



**Fountains
Land**
AN F&W COMPANY



Mountain View Cabin

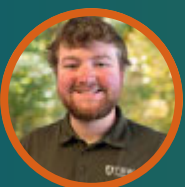
Escape to 238 acres in Vermont's Northeast Kingdom, featuring a new off-grid cabin, exceptional views of New Hampshire's Presidential Range, and a private driveway off Fellows Road that leads into the property, featuring ATV and recreation trails leading to direct VAST trail access.

The Mountain View Cabin offers a secluded retreat perfect for those seeking modern amenities mixed with rural charm and outdoor recreational opportunities. The property features:

- 🌲 A newly constructed cabin with off-grid power, kitchen/living space, and loft
- 🌲 Expansive views of New Hampshire's Presidential Range
- 🌲 Newly constructed driveway leading from Fellows Road, a public Class 3 highway close to VT-102
- 🌲 Professionally constructed ATV/recreational trails throughout the forest
- 🌲 Mixed timber resource offering future value appreciation
- 🌲 Direct access to VAST snowmobile trails, with ATV trails located nearby

Property Highlights

- 💰 \$659,000
- 📏 238 Acres
- 📍 Guildhall, VT
- 🏠 Cabin & Land



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LOCATION



Property boundary interposed on satellite imagery, showing the surrounding land, the Connecticut River, and VT-102.

The Mountain View Cabin is located in quaint Guildhall, Vermont, just west of the border between Vermont and New Hampshire. Just east, the Connecticut River forms the state line and offers fishing and paddling opportunities, especially on the Northern Forest Canoe Trail, which winds from Old Forge, NY, to Fort Kent, ME. The surrounding landscape on the Vermont side is primarily forested, with thousands of acres of public or publicly-accessible forests, trails, and roads available for exploration. Surrounding development is limited, with only scattered homes and camps dotting the landscape and featuring small farms in the valley areas. In New Hampshire, only a short drive away, the town of Lancaster contains many local and unique amenities, including dining, a brewery, shops, a theater, and emergency services. Only 12 minutes away, the “Gateway to the Great North Woods” ensures access to services when needed.



Cleared woods trails create miles of recreational fun.

The property is well-situated for the outdoor enthusiast. Vermont and New Hampshire snowmobile and ATV trails are nearby to the south and north, with a VAST snowmobile trail crossing the property to the south. Kingdom Heritage Conservation Lands (VT) to the west provides ample opportunities for hiking, biking, fishing, hunting, and exploration, while in New Hampshire, the White Mountain National Forest is found only slightly east of Lancaster. To the north, the Great North Woods of Pittsburg offers many of the same opportunities. For investors, the property offers great potential for short-term rental to outdoorspeople seeking these activities.

Burke Mountain, a renowned destination for mountain biking and alpine skiing, is located 22 miles to the west, about a 45-minute drive along the scenic Granby Road. The Bretton Woods Ski Area and Mount Washington, home to the famous Tuckerman’s Ravine and scenic toll road, are just 29 miles to the south.

The property is just minutes from US-2 and US-3, serving destinations in all directions. Burlington, VT, is approximately 2.25 hours away. Travelers from Boston, MA, and Portland, ME can expect a 3.5-hour journey.

ACCESS



Fellows Road provides year-round access to the bottom of the driveway.

Access to the property is easily found from Fellows Road, a maintained Class 3 public road originating from VT-102. From here, a recently-built gravel driveway winds 0.67 miles until reaching the height of land, the pole barn, and the camp. Both Fellows Road and the driveway are suitable for all vehicles.



The driveway is smooth and suitable for all vehicles.



Aerial view looking Northwest toward Stone Mountain.

MOUNTAIN VIEW CABIN



The Mountain View Cabin is freshly built and offers modern amenities with expansive vistas.

Perched on a hillside overlooking the Presidential Range of the White Mountains, the Mountain View Cabin combines modern amenities with long-range views and a deep-woods ambiance. This charming retreat boasts multiple entrances from front and rear porches, inviting guests to transition between the outdoors and the cozy interior. Powered by an eco-friendly solar array and equipped with reliable battery storage, the cabin not only promises sustainable living but also allows you to fully embrace the peaceful surroundings. Enjoy breathtaking sunrises and sunsets from your expansive porches, where you can unwind and savor the deep-woods ambiance that makes this property truly special.



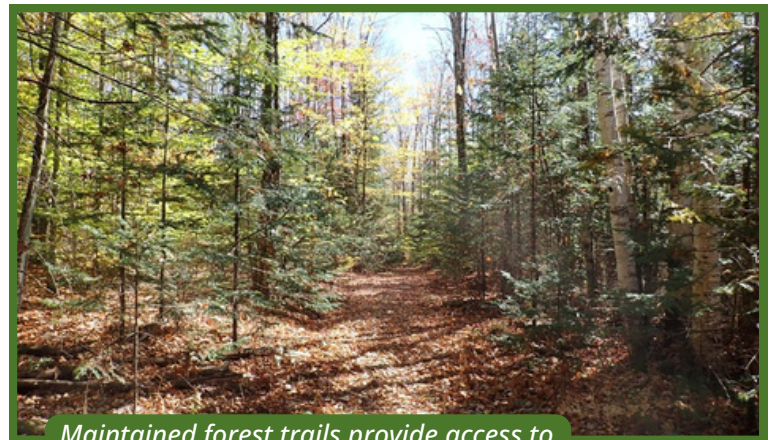
The cabin features great front and back porches.



The cabin offers stunning views of the Presidential range.



A pole barn offers ample storage for outdoor gear.



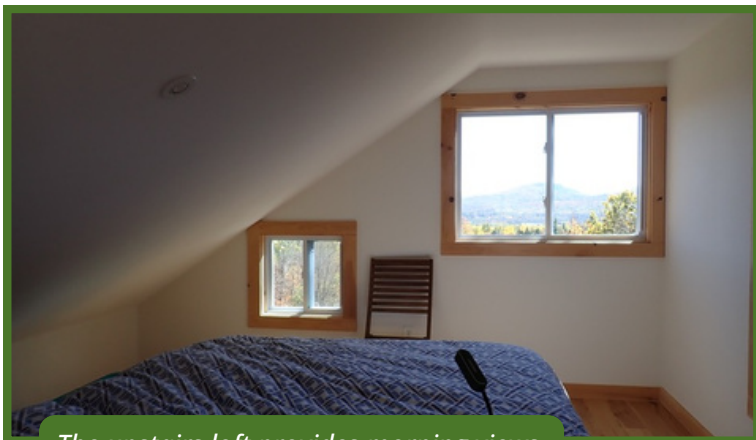
Maintained forest trails provide access to the entire property via foot or machine.

MOUNTAIN VIEW CABIN



The Mountain View Cabin is freshly built and offers modern amenities with expansive vistas.

Step into this charming cabin and experience the perfect blend of rustic charm and modern convenience. The inviting mudroom/living room area is not only a cozy gathering space but can also easily transform into a comfortable extra bedroom for your guests. The bright and airy kitchen/dining area features a propane cooktop, sink, and sliding-glass door to the front porch. Upstairs, the loft serves as the primary bedroom, offering a peaceful retreat with scenic vistas. This charming cabin combines comfort and functionality with the benefits of solar power and battery storage.



The upstairs loft provides morning views.



The kitchen & living space opens to the front porch.



The living room/mudroom features a propane stove.



The dining/living room of the cabin affords ample light.

PROPERTY DESCRIPTION



Young hardwood comes with a clear understory and is easy to traverse.

Along with the camp, the property features 238 acres of scenic forestland, mostly hardwood timber, although with softwood included in certain stands. The forest is generally young, having been logged around 30-40 years ago, but has since regenerated with small pole-sized hardwood timber. Certain areas were not harvested and boast more mature growing stock. The species mix is predominated by maples, ash, birch, and beech, representing a typical Vermont hardwood species mix. The property is well-placed for future asset appreciation as these stems grow into sawlog classes.

A main feature of the property is the extensive trail network, some of which is professionally constructed, which allows easy access to all areas of the property for powersports riding, hiking, hunting, dog walking, skiing, and mountain biking. Trails have been maintained by the landowner over the years and are ready for immediate use. Due to the mixture of forest species and age classes, wildlife signs of moose, deer, bear, and partridge are easily found in the forest. Located in WMU E2, short-term rental investors may find demand from hunters and anglers looking to explore the North Woods.

TAX & TITLE



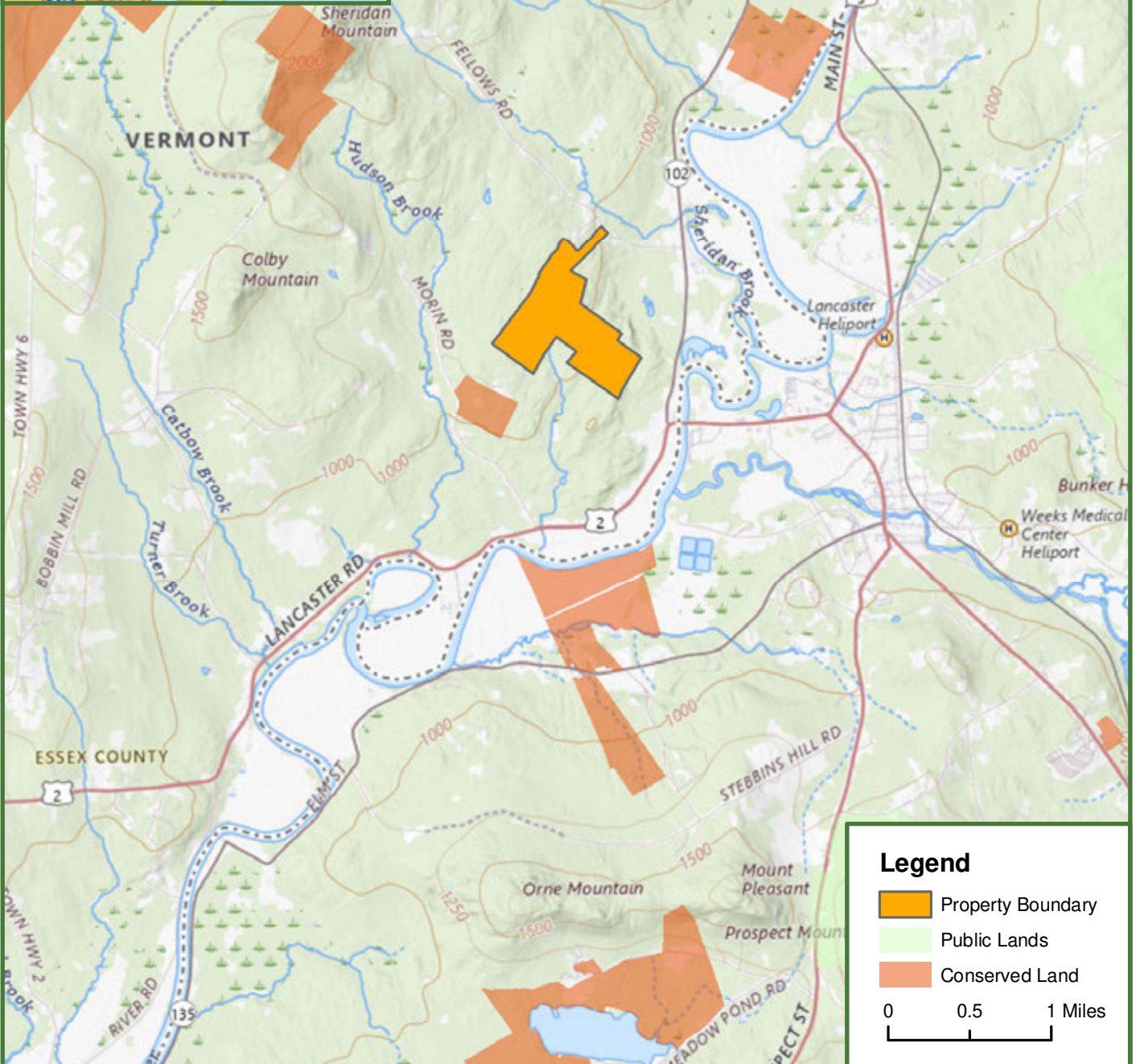
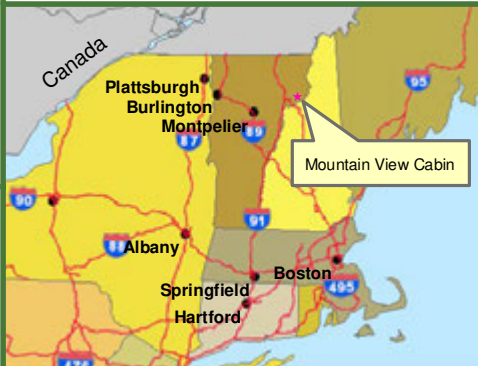
The property is growing well following previous harvesting, offering future asset appreciation.

The property is documented with two deeds located in the Guildhall, Vermont land records: Book 41, Page 263 and Book 42, Page 428. It is free from any encumbrances, and building permits have been obtained for the structures on the property. The easterly portion is enrolled in the Vermont Current Use program, which provides property tax advantages for forestland. In contrast, the westerly portion is NOT enrolled in the Current Use program, giving buyers the flexibility to enroll it or pursue further development. For the year 2025, property taxes amounted to \$2,978.41, which could potentially be reduced by enrolling more land in the Current Use program. For copies of the Forest Management Plan, please contact Fountains Land.

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
Mountain View Cabin
238.14 Tax Acres
Guildhall, Essex County, Vermont

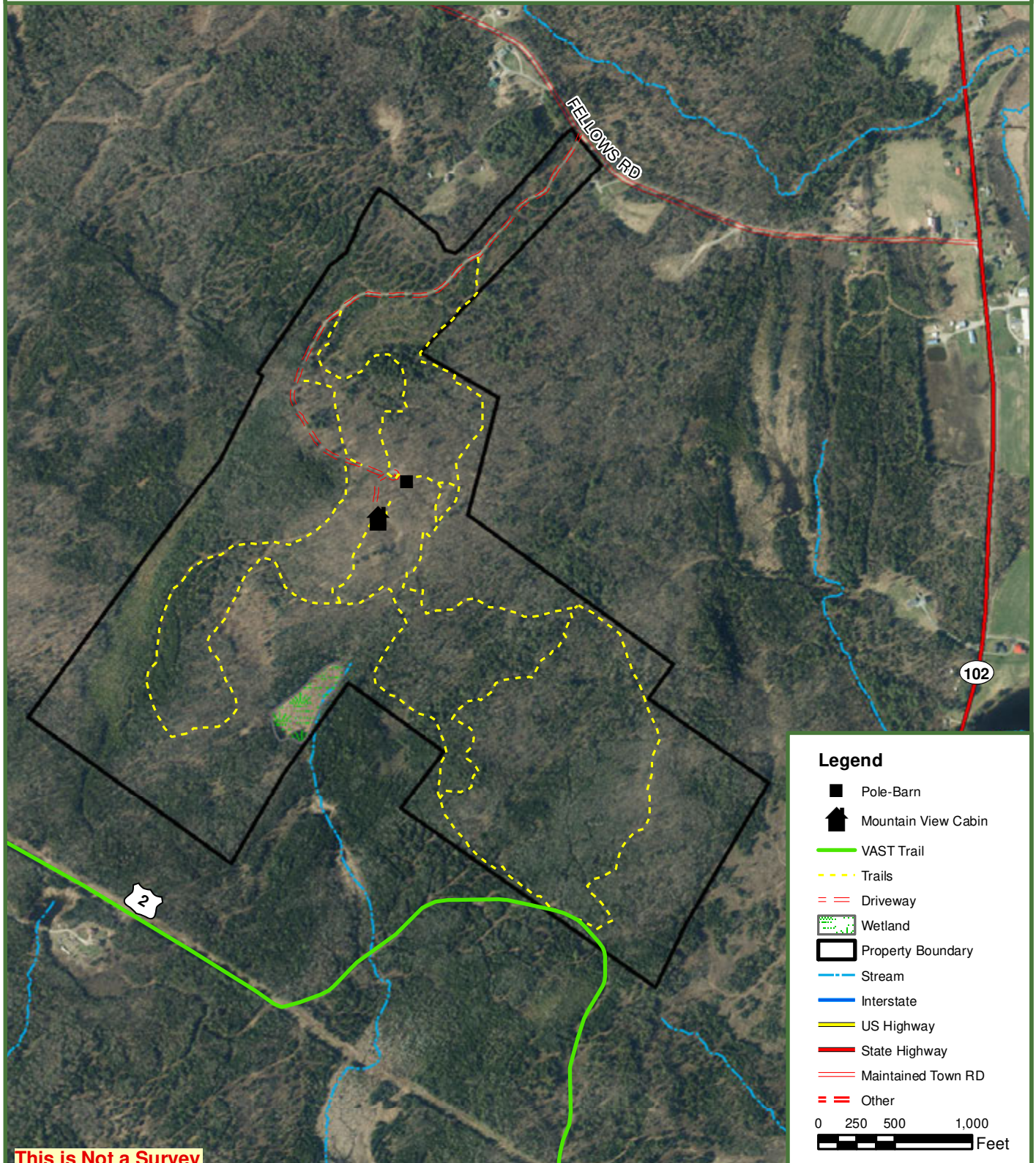




Mountain View Cabin

238.14 Tax Acres

Guildhall, Essex County, Vermont



Legend

- Pole-Barn
- Mountain View Cabin
- VAST Trail
- Trails
- Driveway
- Wetland
- Property Boundary
- Stream
- Interstate
- US Highway
- State Highway
- Maintained Town RD
- Other

0 250 500 1,000
Feet

This is Not a Survey

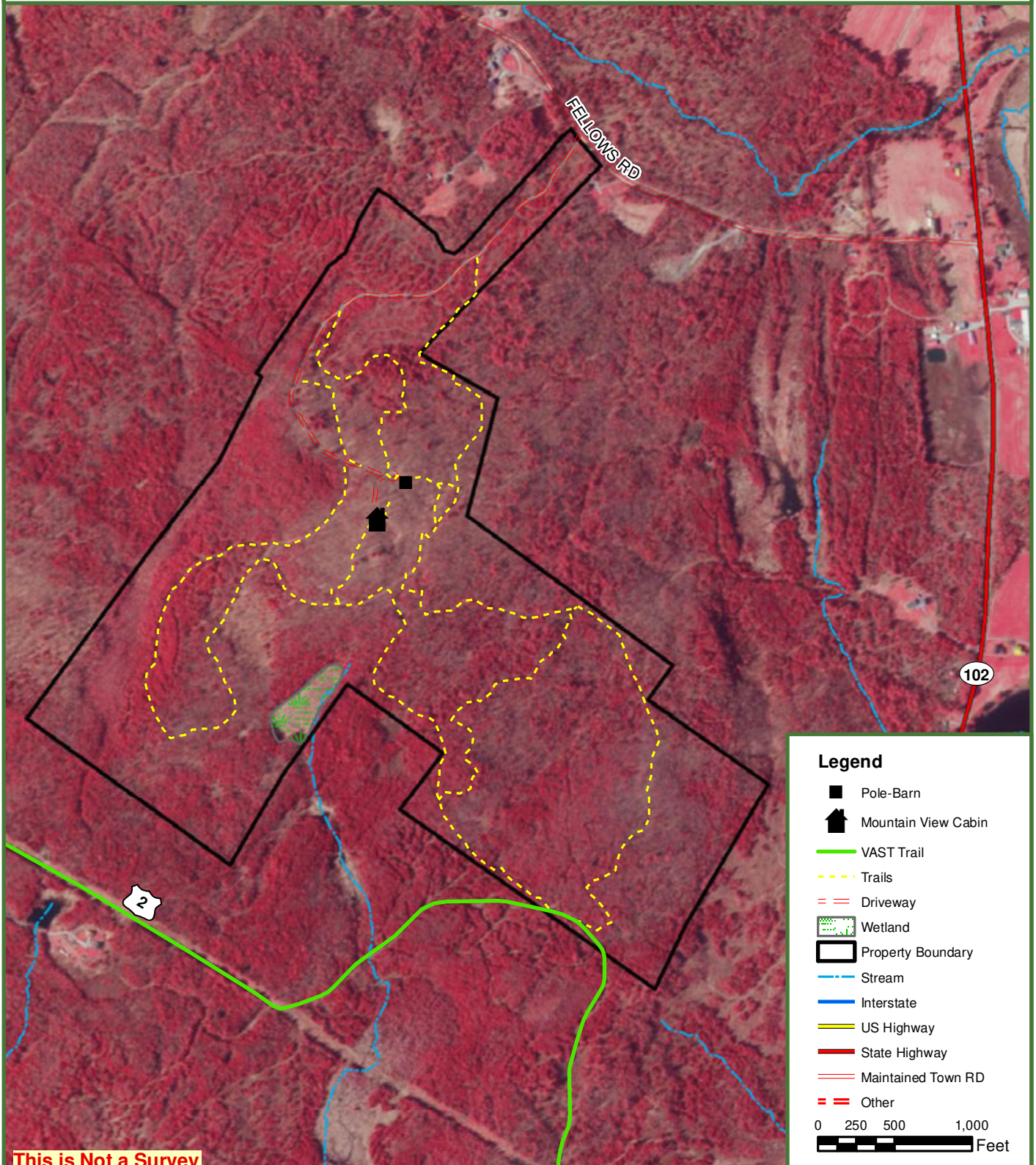
Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of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



Mountain View Cabin

238.14 Tax Acres

Guildhall, Essex County, Vermont



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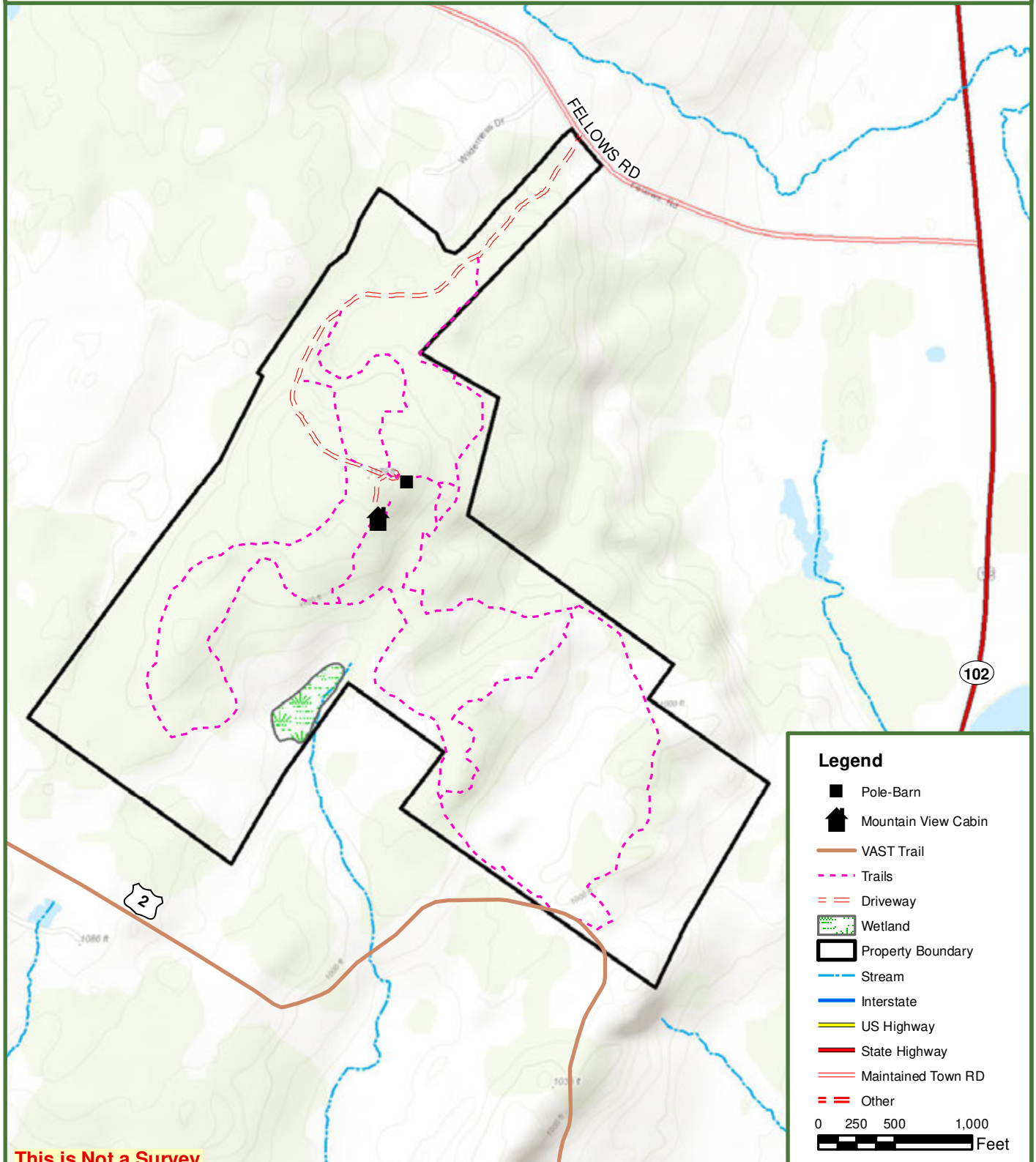
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

Zachary Jaminet

Printed Name of Agent Signing Below

Printed Name of Consumer

Zachary Jaminet

Signature of Agent of the Brokerage Firm Date

[] Declined to sign

Signature of Consumer

Date

[] Declined to sign