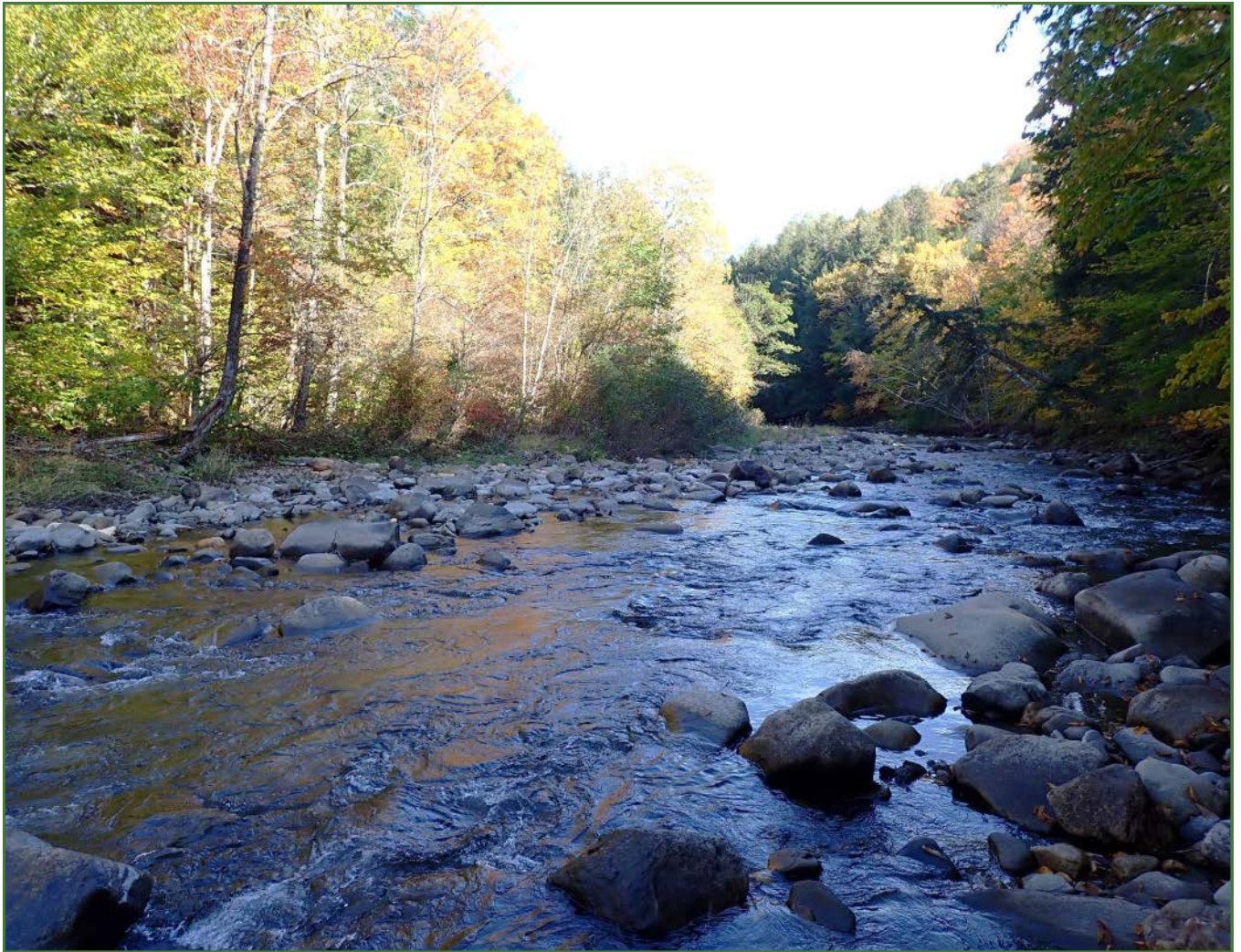


OMPOMPANOOSUC RIVER PARCELS

Two land parcels featuring river frontage, forest resources, and building site options with proximity to the Upper Connecticut River Valley located in East Central Vermont.



Parcel #1 | +/- 59 Acres | Strafford, Orange Co., VT | \$174,000
Parcel #2 | +/-221 Acres | Thetford, Orange Co., VT | \$237,000

INTRODUCTION

The ownership is selling their property in two separate parcels, divided by the town line. The +/-60 acre Strafford parcel is well suited to future home development with paved town road frontage and roadside electric service. The +/-220 acre Thetford parcel is well suited to a camp or seasonal off-grid home development with beautiful local views.

Both parcels have significant frontage along the West Branch of the Ompompanoosuc River. Both parcels have Restricted Use Areas associated with the reclaimed Elizabeth Copper Mine site.

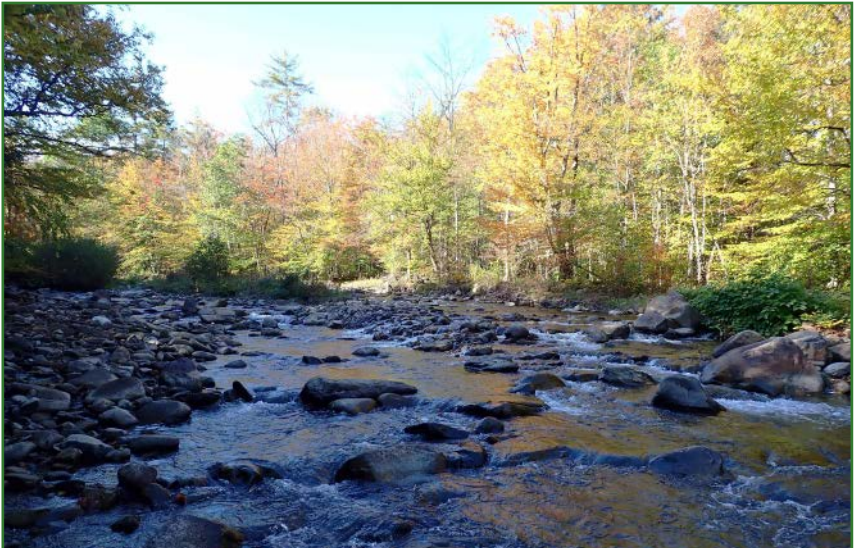
LOCATION

The parcels are situated in east central Vermont, 11 miles from the New Hampshire border. The local landscape is dominated by abundant forestland, with small farms in the valleys and widely scattered homes along roads. This area is part of the West Branch of the Ompompanoosuc River watershed, a sizable river that runs along both parcels.

The hamlet of South Strafford is 1.7 miles to the northwest and is host to a general store. Norwich, Vermont, located 10 miles to the south, is the closest large town offering the most amenities. Interstate 91 is just east of Norwich, and across the Connecticut River is the Town of Hanover, host of Dartmouth College. Boston is just over a 2 hour drive.



The Ompompanoosuc river with the land's frontage on the left.



Late day sun during fall in the West Branch of Ompompanoosuc River.



Property is seen in the bottom half & the river through the valley. The region is mostly forested with scattered homes.

PARCEL 1 - Strafford - 59 Acres

ACCESS

This parcel is located along Mine Road, which is a paved, town-maintained road that runs directly to Route 132 and South Strafford. Mine Road is not highly traveled, so road noise near the property is limited. There is +/-212' of frontage along the east side of the road. The road frontage has a deep drainage ditch along it. The best place to park is near the Fountains Land sign where there is an area of flatter ground. Alternatively, you can park up the road at 181 Mine Road which is the entrance to the solar farm. Park here and walk back to the sign to access the land. From this point, the terrain slopes away from the road and down towards the river. Old woods trails can be found across the parcel, including one that leads to the river.



Mine Road frontage with electric poles and the property on the left.

SITE DESCRIPTION

The land appears to support the construction of a year-round home. The best potential homesite is likely downslope from the road frontage (off the old driveway), about +/-300-400', where terrain levels off and soils appear to support a septic system. A driveway into the land to this location would have to be developed. Electric power runs along the road frontage.

The terrain is variable, with some steep slopes in between modestly sloping areas. Elevation ranges from 1,080' along the road frontage to 800' along the river. Copperas Brook flows through the eastern area of the property.



Fully stocked stands with maturing trees easy to walk through.

FOREST & RIVER RESOURCE

The forest resource is scenic and consists of fully stocked stands with maturing trees. Closer to the road, the tree species are primarily pine and hemlock. The remaining majority of acreage supports hardwood species with scattered large diameter hemlocks and pine.

The river frontage is scenic and an easy hike from the road frontage. An old foundation exists along the river which likely supported a water pump house associated with the mine operations. An old woods road runs down to this site.

The river has a considerable width and can not be crossed by foot during spring or high precipitation periods. Wild brook trout are reportedly common, along with rainbow and brown trout.



The Ompompanoosuc river as it turns along the land to right.

PARCEL 2 - Thetford - 221 Acres

ACCESS

The land is accessed from New Boston Road, a graveled, town maintained road. There is no electric power along this part of the road. A +/-400' right of way road runs from the town road to the property boundary and gate. From the gate, a gravel road heads into the land in a northern direction for +/-2,325' to the land's open meadow and likely best camp location. From this point, the road continues through the land for another +/-3,950' (this last section of the road will need some maintenance before it's drivable again; however, much of the road is graveled & ditched).

SITE DESCRIPTION

The land's primary feature is its nearly 1/2 mile of river frontage at its northern end. Two old woods trails head to the river providing good access to this scenic water resource.

Given the land's access, distance to electric power, Restricted Use Area, and opposing solar array, the highest and best use is likely a camp/seasonal home development, recreation, and/or forest management. A meadow at the end of the access road (see maps for location) offers attractive views to the west and north, a prime location to develop a large camp or seasonal home. There is a small woodland pond near the field that contains amphibians such as newts and frogs, and would be used for drinking water by deer and other animals in the forest.

Elevations range from 730' along the river to 1,200' near the SE boundary. The terrain is mostly gently sloping, however, with steep terrain along the river.

FOREST RESOURCE

The forest can be considered aesthetically scenic as it has been several decades since forest management has occurred, resulting in a high canopy that's easy to walk through. Generally, on the higher elevation and more level sites, northern hardwood species dominate. On the steeper slopes and along the river, dense hemlock stands are common, with large legacy trees throughout, holding diameters in the 18-24' size class. The hardwood stands have a range of diameters, are fully stocked, and include large legacy stems. The youngest age class was created from harvesting that occurred +/-24 years ago.



Internal access road with the eastern end of the property in view.



View of the property's meadow serving as the best building site.



Mature hemlock stand which runs along river frontage.

TAXES & TITLE

In 2023, the taxes for Parcel #1 were \$236.58, and for Parcel #2 were \$2,059.50. The land IS enrolled in Vermont's Use Value Appraisal Program. The ownership is The Theodore F. Zagaeski 2000 Trust, whose deeds are recorded in Strafford - Book 47, Page 31 and Thetford - Book 81, Page 38.

SOLAR LEASE

Portions of the Restricted Area are occupied by a solar project operated by Greenwood Infrastructure, under a lease in which the lease period could remain for an additional +/- 42 years. Annual lease income is \$1.00. A copy of the lease agreement is available upon request.



State info area showing solar array and view of Parcel 2.

RESTRICTED USE AREA

The property is part of the former Elizabeth Copper Mine whose reclamation and stabilization was finalized by the EPA. As part of EPA's reclamation/remedial action plan, the land includes a Restrictive Use Area covering a total of 79 acres as represented on the property maps and survey. This area can not be developed or disturbed in the future per the *Grant of Environmental Restrictions, Right of Access, and Easement* deed. Copy provided upon request.



Solar array and restricted area as seen from Parcel 2.



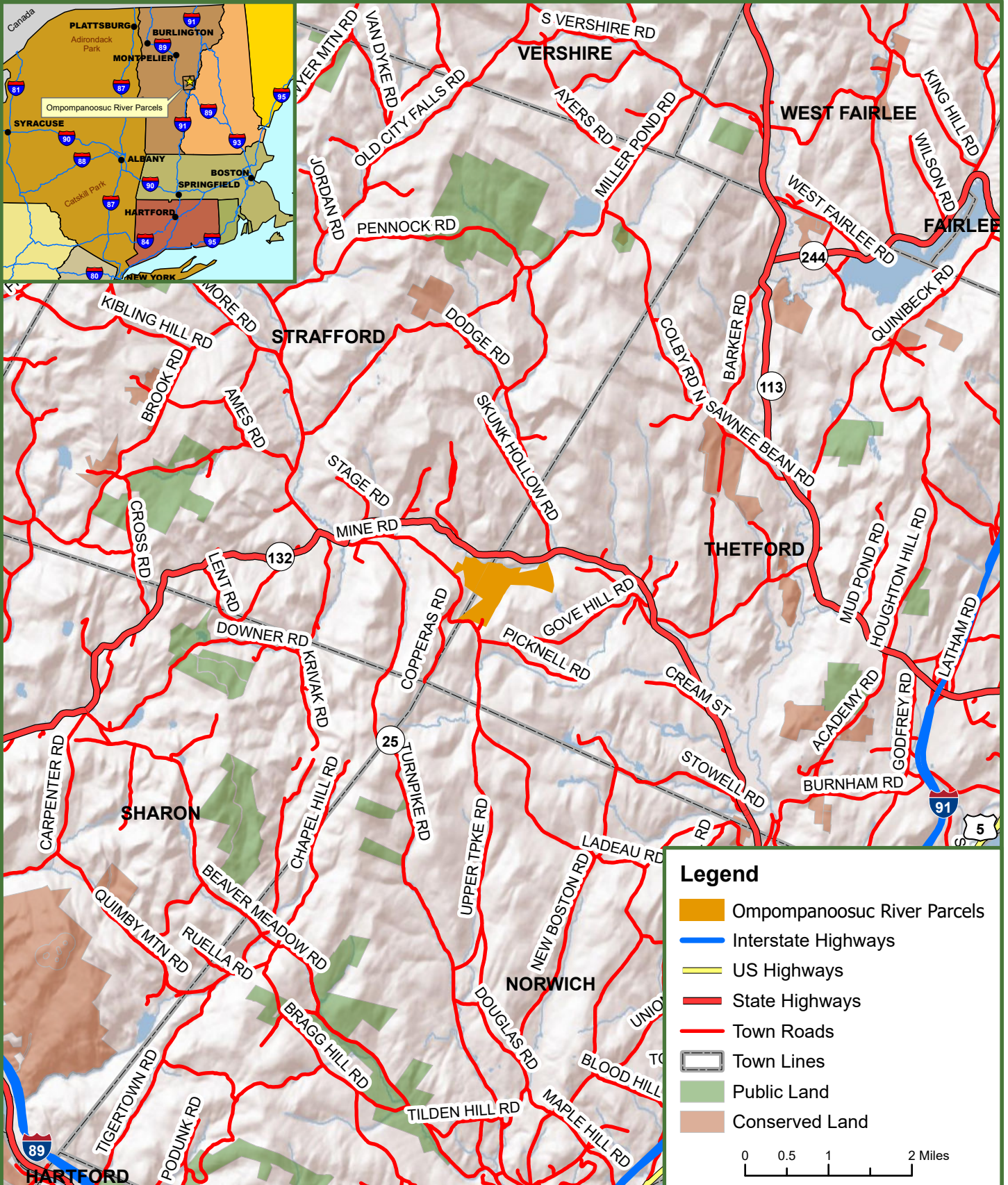
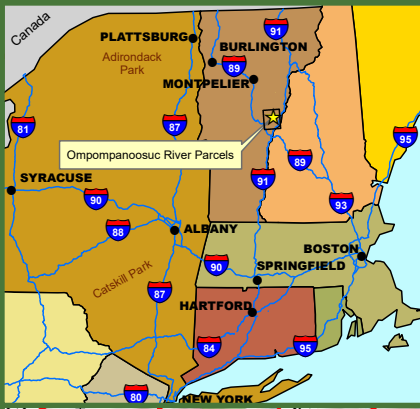
Solar array with view of the restricted area. Bottom right side is Parcel 2. Seen in background is old mine off property.

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.



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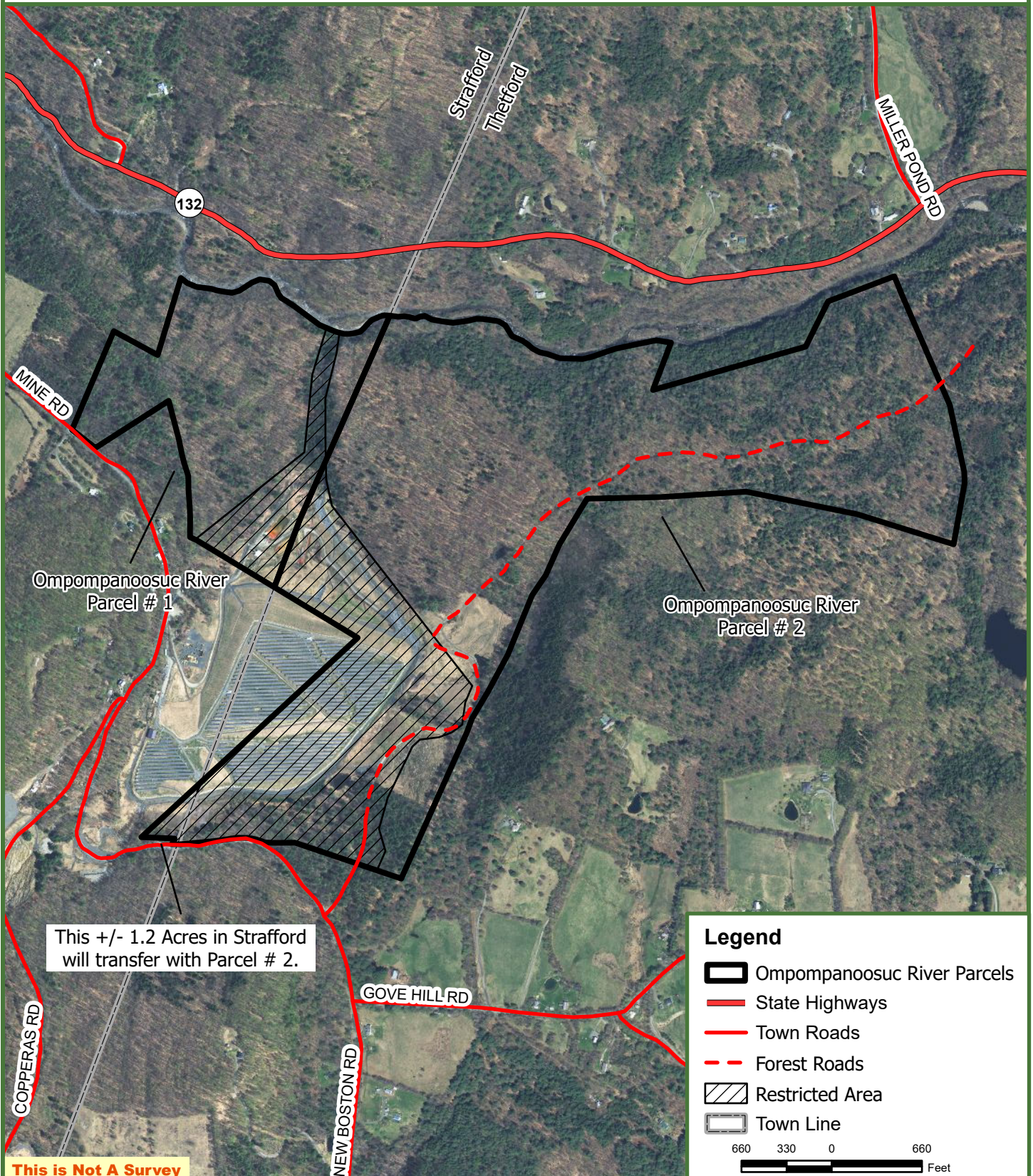
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Parcel 2 - 221.1 Survey Acres, Thetford, Orange County Vermont





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This +/- 1.2 Acres in Strafford will transfer with Parcel # 2.

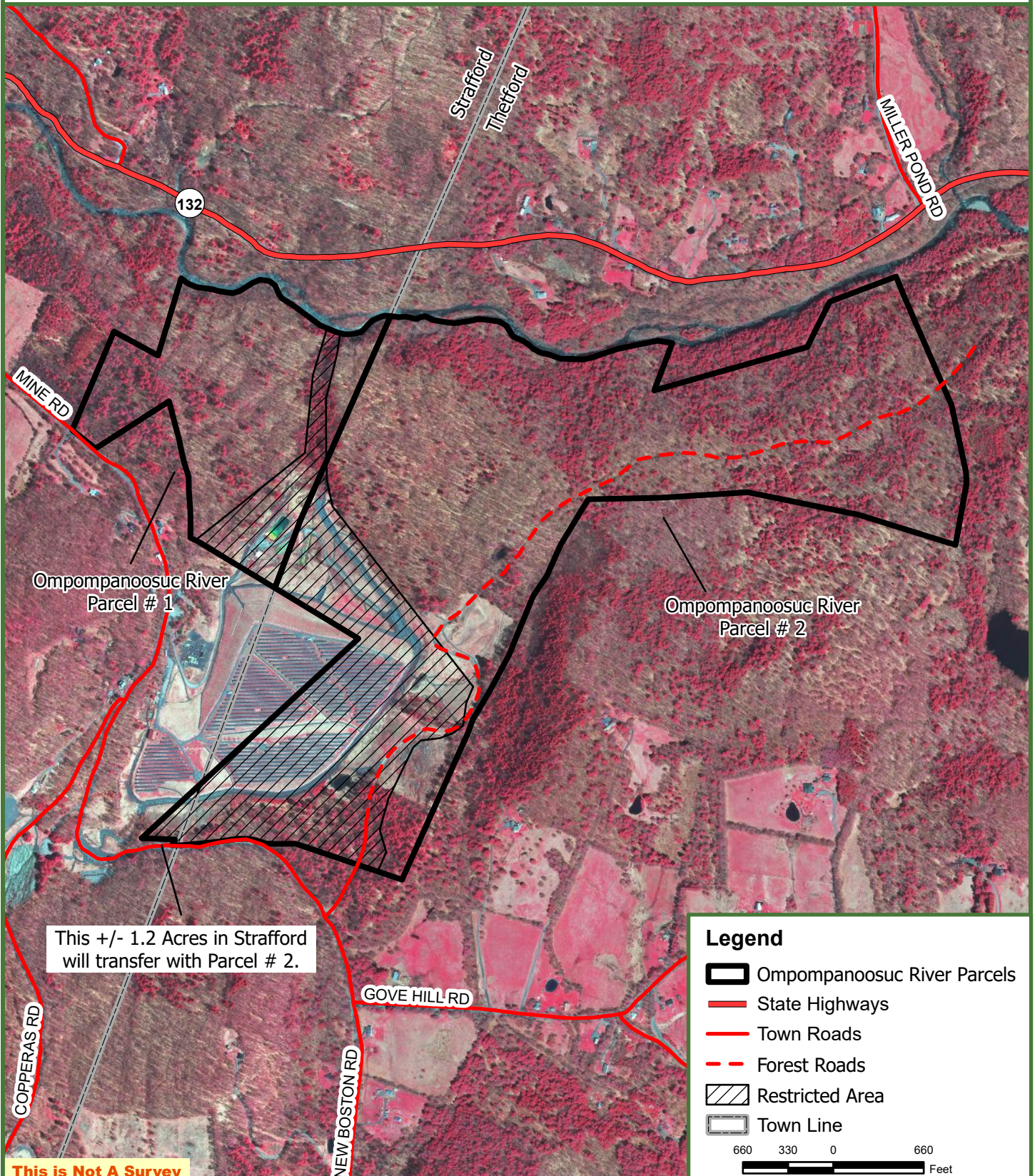
This is Not A Survey

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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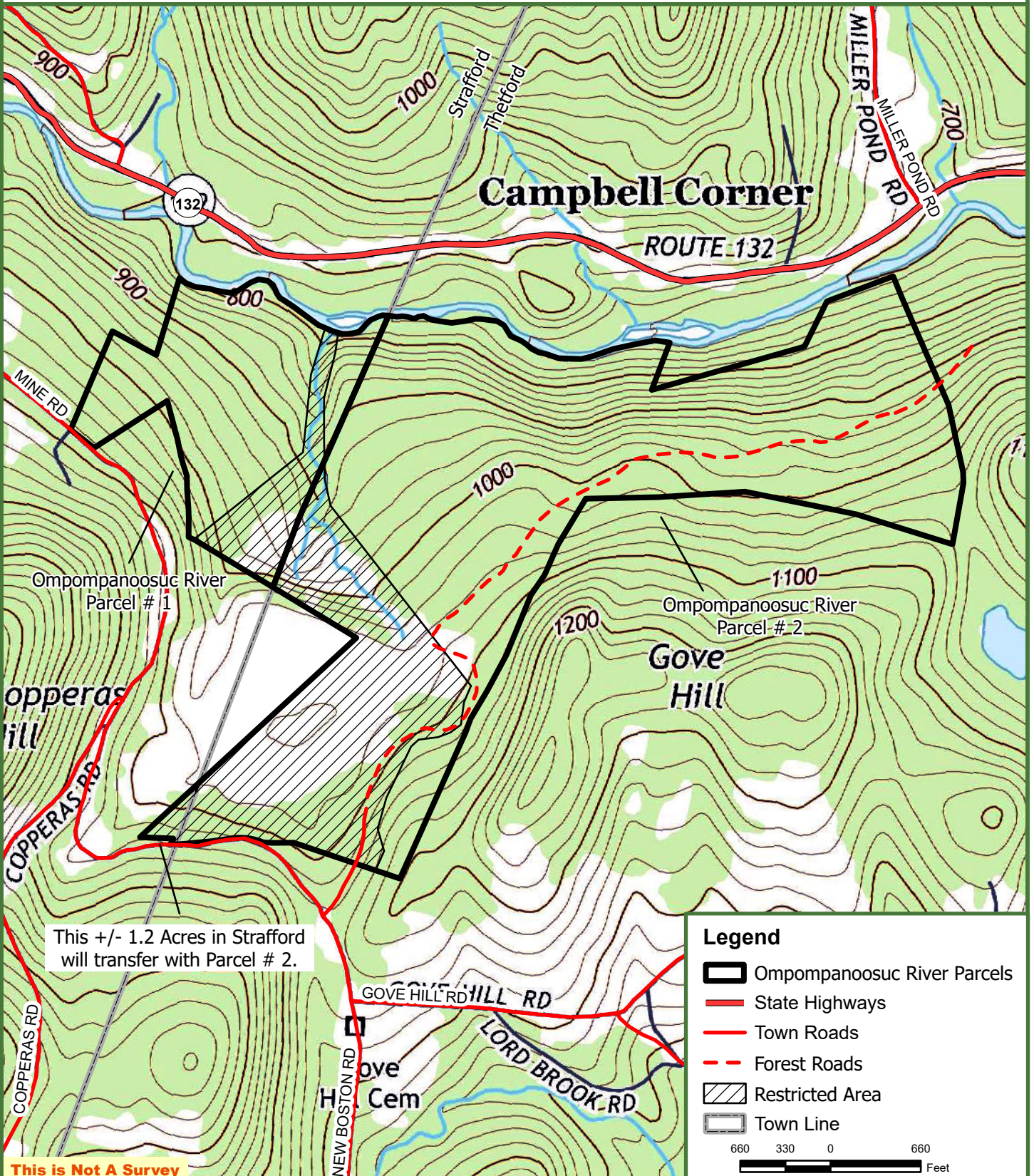


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

Thom Milke

Printed Name of Agent Signing Below

[] Declined to sign

Signature of Agent of the Brokerage Firm

Date

Printed Name of Consumer

Signature of Consumer

Date

[] Declined to sign