

COBB BROOK FOREST
Vermont, United States
360 Hectares/890 Acres approximately



Located high on a plateau near Vermont's largest city and adjacent to state lands, the forest offers sweeping mountain views, managed hardwood stands and a compelling landscape ready for refinements.

John Clegg & Co
Chartered Surveyors & Forestry Agents
www.johnclegg.co.uk
Email: america@johnclegg.co.uk

COBB BROOK FOREST

OVERVIEW

Cobb Brook Forest covers a significant footprint in the Green Mountain foothills and benefits from the following attributes: a meaningful level of standing timber value towards the property's asking price; a scenic landscape set high above the Huntington River Valley; adjacent acres of state lands; and end-of-the-road privacy.

LOCATION

The property is located in north-central Vermont where the landscape consists of small farms along the scenic Huntington River to the west and state-controlled forestland associated with the Green Mountain Range to the east. The geographic mix of bottomland farms and tall mountains creates a picturesque environment, all seen in the sweeping views from the property. The vibrant community of Burlington, Vermont's largest city and home to an airport, is 40 kilometers away. Boston is 4 hours to the southeast and Montreal is 90 minutes to the north.



This road provides access into the heart of the property.

ACCESS

Access to the property is provided by roughly 0.6 kilometers of frontage along a non-maintained town road. This fairly steep road runs to the center of the property, at which point it continues as a private gravel road to a small clearing. Beyond, the road continues as a trail exiting onto the adjoining state lands. Town-maintained road frontage, electric power and telephone service are available just under a kilometer from the property's northern boundary.

DESCRIPTION

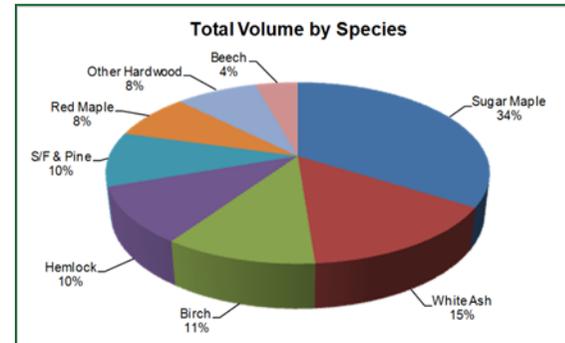
The property is defined by its high plateau location between the river valley to the west and a ridgeline of mountain peaks to the east, as well as by Cobb Brook, which runs along the northern boundary, and Jones Brook, which defines the southern boundary.

Formerly occupied by a large farm in the early 1900s, the center of the property covers mostly gentle terrain. Open meadows, which were planted with spruce and pine in the 1950s, have recently been harvested and are regenerating to natural hardwoods. This easily-accessed, level terrain supports many prime house sites with outstanding mountain views. The western portion of the property includes an unnamed knoll, while most of the eastern section rises from west to east at a moderate slope.



Mountain views from the central plateau.

TIMBER



The forest has been managed for decades as a traditional working forest, the last eight of which have been overseen by Fountains. The current Capital Timber Value (CTV) of \$694,000 accounts for 66% of the purchase price. Given historical physical growth, ingrowth and stumpage price appreciation figures, within 11 years the CTV should comfortably cover the full purchase price. The property grows quality northern hardwood and softwood sawlogs, in addition to a host of other forest products, all shipped to regional markets. The large majority of the property has not been treated within the last 10 years, so volumes are high and aesthetics are quite good.

GUIDE PRICE
US \$1,050,000

COBB BROOK FOREST

FURTHER INFORMATION

A detailed synopsis of the property is available on request. If you would like a copy of this please email John Clegg & Co's England office at america@johnclegg.co.uk noting the name of the property, your name, address and contact telephone numbers.



The property is featured in the center of this photo with the Green Mountains rising in the distance.

IMPORTANT NOTICE

This property is being advertised on the John Clegg & Co website. John Clegg & Co have not verified the property details are accurate.



The property's gentle-to-moderate terrain grows quality northern hardwoods.

John Clegg & Co

www.johnclegg.co.uk

Scotland: +44(0)131 229 8800
2 Rutland Square, Edinburgh EH1 2AS

England: +44 (0)1844 291384
Rectory House, Thame Road, Haddenham HP17 8DA

Wales: +44(0)1600 715311
Apex House, Wonastow Road, Monmouth HP25 5JB

John Clegg & Co for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of John Clegg & Co or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither John Clegg & Co nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared 30 September 2015.

**John Clegg & Co is a trading name of Strutt & Parker LLP, a limited liability partnership, registered in England and Wales with registered number OC334522.
Its registered office is at 13 Hill Street, Berkeley Square, London W1J 5LQ.**