



SUSIE PEAK FOREST
Vermont, United States
461 Hectares/1,139 Acres approximately

An exceptional Vermont timber investment property with fine examples of northern hardwood stands, older age classes, favorable species composition and a stunning landscape.

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SUSIE PEAK FOREST

INVESTMENT OVERVIEW

Susie Peak Forest is a southern Vermont timberland property with a maturing, northern hardwood-dominated timber resource that has been professionally cultivated for many years, culminating in 2.9 million board feet of quality maple, oak, spruce and ash sawlogs. The property is one of the region's largest unencumbered offerings and is available to the market for the first time in over 25 years. In addition, the property has exceptional land attributes, such as multiple access points, sugar bush potential, two lease camps and prime estate development potential with long, upper-elevation views.



LOCATION and ACCESS



Toppin Road passes by a horse farm on its way to the property, seen along the ridge in the distance.

The property and its surrounding neighborhood are nestled within the northern Taconic Mountains, a series of stunning peaks stretching nearly 322 kilometers along the New York, Massachusetts and Vermont borders. The Killington/Pico region is 30 minutes to the northeast, while the Okemo Ski Resort is 30 minutes to the southeast. Glens Falls, New York, is an hour to the west and Boston and New York are within a three-and-a-half hour's drive east and south, respectively.

Susie Peak Forest's multiple entry points create excellent access for timberland investment, recreation and home site development. Toppin Road is the main access point and is well-maintained by the town. Other entry points are via rights-of way. Internally, trails and woods roads feather out throughout the property.

DESCRIPTION

This property is draped over the summit and western flank of Susie Peak, an elongated ridge which overlooks the nearby Ira Creek Valley. The summit and its upper elevation shelves and saddles are the dominant landscape features in the northern half of the property. The southern half of the property falls within a lower basin of Susie Peak, characterized as a gently sloping forested amphitheater.



This cascade is tumbling down a rocky face as the stream parallels the main entry.

Susie's attractive timber investment qualities include strong site productivity, a high percentage of operable ground, well-drained soils and a long history of forest management. For estate development, Susie offers a private ridge-top forest estate with big views and several potential home sites tucked privately within its bounds.

TIMBER



Site conditions and careful management have produced impressive hardwoods stands.

Susie Peak Forest offers a strong timber investment opportunity with its well-stocked northern hardwood resource. This late rotation maple, oak and spruce-dominated forest is well-positioned for continued biological and asset value growth over the coming decade and can experience a notable ramp up in cash yields when financial maturity occurs. Susie Peak's timber resource is anchored by quality sugar maple representing 35% of total stocking. Sugar maple is one of the key species most investors target when diversifying their portfolio of northern hardwood

timberland assets. Associated species include beech, the birches, red maple, red oak and red spruce. Capital Timber Value (CTV) has been set at \$988,300 or \$868/acre.

GUIDE PRICE: US \$1,290,000

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FURTHER INFORMATION

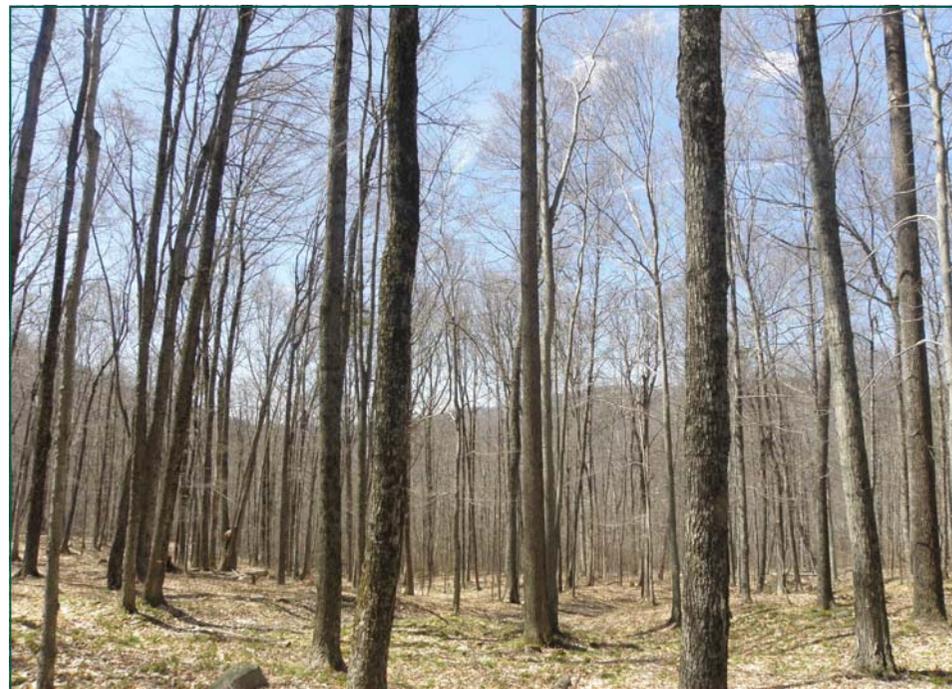
A detailed synopsis of the property is available on request. If you would like a copy of this please email John Clegg & Co's England office at america@johnclegg.co.uk noting the name of the property, your name, address and contact telephone numbers.



Looking west from the property at the scenic valley and distant ridges.

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 well-stocked stands are ideally poised for asset appreciation in the coming decade. .

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