



About This Property

Nestled along Morse Road, Broadacres Farm spans 34 picturesque acres of fields, woodlands, and wetlands, just beyond Featherland Park. Once part of a larger horse farm owned by Honora Haynes, Broadacres Farm (aka Broadacre, Broad Acres, and Broad Acre; the jury is still out) is the newest addition to the Sudbury Conservation Department's portfolio of protected open spaces, purchased by the town in 2019. The property is bordered to the west and south by the extensive wetlands of the Wake Robin parcel. Across Morse Road to the east is the remaining portion of the Broadacre purchase, which is administered by other Town departments, and where the original riding arena still stands.

In the 19th Century, David Haynes owned hundreds of acres of farmland in the area that would later include Broadacres. That land was eventually subdivided, with Calvin Morse purchasing and farming one large tract west of Concord Road. (His name was bestowed upon Morse Road.) By the 1920's, a Finnish immigrant named Victor Maenpaa owned the 74-acre farm. It was he who most likely built the present farmhouse.

The farm was then broken in two parcels, and in 1954 Honora Haynes purchased the larger, 57-acre parcel. She named it "Broadacres Farm", in tribute to what had been a nearly 300-year-old Haynes family farm in Vassalboro, Maine. Broadacres became a highly successful equine enterprise, engaged in horse breeding and training, as well as education of the general public. After Honora's passing in 2019, the farm was purchased by the Town, and continues to be a living example of Sudbury's agrarian roots.

A large gravel parking area can be found in front of the field at 82 Morse Road. The open fields offer a tranquil setting for walking, birdwatching, and quiet reflection, while the surrounding woodlands provide vital habitat for local wildlife.

Trails wind around the edges of both main fields before leading up a small hill through the woods to a third, smaller field. The trails around the two larger fields are generally flat, although the terrain becomes more uneven as they approach the wetlands near the woodland edge. During the spring, this area can be particularly muddy. As the trail meanders north, it travels out of the meadow, through a rocky woodland, and then up a short incline that may be difficult for some visitors.

Broadacres is subsumed into the broader network of Sudbury's open spaces. Stepping onto the Rail Trail and heading left will transport you to North Sudbury, where Davis Farm and Frost Farm straddling either side of North Road (Route 117), or Barton Farm, which is about a quarter of a mile to the west following Haynes and then Marlboro Road. If instead you go right towards the Center, you will soon arrive at other Town-owned open spaces, including the Howe and Parkinson properties.

Land Use Regulations

- Conservation Land is open to the public ½ hour before sunrise until ½ hour after sunset.
- No trails shall be cut or marked, nor dams built, nor any structure such as lean-tos, bridges, towers or handrails constructed.
- No person shall cut, break, remove, deface, defile, or ill-use any rock, building, fence, bench, bog bridge, sign or other structure or property, or have possession of any part thereof.
- Depositing or leaving rubbish, litter, demolition or yard debris, garbage, excavated fill or any hazardous waste is prohibited.
- No person shall engage in business, sell, or expose for sale, post, place, or give away any goods, wares or circulars.
- Fishing, trapping, catching, injuring, destroying or interfering in any way with birds, reptiles, amphibians, mammals or any other wild animals is prohibited.
- Hunting prohibited except as permitted by the Conservation Commission.
- Horse riding is allowed on designated trails. The Conservation Commission reserves the right to close any trails to horses at any time should trail conditions warrant closure. Riders are expected to remove any horse waste from the trails and not dispose of it in any wetland area. Groups of more than five riders or organized horseback activities require a permit from the Commission.
- Dogs shall be restrained in accordance with the General Bylaws (Chapter 117 – Article II). More than 4 dogs per person shall require written permission from the Conservation Commission. Dog owners/walkers are expected to remove any dog waste from the property. Dog owners/walkers shall yield to horse riders and other trail users. All dog waste must be removed from the property and properly disposed of.
- Possessing or consuming any alcoholic beverage is prohibited.
- Possession of weapons or the discharge of firearms, firecrackers, rockets, sparklers, or fireworks is prohibited, except as permitted by the Conservation Commission.
- No motorized vehicles of any kind are allowed except for government emergency vehicles or vehicles authorized, in writing, by the Conservation Commission.
- Bicycles are permitted on designated trails only. The Conservation Commission reserves the right to close any trails to bicycles at any time should trail conditions warrant closure.
- Public nudity is prohibited.
- Swimming and wading is prohibited.
- All trash, litter, cans, refuse, bottles etc. shall be removed from the land by the user and disposed of or recycled properly.
- No glass bottles or containers or any kind are permitted on conservation land.
- Please park to maximize the space available. Please do not block the emergency entrance gate.
- Camping permitted by permit. Open fires are prohibited.

A fine of not more than \$100.00 per day shall be imposed for any violation of these regulations, or of a permit issued under these regulations, according to the following schedule: \$150 for a second offense, and \$200.00 for a third or subsequent offense. These fines may be imposed, under the provisions of MGL Chapter 40 Section 21D, by the Police or by Commission members or staff. Each day shall constitute a new offense.

Broadacres Farm

Trail Guide

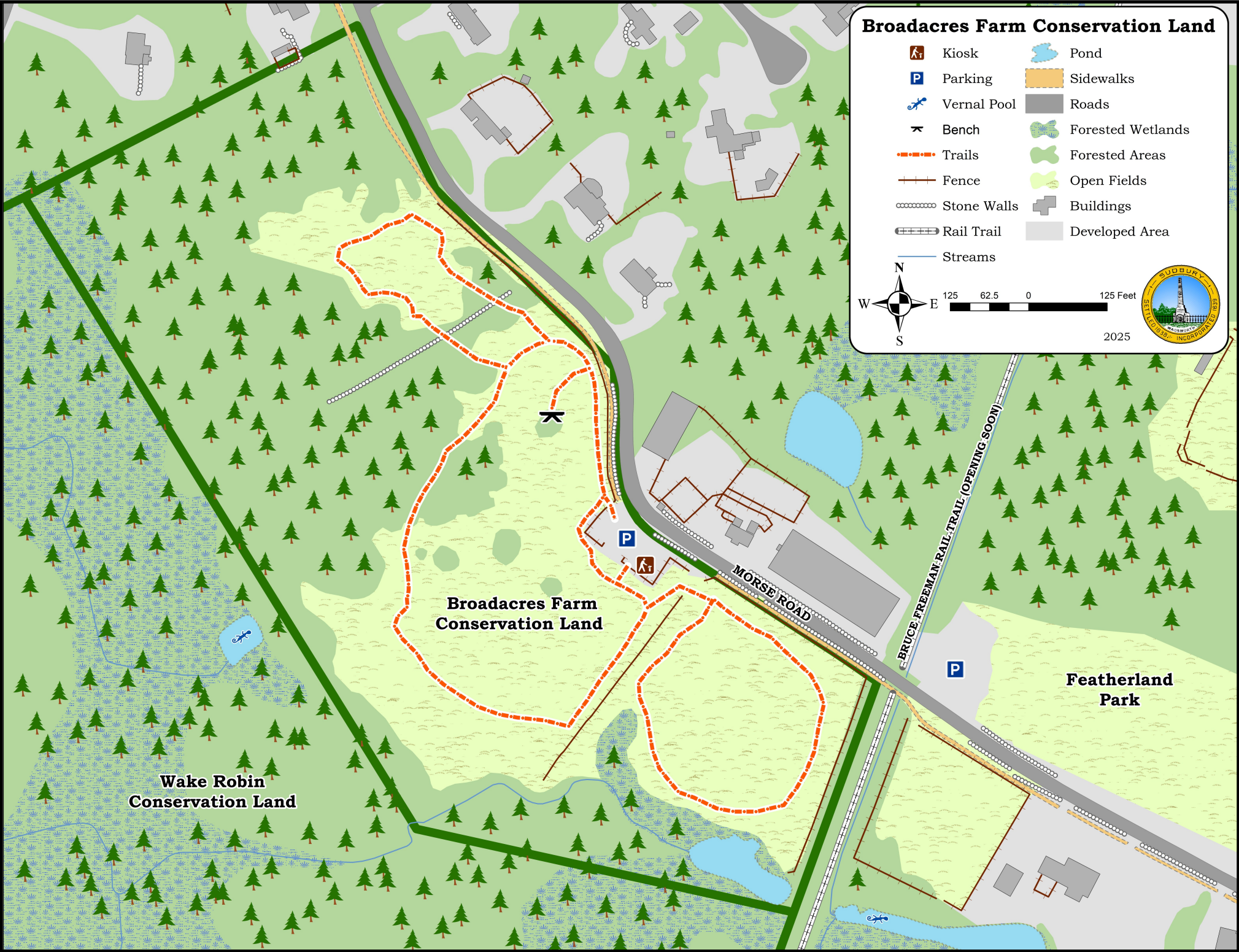


Town of Sudbury Conservation Commission



275 Old Lancaster Road
Sudbury, MA 01776
978-440-5471

<https://sudbury.ma.us/conservationcommission/>



Broadacres Farm Conservation Land

- | | |
|-------------|-------------------|
| Kiosk | Pond |
| Parking | Sidewalks |
| Vernal Pool | Roads |
| Bench | Forested Wetlands |
| Trails | Forested Areas |
| Fence | Open Fields |
| Stone Walls | Buildings |
| Rail Trail | Developed Area |
| Streams | |

N
W E S

125 62.5 0 125 Feet

2025

**Broadacres Farm
Conservation Land**

**Wake Robin
Conservation Land**

**Featherland
Park**

MORSE ROAD

BRUCE FREEMAN RAIL-TRAIL (OPENING SOON)