

Circle Saw Farm - Braintree
1580 Peth Road
Braintree Hill, VT 05060

\$1,250,000
519.090± Acres
Addison County



**PREFERRED
PROPERTIES**

Circle Saw Farm - Braintree
Braintree Hill, VT / Addison County

SUMMARY

Address

1580 Peth Road

City, State Zip

Braintree Hill, VT 05060

County

Addison County

Type

Farms, Hunting Land, Recreational Land, Residential Property, Commercial, Horse Property

Latitude / Longitude

43.974797 / -72.671350

Dwelling Square Feet

9937

Bedrooms / Bathrooms

7 / 7

Acreage

519.090

Price

\$1,250,000

Property Website

<https://www.landleader.com/property/circle-saw-farm-braintree-addison-vermont/31450>



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PROPERTY DESCRIPTION

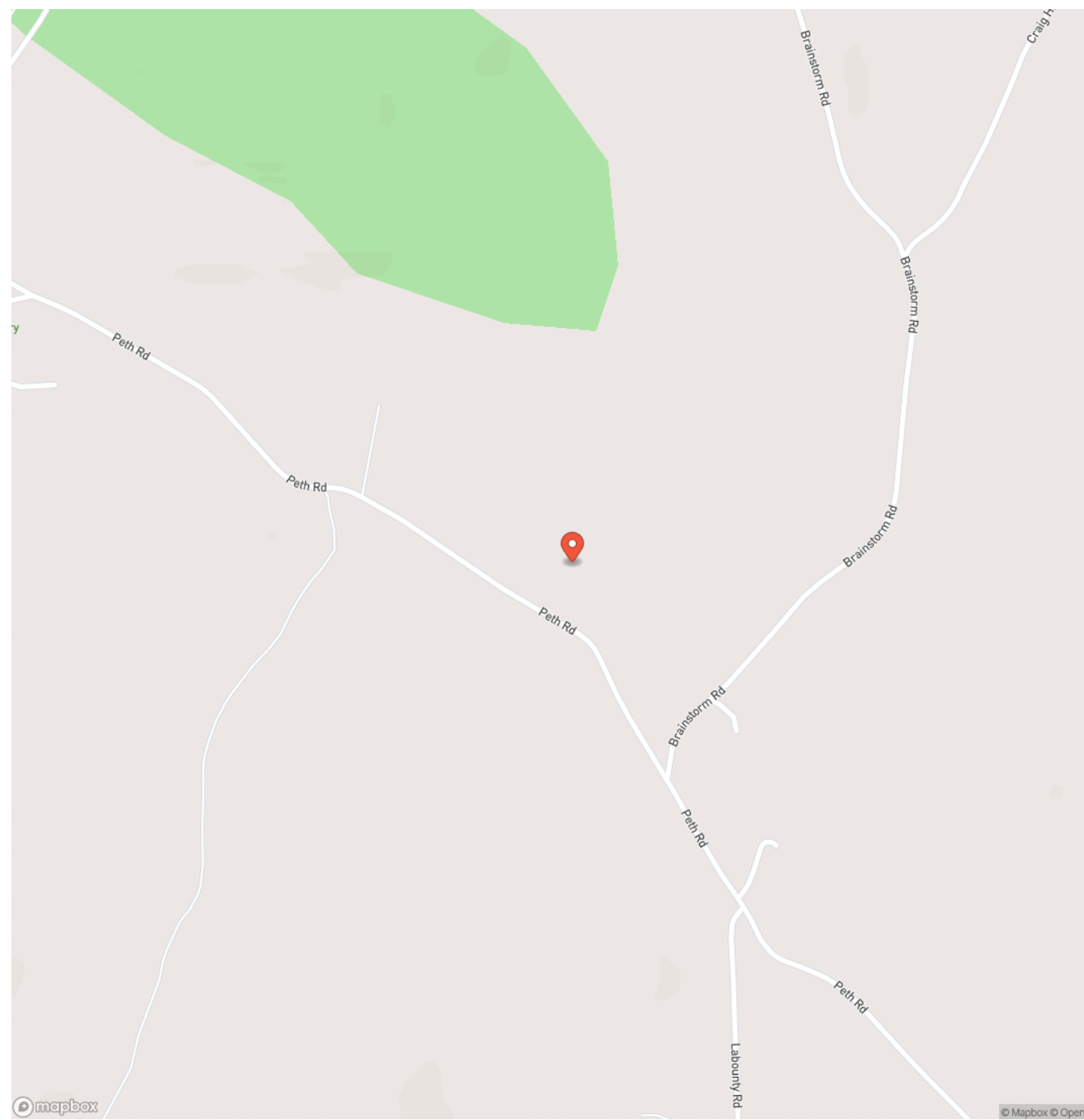
Back up offers are encouraged! Come create your dream farm community on the 519.09 +/- acre Circle Saw Farm. This one-time well-known dairy farm is ready for your new vision - may it be beef, goats, vegetables, or other exciting agricultural industry! Located in the hills of Braintree, VT, the farmland is ready for organic certification & consists of 136 +/- acres of tillable land, 67 +/- acres of pasture, & 235 +/- acres of Northern Hardwood Forest. During the most recent ag. season, the property was used to produce 4000 large square bails, & in the past year, 130 acres were used to grow pumpkins. There are 4 separate homes on the property along with a sprawling farmstead complex. Two of the homes include leased net metered solar panels. The farm is currently supporting goats, pigs, 36 beef cattle & 140 heifers. The Milking Parlor building is leased to the amazing Vermont Mealworm Farm creating sustainable food sources for generations to come. Amazing mountain views from almost everywhere on the property, & there is great 0.3 +/- acre swimming pond. The fast-moving Spear Brook runs through the property & provides Hydro Electric Power to the Mechanical Shop building. The woods could support a small sugarbush of ~ 2000 +/- taps. High speed internet for your web sales, VAST snowmobile trails for your fun, & lots of wildlife for your viewing pleasure! The property is conserved through the Vermont Land Trust for the protection of sustainable farming & the agricultural lifestyle. All homes are currently leased. See the [property brochure](#).



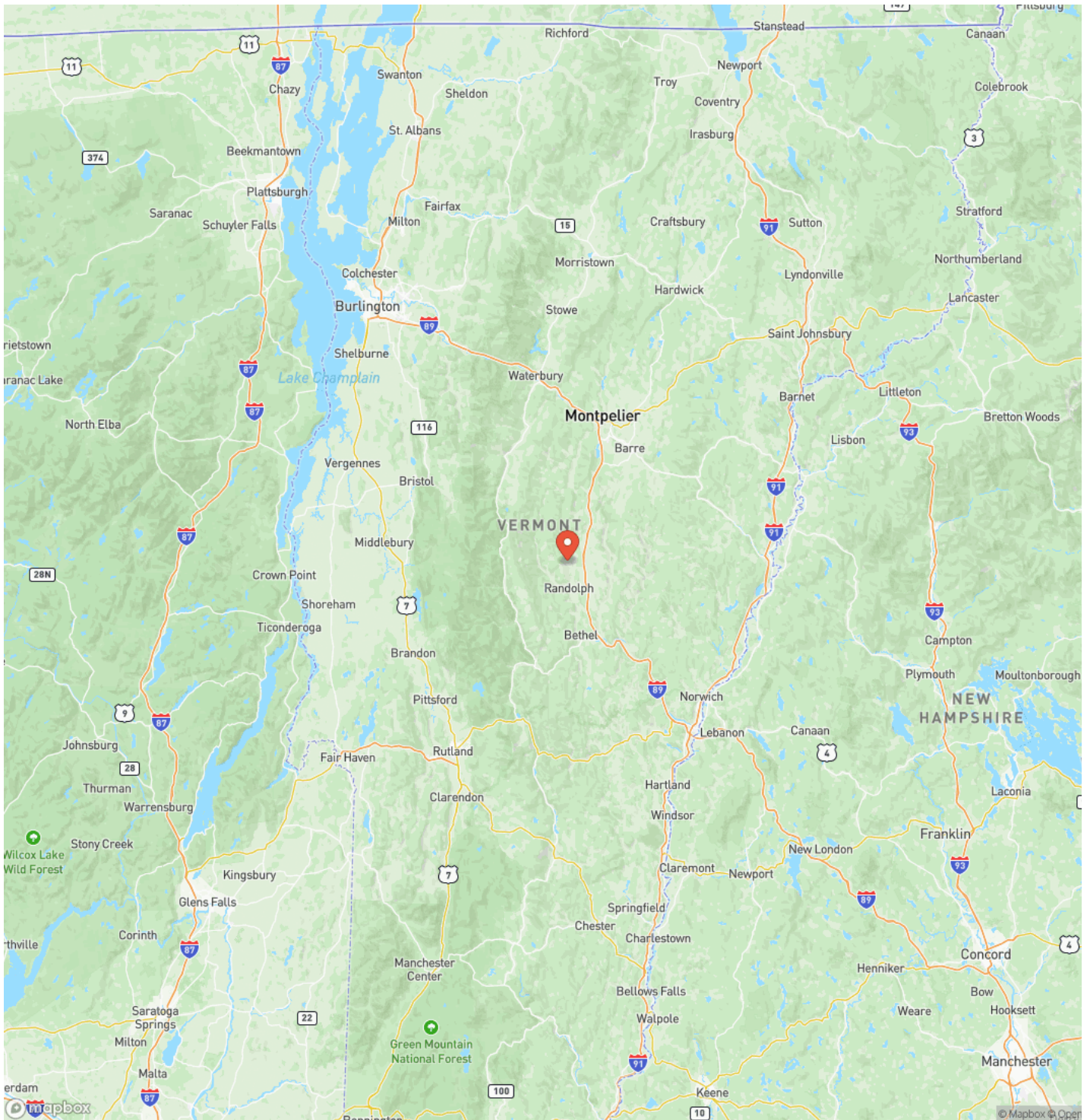
Circle Saw Farm - Braintree
Braintree Hill, VT / Addison County



Locator Map

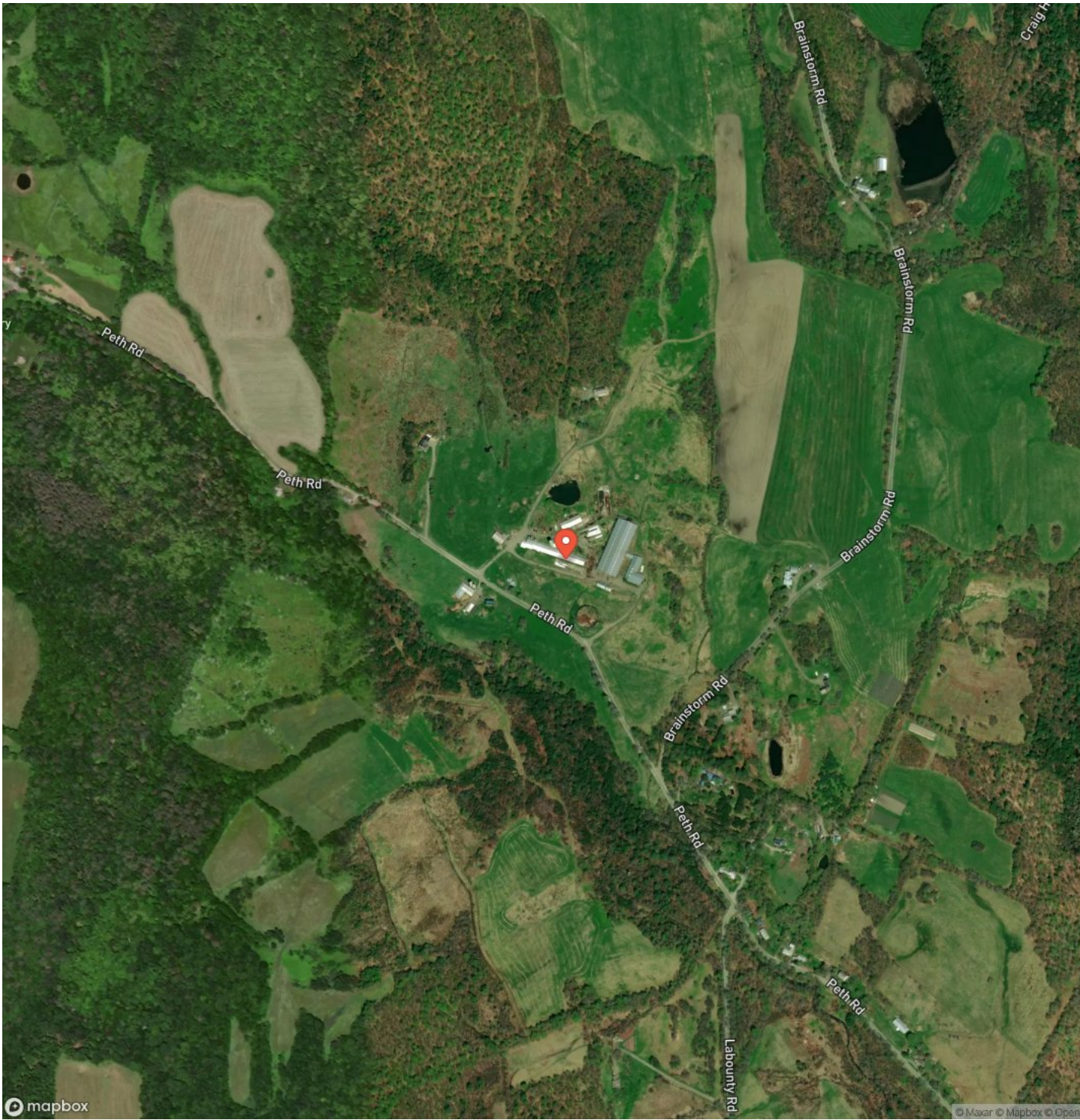


Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative
Curtis Trousdale

Mobile
(802) 233-5589

Email
curtis@preferredpropertiesvt.com

Address
149 Knight Lane

City / State / Zip
Williston, VT 05495

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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