



**Fountains
Land**
AN F&W COMPANY

Hall Brook Headwaters

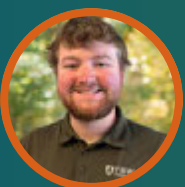
Discover tranquility in the heart of the Northeast Kingdom with developed access, camp-building potential, timber investment opportunities, and recreational resources close to Neal Pond in Lunenburg.

Located in rural Lunenburg, Vermont, this property offers the perfect blend of access to local amenities with the seclusion of Northeast Kingdom forestlands. The surrounding landscape is one of vast, undeveloped timberlands, mixed with well-maintained camps off Hall Road, which also serves as an ATV and snowmobile trail. Property highlights include:

- 🌲 Standing timber value of \$140,500, with a promising timber asset appreciation outlook.
- 🌲 Attractive forest conditions, with minimal low shrubs and regeneration creating easy walking conditions.
- 🌲 Developed access off Hall Road, with a built driveway (right-of-way) accessing potential camp sites.
- 🌲 Mostly gentle terrain with trails ready to be upgraded.

Property Highlights

- 💰 \$261,000
- 📏 130 Acres
- 📍 Lunenburg, VT
- 🏠 Multiple Use



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LOCATION



The surrounding landscape with the property boundaries inset.

The forest is located in the town of Lunenburg, in the Northeast Kingdom, which borders New Hampshire and the Connecticut River. Much of the area is rural and characterized by a heavily forested landscape, with homes generally scattered, except for clusters found in small hamlets and along Neal Pond. Small farms along the Connecticut River are also prominent, contributing to the region's traditional working-land character. The landscape to the north is almost entirely forested and includes several larger timberland blocks under both private and public ownership. Neal Pond is a short distance to the south and features a public launch for fishing and boating. Lunenburg Village lies just 5.5 miles from the property via Route 2. The village offers a convenience store, post office, elementary school, and town municipal offices. The drive to the village along Pond Road passes occasional year-round homes, while the immediate Hall Road area is known for its numerous seasonal camps.

Lancaster, New Hampshire, is the closest major town, located about 10 miles east along the Connecticut and Israel Rivers. Lancaster serves as a regional hub with a vibrant downtown, offering full amenities and earning the reputation of the "Gateway to the Great North Woods." The town can be found bordering the scenic, rolling mountains of the Kilkenny Range within the White Mountain National Forest. For broader regional access, Boston and Portland, Maine, are approximately a 2.5-hour drive to the south and southeast. There are sites available for potential camp-building near the existing cleared log landing or at several other locations throughout the forest.



Aerial view showing neighboring wetlands, Neal Pond, and the White Mountains of New Hampshire.



The property is seen here with Burke and Kirby Mountain in the background.

PROPERTY DESCRIPTION

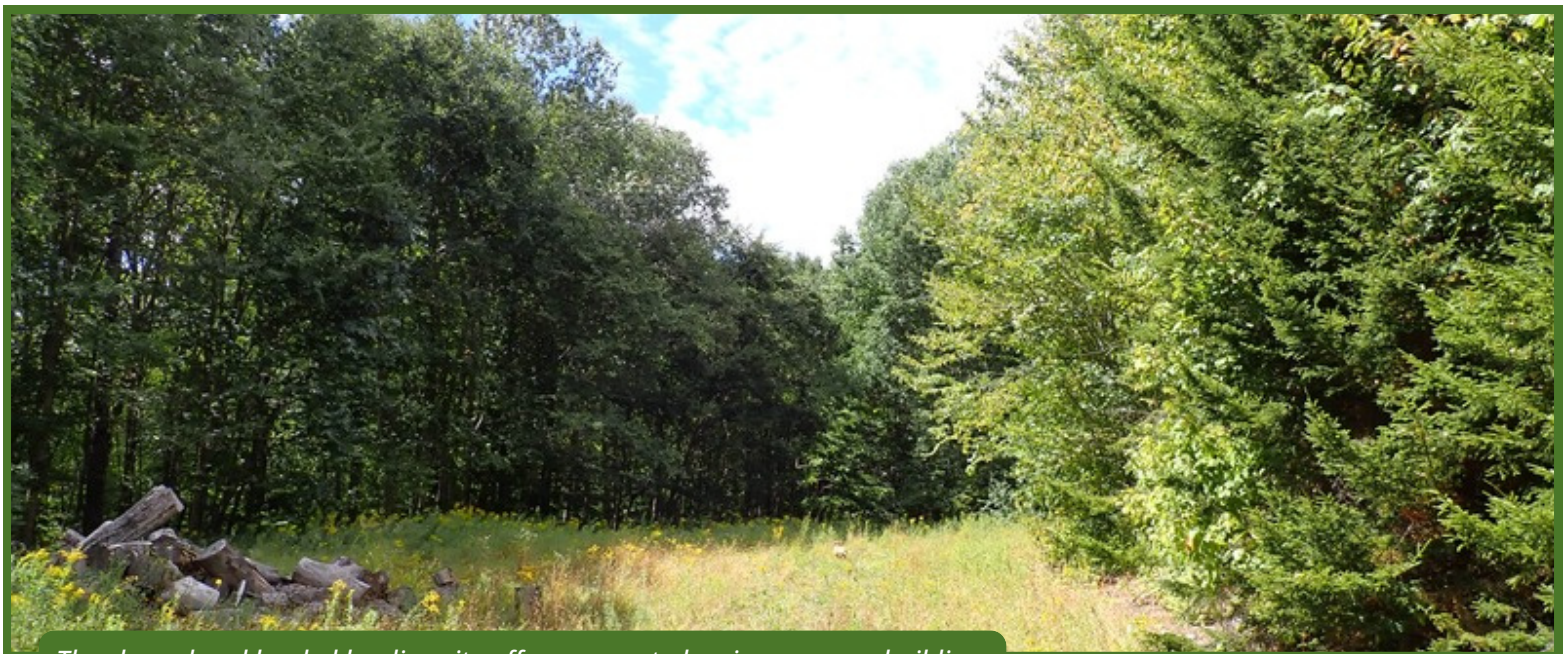


View of the height of land, looking south onto Neal Pond.

The land is primarily characterized by gentle slopes, with some steeper sections forming a hillside that faces southwest. The elevation ranges from approximately 1,620 feet above sea level (ASL) in the east, where a log landing and potential campsite locations are found, to about 1,940 feet ASL at the height of land to the north. A small stream drains this hillside, flowing southwest and eventually forming Hall Brook, which empties into the Connecticut River to the west.

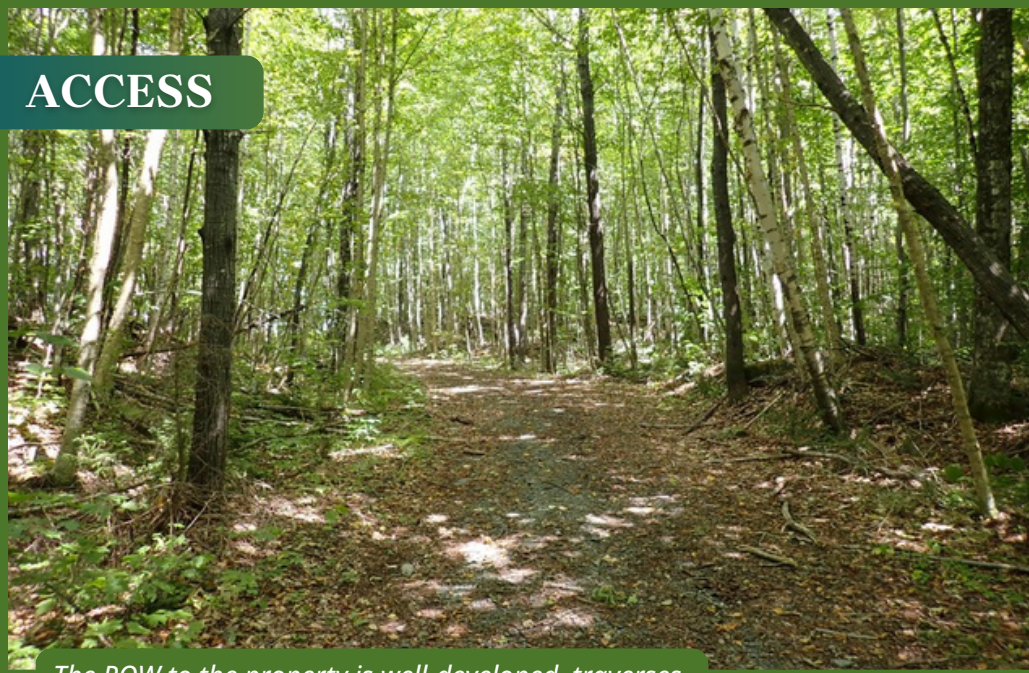
The ground conditions and slopes are favorable for timber harvesting and recreational activities, with very little difficult terrain limiting access. Some areas of the property are upland and quite dry, while other regions to the west contain more softwood timber and riparian zones, providing excellent wildlife habitat.

Forest trails, created from previous logging activities, can be found throughout the property, offering access for off-trail snowmobiling, ATV riding, hunting, and hiking. Hall Road itself serves as a VAST Snowmobile Trail during the winter months, providing access to major trails leading to points of interest in Vermont and New Hampshire. There are several potential camping sites available near the existing cleared log landing and at various points throughout the forest.



The cleared and leveled landing site offers access to logging or camp-building.

ACCESS



The ROW to the property is well-developed, traverses around 1,000', and is 50' wide.

The property can be accessed via Hall Road, which is a Class 4 town road. This is followed by a legally deeded 50-foot-wide right-of-way (ROW) that provides direct access to the property, stretching approximately 1,100 feet.

Although Hall Road is not maintained by the town and is not plowed during the winter months, nearby camp owners routinely maintain the road, ensuring it remains passable. During the winter, Hall Road serves as a significant VAST snowmobile trail.

TIMBER RESOURCE



The property contains two age classes, both of which are shown here.

Timber data in this report is based on a comprehensive timber inventory completed in June of 2023 to establish Capital Timber Value (CTV), then grown forward two growing seasons using current FIA growth data. Thirty-six inventory points (1 plot per 3.6 forested acres) were sampled, covering a 415' x 415' grid using a 15-factor prism. Sampling statistics are $\pm 30\%$ standard error for sawlog products and $\pm 13.7\%$ for all products combined at the 95% confidence interval.

The timber data revealed a total sawlog volume of 481 MBF International $\frac{1}{4}$ " scale (3.7 MBF/acre), with 2,751 pulpwood cords (21 cords/acre). The combined total commercial per-acre volume is 28.4 cords, a figure above average for the region. Stumpage values were assigned to the volumes in August 2025, producing a property-wide Capital Timber Value (CTV) of \$140,500 (\$1,072/acre). See the Timber Valuation in this report for details.

TIMBER RESOURCE



The younger timber is growing well on upland sites.

Species Composition

Hardwoods dominate the species composition, accounting for 89% of the total volume, while softwoods make up 12%. The overall mix closely mirrors that of the surrounding region, with sugar maple comprising 47% of the total volume, followed by red spruce (32%), white ash (8%), yellow birch (6%), black cherry (3%), and miscellaneous hardwoods.

The sawlog volume breakdown reflects strong market demand, led by sugar maple, yellow birch, white ash, spruce/fir, white birch, aspen, and black cherry. A notable attribute is the limited presence of beech in both the overstory and understory.

Sawlog Value

Sawlog value is concentrated in sugar maple (53%), red spruce (28%), white ash (11%), and yellow birch (4%), with the balance in miscellaneous species.

Diameter Distribution

The average diameter for all products combined is 11.1 inches, while sawlogs average 11.7 inches. Sugar maple, the dominant species, averages 13.0 inches. Overall, the forest consists of two primary age classes: an older cohort, roughly 70 years old and scattered throughout the property, and a younger cohort established about 35 years ago following a heavy harvest.

Stocking & Stem Quality

Fully stocked stands represent forest density. The average basal area (BA) is around 97 ft² on 296 stems per acre. Stem quality is well above average for the region, with acceptable growing stock BA at 81 ft². The younger age class is high in density, with straight, clean, and tall stems perfectly positioned for future asset appreciation and for shifting products to higher-value sawlogs and veneer. The older age class represents a strong income opportunity the next time the property is silviculturally treated.

TAX & TITLE



The forest was enrolled in a Current Use Program in 2025.

The property is owned by Snowdancer Lunenburg LLC. The Warranty Deed is recorded in Book 107, Page 122 of the Lunenburg Land Records. Property taxes in 2025 were \$522.37. The property is enrolled in the Vermont Current Use Program, significantly reducing property taxes for properties engaged in sustainable forestry practices.

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.

Hall Brook Headwaters Estimated Timber Valuation

Prepared By
F&W FORESTRY SERVICES INCORPORATED

Lunenburg, Essex County, Vermont
August, 2025

131 Total GIS Acres
131 Commercial (Forested) Acres

Species	Volume	Unit Price Range			Total Value
	MBF/CD	Low	High	Likely	Likely
Sawtimber - MBF					
Sugar Maple	127	300.00	400.00	350.00	44,500
Spruce/Fir	154	140.00	200.00	175.00	27,000
White Ash	36	275.00	375.00	325.00	11,700
Sugar Maple Pallet	97	65.00	115.00	85.00	8,200
Yellow Birch	9	275.00	375.00	325.00	2,900
Black Cherry	12	175.00	250.00	225.00	2,700
Yellow Birch Pallet	20	60.00	85.00	75.00	1,500
Hardwood Pallet	16	50.00	75.00	60.00	1,000
Hemlock	9	45.00	85.00	65.00	600
White Birch	1	100.00	175.00	150.00	200
Pulpwood - Cords					
Hardwood	2,640	12.00	20.00	15.00	39,600
Spruce/Fir	101	3.00	7.00	5.00	500
Hemlock	10	5.00	10.00	7.00	100

Totals					
Sawtimber Total	481	MBF			\$100,300
Sawtimber Per Acre	3.672	MBF			\$765.65
Sawtimber Per Comm. Acre	3.672	MBF			\$765.65
Cordwood Total	2,751	Cords			\$40,200
Cordwood Per Acre	21.0	Cords			\$306.87
Cordwood Per Comm. Acre	21.0	Cords			\$306.87
Total Per Comm. Acre					\$1,072.52

Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$115,000	\$170,000	\$140,500

BASED ON JUNE 2023 INVENTORY CRUISE BY F&W FORESTRY SERVICES, INC., ADJUSTED FOR 2 GROWING SEASONS USING FIA DATA FROM ESSEX COUNTY, VT

Volumes were taken on 36 plots using a 10 factor prism on a 410' x 410' grid.

Inventory resulted in a statistical error of ±30% for all sawlog products and ±13.7% for all products combined at the 95% Confidence Level

The volumes and values reflect estimated total value of merchantable timber.

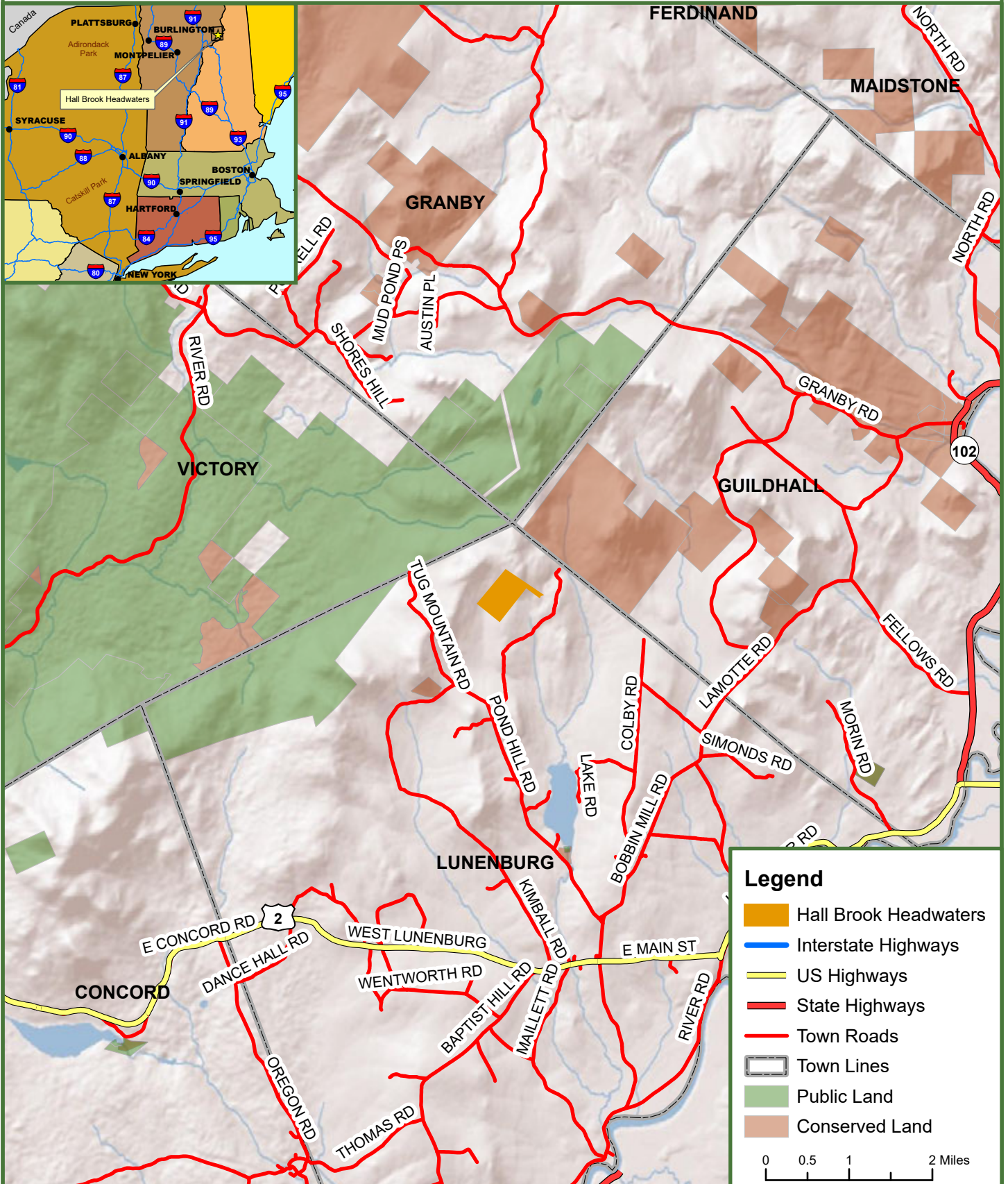
The volumes and values are not a liquidation value.

Prices are averages for the area and are adjusted to reflect, access, quality and operability of the site.

PRICES REFLECTED IN THIS CHART ARE STUMPAGE VALUES. STUMPAGE IS DEFINED AS THE VALUE OF THE TIMBER RESOURCE PAID TO A LANDOWNER AFTER LOGGING COSTS ARE DEDUCTED.



Locus Map
Hall Brook Headwaters
131 +/- Acres
Lunenburg, Essex County, Vermont

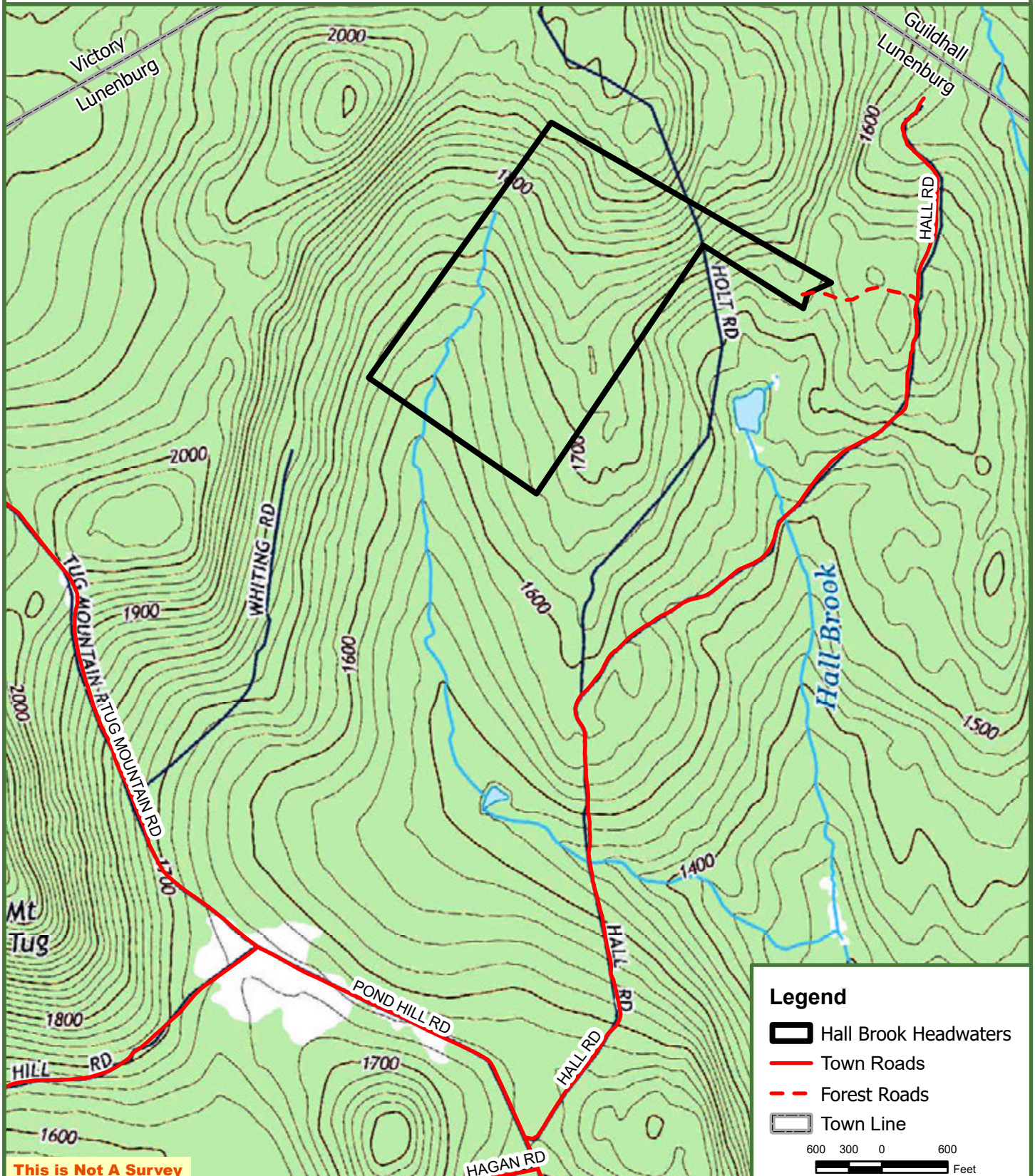




Hall Brook Headwaters

131 +/- Acres

Lunenburg, Essex County, Vermont

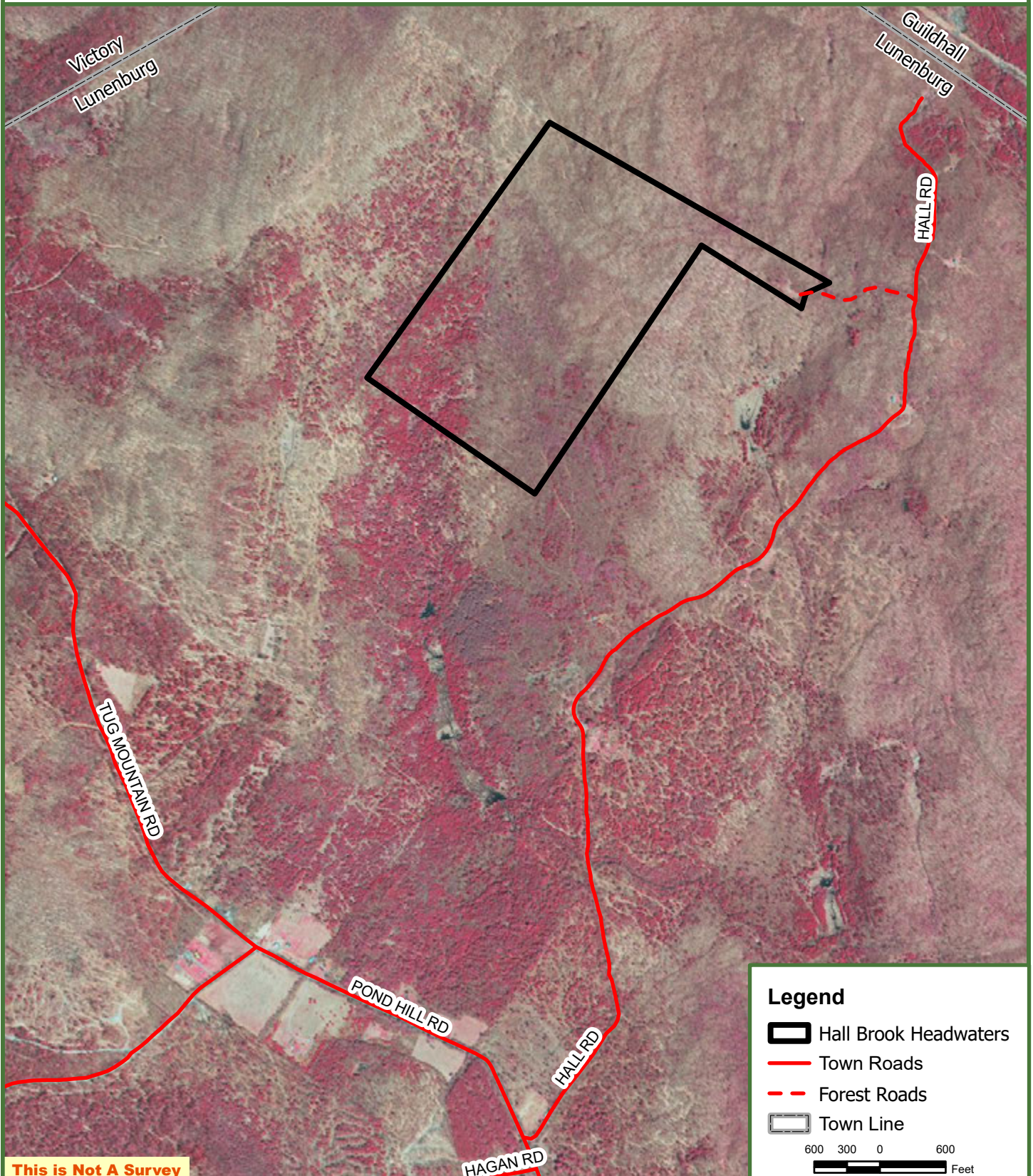




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131 +/- Acres

Lunenburg, Essex County, Vermont



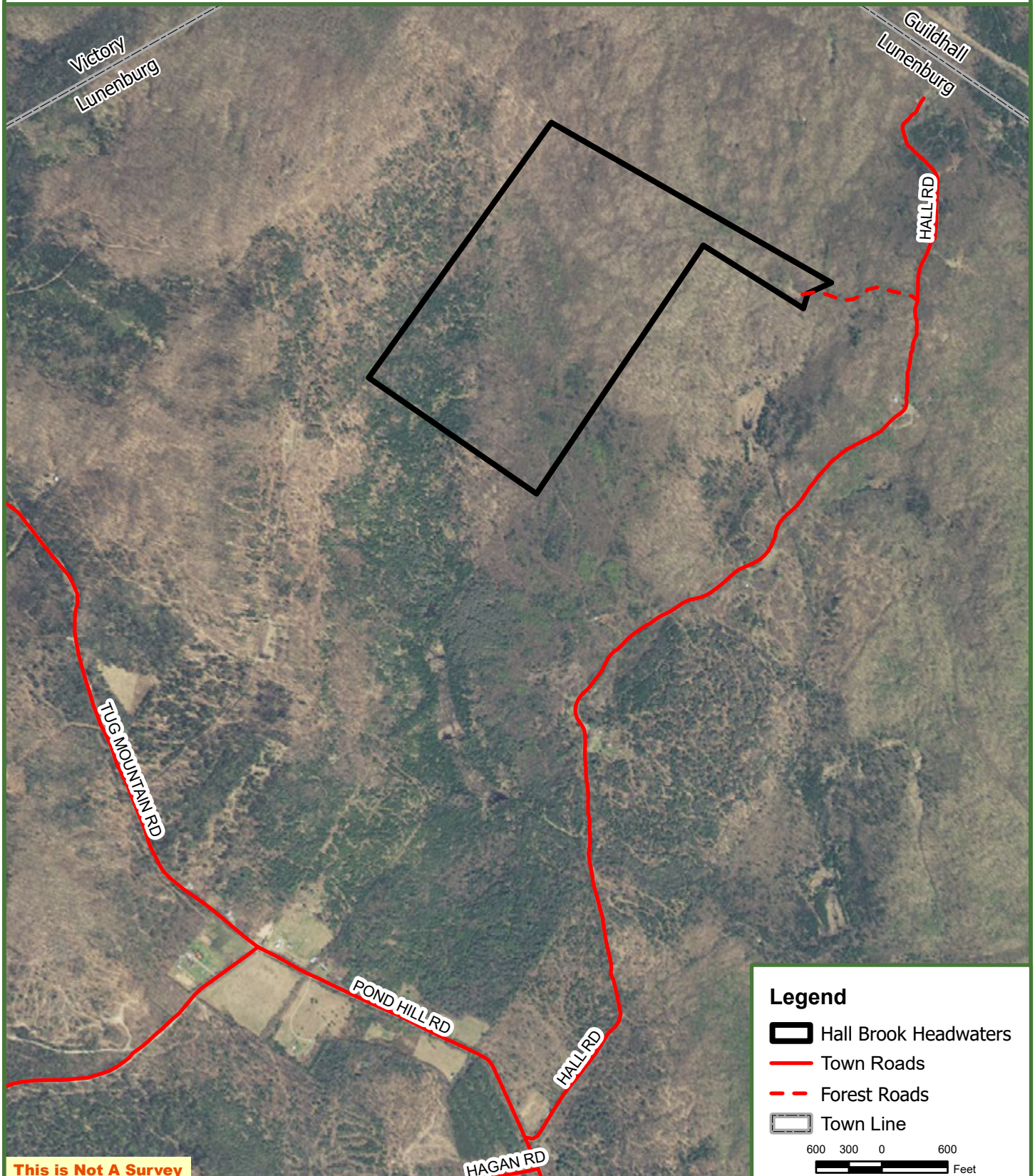
Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.



Hall Brook Headwaters

131 +/- Acres

Lunenburg, 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

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign