



ATWATER POND
SANDISFIELD, MASSACHUSETTS





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\$3,500,000 | 321± ACRES



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SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS



EXECUTIVE SUMMARY

Atwater Pond is an exceptional retreat in the Berkshires of western Massachusetts. At the heart of the property lies the namesake 32-acre pond, which dates to 1892 when it was dug by hand and horses. More than 130 years later, the pond anchors the property, and the improvements and owner's homes are clustered on its eastern shore. The house and guest house recently underwent extensive renovations, and the immaculate structures have an effortless, contemporary aesthetic that honors the property's casual country roots while incorporating modern conveniences.

Surrounding the pond are 321± acres of pristine woodlands, and the undulating topography is interspersed with trails, streams, wetlands, and remnants of the area's extensive history. It is a true four-season destination, and outdoor recreational opportunities abound. Outstanding privacy and seclusion are balanced by accessibility. New York City and Boston can be reached in under two and a half hours, while the renowned cultural attractions of the Berkshires, including Tanglewood and Jacob's Pillow, are only a short drive away. Throughout the years, Atwater Pond has maintained a remarkably enduring appeal as a recreational escape, and to anyone who has spent time on the property, it's easy to see why.

LOCATION

The nearest towns, Sandisfield and New Marlborough are quaint New England villages with basic amenities and several unassuming but excellent restaurants. Both can be reached in ten minutes or less. Great Barrington, a central hub of the Berkshires, is only 25 minutes away and offers a well-curated array of shops, restaurants, and services. The juxtaposition of privacy, remoteness, and convenience makes for a very user-friendly experience.

In terms of accessibility, much of the Northeast and Mid-Atlantic is easily reached from Atwater Pond. Boston is a little over two hours to the east, while New York City is an easy two-and-a-half-hour drive south, making Atwater a convenient and realistic weekend destination. For air travel, Bradley International Airport is forty-five minutes away and has non-stop flights to 38 national and international destinations via multiple carriers. Closer by, Great Barrington has a small FBO with a 2,500-foot runway.

AIRPORTS

Great Barrington: 25 minutes/19 miles • Bradley International: 50 minutes/34 miles

CITIES

New Marlborough, MA: 10 minutes/7 miles • Great Barrington, MA: 25 minutes/15 miles
Hartford, CT: 1 hour 10 minutes/47 miles • Boston, MA: 2 hours 30 minutes/125 miles
New York, NY: 2 hours 40 minutes/136 miles





LOCALE

The Berkshires are a picturesque region in western Massachusetts, known for the scenic Berkshire Mountains, rural traditions, and a long-standing connection with the arts and other cultural attractions. Classic New England charm is found throughout the small towns that dot the rolling landscape, most of which showcase the area's rich heritage and well-preserved colonial-era architecture. Locally, New Marlborough is the closest town. Small, picturesque, and unassuming, it was first settled in 1740. This tiny town features two charming country inns, each with fantastic restaurants. The Southfield Store, an excellent gourmet coffee shop and lunch spot, is close by.

The wider Berkshire region is renowned for its vibrant cultural attractions that draw visitors from far and wide. There is a thriving arts scene, with numerous world-class institutions such as Tanglewood, the summer home of the Boston Symphony Orchestra, and Jacob's Pillow Dance Festival, a seasonal hub for dance enthusiasts. Additionally, the Berkshires are home to the Massachusetts Museum of Contemporary Art, one of the largest contemporary art museums in the United States, featuring ever-evolving exhibitions and installations. Other museums include The Mount, author Edith Wharton's former country house, and the Norman Rockwell Museum, which is dedicated to the iconic American illustrator. The area offers an appealing and uncommon blend of natural beauty and cultural enrichment.



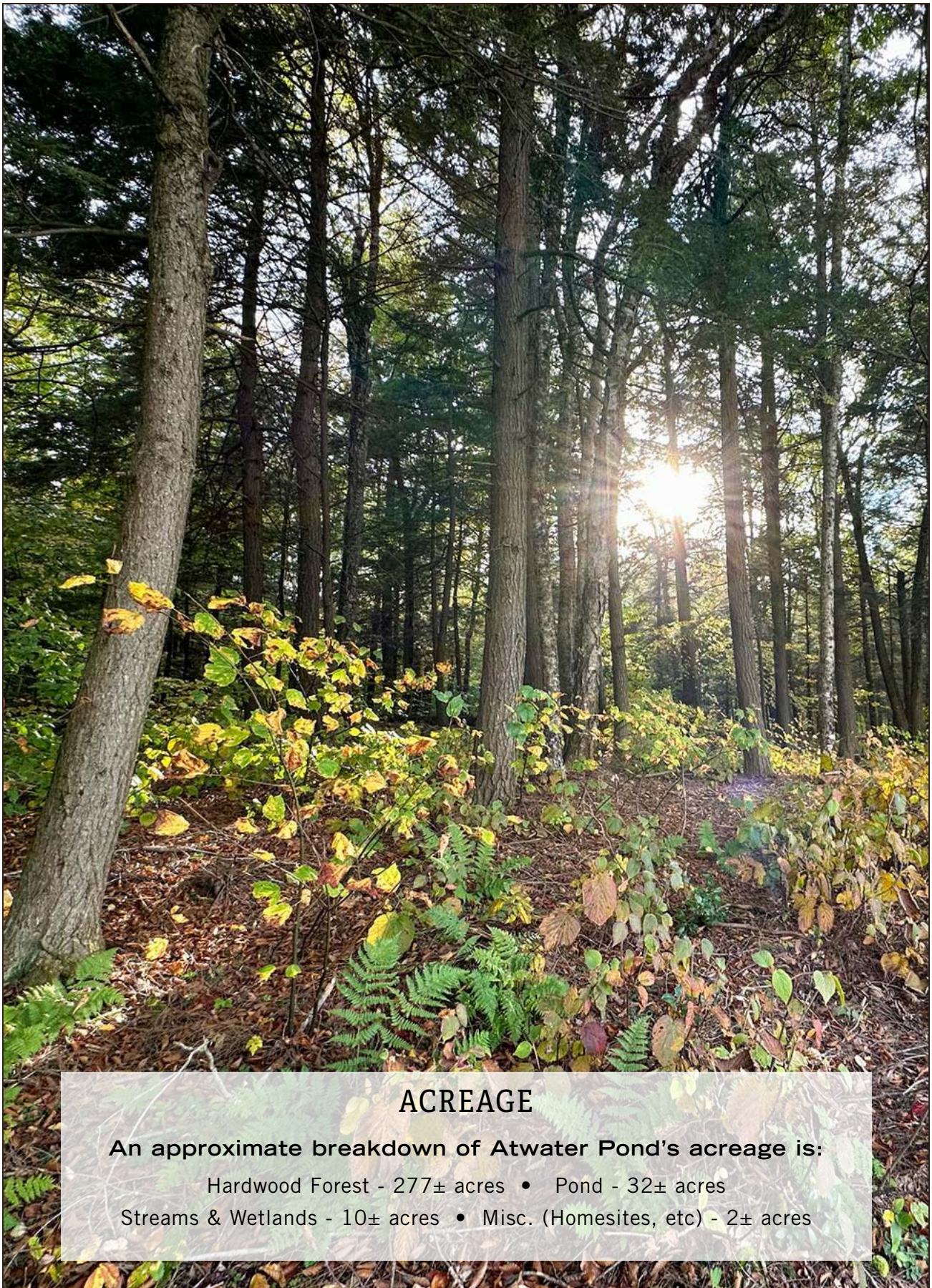
GENERAL DESCRIPTION

After entering Atwater Pond, a well-maintained gravel road winds alongside vibrant wetlands and hardwood forest before sloping downhill through mature white pines, delivering visitors to the owner's compound one-half mile later. The drive in subtly transitions visitors from everyday routines to life at the Pond. As one of the owners succinctly describes it, part of the magic of Atwater Pond is the feeling that you're "in" the property as opposed to "on" it. The pond itself sits 1,547 feet above sea level, and the gently rolling topography of its surrounding acreage varies in elevation from approximately 1,500 feet to 1,750 feet.

Improvements on the property are clustered in the center of the property, and the main house is situated directly on the edge of the pond, giving inhabitants the feeling of being out over the water. The three-bedroom home has a mid-century modern design and large windows provide expansive views in all directions. One of the recent improvements includes a huge floor-to-ceiling accordion door between the living room and deck that opens to the pond and embodies the indoor/outdoor lifestyle of the property.

Adjacent to the main house is the guest cottage, which dates to the 1920s and was the original home on the property. The cottage also underwent a complete renovation and features a full kitchen and living area. Nearby is the c. 1893 boathouse, dock, and a children's sleeping cabin and playhouse. Beyond that is the campsite, which has a fireplace, outdoor gathering area, and gravel RV pad where the owners park their Airstream trailer (not included in asking price) in the summer months. The layout of the improvements is ideal for large groups or families, where everyone can gather comfortably and just as easily spread out.

The namesake Atwater Pond is the heart of the property, and it was created in 1892. The crystal-clear waters are fed by the surrounding wetlands and springs, and the cool waters maintain steady levels throughout the year. Abundant wildlife is regularly seen, and it's not uncommon to see otters playing by the swimming dock while groups of ducks and geese congregate in the background by the beaver lodge. Surrounding the pond is a four-mile trail system that takes users into nature and to all corners of the property. Remnants of dry-stacked stone walls and foundations are found throughout the woods and nod to the area's extensive history and rural traditions.



ACREAGE

An approximate breakdown of Atwater Pond's acreage is:

Hardwood Forest - 277± acres • Pond - 32± acres

Streams & Wetlands - 10± acres • Misc. (Homesites, etc) - 2± acres

IMPROVEMENTS

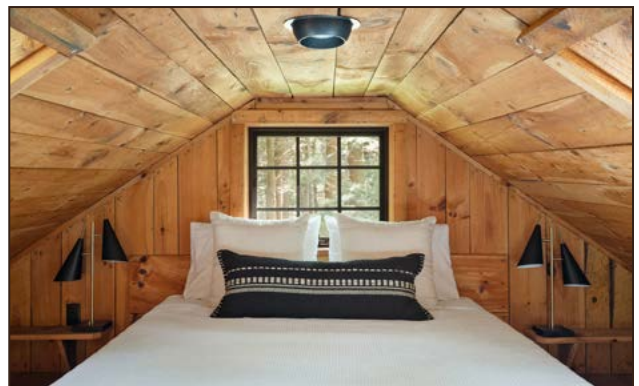
The three-bedroom main house was built in 1974 and recently underwent a thorough renovation. The original aesthetic and feeling of the home were kept intact, but modern updates, including Wolf/Subzero appliances, were incorporated. The house is sited in a way that takes full advantage of the pond and fosters a connection between its residents and the natural surroundings. On the southwest corner of the house is a large deck that juts towards the pond, with steps that lead down to a small private dock. A cedar soaking tub was recently added between the house and the pond.







The guest cottage was one of the original structures on the property. It, too, was recently renovated in a way that honors its roots, and the rustic timber frame style of the main living area is the backdrop for a seamless blend of a modern kitchen, living area, built-in bunk beds, and sleeping loft. It is complemented by a contemporary master bedroom and bath, and behind the house there is an outdoor shower.



Past the cottage sits the campsite, which has an original fireplace, small gathering area, and gravel RV pad. Other improvements include a boat house, two more docks, another campfire area, and a small paddock and run-in shed. Kids have their own escape within the improvements, and behind the boat house, there is an appropriately sized sleeping cabin with bunk beds and a small playroom.



The property is not under conservation easement, and ample opportunity exists for a new owner to expand the existing improvements or add additional homes and implement their own vision. The current owners wisely assembled additional acreage over the years that provides separate, direct access onto Sandisfield Rd should someone want to add additional homes with private entrances in the future. It's worth noting that one of the owner's guiding principles at Atwater Pond has been to create a comfortable, private family retreat that accommodates multiple generations without the extensive maintenance burden that comes with many properties of this type. Atwater Pond is, first and foremost, about family, nature, and unplugging from everyday routines.



CLIMATE

The Berkshires experience an enjoyable New England climate with four distinct seasons. Summers are idyllic and are generally warm and pleasant, with average highs in the 70s to low 80s. Enjoyable Indian Summers give way to a spectacular fall season, and the changing foliage is a highlight of the area. Winters are cold, with frequent (but manageable) snowfall, and the Berkshires are a popular destination for winter recreation. The area's elevation and hilly terrain offer an excellent mix of seasonal variety, scenery, and year-round outdoor recreational opportunities. Berkshire County, where Atwater Pond is located, receives an average of 65 inches of snow and 48 inches of rain annually.





RECREATIONAL CONSIDERATIONS

The pond is the central recreational component of the property. Fishing, boating, and canoeing occur throughout most seasons; swimming and SUP in the summer; and skating, pond hockey, cross-country skiing, and ice fishing in the winter. Downhill skiing is available nearby at Butternut Ski Area, which is only 20 minutes away. Atwater Pond is a true four-season asset.

Surrounding the pond are over four miles of trails, comprised of an assortment of single and double-track trails and farm roads that create a loop circumnavigating the pond and a second, larger loop that travels throughout the surrounding woods and along the property's perimeter. The trails are perfect for hiking, mountain biking, horseback riding, and ATVs. Like other aspects of Atwater Pond, there are multiple ways to enhance or expand this resource and to pursue new opportunities. Sandisfield State Forest adjoins the property on its western edge, offering additional recreation beyond the property's boundaries.

Fishing is a favorite pastime on the property, and the pond is filled with bass, pickerel, perch, and other warm-water species. Wildlife is abundant, and whitetail deer, waterfowl, black bears, otters, and beavers are all present. Hunting has not been a focus under the present ownership, but the wildlife is a key feature at Atwater Pond and can be pursued by hunters and nature enthusiasts alike.

For equestrian trail riders, the area around Atwater Pond is ideal. There are over 65 miles of dirt roads around Sandisfield, and trail riding was a favorite pastime of the family that owns the property. They originally discovered the area when they flew over it in a single-engine plane in the early 1970s, and upon learning of the dirt road network, they immediately put boots on the ground and went about finding a suitable family retreat, which led them to Atwater Pond.

HISTORY

The history of western Massachusetts and the Berkshires lends the area a distinct sense of place, an essential element of anything that is truly unique. The highland region's story dates back thousands of years, starting with the Agawam and Mohican peoples who prospered in the area with its abundance of fresh water and game and warm, productive summers. English Colonists arrived in the 1630s, a precursor to the extensive pre-Revolutionary and early American history that followed. Signs of that history are readily seen throughout the region in the classic colonial architecture, old farms, and cultural traditions. Artists have a longstanding connection with the Berkshires, and notable former residents include Herman Melville, Edith Wharton, and Norman Rockwell, whose paintings were often based on scenes he observed in the area.

The history of Atwater Pond dates to 1892 when the 32-acre pond was dug, and the dam was first built. Around that time, wealthy residents from cities in New England and the Mid-Atlantic were drawn to the agreeable summer climate and countryside and began building what was referred to as summer "cottages" and "camps." The appeal of the area has endured, and Atwater Pond has been continuously used as a retreat since its inception. A constant throughout its existence has been family and recreation, and old black and white photos from the early 20th century adorn the walls of the 1920s guest cottage. They show people sailing, picnicking, and gathering over a hundred years ago, much like the current owners and visitors do today. One of the early guests in the photos is President Grover Cleveland. The combined history of both the Berkshires and Atwater Pond gives the property a wonderfully distinct identity.





TAXES

Annual property taxes are approximately \$13,180 in 2023.



BROKER'S COMMENTS

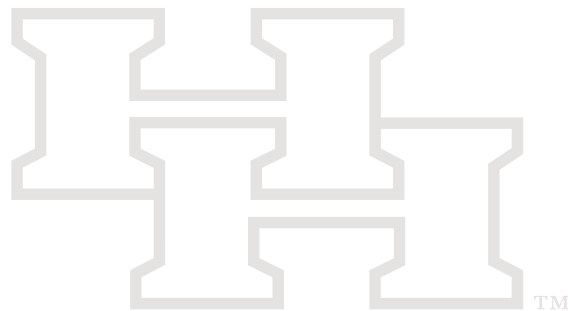
Atwater Pond's serenity is rivaled only by its sense of place and escape. There are certain properties that are designed to be a part of their surroundings and combine the right mix of improvements, nature, and recreation – this is one of them. Atwater Pond should be at the top of the list for anyone looking for a superbly private but accessible, outdoor-oriented New England retreat.





PRICE

\$3,500,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

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ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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TYPES OF AGENCY REPRESENTATION

SELLER'S AGENT

A seller can engage the services of a real estate licensee to act as the seller's agent in the sale of the seller's property. This means that the real estate agent represents the seller, who is a client. The agent owes the seller client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the seller's interests first and attempt to negotiate price and terms acceptable to their seller client. The seller may authorize sub-agents to represent him/her in marketing its property to buyers, however the seller should be aware that wrongful action by the real estate agent or sub-agents may subject the seller to legal liability for those wrongful actions.

BUYER'S AGENT

A buyer can engage the services of a real estate licensee to act as the buyer's agent in the purchase of a property. This means that the real estate agent represents the buyer, who is a client. The agent owes the buyer client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the buyer's interests first and attempt to negotiate price and terms acceptable to their buyer client. The buyer may also authorize sub-agents to represent him/her in purchasing property, however the buyer should be aware that wrongful action by the real estate agent or sub-agents may subject the buyer to legal liability for those wrongful actions.

(NON-AGENT) FACILITATOR

When a real estate licensee works as a facilitator that licensee assists the seller and/or buyer in reaching an agreement but does not represent either the seller or buyer in the transaction. The facilitator and the broker with whom the facilitator is affiliated, owe the seller and buyer a duty to present all real property honestly and accurately by disclosing known material defects and owe a duty to account for funds. Unless otherwise agreed, the facilitator has no duty to keep information received from a seller or buyer confidential. Should the seller and/or buyer expressly agree, a facilitator relationship can be changed to a seller or buyer client relationship with the written agreement of the person so represented.

DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate licensee can be designated by another real estate licensee (the appointing or designating agent) to represent a buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate licensee once so designated is then the agent for that buyer or seller who becomes the agent's client. The designated agent owes the buyer client or seller client, undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put their client's interests first, and attempt to negotiate price and terms acceptable to their client. No other licensees affiliated with the same firm represent the client unless otherwise agreed upon by the client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer in the same transaction, then the appointing agent becomes a dual agent. Consequently, a dual agent cannot fully satisfy the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. Only your designated agent represents your interests. Written consent for designated agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to designated agency is available at the Board's website at www.mass.gov/dpl/re.

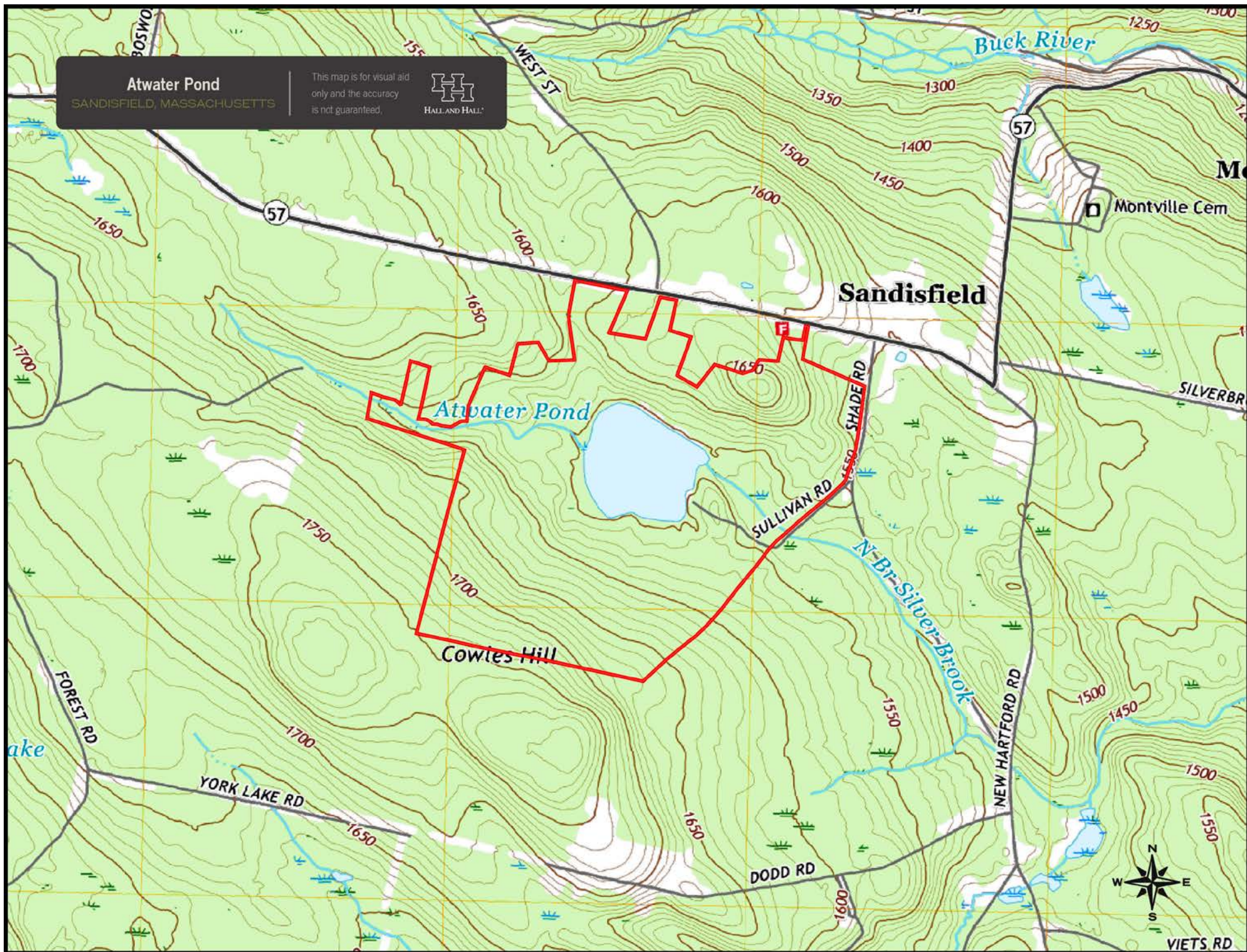
DUAL AGENT

A real estate licensee may act as a dual agent representing both the seller and the buyer in a transaction but only with the express and informed written consent of both the seller and the buyer. A dual agent shall be neutral with regard to any conflicting interest of the seller and buyer. Consequently, a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. Written consent for dual agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to dual agency is available at the Board's website at www.mass.gov/dpl/re.

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