



**SOUTH HILL FOREST**  
Vermont, United States  
139 Hectares/344 Acres approximately

Situated in central Vermont above a scenic valley and close to Killington Ski Resort, this forest offers fine timber stands and potential mountaintop building sites with exceptional views.

**John Clegg & Co**  
Chartered Surveyors & Forestry Agents  
[www.johnclegg.co.uk](http://www.johnclegg.co.uk)  
Email: [america@johnclegg.co.uk](mailto:america@johnclegg.co.uk)

# SOUTH HILL FOREST

## LOCATION

South Hill Forest is located in the central Vermont towns of Stockbridge and Pittsfield. The village of Pittsfield is a quintessential Vermont town, nestled in a valley carved by the Tweed River. From here, mountains rise to the west and east providing a sense of majesty as well as retreat. Route 100, a state-designated scenic drive, winds through the valley connecting the quiet and serene village with other Vermont communities and recreational opportunities.

For all the necessities, Rutland, Vermont's second largest city, is located 24 kilometers to the southwest. Interstate 89 is 26 kilometers to the east, for easy access to Boston (2.5 hours to the southeast) and the coast, while New York City is a 5-hour drive to the south.



## ACCESS

The property can be accessed from the east or the west. From the east, there is a right-of-way (ROW), which has electric power along the first third of its distance. The ROW begins along a town-maintained road and runs to the property boundary. Approximately half of the ROW is currently drivable by a rugged vehicle, with the balance requiring upgrades prior to use. From the west, the property is accessible via a private road in good condition.



The town road skirts around South Hill with the ROW leading to the property.

## SITE DESCRIPTION

The distinguishing feature of South Hill Forest is its expansive, gently sloped, high-elevation ridgeline which affords unique building opportunities with some of the finest views in the region. Views of the Green Mountains to the west and the village of Pittsfield can be exposed in many spots along this ridge with minimal forest clearing.

## SITE DESCRIPTION (continued)

Easily accessible, this upland location provides privacy as well as the ability to convert some of the level forested terrain to open meadows. Such clearing would expand the possible uses near the house site and expose the panoramic view-shed.

On the western edge of the property, there is frontage on the Tweed River. This clear, cold stream is excellent trout habitat and a good place to cool off on a hot day. The western slopes of the property are steep with two level benches.



A small clearing along the ridgeline hiking trail.

## NATURAL RESOURCES

South Hill Forest is centrally located in the Green Mountain Range, a region known to grow some of the finest northern hardwood species in the world. The timber resource is generally characterized by well-stocked, mixed species stands of cherry, spruce, the maples, birches and beech along the ridgetops. While stem quality here is average, overall aesthetics are quite nice and enhanced by the long range views of the surrounding mountains.



A well-stocked sugar maple stand on the property's northern slopes.

The remaining sections of the forest (the majority by acreage) consist of slopes from the ridgeline, where soils are richer and species such as maple dominate. With a large percentage of sugar maple on site, there is good sugarbush potential. On the slopes, stem quality is excellent with the overstory trees roughly 75 years old. Most of this area was last thinned about 22 years ago, creating a younger age class with good form. A rough estimate of timber value is \$325,000.

**GUIDE PRICE**  
**US \$456,000**

# SOUTH HILL FOREST

## FURTHER INFORMATION

A detailed synopsis of the property is available on request. If you would like a copy of this please email John Clegg & Co's England office at [america@johnclegg.co.uk](mailto:america@johnclegg.co.uk) noting the name of the property, your name, address and contact telephone numbers.



The upper ridge of South Hill in the foreground to the left with the village of Pittsfield beyond on the right and the Green Mountains as the backdrop.

## IMPORTANT NOTICE

This property is being advertised on the John Clegg & Co website. John Clegg & Co have not verified the property details are accurate.



The Tweed River fronts some of the western portion of the property and is a good spot for fishing and recreating.

**John Clegg & Co**  
**[www.johnclegg.co.uk](http://www.johnclegg.co.uk)**

Scotland: +44(0)131 229 8800  
2 Rutland Square, Edinburgh EH1 2AS

England: +44 (0)1844 291384  
Rectory House, Thame Road, Haddenham HP17 8DA

Wales: +44(0)1600 715311  
Apex House, Wonastow Road, Monmouth HP25 5JB

John Clegg & Co for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of John Clegg & Co or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither John Clegg & Co nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared 2 December 2015.

**John Clegg & Co is a trading name of Strutt & Parker LLP, a limited liability partnership, registered in England and Wales with registered number OC334522.  
Its registered office is at 13 Hill Street, Berkeley Square, London W1J 5LQ.**