Vermont Forest Investment with Recreation and Conservation Values

Including Two 10-Acre ± Field Sites with Development Potential

CATAMOUNT FIELD & FOREST | Lowell, VT | 540± Acres



LandVest is pleased to present Catamount Field & Forest, a high quality 540±-acre property situated between Route 58 and Carter Road in Lowell, Vermont. The property offers a mix of hardwood and softwood forest with several embedded fields providing both privacy and long-range views of the surrounding Green Mountains. A conservation easement encourages outdoor recreational use of the property and ongoing forest management including timber harvesting, maple sugaring and the maintenance or development of orchards and pastures. Two 10±-acre field sites remain uneased and offer the unique potential to build a rural residence nestled deep inside a protected envelope of forest, fields and trails. The Catamount Ski Trail winds its way through central portions of the property and large open views of Jay Peak, Buchanon, Sugarloaf, Hazen's Notch and Haystack Mountain are breathtaking.

Access is excellent with extensive public road frontage and an interior gravel driveway to the top of the hill. The property benefits from professional forest management and is enrolled in Vermont's UVA tax program with a current forest management plan in place. A local dairy farmer maintains the fields in exchange for hay. We would be delighted to assist you in further exploring this remarkable property.

OFFERED AT $595,000

LandVest

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



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www.landvest.com

CATAMOUNT FIELD & FOREST

Lowell, Vermont | 540± Acres













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208 Flynn Avenue, Ste 2I | Burlington, Vermont 05401
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TIMBER VOLUME SUMMARY

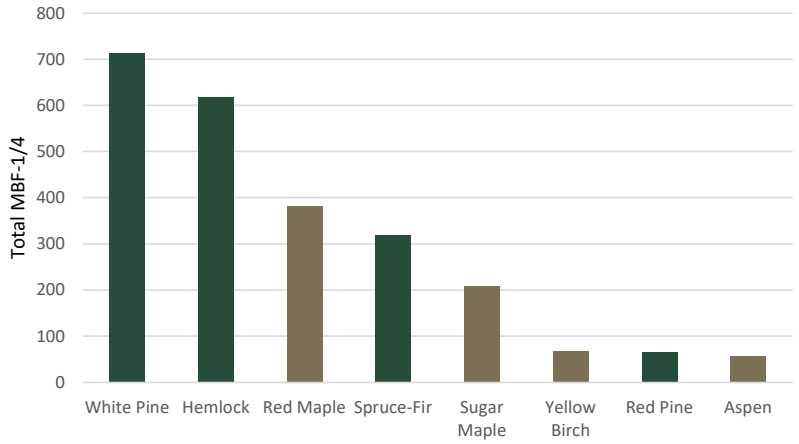
Catamount Field & Forest
Lowell, Vermont

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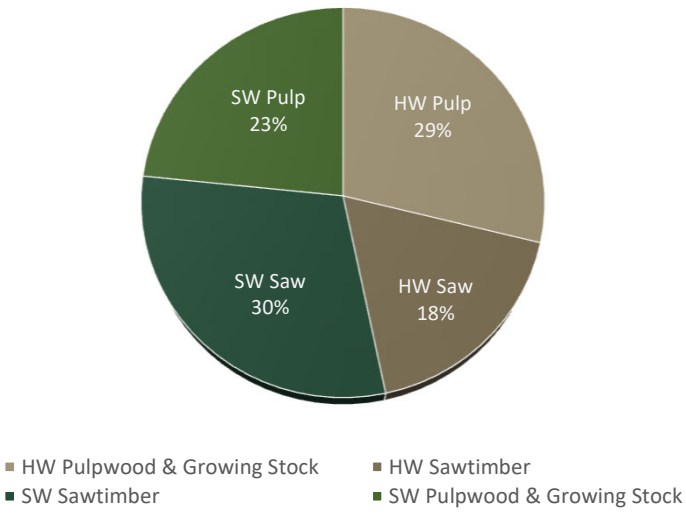
Total Property GIS Acres	540 +/-	
Hardwood Sawlogs	**Volume MBF**	**%**
Red Maple	382	15%
Sugar Maple	209	8%
Yellow Birch	67	3%
Aspen	56	2%
White Ash	25	1%
Black Cherry	24	1%
White Birch	3.1	0.1%
Total HW Saw (MBF-1/4)	**767**	**31%**
Softwood Sawlogs	**Volume MBF**	**%**
White Pine	713	29%
Hemlock	619	25%
Spruce-Fir	320	13%
Red Pine	65	3%
Northern White Cedar	15	1%
Total SW Saw (MBF-1/4)	**1,732**	**69%**
Total Sawlog (MBF-1/4)	**2,499**	**100%**
Flooring	**Volume MBF**	**%**
Mixed Hardwood	159	100%
Total Flooring (MBF-1/4)	**159**	**100%**
Tie/Palletwood	**Volume MBF**	**%**
Hardwood	170	63%
Hemlock	57	21%
White Pine	44	16%
Total Tie/Pallet (MBF-1/4)	**272**	**100%**
Growing Stock	**Volume Cords**	**%**
Hardwood	619	60%
Softwood	415	40%
Total (Cords)	**1,034**	**100%**
Pulpwood	**Volume Cords**	**%**
Hardwood	2,916	54%
Softwood	2,451	46%
Total (Cords)	**5,367**	**100%**

Unit	Volume	/Acre
Total MBF	2,771	5.1
Total Cords	6,402	11.9
Gross Cords	11,943	22.1

Total Sawtimber Volume By Species

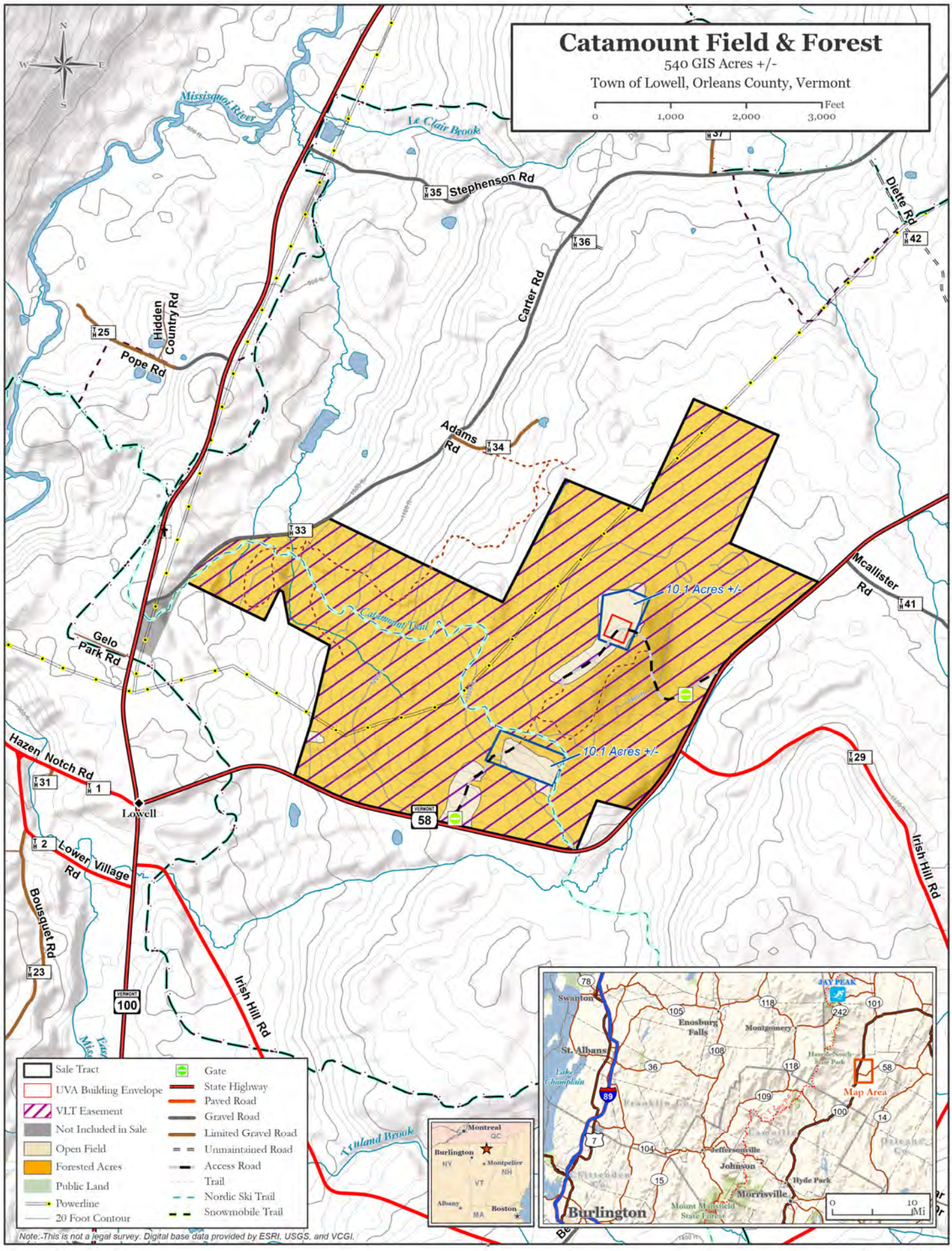


Product Distribution (% of Gross Cords)



Average per Acre: 5.1 MBF Sawlogs & Pallet + 11.9 Cords Growing Stock & Pulpwood

Disclaimer: The timber volumes presented herein are based on an updated winter-2022 timber inventory and grown forward at 2.5% annually. No harvest removals since 2018. Although the information presented herein is believed to be substantially correct, neither Seller nor Seller's Agent warrant the completeness or accuracy of the information contained herein. Purchaser will acquire the property based upon its own evaluation and knowledge. No representations or warranties are expressed or implied as to the property, acreage, timber volume, condition, logging constraints or regulatory limitations. Date: 5/2/25.



Date: 06/07/25

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