Vermont Forestland Investment Opportunity

Unique In-Town Forest Perched Above the White River Valley



NASON BROOK FOREST | Rochester, VT

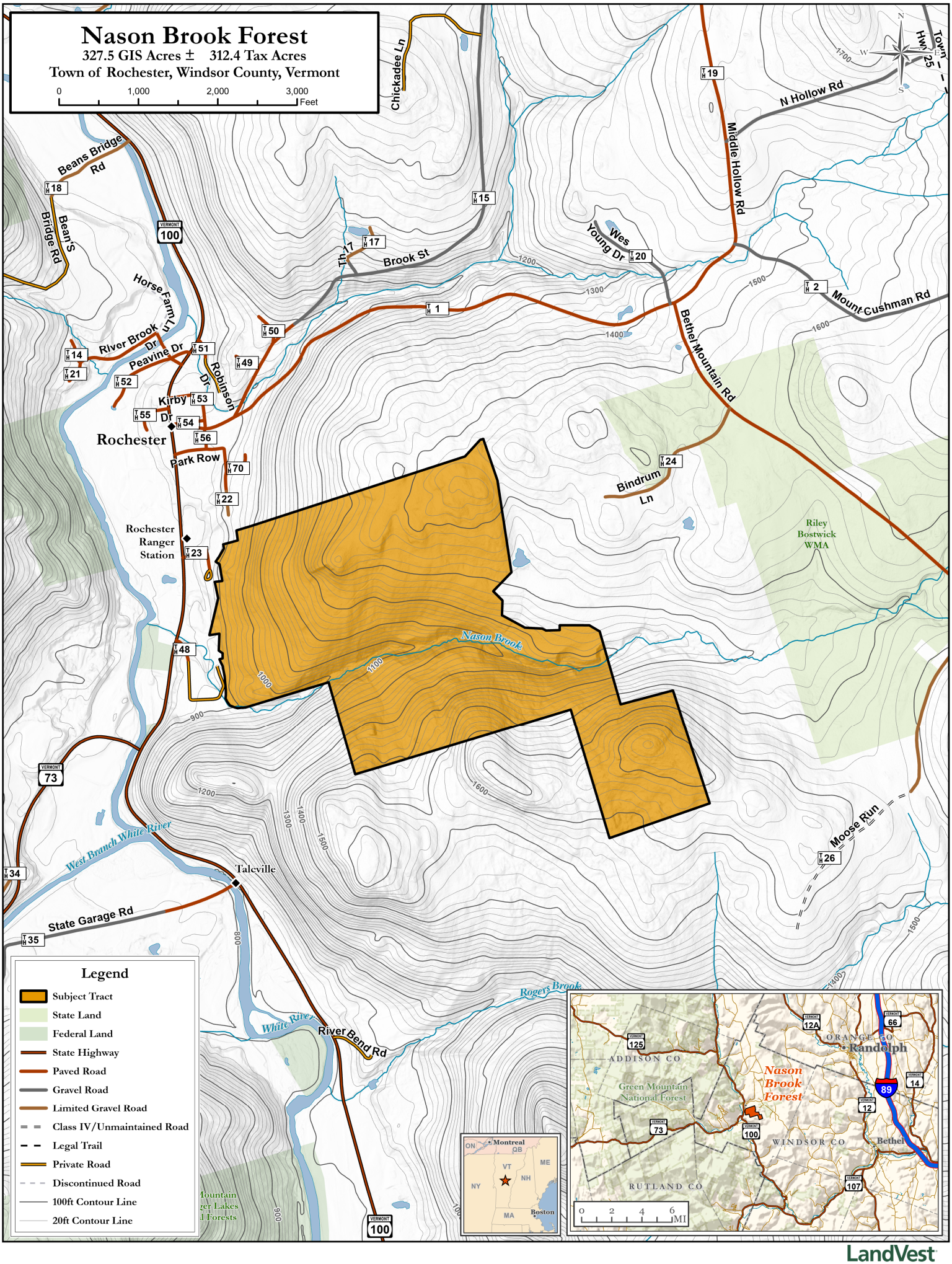
312± Acres

$620,000

Nason Brook Forest offers an attractive 312+-acre property situated on a hillside above the Town of Rochester with a full suite of recreation, timber, and conservation values and potential for rural residential development. A well-maintained interior forest road provides excellent access as it winds its way up through the property, passing two 'glamping' sites owned/operated by seller, and eventually reaching a small clearing near the height of land. Secondary logging roads and trails traverse the property in further support of recreational uses. Nason Brook cuts through the central valley of the property providing an attractive water resource. The forest offers professionally managed timber with a diversity of age classes and species mix heavy to red maple, sugar maple, yellow birch, white ash, white pine, and hemlock. The property is enrolled in Vermont's Use Value Appraisal tax program. Zoning is residential-conservation. Located proximate to Green Mountain National Forest and Riley Bostwick WMA. Nason Brook Forest offers an extremely appealing blend of woodland seclusion with all the amenities and efficiencies of an in-town location. Recent gravel improvements to access. Seller plans to retain and remove the two glamping tents prior to sale.

For additional information or to schedule property tours, please contact:

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Nason Brook Forest
327.5 GIS Acres ± 312.4 Tax Acres
Town of Rochester, Windsor County, Vermont
0 1,000 2,000 3,000 Feet
Chickadee Ln
N Hollow Rd
Middle Hollow Rd
Beans Bridge Rd
Bean'S Bridge Rd
Horse Farm Ln
River Brook Dr
Peavine Dr
Robinson Dr
Kirby Dr
Brook St
Th 17
Wes Young Dr
Bethel Mountain Rd
Mount Cushman Rd
Bindrum Ln
Park Row
Rochester
Rochester Ranger Station
Riley Bostwick WMA
Nason Brook
Talcville
West Branch White River
State Garage Rd
Moose Run
Rogers Brook
White River
River Bend Rd
VERMONT 100
VERMONT 73
VERMONT 125
Legend
Subject Tract
State Land
Federal Land
State Highway
Paved Road
Gravel Road
Limited Gravel Road
Class IV/Unmaintained Road
Legal Trail
Private Road
Discontinued Road
100ft Contour Line
20ft Contour Line
ADDISON CO
ORANGE CO
WINDSOR CO
RUTLAND CO
Green Mountain National Forest
Randolph
Bethel
Montreal
Boston
0 2 4 6 MI

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Nason Brook Forest

312± Acres in Rochester, Vermont













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TIMBERLAND

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