

SUGAR HOLLOW POND FOREST

A recreational property in central Vermont with considerable acreage and pond frontage, where a conservation easement allows for management of its maturing timber resource and development of an existing camp.



***272.65 Grand List Acres
Pittsford, Rutland County, Vermont***

Price: \$130,000

LOCATION

Sugar Hollow Pond Forest is located in Pittsford, Vermont between Rutland and Middlebury on scenic Route 7. The town is noted for its natural beauty and was first settled before the Revolutionary War. Its current population of 3,200 live in and around 44 square miles of working farms, forests and residential communities.

The Otter Creek has numerous tributaries that flow through the town on the way to Lake Champlain. There are four covered bridges scattered about, with the majority being built in the mid 1800s.

Even with all its forests and streams, Pittsford is not isolated, with Rutland a quick 8-mile drive to the south. Middlebury is only 24 miles away and Burlington is an hour and a half to the north. New York City is under five hours south via I-87, Boston is just over three hours to the east on I-89 and Montreal is a 3-hour drive to the north.



The forest landscape is to the left with the Green Mountain National Forest to the right.

ACCESS

Access to the property is currently only available via two deeded woods trails. The southernmost legal trail begins on Sugar Hollow Road and is believed to lead into the woods just below the home at 861 Sugar Hollow Road. This legal trail runs $\pm 4,150'$ to the property boundary and is suitable for ATV use. At one time, before erosion along this trail, the trail appears to have been used by a high clearance pick-up truck; however, considerable trail work would be required to bring the trail back to that status. Once on the property, an extensive woods trail network runs throughout the forest and also heads to the camp and down to the pond located at the northern tip of the property.

The more northern legal woods trail also leads from Sugar Hollow Road, possibly from the driveway of the house at 935 Sugar Hollow Road. This legal trail runs $\pm 2,730'$ to the property boundary (the condition of this trail is unknown).



Sugar Hollow Road, the property's legal access trail is just out of view below this photo.

SITE DESCRIPTION

The property is well suited to long-term forest management, recreation and hunting. Terrain is quite variable with modestly steep slopes in some areas, a level plateau on Cox Mountain, and gentle to moderate slopes throughout the forest.

All aspects are present, with the highest elevation of 1,360' above sea level (ASL), situated along the Cox Mountain Ridge in the center of the property and where the camp is located. From this point, the property slopes downward in all directions with the lowest points at the pond (760' ASL), and a similar elevation at the western and southern boundaries. Given the land's relatively high elevation and sloping terrain, soils are well drained. There are a couple of small streams running into the pond which is at the northern end of the property. Sugar Hollow Pond is a 25-acre scenic pond, suitable for paddling and fishing, with little to no human traffic due to its "middle of the forest" location.



The property's camp which is perched on the Cox Mountain ridge. Unfinished, the camp has good "bones" for future completion.

CAMP

The camp is situated near the height of land along the internal access trail. Long views to the west are possible with tree clearing. The camp is of wood construction and has not been used in several years. The camp will need repairs to complete its construction and, when finished, will serve as a great get-a-way deep in the woods.

TIMBER

The forest timber resource is maturing and fully stocked with a mix of hardwood and softwood species. Variable age classes are present with the majority of overstory trees comprised of two age classes. The older age class is of sawlog size and ranges from 12" to 18" in diameter. The younger overstory age class is 8" to 10" and is mostly growing stock (pre-sawlog stems). The hardwoods are maple, birch, oak and beech. The softwoods are white pine, spruce and hemlock. The mast from oaks and beech provide a solid food source for white-tailed deer during the fall season.



Moderately sloping land is characteristic of the property. Here a fully stocked forest resource is also common throughout the land.

No timber data or management plan is available as the land is not enrolled in Vermont's Use Value Appraisal Program (UVA). The standing timber value is likely \pm \$500/acre. This timber resource is well positioned for future asset appreciation.

CONSERVATION EASEMENT

The property will be sold subject to a conservation easement held by The Nature Conservancy (TNC), the current owner of the land. TNC is one of the most respected conservation organizations in the nation. A working forest “partnership” with TNC offers the new owner predictability and cooperation, given the long history and solid reputation this conservation organization has established regarding the easement lands under its jurisdiction.

Easement highlights include:

- Most sustainable forestry activities are permitted to support the long-term stewardship of the protected property;
- The property can be posted against public access;
- Silvicultural activities can occur under an approved forest management plan;
- The right to maintain/build one primitive camp with total square footage not to exceed 800ft² and height not to exceed 15’.



Oak and maple stand near the camp.

A copy of the proposed conservation easement is available upon request.

TAX, TITLE and BOUNDARY INFORMATION

Annual property taxes are \$3,473. The property is NOT enrolled in the State of Vermont’s Use Value Appraisal (UVA) program, a program that can significantly reduce property taxes in exchange for good forest management and non-development uses. The property is owned by TNC. The deed for the property can be found in the office of the Town of Pittsford in Book 160 Page 445.



Sugar Hollow Pond frontage at the land’s northern end. While the frontage is marshy, it is scenic.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map

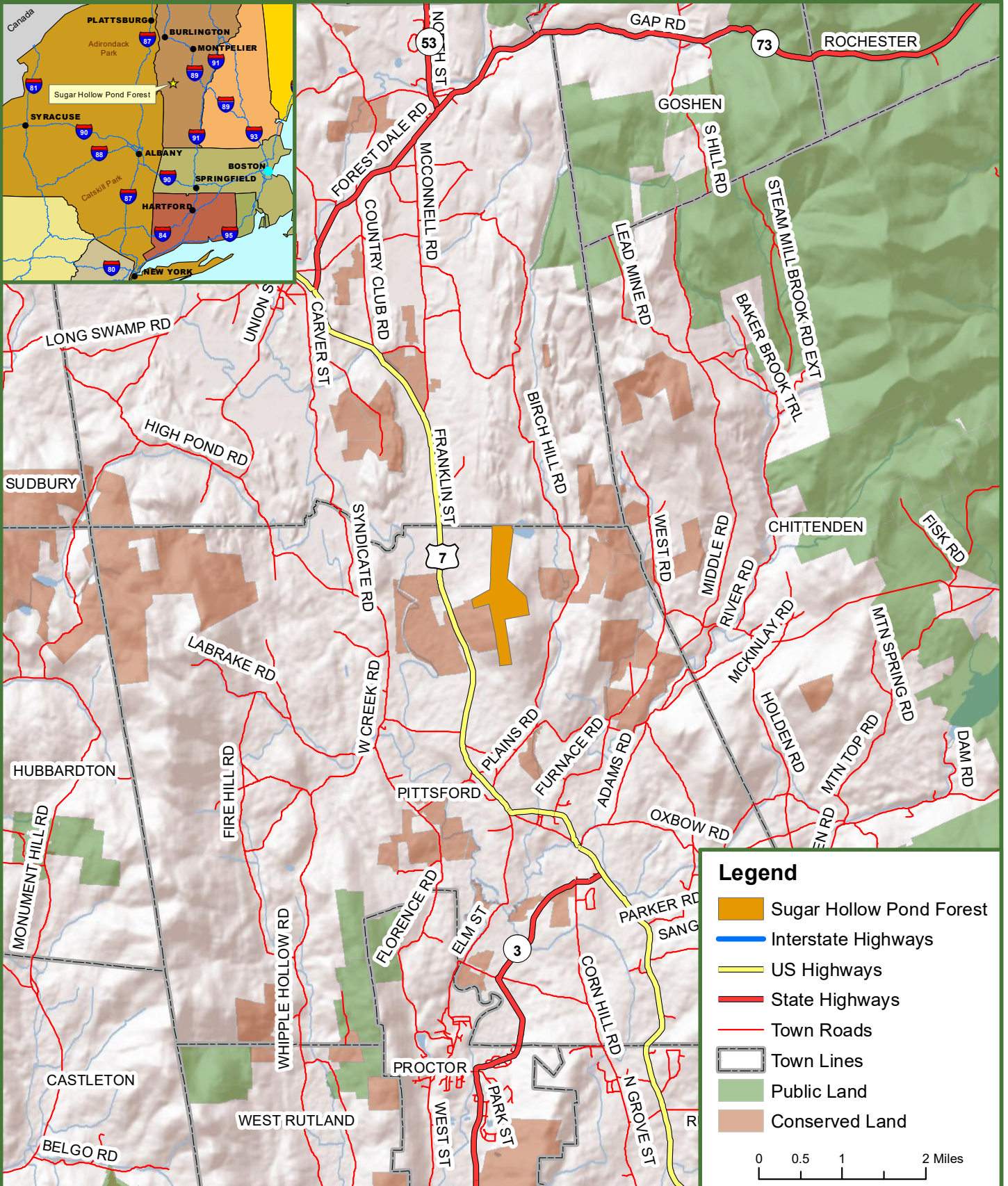
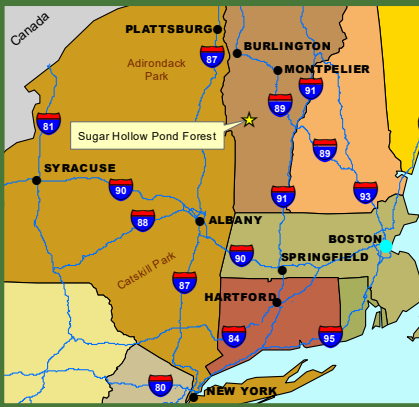
Sugar Hollow Pond Forest

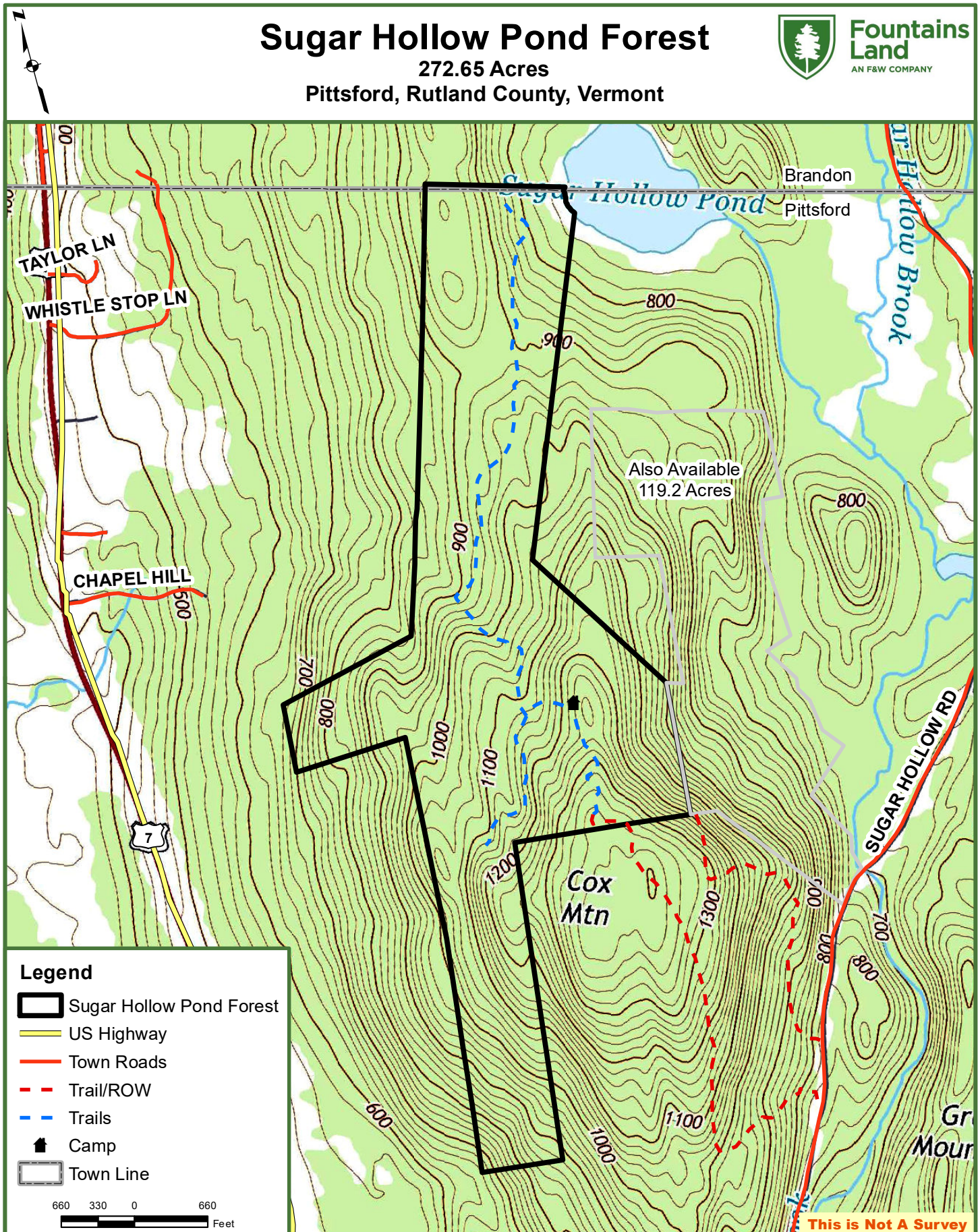
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Pittsford, Rutland County, Vermont



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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



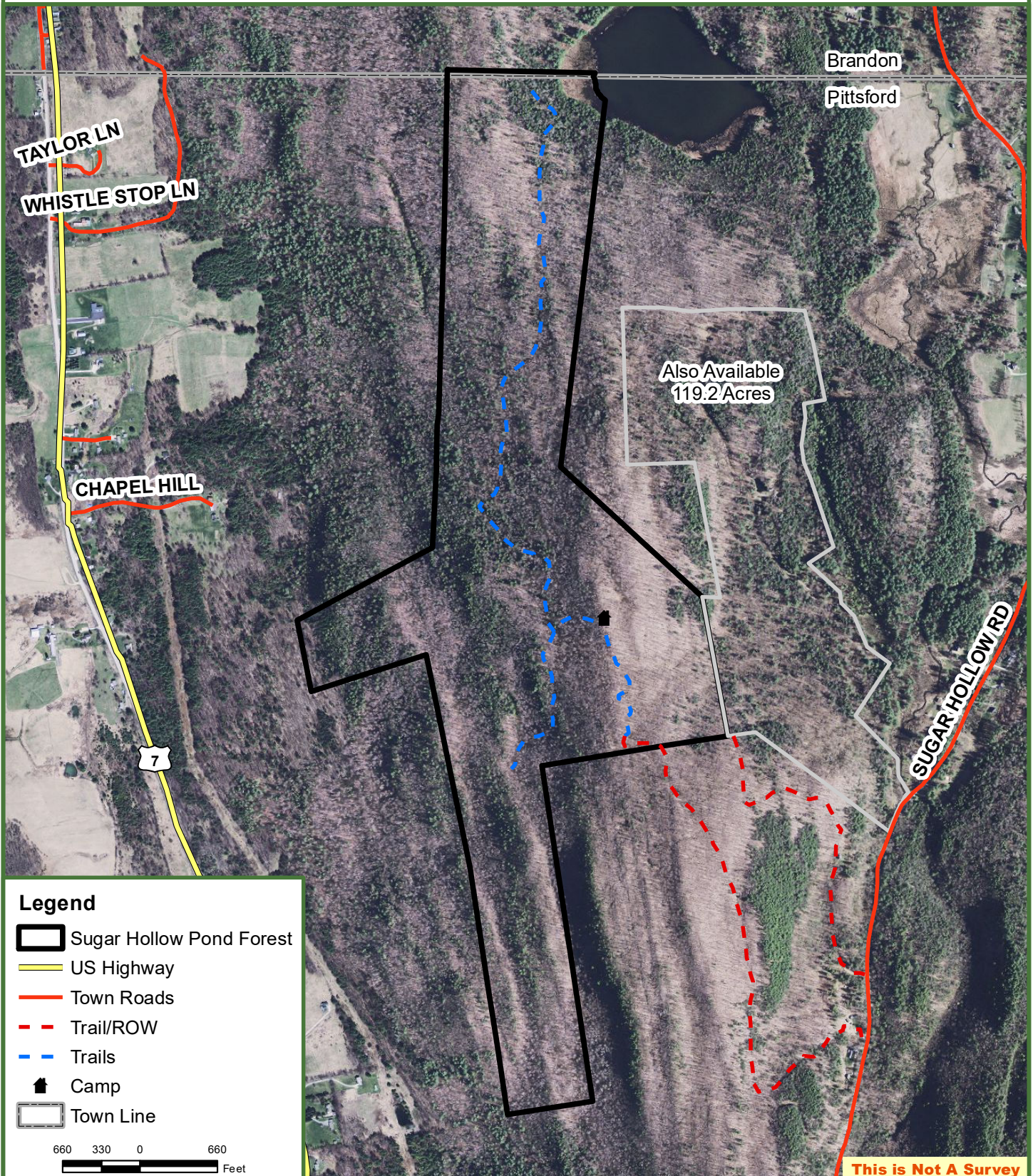
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

FOUNTAINS LAND

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

THOM MILKE

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

[Signature]

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign