



**Fountains
Land**
AN F&W COMPANY

Windham Woods

A conserved property offering significant recreational opportunities and featuring direct access to VAST snowmobile trails, significant Legal Trail frontage, and a well-managed timber resource poised for future growth.

Windham Woods Forest presents an attractive opportunity to own significant acreage in Vermont's scenic southern Green Mountains, an area known for its sparse development, productive wildlife habitat, and proximity to the Green Mountain National Forest and associated ski areas. The property will be conveyed subject to a conservation easement, which will be finalized before the sale and held by the Vermont Land Trust. This easement permits various recreational activities, as well as sustainable timber and habitat management.

Property Highlights

- Significant Legal Trail frontage on both Black Bear and Melis Roads
- Direct access to VAST snowmobile trails
- Close proximity to major public lands, Stratton Mountain, & historic Vermont villages
- Recent timber inventory indicates \$1,031/commercial acre in forest product assets
- Rights to construct an 800 ft² off-grid camp, use ATVs, and post the property against trespassing

Property Highlights

- \$ \$290,000
- 289.12 Acres
- Jamaica, VT
- Timberland



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Vermont Principal Broker



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LOCATION



Western slopes of the property, showing a well-forested surrounding landscape.

The forest is situated in southern Jamaica, VT, just north of the shared town line with Wardsboro. The surrounding landscape is mostly forested, including large and small family woodlots and portions of the Green Mountain National Forest to the north. Scattered homesteads and estates also dot the landscape, which the West Jamaica Road bisects. This main thoroughfare provides access to the property from both the village of Jamaica (about 5.5 miles away) and Stratton (6.6 miles away). From the West Jamaica Road, Black Bear Road (TH #44) runs southwest approximately 0.8 miles before becoming a Legal Trail (LT #23). From this point, the property is found 0.47 miles away.

The town of Jamaica has a quaint, secluded downtown with a general store, a few shops, and a couple of restaurants. To the west, the town of Stratton is home to the busy Stratton Mountain Resort, which, in addition to skiing, offers mountain biking along with several other summer activities and festivals. Bromley Mountain and Magic Mountain are both found a few miles away on Route 30. The larger town of Londonderry, VT, located at the intersection of Route 30 and Route 100, offers good amenities, including a grocery store, a hardware store, and a few restaurants.

To the north lies Pikes Falls, a popular local swimming spot accessible by a short hike from the Pikes Falls Road. Other popular hiking destinations include Ball Mountain Dam and Hamilton Falls, in addition to the trails found in the area's various state parks and public forests. Access to the Long Trail is available at several points in the area, where day trips or overnight camping can be enjoyed.

Southern Vermont is historically known for its impressive angling opportunities. The West River is a solid trout fishery, with native brook, brown, and rainbow trout found in its many pools and eddies. The famed Battenkill is nearby in Arlington, VT, and a quick drive over the Kelly Stand Road near the property brings you close to good public access. Numerous mountain brooks and streams hold smaller, scrappy brook trout, and it's not hard to catch a few fish for dinner. There are also many ponds near the property, including Gale Meadows Pond, Grout Pond, and Lowell Lake, which contain bass, panfish, and perch, and have sandy beaches for swimming from shore. At Lowell Lake, look for the Revolutionary War cemetery near the dam and parking area.

To the south, Mount Snow is only 14 minutes away. The closest major town with significant amenities is Manchester, located 24 miles away. The property is easily accessible from major population centers such as Boston (3 hours away) and Albany (1.75 hours away).

PROPERTY DESCRIPTION

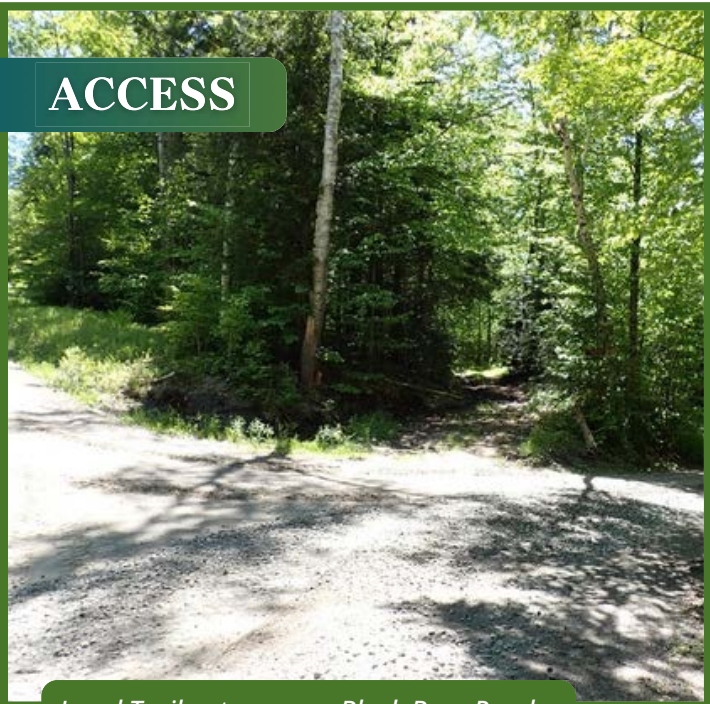


Satellite view of the property looking south towards Wardsboro with boundaries outlined.

The property is completely forested, except for a small log landing that now serves as a parking area and a potential site for camp construction. The landing and Black Bear Road are situated in a small valley containing a brook. To the west and south, the land rises moderately, eventually topping out at 2,040' ASL at the summit of a large hill. In this area, the far southern portion of the property has more rolling terrain and is generally easy to traverse.

The forest is predominantly hardwood and has been managed for several decades, resulting in a diverse mix of age classes, species, and densities. Some areas contain mature timber, likely not harvested in at least 40 years, while other stands contain younger poletimber or regenerating saplings resulting from periodic management. Due to the land-use history, numerous trails and stone walls run through the woods, providing good access to most areas of the property.

ACCESS



Legal Trail entrance on Black Bear Road.

Access to the property is primarily via Black Bear Road in Jamaica, a Class 3 town highway that runs 0.77 miles from West Jamaica Road before becoming a town Legal Trail, leading to the property 0.47 miles away.

Alternative access points include Melis Road to the east and Old Nine Road to the west, though conditions on these trails are poor. A four-wheel-drive vehicle with good clearance is recommended for Black Bear Road.

In winter, snowmobile access is excellent, as VAST Trail 710 runs through the property along Melis and Black Bear Roads. These trails are maintained by local snowmobile clubs, connecting the property to a broader network. Once on the property, access is easy on foot or ATV. Old logging roads serve as trails and could be further improved with mowing or clearing. The property also features one internal road that runs south from Melis Road before terminating in Wardsboro.

TIMBER RESOURCE

Hardwood small sawtimber near an old logging trail.

The timber data included in this report is based on a comprehensive timber inventory conducted by F&W Forestry in April 2026. Inventory plots (73) were taken on a 423' x 423' grid using a 15-factor prism (1 plot representing 3.849 acres). The data's statistical accuracy is $\pm 16.6\%$ for all sawlog products and $\pm 13.1\%$ for all products combined at the 95% confidence level. The data reveal a total sawlog volume of 1,409 MBF International $\frac{1}{4}$ " scale (5.01 MBF/acre) and 5,449 pulpwood cords (19.4 cords/commercial acre). The combined total per-acre volume is 29.4 cords, in line with the regional average. Stumpage values were assigned to the volumes in April 2026 by F&W Forestry, producing a property-wide Capital Timber Value (CTV) of \$290,100 (\$1,031/commercial acre).

See the Timber Volume & Valuation section of this report for details.

Species Composition

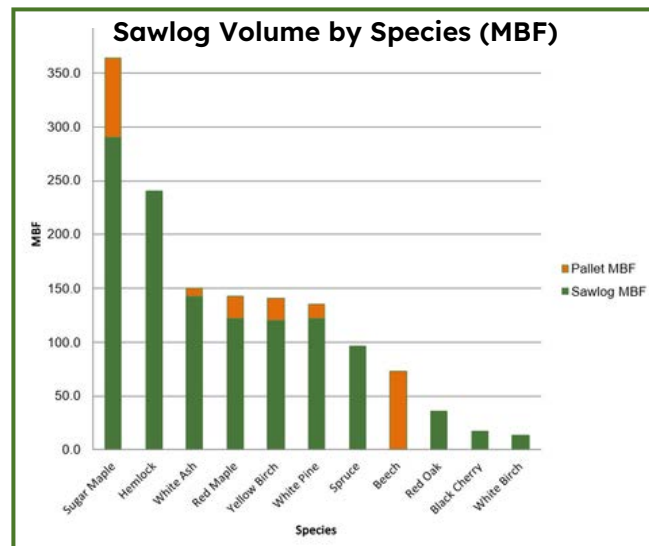
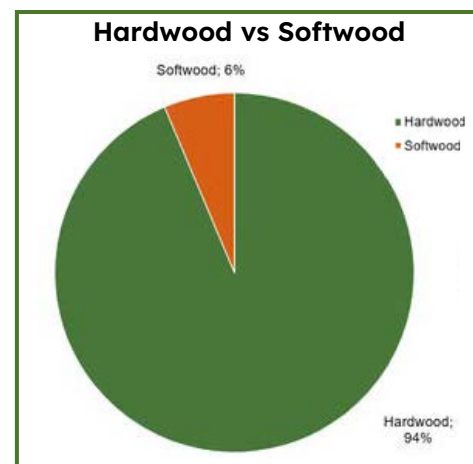
The property's species composition leans toward hardwoods, which account for 77% of total volume, while softwoods account for 23%. The species composition for all products combined is sugar maple (25%), beech (18%), hemlock (16%), and red maple (13%). All other species account for 28% of the total volume.

Stocking & Stem Quality

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Sawlog Value

Sawlog value is largely dominated by sugar maple (44%), followed by white ash (21%), yellow birch (8%), white pine (6%), and red maple (6%). All other species account for 14% of the value.



TIMBER RESOURCE

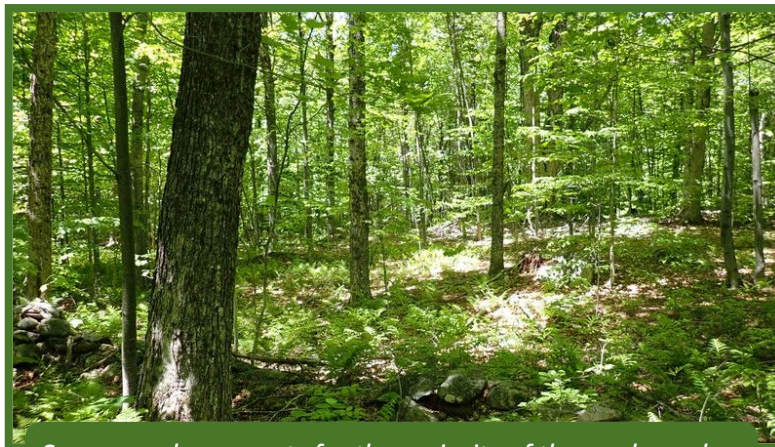
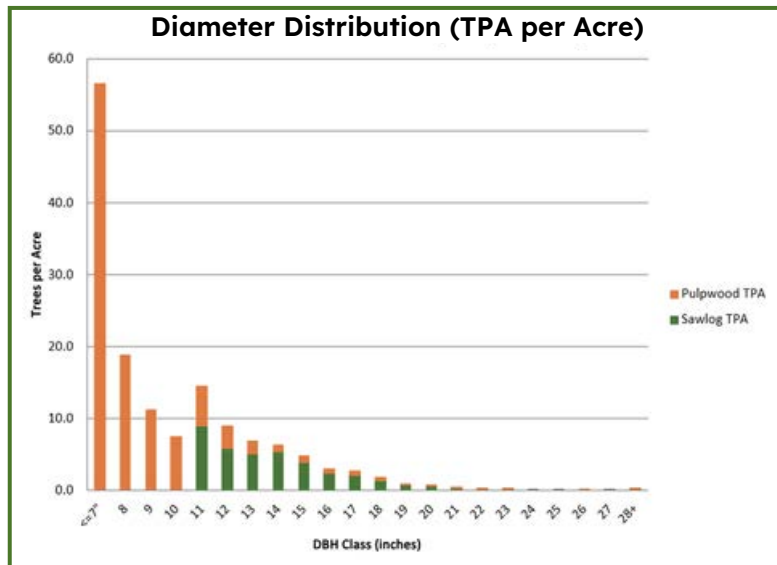
Full stocking conditions prevail on the property.

Diameter Distribution

The average diameter (quadratic mean diameter) for all trees combined is 11.5", while the midpoint of the diameter distribution for sawlog trees is about 15.5", which is about average for the northern forest type. The average diameter of sugar maple sawlog trees, the major species, is approximately 16.5".

Forest Stands & Silvicultural History

The current ownership's tenure began in 2014, with no forestry operations since then. Before this, it appears that harvesting has occurred multiple times, with some stands showing evidence of harvesting around 20 years ago, while others appear not to have been managed for some time. The forest management plan was last updated in 2024 and provides valuable insights into future management potential. Copies of the forest management plan and associated maps are available upon request.



Sugar maple accounts for the majority of the sawlog value.

CONSERVATION EASEMENT



Hillslopes of the property showing areas of young timber mixed with mature stock.

The conservation easement on the property will be held by the Vermont Land Trust (VLT), one of New England's most prolific and respected conservation organizations. A working forest partnership with VLT offers the new owner predictability and cooperation, given the organization's long history and solid reputation in overseeing the other easements under its stewardship. The principal objective of the easement is to conserve productive woodlands, wildlife habitats, water quality, and other natural resources and scenic values. The property will be conveyed subject to the conservation easement, which will be finalized before the sale.

Easement Highlights

- 🌲 Sustainable and traditional forestry and agricultural activities are permitted to support the long-term stewardship of the protected property
- 🌲 The property can be posted against public access
- 🌲 Ecologically significant vernal pool buffers (shown on the attached maps) will be subject to special harvesting regimes
- 🌲 Surface Water Protection Zones (SWPZs), covering the riparian areas adjacent to the stream corridors, wetlands, and vernal pools, are protected from intense forest management activities
- 🌲 The conservation easement allows for the development of an 800 ft² off-grid camp

TAX & TITLE



Looking north from the property upon Ball Mountain Brook, portions of the GMNF, and Bromley Mountain.

The property is owned by The Conservation Fund, a non-profit corporation; the Limited Warranty Deed is recorded in Book 117, Pages 445-447 of the Jamaica, Vermont Land Records. The property was recently surveyed, and plat maps are available upon request. 2025 property taxes were \$848.23, and the property is enrolled in the Vermont Current Use Program, which provides property tax relief for landowners who manage their forests and farms sustainably. The conservation easement held by the Vermont Land Trust will be recorded at closing; copies of the draft easement will be provided to all prospective buyers.

The Conservation Fund - Jamaica Lot 769

Estimated Timber Valuation

Prepared By

F&W FORESTRY SERVICES INCORPORATED

Jamaica, Windham County, Vermont
April 2026

289 Total Acres
281 Commercial (Forested) Acres

Species	Volume	Unit Price Range			Total Value
	MBF/CD	Low	High	Likely	Likely
Sawtimber - MBF					
Sugar Maple	290	300.00	425.00	350.00	101,600
White Ash	143	300.00	470.00	370.00	52,800
Yellow Birch	120	125.00	175.00	150.00	18,000
White Pine	122	100.00	170.00	125.00	15,300
Red Maple	122	80.00	150.00	115.00	14,000
Red Oak	35	325.00	450.00	375.00	13,300
Spruce/Fir	96	80.00	130.00	100.00	9,600
Sugar Maple Pallet/Mat/Tie	74	20.00	80.00	100.00	7,400
Hemlock	241	20.00	60.00	30.00	7,200
Hardwood Pallet/Mat/Tie	122	20.00	70.00	50.00	6,100
Black Cherry	17	70.00	150.00	100.00	1,700
White Birch	14	20.00	50.00	30.00	400
White Pine Pallet	12	5.00	30.00	10.00	100
Pulpwood - Cords					
Hardwood	4,468	5.00	12.00	9.00	40,200
Hemlock	813	1.00	6.00	2.50	2,000
Spruce/Fir	64	1.00	2.00	3.00	200
White Pine	104	1.00	3.00	2.00	200

Totals					
Sawtimber Total	1,409	MBF			\$247,500
Sawtimber Per Acre	4.874	MBF			\$856.05
Sawtimber Per Comm. Acre	5.011	MBF			\$879.97
Cordwood Total	5,449	Cords			\$42,600
Cordwood Per Acre	18.8	Cords			\$147.34
Cordwood Per Comm. Acre	19.4	Cords			\$151.46
Total Per Comm. Acre					\$1,031.43

Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$220,000	\$370,000	\$290,100

BASED ON A 2026 INVENTORY CRUISE BY F&W FORESTRY SERVICES, INC.

Inventory was based on 73 plots taken on a 423' x 423' grid using a 15 factor prism

Inventory resulted in a statistical error of ±16.6% for all sawlog products and ±13.1% for all products combined

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.



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