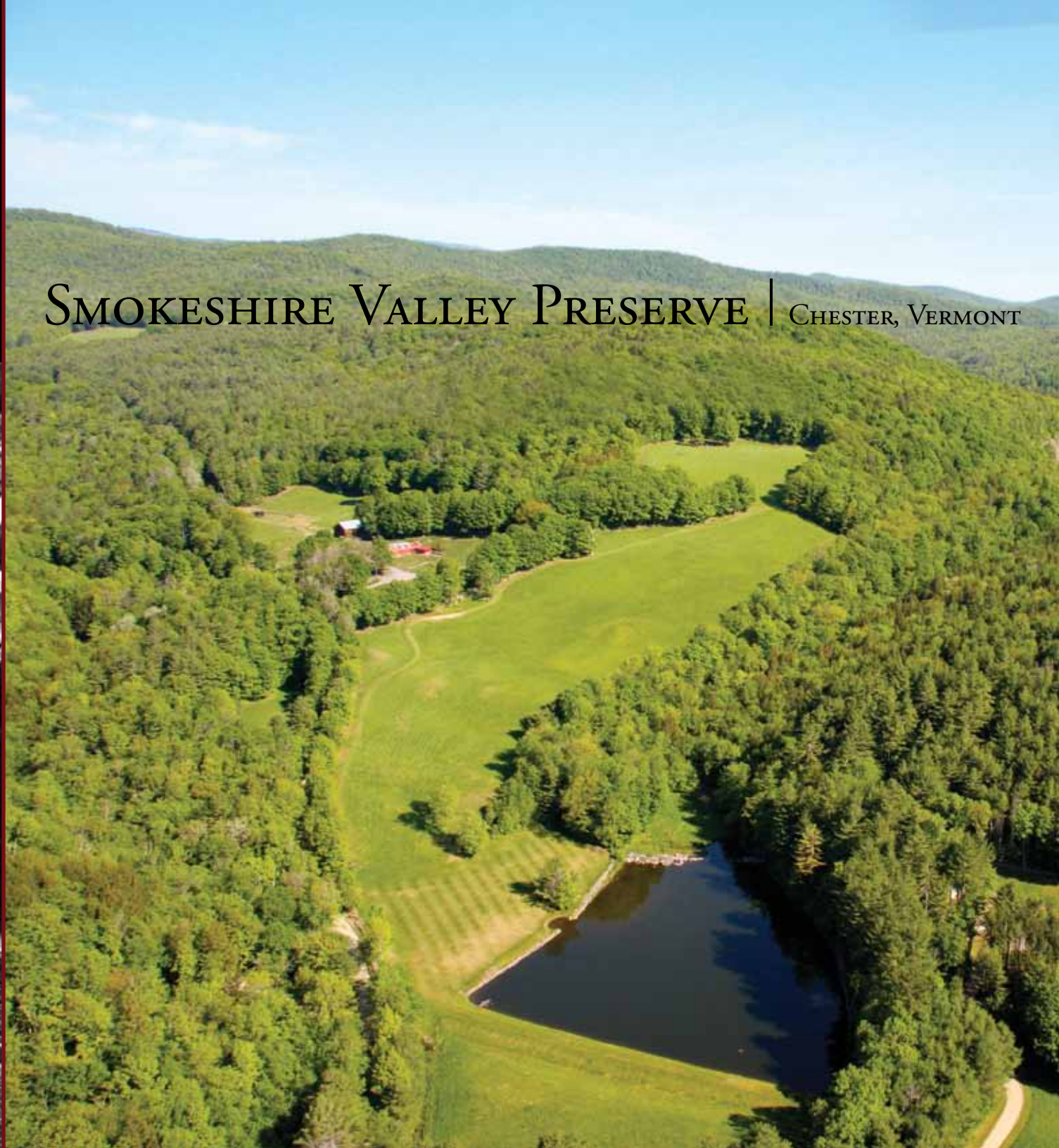
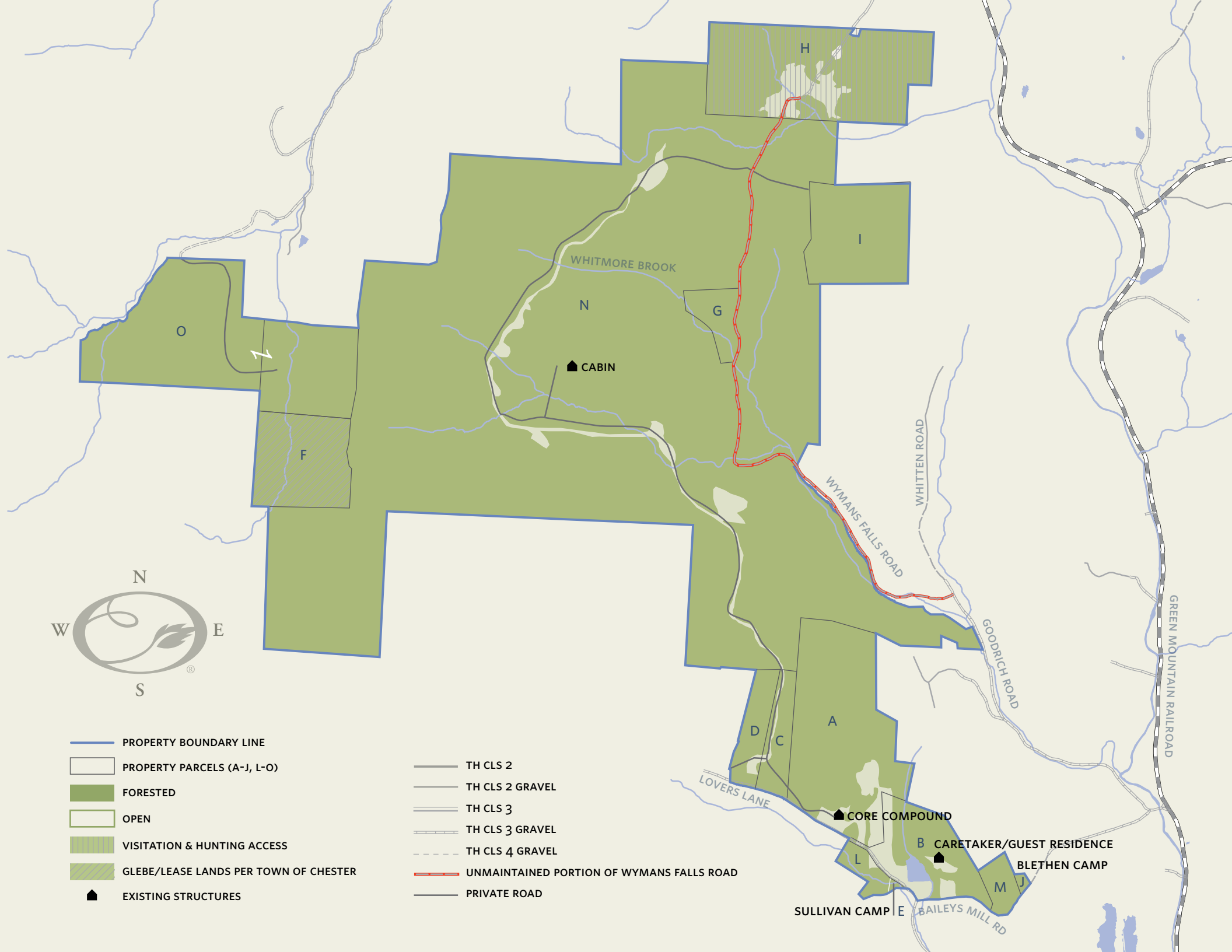




**EARTH ASSET**  
PARTNERSHIP, L.P.<sup>®</sup>

# SMOKESHIRE VALLEY PRESERVE | CHESTER, VERMONT





- PROPERTY BOUNDARY LINE
- PROPERTY PARCELS (A-J, L-O)
- FORESTED
- OPEN
- VISITATION & HUNTING ACCESS
- GLEBE/LEASE LANDS PER TOWN OF CHESTER
- EXISTING STRUCTURES

- TH CLS 2
- TH CLS 2 GRAVEL
- TH CLS 3
- TH CLS 3 GRAVEL
- TH CLS 4 GRAVEL
- UNMAINTAINED PORTION OF WYMANS FALLS ROAD
- PRIVATE ROAD

CORE COMPOUND  
 CARETAKER/GUEST RESIDENCE  
 BLETHEN CAMP  
 SULLIVAN CAMP  
 BAILEYS MILL RD

WHITMORE BROOK

WYMANS FALLS ROAD

WHITTEN ROAD

GODRICH ROAD

GREEN MOUNTAIN RAILROAD

LOVERS LANE

O

F

N

CABIN

G

H

I

D

C

A

L

B

M

J

A family's 40-year commitment to strategic assemblage, thoughtful stewardship, and savvy infrastructure investment led to the creation of Smokeshire Valley Preserve.

Spanning nearly 2,000 acres, Smokeshire's size, contiguousness, 1.5-mile private road, diverse soil types and slope aspects, plentiful water resources, and close proximity to key regional markets like New York City and Boston, are its most valuable assets. Complementing them are excellent site access and privacy.

Historically, Smokeshire has been used as a family retreat, and its land managed primarily as a working forest. The new owner, however, can leverage untapped land assets to capitalize on the demands of emerging markets. Smokeshire's income generating opportunities are documented in the *Smokeshire Valley Preserve Land Capability Prospectus*, created by Whole Systems Design. The opportunities presented in the *Prospectus* are exciting and realizable pillars of long-term ownership security.

Smokeshire is a rare and exceptional landholding for the New England region of the United States. Ownership of such a property will undoubtedly satisfy the American desire for space, freedom and a connection with the land – and offer returns beyond the financial.

## PROPERTY DETAILS

<b>LOCATION</b>	Town of Chester, Windsor County, Vermont   New England Region, Northeastern USA	
<b>ACCESS &amp; DISTANCES</b>	AIR	Albany International Airport, Albany, NY, 2 hr drive (commercial) Bradley International Airport, Hartford, CT, 2 hr drive (commercial) Springfield Municipal Airport, Springfield, VT, 20 min drive (private)
	CAR	Hartford, CT & Albany, NY, 2 hrs; Boston, MA, 2.5 hrs; NYC, 4.5 hrs
<b>BUILT ENVIRONMENT</b>	MAIN RESIDENCE	6-bedrooms, 4.5-baths, views of hayfields, forestland & stonewalls
	GUEST/CARETAKER'S RESIDENCE	2-bedrooms, 2-baths, attached garage, private
	GUEST QUARTERS	2-bedrooms, 1-bath, kitchen
	CABIN	Loft sleeping quarters, kitchen, orchard & mountain views, secluded
	2 ANTIQUE BARNs	Animal quarters, equipment & hay storage, workshop
	PRIVATE, INTERNAL ROAD	1.5 miles, commercial-grade design & construction, gated
<b>NATURAL ENVIRONMENT</b>	ACREAGE	1,919.37± acres (776± hectares) 80%± forested 20%± hayfield, pasture & orchard
	TROUT POND	Private, 23-foot depth, 2-aerators, dam
	STREAMS & WATERFALLS	5 significant internal streams
	WETLANDS	2 beaver-made wetland complexes
	WOODS ROADS & TRAILS	Forest management, boundary supervision & recreational uses
<b>CONSERVATION VALUES</b>	Unspoiled, intact northern forest ecosystem with the headwaters of 9 distinct watersheds and a healthy and abundant wildlife population, including white-tailed deer, moose, black bear, turkey, grouse, and woodcock. Sustainable forest stewardship. No conservation easement in place, leaving protection of the property for the next steward to explore; possible federal-level tax benefits and/or cash flow.	
<b>LAND-BASED WEALTH OPPORTUNITIES</b>	Please see <i>Smokeshire Valley Preserve Land Capability Prospectus</i> by Whole Systems Design, LLC	





**EMERGING ASSET CLASS** | As a large landholding belonging to an emerging alternative asset class, Smokeshire has the attributes to support diversified land use that could, per the *Prospectus*, include: High-Value Commercial Farm; Agroecological Restoration & Preserve; Regenerative Land Development; Retreat & Educational Center; and Regenerative Working Landscape Model. Specific emerging markets that could be supplied by Smokeshire include: Medicinals & Nutrient Dense Foods; Fruits & Berries; Nuts; Grazing Animals; and Brewing & Distilleries.

The chance to acquire a large property in a desirable location that is not fragmented, not managed as commercial timberland, that is ripe for supplying emerging market demands, is unprecedented. Smokeshire's availability is a once-in-a-lifetime opportunity.

**SELLERS' INVESTMENT** | Smokeshire took 15 transactions and 30 years to create. At 1,919± acres, it is one of the largest privately held properties in Vermont.

The sellers have made notable capital investments that contribute significant ready-to-use value to the property. The 1.5-mile internal private road is arguably the most awe-striking feature. Designed and constructed to commercial-grade standards, the road connects the property's northern and southern extremes. This multi-million dollar feature contributes to land management efficiency and recreational enjoyment. Other improvements include a trout pond, fruit orchards that are mature and producing, and a second home. As-needed structural, mechanical, and cosmetic improvements have been completed on all infrastructure.

Vast tracts of land are gorgeous and can increase substantially in value, but they can be difficult to price. This is especially true

when the property has no comparables, like Smokeshire. Under these circumstances, the best attempt at pricing is to estimate the asset's present-day cost-to-reproduce. For Smokeshire, the cost to reproduce requires accounting for its tangible and intangible features. The tangible features include the land and infrastructure, which both cost more today. The intangible features include the *time* it would take a new owner to assemble the 1,919± acres, construct all of the buildings, roads, trails, and pond, and create and bring to maturity all of the fruit orchards.

When viewed from this very real perspective, it is clear that the cost – in dollars and time – to re-create Smokeshire would far exceed its offering price. As such, the price has been set to reflect the incomparability of this asset within the context of the current economic climate and real estate market.

**THE CULTURE** | Smokeshire is approximately 5 miles from the southern Vermont village of Chester, an active hub replete with B&B's, shopping, dining, a whole foods café/market, and excellent bookstores.

Within an hour's drive of the property are a plethora of landmark locations and activities, including: Weston, home to the famous Vermont Country Store and historic Weston Playhouse (25 minutes); historic Woodstock, home to the Woodstock Inn & Resort, Woodstock Country Club's 18-hole golf course, Mt. Tom National Park, and Marsh-Billings-Rockefeller National Historic Park (45 minutes); Manchester, where there are a number of shopping outlets, dining opportunities, the Equinox Resort & Spa, and Orvis – offering private and group fly fishing instruction (50 minutes); Quechee, home to Simon Pearce glass blowing studio and restaurant, the annual Quechee Hot Air Balloon Festival, and the Quechee Polo Field (55 minutes); and Hanover, NH, home to Dartmouth College, shopping, dining and cultural events (55 minutes).

For ski-enthusiasts, the property is within an hour's drive from some of New England's best ski resorts, including Stratton, Okemo, Mt. Snow, and Killington/Pico. The Chester Snowmobile Club maintains local trails that connect to the Vermont VAST trail system, providing access to hundreds of miles of scenic trails.

**THE PROPERTY** | The 195± acre core compound is located in the southern, most easily accessible zone. Its natural environment includes an apple orchard, 40± acres of rolling fields, deep-water trout pond with two aerators and a dam, stream, trails, and stone walls.

Within the core compound is also the property's built environment, including the antique Cape, guest quarters, barns, detached garage, kennels, and gardens.

The Cape was constructed c. 1819, and has been added to over the years to increase living area in a manner that has preserved its period look and feel. The home features 4,930± square feet of finished living space, including 6 bedrooms, 4.5 baths, a living room with brick fireplace, a formal dining room, an eat-in kitchen, a sun-filled billiards room,

and an office/library. From the home there are views of the antique stone walls, fields, and distant mountain ranges.

The c. 2000 2-story single-family guest/caretaker's residence is tucked into a sweet pine tree-lined enclave not far from the main residence. The home features 2,146± square feet of finished living space, including 2 bedrooms, 2 baths, a living room with gas stove inset, master suite with woodstove and Jacuzzi spa, walk-in pantry, and a first floor laundry room. There is an attached, heated single-bay garage to which is attached an unheated storage area.

The core compound's height of land offers a building site for a new 5-bedroom residence, and provides an unrivaled setting with total privacy, southern orientation, and incredible views. The property also includes two seasonal camps.

The remaining 1,725± acres feature a custom-built cabin, streams, wetlands, waterfalls, apple and berry orchards, miles of trails, and the internal private road. This portion of the property is distinctively rare, as it is totally secluded from the rest of the world.



**ACCESS & DISTANCES** | By car, Smokeshire is accessed from the east off I-91 via Routes 10, 11, 35 and 103, as well as points west via Route 11. Drive time is approximately 2 hours from Hartford (CT) and Albany (NY), 2.5 hours from Boston (MA), 4 hours from Montreal (CA), and 4.5 hours from New York City. By plane, the Springfield Municipal Airport accommodates small private aircraft. Larger airports include Boston's Logan International Airport, Hartford's Bradley International Airport, Vermont's Burlington International Airport, and the Albany International Airport.

**“SINCE WWII THE AMERICAN LANDSCAPE HAS BEEN SOLD OFF INTO INCREASINGLY SMALLER LANDHOLDINGS. AT THE DAWN OF THE 21ST CENTURY THIS PROCESS IS NEARLY COMPLETE. TRULY LARGE PRIVATE LANDHOLDINGS ARE NEARLY NON-EXISTENT, AT ANY PRICE. THIS FACT ALONE MAKES A LANDSCAPE LIKE SMOKESHIRE VALLEY PRESERVE REPRESENT POTENT VALUE. FOR THE INVESTOR WHO IS ABLE TO NOT ONLY PURCHASE SUCH AN INCREASINGLY RARE ASSET, BUT TO ALSO DEVELOP ITS EXISTING WORKING POTENTIAL, A HISTORICALLY STRATEGIC OPPORTUNITY EXISTS.”**

— **BEN FALK**, *Whole Systems Design & author of Smokeshire Valley Preserve Land Capability Prospectus*



**CONSERVATION VALUES** | This unspoiled, intact northern forest ecosystem features the headwaters of 9 distinct watersheds, 31 forest types, 20 soil types, and a healthy and abundant wildlife population. Smokeshire's massive size and contiguousness provide a unique chance to achieve large-scale watershed, forestland, and wildlife conservation and regeneration. Since the property is not encumbered by a conservation easement, more formal protection of Smokeshire is left to the new owner to explore.

**EXCLUSIVELY OFFERED & REPRESENTED BY  
EARTH ASSET PARTNERSHIP, LP**

**\$12,500,000**



**Ms. SHAWN M. SMITH**  
**SHAWN@EARTHASSET.COM**  
**802.558.0623**  
**EARTHASSET.COM**

Earth Asset Partnership, LP, and the listing broker, exclusively represent the Seller, not prospective buyers, in the marketing, negotiating and sale of the property, unless otherwise disclosed. The listing broker, nonetheless, has an ethical and legal obligation to prospective buyers to: disclose all material facts pertaining to the property known to the agent; be honest and not knowingly give false or misleading information; account for all money and property received from or on behalf of either party; and comply with all state and federal laws related to the practice of real estate. Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by Seller. The information presented was secured from sources deemed to be reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

DESIGN | [INTERROBANGDESIGN.COM](http://INTERROBANGDESIGN.COM)  
PHOTOGRAPHY | SHAYNE LYNN PHOTOGRAPHY, SHAWN M. SMITH  
AERIAL PHOTOGRAPHY | SHAWN M. SMITH

