




**Fountains
Land**
AN F&W COMPANY

Belvidere Forest

A multi-use property tucked in the Cold Hollow Mountains, with a high-quality timber resource, excellent access, and camp-building sites in one of Vermont's most untouched regions.

Located off Bog Road in the quiet, rural town of Belvidere, Vermont, this property boasts a well-managed and diverse timber resource valued at \$336,700. The forest primarily comprises healthy maple and birch stands, with pockets of softwood that add to its ecological diversity and long-term value. Two access points serve the property, including a westerly entrance with a built gravel driveway leading to a spacious open landing ideal for a seasonal camp, recreational base, or future log landing. You'll enjoy scenic views of the Cold Hollow Mountains from select vantage points. Just minutes from the property, the North Branch of the Lamoille River meanders through town before joining the main stem in Cambridge, approximately 25 minutes away. Cambridge is home to Smugglers' Notch Resort, a premier Vermont ski destination, and the renowned Smugglers' Notch Distillery.

Property Highlights

-  **\$428,000**
-  **261 Acres**
-  **Belvidere, VT**
-  **Multiple Use**



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LOCATION



The property lies in the shadow of Laraway Mountain, with Mount Mansfield in the far background.

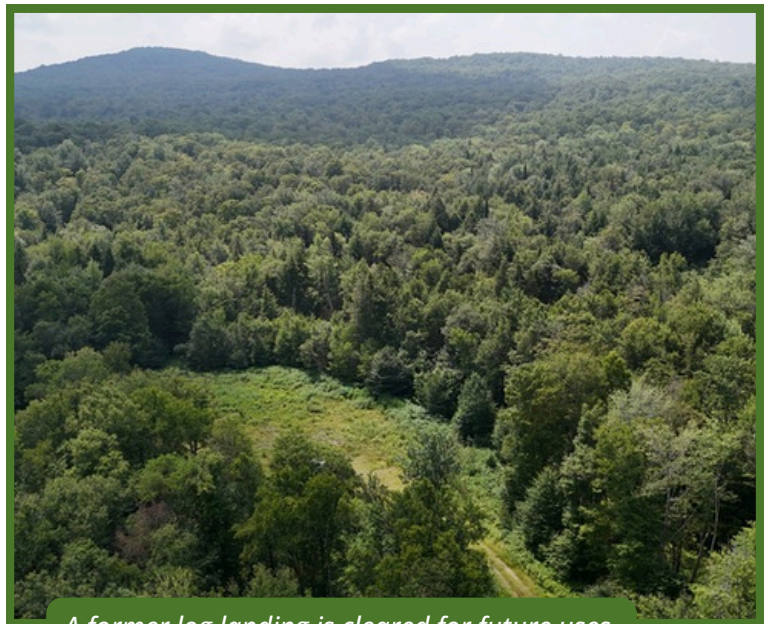
The property is situated on Bog Road in Belvidere, just north of the village center, in a landscape defined by scenic beauty and minimal development. The area features only a handful of main roads, numerous natural streams, and uninterrupted ridgelines, creating a sense of true Vermont wilderness.

Just 1.5 miles to the east, Vermont's iconic Long Trail, which runs the length of the state, crosses VT-109. This section of the trail is surrounded by thousands of acres within Long Trail State Forest, offering ponds, hiking trails, and designated campsites.

To the north, the quaint village of Montgomery serves as a gateway to Jay Peak Resort and is located only about 6 miles away. For additional shopping, dining, and services, the towns of Johnson and Cambridge are just 25 minutes to the south and west.



Looking south from Bog Road, up the slope that characterizes the property.



A former log landing is cleared for future uses, whether timber harvesting or camp-building.

ACCESS



Bog Road gives around 3,200 feet of road frontage.

Access to the property is via Bog Road, a hybrid Class 3/4 roadway maintained during the summer months. The parcel enjoys approximately 3,200 feet of road frontage, providing multiple access possibilities. Two established log landings (one featuring a developed gravel driveway) serve as convenient entry points, with an internal network of woods trails extending from these landings into the heart of the property.



The property driveway is suitable for most vehicles.



Access driveway is well-developed.

TIMBER RESOURCE



Timber was last harvested in 2019 and was an improvement cut, leaving behind quality hardwood stems.

Timber data in this report are based on a timber inventory conducted in the spring of 2021, which assisted in establishing Capital Timber Value (CTV). 60 inventory points were sampled (1 plot per 4.35 acres), covering a 446' X 446' grid using a 10-factor prism. Sampling statistics are $\pm 14.7\%$ standard error for sawlog products and $\pm 12.2\%$ for all products combined at a 95% confidence interval. Timber was grown forward 4 growing seasons using current FIA timber growth data.

The timber data reveal a total sawlog volume of 1,280 MBF International $\frac{1}{4}$ " scale (4.8 MBF/acre), with 3,466 pulpwood cords (13.3 cords/acre). The combined total commercial per-acre volume is 22.9 cords, which is an average figure for the region. stumpage values were assigned to the volumes in 2025, producing a property-wide Capital Timber Value (CTV) of \$336,700 (\$1,277/commercial acre). See the Timber Valuation in this report for details.

Species Composition

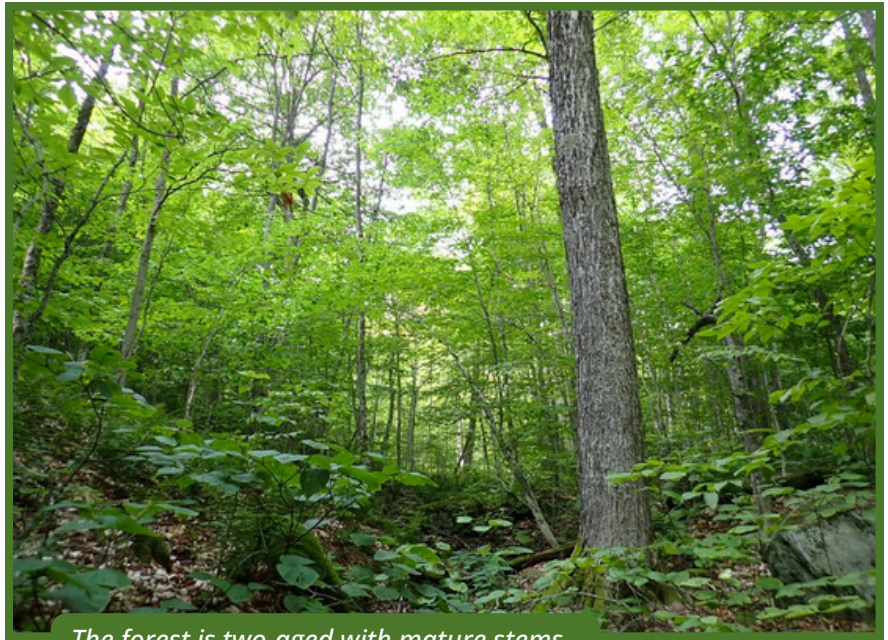
The species composition is dominated by hardwoods (94%), with softwoods holding the balance (6%). The combined composition of all products offers a diverse mix, led by sugar maple (29%), followed by yellow birch (28%), and red maple (22%). The sawlog volume breakdown is similar, consisting of yellow birch (35%), sugar maple (33%), red maple (17%), spruce/fir (3%), and white ash (5%). The softwood species component (mostly red spruce sawlogs with larger-diameter stems) occupies a small mixed-wood stand at the land's northeastern end.



Former skid trails are growing back and can be used as recreational trails in the future.

Stocking & Stem Quality

Forest density is generally represented by fully stocked stands covering most of the acreage. The exceptions are in the western and southwestern sections of the forest, where stocking is still below full conditions. The average Basal Area (BA) is 78 ft² on 140 stems/acre. Stem quality is generally quite good with Acceptable Growing Stock BA at 63ft². The highest quality stems are in pole-sized growing stock and smaller hardwood sawlog components. The larger sawlogs fall short of veneer quality but offer straight, tall stems.



The forest is two-aged with mature stems.

TAX & TITLE



The established landing site offers camp-building potential as well as logging access.

The property is owned by Snowdancer Forests, LLC, whose Warranty Deed is found in Book 40, pages 25-26 of the Belvidere Land Records. The property is enrolled in the Vermont Current Use Program, reducing property taxes in exchange for sustainable forestry practices and limited development of the property. Annual property taxes were \$854.55 in 2024.

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.

Belvidere Forest

Estimated Timber Valuation

Prepared By
F&W FORESTRY SERVICES INCORPORATED

Belvidere, Lamoille County, Vermont
September 2025

261 Grand List Acres
264 Inventory Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<i>Sawtimber - MBF</i>					
Sugar Maple	239	325.00	425.00	400.00	95,600
Yellow Birch	234	275.00	350.00	325.00	76,000
Red Maple	165	175.00	275.00	225.00	37,100
Yellow Birch Pallet	213	70.00	120.00	100.00	21,300
White Ash	55	300.00	375.00	350.00	19,300
Sugar Maple Pallet	174	70.00	120.00	100.00	17,400
HW Pallet	112	40.00	100.00	70.00	7,800
Spruce/Fir	45	110.00	150.00	140.00	6,300
Hemlock	39	30.00	75.00	60.00	2,300
Black Cherry	4	175.00	250.00	225.00	800
<i>Pulpwood - Cords</i>					
Hardwood	3,263	12.00	18.00	16.00	52,200
Softwood	204	1.00	5.00	3.00	600

<i>Totals</i>					
Sawtimber Total	1,280	MBF			\$283,900
Sawtimber Per Acre	4.897	MBF			\$1,086.49
Sawtimber Per Comm. Acre	4.855	MBF			\$1,077.01
Cordwood Total	3,466	Cords			\$52,800
Cordwood Per Acre	13.3	Cords			\$202.07
Cordwood Per Comm. Acre	13.1	Cords			\$200.30
				Total Per Comm. Acre	\$1,277.31

Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$265,000	\$377,000	\$336,700

BASED ON MARCH 2021 INVENTORY CRUISE BY F&W Forestry

Volumes are based on 60 plots taken on a 446' x 446' grid using a 10-factor prism

Volumes have been grown forward 4 seasons using averaged FIA growth rates from Lamoille, Orleans and Washington Counties

The inventory resulted in a statistical error of 14.7% for all sawlog products at the 95% Confidence Level

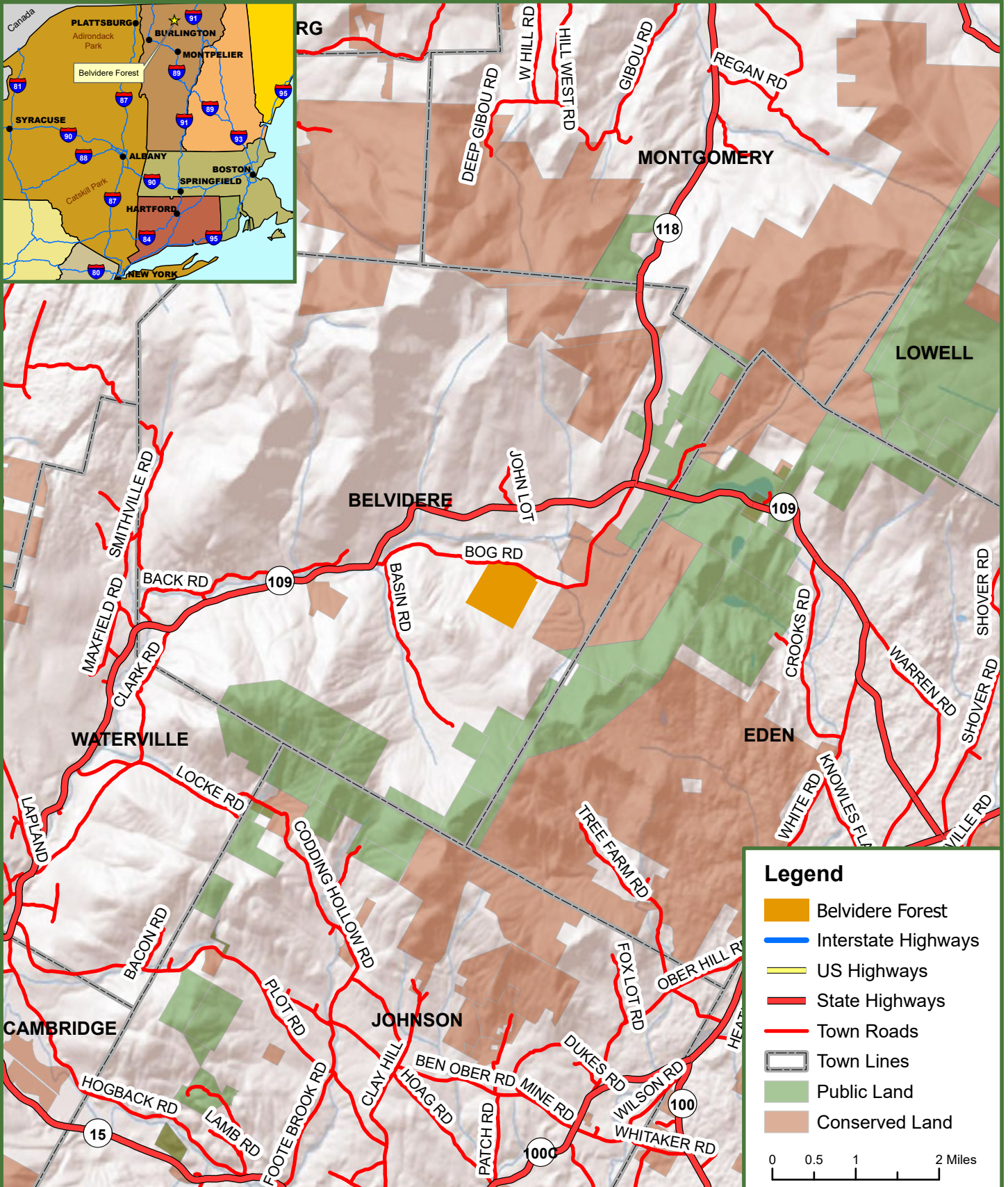
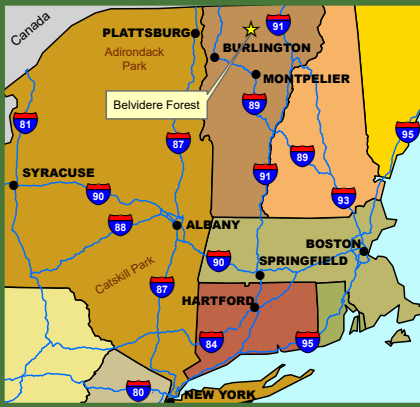
The volumes and values reflect estimated total value of merchantable timber.

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.



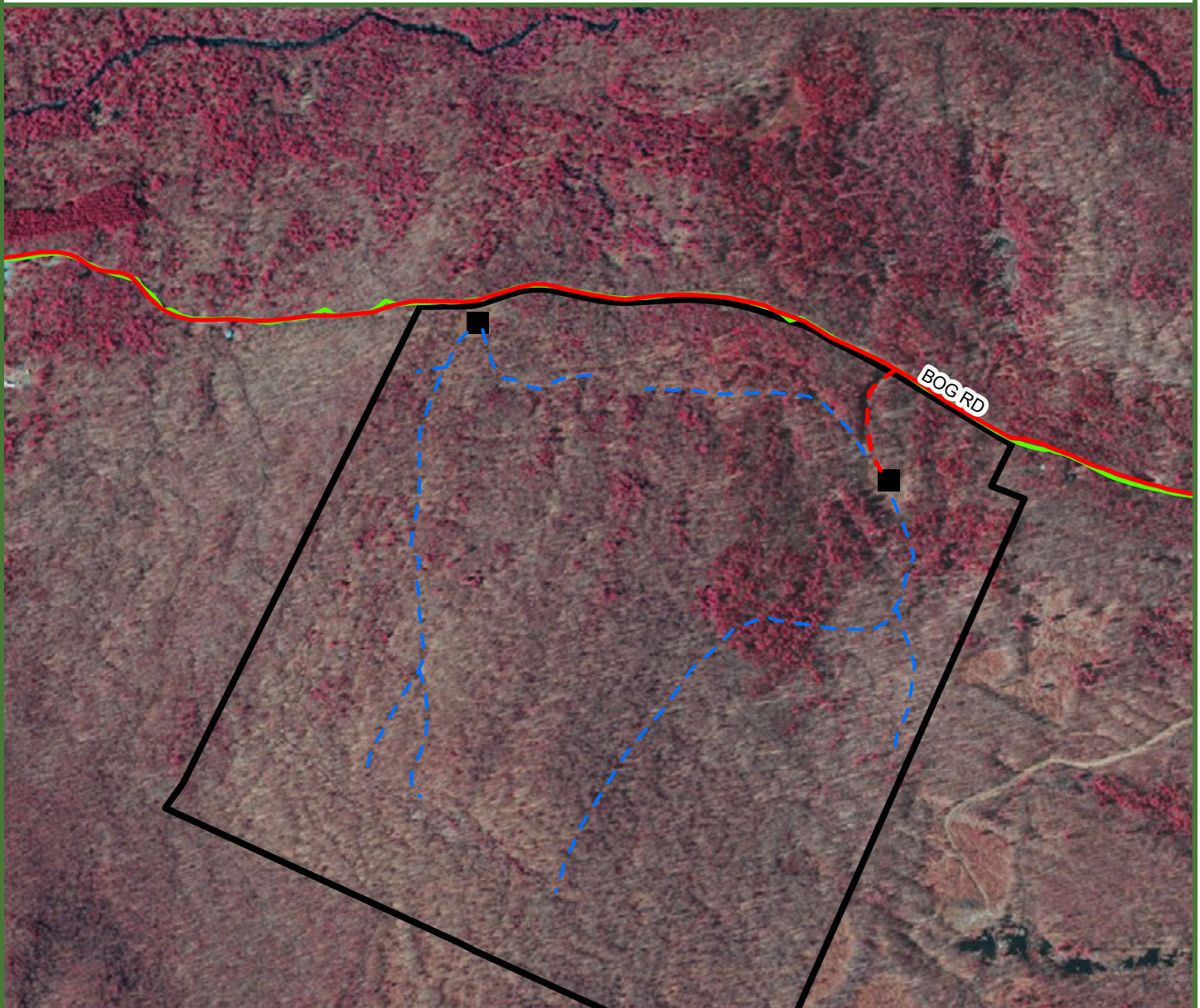
Locus Map
Belvidere Forest
261 Tax Acres
Belvidere, Lamoille County, Vermont





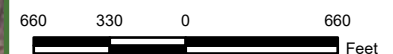
Belvidere Forest

261 Tax Acres
Belvidere, Lamoille County, Vermont



Legend

- Belvidere Forest
- Town Roads
- VAST Trails
- Forest Roads
- Forest Trails
- Landings
- Town Line



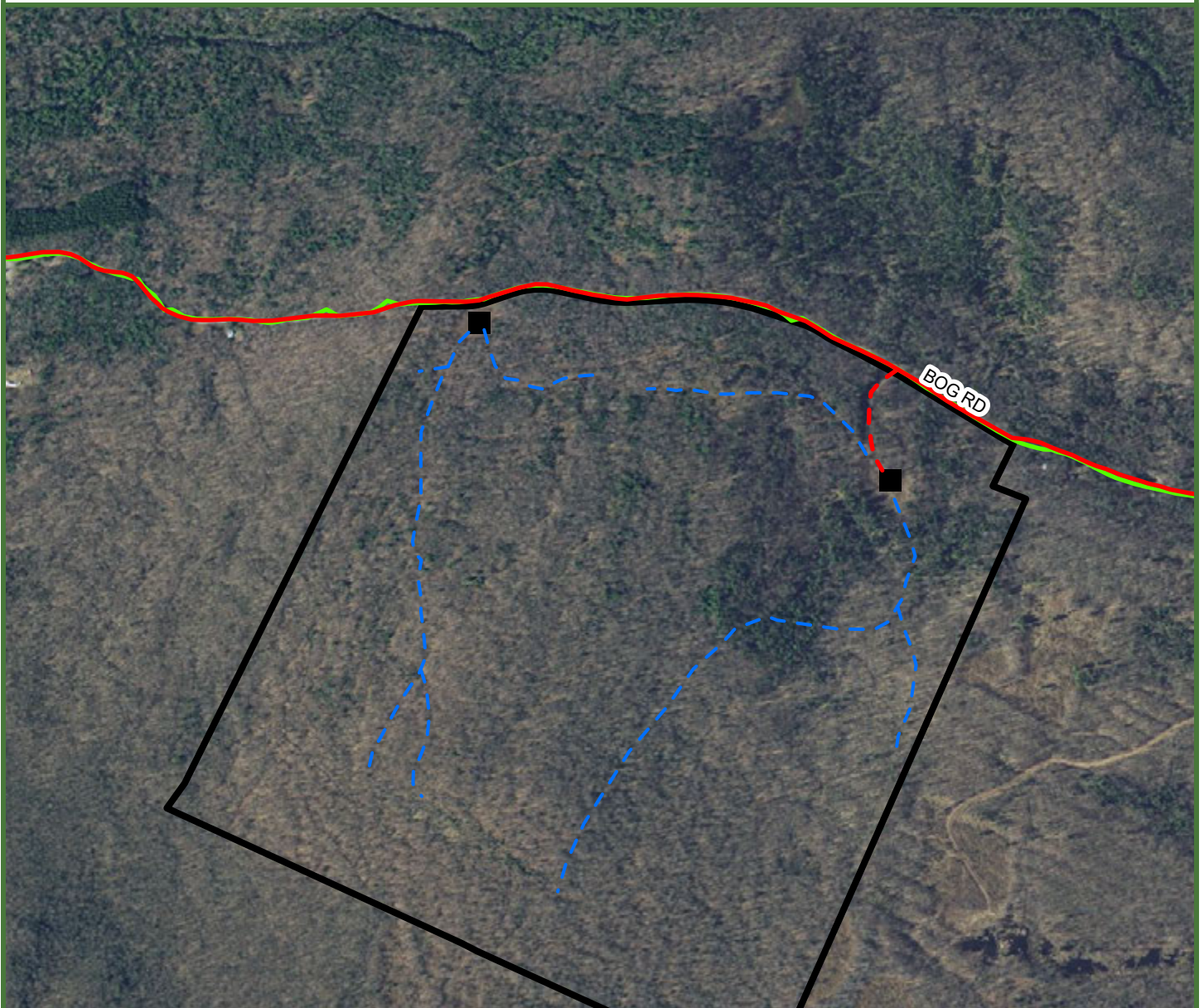
This is Not A Survey

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.



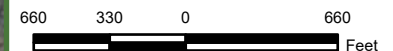
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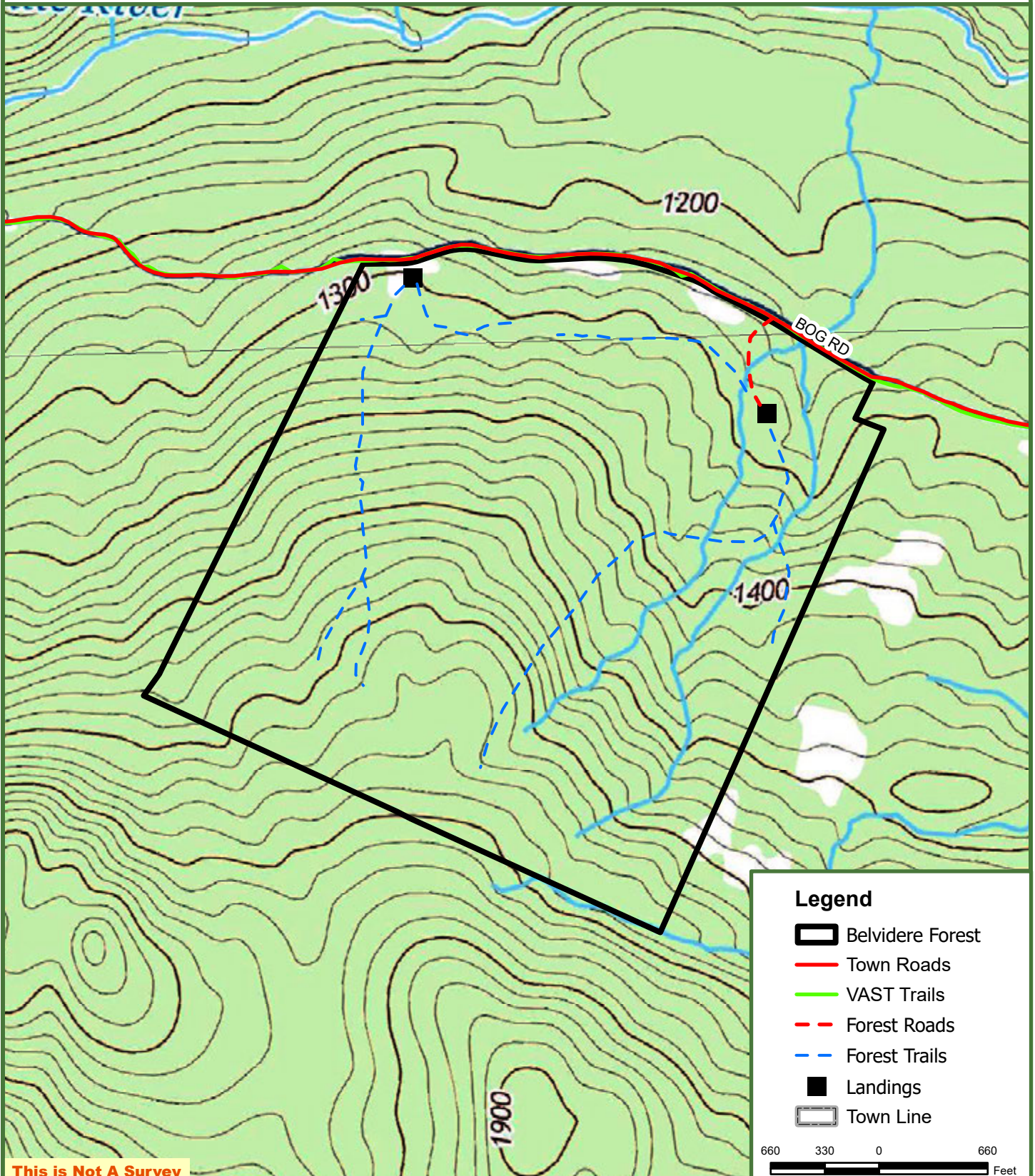
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] Declined to sign