



ELMORE POND FOREST

Vermont, United States

783 Hectares/1,943 Acres approximately

An exceptional long-term timber investment opportunity with high stocking of preferred hardwood species and enhanced by a wilderness pond, long river frontage and adjacency to public lands.

John Clegg & Co

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ELMORE POND FOREST

OVERVIEW

Elmore Pond Forest is an exceptional timber opportunity with attractive species composition, a maturing yellow birch age class, and high volumes, providing the next ownership a clean canvas to develop a personal stewardship plan. A conservation easement allows for forestry activities and public recreation, but no residential development.

LOCATION and ACCESS

The forest is in north-central Vermont, just 27 kilometers north of the capital city. The local landscape includes scattered valley farms, dispersed hillside homes and working forests. The property is 32 kilometers from the popular skiing destination, Stowe. Boston, Massachusetts, is 3.5 hours to the southeast..

The property has roughly 600 meters of frontage along a state highway with an existing access point for crossing the river that runs in between. From here, local state highways provide routes to regional and Canadian forest product mills. Once over the river, a log road extends 4 kilometers along the eastern end of the property to Little Elmore Pond.



The property is accessed across the river from the paved state highway beyond.



RECREATION

The entire shoreline of the scenic and tranquil Little Elmore Pond lies within the property boundary. Its 1.5 hectares of open water, with maximum depth of 4.5 meters and a fisheries population that includes brook trout, provide an appealing recreational amenity. The pond is easily accessible from the main truck road. Roughly 600 meters of frontage along the North Branch of the Winooski River provides further recreational opportunity. State lands to the north and south widen hiking opportunities.



Elmore Pond provides a recreational and scenic amenity.

TIMBER

The forest is primarily hardwoods, comprising 90% of total volume. Species composition is led by the maples (47%), followed by yellow birch (23%) and then beech, softwood and other hardwood (each 10%). The sawlog volume breakdown consists largely of species with historically strong demand, dominated by the maples, and yellow birch. Forest stocking is high with overstocked conditions prevailing and a forest resource with overall good stem quality. Capital Timber Value (CTV) for the property is \$2,181,700.



A highly stocked hardwood forest with significant asset appreciation potential.

One striking attribute of the forest is the abundant advanced sapling to pole-sized growing stock, which holds 30% of total volume. This class represents a considerable asset appreciation scenario as this pulpwood grows into sawlogs over the next 10-20 years. In addition, the property offers an excellent potential sugarbush opportunity, given the high level of maple stocking, slope factor, and access. This attribute widens the buyer pool for eventual disposition.

GUIDE PRICE
US \$1,600,000

DESCRIPTION

The property spans nearly 6.5 kilometers from north to south parallel to the northern end of the Worcester Range. Some sections of the land's upper elevations encompass the ridgeline. An eastern aspect predominates, and the terrain is moderate to steeply sloping with ledge-runs between gently-sloping benches. Soil quality within the commercially designated terrain is generally average well-suited to the hardwood resource that dominates the forest.

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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.



One of several, attractive rocky brooks flowing down the property's slopes to the river frontage.

IMPORTANT NOTICE

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



Many stands are dominated by sugar maple with a wide range of diameters including stems advancing to maturity

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