

Real Estate/Business/Equipment Sale

Sale Price: \$999,000

M. PIETTE & SONS LUMBER INC. (SAWMILL)

Includes Adjoining Homestead
6 & 10 Simino Ln, Irasburg, VT 05845



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BUILDING AND LOT INFO

THE SAWMILL

| | |
|-----------------------|----------------------------------|
| ADDRESS | 6 Simino Lane |
| TOWN/STATE | Irasburg, VT |
| ZIP CODE | 05845 |
| BUSINESS/PROJECT NAME | M. Piette & Sons Lumber Inc. |
| PARCEL ID | (099) 0TH26003 |
| SPAN# | 312-099-10476 |
| TAXES | \$4,875.11 (2024) |
| LAND SIZE | ~11.16 AC |
| NO. OF BUILDINGS | 5 |
| TOTAL BUILDING SIZE | ~15,265+/- SF |
| POWER | 3 Phase 480v (VT Electric Co-op) |
| WATER | Private (Well) |
| SEWER | Private (Septic) |
| INTERNET/DATA | Starlink High Speed |



THE HOMESTEAD

| | |
|---------------------|-------------------|
| ADDRESS | 10 Simino Lane |
| TOWN/STATE | Irasburg, VT |
| ZIP CODE | 05845 |
| PARCEL ID | (099) 0TH26002 |
| SPAN# | 312-099-10477 |
| TAXES | \$6,294.14 (2024) |
| LAND SIZE | ~4.90 AC |
| NO. OF BUILDINGS | 2 |
| TOTAL BUILDING SIZE | ~5,646+/- SF |
| POWER | VT Electric Co-op |
| WATER | Private (Well) |
| SEWER | Private (Septic) |





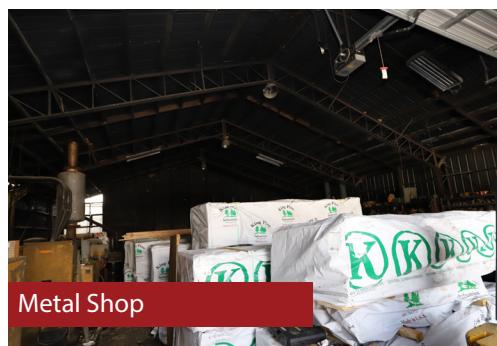
Operational Sawmill



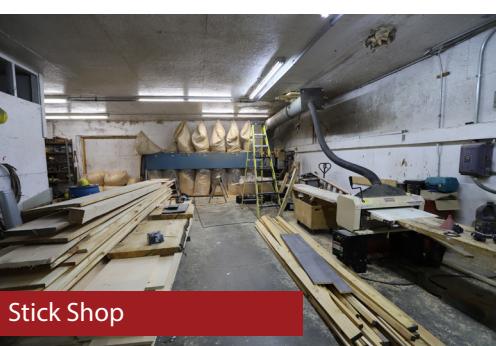
Operational Sawmill



New Post & Beam Office



Metal Shop



Stick Shop



Dry Kiln

| BUILDING 1: OPERATIONAL SAWMILL | |
|--|--|
| SIZE | 7,865 SF (121' x 60') |
| CLEAR HEIGHT | 14' |
| FEATURES/USE | Main mill building w/log load deck, HMC debarker & computer, computer saw carriage, enclosed saw booth, hydraulic saw, operational conveyor belts, HMC edger, green chain conveyor, chipper, overhead conveyor for sorting/stacking lumber, sawdust blowers, & sawdust loading dock. |

| BUILDING 2: NEW POST & BEAM OFFICE | |
|---|---|
| SIZE | 320 SF (16' x 20') |
| CLEAR HEIGHT | 16' |
| FEATURES/USE | Main office featuring post & beam construction, L-shaped reception/workstation desk, efficient HearthStone wood stove (soapstone), & mini-split heat/AC unit. |

| BUILDING 3: METAL SHOP | |
|-------------------------------|--|
| SIZE | 2,880 (48' x 60') |
| CLEAR HEIGHT | 14' |
| FEATURES/USE | Loader storage, tool cage & small workshop, generator, & fuel tanks. |

| BUILDING 4: STICK SHOP | |
|-------------------------------|---|
| SIZE | 1,800 SF (36' x 50') |
| CLEAR HEIGHT | 12' |
| FEATURES/USE | Employee office & bathroom, wood planer, & duct work. |

| BUILDING 5: DRY KILN | |
|-----------------------------|----------------|
| SIZE | 10 Simino Lane |
| CLEAR HEIGHT | Irasburg, VT |
| FEATURES/USE | 05845 |



| BUILDING 1: SINGLE FAMILY RESIDENTIAL HOME | |
|---|--|
| SIZE | ~3,546 SF |
| BEDS | 5 |
| BATHS | 2 |
| TOTAL ROOMS | 13 |
| STYLE | 1.5 Story |
| BASEMENT | 2,016 SF |
| LEVEL 1 | 2,364 SF Living Space |
| LEVEL 2 | 1,182 SF Living Space |
| GARAGE | Attached 2-Car |
| GARAGE SIZE | 696 SF (29' x 24') |
| ATTACHED OFFICE | 600 SF (25' x 24') |
| HEAT | Forced Air |
| HEAT FUEL | Oil/Wood |
| APPLIANCES | Refrigerator, Range/Oven, Dishwasher, Microwave, Clothes Washer, Clothes Dryer |



| BUILDING 2: DETACHED WORKSHOP | |
|--------------------------------------|-----------|
| SIZE | 2,100 SF |
| DIMENSIONS | 60' x 35' |



For Sale

NEK Operating Sawmill

M. Piette & Sons Lumber INC

Complete Self-sustained Production OF
POST & BEAM, RETAIL LUMBER





Green Chain



HMC Debarker



Running Saws



POST & BEAM OFFICE

Operation & Maintenance Manuals
IN HAND



Drop Saw Trimmer

DRY KILN



ALL EQUIPMENT AVAILABLE
OPERATING SINCE 1980
www.piettlelumber.com

Be with PosterMyWall.com

SUMMARY

Turnkey operation producing various hardwood and softwood lumber products and beams. Heavy focus on pine while also producing spruce, fir, maple, and cherry lumber. Byproducts include sawdust and woodchips. Capacity 30k board feet per day during operating hours of M-F 8:00am-5:00pm.

Our founder, Marcel Piette, began logging in the early 1970's on the dairy farm. In 1980, a permanent sawmill was established with his sons, Denis and Louis, on the family homestead in an old dairy barn. For over 40 years, the mill, located in Irasburg, VT, has grown significantly and remains a family business at heart.

Our loyal, personal touch, combined with vast industrial knowledge, has left a lasting impression on customers. At the mill, local timbers are carefully selected following forestry stewardship guidelines. Precision milling and quality inspections ensure it meets the high-quality standards of Piette Lumber and the artisan customers we serve. We work with many different hardwood and softwood tree species.

The logs are rough-sawn to produce raw timber that has not been planed or sanded. Our premium timber showcases the natural charm of rustic, unfinished textures, bringing an authentic touch of countryside aesthetics into a home. The wood is easy to work with and displays remarkable durability.

The bulk of our products are milled on a custom-order basis. We can provide log home timber, house logs, log siding, milled beams, timbers, posts, rustic wood flooring, tongue and groove ceiling and wall panels, log railings, stairs, mantels, countertops, and other special order products.

With outstanding name recognition, long history of providing high quality wood products, and an impeccable reputation for superior customer service, this business has everything you need to be successful. Opportunity for retaining ownership during transition to new operator.

EQUIPMENT LIST FOR M. PIETTE & SONS LUMBER INC.

ROLLING STOCK

1980 Log Loader
 Kawasaki Wheeled Loaders (3):
 20' Diptank

Cherry Picker with Clam
 2011 65zv
 2011 65zv
 2005 65C4

MILL (121'x65'x16H)

Load deck for logs

HMC V2110 Debarker with Log Trough

AC-40 With Operator Booth, Four Headblock Board
 Dog Carriage, Linear Positioner with Three on board
 log turners w/Silvatech Computer Set Works.

SH-17 Top Saw
 MDS- 50 Drop Saw Trimmer

Cardinal 1049A 36" Gang Board Edger w/ Madata Set Works
 75 HP Sundstrand Feed Works Carriage

Percision 58" Chipper 3-Knife
 6' Shaker Scree w/ Chip Blower
 Convection Oven (40" x 31" Vulcan)

West Salem 44" Hammer Mill/ 200hp

Cornell 75 hp Discharge Blower (2)

Monorail Crane System

Mellott 19" Vibrator Conveyor To Feed Chipper

Stenner 36" Band Resaw

Misc. 4-T30 compressors (with 1 air drying system), hydraulic
 pump, 3 transfer chain conveyors, sawdust blowers, tools, etc.

STICK SHOP (36'x50')

Planner with duct work.

Bagging System

Employee office with phone and ½ bathroom.

METAL SHOP (48'x60'x14H)

2001 Caterpillar Generator - Engine-3412 600 KW w/ Mounted
 Control Panel.

Machine Shop with lathe, Bridgeport metal machine, metal chop-
 saw

DRY KILN (30'x80'x16H)

Insulated building with large oil steam boiler (hasn't been used
 since 2009)

Hydraulic Retractable Doors (2)

OFFICE BUILDING (16'x20')

Built in 2022 as a Post & Beam Showroom

Concrete Foundation with Basement

Computer Desk, Computers, Hearthstone Wood Stove & Firewood Rack

REPAIR SHOP/GARAGE (35'x60')

HOUSE WITH 5 BEDROOMS, 2 BATHS, 3546 SQ.FT. AND 24'x30' TWO STALL GARAGE



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Jim Campbell Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Jim Campbell Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Jim Campbell Real Estate in compliance with all applicable fair housing and equal opportunity laws.



601 East Main Street
Newport, VT 05855



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

This form has been presented to you by:

Printed Name of Consumer

Signature of Consumer

Date

Declined to sign

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm

Date

Printed Name of Consumer

Signature of Consumer

Date

Declined to sign