



**Fountains
Land**
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Otter Creek Forest

Tucked into Vermont's southern Champlain Valley just west of the Green Mountains, this 261-acre woodland pairs public legal trail access and a significant northern hardwood timber resource with outstanding recreation, all within easy reach of local amenities.

Otter Creek Forest rests in the scenic Otter Creek Valley, part of Vermont's southern Champlain Valley, with the Green Mountain National Forest rising just to the east. Held by the same family for decades, the land offers a buyer the chance to own a large, private recreational landscape with room to build an off-grid camp and a timber resource that rewards long-term stewardship.

-  Access via Old Brandon Road, a town legal trail with seasonal access for high-clearance vehicles
-  Several easily reached sites ready for an off-grid camp
-  A significant northern hardwood timber resource of maple, birch, oak, and hickory
-  Varied, glacially shaped terrain of ridges, ravines, and sweeping bowls
-  Frontage on Otter Creek with a rare floodplain forest
-  A quiet setting just minutes from Brandon village

Property Highlights

 **\$329,000**

 **261.3 Acres**

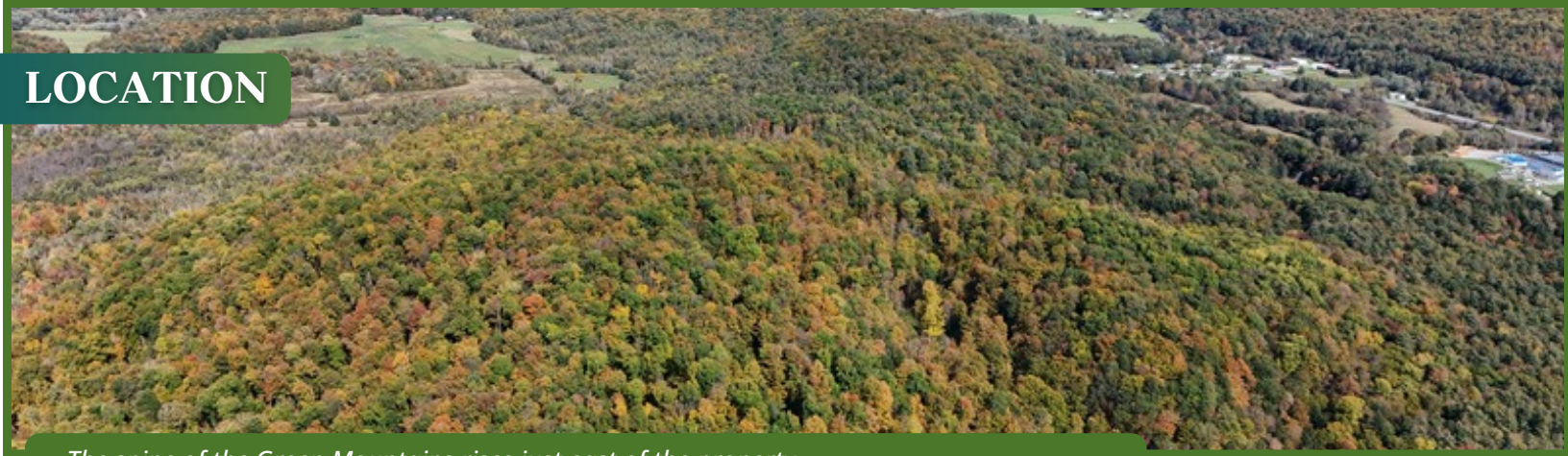
 **Brandon, VT**

 **Multi-Use**



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LOCATION



The spine of the Green Mountains rises just east of the property.

Otter Creek Forest lies along Old Brandon Road, just southeast of the historic village of Brandon in northern Rutland County. This is where the southern Champlain Valley meets the Green Mountains: open farmland along Otter Creek gives way to forested western slopes, while the main Green Mountain ridge climbs through the Green Mountain National Forest to the east. To the west, rolling hills and dairy country roll toward Lake Champlain and the Taconic foothills. It is classic working Vermont, a patchwork of hayfields, woodlots, and sugarbushes framed by long mountain views.

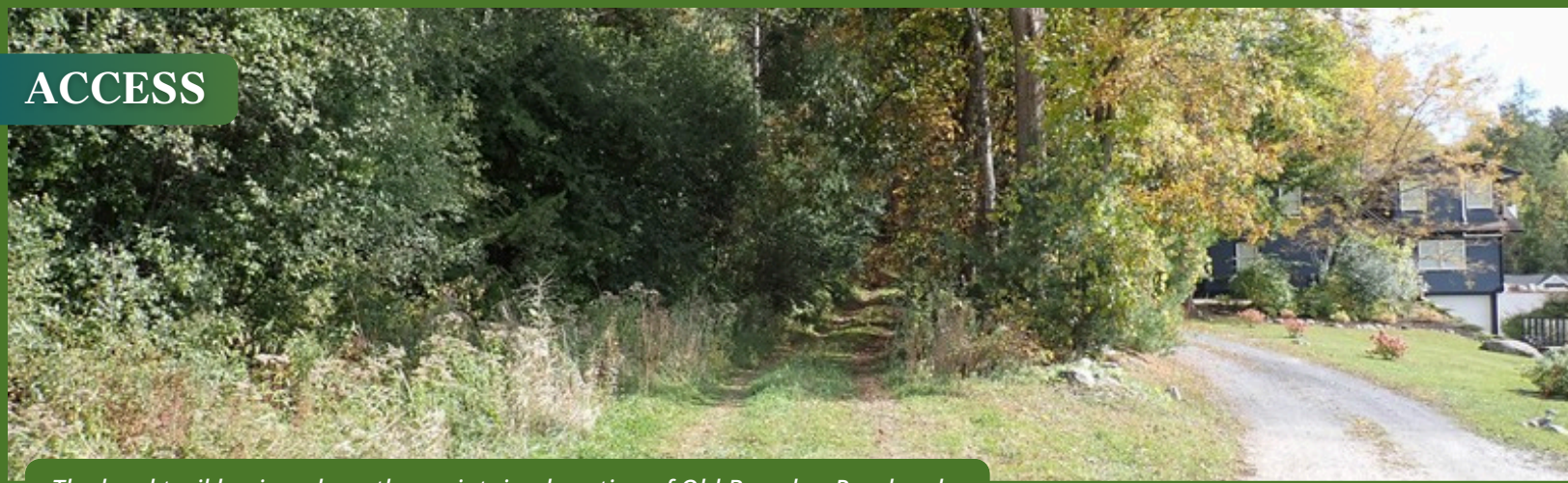
Brandon's historic village center offers galleries, restaurants, and shops, along with the Brandon Artists Guild and the Brandon Museum at the Stephen A. Douglas Birthplace. Middlebury, about 17 miles north, adds Middlebury College and its arts and athletic venues, a lively downtown, and the Middlebury College Snow Bowl. Rutland, about 16 miles south, is the region's commercial hub, home to Rutland Regional Medical Center, full-service shopping, and the Paramount Theatre. Killington and Pico, together the largest ski area in the East, are roughly 45 minutes away. Closer still, Lake Dunmore, Branbury State Park, and the Moosalamoo National Recreation Area offer swimming, paddling, hiking, and cross-country skiing.

The property is also well positioned for weekend owners. Burlington, Vermont, is about 1.25 hours north via the Route 7 corridor, Albany, New York, is roughly two hours southwest via Route 4 and the Northway, and Boston is about three hours east across the Green Mountains via I-89 and I-93.



Champlain Valley meets the Green Mountains.

ACCESS



The legal trail begins where the maintained portion of Old Brandon Road ends.

Access follows Old Brandon Road, a town legal trail that begins off Nickerson Road in Brandon. From Nickerson Road, head south on Old Brandon Road and look for pink flagging at the start of the legal trail portion. Follow the trail (LT-1) for approximately 1.04 miles to the property, which will be on your right.

The road is not maintained by the town, which keeps traffic light and the setting private. It is passable seasonally for vehicles with adequate clearance and makes for an easy snowmobile ride in the winter months.



Old Brandon Road is a public legal trail leading to the property.

PROPERTY DESCRIPTION



A historic cemetery, dating to 1776, borders the property to the east.

Otter Creek Forest is a natural fit for the recreational buyer: a large, varied landscape for hunting, hiking, and wildlife watching, with ready sites for a private off-grid camp. Mild slopes, steep ravines, and sweeping bowls create constant variety underfoot, and many of the drainages wind south toward Otter Creek.

The property's greatest appeal is its remarkable range of terrain and habitat. In the north, a scenic upland hardwood forest holds several species growing at the far northern edge of their range, including hickory and chestnut oak. To the south, the land descends to the banks of Otter Creek and a distinctive floodplain forest. Here, seasonal and occasional high water spills over the banks into the lower-lying areas, leaving a strikingly open understory over firm, loamy soil. Finding this kind of floodplain habitat alongside upland ground on a single property is uncommon.

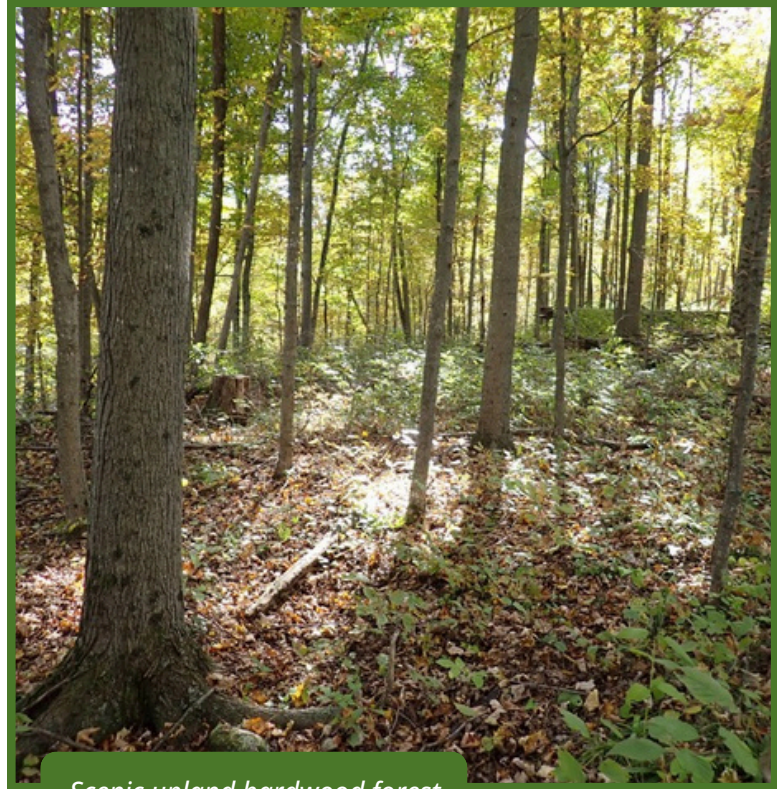
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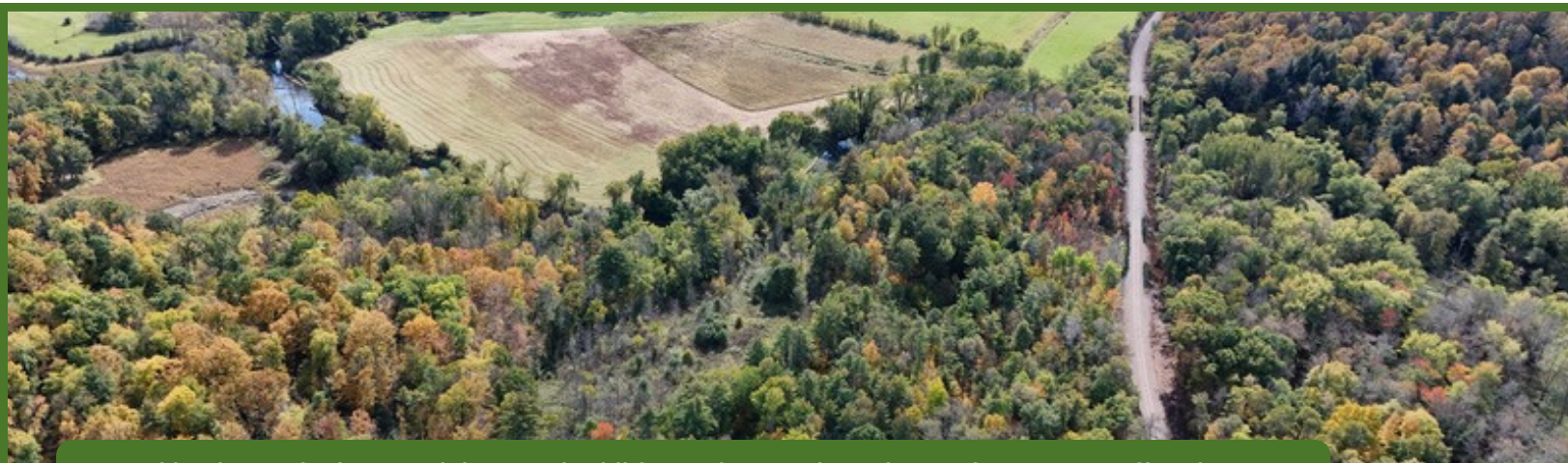
Wildlife is abundant. Deer, bear, and turkey sign is found throughout, along with a variety of small mammals and non-game species. Because Otter Creek limits crossing, wildlife naturally funnels through the property, an appealing feature for hunters and nature enthusiasts alike.

The western boundary follows a railroad line served by Amtrak's Vermonter, which passes roughly twice daily. To the east, the property adjoins a large block of land owned by the Otter Creek Unified School District, open to hiking and all non-motorized recreation except hunting, which extends the sense of open space well beyond the boundary lines.

Several sites stand ready for off-grid camp building. Near Old Brandon Road, a historic cemetery dating to 1776 borders the land, a quiet reminder of the area's long history.



Scenic upland hardwood forest.



Varied landscape for hunting, hiking, and wildlife watching, with ready sites for a private off-grid camp.

TIMBER RESOURCE



Bitternut hickory, rarely seen in Vermont, grows on the property.

Otter Creek Forest supports a mature northern hardwood resource with clear signs of thoughtful management. An improvement harvest about five years ago focused primarily on removing unhealthy stems, leaving a stronger stand in which all age classes and species remain well represented. A vigorous new cohort of hardwood regeneration is now well established, giving a new owner both standing value today and a forest positioned for future growth.



Recent harvesting was carefully and responsibly completed opening up seasonal views.



TAX & TITLE



An open log landing offers a ready-made site for an off-grid camp.

Otter Creek Forest is made up of two lots under separate ownership, offered together as a single property. The lots will not be sold separately and will transfer through two closings finalized under one deed. Deeds are recorded in the Brandon, Vermont, Land Records in Book 109, Page 49, and Book 73, Page 100.

Neither lot is enrolled in Vermont's Current Use program, giving a new owner complete flexibility in how the land is used and managed. Property taxes would be assessed by the town at its rate for large forestland parcels. For more detail on the ownership structure, 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.