



# Wagner Woodlands – Atlas Timber

## Forest Legacy Tract, Vermont

May 1994

The permanent conservation of 2,281 acres of forest land in Elmore, Vermont occurred on May 18, 1994. The USDA Forest Service paid Wagner Woodlands-Atlas Timber \$342,000 for restrictions on development. The land will continue to be owned and managed by Wagner Woodlands-Atlas Timber as a productive timberland, while the USDA Forest Service holds the development rights on the entire property. Thus, the land is permanently protected from future development and the public will be able to use it for traditional recreational activities such as hunting, fishing, hiking, snowmobiling, and cross-country skiing.

The Vermont Land Trust is holder of an easement on a 700-acre parcel in Peacham, valued at \$210,000. It will be used to match the federal funds.

Helping facilitate the process has been the Vermont Department of Forests, Parks, and Recreation. Commissioner Conrad Motyka said, “This is the second parcel in Vermont conserved through the joint efforts of the Forest Legacy Program and a private landowner. This shows the program can result in the conservation of significant public values while allowing important forest lands to continue providing income to the landowner and jobs for woods workers.” Motyka adds, “Hank Swan, representing the landowner, has shown

great faith in this new program and by his action will help pave the way for others.”

Hank Swan, General Partner of the Atlas Timber Company, stated, “I see this purchase to be a win-win situation. Atlas is able to continue in its primary mission of sustained yield management and harvest of forests products, while at the same time public use is insured.”

The property is a key connection to other State lands—C.C. Putman State Forest to the south and Elmore State Park to the north. This link will allow greatly expanded recreation opportunities in the future. It also offers protection to wildlife habitats, wetlands, streams, and much of the undeveloped shoreline of Little Elmore Pond.

---

***“We've again seen how this program can bring together the diverse interests of foresters, hunters, hikers, and conservationists.”***

Vermont Governor Howard Dean

---

“Through the leadership of Senator Leahy and the hard work of Hank Swan, Conrad Motyka, and everyone in his department, Vermont continues to show the rest of the nation the terrific benefits of the Forest Legacy Program,” said Governor Howard Dean. “We've again seen how this program can bring together the

diverse interests of foresters, hunters, hikers, and conservationists.”

The Forest Legacy Program was created in 1990 as part of the Farm Bill. It authorizes the USDA Forest Service to acquire permanent conservation easements on private forest lands that are threatened with conversion to non-forest uses. Only willing sellers are involved and the interests are purchased at or below fair market value, as established by an appraisal.

The Vermont Department of Forests, Parks, and Recreation will monitor the land every year.



**Local resident contemplating life at Little Elmore Pond**

USDA Forest Service  
271 Mast Road  
Durham, New Hampshire 03824

Partners in forest conservation

Vermont Department of Forests,  
Parks and Recreation  
103 South Main Street  
Waterbury, Vermont 05671

The USDA is an equal opportunity provider and employer.