



Sugar Mountain Farm & Forest Management Map
 For Property Belonging to
Walter Jeffries
 Orange, Vermont, USA

Scale 1:5,000
 Orthophoto Series 5000
 164176, 160180, 164180; 2009
 Color Orthophoto Series NAIP_1M_CLR_2009
 Title: Knox Mountain SW TILE# 4407254SW
 Title: West Topsham NW TILE# 4407262NW
 1 Marker = Lat. 44.124949 Lon. -72.339885
 Coordinate Crosses
 SPAN 453-143-10260
 Dartsperson: Walter Jeffries
 Revised: 2023-08-25
 Notes: Removal 60 & 5 acres sold

Located Near: (approximate)
 1.5 miles to West Topsham, Post Office
 7 minutes to Barre, Vermont
 15 minutes to Montpelier, VT,
 45 minutes to Hanover, NH,
 1 hour to Williston-Burlington, VT,
 3 hours to Boston, MA,
 5 hours to New York City, NY.

For purchases of land in sections A through I please contact Real Estate Agent Leslie Drown at 802-279-2782

For Lease-to-own in sections J, K & L
 with owner financing by myself for a limited number of home-
 stead sized lots start at \$50K for 2 acres depending on location
 and which road frontage. Additional back acres for \$10K/acre to
 as low as \$3K/acre for larger parcels. Email me for details:
 Walter@SugarMtnFarm.com

Sections A-I Sales
Leslie Drown
Real Estate Agency
 802-279-2782
 leslie@lesliedrownrealestate.com

Listed in order of want to sell. "A" I would most willing to sell & would generate most income. L (the farm and my house) are not for sale. Goal is to sell as little as possible to raise money to pay farm debts, resulting taxes and allow construction of the next phase of our family's on-farm USDA buyer shop. Smaller lots may be entertained at a premium price. Butcher responsible for survey & subdivision. My understanding is you can stay in Current Use Program or pull out at time of sale for fee of 10% or after sale for 20% of assessed value. - Check this yourself. A copy of my forest plan is available if you buy & stay in the Current Use Program.

Acres are estimated.

A. 317 acres Maximum road frontage, fantastic views and many building sites along Rt-302, Stage Coach Road, Riddle Pond Road and Peak Road. \$950K

B. 31 Flattest, brookside, Riddle Pond Rd. \$95K

C. 14 Forested, brook, views, some power-line road-access east woods. \$45K **CONTRACTED**

D. 28 Cedar Forest, road access south. \$86K Beautiful forest overlooking wetlands.

E. 16 Height of land Rt-302, Cell ROW, \$45K

F. 112 Great views, good access, some power line for road access out Peak Rd. \$340K

G. 44 Height and views, sugar bush, some power line corridor road access. \$135K

H. 28 Pine & Maple, gentle south slope, views. \$87K **CONTRACTED**

I. 15 Pine & Maple, south slope & views. \$50K

J. 69 High views, sugar bush, Lease-to-own lots

K. 53 Forested, brook, Lease-to-own lots

L. 183 Farm & sugar bush, Lease-to-own lots

Y. 60 **SOLD 2021**

Z. 5 **SOLD 2020**

Power and fiber optic (phone/internet) come in along Rt-302 Orange side then onto Riddle Pond Road to farm (L) center. Separate utilities coming from Rt-25 West Topsham side which is closer to K, H, I but not quite there yet.

Water is widely available on the land - drill a hole and excellent spring water comes out virtually everywhere I have tried. We top of the water shed so excellent water.

Soils are mostly gravel which makes for excellent septic. Richer soils in flats and by wetlands. Every test pit I have dug was great for septic leach fields.

Powerline Corridor ROW is a beautiful nature area with berries and wildlife. There is a logging road that goes all the way up to the highest landing by the notch. When maintained we have had big tractor trailer trucks all the way up there for logs. I have set the ROW to be shared between sections A, B, C, F and G as that gives added access to each of those areas. That Upper Road can be set as a ROW to the respective sections of the land for access.

I will keep a water line ROW along power line corridor higher than my farm in a path leading to farm for water. The water line ROW area is not good for development. More scenic, sugar bush and forestry. My use of it will be low impact after water-line road & pipes are installed.

I farm, butcher, forestry, campers, sugar & more. Buyers needs to know that before they purchase and they must respect this. I endeavor to be a good neighbor as well.

No gun ranges, motorcourses, junk yards, gravel pits or other noisy activities. Respect for existing quiet rural neighborhood. No commercial pig or chicken farms but homestead for own is consumption fine.

Map is not a survey. Acres shown are estimated from orthophotographic maps I use for my forestry and are probably off by some amount. You are welcome to have a survey done for any sections available you want to buy.

Legend

- B** Barn
- SS** Sugar Shack
- s** Sap Shed
- P** Processing Building
- LS** Livestock Shed South
- LN** Livestock Shed North
- Gh** Greenhouse South
- C** Cottage House Me
- t** Camper Waheeled
- D** Dumpsters & Parking
- L** Log Landing
- F** old foundation
- r** road gate openable
- f** farm gate DO NOT OPEN
- s** forest stand boundary
- o** excluded from UVA
- o** town road
- o** truck road
- o** logging rd
- o** ephemeral drainage
- o** waterway
- o** water line
- o** iron pin / stone marker
- o** blazed bdy
- o** stone wall
- o** barb wire
- o** wet soils



Forest Stand	Acres
Mixedwood	1 28.0
Northern Hardwood	2 81.6
Mixedwood	3 43.8
Mixedwood	4 25.5
Northern Hardwood	5 88.2
SOLD	6 0.0
Regenerating	7 114.1
Mixed Species	8 70.7
SOLD	9 0.0
Northern Hardwood	10 45.7
Northern Hardwood	11 23.9
Mixedwood	12 55.2
Northern Hardwood	13 41.4
Cedar/Mixedwood	14 84.8
Productive Forest	702.7
Non-Productive Drainage	15 26.3
Agriculture	16 5.0
Open Idle (<=20%Forest)	17 65.0
Non-Productive Forest	18 0.0
UVA Enrolled	799.2
Dwelling Excluded	2.0
Powerline Excluded	32.0
Total Grand List	833.2
Per Orthophotography	928.0

