

# FROG HOLLOW ESTATE

**Renovated Federal-style home built in 1820,  
with 210.65 acres of mature forest land that has been  
conserved with the Vermont Land Trust.**



***210.65 Grand List Acres  
Hubbardton, Rutland County, Vermont***

**Price: \$725,000**



## PROPERTY OVERVIEW

This beautiful, renovated home on 210.65 acres of mature forest land, was built in 1820 and has a new garage and garden shed. The property is conserved through the Vermont Land Trust and comes with a conservation easement with 5 acres of excluded land around the house.

- Unique Federal-style house built in 1820 that has been recently renovated.
- 210.65 Grand List acres of mature forest with an open woods road through the middle of the property.
- Good views are seen from the house and grounds.
- New garage with 2 bays and open second-floor loft for storage.

The owner is the Vermont Land Trust, and their goal in divesting is to raise funds to further their forestland conservation work on new projects.

## THE LOCATION

Frog Hollow Estate is located in Hubbardton, Vermont. Less than 3 miles from Vermont Route 30, which makes getting to the property from points north and south easy. Boston, Massachusetts, is 3.5 hours east, New York City, New York, is 4.5 hours south, and Montreal, Quebec, is 3 hours north of the property. Lake Bomoseen is 3 miles away, Killington Resort is only 45 minutes away, and Castleton, Vermont, is a 15-minute drive south. Rutland, Vermont, is the closest large town, 30 minutes southeast, with a selection of restaurants, retail shops and other amenities.

There are many outdoor activities available in that area, and the property's central location makes it a perfect place to enjoy all that Vermont has to offer.



Easy to get to, this renovated 1820 house is right on Frog Hollow Road, a town maintained Class III road in Hubbardton Vermont.



Open plan living room with two French doors leading to another large glassed in living space.



Large bright kitchen with dual aspect windows looking out to the open fields in the back yard.



## THE HOUSE

Built in 1820 but recently renovated, this house is a welcoming and bright home and retains many of its original features. While the renovations include all new windows, new insulation, improved external drainage systems, new clapboarding, a new metal roof, and updated electrical wiring, it has retained its old house style throughout. Inside there are wide pine floors, combined with oak flooring in the living room and old barnboard walls mixed with new sheetrock. The exposed beams on walls and ceilings bring back the home's original building design. The kitchen has been redone with new appliances, as have both of the bathrooms. Three heat pumps are installed with mini splits in almost every room, with baseboard electric back-up, plus two open fireplaces, making this house oil and gas free for heating and cooling.

The interior room layout has taken a nod from the old house look but has been re-designed as more open-plan living. A central staircase leads upstairs to three bedrooms and one large bathroom. The living room area is open plan, and the kitchen is open to the rest of the ground floor. There is a bathroom and an office to the right of the stairs. There is also a new sunroom enclosed with glass and sliding doors that lead out to a small stone patio with good local views across the fields and closer mountains. There is a brand new garage with upstairs storage and another new outbuilding with an overhead garage door perfect for a garden shed or workshop.



This classic looking Federal style home sitting above the road has been here since 1820.



Looking through the living space from the kitchen, with the sunroom past the French doors.



Primary bedroom with mini-split heating and cooling plus open fireplace, with the door on the right leading to the upstairs bathroom..



## HOUSE PHOTOS



Three walls of glass are featured in this bright open sunroom with views across the fields to the hills beyond.



Downstairs office space with large windows is to the right of the front door.



One of the three bedrooms with views to the front of the house and to the meadows facing south.



Upstairs bathroom sink with large windows looking out onto the fields in the backyard.



A new two bay garage with upstairs storage loft is behind the house.



New outbuilding with overhead door perfect for a garden shed or work space.



## NATURAL RESOURCES

The property offers many natural resources which have been influenced by its location within the local landscape and the decision by the previous owners to allow the forest resource to develop without any human disturbances.

The land falls on both sides of a 2.8 mile long ridge that starts just to the north on Sargent Mountain, 1,340' in elevation, and runs in a southwest direction to the junctions of Frog Hollow Road and Route 30. The majority of the property has a southerly aspect as it rises to the ridgetop, the land's highest elevation at 1,200'. It's here, plus on some of the southern slopes, there is an occurrence of a Dry Oak-Hickory-Hophornbeam forest stand type, an uncommon natural community in Vermont. The oaks include both red and white, and the hickory is both shagbark and pinnut.

At the highest elevation (just south of the land's ridgeline peak) sits a vernal pool created by trapped seasonal water that provides high-quality amphibian breeding habitat. The land's other water feature originates on the north side of the ridge at two seeps on the property, creating the headwaters of a stream that runs southwesterly the length of the land into Sucker Brook near the homestead.

The forest resource has a special attribute of not being disturbed for nearly four decades, offering "park-like" aesthetics given the tight canopy and minimal understory growth. Trees of all age classes can be found, including stone wall-lined trees well over 135 years old, plus a dominant forest cohort over 80 years old. Species are primarily northern hardwoods with inclusions of oaks and cherry. The softwood component is largely white pine.

The southern section of the land offers three separate meadows covering 20 acres which can be used for hay crops or other agricultural pursuits.



Drone photo of the open fields in the backyard, with an old stone wall dividing the upper field from the lower field.



A well traveled woods road leads almost the whole length of the property, with old trees and stone walls on both sides.



Stone walls like this are found in the forest, and some of the trees lining the road are over 100 years old.



## CONSERVATION EASEMENT

The conservation easement on the property will be held by the Vermont Land Trust (VLT), one of the most respected conservation organizations in the nation. A working forest “partnership” with VLT offers the new owner predictability and cooperation, given the long history and respected reputation this land trust has established.

A principal objective of the easement is to maintain and promote healthy and abundant forest resources. The terms of the easement prevent subdivision and future development; however, forestry and sugarbush operations, and construction of associated support infrastructure, are permitted. This property has a 5-acre excluded zone and a renovated 1820 house, a new garage, and one outbuilding. Easement highlights include:

- Most sustainable and traditional forestry and sugarbush activities are permitted to support the long-term stewardship of the protected property;
- The property can be posted to limit or prohibit public access and hunting;
- The property can be used for agricultural purposes, and agricultural structures may be permitted on protected property with VLT approval
- An additional camp of <800 ft can be built on the protected property located outside of special protection areas.
- No VLT conservation restrictions apply in the 5-acre excluded portion, although state and local restrictions remain

Copies of the easement are available upon request.



A drone photo of the fields in the back of the house, with the woods road visible center left.



A vernal pool is found near the top of the property and will support many amphibian forest dwellers.



The house and outbuildings are seen from the edge of the forest at the back of the house.



## HISTORICAL NOTE

It is believed that the old Hubbardton Military Road crosses the property at some point. On July 6, 1777, most of the Continental Army's Northern Department was stationed on either side of Lake Champlain at Ticonderoga and Mount Independence. The Continental Army retreated on this Military Road and were pursued by British and German troops, culminating in a rear guard action, the Battle of Hubbardton, on the morning of July 7. After the war, this supply road was abandoned by the military and became farmland and forest. The Battle of Hubbardton was the only battle in the Revolutionary War fought on what is now Vermont land.



The remnants of a past barn or building are found in the forest's interior.

## ACCESS

The house is located at 1082 Frog Hollow Road in Hubbardton, Vermont. It's on a maintained Class III dirt road. You can reach the property from either Route 30 north/south, or Route 4 east/west in the south-central part of Vermont.



Frog Hollow house seen from the side. The sunroom and stone patio have open views to the south.

## TAXES & TITLE

The property is 210.65 Grand List acres, and there is a survey of the land. The house and grounds are part of a 5-acre excluded zone, while a Vermont Land Trust easement protects the bulk of the land. The 2022 taxes for the property were \$6,725.28, and the property is NOT in Current Use. The property is owned by The Vermont Land Trust, whose Warranty Deeds are recorded in the Hubbardton Town Office and includes Book 20, Page 437, Book 21, Pages 277 and 302.



A drone showing Frog Hollow Road on the left and Woods Road center.

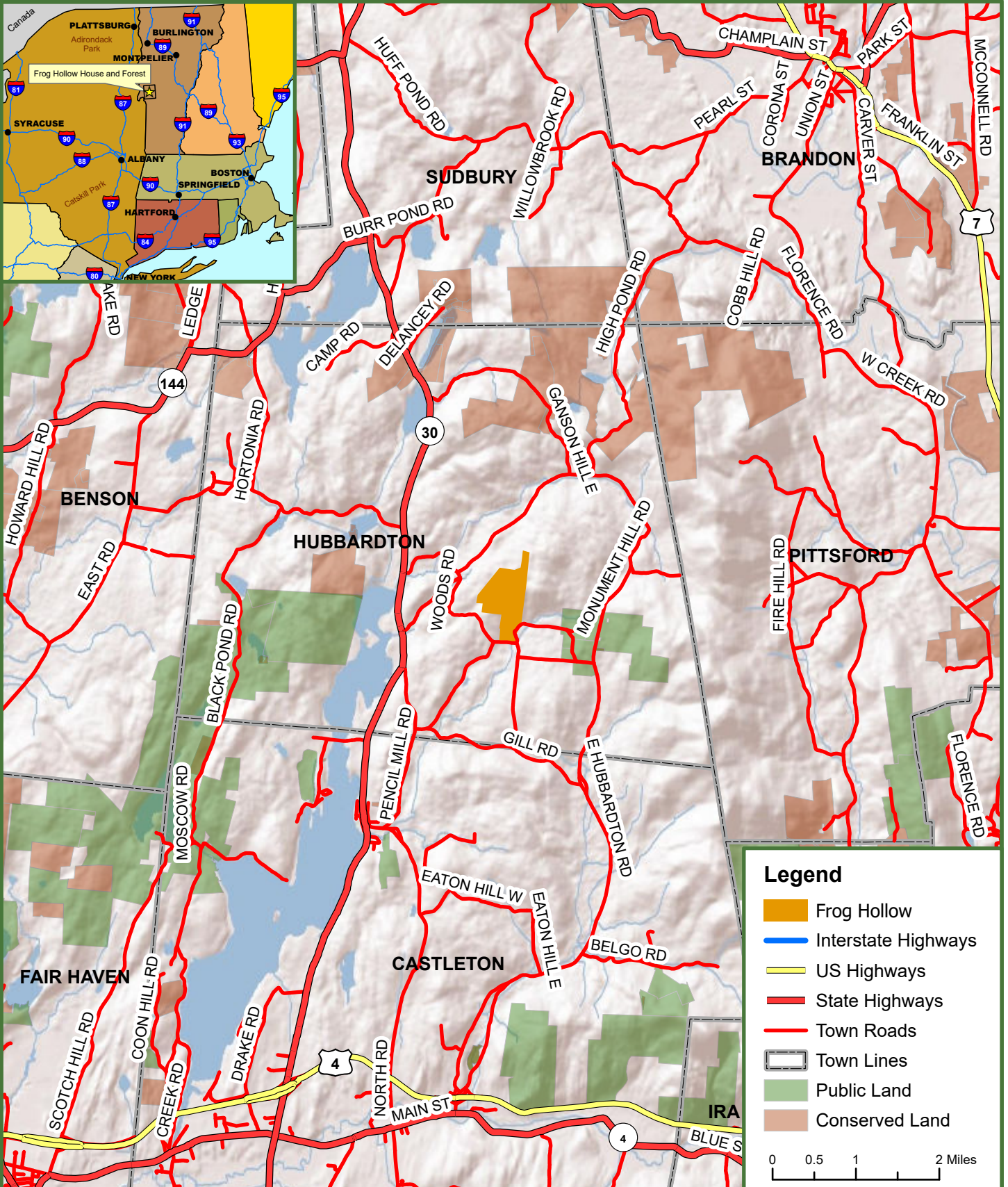
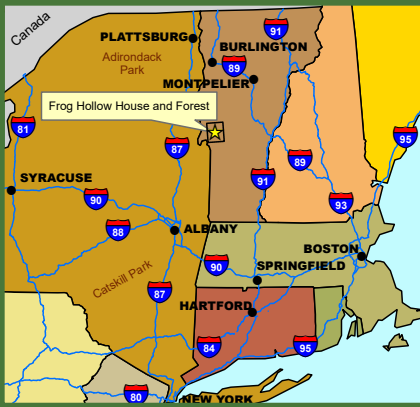
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Locus Map  
**Frog Hollow Estate**  
210.65 Grand List Acres  
Hubbardton, Rutland County, Vermont

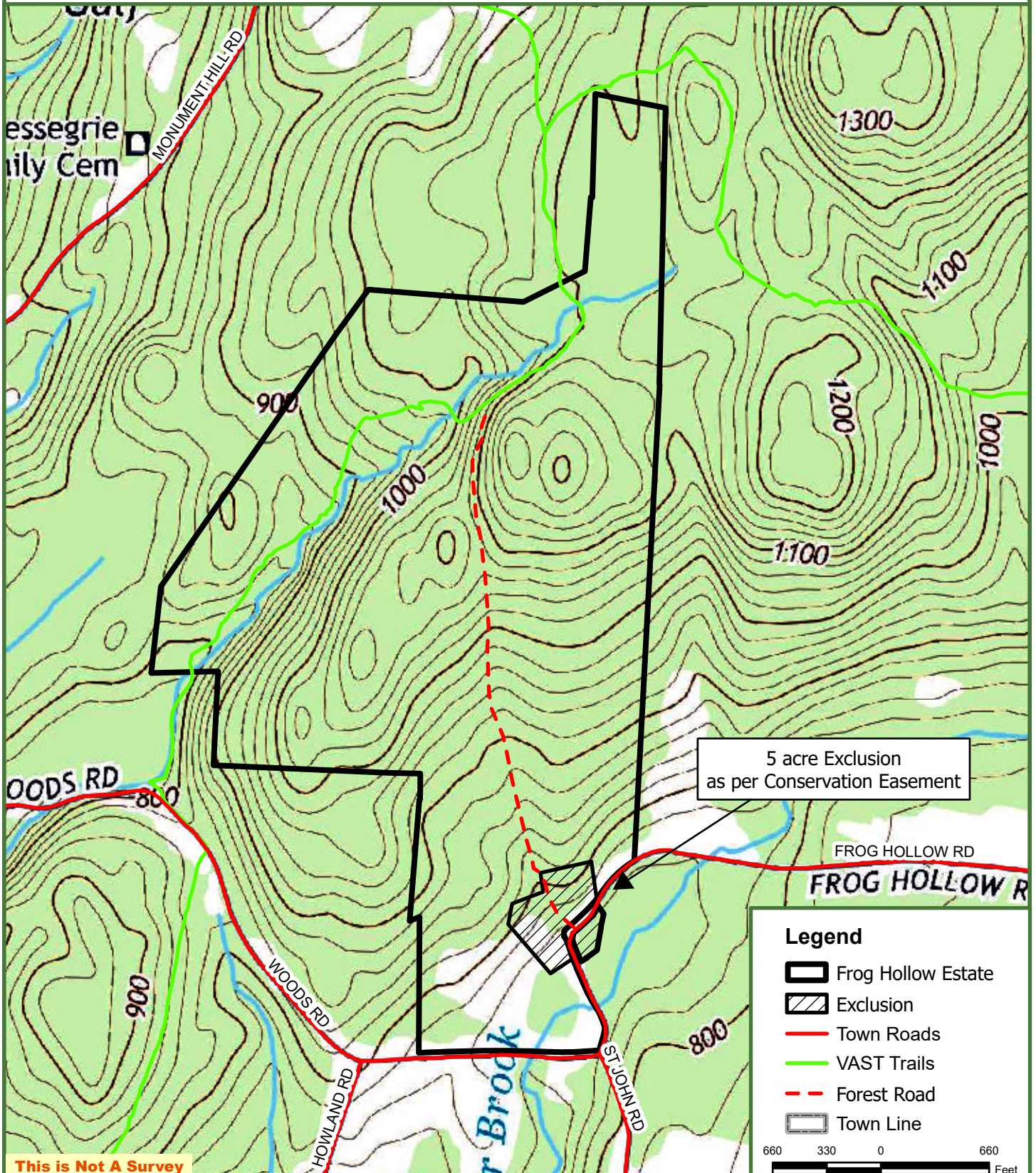






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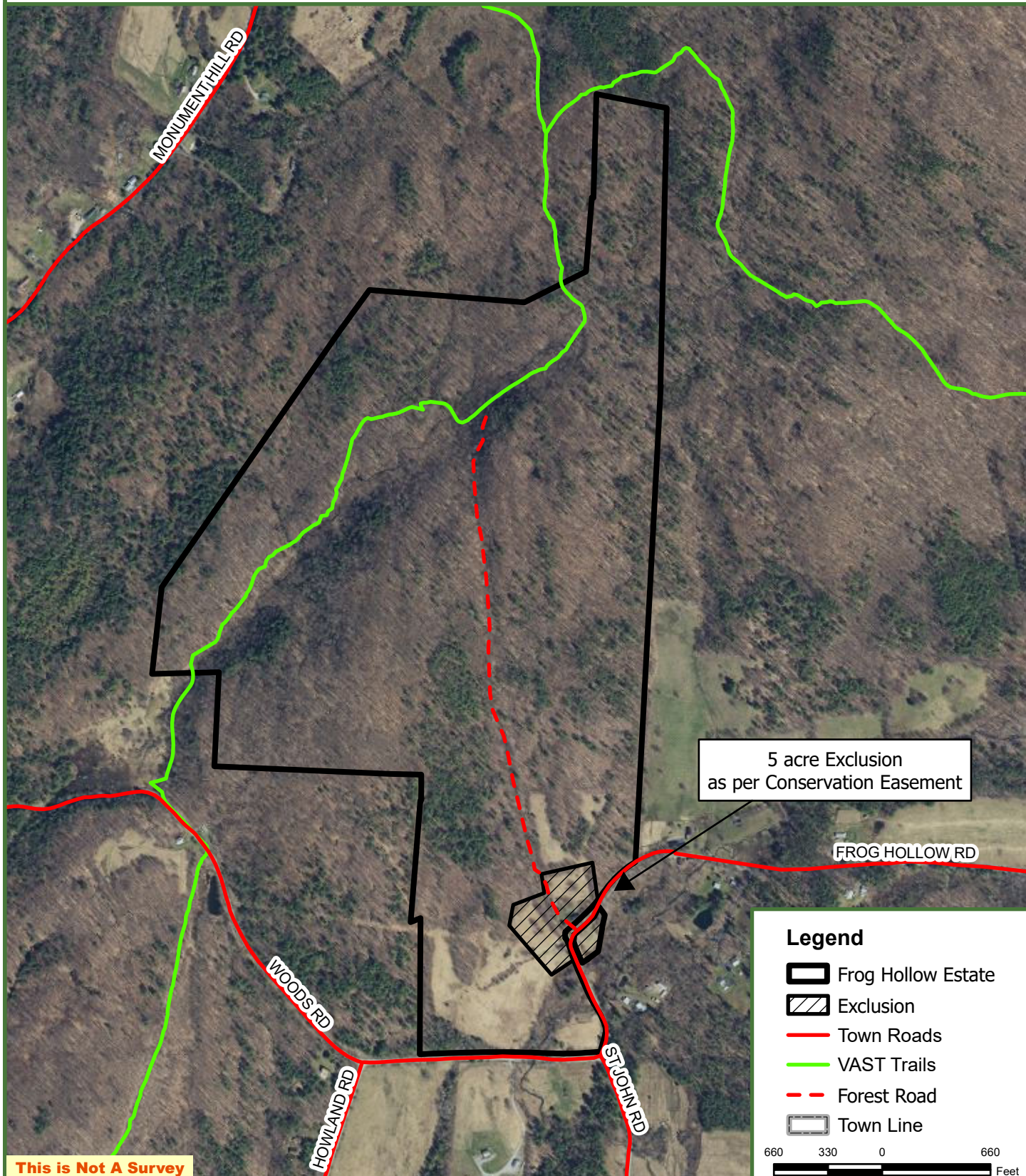
Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.





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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

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Signature of Consumer

\_\_\_\_\_  
Date

[ ] Declined to sign