Road
-  Huntington Forestlands
-  Public Lands
-  Conserved Land
-  Interstate
-  US Highway
-  State Highway
-  Maintained Town RD
-  Other

0 0.5 1 Miles

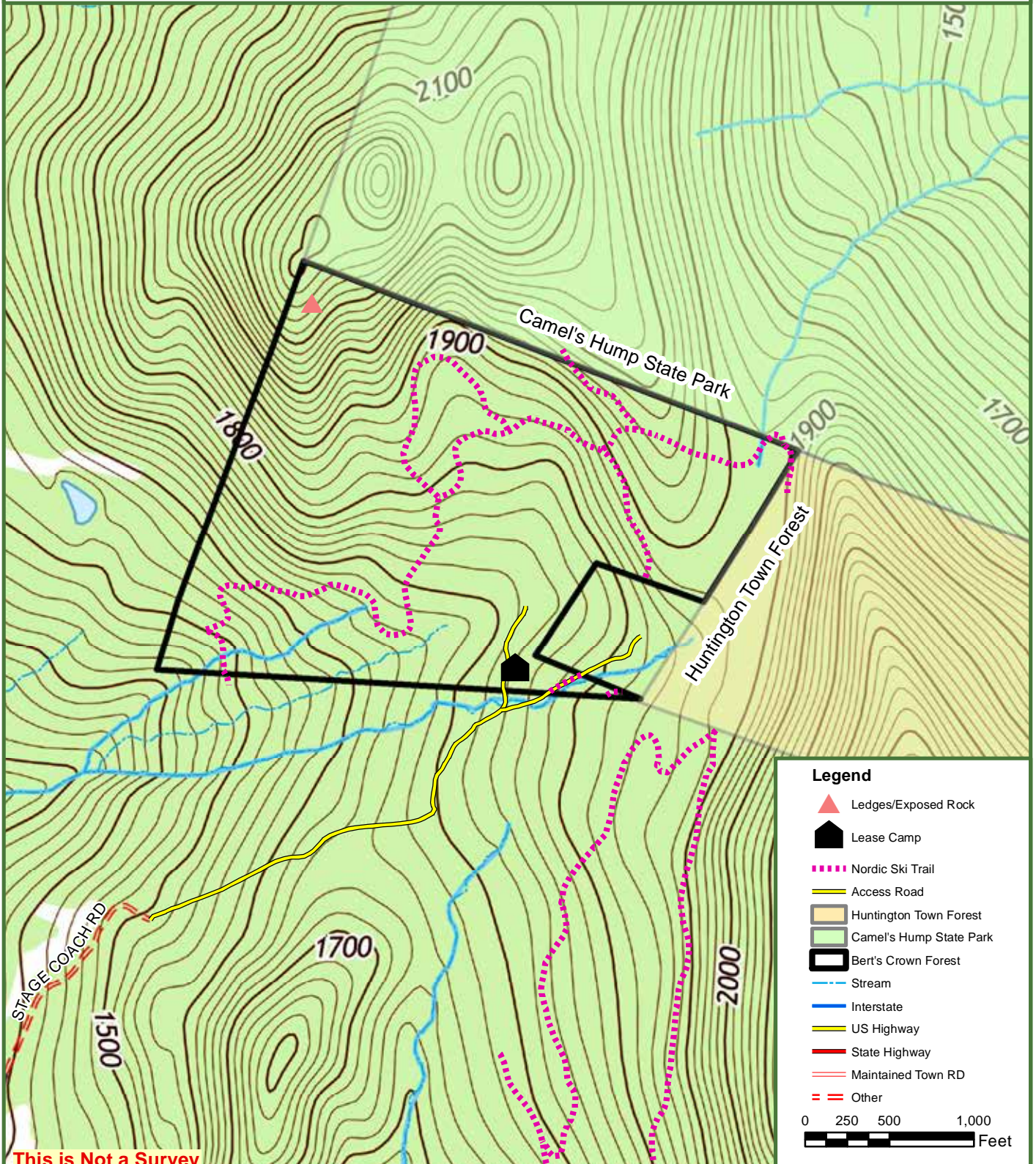




# Bert's Crown Forest

129.3 Tax Acres

Huntington, Chittenden 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.

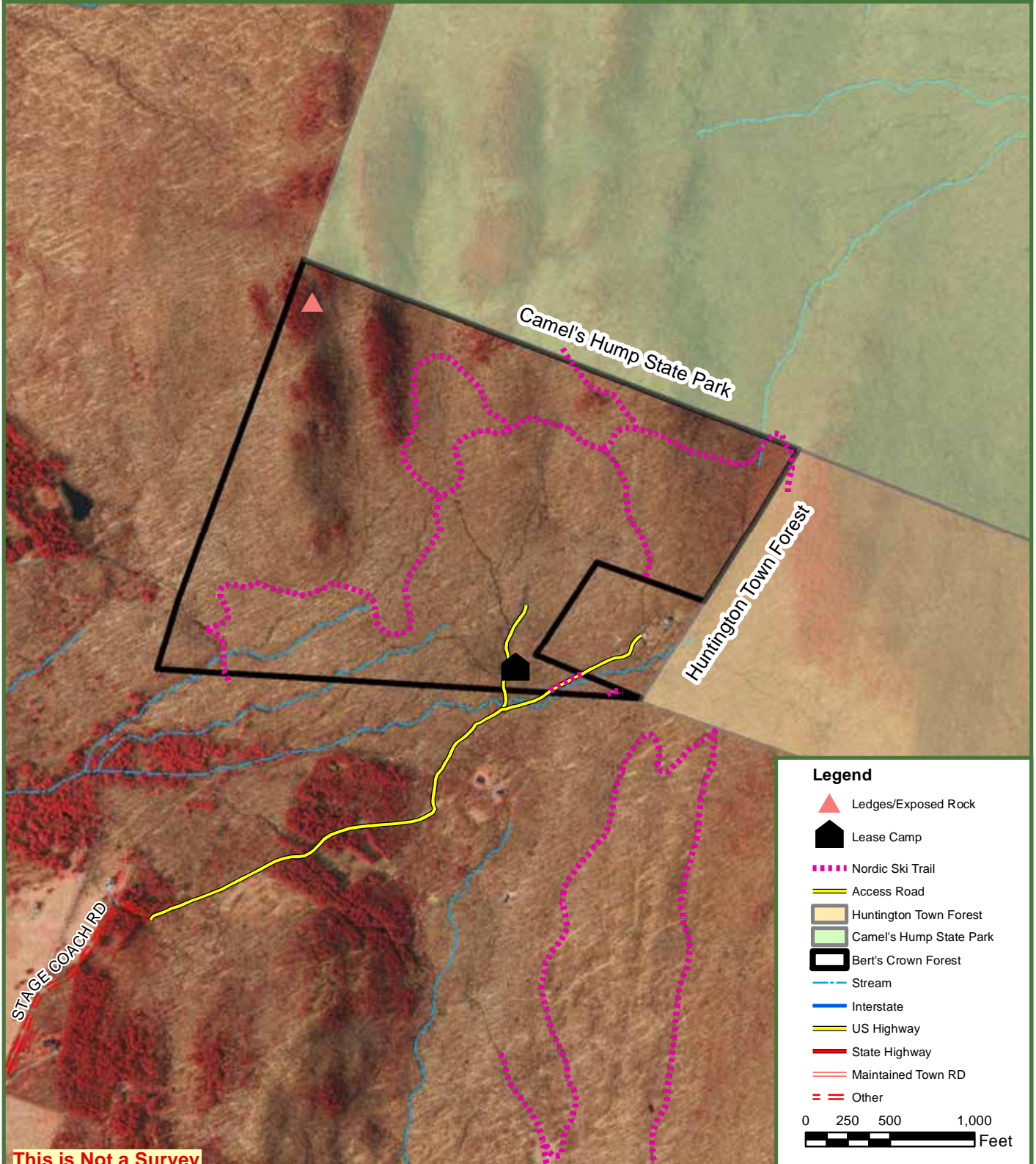




# Bert's Crown Forest

129.3 Tax Acres

Huntington, Chittenden 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.


















# Bert's Crown Forest

129.3 Tax Acres

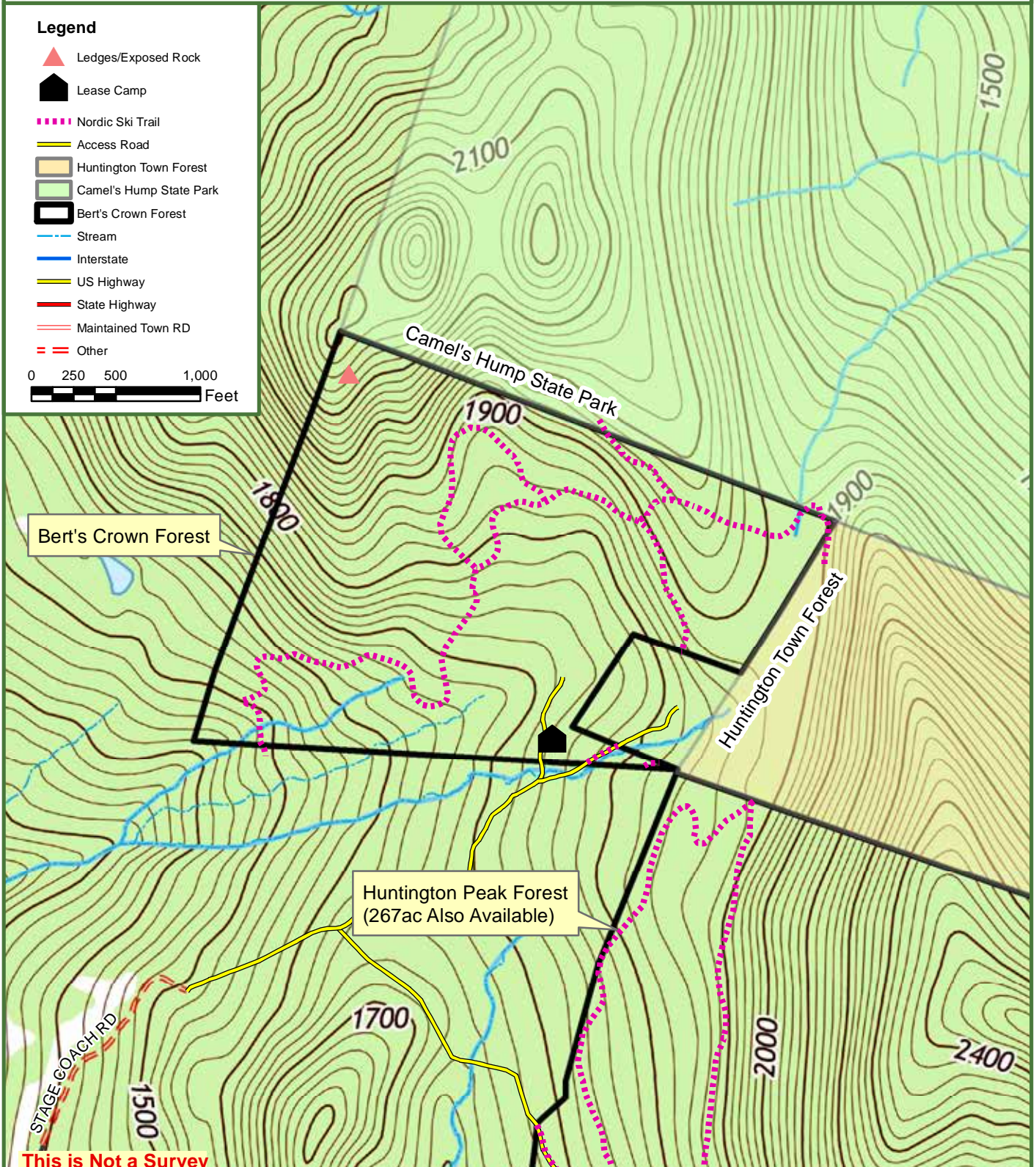
Huntington, Chittenden County, Vermont



## Legend

-  Ledges/Exposed Rock
-  Lease Camp
-  Nordic Ski Trail
-  Access Road
-  Huntington Town Forest
-  Camel's Hump State Park
-  Bert's Crown Forest
-  Stream
-  Interstate
-  US Highway
-  State Highway
-  Maintained Town RD
-  Other

0 250 500 1,000  
Feet



Bert's Crown Forest

Huntington Peak Forest  
(267ac Also Available)

**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.


















# Bert's Crown Forest

129.3 Tax Acres

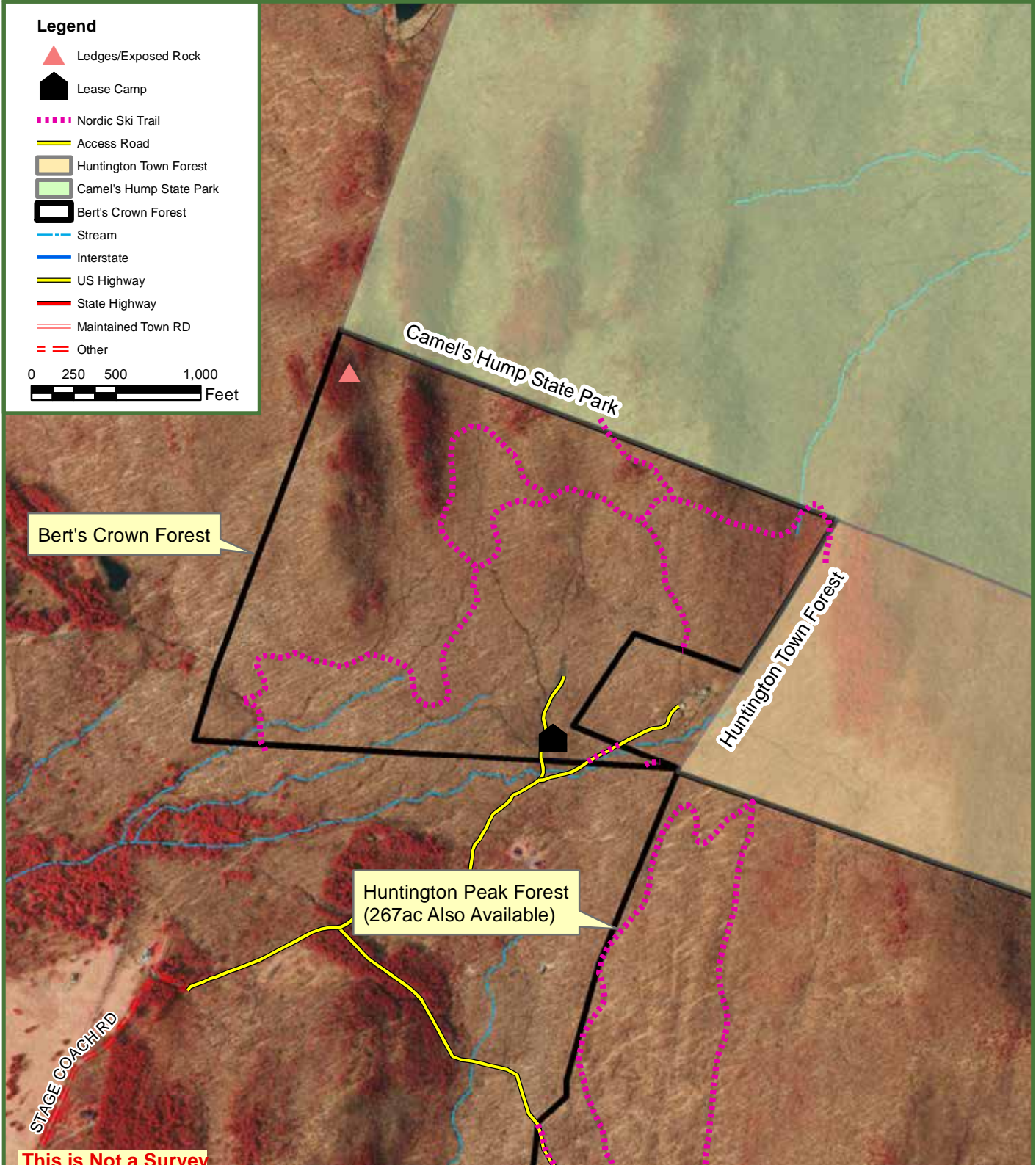
Huntington, Chittenden County, Vermont



## Legend

-  Ledges/Exposed Rock
-  Lease Camp
-  Nordic Ski Trail
-  Access Road
-  Huntington Town Forest
-  Camel's Hump State Park
-  Bert's Crown Forest
-  Stream
-  Interstate
-  US Highway
-  State Highway
-  Maintained Town RD
-  Other

0 250 500 1,000  
Feet



**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.





# 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