

## SUGAR HOLLOW CAMP

**A hard-to-find camp in central Vermont with substantial acreage and long range views, sited beside a small, spring-fed pond, Sugar Hollow Camp has a conservation easement that allows for timber resource management and many recreational activities.**



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

**Price: \$118,000**



## LOCATION

Sugar Hollow Camp 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 currently population of 3,200 live in and around the 44 miles of working farms, forests and residential communities.

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

## ACCESS

Access to the property is directly off Sugar Hollow Road, a town-maintained dirt road about two miles from Route 7. The camp road is a grass and gravel-covered road that gradually climbs through the forest to the cleared area around the building. This road is easily driven with an ATV, and, with repairs to a small section of road, a pick-up truck could drive all the way to the camp.

The access road continues past the camp to the end of the property, allowing for easy access to superb hunting grounds and other recreational activities.

Note that per the property maps at the end of this report, the adjacent 273-acre Sugar Hollow Pond Forest is also for sale with price of \$130,000. The existing access to the Subject property provides solid access to this affordable adjacent acreage.



Long views to the east from the camp's open deck.



Interior forest picture of Sugar Hollow Camp's 119 acres.



One part of the grass and gravel access road leading to the camp.



## SITE DESCRIPTION

Sugar Hollow Camp is well suited to long-term forest management, recreation and hunting. The terrain slopes gently upward from the access point, and is an easy walk or drive through a varied forested ecosystem. Because of the road which runs from the eastern boundary to the middle of the property, you can get to any part of the land quite easily.

Except for the clearing where the camp is located, most of the property is forested. There are several year-round streams running down hill from natural springs located at the height of the property. These streams and the deep forest provide for some very nice hunting opportunities with evidence of old deer blinds.

Hollow Brook runs along the southern boundary near the road frontage.

## CAMP

The camp is situated about two-thirds of the way up the access road. It's well built with wide pine flooring, cedar shingles, a screened in porch on one end and an open deck on the other, and great views to the east. There is a gas-powered stove, solar panels for electricity, a bathroom with composting toilet and a loft for sleeping. With a pull out sofa, this camp can easily sleep four to six people in its open plan design. There is also a wood stove for those chilly nights.

## TIMBER

The forest resource consists of an equal mix of softwood species (white pine, red spruce and hemlock) and hardwoods (white ash, maple, birch and oak). Thinning last occurred roughly 10 years ago with the current forest in a fully-stocked condition. Soils are well drained, with the more gently-sloped areas indicating a history of former agricultural use, evidenced by old stone walls and the white pine crop.

No timber data or management plan is available as the land is not enrolled in Vermont's Use Value Appraisal Program (UVA).



The camp with the spring fed pond in front of the screened in porch.



Wood stove and sliding door to the front of the open plan living area.



Kitchen area, couch, sleeping loft, door to bathroom and outside deck.

## 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;

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

## TAX & TITLE

The warranty deed is recorded in Book 161 Page 449 in the Pittsford town offices.

Annual property taxes are \$1,536. 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 currently owned by The Nature Conservancy.



Sugar Hollow Camp land with the Green Mountains on the right.



Well-grown mixed species forest, ideal for hikes



The camp’s spring-fed pond

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.





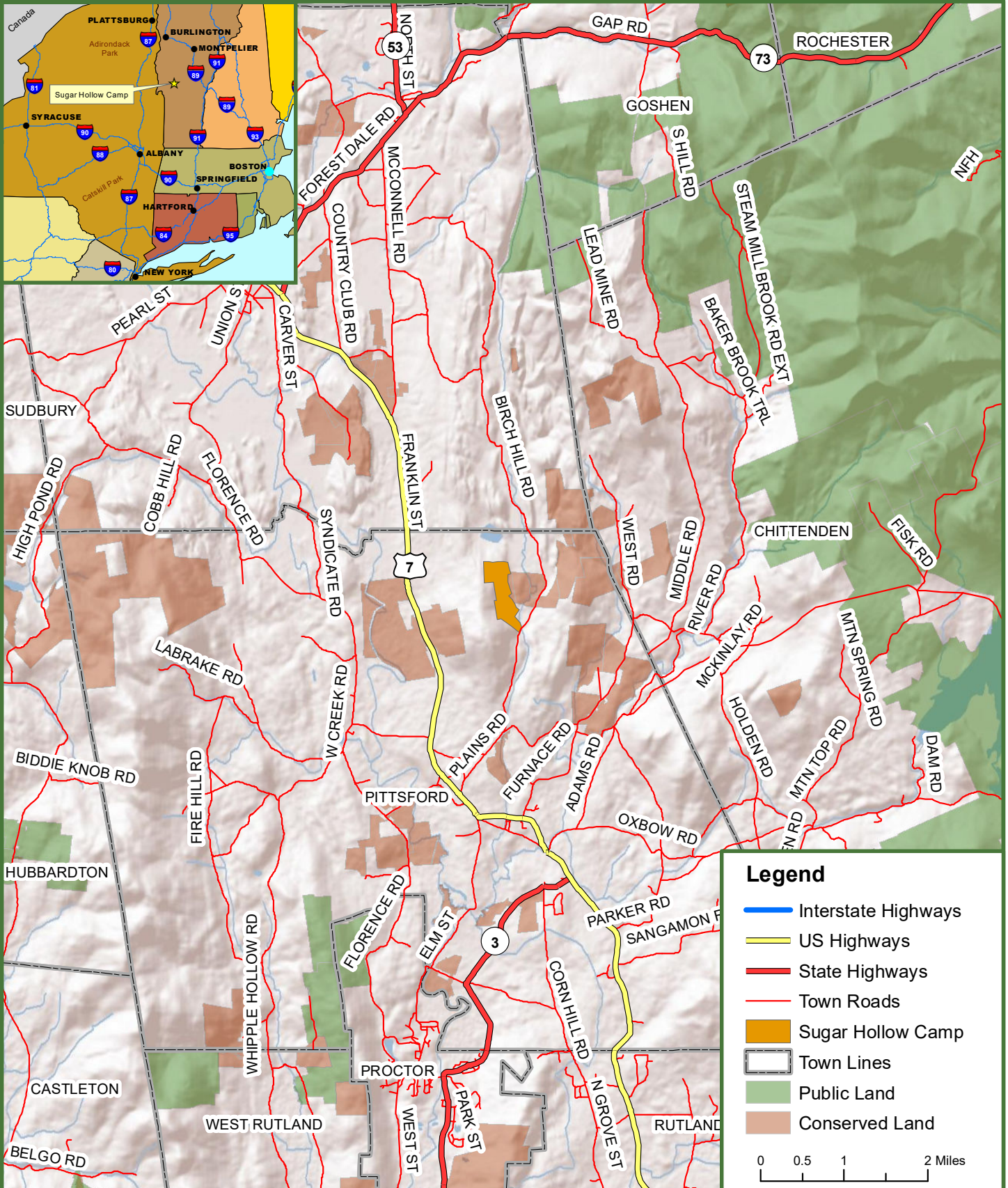
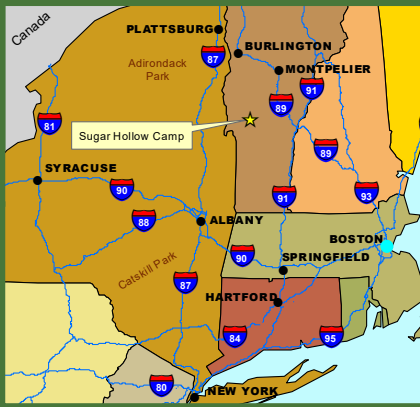
# Locus Map Sugar Hollow Camp

119.2 Acres

Pittsford, Rutland County, Vermont



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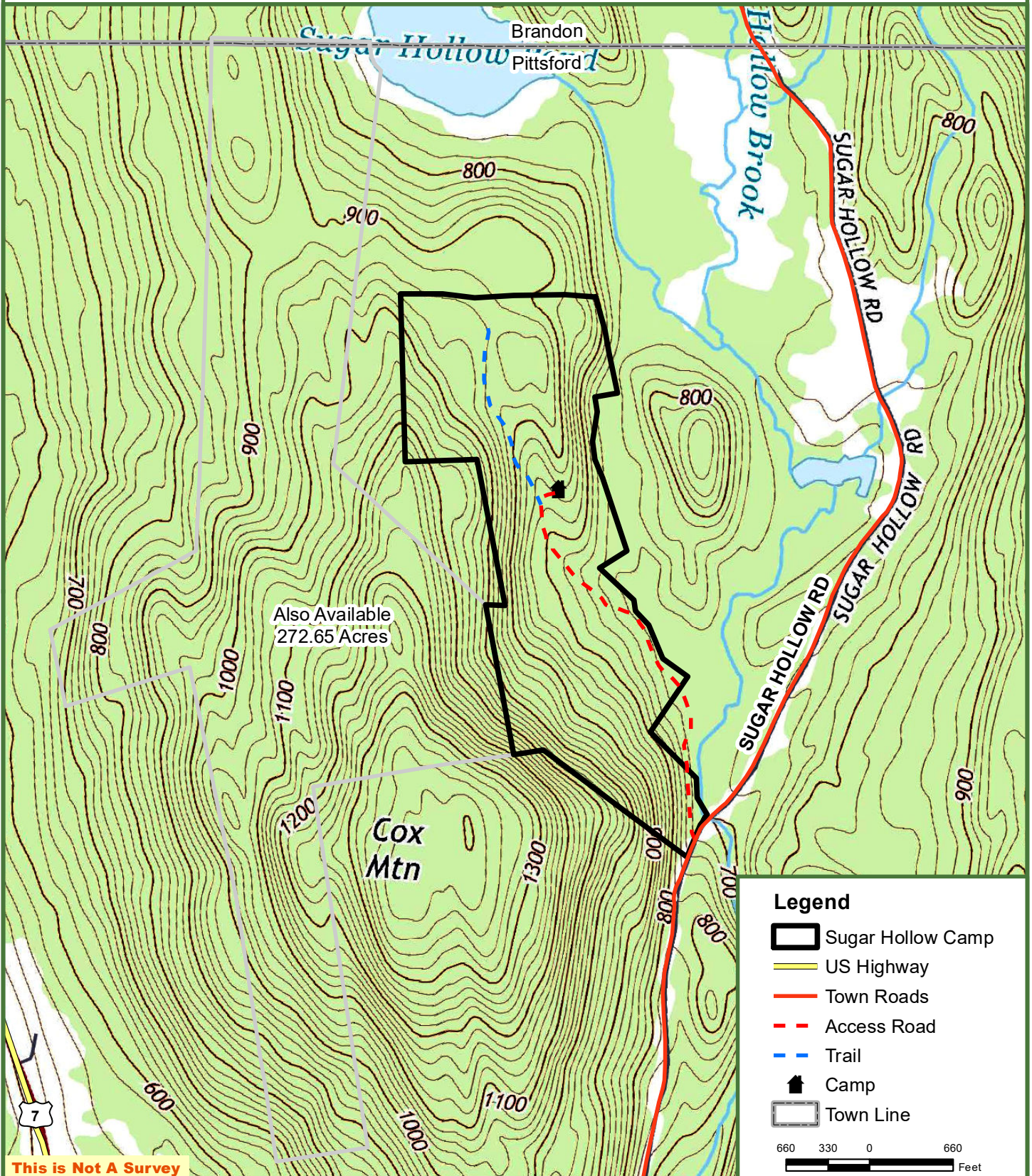
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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



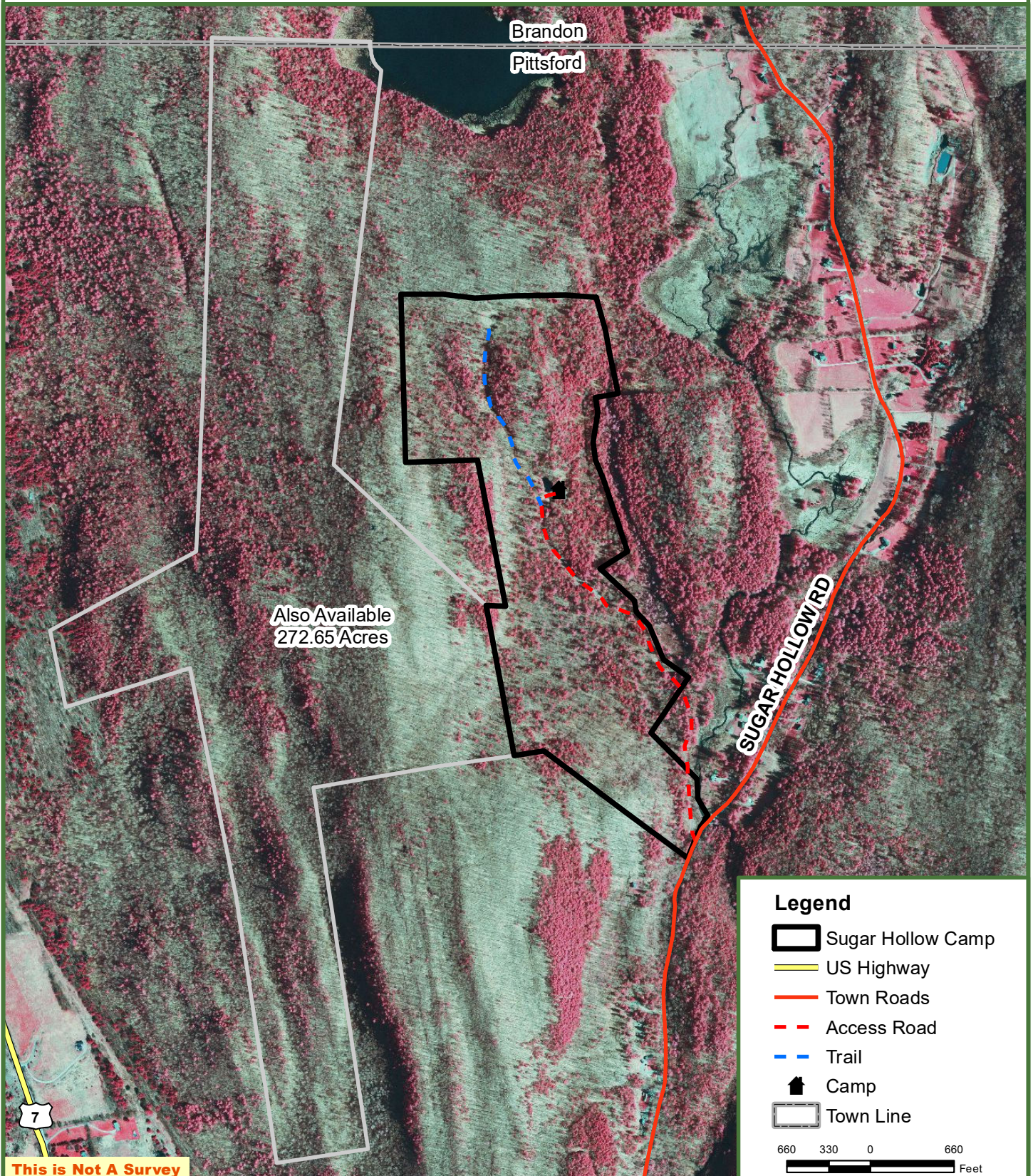


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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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