



**PROJECT  
FACT SHEET** **Conserving Land for Habitat Stewardship, Recreation, Rural Heritage  
at Mason Pond, Orford**

The Orford Conservation Commission and the Upper Valley Land Trust (UVLT) are working together to purchase and conserve 149 acres of land in the historic Quinttown area of Orford. This land was once owned by Billy Brown, the last resident of Quinttown, until the late 1960's. Today it consists of farm fields nestled among forested hills and frontage on undeveloped Mason Pond and its outlet stream flowing into Jacob's Brook.

Two thirds of the parcel acreage is classified as the highest ranked habitat in the state according to the 2010 NH Wildlife Action Plan. The open land is currently managed for hay and pasture by a local dairy farm. These meadows provide high quality rare grassland habitat surrounded by extensive upland forests. The forests have been sustainably managed and also provide exceptional wildlife habitat and critical buffer to Mason Pond.

A small cabin on the property provides a quiet retreat with extensive views to the surrounding mountains, including Mount Cube, Smarts Mountain and a ridgeline that includes the Appalachian Trail corridor. Once conserved, the property will continue to serve as a critical resource in the region, providing opportunities for conservation and stewardship education, and allowing the public to use the cabin, walk and ski the trails, fish in the pond, and simply enjoy the splendor of this remote and wild area of Orford.



UVLT will own and manage the land long-term as a natural area and place for low-impact public recreation and education. The Orford Conservation Commission, in cooperation with UVLT, will look after the iconic old barns, which were built from materials on site by Billy Brown, as they represent a legacy from another era.

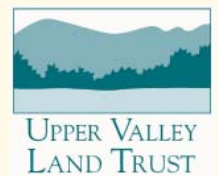
**An initiative of the  
Orford  
Conservation  
Commission  
and the  
Upper Valley  
Land Trust**

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## About the Conservation Transaction:

When owners David and John Bischoff made plans to sell their property, they recognized the importance of its natural and historic features and reached out to UVLT and the Orford Conservation Commission (OCC) to find a way to continue the stewardship and public enjoyment of the area they have provided. Together, the two groups are raising funds and seeking grants to make this possible.



Often conserved lands remain in private ownership; however UVLT also owns conservation areas, like Mason Pond, where the public can enjoy the benefits of conserved land and participate in its stewardship. The property will remain in Current Use and the Town's investment will be secured with permanent agreements.

The appraised value of the Bischoff's Mason Pond property is \$300,000. Fortunately, they have agreed to sell at a charitable discount price of \$239,000. UVLT has been awarded a \$20,000 grant from NH's "Moose Plate Program" and has committed \$67,200 raised through a regional capital campaign. The OCC has approved a \$50,000 expenditure from the Town's Conservation Fund and is leading a campaign to raise \$20,000 in local donations. The OCC has applied for a \$125,000 grant from NH's LCHIP program. Funds must be raised or pledged by December 31, 2015 to meet a closing date of March 2016.

### Project Cost:

Purchase of Property	239,000
Survey, Legal, Transaction Costs	23,200
Stewardship Endow.	<u>20,000</u>
Total	282,200

### Funds Raised:

NH "Moose Plate" grant	20,000
Orford Conservation Fund	50,000
UVLT Capital Funds	67,200
NH LCHIP grant (pending)	<u>125,000</u>
Total	262,200

### Remaining to be raised:

Local gifts and grants	20,000
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## About the Upper Valley Land Trust:

UVLT is a nonprofit land conservancy whose mission is to help individuals and communities protect the places they love. Founded in 1985, UVLT works in 45 Vermont and New Hampshire towns in the upper Connecticut River valley and has conserved over 475 properties encompassing more than 45,000 acres.

## A Land Conservation Priority

- 95 acres classified as the highest ranked habitat in the state according to the 2010 NH Wildlife Action Plan.
- 43 acres of grassland used for hay and pasture by Tullando Farm.
- 850 feet of shoreline on 15-acre Mason Pond.
- Riparian wetlands and outlet stream to Jacob's Brook, a town-prioritized resource for conservation.
- Former property of Quinttown's last resident farmer
- Adjacent to 100 acre conserved forest on Stonehouse Mountain.
- Located in unfragmented forest block encompassing thousands of acres and the Appalachian Trail.
- Public access to Mason Pond and larger corridor of conserved land.

## YOU CAN HELP!

Make your gift payable to: Mason Pond Project. Mail to Mason Pond care of OCC and UVLT, PO Box 86, Orford NH 03777 or make a secure online contribution at: [www.UVLT.org](http://www.UVLT.org). Your gift is tax deductible.