

Wild Apple Road | Pomfret, Vermont

61.49 Acres | SPAN #: 489-154-10663

One of the most sought-after locations in the Woodstock area, this 61-acre property is accessed off of Wild Apple Road with a building site oriented to the south and east. At 1,600 feet in elevation, it enjoys sweeping views of Killington, Mount Ascutney, and the surrounding hills. The land offers complete privacy with a blend of woodlands, open fields, a stream, and a pond site.

Bordering the property to the north are 112 acres of land conserved in perpetuity by the Upper Valley Land Trust with trails for hiking, mountain biking and cross-country skiing. Iconic neighboring properties with large acreage leading up to the parcel help preserve the enduring value in this exceptional setting.



DIA JENKS
Luxury Real Estate Agent

M: 802.238.1549
djenks@landvest.com



STORY JENKS
Luxury Real Estate Broker

M: 802.238.1332
sjenks@landvest.com

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 081.0045630 (VT)

LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding Wild Apple Road, Pomfret, VT that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

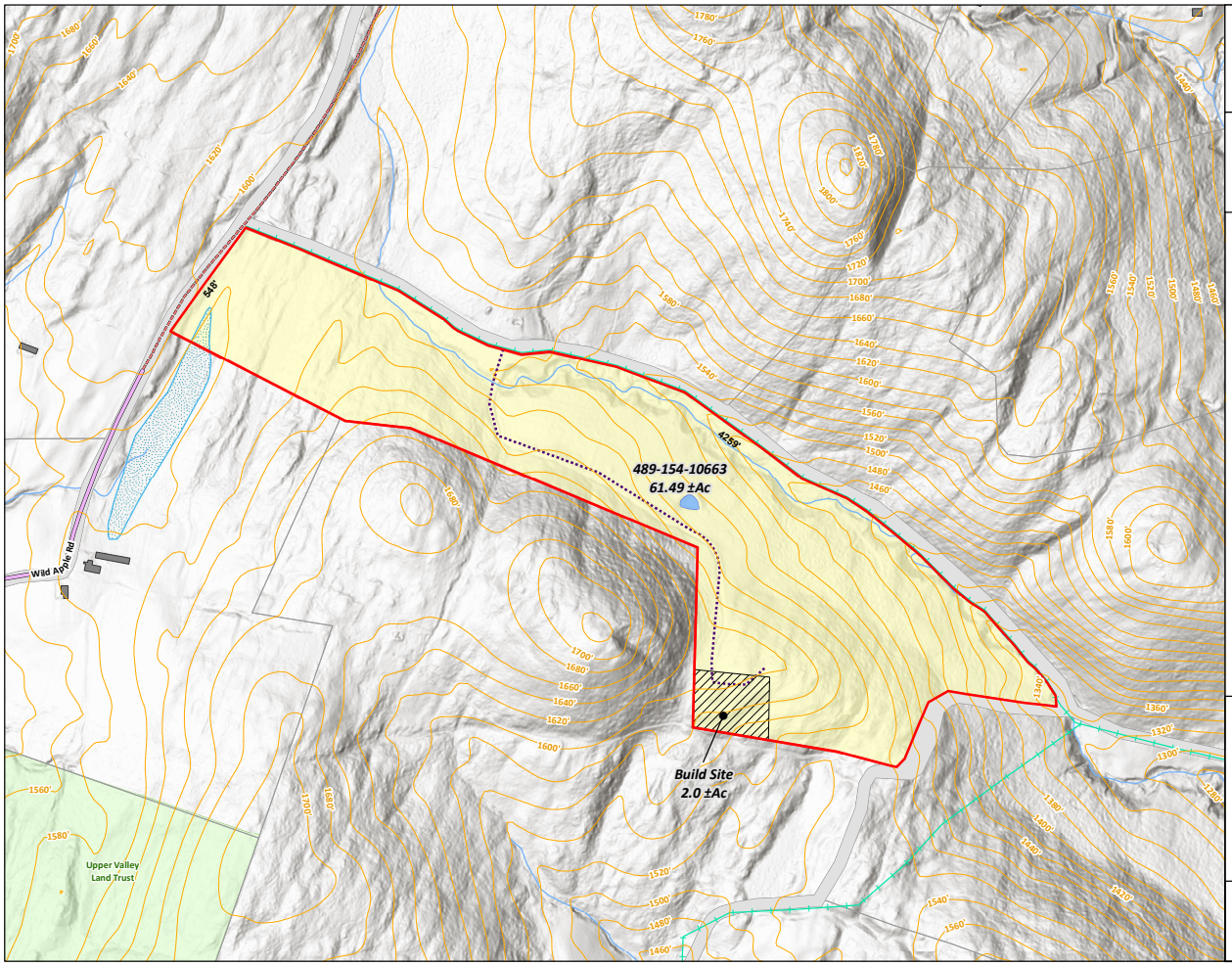
Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.



Wild Apple Rd

Pomfret, VT

Base Plan

LEGEND

- Subject Property - 61.49 ±Ac
- Class 3 (Gravel)
- Class 4 (Soil or Graded and Drained Earth)
- Legal Trail
- Driveway
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 10/30/25

Project Number: VT1619

0 200 400 800 Feet

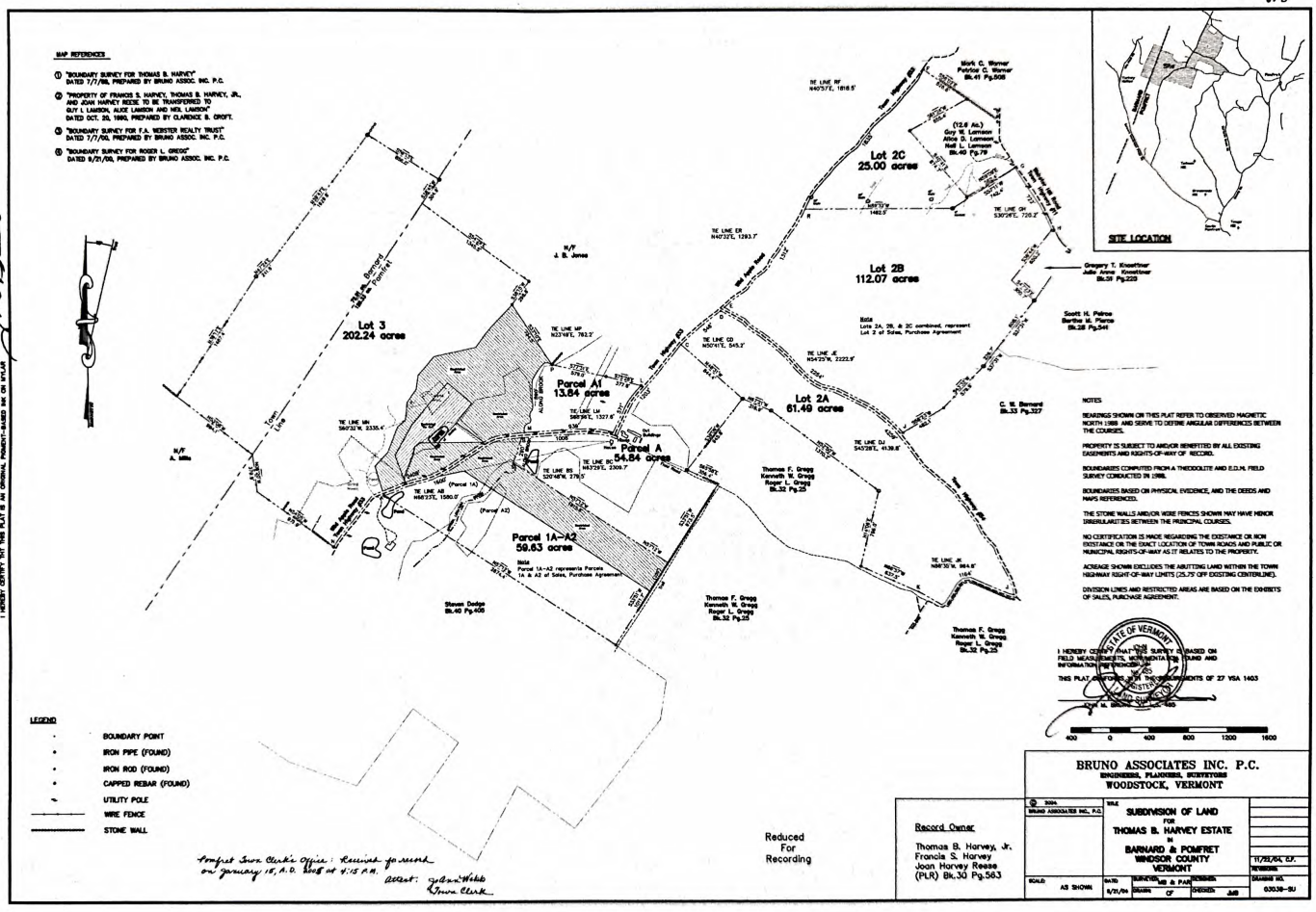
Scale: 1 " = 400 '

This plan is conceptual only and is not represented as an engineered plan.

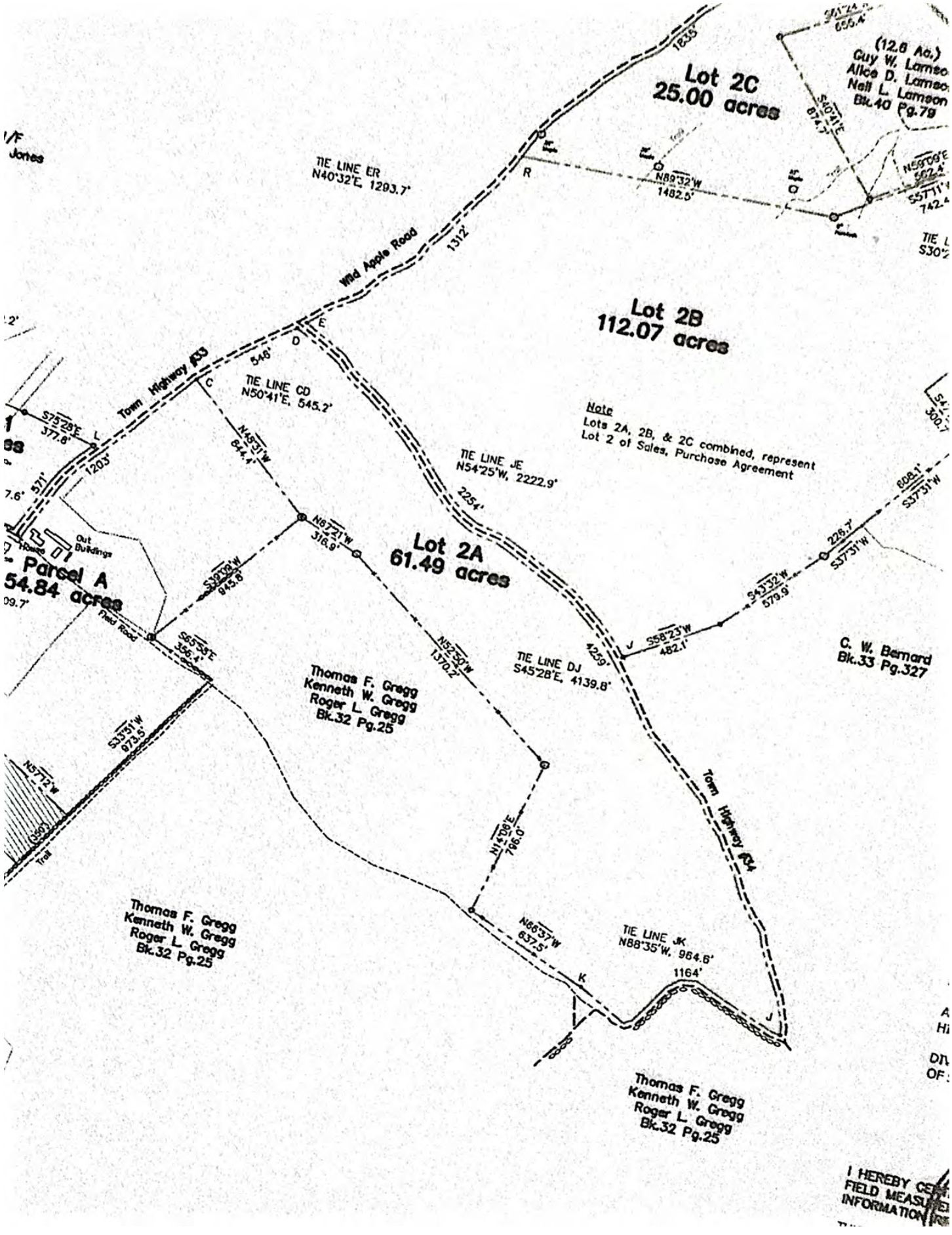
LandVest

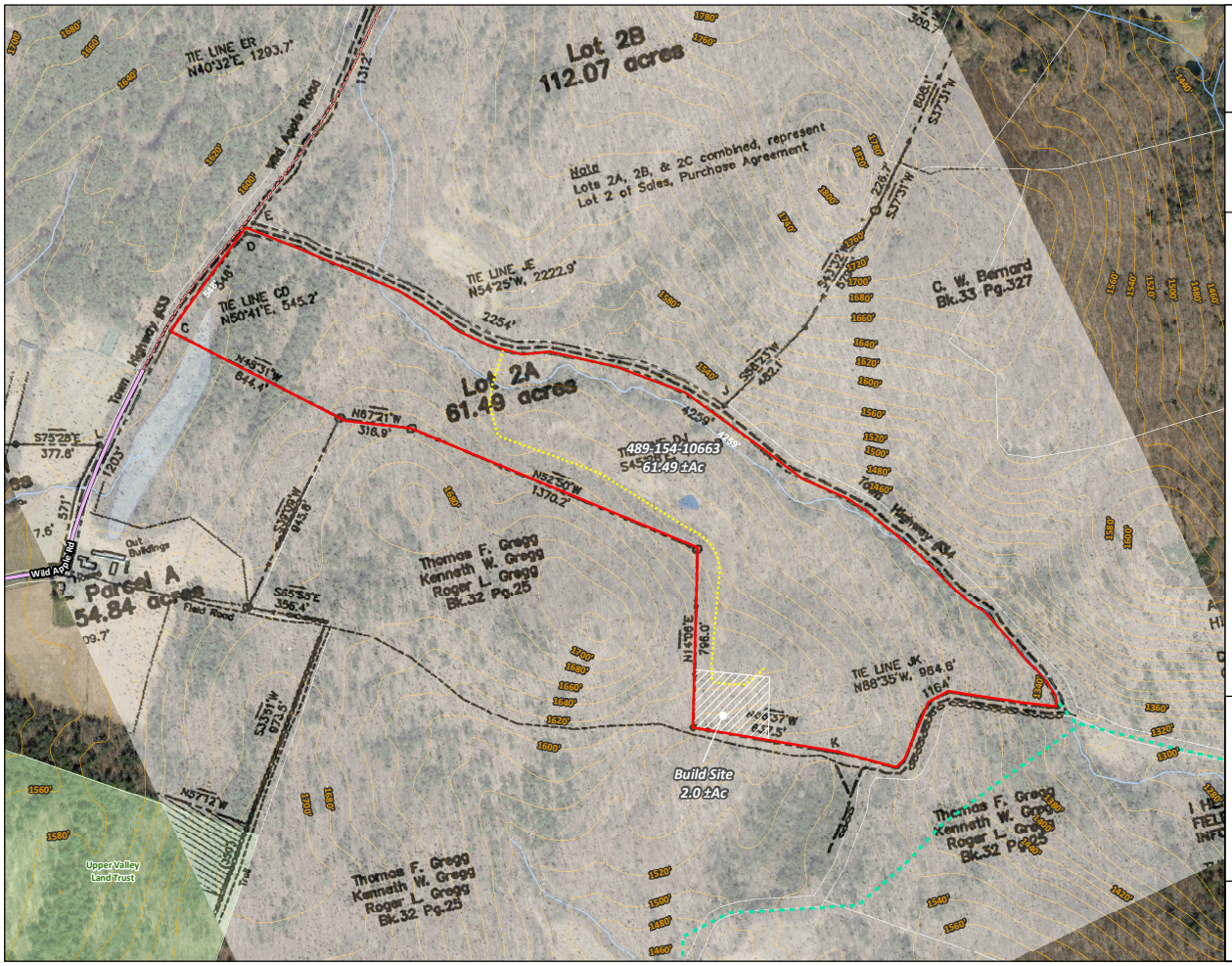
Document Name: VT1619 base

Slide 81B



Project Town Clerk's Office: Received for record on January 18, A.D. 2005 at 4:15 P.M. Attest: Gloria Webb Town Clerk


Lot 2C
25.00 acres
(12.6 Ac.)
Guy W. Lamson
Alice D. Lamson
Nell L. Lamson
Bk.40 Pg.79
TIE LINE ER
N40°32'E, 1293.7'
Wild Apple Road
1312
Lot 2B
112.07 acres
Town Highway #53
TIE LINE CD
N50°41'E, 545.2'
546'
Note
Lots 2A, 2B, & 2C combined, represent
Lot 2 of Sales, Purchase Agreement
TIE LINE JE
N54°25'W, 2222.9'
2254'
Lot 2A
61.49 acres
Parcel A
54.84 acres
Out Buildings
Field Road
Thomas F. Gregg
Kenneth W. Gregg
Roger L. Gregg
Bk.32 Pg.25
TIE LINE DJ
S45°28'E, 4139.8'
4259'
C. W. Bernard
Bk.33 Pg.327
Town Highway #54
TIE LINE JK
N88°35'W, 984.6'
1164'
Trail
I HEREBY CE
FIELD MEASU
INFORMATION



Wild Apple Rd

Pomfret, VT

Base Plan Orthophotograph

LEGEND

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Notes:
Credits: 2023 imagery from ESRI 'World Imagery' map service.

Date: 10/30/25

Project Number: VT1619

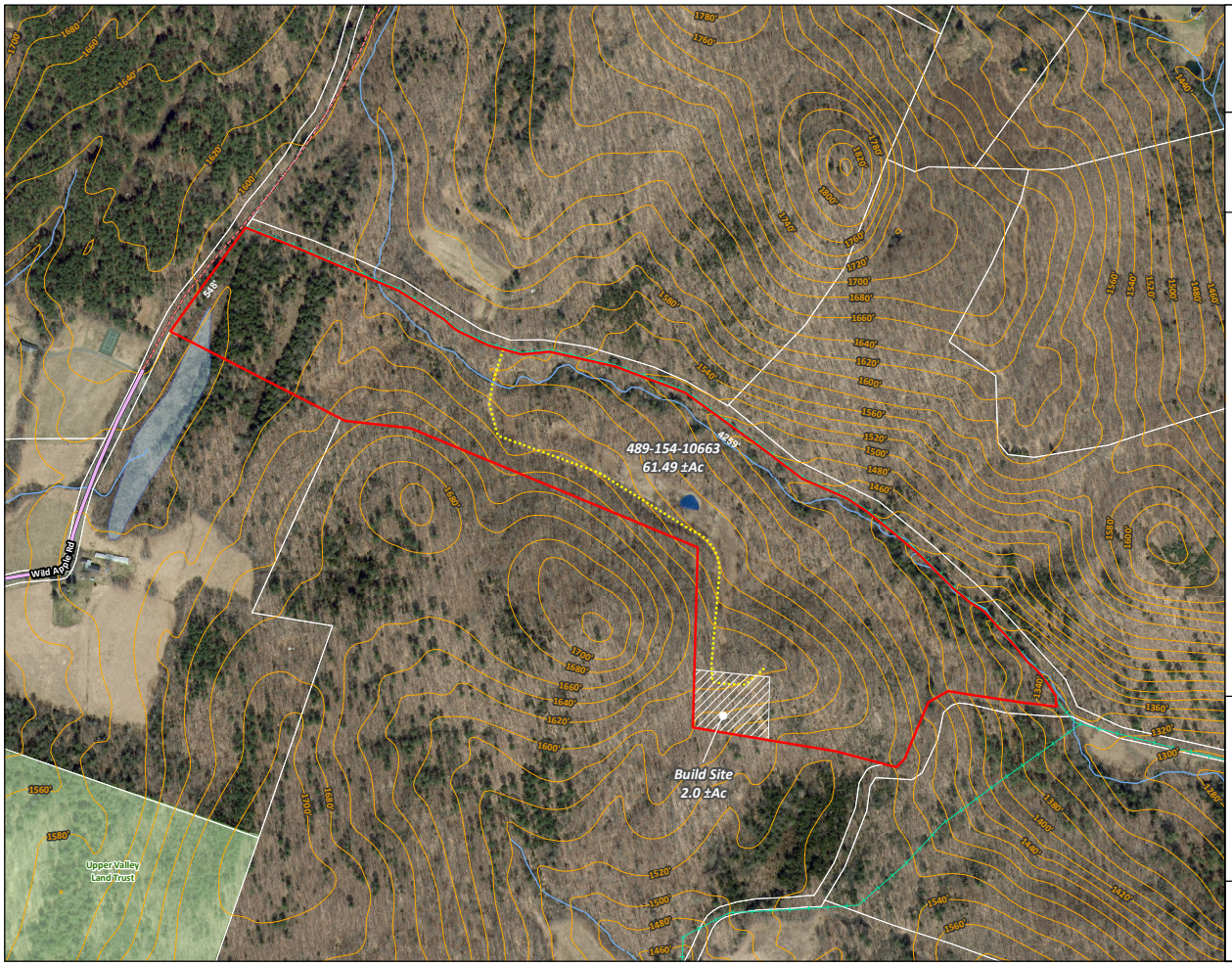
0 200 400 800 Feet

Scale: 1 " = 400 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1619 ortho



Wild Apple Rd

Pomfret, VT

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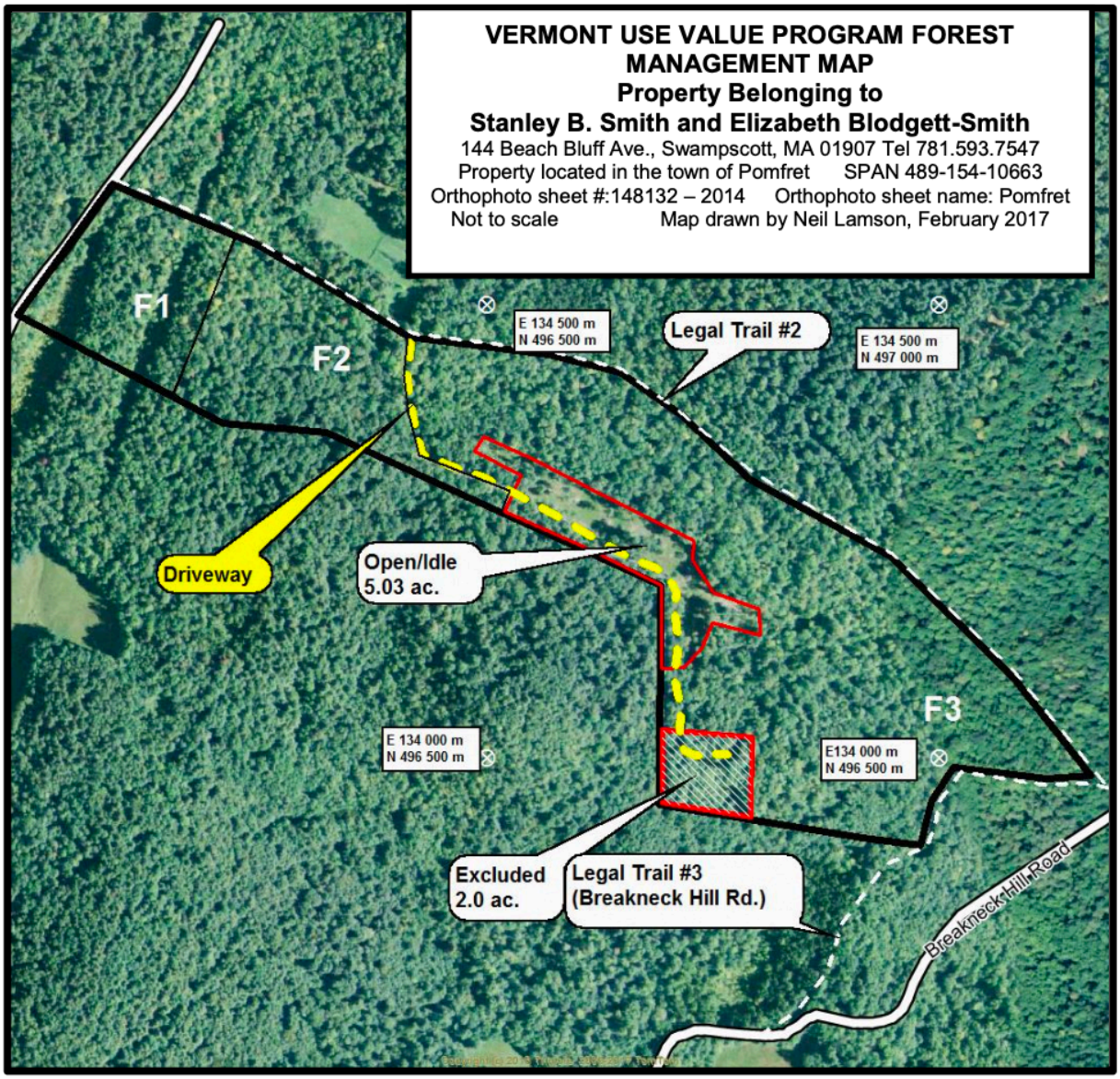
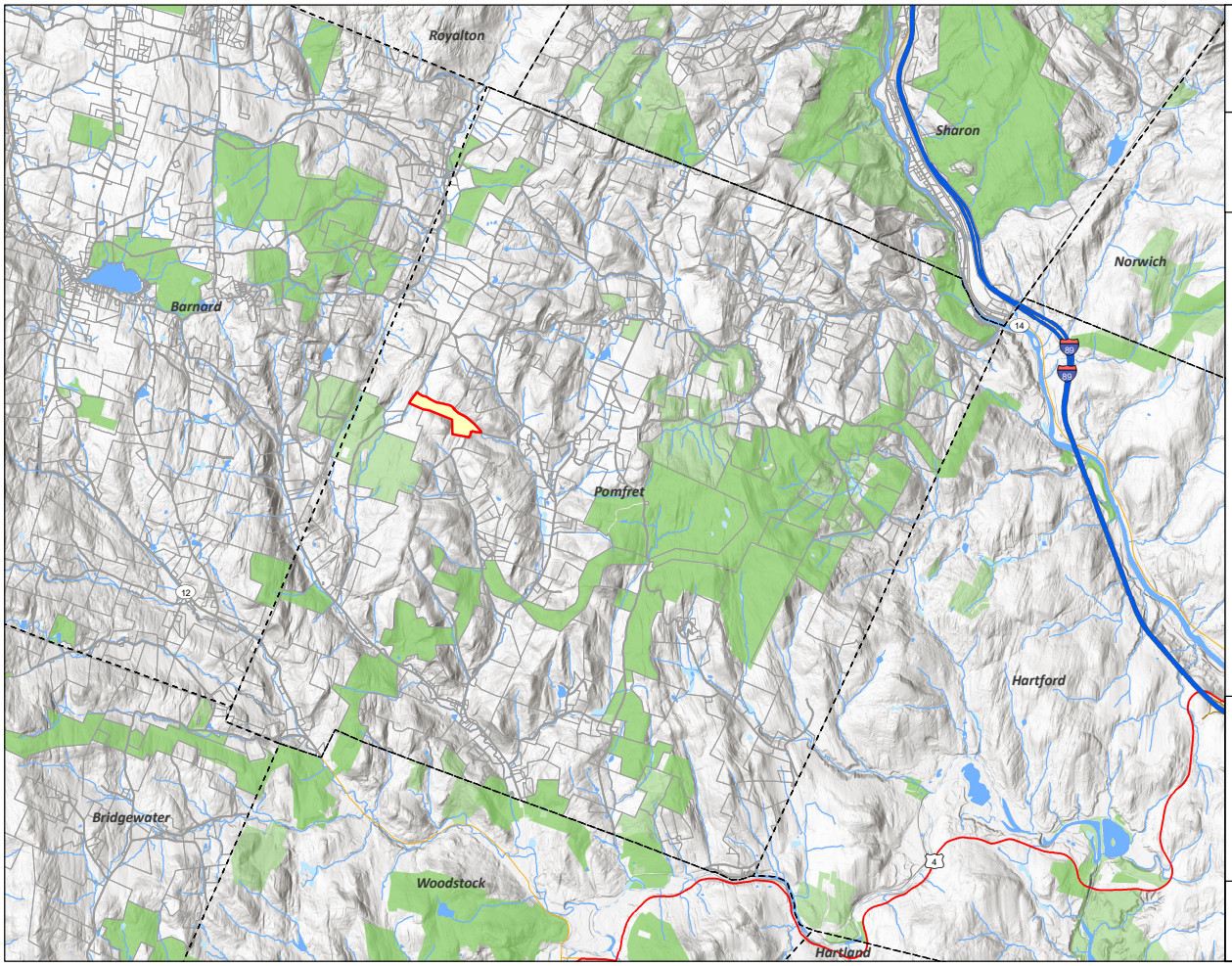


CHART OF ACREAGE ADJUSTMENTS

1.	Town listed acres in parcel:			**61.49**
2.	Actual acres to be excluded as measured on orthophoto:			2.00
3.	Acres to be entered (line 1 minus line 2)			59.49
4.	Acres according to map calculation:			59.38
5.	Factor to prorate (adjust) acres (line 3 divided by line 4)			1.0019

Stand	**Type**	**Map Ac.**	**X Factor**	**= Prorated Acres**
Productive Forestland				
F1	Mixedwood	7.48	1.0019	7.49
F2	No. Hardwood	10.31	1.0019	10.33
F3	No. Hardwood	36.57	1.0019	36.64
Subtotal Productive Forestland				54.46
Open Land		5.02	1.0019	5.03
Total enrolled land		59.38		59.49
Excluded land				2.00
Total Grand List Acres				**61.49**



Wild Apple Rd

Pomfret, VT

Town Locus

LEGEND

- Subject Property - 61.49 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
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- Perennial Streams
- Intermittent Streams



Notes:
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Date: 10/30/25

Project Number: VT1619

0 2,500 5,000 10,000 Feet

Scale: 1 " = 5,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1619 town locus

PAYABLE TO:
MAIL TO:

TOWN OF POMFRET
5218 POMFRET ROAD
NORTH POMFRET VT 05053

802 - 457 - 3861

THIS IS THE ONLY BILL YOU WILL RECEIVE. PLEASE FORWARD TO NEW OWNER IF PROPERTY IS SOLD.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
3312.L	10/06/2025	2025-26

Late payment charge of 1% per month on amount due.
8% penalty on balances due after February 6 payment.

Location: WILD APPLE ROAD

SPAN # 489-154-10663 SCL CODE: 154
TOTAL PARCEL ACRES 61.49

OWNER SMITH STANLEY B & ELIZABETH BLODGETT-
148 BEACH BLUFF AVENUE
SWAMPSCOTT MA 01907

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	514,530	514,530
EXEMPTION		
LAND USE	- 372,030	- 372,030
TOTAL TAXABLE VALUE	142,500	142,500
GRAND LIST VALUES	1,425.00	1,425.00

revision

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN TAX	0.3973	x1,425.00=	566.14
LOCAL AGREEMENT	0.0008	x1,425.00=	1.14

Revised Bill

TOTAL MUNICIPAL TAX	567.28
MUNICIPAL STATE PAYMENT	0.00
MUNICIPAL NET TAX DUE	567.28

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.3431	x1,425.00=	1,913.92

1.7030 (state rate) / 126.80% (CLA ÷ SA) = 1.3431

Payments		
1	08/15/2025	1,240.60
2	02/06/2026	1,240.60

TOTAL EDUCATION TAX	1,913.92
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	1,913.92

TAX SUMMARY
Municipal + Education

TOTAL TAX	2,481.20
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	2,481.20

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF POMFRET
TAX YEAR 2025-26

1ST PAYMENT DUE	
08/15/2025	
OWNER NAME	
SMITH STANLEY B & ELIZABETH	
PARCEL ID	
3312-L	
AMOUNT DUE	1240.60
AMOUNT PAID	Revised Bill

Please return each stub with your payment.

Please send a Self Addressed Stamped Envelope for a receipt.

TOWN OF POMFRET
TAX YEAR 2025-26

2ND PAYMENT DUE	
02/06/2026	
OWNER NAME	
SMITH STANLEY B & ELIZABETH	
PARCEL ID	
3312-L	
AMOUNT DUE	1240.60
AMOUNT PAID	Revised Bill

Please return each stub with your payment.

Please send a Self Addressed Stamped Envelope for a receipt.

Tax ID 489-154-10663 Printed 10/15/2025 Card No. 1 of 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
3312-L

Parent Parcel Number

Property Address
WILD APPLE RD

Neighborhood
1 POMFRET

Property Class
811 Res Vacant Rural

TAXING DISTRICT INFORMATION

Jurisdiction 154 WINDSOR VT

Area 489

OWNERSHIP

SMITH STANLEY B &
ELIZBETH BLODGETT-SMI
144 BEACH BLUFF AVE
SWAMPSCOTT, MA 01907

TRANSFER OF OWNERSHIP

Date		
06/09/2005	DODGE, STEVEN B. Bk/Pg: 62, 380	$300000

RESIDENTIAL

VALUATION RECORD

Assessment Year		04/01/2009	04/01/2017	04/01/2023	
Reason for Change		2009	E&O	2023 Reval	Worksheet
VALUATION	L	463100	473100	514530	514530
Market	B	0	0	0	0
	T	463100	473100	514530	514530

Site Description

Topography:
Level, High

Public Utilities:
Electric

Street or Road:
Unpaved

Neighborhood:

Zoning:
Ridgeline Property

Legal Acres:
61.4900

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	Homesite	VG	2.0000		87120.00	60000.00	60000.00	60000	B 150% O -20% P	0%SV 120000
2	Res Excess Acreage	AV	54.4600		1.00	2454.83	2454.83	133690	B 150%	334230
3	Farmland-MARKET		5.0300		1.00	4000.00	4000.00	20120	B 150%	50300
4	Pond		0.0		1.00	10000.00	10000.00	10000		SV 10000
5	CU-Forest					188.95	188.95	10290		10290
6	CU-Agricultural					485.49	485.49	2440		2440

CU: CURRENT USE PROGRAM 59.49 ACRES EXCLUDED 2.00
AG-5.03 FOREST-54.46
L: LAND NOTES LOT 2A
4/14/2017 ADDED POND

Permit Number Type	FilingDate	Est. Cost Field Visit Est. SqFt

Supplemental Cards

TRUE TAX VALUE 514530

Supplemental Cards
TOTAL LAND VALUE 142730

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, ***Steven B. Dodge,*** of Manchester, Massachusetts, Grantor, in the consideration of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATION** paid to my full satisfaction by ***Stanley B. Smith, Jr. and Elizabeth Blodgett-Smith*** of Swampscott , Mas sachusetts, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, ***Stanley B. Smith, Jr. and Elizabeth Blodgett-Smith,*** husband and wife as tenants by the entirety, their heirs and assigns forever, a certain piece of land in Pomfret, in the County of Windsor and State of Vermont, described as follows, viz:

Being a portion of the lands and premises conveyed to the above-mentioned Grantor, Steven B. Dodge, by virtue of the Warranty Deed from Joan C. H. Reese, Francis S. Harvey and Thomas B. Harvey, Jr. dated January 3, 2005 and recorded in Book 62 at Pages 2-11 of the Pomfret Land Records.

Being a parcel of 61.49 acres, more or less, located on the southeasterly side of Wild Apple Road, so-called, which parcel is depicted as Lot 2A on the survey entitled, "Subdivision of Land for Thomas B. Harvey Estate in Barnard & Pomfret, Windsor County, Vermont," by Bruno Associates, Inc., P.C. dated September 21, 2004 with a latest revision date of November 22, 2004, which survey is recorded in Map File 81B of the Pomfret Land Records.

Notice of Permit Requirements. In order to comply with applicable state rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

The within conveyed premises are conveyed subject to utility line easements and rights of way of record, including, but not limited to, the town Legal Trail # 34 crossing the northerly portion of the within conveyed premises, which trail is depicted on the above-mentioned survey.

The within conveyed premises are not the homestead premises of the Grantor, Steven B. Dodge.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, ***Stanley B. Smith, Jr. and Elizabeth Blodgett-Smith,*** husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; And, I, the said Grantor, ***Steven B. Dodge***, for myself and my heirs, executors and administrators, do covenant with the said Grantees, ***Stanley B. Smith, Jr. and Elizabeth Blodgett-Smith,*** and their heirs and assigns, that until the ensealing of these presents, I am the sole owner of the premises and have good right and title to convey the same in manner aforesaid, that it is **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid, and I hereby engage to **WARRANTY AND DEFEND** the same against all lawful claims whatever; except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 3rd day of June, A.D., 2005.

Law Offices of
WRIGHT REEVES &
VOLLERS
One High Street
Woodstock VT 05091

Steven B. Dodge by Peter K. Vollers, Atty in Fact

Steven B. Dodge, by Peter K. Vollers, his Attorney in Fact

STATE OF Vermont)

: SS.

Windsor County)

At Woodstock, Vermont, this 3 day of June, 2005, personally appeared ***Peter K. Vollers, Attorney in Fact for Steven B. Dodge*** and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of ***Steven B. Dodge.***

Before me, Kirsann R. Vollers
Notary Public
Expiration date: 2/10/07

Pomfret Town Clerk's Office: Received for record on June 9, A.D. 2005 at 2:20 P.M. A true copy. Attest: JoAnn Webb
Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
—ACKNOWLEDGMENT—
Return Rec'd.--Tax Paid--Board of Health Cert. Rec'd.--
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 05-24
Signed JoAnn Webb, Clerk
Date June 9, A.D. 2005

Law Offices of
BIGHETREEVES &
VOLLERS
One High Street
Woodstock VT 05091

dotloop signature verification: dtlp.us/Nq4T-TOP4-wzFG

Vermont Mandatory Flood Disclosure

Date Prepared: 10/30/2025

Seller's Name(s): Stanley B. Smith Elizabeth Blodgett Smith

Property Address: Wild Apple Road, Pomfret, VT 05067
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at https://msc.fema.gov/portal/home.

☐ A copy of the FEMA map for the Property is attached; or,

☐ A link to the FEMA map for the Property is as follows:

_____; or,

☐ A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	☐ Yes	☑ No
1a	If yes, please describe:		
2	Does the seller maintain flood insurance on the Property?	☐ Yes	☑ No

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: Stanley B. Smith dotloop verified 10/30/25 8:06 PM EDT U0HF-EA7U-RQHY-TMAQ (Signature) (Date)

Seller: Elizabeth Blodgett dotloop verified 11/01/25 10:07 PM EDT HE4X-HJOP-3FIC-CB22 (Signature) (Date)

Seller: _____ (Signature) (Date)

Seller: _____ (Signature) (Date)

Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at https://msc.fema.gov/portal/home.

Buyer: _____ (Signature) (Date)

Buyer: _____ (Signature) (Date)

Buyer: _____ (Signature) (Date)

Buyer: _____ (Signature) (Date)

National Flood Hazard Layer FIRMette

FEMA

72°32'53"W 43°42'45"N



72°32'16"W 43°42'19"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/30/2025 at 3:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Vermont Current Use Program Forest Management Plan
For
Property Belonging to
Stanley B. Smith and Elizabeth Blodgett-Smith
In the Town of
Pomfret, Vermont

For the 10 years beginning April 1, 2017



Prepared by
Neil Lamson
PO Box 56
South Pomfret, VT 05067

February 2017

VERMONT USE VALUE APPRAISAL PROGRAM
FOREST MANAGEMENT PLAN SIGNATURE PAGE

For
Property Belonging to
Stanley B. Smith and Elizabeth Blodgett-Smith
In the Town of
Pomfret, Vermont

We certify that our forest land, exclusive of any housesite or other developed portion, is at least 25 acres in size and is under active long-term forest management for the purpose of growing and harvesting repeated forest crops in accordance with minimum acceptable standards for forest management. These management standards include following the practices outlined in the booklet *"Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont"* in order to control stream siltation and soil erosion.

This signature page shall constitute an addendum to our forest management plan. By signing below, we understand we are signing our Use Value Appraisal Program Forest Management Plan and by doing so we agree to manage according to the current approved plan.

_____ _____
Stanley B. Smith Date

_____ _____
Elizabeth Blodgett-Smith Date

Landowner's address: 144 Beach Bluff Ave.
Swampscott, MA 01907



Plan Prepared by:

_____ _____
Neil I. Lamson Date

****

Approved for Use Value Appraisal: _____ _____
County Forester Date

I. Property Summary

Landowner's address: 144 Beach Bluff Ave.
Swampscott, MA 01907
Tel 781.593.7547
Email tim.smith@denhamcapital.com

Town in which property is located: Pomfret

Specific location of property:
61.49 acres at the junction of Wild Apple Road Class IV (TH# 33) and Legal Trail #2 (See Map 1)

Orthophoto Sheets: Pomfret # 148132 – 2014

Grand List: 61.49 acres
Lister's parcel ID no. 3312-L
SPAN: 489-154-10663

Acres enrolled in Use Value Appraisal Program:

Productive Forestland	54.46
Open Land	5.03
Total	59.49

The entire property is located within one mile of a class 3 road.

This plan is to be used as a guide to forest management activities for the period April 1, 2017 through March 30, 2027.

II. Parcel resource Information

Soil and Water Resources

All forest management activities will meet or exceed the management practices outlined in the booklet *"Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont"* in order to control stream siltation and soil erosion.

The property has two significant wetlands in Stand F1. No forest management activities will be conducted within 100 feet of these wetlands.

The property has two important water resources: a small pond in the open area and a tributary of Pomfret Brook along the northern border of the property.

Recreation and Aesthetics

The graveled driveway provides opportunities for hiking and cross country skiing. The approximately 5 acres of open land along the driveway provide a refreshing change in the scenery in an otherwise forested landscape.

Cultural Resources

It appears from Vail's History of Pomfret, Vermont that the present day property was originally parts of lots II-49 and II-18, two 100-acre lots laid out in the 1760's. The rights to these lots were given to proprietors in 1771. The proprietors lived in Connecticut and were investors in the unsettled town of Pomfret, Vermont. They financed the survey of the town boundaries, the clearing of roads into the town, the construction of a grist mill and a saw mill and the surveying of 100-acre lots. In return for making these investments, they were given rights to hold certain 100-acre lots. Title to the lot was transferred to the holder only after 3 acres of land was cleared and a shelter was constructed ("pitched") on the lot. The original north-south lot line between lots II-49 and II-18 passed near the cellar hole on the neighboring property now owned by Pomfret Wild Apple, LLC. The stone wall found in the center of the property is probably the original lot line between the two lots. Perhaps present day builders should take some lessons from the early settlers who laid up these stone walls in the 1790's.

In 771, the right to lot II-49 was held by Mathew Bowen while the right to lot II-18 was held by John Chamberlain. These original proprietors sold the rights to the lots almost immediately after obtaining them. In 772, lot II-49 was pitched by Elias Mason and lot II-18 was pitched by Nathaniel Lyon. Thus Mason and Lyon were the first owners of the property. The land has changed ownership and been subdivided many times.

Most of the property was cleared for agricultural crops or pastures. The property was actively farmed until 1927. At the time, The Pomfret Town Farm was on the property. The barn burned while the occupants were at the Woodstock fair and the Town Farm was moved to what is today Galaxy Hill Farm.

Wildlife Habitat

The mix of forests and open land on this and neighboring properties provides a wide variety of habitats for wildlife. Hawks, owls, foxes and coyotes find mice and voles in the fields.

The open land along the driveway will be mowed every three years to provide early successional habitat for birds and mammals.

The tributary of Pomfret Brook has a viable population of native brook trout.

Stand F1 contains a mixture of hemlock and beech. Beechnuts are an important food for deer, bear and turkeys. Although beech bark disease has killed many of the large beech trees, a few healthy beech remain and are producing beechnuts every 3 to 5 years. The dense hemlock overstory provides shelter for deer during early winter storms. Deer do not usually overwinter on the property.

Stand F2 has a number of very old sugar maples which are the only "den trees" on the property and should be retained. Squirrels, raccoons and fishers will den in the large cavities in these trees. Also, the large dead branches provide nest sites for cavity nesters like pileated woodpeckers, chickadees and nuthatches. These trees also provide roosts for wild turkeys.

Insects and Diseases

Of particular concern is the emerald ash borer (EAB), *Agrilus planipennis* Fairmaire, an exotic beetle that was discovered in southeastern Michigan near Detroit in the summer of 2002. The adult beetles nibble on ash foliage but cause little damage. The larvae (the immature stage) feed on the inner bark of ash trees, disrupting the tree's ability to transport water and nutrients. EAB probably arrived in the United States on solid wood packing material carried in cargo ships or airplanes originating in its native Asia. EAB is also established in Windsor, Ontario, was found in Ohio in 2003, northern Indiana in 2004, northern Illinois and Maryland in 2006, western Pennsylvania and West Virginia in 2007, Wisconsin, Missouri and Virginia in summer 2008, Minnesota, New York, Kentucky in the spring of 2009, Iowa in spring of 2010, and Tennessee in the summer of 2010 . Since its discovery, EAB has killed tens of millions of ash trees in southeastern Michigan alone, with tens of millions more lost in Illinois, Indiana, Kentucky, Minnesota, Missouri, New York, Ohio, Ontario, Pennsylvania, Tennessee, Quebec, Virginia, West Virginia, and Wisconsin. When EAB populations are high, small trees may die within 1-2 years of becoming infested and large trees can be killed in 3-4 years.

It is likely that EAB will make its way to Vermont in the next few years. Unless some control measures are forthcoming, it is expected to kill all the ash trees. The latest recommendation from the State of Vermont is to reduce the amount of ash in our forests in several steps. The first step

is to harvest the largest trees that will not increase in value in the next 5 - 10 years. The second action would be to remove the ash that are in poor health (usually smaller trees) as these are the most susceptible to attack by EAB. These two actions will leave the healthiest ash trees which are most likely to be able to resist attacks by EAB. The State is emphatic about 2 things: do not clearcut because of EAB and do not move ash wood (logs or firewood) into Vermont.

Up to date information about EAB can be found the website http://www.emeraldashborer.info/.

The ongoing timber sale reduced the white ash component in Stand F2 and will remove some of the white ash in Stand F3 following State recommendations. There are a good number healthy ash trees left in both Stands F2 and F3.

Threatened and Endangered Species

No state or federally listed threatened or endangered species were noted during the field examination.

Invasive Species

No invasive species were noted during the field examination.

III. STAND PRESCRIPTIONS and TREATMENTS

The forested land has been divided into three separate stands for administrative purposes. These are shown as Stands F1, F2 and F3 on the current use forest management map.

An ongoing timber sale was started in 2016. A 1-acre group (clearcut) was established in Stand F1 and low quality, mature and over-mature white ash and sugar maple were removed the stand F2. Stand F3 will be thinned in 2017.

The forest inventory was conducted in December 2016. A total of 12 inventory points were established on the property. At each point, a 10-factor prism was used to inventory the trees. Species, dbh, merchantable height and quality (AGS/UGS) were recorded for each tree inventoried. Site quality was determined by a combination of soils information, species composition and tree vigor.

Stand F1

Existing Stand Condition

Acres: 7.5

Soil Series: Glover-Vershire loamy till

Site Class: II Site Index 55 (sugar maple)

Stand cover type: even-aged mixedwood (stand cover type 11) about 80 years old. Two dense hemlock stands surrounded by low quality hardwoods and wetlands.

Wildlife Habitat: beech mast production, hemlock overstory provides cover for deer.

Stand history:

Former pasture

In 2016 a 1-acre group was established adjacent to the hemlock stand in the western section of the compartment.

Stand health:

Beech bark disease has killed most of the large beech

No other serious insect or disease problems noted

No invasive species noted

Sampling method: variable radius plots

Sampling Date: December 2016 Number of points: 2 BAF: 10

QMSD: 7.5 inches

Total BA: 124 sq. ft./ac. AGS BA: 72 sq. ft./ac. UGS BA 52 sq. ft./ac.

Regeneration: adequate, but highly variable, mostly beech

Desired Future Stand Condition

Long-range silvicultural objective: Uneven-aged Management using group selection.

Planned Treatments

1. In 2016 a 1-acre group was established adjacent to the hemlock stand in the western section of the compartment. This removed low quality hardwoods and will promote regeneration for wildlife food and cover.
2. In 2017 a second 1-acre group will be established adjacent to the hemlock stand in the eastern section of the compartment.
3. Group Selection Harvest scheduled for 2027 in the hemlock stands
   Regeneration group size: 0.25 acres
   Species favored for regeneration: hemlock
   15 - 20% of stand in groups
   RBA 120 sq. ft. /ac. outside the groups
   Technical reference: GTR NRS-132

Stand F2

Existing Stand Condition

Acres: 10.4
Soil Series: Glover-Vershire loamy till
Site Class: II Site Index 55 (sugar maple)
Stand cover type: Beech, Birch, sugar maple (stand type 6) about 100 years old.
Wildlife Habitat: beech mast production, sugar maple den trees
Stand history:

This area probably was never completely cleared for pasture. It was likely the sugarplace and woodlot, although it was undoubtedly heavily grazed when Stand 1 was a cleared pasture.
In 2016 low quality, mature and over-mature white ash and sugar maple were removed as part of an ongoing timber sale.

Stand health:

Beech bark disease has killed most of the large beech
No other serious insect or disease problems noted
No invasive species noted

Sampling method: variable radius plots
Sampling Date: December 2016 Number of points: 2 BAF: 10
QMSD: 6.5 inches
Total BA: 82 sq. ft./ac. AGS BA: 42 sq. ft./ac. UGS BA 40 sq. ft./ac.
Regeneration: adequate – beech, sugar maple and white ash

Desired Future Stand Condition

Long-range silvicultural objective: Even-aged Management
Present Stand Age: overstory 60 years
Rotation Age: 120 years

Planned Treatments

In 2016 low quality, mature and over-mature white ash and sugar maple were removed as part of an ongoing timber sale reducing the basal area to about 80 sq. ft./ac.
No treatments are planned in the next 10 years.

Stand F3

Existing Stand Condition

Acres: 36.6
Soil Series: Glover-Vershire loamy till
Site Class: II Site Index 55 (sugar maple)
Stand cover type: even-aged beech, birch, sugar maple (stand type 6) about 80 years old.
Wildlife Habitat: beech mast production
Stand history:

This area probably was completely cleared for agricultural crops and pasture. It was abandoned about 80 years ago after which the land naturally regenerated to hardwood species.

Stand health:

Beech bark disease has killed most of the large beech.
No other serious insect or disease problems were noted.
No invasive species were noted.

Sampling method: variable radius plots
Sampling Date: December 2016 Number of points: 8 BAF: 10
QMSD: 6.9 inches
Total BA: 110 sq. ft./ac. AGS BA: 65 sq. ft./ac. UGS BA 45 sq. ft./ac.
Regeneration: adequate – beech, sugar maple and white ash

Desired Future Stand Condition

Long-range silvicultural objective: Even-aged Management
Present Stand Age: overstory 80 years
Rotation Age: 120 years

Planned Treatments

2017
Intermediate thinning of an even-aged stand
Residual Basal Area: 65 Sq. ft. /Ac.
Species favored for retention: sugar maple and healthy beech
Reduce the white ash component retaining about 20 sq. ft. /ac.

Management Schedule

Management standards allow for carrying out prescribed activities within three years of the treatment year.

Treatment Year	Stand #	Management Activity	Prescription #	Technical Reference
2017	F1	Group Selection cut	8	GTR NRS-132
-	F2	No activity – thinned in 2016	12	GTR NRS-132
2017	F3	Intermediate thinning	2	GTR NRS-132

USE VALUE APPRAISAL PARCEL DATA ENTRY FORM

___ New _X_ Update[1] ___ Amendment[2] ___ Change of Ownership

****** FP&R COUNTY FORESTER USE ONLY ******
Parcel ID for Data Entry (by State) #__ __ __ __ __, __ __ __ __ __ –__ __ __ __ __
Year of Plan _____ Year of Entry _____ Year of Last Inspection _____

1) Landowner Name (last, first):		Stanley B. Smith and Elizabeth Blodgett-Smith	
2) Landowner Address: (Street, PO Box), (Town/city), (State) (Zip)		144 Beach Bluff Ave. Swampscott, MA 01907	
(Phone):	781.593.7547	(Email):	tim.smith@denhamcapital.com

3) Town that the parcel is in: Pomfret
4) Total forestry acres in parcel: 54.5
(Grand list acres minus active agricultural and open and exclusions)
5) Plan Preparer (last, first): Lamson, Neil
6) Previous landowner (last, first): Dodge, Steven
7) SPAN: 489-154-10663
8) Stand information (this information is for data entry only and does not override what is in the actual plan)

Stand #	Ac.	Even-aged Uneven-age (existing)	Pred. Site Class	Stand Type	Quad. MSD	Total BA	AGS BA	Management Activities	Trt. Year
F1	7.5	1	2	11	7.5	120	72	8	2017
F2	10.4	1	2	6	6.5	82	42	12	-
F3	36.6	1	2	6	6.9	110	65	2	2017

9) No activity - (identify stand and reason): F2 thinned in 2016
10) Management activities – other (identify stand #):
11) Stand types – other (identify stand #):
12) Amended prescriptions - (identify stand

[1] Update of an existing plan that includes all new stand descriptive data required every 10 years at minimum.
[2] Change to an approved existing plan does not change the 10-year cycle of the existing plan. If this form is filed with an amendment, indicate the amended information in the appropriate stand, and write an explanation in section 12. Amendments must be signed by the landowner(s).

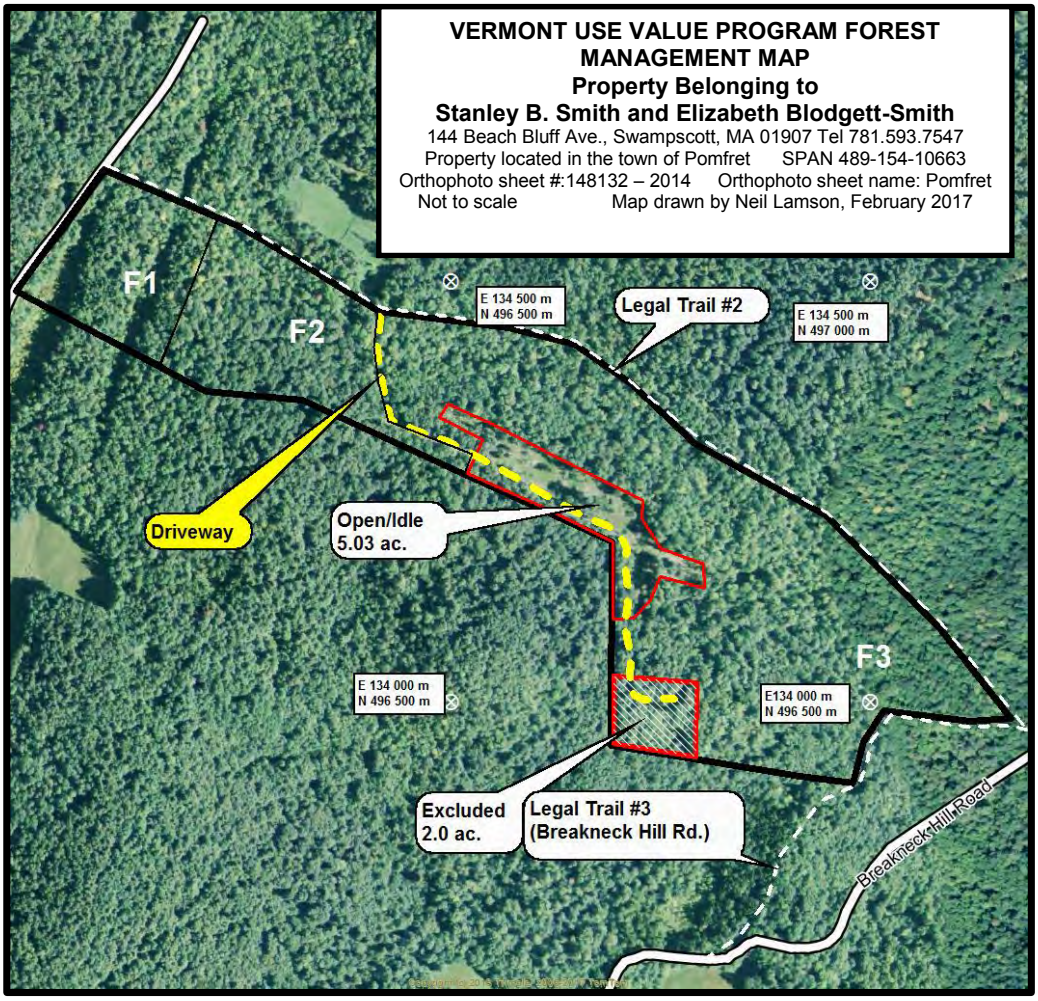

CHART OF ACREAGE ADJUSTMENTS

1.	Town listed acres in parcel:		**61.49**	
2.	Actual acres to be excluded as measured on orthophoto:			2.00
3.	Acres to be entered (line 1 minus line 2)		59.49	
4.	Acres according to map calculation:		59.38	
5.	Factor to prorate (adjust) acres (line 3 divided by line 4)			1.0019

Stand	**Type**	**Map Ac.**	**X Factor**	**= Prorated Acres**
Productive Forestland				
F1	Mixedwood	7.48	1.0019	7.49
F2	No. Hardwood	10.31	1.0019	10.33
F3	No. Hardwood	36.57	1.0019	36.64
Subtotal Productive Forestland				54.46
Open Land		5.02	1.0019	5.03
Total enrolled land		59.38		59.49
Excluded land				2.00
Total Grand List Acres				**61.49**

AGRICULTURAL LAND, FOREST LAND, CONSERVATION LAND AND FARM BUILDINGS USE VALUE APPRAISAL

Smith. 141 151 APPLICATION FORM

Please check if: [X] New Enrollment [ ] Addition to enrolled parcel

FORM LU-AFCFB Rev. 2005

PLEASE READ INSTRUCTIONS ON COVER PAGE - Do not separate this form.

Section 1. To be completed by landowner (Please Print or Type - Provide all information and return all copies or this application will be returned)

1. NAME OF LANDOWNER (list all persons holding record title to this parcel):
Stanley B. Smith, Jr
Elizabeth Bladgett-Smith

3. APPLICATIONS MUST BE POSTMARKED OR DELIVERED TO PROPERTY VALUATION AND REVIEW, DEPARTMENT OF TAXES, P.O. BOX 1577, MONTPELIER, VT 05601-1577, BY SEPTEMBER 1. ENCLOSE A RECORDING FEE CHECK FOR $7.00 AND 3 COPIES OF MAP.

2. LANDOWNER'S MAILING ADDRESS:
144 Beach Bluff Ave
Swampscott MA 01907 PHONE: 781-593-7547

4. PROPERTY LOCATED IN TOWN OF (if located in more than one town, file a separate application for each town):
Pomfret

6. SCHOOL PROPERTY ACCOUNT NUMBER (SPAN):
489154 10663

5. LOCATION OF PROPERTY (example: north side of intersection of Town Road #14): East of Wild Apple Rd.

7. ACCORDING TO YOUR TOWN'S GRAND LIST, HOW MANY TOTAL ACRES IN THIS PARCEL DO YOU OWN? 61.49 ACRES

8. FROM THE TOTAL ACRES IN QUESTION 7, HOW MANY ACRES, IF ANY, ARE YOU EXCLUDING FROM USE VALUE APPRAISAL? 2.0 ACRES. (At a minimum you must exclude: the 2 acres of land surrounding each dwelling, camp, mobile home, or other buildings not directly related to farming or forestry purposes; the actual acreage of any land used for a right-of-way, fee hunting or fishing, commercial mining, excavation or landfill activity, or other land not directly related to farming or forestry purposes.)

9. EXCLUDED PORTIONS: (To prevent you from being charged a penalty in the future on excluded land, precisely describe each portion of land that is on line 8.) 2ac. near SE corner

10. ACRES TO BE APPRAISED AT USE VALUE: 59.49

Category	Acres
Agricultural land	
Productive Forest land	59.49
Nonproductive Forest land	
Conservation Land	

11. FARM BUILDINGS ACTIVELY USED BY A FARMER TO BE ENROLLED:
Provide number of each type to be enrolled.

Barns		Farm Crop Processing Facility	
Greenhouses		Farm Employee Housing	
Sheds			
Silos		Total	
Sugarhouses			

12. ANSWER ALL QUESTIONS: Unanswered questions will limit eligibility

A. Is there acreage in the same ownership and contiguous to the total parcel acres on line 7 which is not included in this application? YES ___ NO X

B. Are there any dwellings, camps, mobile homes or other buildings on the entire property? if YES, give number and type: YES ___ NO X

C. Do you (owner) qualify as a farmer by making half of your gross annual income from the business of farming as defined in Regulation 1.175.-3 of the Internal Revenue Code of 1954 and/or from the sale of processed products produced from 75 percent of the farm crops produced on the farm? YES ___ NO X

D. Was the dwelling(s) on line 11 in use during the preceding tax year exclusively to house one or more farm employees, as defined in section 4469 of Title 9, and their families, as a nonmonetary benefit of the farm employment? YES ___ NO X

E. If you (owner) do not qualify as a farmer, are your farm buildings leased to and actively used by a qualifying farmer under a written lease of at least 3 years? Enclose copy of lease. YES ___ NO X

F. IF YOU ARE APPLYING FOR AGRICULTURAL LAND IN ACTIVE USE:
1. Is this application for at least 25 contiguous acres in active use for any of the following? YES ___ NO X
Cropland ___ Hayland ___ Orchard ___ Sugarbush ___ Christmas trees ___ Pasture ___
2. If this application is for less than 25 contiguous acres:
a. Is the land contiguous with land you own in the next town, making at least 25 acres? YES ___ NO ___
b. Does the land produce gross income of at least $2,000/year from the sale of farm crops? YES ___ NO ___
c. Is the land leased to and actively used by a farmer under a written lease for at least 3 years? (include copy of lease stating number of acres being leased) YES ___ NO ___

G. IF YOU ARE APPLYING FOR FOREST LAND:
1. Is your application for at least 25 contiguous acres of forest land? YES X NO ___
2. Is more than 20% of the land nonproductive forest land or open land (see instructions)? YES ___ NO X
3. If this application is for less than 25 contiguous forested acres, is the land contiguous with land you own in the next town, making a least 25 acres? YES ___ NO ___

H. IF YOU ARE APPLYING FOR CONSERVATION LAND:
1. Has your land been certified under 10 V.S.A. subsection 6306(b)? YES ___ NO ___
2. Have you been certified as a qualified organization as defined in 10 V.S.A. section 6301a? YES ___ NO ___
3. Have you been determined by the Internal Revenue Service to qualify as a Section 501(c)(3) organization which is not a private foundation as defined in Section 509a of the Internal Revenue Code for at least five years preceding certification as defined in 10 V.S.A. Section 6301a? YES ___ NO ___

SECTION 2. To be completed by landowner(s) - ALL LANDOWNERS MUST SIGN - if signature by other than owner(s), attach copy of recorded power of attorney or other recorded authorization. Do not separate this form.

I hereby certify that I intend to have all my property described on this application appraised at use value except those portions specifically excluded on line 8. I acknowledge that I, my heirs or assigns, are subject to the provisions of 32 V.S.A. Chapter 124 and the regulations and use values as adopted and prescribed by the Current Use Advisory Board and state statutes. WHEN THIS APPLICATION IS SIGNED BY THE LANDOWNER(S) AND APPROVED BY THE STATE, IT SHALL BE RECORDED IN THE LAND RECORDS OF THE MUNICIPALITY AND SHALL CONSTITUTE A LIEN TO SECURE PAYMENT OF THE LAND USE CHANGE TAX TO THE STATE UPON DEVELOPMENT OF THE PARCEL. THE LIEN SHALL RUN WITH THE LAND. THE LANDOWNER SHALL BEAR THE RECORDING COST.

Owner Signature: x Stanley B. Smith, Jr. Date: 8-17-06

Owner Signature: x Elizabeth Bladgett Smith Date: 8-17-06

Owner Signature: _____ Date: _____

SECTION 3. To be completed by Director
From the information herein certified by the applicant, I have determined that the applicant's property is eligible for use value appraisal.

4/15/07 Date William E. Johnson: DIRECTOR, Division of Property Valuation & Review

White - Property Valuation and Review Pale Yellow - Town Green - County Forester Goldenrod - Landowner

Pomfret Town Clerk's Office: Received for record on June 1, A.D. 2007 at 10:40 A.M. A true copy. Attest: JoAnn Webb
Town Clerk

Vermont Real Estate Commission
Mandatory Consumer Disclosure

[This document is not a contract.]
This disclosure must be given to a consumer at the first reasonable opportunity and
before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer
NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES
NON-DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

☐ *Declined to sign*

Printed Name of Consumer

Signature of Consumer Date

☐ *Declined to sign*

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date