

Project Overview

The land for sale in Marlboro covers 559 acres as well as a strip of commercial property of 50 to 60 acres that includes the actively run Hogback Gift Shop and Southern Vermont Natural History Museum, as well as the Skyline Restaurant.

Since 1994, current owner Skyline Partners Inc. has pursued plans to subdivide the property into multiple residential lots. In 2005, these plans were set aside and the property was listed for sale with LandVest.

The property is on the market as one piece for \$2.1 million. There is an interested buyer for the commercial property and surrounding acreage. The owners will consider selling the commercial and non-commercial separately.

The Hogback Conservation Association is seeking conservation buyers to buy and hold the 559 acres of undeveloped property while it seeks grants and donations.

The LandVest listing expires in June. Skyline Partners is developing a new subdivision scheme, and has already re-engaged an engineering firm to pursue this plan.

The Goals of the Hogback Conservation Association are:

- To acquire the non-commercial property in order to preserve for posterity the open space, forest, and scenic view;
- To maintain the opportunities for recreation such as hiking, camping, cross-country skiing, snowshoeing, and bird-watching;
- To protect the watersheds of the Rock, Green, and Deerfield Rivers and the various wetlands on the property;
- To protect the habitat of moose, deer, fisher, black bear, and other wildlife.

Hogback Mountain Conservation Association June, 2006

Ph 802 254 9192 or email Hogback1@sover.net



Help Protect Hogback Mountain

A Legacy for the Future



The lift tower attests to a time not so long ago when Hogback Mountain was a skiing mainstay, run by the White, Hamilton and Douglas families and enjoyed by thousands of people who came to ski, socialize and enjoy the panoramic views.

A group of private citizens has formed the Hogback Mountain Conservation Association in order to purchase the 559-acre property that has served as a historical icon for townspeople, a spectacular viewpoint for sightseers, and undeveloped habitat for wildlife. If the property is not sold by late spring, the present owners will continue with efforts already underway to subdivide the property into ridgeline building lots.



A magnificent view east shows Mount Monadnock towering in the distance

Why Conserve Hogback?

- Headwaters for three of the major watersheds in southeastern Vermont.
 - Rock River
 - Green River
 - Deerfield River
- The proposed Hogback conservation area consists of two large, contiguous tracts of undeveloped land of approximately 559 acres in an area of southern Vermont that faces tremendous development pressure. This property is mostly ridgeline property and will show the blight of development out of proportion to the actual number of houses that may be built.



Looking toward an unspoiled Hogback Mtn ridgeline on the north side of Route 9

- Hogback Mountain is habitat for a variety of wildlife including moose, deer, black bear and fisher. It adjoins the Molly Stark State Park and connects to other undisturbed tracts of land to form a continuous, high elevation corridor of well over 1000 acres for the protection and sustainability of wildlife.
- Hogback Mountain provides some of the most spectacular views found anywhere in New England. These views are accessible not only to hikers and campers but to the thousands of automobiles that stop at a scenic overlook whose magnificent panorama encompasses three states.