



**Fountains
Land**
AN F&W COMPANY

Eden's Echo Forest

A conserved property offering a complete investment and lifestyle opportunity, featuring an established, fully equipped sugarhouse, a strong mixed-species timber asset, and a residence suited for staff housing or personal use.

Eden's Echo Forest is a well-rounded investment property that offers the flexibility to pursue multiple income streams and recreational interests. A 2-bedroom, 2.5-bathroom residence provides a ready option for staff housing or personal use.

Property Features

- Fully equipped maple syrup sugarhouse
- Approximately 30,000 taps on +/-565 acres, with room for up to 12,000 more
- Mature mixed wood timber ready for near-term harvest or future appreciation
- Year-round access from East Hill Road, a Class 3 town highway
- Established logging and maintenance trail network

Property Highlights

 \$3,900,000

 1,701 Acres

 Eden, VT

 Timberland



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LOCATION

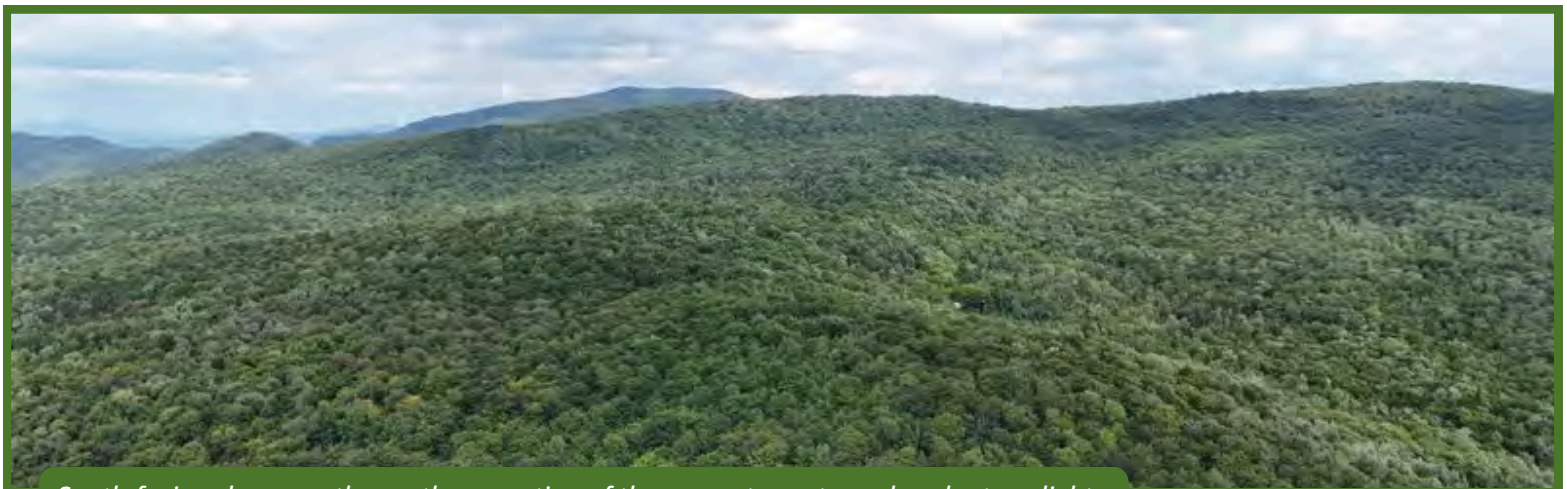


Looking northwest from the property toward Mount Norris, Mount Hadley, and Belvidere Mountain.

Eden's Echo Forest is located in the town of Eden, near Vermont's Northeast Kingdom, the state's most rural region, known for its sparse population and sweeping scenic vistas. The property lies just east of the spine of the northern Green Mountains, which in this area include Belvidere, Haystack, and Laraway Mountains. The Long Trail State Forest and the Green River Reservoir lie just to the west and south, and Lake Eden, a popular destination for boating, paddling, and fishing, is only a few minutes away.

Although the setting is quiet and rural, the property is well connected to regional amenities. Locally, the popular Eden General Store offers a deli and an ample grocery selection. Morrisville, the closest major town, is roughly 20 minutes away and provides grocery stores, restaurants, and a range of service businesses. Stowe, about 30 minutes away, offers a more upscale experience with a major ski resort and a refined downtown. To the east, Craftsbury delivers a classic Vermont village setting and is home to the Craftsbury Outdoor Center, a destination for cross-country skiers and mountain bikers.

Regional recreation is abundant. Jay Peak, Smugglers' Notch, and Stowe offer skiing and mountain biking, while the Long Trail and Jay State Forests provide extensive hiking. The Green River Reservoir, a beautiful and clean waterway, supports paddling and dispersed camping.



South-facing slopes on the northern portion of the property capture abundant sunlight.

PROPERTY DESCRIPTION



The 2,800-square-foot sugarhouse sits just off East Hill Road for easy year-round access.

Spanning more than 1,700 acres of northern Vermont timberland, Eden's Echo Forest offers a complete, well-rounded investment for buyers seeking multiple income streams, recreational opportunity, and residential capability. The property's 2,800-square-foot sugarhouse is fully equipped for maple syrup production, including a 5'x15' CDL evaporator, a reverse osmosis (RO) system, a pan washer, and a bottling unit. Multiple steel and plastic tanks provide ample storage for sap or concentrate.

In the woods, approximately 30,000 taps cover roughly 565 acres, a strong density of about 53 taps per acre. Mainlines north of the road gravity-feed to the sugarhouse, while taps south of the road are pumped uphill from a pump station conveniently located near East Hill Road. Because the sugarhouse and main access sit just off the town highway, the operation benefits from year-round access, which also makes it easy for a buyer to sell sap directly rather than take on full syrup production. Although the operation has been inactive for a few years, the owner reports average annual production of about 10,000 to 12,000 gallons of syrup when operational.



The 5'x15' CDL oil-fired evaporator (left) and 8-post RO system (right) anchor the sugaring operation.

PROPERTY DESCRIPTION



Large steel-framed tanks provide ample sap and concentrate storage.

Beyond the sugarbush, the forestland supports a varied mix of mature and developing timber composed primarily of maple, birch, spruce, and fir. These stands offer generally easy access over moderate terrain and are well suited to immediate or future harvesting, depending on stocking. The property's conservation easement permits sustainable timber harvesting.

The forest is equally well suited to wildlife, management, and recreational goals. Its mixed structure, wetlands, and scattered openings create quality habitat for moose, deer, bear, grouse, and songbirds. A significant wetland on the southern portion of the property provides valuable habitat for beaver and a variety of amphibians.

Service trails run throughout the property, supporting both forest management and a wide range of recreational uses. Two deer camps are located along the trail system and can be renovated for personal enjoyment or leased to interested parties for additional income.



Forest trails provide easy access throughout the property.



Mature hardwood stands showcase the timber resource.

ACCESS



East Hill Road provides year-round access to the property.

The property offers excellent access from East Hill Road, a Class 3 town highway maintained year-round. Short driveways serve the house, the sugarhouse, and the lower pump station, and gated trail entrances open directly off the public road. Within the forest, a network of access trails and older skid trails allows convenient travel across the property. Existing log landings throughout this network are available for use during the next timber harvest.

Electric power runs along East Hill Road and currently serves both the house and the sugarhouse. The same line could also serve future development, which is permitted within a 14-acre zone south of East Hill Road.

HOME & CAMPS



Built in 2003, the 1,700-square-foot home features a new metal roof installed in 2023.

Eden's Echo Forest includes a 2-bedroom, 2.5-bathroom home well-suited for personal use or as staff housing for the sugaring and forestry operation. The house sits within an unencumbered development zone that allows room for infrastructure expansion, and the grounds include a small woodshed and a pole barn.

HOME & CAMPS



The upper-level kitchen offers ample cabinet and counter space.

Built in 2003, the 1,700-square-foot home is heated with propane and served by an on-demand hot water heater, a private well, and a septic system. A new metal roof was installed in 2023.

The upper level features a basic kitchen, a living room, and two bedrooms with a primary bathroom. The partially finished basement could easily be completed with drywall and paint, or it could serve as a staging and storage area for sugaring tools and equipment. Simple and well-placed, the house is a practical asset that supports the property's broader goals.

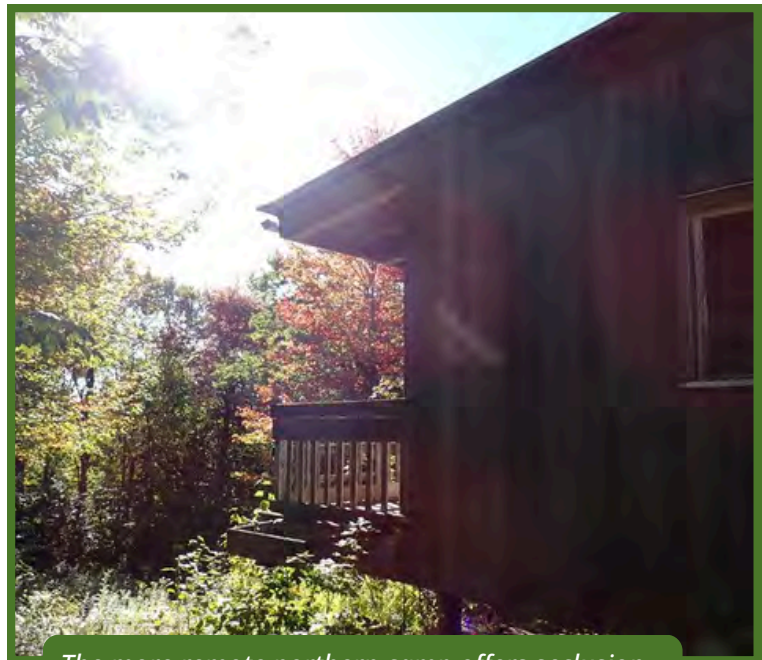
To the north, two classic Vermont deer camps sit along the access trail. These historic structures reflect the region's long-standing camp heritage and are ready to host many more years of memories.



The partially finished basement offers room for additional living space or equipment storage.



The southern camp is easily reached by forest trail.



The more remote northern camp offers seclusion.

CONSERVATION EASEMENT



A significant wetland complex is permanently protected under the conservation easement.

A Vermont Land Trust conservation easement protects the property, ensuring the land remains dedicated to sustainable forestry and sugaring in perpetuity. Buyers retain the flexibility to pursue their forestry goals while preserving valuable habitat and working land for generations. Protection is provided through two separate easements with similar terms. One covers the land north of East Hill Road, and one covers the land south of it. Buyers are encouraged to review both easements thoroughly. Copies of the easements and all supporting documents will be made available to interested buyers.

Easement Highlights

- 🌲 Sustainable forestry practices are permitted across the majority of the ownership.
- 🌲 Development zones totaling approximately 24 acres lie outside the easement.
- 🌲 Surface Water Buffer Zones (SWBZs) are designated around wetlands and significant streams.
- 🌲 The southern portion of the property includes the Devil's Gap Special Treatment Area, an ecologically significant habitat that warrants special protection.



TAX & TITLE

The healthy, maple-dominated hardwood canopy.

The property is owned by Eden's Echo Forest Management Company. The Warranty Deeds are recorded in Book 61, Pages 398-400, and Book 54, Page 112, of the Eden, Vermont Land Records. Property taxes for 2026 were \$18,811.95. The property is enrolled in Vermont's Current Use Program, which reduces property taxes in exchange for sustainable timber and sugaring management on eligible land.

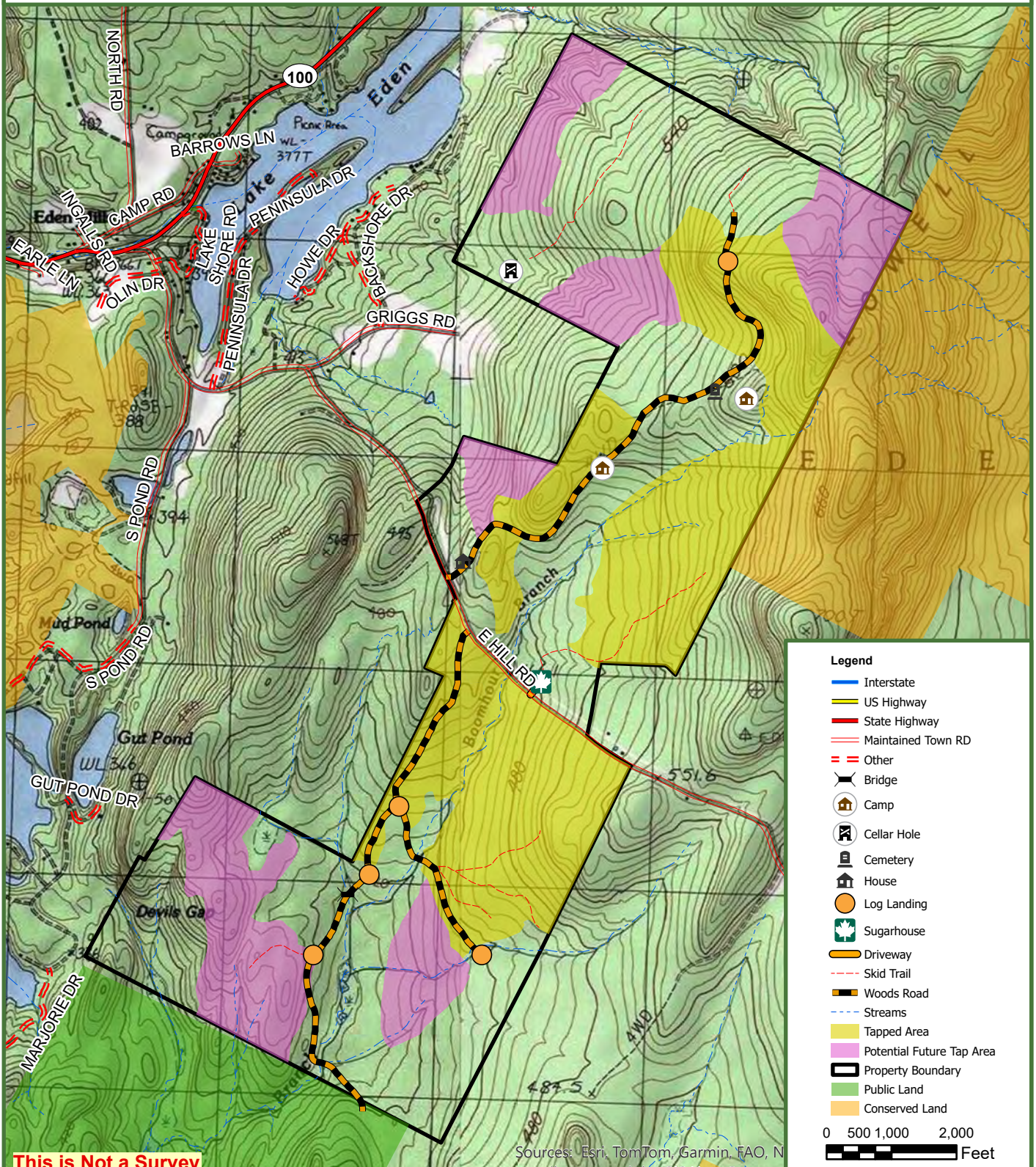
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating, and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements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



Eden's Echo Forest

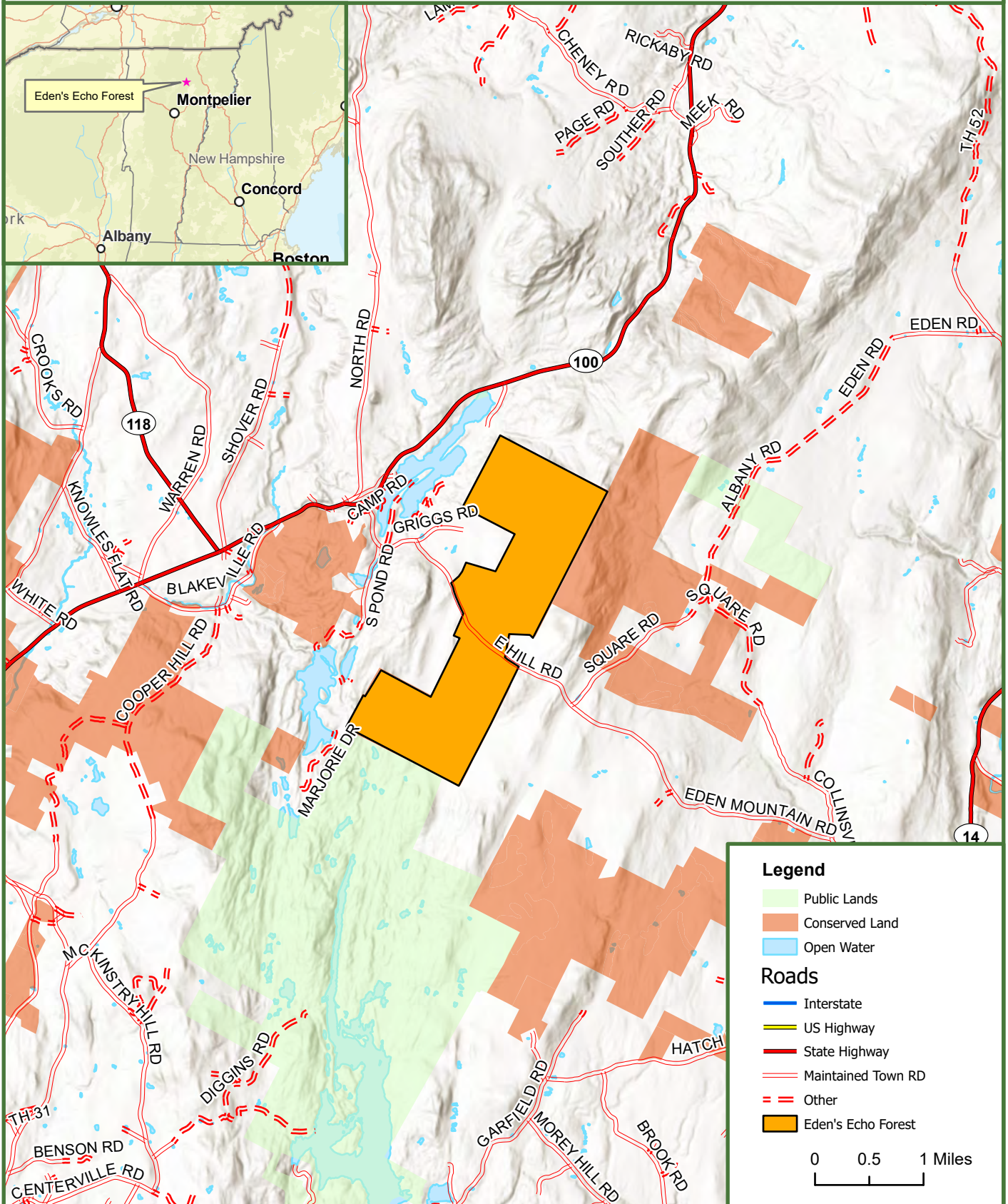
1701.0 Tax Acres

Eden, Lamoille 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.

Locus Map
Eden's Echo Forest
1,701.0 Tax Acres
Eden, Lamoille County, Vermont

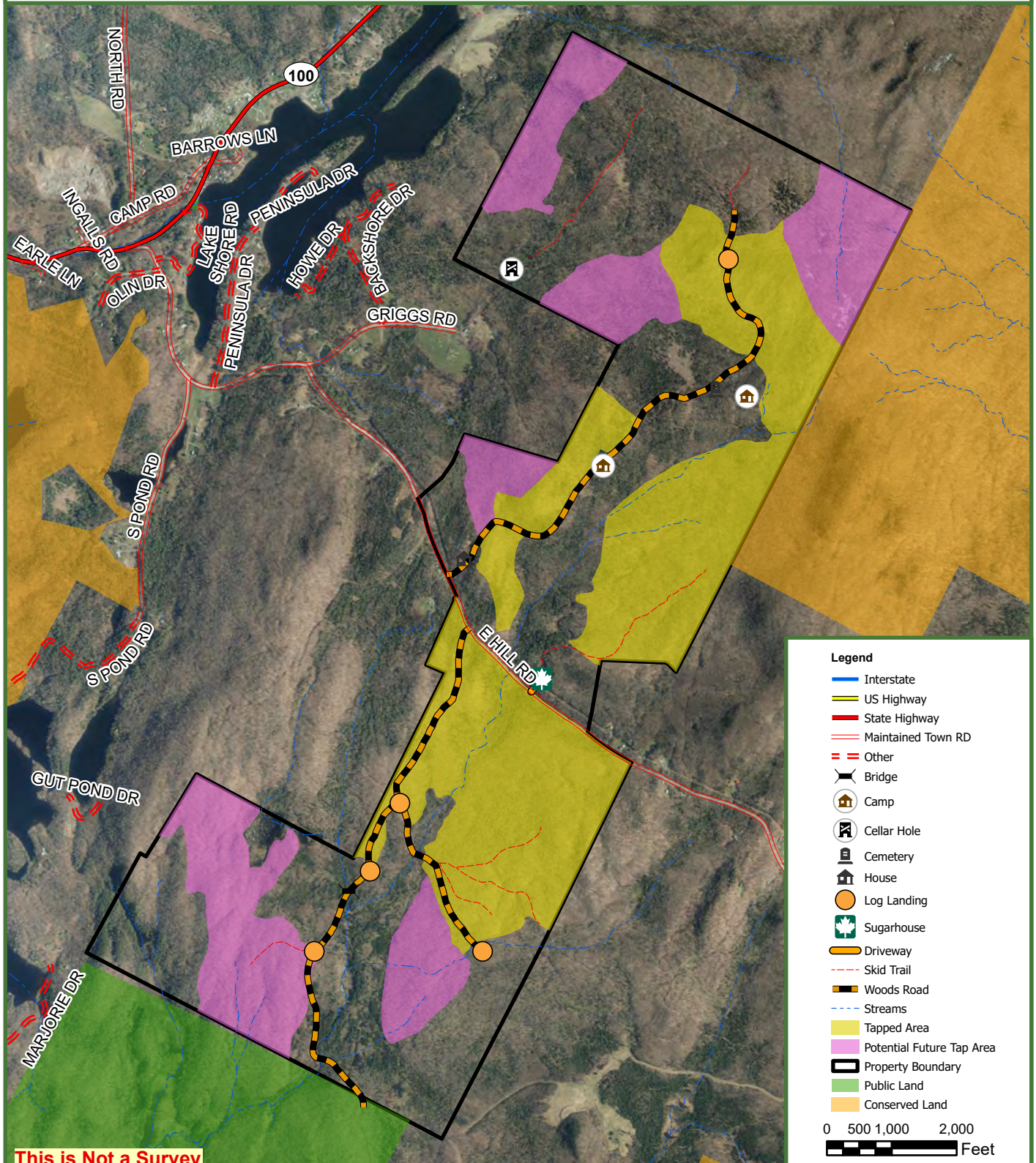




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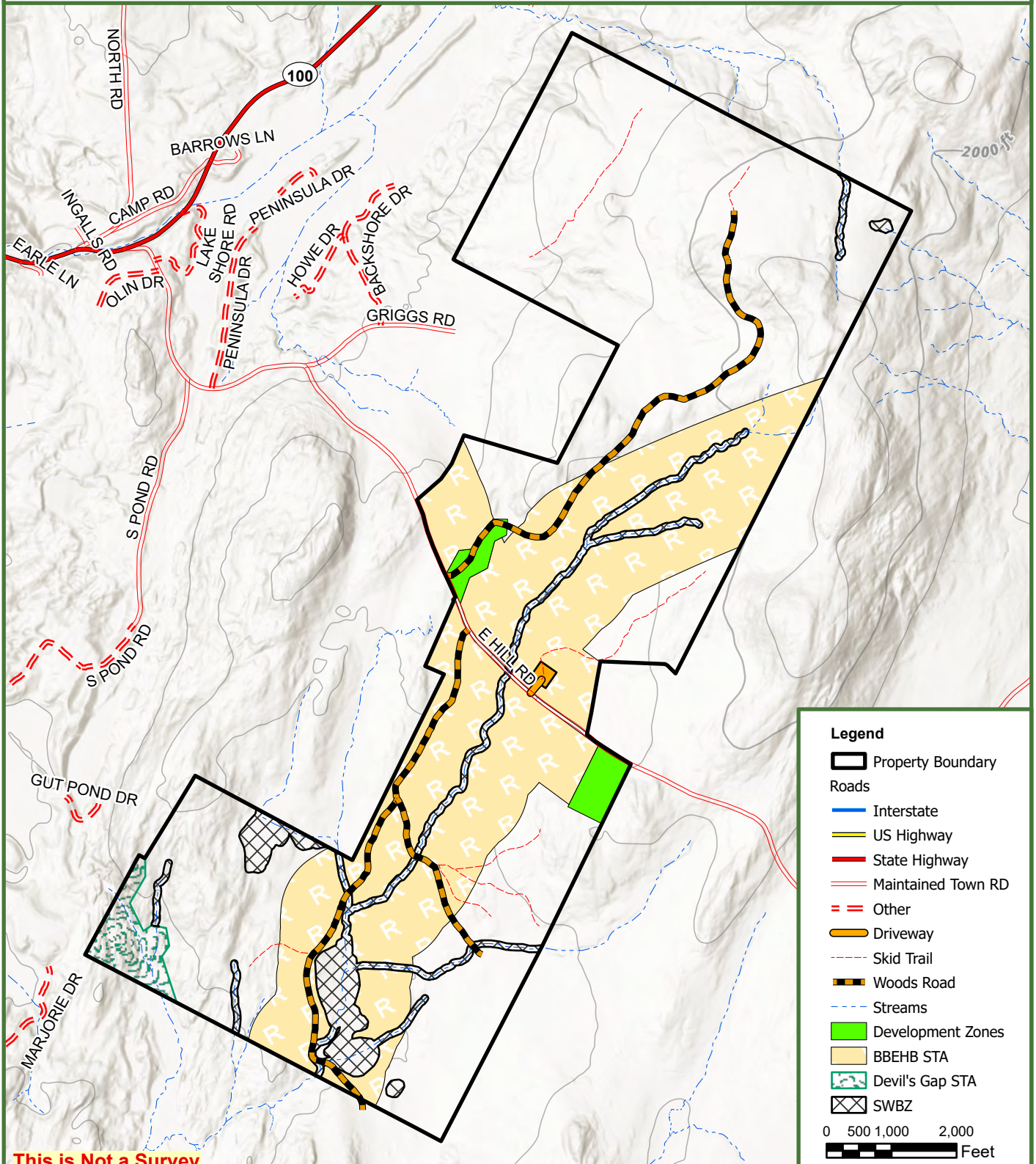
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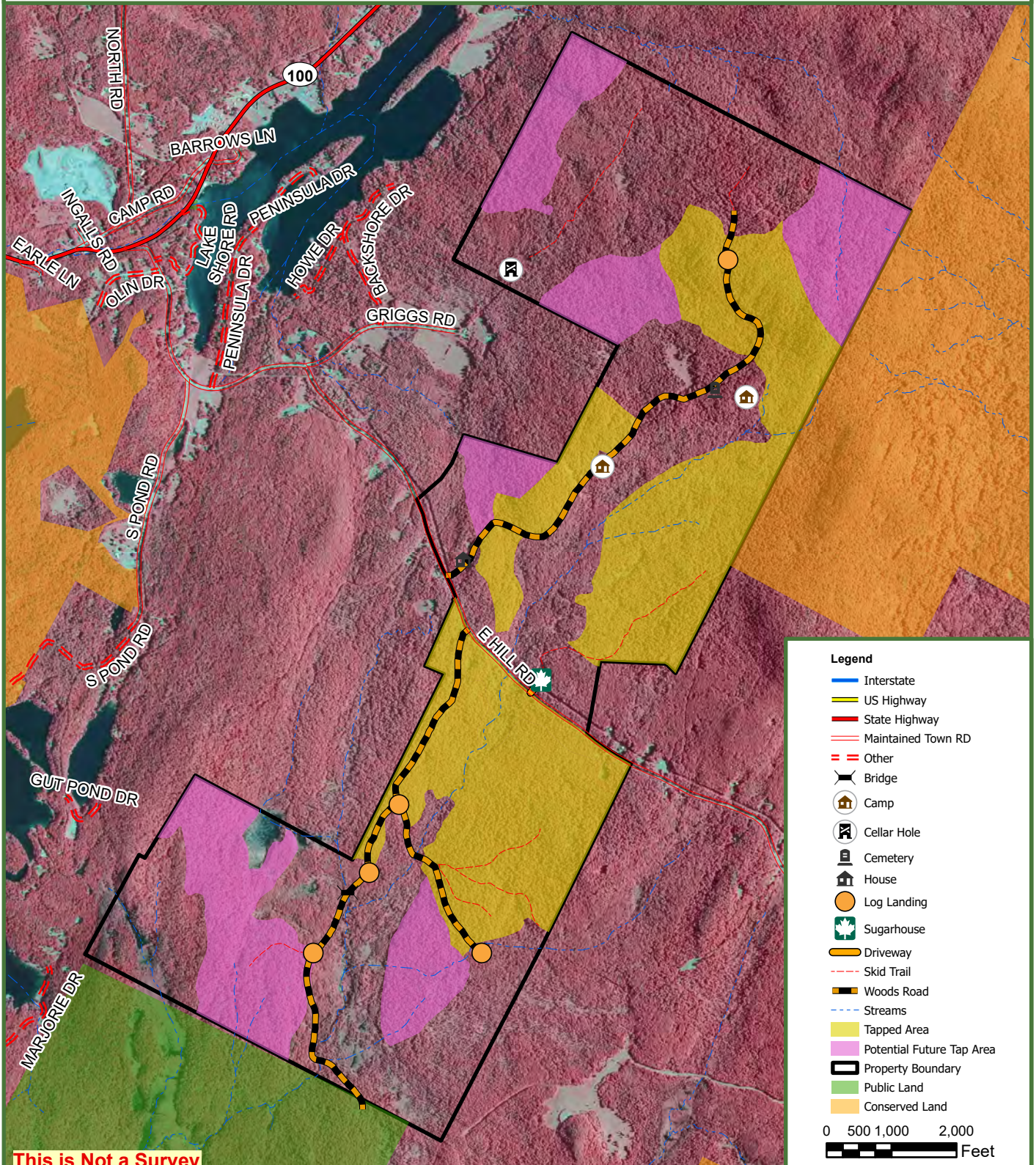
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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 DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm

Date

Printed Name of Consumer

Signature of Consumer

Date

☐ Declined to sign