# Professionally Managed Vermont Forest with Recreation, Timber and Conservation Value

## CHAMBERLIN MOUNTAIN | Caledonia County, Vermont | 486± Acres



Chamberlin Mountain is a 486±-acre forested ownership located along the west side of Duck Pond Road in Waterford, Vermont. The property offers an attractive mid-rotational timber resource, outstanding recreational amenities, and a history of professional stewardship. Managed by the current owner, a professional forester, the forest reflects a thoughtful, long-term approach to enhancing timber quality and preserving ecological values. The red oak sawtimber resource is particularly attractive.

The property is protected by a conservation easement held by the Vermont Land Trust that supports continued sustainable forest management while allowing for ongoing recreational uses and the future development of an 800-square-foot recreational camp. Access is provided by a well-maintained right-of-way from Duck Pond Road, while an extensive network of interior trails supports efficient forest management and recreational uses.

A 2019 timber inventory, with growth projected through 2026, estimates stocking at 4.7 MBF of sawtimber and 19.9 cords of pulpwood (29 gross cords) per forested acre. The forest is dominated by red oak, white ash, red and sugar maple, white pine, and spruce-fir. Quality growing sites, excellent interior access, and good operability combine to position the property for continued growth and appreciation of its inherent timber values. Seller's management has favored development and enhancement of the red oak resource.

Enrollment in Vermont's Use Value Appraisal program provides reduced property taxes. Recreational highlights include the summit of Chamberlin Mountain, extensive frontage along Chandler Brook, proximity to the Connecticut River, and direct access to the VAST snowmobile trail system via Duck Pond Road. The property is conveniently located just minutes from Saint Johnsbury, Vermont, and Littleton, New Hampshire, with easy access to Interstates 91 and 93.

**OFFERED AT $475,000**

LandVest
LAND INVESTMENTS

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

**Daniel Tesini**
Project Manager
dtesini@landvest.com | 802-881-5525

**www.landvest.com/land-investments**

# CHAMBERLIN MOUNTAIN

## Caledonia County, Vermont | 486± Acres









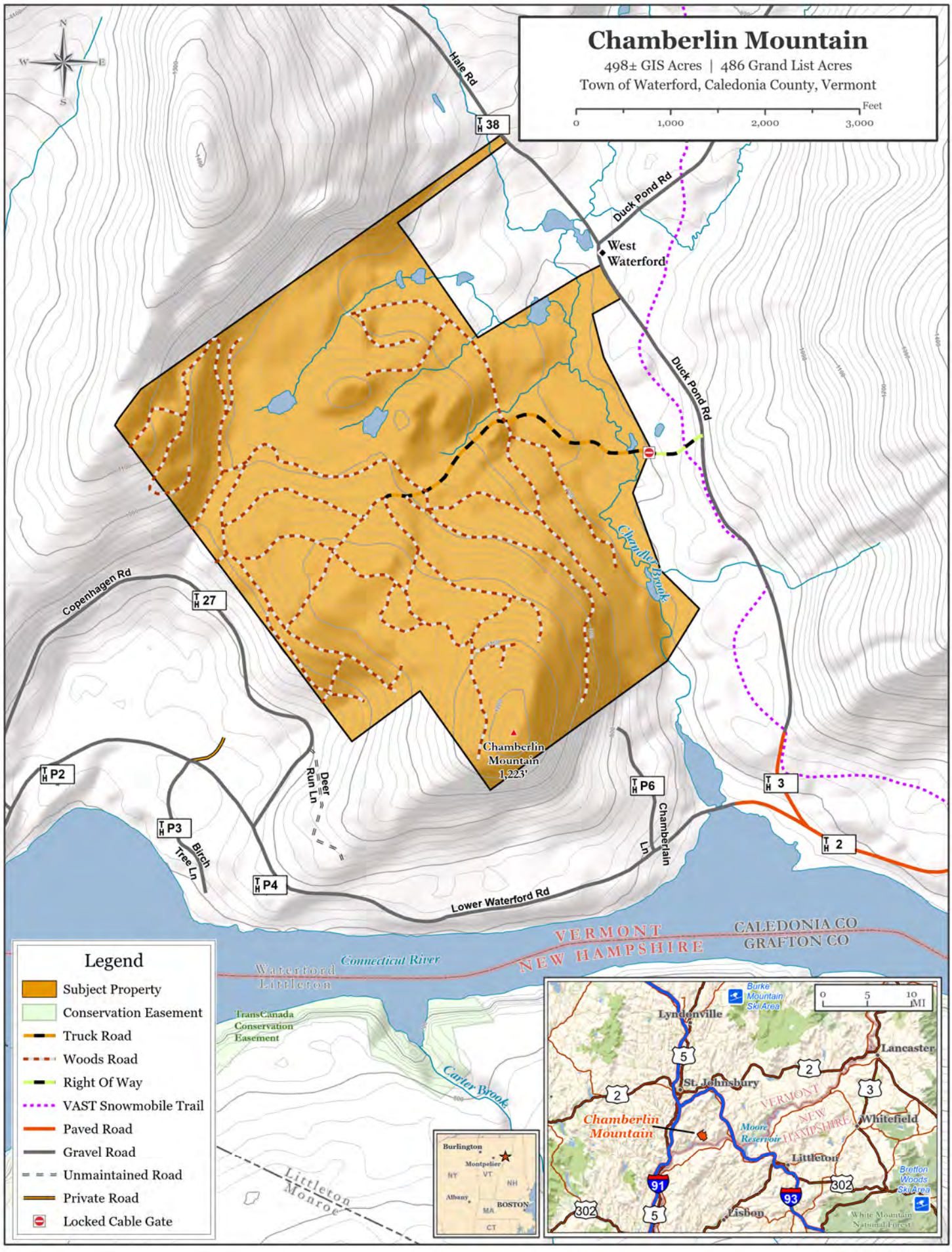




LandVest LAND INVESTMENTS

33 Harbor Road, PO Box 339 | Shelburne VT 05482

**www.landvest.com/land-investments**


Chamberlin Mountain
498± GIS Acres | 486 Grand List Acres
Town of Waterford, Caledonia County, Vermont
Feet
0
1,000
2,000
3,000
N
W
E
S
Hale Rd
TH 38
Duck Pond Rd
West Waterford
Duck Pond Rd
Cherry Brook
Copenhagen Rd
TH 27
Chamberlin Mountain 1,223'
TH P2
Deer Run Ln
TH P3
Birch Tree Ln
TH P4
TH P6
Chamberlain Ln
TH 3
TH 2
Lower Waterford Rd
VERMONT
NEW HAMPSHIRE
CALEDONIA CO
GRAFTON CO
Connecticut River
Waterford
Littleton
TransCanada Conservation Easement
Carter Brook
Littleton
Monroe
Legend
Subject Property
Conservation Easement
Truck Road
Woods Road
Right Of Way
VAST Snowmobile Trail
Paved Road
Gravel Road
Unmaintained Road
Private Road
Locked Cable Gate
Burlington
Montpelier
NY
VT
NH
Albany
MA
BOSTON
CT
Burke Mountain Ski Area
Lyndonville
Lancaster
St. Johnsbury
Chamberlin Mountain
Moore Reservoir
Whitefield
Littleton
Bretton Woods Ski Area
Lisbon
White Mountain National Forest
0
5
10
MI
91
93
302
5
2
3

LandVest


Chamberlin Mountain
498± GIS Acres | 486 Grand List Acres
Town of Waterford, Caledonia County, Vermont
Feet
0
1,000
2,000
3,000
N
W
E
S
Hale Rd
TH 38
Duck Pond Rd
West Waterford
Duck Pond Rd
Chandler Brook
Copenhagen Rd
TH 27
TH P2
Deer Run Ln
TH P3
Birch Tree Ln
TH P4
Chamberlin Mountain 1,223'
TH P6
Chamberlain Ln
TH 3
TH 2
Lower Waterford Rd
VERMONT
NEW HAMPSHIRE
CALEDONIA CO
GRAFTON CO
Connecticut River
Waterford
Littleton
Center Brook
Littleton
Monroe
Legend
Subject Property
Truck Road
Woods Road
Right Of Way
VAST Snowmobile Trail
Paved Road
Gravel Road
Unmaintained Road
Private Road
Locked Cable Gate
Burlington
Montpelier
NY
VT
NH
Albany
MA
BOSTON
CT
Burke Mountain Ski Area
Lyndonville
Lancaster
St. Johnsbury
Chamberlin Mountain
Moore Reservoir
VERMONT
NEW HAMPSHIRE
Whitefield
Littleton
Bretton Woods Ski Area
Lisbon
White Mountain National Forest
91
93
5
2
3
302
0
5
10
MI

LandVest