

Creating the

TIMOTHEUS

POHL CONSERVATION AREA



Just at the edge of Hartland Three Corners, Tim Pohl's land has offered natural beauty and recreational enjoyment to his neighbors for many years. The land has long views across fertile meadows and ski trails that wind through the forest and fields. Many people know and love this land. Now there is an urgent need to protect it.

RESOURCES AT RISK

The property consists of 75 acres of mixed hardwoods and agricultural land with frontage on three roads. The high-quality hayfields are leased to a local farmer. Hartland Winter Trails, an all-volunteer Nordic ski and snowshoe group, manages 25+ kilometers of trails, thanks to the generosity of 30+ landowners. The Pohl property is the hub of the trail system and has 3.5k of trails on its 75 acres. The Vermont Association of Snow Travelers maintains a short segment of snowmobile trail as well. And with its location close to the village, a small portion of the property may be suitable for community housing.

Tim Pohl loved Hartland. He hoped that his land could be conserved for the benefit of the community, but health issues



complicated his efforts. An option to purchase contract was negotiated to secure time for fundraising.

Although Mr. Pohl died in March 2024, the contract extends through the year.



A CONSERVATION SOLUTION

The Upper Valley Land Trust (UVLT) and the Hartland Conservation Commission are working together to raise the funds needed to purchase the land and establish the Timotheus Pohl Conservation Area.

The Vermont Housing and Conservation Board has approved a grant to permanently protect most of the land from development. Voters at Hartland's 2024 Town Meeting voted to set aside \$100,000 for the project.

Now we must raise \$32,000 in private contributions to complete the transaction. A local donor has pledged to match each new dollar contributed up to a total of \$15,000. Will you help us raise the last \$17,000?

THE TIME TO ACT IS NOW

A purchase and sales agreement holds the property off the market for a limited time to allow UVLT and the Hartland Conservation Commission to raise the funds to buy and protect it. If we are unable to secure the funding, we will lose this opportunity.

Conservation Benefits

- Permanently protect the Conservation Area through long-term UVLT ownership.
- Continue the current management of the land – some agricultural field, some wetland, some regrowing woodland.
- Continue management for winter use of Nordic trails by Hartland Winter Trails.
- Open portions of the land to four-season, low-impact, non-motorized uses.
- Continue productive use of farmland to support local agriculture.
- Continue management for winter snowmobile use of an existing important short connector trail.
- Maintain and ensure sustainable forestry and habitat management with a conservation easement.
- Explore feasibility of community housing within a 7-acre area.

YOU CAN HELP!

A local donor has promised to match up to \$15,000 in new contributions.

Make your tax-deductible gift payable to:

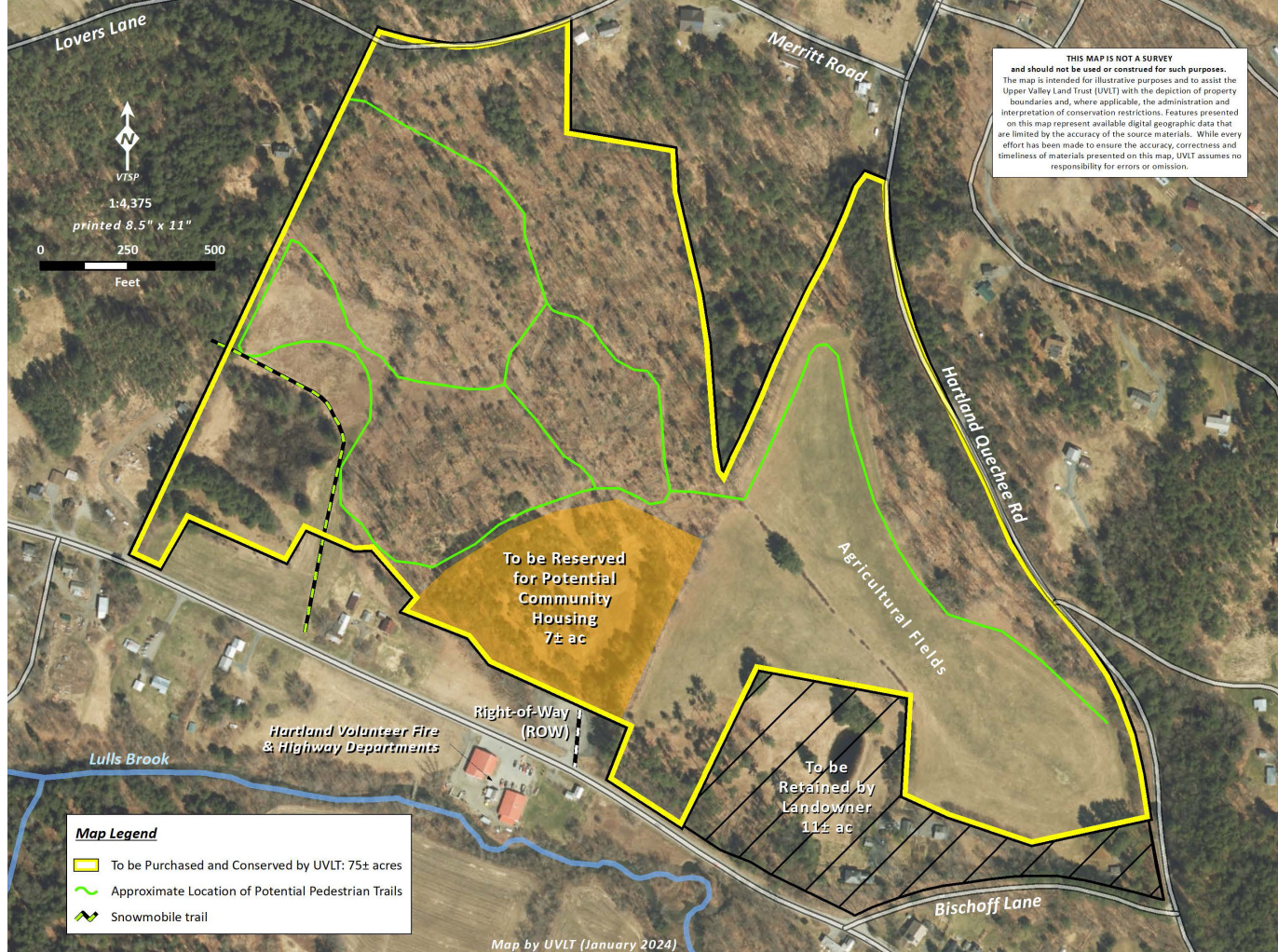
Upper Valley Land Trust
19 Buck Road
Hanover, NH 03755

Or make a secure online contribution at:

www.UVLT.org

Right: The Timotheus Pohl property includes productive farmland, popular recreational trails and an area potentially suitable for community housing.

Below: Purchase of the land will allow some existing winter trails to open for four-season use.



Join UVLT and the Hartland Conservation Commission and say YES to healthy and resilient farm and forest lands, trail access, natural beauty, and room for housing in Hartland!

FOR MORE INFORMATION CONTACT:
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| Costs: | |
| Purchase price | 440,000 |
| Legal, Appraisal, Survey, Transaction Costs | 34,000 |
| Endowment for Costs of Long-term Ownership | 76,000 |
| Start-up Costs and Improvements | 50,000 |
| UVLT Holding and Transfer Costs (7 acres) | 20,000 |
| | 620,000 |
| Funds: | |
| Vermont Housing and Conservation Board | 228,000 |
| Town of Hartland | 100,000 |
| Funds pledged to date | 260,000 |
| Dollar-for-dollar match pledged for new contributions | 15,000 |
| REMAINDER TO BE RAISED | 17,000 |
| | 620,000 |

ABOUT THE UPPER VALLEY LAND TRUST

Founded in 1985, UVLT is a non-profit land conservancy that works in partnership with individuals, towns, and state entities to protect lands and natural resources throughout 45 towns in the Upper Valley. We help communities achieve their conservation goals by providing the tools and expertise to permanently protect land, through outright ownership of land for the community, or as the holder of conservation easements on land.

UVLT has conserved more than 57,000 acres and owns 40 Conservation Areas throughout the Upper Valley. With many enthusiastic members of the community, UVLT has been exploring the purchase and protection of the Pohl property since 2020.